



Redtail DG
 100 S. 2nd Street
 Fort Pierce, Florida 34950
 (772) 742 1555
 redtaildg.com
 todm@redtaildg.com

PORCH FACTORY Traffic Impact Report

Address: 2904 Okeechobee road
Parcel ID: 2417-504-0036-000-4
Site Area: 2.39 acres
Future Land Use: General Commercial (GC)
Zoning: General Commercial (C-3)

Dear Planning Department,

Here is a comparison of the existing permitted uses and the proposed use related to the trip generation.

| | |
|--------------|-------------------------------|
| Site area: | 98,241 square feet |
| Site Zoning: | C-3 (General Commercial Zone) |

EXISTING

| | |
|---|--|
| Permitted use by C-3 zoning | Fast Food Restaurant with Drive Thru Window (ITE: 934) |
| Existing Maximum allowed building coverage: | 60 percent = 58,995 sf |
| Peak Hour Trips per 1,000 sf: | 217.20 (PM Peak hour on Weekday) |
| Daly Trips per 1,000 sf: | 1,250.11 (Saturday) |

PROPOSED


| | |
|-----------------------------------|--------------------------------------|
| Proposed Use: | General Light Industrial (ITE: 110) |
| Proposed total building coverage: | 11,190 sf |
| Peak Hour Trips per 1,000 sf: | 0.9 (AM Peak hour on Weekday) |
| Daly Trips per 1,000 sf: | 5.0 (on Sunday) |

We can see that the **proposed use** and the submitted site plan will generate **10** Peak hour trips, and **56** daily trips.

One of the **currently allowed uses** would generate **217** Peak hour trips and **1,250** daily trips for a small 1,000 sf fast food restaurant. And the zoning allows the restaurant to be 58 times bigger in theory.

Conclusion

The existing permitted uses would generate significantly more traffic - 20 times more traffic for a small 1,000 sf fast food restaurant than what is proposed by the submitted site plan. The proposed use would not negatively affect the level of service of the adjacent roads compared to the existing permitted uses.


Tod Mowery, AICP
President

