

TRAFFIC IMPACT ANALYSIS

**GENERAL RV – 2650 PETERS
FORT PIERCE, FL**

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Prepared by:
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December 10, 2024
Revised July 28, 2025
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THIS IS TO CERTIFY THAT THE ENCLOSED
ENGINEERING CALCULATIONS WERE
PERFORMED BY ME OR UNDER MY
DIRECT SUPERVISION.



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**PREPARED FOR:
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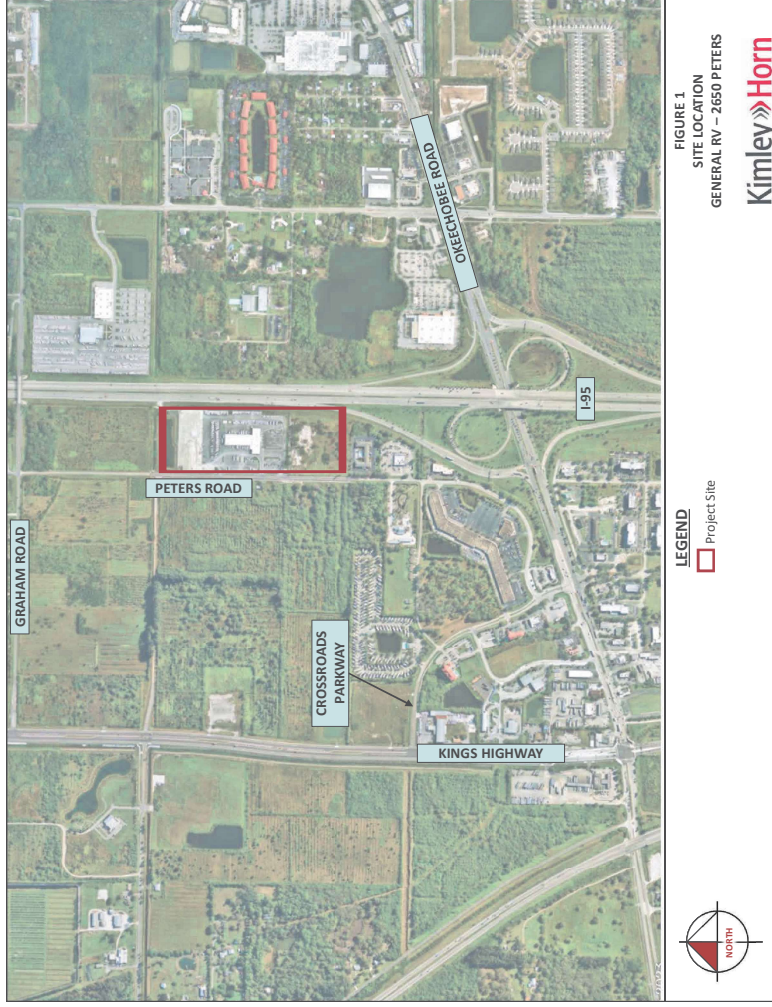
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INTRODUCTION

The site on the east side of Peters Road, north of Crossroads Parkway, in Fort Pierce, Florida is proposed to be developed with a parking lot to serve the existing General RV site. This overall site currently contains 39,200 SF of recreational vehicle sales and the proposed project site is proposed to store existing recreational vehicle inventory. Figure 1 illustrates the site location.

The project site plan is included in Appendix A.

Kimley-Horn and Associates, Inc. was retained to prepare a traffic impact analysis for the proposed development. This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the St. Lucie County Concurrence Guidelines. A buildout year of 2029 was analyzed for the proposed development. Because the proposed outdoor storage is intended to serve the existing General RV business and does not result in an increase in building square footage, the proposed outdoor storage was considered ancillary to the existing use.



PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The north parcel of the site currently contains recreational vehicle sales. The south parcel of the site is currently vacant and is proposed to be developed with a gated parking area to serve as inventory storage for the recreational vehicle sales site.

Trip Generation

The trip generation potential for the proposed development program was calculated using trip generation rates and equations published by the Institute of Transportation Engineers' (ITE) Trip Generation Report, Eleventh Edition. ITE Land Use Code (LUC) 842 (Recreational Vehicle Sales) was used to calculate the trip generation potential for the existing and proposed uses on site.

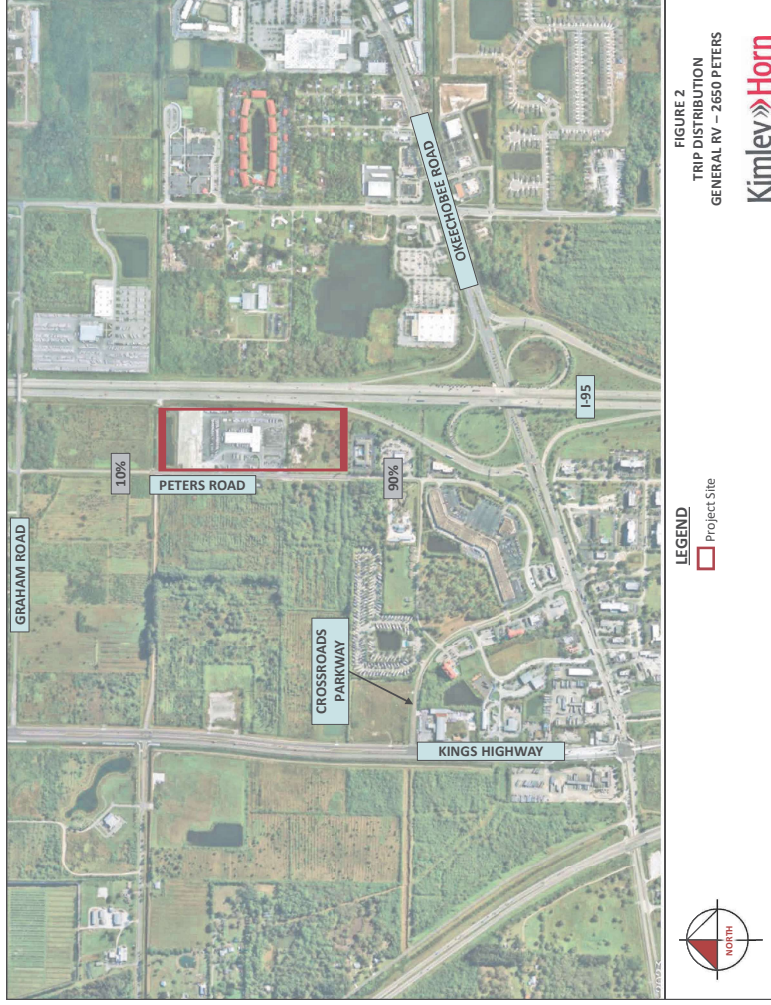
As indicated in Table 1, the existing development is projected to generate 196 net external daily trips, 18 net external AM peak hour trips (15 in, 3 out), and 30 net external PM peak hour trips (9 in, 21 out). Because the proposed outdoor storage is intended to serve the existing General RV business and does not result in an increase in building square footage, the proposed outdoor storage was considered ancillary to the existing use and does not result in an increase to the existing trip generation.

Table 1: Trip Generation Calculations

Land Use	ITE LUC	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour	
				Total	In	Out	Total
Existing and Proposed Scenario							
Recreational Vehicle Sales	842	39-200 KSF	196	18	15	3	30
							9
							21
Subtotal			196	18	15	3	30
							9
							21
Radius of Development Influence:							
Land Use		Daily	AM Peak Hour	Directly Accessed Links		PM Peak Hour	LUC
Recreational Vehicle Sales		5 trips per KSF	0.48 (trips per KSF @ 5% in, 15% out)	0.77 (trips per KSF @ 15% in, 69% out)			842

Traffic Distribution and Assignment

A projected traffic distribution plan was developed based on a review of the uses near the project site. Figure 2 illustrates the proposed roadway link assignment. Using these percentages, project traffic was then assigned to the surrounding roadway network projected to be in place by 2029.



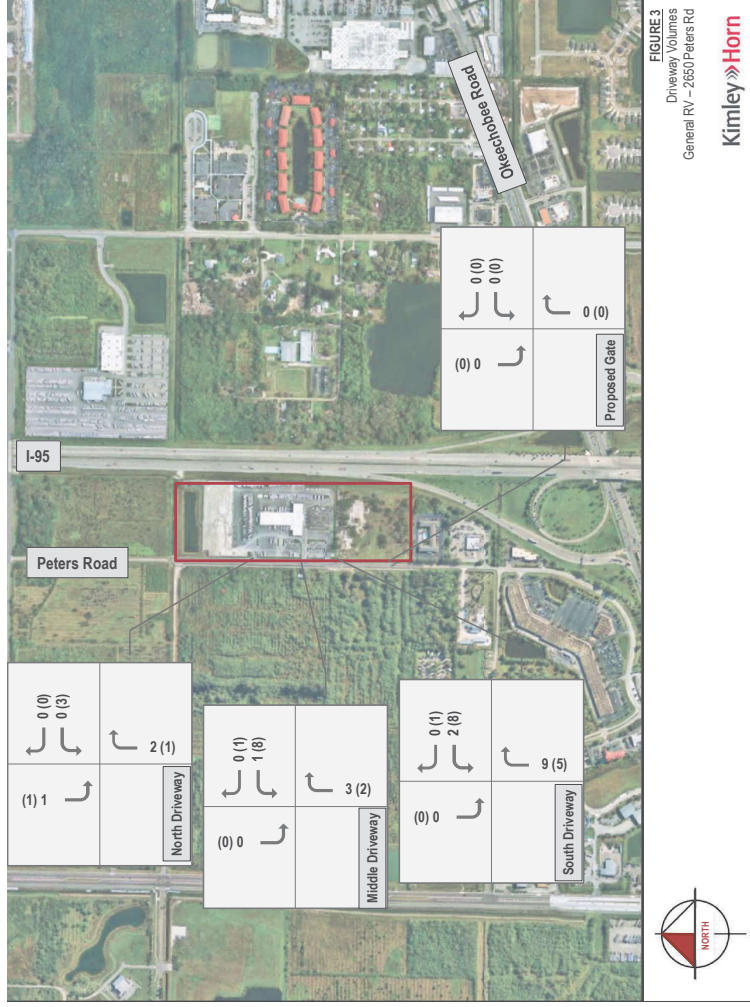
LEGEND
 Project Site



FIGURE 2
 TRIP DISTRIBUTION
 GENERAL RV – 2650 PETERS
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SITE CIRCULATION AND TURN LANE REQUIREMENTS

Access to the overall site is proposed to be maintained via three full-access driveways. One additional full-access gated driveway on Peters Road is proposed to provide access to the outdoor storage but will not be accessible to the public. Using the project distribution illustrated in Figure 2, project traffic volumes were projected at the subject driveway connections. These driveway volumes are shown in Figure 3. Based on the proposed driveway volumes, no turn lanes are anticipated to be needed at the project driveways.



CONCLUSION

The site on the east side of Peters Road, north of Crossroads Parkway, in Fort Pierce, Florida is proposed to be developed with a parking lot to serve the existing General RV site. The proposed buildout date is the end of 2029.

Because the proposed outdoor storage is intended to serve the existing General RV business and does not result in an increase in building square footage, the proposed outdoor storage was considered ancillary to the existing use and does not result in an increase to the existing trip generation.

Access to the overall site is proposed to be maintained via three full-access driveways. One additional full-access gated driveway on Peters Road is proposed to be provided to the outdoor storage but will not be accessible to the public. No turn lanes are anticipated to be needed at the project driveways.

APPENDIX A: SITE PLAN

