



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Recreation/ Park	RM	R-4 Medium Density Res.
South	Commercial Office	GC -General Commercial	C-1 Office Commercial
East	Office and commercial	GC- General Commercial	C-3 General Commercial
West	Vacant	RH -High Density Res.	CN (St. Lucie Co.)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	C-1	12-18 DU/AC 60% of lot area	3.53	X
**Proposed	RH	C-1	12-18 DU/AC 60% of lot area	3.53	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 4.60 ERU's
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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 4.60 ERU's
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day N/A

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

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

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	N/A
**Proposed Zoning/FLU	N/A
*Change in Demand	N/A

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	
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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		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	+238	+16 / +25 ITE Land Use 720
**Proposed Zoning/FLU	+364	+11 / +31 ITE Land Use 253
*Change in Demand	+126 Trips	-5 / +6 Trips
Impact to Capacity	De Minimis	

IV. Project Description

PHASING
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)

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

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Res. Detox and Res. Treatment	1	56,370.00	3.53	TBD	TBD

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? 6,577 sqft to be reused
2. What is the current use of the structure to be demolished or re-used? Medical office
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

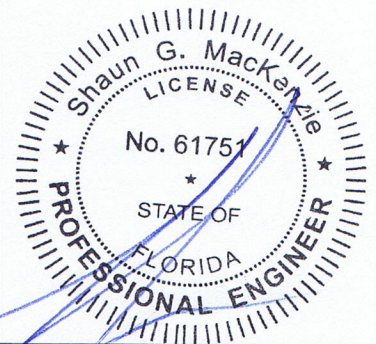
TRAFFIC IMPACT ANALYSIS

604 Midway Road
Fort Pierce, FL

Prepared for:
Mills, Short & Associates, LLC
Vero Beach, Florida

Prepared by:


Engineering & Planning, Inc.
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093007
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CA 29013

3/30/17

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed 180 bed facility and a 6,577 SF administrative building. The site is located on the north side of Midway Road and west of US Highway 1, at 604 Midway Road, Fort Pierce, Florida (3403-243-0001-000-0). Currently, there is a 6,577 SF medical office which has been in operation for over five years (Mid-Florida Cancer Center) and will be used to support the proposed treatment facility. 604 Midway Road is planned for an opening year of 2018. A five-year analysis was performed that projects year 2023 roadway conditions.

The traffic analysis was performed in accordance with the City of Fort Pierce's traffic performance standards. The project meets the de minimis impact thresholds of Section 22-218 of the Code and is therefore exempt from concurrency because it meets criteria a., b., and c. of Section 22-218 (b)(2)

The proposed project is expected to generate the following net new external trips:

- 126 daily, -5 AM peak hour (-7 in/2 out), and 6 PM peak hour (10 in/-4 out)

The proposed project is expected to generate the following cumulative driveway trips:

- 364 daily, 11 AM peak hour (6 in/5 out), and 31 PM peak hour (17 in/14 out)

The roadways adjacent to the project are projected to operate acceptably with the addition of the proposed development. The traffic volumes at the site do not warrant turn-lanes and the driveways are projected to operate acceptably.

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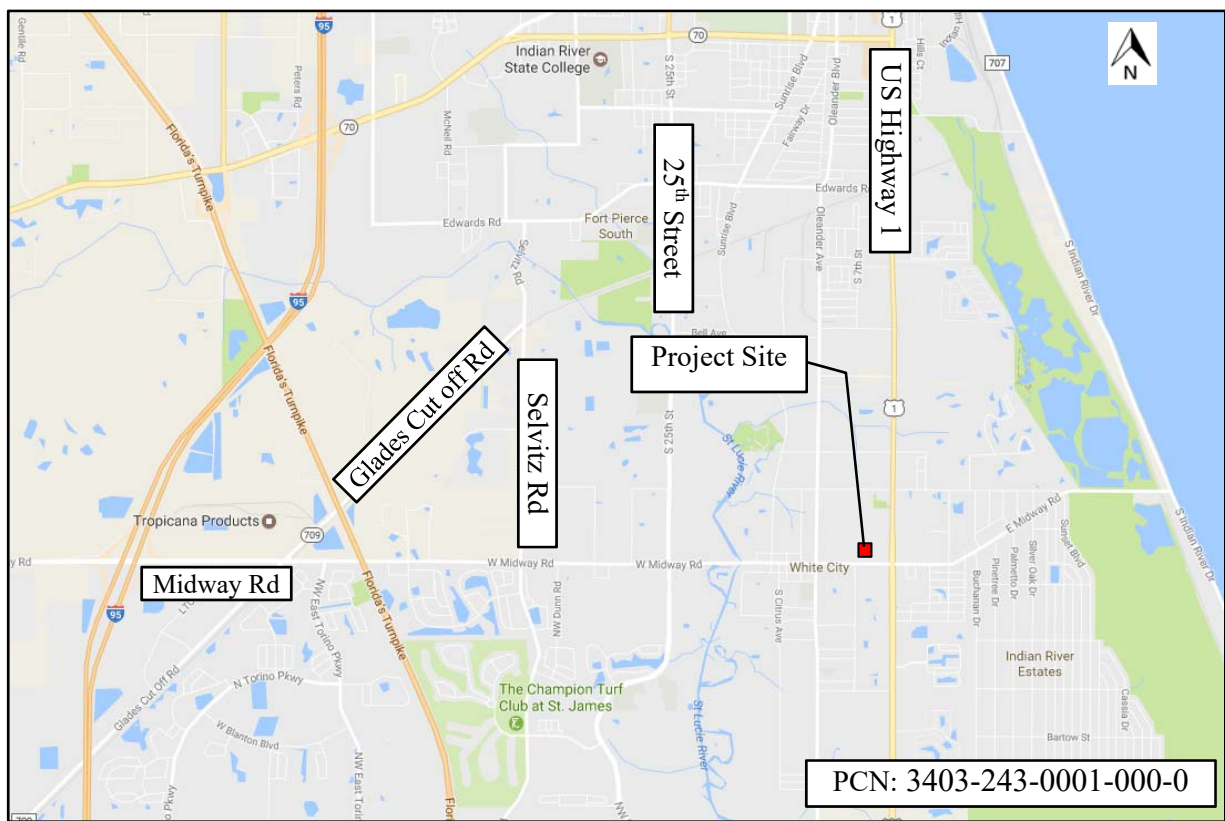
INTRODUCTION

This analysis has been prepared to evaluate traffic impacts resulting from the proposed 180 bed facility and a 6,577 SF administrative building. The site is located on the north side of Midway Road and west of US Highway 1, at 604 Midway Road, Fort Pierce, Florida (3403-243-0001-000-0). The applicant proposes a 180 bed facility and a 6,577 SF administrative building. Currently, there is a 6,577 SF medical office which has been in operation for over five years (Mid-Florida Cancer Center) and will be used to support the proposed treatment facility.

MacKenzie Engineering & Planning, Inc. was retained to prepare a traffic impact statement for the project. This document presents the methodology used and the findings of the traffic impact statement.

Figure 1 illustrates the site location.

Figure 1. Site Location Map



INVENTORY AND PLANNING DATA

The traffic data used in this analysis was obtained from St. Lucie County and MacKenzie Engineering and Planning, Inc. The data includes:

- Institute of Transportation Engineers' (ITE) report, *Trip Generation (9th Edition)*
- St. Lucie TPO
- FDOT's Q/LOS Manual
- FDOT Florida Traffic Online (2015)

Mills, Short & Associates, LLC. provided the project development information.

PROJECT TRAFFIC

Traffic Generation

A projection of the daily, peak hour new trips, and percent new trips (pass-by capture) associated with the proposed development was derived based on the methodology and equations contained in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (9th Edition)*. The study used Congregate Care Facility (Land Use 253) and Medical Office (Land Use 720).

Internal Capture

This site contains no internal capture traffic.

Pass-by Trip Capture

No pass-by capture was applied to the trip generation.

Existing Trips

The existing 6,577 SF of Medical Office generates 238 daily, 16 AM, and 25 PM peak hour trips.

Net New External Trips

The proposed project is expected to generate the following net new external trips:

- 126 daily, -5 AM peak hour (-7 in/2 out), and 6 PM peak hour (10 in/-4 out)

The Trip Generation can be found in Table 1.

Table 1. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Site Traffic									
Medical Office	6.577	1000 SF	238	16	13	3	25	7	18
<i>NET EXISTING TRIPS</i>			<i>238</i>	<i>16</i>	<i>13</i>	<i>3</i>	<i>25</i>	<i>7</i>	<i>18</i>
Total Existing Driveway Volumes			238	16	13	3	25	7	18
Proposed Site Traffic									
Congregate Care Facility	180	Beds	364	11	6	5	31	17	14
Subtotal			364	11	6	5	31	17	14
<i>NET PROPOSED TRIPS</i>			<i>364</i>	<i>11</i>	<i>6</i>	<i>5</i>	<i>31</i>	<i>17</i>	<i>14</i>
Total Proposed Driveway Volumes			364	11	6	5	31	17	14
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			126	(5)	(7)	2	6	10	(4)
NET CHANGE IN DRIVEWAY VOLUMES			126	(5)	(7)	2	6	10	(4)
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour		
					in/out	Rate	in/out	Equation	
Congregate Care Facility	253	Beds	2.02	0%	59/41	0.06	55/45	0.17	
Medical Office	720	1000 SF	36.13	0%	79/21	2.39	28/72	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 1.53$	

Radius of Impact

Section 22-218(b)(2) of the Code discussed de minimis impacts. Based on the City Code a development which meets the following de minimis impact thresholds is exempt from the requirements of this article (Article 22-218):

- a. An impact that would not affect more than one percent of the maximum volume at the adopted level of service.

This condition is met. No facilities are impacted at one percent or more of the maximum volume at the adopted LOS standard as shown in Table 2.

- b. The sum of existing plus approved traffic volumes does not exceed 110 percent of the maximum volume at the adopted LOS

This condition is met. All roadways are projected to operate acceptably and at less than 100 percent of maximum volume at the adopted LOS as shown in Table 4.

- c. An impact that would not exceed the adopted level of service standard of any affected designated hurricane evacuation routes.

This condition is met. All roadways are projected to operate acceptably and at less than 100 percent of maximum volume at the adopted LOS as shown in Table 1.

The Midway Road Segment from US 1 to 25th Street is currently under construction until 2020 and will be a four lane divided roadway when completed.

This project meets conditions a., b., and c. Section 22-218 (b)(2) of the City Code and is therefore exempt from transportation concurrency.

TRAFFIC DISTRIBUTION

Traffic distribution and assignment was determined similar to the St. Lucie County Travel Demand model using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

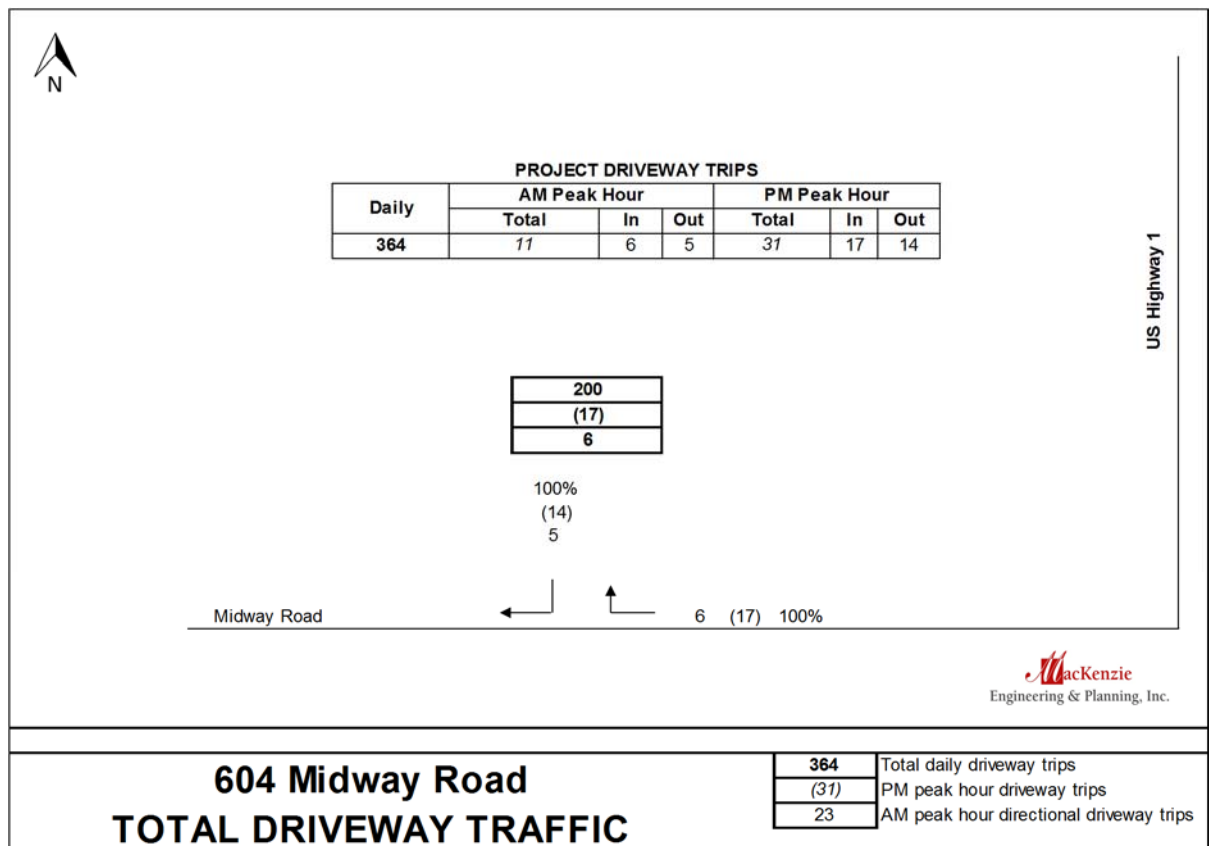
EAST	-	45 percent
WEST	-	55 percent

DRIVEWAYS

Driveway Access

The Project site has one existing point of access. The existing driveway is full access, however after the Midway Road Improvement project the access will be limited to right-in/right-out.

Figure 2. Project Driveway Traffic



CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare a traffic impact statement for the project. This document presents the methodology used and the findings of the traffic impact statement.

The traffic analysis was performed in accordance with the City of Fort Pierce's traffic performance standards. The project meets the de minimis impact thresholds of Section 22-218 of the Code and is therefore exempt from concurrency because it meets criteria a., b., and c. of Section 22-218 (b)(2)

The proposed project is expected to generate the following net new external trips:

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The proposed project is expected to generate the following cumulative driveway trips:

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The roadways adjacent to the project are projected to operate acceptably with the addition of the proposed development. The traffic volumes at the site do not warrant turn-lanes and the driveways are projected to operate acceptably.

APPENDICES

Trip Generation

Site Plan

Property ID Card

Midway Road Improvements

EXHIBIT 1
604 Midway Road
Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Site Traffic								
Medical Office	6.577 1000 SF	238	16	13	3	25	7	18
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s:\jobs - share drive\093 - mills\007 - 604 midway\mills - 604 midway.xlsx\ngen

ITE 9th Edition

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Property Identification

Site Address:	604 W MIDWAY RD
Parcel ID:	3403-243-0001-000-0
Account #:	38747
Map ID:	34/03N
Use Type:	1900
Zoning:	CN
City/County:	Fort Pierce

Ownership

604 Midway LLC
 7745 Dawson CT
 Lake Worth, FL 33467

Legal Description

3 36 40 BEG 1360 FT E OF CENTER OF OLEANDER AV AND MIDWAY, TH RUN N 670 FT, TH E 245 FT, TH S 670 FT, TH W 245 FT TO POB- LESS MIDWAY RD R/W AND LESS TO SLC AS IN OR 761-1911 AND LESS FOR ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 11 02 W 48.16 FT, TH S 89 42 45 E 1308.27 FT, TH N 00 17 15 E 40 FT TO POB; TH CONT N 00 17 15 E 15.05 FT, TH N 89 00 38 E 25.24 FT, TH S 89 40 58 E 219.89 FT, TH S 00 17 15 W 15.50 FT, TH N 89 42 45 W 245.13 FT TO POB- (3.53 AC - 153,767 SF) (OR 3799-1231)

Current Values

Just/Market Value:	\$949,700
Assessed Value:	\$949,700
Exemptions:	\$0
Taxable Value:	\$949,700

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF):	6,002
Gross Area (SF):	6,577
Land Size (acres):	3.53
Land Size (SF):	153,767

Sale History

Date:	Oct 9, 2015
Book/Page:	3799 / 1231
Sale Code:	0111
Deed:	WD
Grantor:	Port St Lucie Ventures Inc
Price:	\$0
Date:	Jun 23, 1997
Book/Page:	1084 / 1740
Sale Code:	XX04
Deed:	DE
Grantor:	PORT ST LUCIE VENTURES INC
Price:	\$62,500
Date:	Jun 23, 1997
Book/Page:	1084 / 1738
Sale Code:	XX04
Deed:	WD
Grantor:	
Price:	\$62,500

Building Information (1 of 1)

Finished Area: 6,002 SF
 Gross Total Area: 6,577 SF

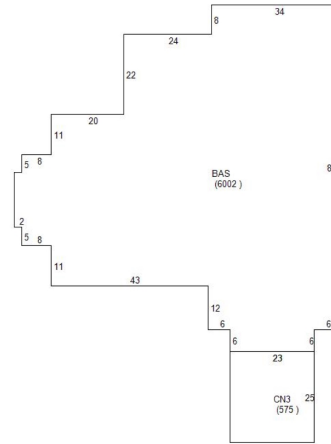
Exterior Data

View:	Roof Cover: Enam Metal	Roof Structure: Hip
Building Type: LROF	Year Built: 1998	Frame:
Grade: Y_B	Effective Year: 1998	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Quarry
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%





Special Features and Yard Items

Type:	CEMENT CURB
Quantity:	1
Units:	2270
Year Built:	1998
Type:	SINGLE LIGHT
Quantity:	1
Units:	4
Year Built:	1998
Type:	ASP2 LOW
Quantity:	1
Units:	17120
Year Built:	1998
Type:	WOOD FEN 6'
Quantity:	1
Units:	43
Year Built:	1998

Current Year Values

Current Values Breakdown

Building:	\$603,700
Land:	\$346,000
Just/Market:	\$949,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$949,700
Exemption(s):	\$0
Taxable:	\$949,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	19.3	Fort Pierce Stormwater Charge	\$1,042.20
2013	0054	3.62	North St. Lucie Water Management District	\$45.25

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

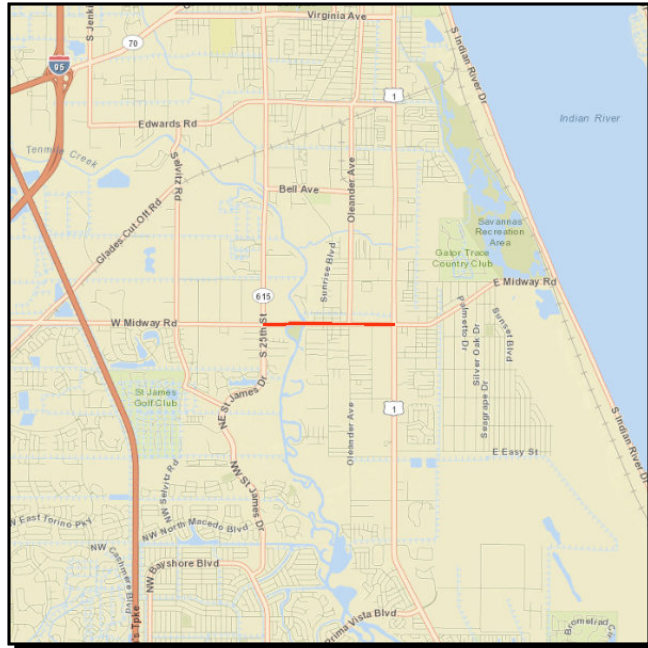
Permits

Number:	C97-070418
Issue Date:	Jul 24, 1997
Description:	Demolition
Amount:	\$2,200
Fee:	\$2,200
Number:	C97-080269
Issue Date:	Sep 24, 1997
Description:	Commercial New Construction
Amount:	\$561,935
Fee:	\$561,935
Number:	C98-030197
Issue Date:	Mar 10, 1998

MIDWAY ROAD / CR-712

2314402

Non-SIS



Project Description: Construction to widen road from 2 to 4 lanes with bike lanes, sidewalks, landscaping

Work Summary: ADD LANES & RECONSTRUCT **From:** S. 25TH ST/SR-615

To: SR-5/US-1

Lead Agency: FDOT **Length:** 1.647 mi

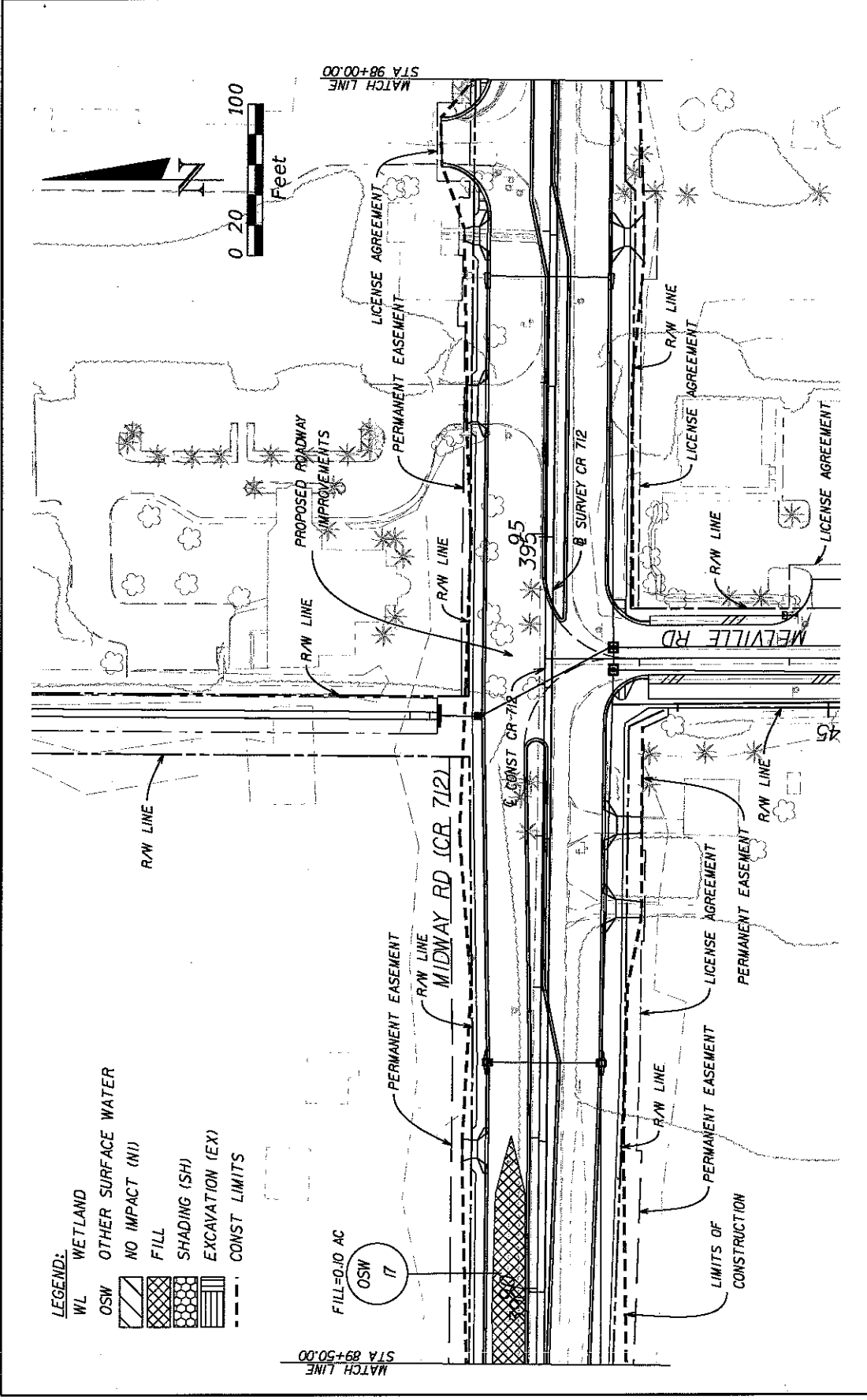
Phase	Fund Source	2016/17	2017/18	2018/19	2019/20	2020/21	Total
ROW	SU	4,699,255	1,834,356	1,546,484	894,383	0	8,974,478
ROW	SA	92,680	0	1,158,203	263,821	0	1,514,704
INC	SU	0	420,000	0	0	0	420,000
Total		4,791,935	2,254,356	2,704,687	1,158,204	0	10,909,182

Prior Year Cost: 64,247,898

Future Year Cost: 0

Total Project Cost: 75,157,080

LRTP: Page 6-2



- LEGEND:**
- WL WETLAND
 - OSW OTHER SURFACE WATER
 - NO IMPACT (NI)
 - FILL
 - SHADING (SH)
 - EXCAVATION (EX)
 - CONST LIMITS

FILL=0.10 AC
OSW
17

DATE	REVISIONS	DESCRIPTION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		MIDWAY ROAD (CR 712) IMPROVEMENTS ERP DRAWINGS		SHEET NO. 7
ROAD NO. CR-712	COUNTY ST. LUCIE	FINANCIAL PROJECT ID 231440-2-52-01	682015 61307 AN 60898 08/28/2013 2:00PM 2/28/14	

Kimley-Horn and Associates, Inc. Certificate of authorization no. 696 Kenneth W. Jackson, P.E. P.E. License No. 58602 194 West Palm Beach, Florida 33411	682015 61307 AN 60898 08/28/2013 2:00PM 2/28/14
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