



# CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

*COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING*

## CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Educational/Office Building	CBD	C1
South	Multi-Family Residential	RM	R4
East	N/A - Indian River Lagoon	N/A	N/A
West	Single-Family Residential / Vacant / Professional	OP	C1 / I1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	18	3.27*	VE 7.0 / AE 4.0 / X
**Proposed	CBD	C-1	30	3.27*	N/A

\*Area based on data from St. Lucie County Office of the Property Appraiser

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 18,924
**Proposed Zoning/FLU	Total gallons per day 24,440
**Change in Demand	Total gallons per day +5,516

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 16,075
**Proposed Zoning/FLU	Total gallons per day 24,440
**Change in Demand	Total gallons per day +5,516

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2.21	2.22	+0.01
Urban District	5 acres per 1,000 people	8.85	8.89	+0.04
Community	2.5 acres per 1,000 people	17.71	17.79	+0.08
Neighborhood	1.36 acres per 1,000 people	32.55	32.70	+0.15

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	Lawnwood Elem / Dan McCarty Middle	Lincoln Park Academy
City	Fort Pierce	Fort Pierce
Distance		
Current Zoning/FLU Enrollment Demand	2.61	1.12
**Proposed Zoning/FLU Enrollment Demand	13.62	5.84
**Change in Demand	+11.01	+4.72

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning/FLU	4
**Proposed Zoning/FLU	14
*Change in Demand	+10

<b>F. Stormwater:</b>
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	OP 5445	291/267
<b>**Proposed Zoning/FLU</b>	LU OP CBD 8478	428/392
<b>*Change in Demand</b>	3033 Trips	Trips 137/125
<b>Impact to Capacity</b>	All links operate at acceptable levels of service	

**IV. Project Description**

<b>PHASING</b>		
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.		
Total Project: Residential Units:	Single Family:	Multifamily:
Non-residential (square footage):		
Mixed-use (describe use):		
(If this is a single phase project, name it Phase I – Total)		

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding



# ITE Institute of Transportation Engineers Trip Generation Data Form (Part 2)

**Summary of Driveway Volumes**

(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)				Saturday				Sunday			
	Enter	Exit	Trucks	Total	Enter	Exit	Trucks	Total	Enter	Exit	Trucks	Total
24-Hour Volume												
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex.: 7:15 - 8:15):												
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:												
A.M. Peak Hour Generator <sup>1</sup> Time:												
P.M. Peak Hour Generator Time:												
Peak Hour Generator <sup>1</sup> Time (Weekend):												

- Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
  - Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
  - Highest hourly volume during the entire day. Please specify the peak hour.
- Please refer to the *Trip Generation User's Guide* for full definition of terms.

**Hourly Driveway Volumes- Average Weekday (M-F)**

A.M. Period	Enter		Exit		Total	Mid-day Period	Enter		Exit		Total	P.M. Period	Enter		Exit		Total
	All	Trucks	All	Trucks			All	Trucks	All	Trucks			All	Trucks	All	Trucks	
6:00-7:00						11:00-12:00						3:00-4:00					
6:15-7:15						11:15-12:15						3:15-4:15					
6:30-7:30						11:30-12:30						3:30-4:30					
6:45-7:45						11:45-12:45						3:45-4:45					
7:00-8:00						12:00-1:00						4:00-5:00					
7:15-8:15						12:15-1:15						4:15-5:15					
7:30-8:30						12:30-1:30						4:30-5:30					
7:45-8:45						12:45-1:45						4:45-5:45					
8:00-9:00						1:00-2:00						5:00-6:00					

Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Please return to: Institute of Transportation Engineers

Technical Projects Division  
1099 14th Street, NW, Suite 300 West  
Washington, DC 20005-3438 USA  
Telephone: +1 202-289-0222  
Fax: +1 202-289-7722  
ITE on the Web: www.ite.org



Institute of Transportation Engineers

# Trip Generation Data Form (Part 3)

Name/Organization: \_\_\_\_\_ City/State: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 if you are providing additional information.

Day of the week: \_\_\_\_\_ (All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

A.M. Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
12:00-12:15							12:00-12:15						
12:15-12:30							12:15-12:30						
12:30-12:45							12:30-12:45						
12:45-1:00							12:45-1:00						
1:00-1:15							1:00-1:15						
1:15-1:30							1:15-1:30						
1:30-1:45							1:30-1:45						
1:45-2:00							1:45-2:00						
2:00-2:15							2:00-2:15						
2:15-2:30							2:15-2:30						
2:30-2:45							2:30-2:45						
2:45-3:00							2:45-3:00						
3:00-3:15							3:00-3:15						
3:15-3:30							3:15-3:30						
3:30-3:45							3:30-3:45						
3:45-4:00							3:45-4:00						
4:00-4:15							4:00-4:15						
4:15-4:30							4:15-4:30						
4:30-4:45							4:30-4:45						
4:45-5:00							4:45-5:00						
5:00-5:15							5:00-5:15						
5:15-5:30							5:15-5:30						
5:30-5:45							5:30-5:45						
5:45-6:00							5:45-6:00						
6:00-6:15							6:00-6:15						
6:15-6:30							6:15-6:30						
6:30-6:45							6:30-6:45						
6:45-7:00							6:45-7:00						
7:00-7:15							7:00-7:15						
7:15-7:30							7:15-7:30						
7:30-7:45							7:30-7:45						
7:45-8:00							7:45-8:00						
8:00-8:15							8:00-8:15						
8:15-8:30							8:15-8:30						
8:30-8:45							8:30-8:45						
8:45-9:00							8:45-9:00						
9:00-9:15							9:00-9:15						
9:15-9:30							9:15-9:30						
9:30-9:45							9:30-9:45						
9:45-10:00							9:45-10:00						
10:00-10:15							10:00-10:15						
10:15-10:30							10:15-10:30						
10:30-10:45							10:30-10:45						
10:45-11:00							10:45-11:00						
11:00-11:15							11:00-11:15						
11:15-11:30							11:15-11:30						
11:30-11:45							11:30-11:45						
11:45-12:00							11:45-12:00						

**itef** Institute of Transportation Engineers  
**Trip Generation Data Form (Part 4)**

**Summary of Bicycle Volumes**

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:									
A.M. Peak Hour Generator* Time:									
P.M. Peak Hour Generator* Time:									
Peak Hour Generator* Time (Weekend):									

- Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.
- Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
- Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes. Please refer to the Trip Generation User's Guide for full definition of terms.

**Summary of Pedestrian Volumes**

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:									
A.M. Peak Hour Generator* Time:									
P.M. Peak Hour Generator* Time:									
Peak Hour Generator* Time (Weekend):									

Survey conducted by: Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Fax #: \_\_\_\_\_

E-mail: \_\_\_\_\_

Please return to: Institute of Transportation Engineers  
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