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TRAFFIC IMPACT STATEMENT

1. Introduction

Drawdy Concrete Construction, LLC truck storage yard will be located at the old and abandoned Rainforest Amusement Park which is situated on the corner of Peters Road and Andrews Avenue in the City of Fort Pierce. Full access to the site is provided via the main entrance off Peters Road. A conditional use application has been submitted to the City of Fort Pierce to change the use to on-site pickup truck storage and formwork material storage. This statement examines the impact of the change in use on the Daily trips generated by this site.

2. Existing Conditions

The subject site is currently zoned for General Commercial (C-3). Originally, the site had a single-family residence on it and was eventually permitted and constructed as Rainforest Amusement Park. Since the closing of the amusement park, 10 years ago, the site has been neglected to the point of becoming an eyesore and continuously vandalized.

The subject parcel contains a gross area of 197,493 square feet, as proposed.

3. Proposed Development

The Drawdy Concrete Construction plan requires for demolition of the existing batting cages and associated concrete on the west side of the referenced property, see attached demolition plan. The demolition area will be replaced with (18) open truck storage bays which are 12' wide by 20' long and set back at least 25 feet from the west property line. There was an existing 50' by 50' building located on site with masonry walls at 30" above the existing slab on grade. This building will be renovated with new walls and roof being constructed on top of the existing structure. The purpose of this building is to store equipment and supplies in a lockable structure to avoid theft.

All areas to the east of the renovated areas are to remain as-is for now including the original water features. All activity on site will be limited to using the existing concrete parking lot on the North side of the property and West side of the property for normal business activities. There are no plans to staff the subject site short-term or long-term.

4. Trip Generation

Trip generation was determined by referencing the Institute of Transportation Engineer’s (ITE) report titled Common Trip Generation rates, Daily Trips, Trip Generation manual, 7th Edition. Land use code 150 (Warehousing) was utilized for the trip generation requirements of the proposed development and Land use code 480 (Amusement Park) was used to determine previous (existing) traffic daily trips with an estimated employee count of 10. Table I outlines the anticipated weekday trip generation of the existing/previous use and the proposed use.

TABLE I: Trip Generation Existing and Proposed
(DAILY)

	LAND USE	UNITS	UNIT OF MEASURE	TRIPS PER UNIT	TRIPS GENERATED
EXISTING	480 (Amusement Park)	10	Employees	22.08	221
PROPOSED	150 (Warehousing)	20	Employees	3.89	78
					-143 Trips

5. Conclusion

Overall the proposed change of use may result in a decrease of 143 daily trips. Based on the proposed change of use, we anticipate the weekly trip generation will decrease by 715 trips during the week.

Furthermore, the change in use will significantly reduce the quantity of weekend trips, based upon use and hours of operation.