CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	General Commercial	C3 - General Commercial
South	FDOT Right of Way	FDOT Right of Way	FDOT Right of Way
East	City ROW	City ROW	City ROW
West	Vacant	General Commercial	C3 - General Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Comm.	C3 - Gen.Comm.	N/A	1.416	X
****Proposed**	General Comm.	C3 - Gen.Comm.	0.08	1.416	N/A

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	0 gpd (undeveloped)
**Proposed Zoning/FLU	Total gallons per day	0.125 x 4,952 SF = 619 gpd
**Change in Demand	Total gallons per day	+ 619 gpd

B. Wastewater:	
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 0 gpd (undeveloped)
**Proposed Zoning/FLU	Total gallons per day 0.1 x 4,952 SF = 495.2 gpd
**Change in Demand	Total gallons per day + 495.2 gpd

C. Parks and Recreation (Residential Classifications Only):
(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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
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		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (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	
****Proposed Zoning/FLU**	
***Change in Demand**	

F. Stormwater:
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)

Impact	10-year 1-day Storm Runoff estimated at 0.46 acre-feet & Peak discharge will be limited to the NSLRWCD formula for the canal (2 inches per day per acre). 10-year 3-day Storm Runoff estimated at 0.70 acre-feet

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity ITE 853 - Convenience Store with Gasoline Pumps		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	General Commercial (C3)	General Commercial (C3)
****Proposed Zoning/FLU**	General Commercial (C3)	General Commercial (C3)
***Change in Demand**	1,424 Trips	155 Trips
Impact to Capacity	Additional 1,424 trips	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] 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): Phase 1 - Total: 4,952 square feet
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Convenience Store with Fuel Pumps	1	4,952	1.417	7/2016	1/2017

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 [X] 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 [X] 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

Trip Generation Analysis
Cumberland Farms
Virginia Avenue & 35th Street, Fort Pierce, FL

DAILY:

Land Use	Intensity	In	Out	Total Trips[1]			Pass-By		Internalization		New Trips		
				In	Out	Total	Rate	Trips	Rate	Trips	In	Out	Total
Existing Uses:													
Vacant	0 s.f.	50%	50%	0	0	0	66%	0	0%	0	0	0	0
SUBTOTAL:				0	0	0		0		0	0	0	0
Proposed Uses:													
Convenience Store w/Fuel Pumps	4,952 s.f.	50%	50%	2,094	2,093	4,187	66%	2,763	0%	0	712	712	1,424
NET DIFFERENCE				**2,094**	**2,093**	**4,187**		**2,763**	**0**	**0**	**712**	**712**	**1,424**

AM PEAK HOUR:

Land Use	Intensity	In	Out	Total Trips[1]			Pass-By		Internalization		New Trips		
				In	Out	Total	Rate	Trips	Rate	Trips	In	Out	Total
Existing Uses:													
Vacant	0 s.f.	50%	50%	0	0	0	66%	0	0%	0	0	0	0
SUBTOTAL:				0	0	0		0		0	0	0	0
Proposed Uses:													
Convenience Store w/Fuel Pumps	4,952 s.f.	50%	50%	102	101	203	66%	134	0%	0	35	34	69
NET DIFFERENCE				**102**	**101**	**203**		**134**	**0**	**0**	**35**	**34**	**69**

PM PEAK HOUR:

Land Use	Intensity	In	Out	Total Trips[1]			Pass-By		Internalization		New Trips		
				In	Out	Total	Rate	Trips	Rate	Trips	In	Out	Total
Existing Uses:													
Vacant	0 s.f.	50%	50%	0	0	0	66%	0	0%	0	0	0	0
SUBTOTAL:				0	0	0		0		0	0	0	0
Proposed Uses:													
Convenience Store w/Fuel Pumps	4,952 s.f.	50%	50%	126	126	252	66%	166	0%	0	43	43	86
NET DIFFERENCE				**126**	**126**	**252**		**166**	**0**	**0**	**43**	**43**	**86**

Notes:

(1) Using ITE Trip Generation, 9th Edition

Convenience Store with Gasoline Pumps (ITE 853):

Daily: T = 845.6 (X) trips per thousand s.f. [50% In, 50% Out]

AM peak-hour:T = 40.92 (X) trips per thousand s.f. [50% In, 50% Out]

PM peak hour: T = 50.92 (X) trips per thousand s.f. [50% In, 50% Out]