



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Agricultural	MXD (SLC)	AG-1 (SLC)
South	Preserve	CPUD (SLC)	CPUD (SLC)
East	SFWMD area	SC (SLC)	AG-1 (SLC)
West	Turnpike	T/U (SLC)	I (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1	1 du/ac	76.97	X
**Proposed	MXD	PD	6 du/ac	76.97	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 (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning/FLU	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
**Proposed Zoning/FLU	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
**Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

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 (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning/FLU	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
**Proposed Zoning/FLU	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
**Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

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	0	16.48ac	16.48ac
Urban District	5 acres per 1,000 people	0	4.12ac	4.12ac
Community	2.5 acres per 1,000 people	0	2.06ac	2.06ac
Neighborhood	1.36 acres per 1,000 people	0	1.12ac	1.12ac

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	Rivers Edge Elementary School	Fort Pierce Central High School
City	Port St. Lucie	Fort Pierce
Distance	2.6mi	3.3mi
Current Zoning/FLU Enrollment Demand	22	10
**Proposed Zoning/FLU Enrollment Demand	90	39
**Change in Demand	72	29

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	76 units, 10 yards required
**Proposed Zoning/FLU	316 units, 42 yards required
*Change in Demand	32 yards

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	No negative impacts to the volume of stormwater discharged to Tenmile Creek are proposed. The designed SWMS restricts discharge to a volume of 2" over the site area per day, per NSLRWCD standards. The post-development discharge rate will be decreased from the pre-development rate. Because Tenmile Creek is an impaired water body, 150% of the required treatment volume will be staged before any stormwater is discharged from the system.
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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	LUC 210 - 808	LUC 210 - 59/78
**Proposed Zoning/FLU	LUC 210 & 220 - 2675	LUC 210 & 220 - 192/251
*Change in Demand	Trips 1867	Trips 133/173
Impact to Capacity	Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 3/06/2024.	

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: 316 Single Family: 178 Multifamily: 138
Non-residential (square footage):
Mixed-use (describe use): The non-residential area will be preservation/passive recreation use of the creek
(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	1 and 2	76 and 103		2025	2027
Single-family, attached					
Multi-family	1 and 2	96 and 42		2025	2027
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Residential	1		34.2	2025	
Residential	2		24.6	2026	
Preserve/park area	2		17.2	2026	

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