



Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983



Feb. 26, 2016

Kori Benton , Senior Planner
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

**RE : Traffic Statement for St. Andrew's Early Learning Center
Located at 317 S. 2nd Street, Fort Pierce, FL.**

Dear Mr. Benton :

Proposed project is an Early Learning Center for children from 2 to 5 years old. The center will have 1800 SF building, two playground areas, 5 parking spaces, drop off and pick up area. Maximum number that can be enrolled is 49 students and hours of operations are from 7AM to 6PM. In this letter we provided the following:

Existing Traffic Conditions :

Existing building has a circular drive and has been vacant for over 6 months, estimated number of trips is 5 trips per day. Current level of service is "C" or "B" for most streets; Orange Ave, South 2nd Street, Citrus Avenue and Indian River Drive.

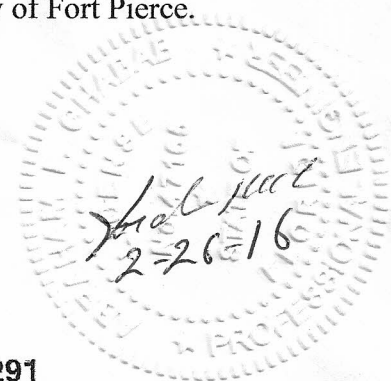
Traffic Distribution From Proposed Development:

Based on Concurrency Management Chapter 22-217, Average peak traffic conditions are conducted during weekday hours from 6am-9am for AM counts and 4pm-7pm for PM counts. Trips associated with the proposed development during these hours are for teachers, drop-off and pick-up. It will generate less than 72 trips per day during the above mentioned hours with 50% of these trips are for parents that work in the downtown area thus adding only $(72-36=36)$ 36 trips per day.

The total added trips per day is $36-5=31$ trips per day.

Traffic Statement Summary:

This facility will generate less than 1% of current trip volume. Affected streets should experience little or no impact to traffic entering and exiting the learning center and will remain at its current LOS "C". This project has **de minimis impacts** on roadway links within 1 mile radius and is in compliance with concurrency plan of the city of Fort Pierce.



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