



**THE MANOR ADULT LIVING FACILITY**

**CONCURRENCY ANALYSIS**

The enclosed analysis is based upon the proposed Conditional Use of an Adult Congregate Living Facility in a Commercial Office (C-1) Zoning District as opposed to a Low Density Residential Land Use and Low Density Zoning of 5.0 Units per acres. Based upon a total parcel size of 1.36 acres the low density residential zoning would allow a maximum of 8 development units on the property.

Thus, the analysis will compare the impacts of the proposed 32 units Adult Congregate Living Facility against the 8 units single family residential development.

**1. - TRAFFIC IMPACT ANALYSIS**

The enclosed analysis is based upon data published within the Institute of Transportation Engineering (ITE) Trip Generation Manual, 9<sup>th</sup> Edition. The existing traffic use is based upon Code 210, Single Family Homes based upon the Low Density Residential Land Use rates and the proposed traffic use is prepared based upon Code 253, Adult Congregate Living Facility.

Analysis shall be further broken down to compare Average Annual Daily Trips (AADT), A.M Peak Hour and P.M. Peak Hour rates. The current land use would allow 8 Single Family Residential Units. Upon approval of the proposed Conditional Use Approval, the site will consist of a 23 Unit, Adult Congregate Living Facility

**EXISTING SINGLE FAMILY RESIDENTIAL USE**

Annual Average Daily Trips	8 Units/9.24 Trips/Unit	74 Trips AADT
A.M. Peak Hour Trips	8 Units/0.75 Trips/Unit	6 Trips Peak
P.M. Peak Hour Trips	8 Units/1.00 Trips/Unit	8 Trips Peak

**PROPOSED USES**

The proposed site will consist of 32 Unit Adult Congregate Living Facility. The 9<sup>th</sup> Edition of the ITE Manual was consulted for trip generation from the Congregate Care Facility Code (253).

**Atlantic Wellness center & Resort**

Annual Average Daily Trips	32 Units/2.15 Trips/Bed	69 Trips AADT
A.M. Peak Hour Trips	32 Units/0.06 Trips/Bed	2 Trips AM Peak
P.M. Peak Hour Trips	32 Units/0.17 Trips/Bed	6 Trips PM Peak



**Summary**

The proposed Use Change decreases the traffic generated from the project from 74 trips AADT to 69 trips AADT, AM and PM Peak Hour Trips will rise from 6 Trips and 8 Trips to 2 Trips and 6 trips each respectively.

The current Level of Service identified in the Fall 2017 Traffic Counts for the South 25<sup>th</sup> Street link from Midway Road to Edwards Road south is Level C. As a result the proposed traffic will have no effect on the Level of Service on South 25<sup>th</sup> Street and surrounding roadway.

**2. - POTABLE WATER USE ANALYSIS**

There is a change for Potable Water Use associated with this Conditional Use Application. The property is located within the Fort Pierce Utilities Authority (FPUA) service area.

The water demand, gallons per day (g.p.d.) that will be generated by this property is based on the adopted flows from Fort Pierce Utilities Authority. Unless not identified by F.P.U.A., then Chapter 64E-6 of the State of Florida Department Health will be utilized.

**EXISTING SINGLE FAMILY RESIDENTIAL USE**

Average Daily Flow (GC)	8 Units x 2.6 Persons x 100 GP.D.	2,080 g.p.d.
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**PROPOSED USES**

Average Daily Flow (GC)	32 Units x 100 G.P.D./Unit	3,200 g.p.d.
Per Meal Prepared (max.)	32 Units x 3 Meals/Day/Bed x 5G.P.D./Meal	480 g.p.d.

**Summary**

The proposed Conditional Use increases the potable water demand from the project from 2,080 gallons per day (gpd) to 3,680 gallons per day (gpd).

Please be advised that Fort Pierce Utilities Authority (FPUA) has sufficient currently has capacity available to handle this proposed increase in demand. F.P.U.A. indicates that service is available to the site pending the payment of fees and the completion of the required infrastructure.

**3. - SANITARY SEWER COLLECTION ANALYSIS**

There is a change for Wastewater generation associated with this Conditional Use Application. The property is located within the Fort Pierce Utilities Authority (FPUA) service area.

The wastewater flow, gallons per day (g.p.d.) that will be generated by this property is based on the adopted flows from Fort Pierce Utilities Authority. Unless not identified by F.P.U.A., then Chapter 64E-6 of the State of Florida Department Health will be utilized.



**EXISTING SINGLE FAMILY RESIDENTIAL USE**

Average Daily Flow (GC)	8 Units x 2.6 Persons x 100 GPD/person	2,080 g.p.d.
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**PROPOSED USES**

Average Daily Flow (GC)	32 Units x 100 G.P.D./Bed	2,200 g.p.d.
Per Meal Prepared (max)	32 Units x 3 Meals/Day/Bed x 5G.P.D./Meal	480 g.p.d.

**Summary**

The proposed Conditional Use increases the wastewater flow from the project from 2,080 gallons per day (gpd) to 3,680 gallons per day (gpd).

Please be advised that Fort Pierce Utilities Authority (FPUA) has sufficient currently has capacity available to handle this proposed increase in demand. F.P.U.A. indicates that service is available to the site pending the payment of fees and the completion of the required infrastructure.

**4. - DRAINAGE ANALYSIS**

The stormwater management system in each case would will consist of a dry detention system which will provide both water quality and storm attenuation. Discharge will be to the adjacent North St. Lucie River Water Control District (N.S.L.R.W.C.D.) Canal No 101, located on the north side of the property. Additional water quality (150%) will be provided as the discharge is to an Outstanding Florida Water (OFW). Permitting entities will include the City of Fort Pierce St. Lucie County, South Florida Water Management District and North St. Lucie River Water Control District.

**Summary**

The proposed Conditional Use change will have no additional impacts on the adjacent facilities or receiving bodies. Water management criteria will be design accordingly based upon the proposed use and the system discharges will not exceed any regulatory requirements.

**5. – PUBLIC SCHOOLS**

**EXISTING SINGLE FAMILY RESIDENTIAL USE**

School Students	8 Units x 0.45 Students/Unit	4 Students
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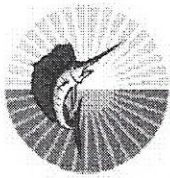
**PROPOSED USES**

School Students	32 Units x 0.00 Students/Units	0 Students
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**Summary**

The proposed Use change decreases the numbers of students that may attend the St. Lucie County Public School system.





## CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	INSTITUTIONAL FT. PIERCE HIGH SCHOOL	RL	S.F. INTERMEDIATE DENSITY (R2)
South	RESIDENTIAL	RL	PLANNED DEVELOPMENT (PD)
East	RESIDENTIAL	RL	S.F. LOW DENSITY RES. (R1)
West	RESIDENTIAL	RL	PLANNED DEVELOPMENT (PD)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	C1	5.0 UNITS/AC.	1.36	N/A
**Proposed	RL	C1	26,926 S.F.	1.36	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 <b>2,080 G.P.D.</b>
**Proposed Zoning/FLU	Total gallons per day <b>3,680 G.P.D.</b>
**Change in Demand	Total gallons per day <b>+1,600 G.P.D.</b>

<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 <b>2080 G.P.D.</b>
**Proposed Zoning/FLU	Total gallons per day <b>3680 G.P.D.</b>
**Change in Demand	Total gallons per day <b>+1600 G.P.D.</b>

<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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people	<b>44,248</b>	<b>- 0 -</b>	
Neighborhood	1.36 acres per 1,000 people			

<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	<b>FOREST GROVE</b>	<b>FT. PIERCE CENTRAL</b>
City	<b>FT. PIERCE</b>	<b>FT. PIERCE</b>
Distance	<b>1 mi.</b>	<b>0.1 mi.</b>
Current Zoning/FLU Enrollment Demand	<b>2</b>	<b>1</b>
**Proposed Zoning/FLU Enrollment Demand	<b>0</b>	<b>0</b>
**Change in Demand	<b>- 2</b>	<b>- 1</b>

<b>E. Solid Waste: Residential</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	<b>102 lbs / WEEK</b>
**Proposed Zoning/FLU	<b>652 lbs / WEEK</b>
*Change in Demand	<b>+550 lbs / WEEK</b>

**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	<i>No NET IMPACT</i>
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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	<i>74</i>	<i>6/8</i>
**Proposed Zoning/FLU	<i>69</i>	<i>2/6</i>
*Change in Demand	<i>-5</i> Trips	Trips <i>-4</i>
Impact to Capacity	<i>No LEVEL OF SERVICE CHANGES</i>	

**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)	

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
ADULT CONGREGATE LIVING FACILITY	1	16478	1.36	11-2018	10-2019
	2	10,448	-	1-2020	12/2020

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