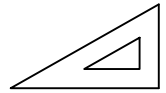
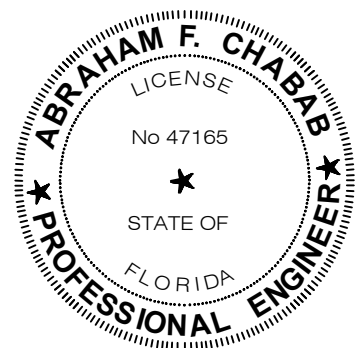
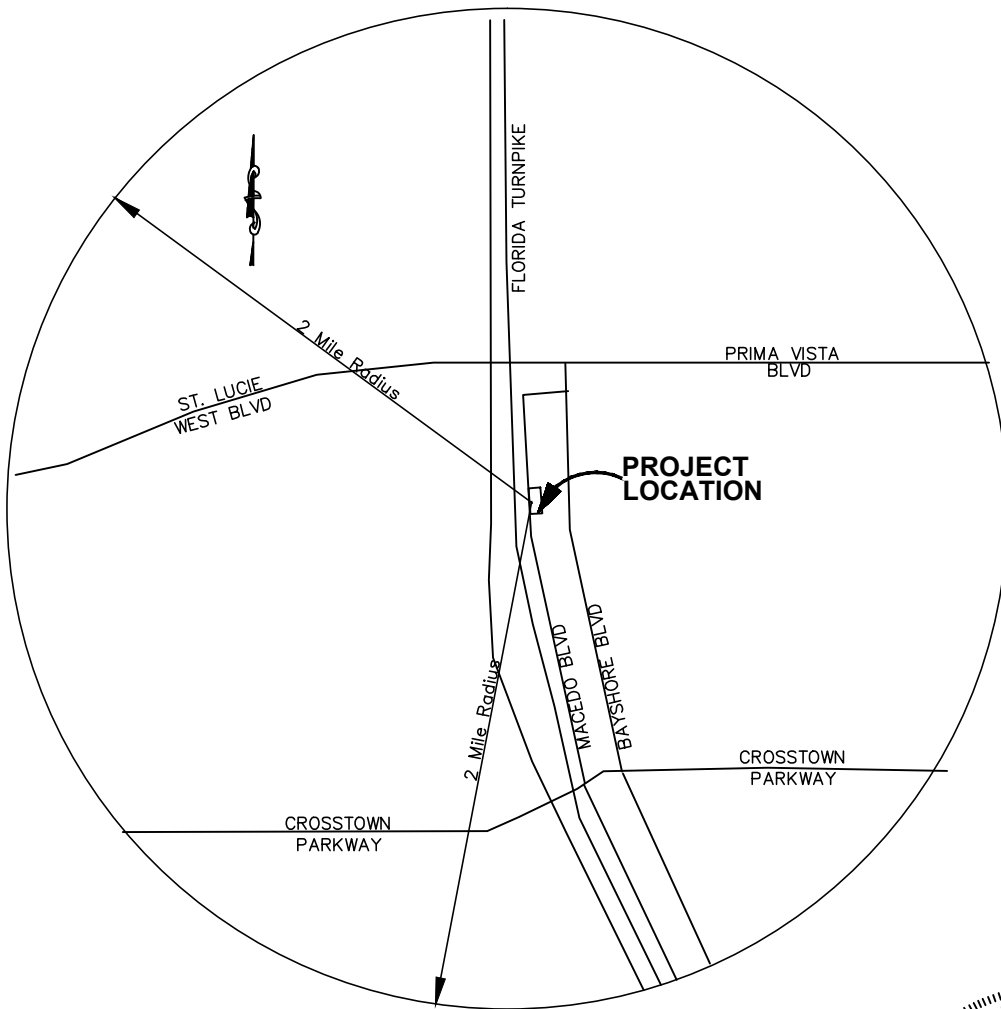


Abraham Chabab, Inc.
5019 NW Rugby Drive
Port St. Lucie, FL 34983



Date : 4.12.2023

TRAFFIC STATEMENT FOR
INTERNATIONAL PLAZA II WAREHOUSE
Address: 815 SW S. MACEDO BLVD



Ph:772-475-6630
Email: agchabab1@msn.com

ITE Trip Generation

The facility will have one warehouse buildings for a total of 7744 SF.

Land Use Code, ITE Code 150 for truck and ITE Code 712 for small office building.

Weekday, Daily Trips

Calculated Trip Ends for the office/ warehouse :

Fitted Curve Equation: $T = 1.58 (X) + 39.29$ $X = 7744 \text{ SF} / 1000 \text{ SF} = 7.74$

Trips Ends : $12.23 + 38.29 = 50 \text{ trips/day}$

Total Trips : 50 Trips/Day

Weekday, AM Peak Hour of Generator

Warehouse:

AM Peak Hour Trip Rate Code 150 : $T = 0.06(X) + 0.99$ $X = 6950 \text{ SF} / 1000 \text{ SF} = 6.95$

$T = 0.42 + 0.99 = 1.4 \text{ Trips/hr}$

AM Peak Hour Trip Rate Code 712 : $T = 0.11 (X) + 28.55$ for small office of 1050 SF

$T = 29 \text{ Trips/hr}$

Total Trips = 30 Trips/hr

Weekday, PM Peak Hour of Generator

Warehouse:

AM Peak Hour Trip Rate Code 150 : $T = 0.05(X) + 0.82$ $X = 6950 \text{ SF} / 1000 \text{ SF} = 6.95$

$T = 0.35 + 0.82 = 1.16 \text{ Trips/hr}$

AM Peak Hour Trip Rate Code 712 : $T = 0.11 (X) + 20.47$ for small office of 1050 SF

$T = 21 \text{ Trips/hr}$

Total Trips = 22 Trips/hr

Trip Distribution

The project trips begin on SW S. Macedo Blvd and intersects with Bayshore Blvd. The project trips can be distributed at this intersection of Bayshore Blvd and Lakehurst drive that will travel north and south on Bayshore Blvd.

Results

The current condition of Bayshore Blvd, Cross Town Parkway and Prima Vista Blvd have a Level of Service "C". The peak hour service capacity of Bayshore Blvd is 2100, Crosstown Parkway is 3170 Centre Drive and Prima Vista Blvd is 2100.

Conclusion

The future trips impact does not change the current LOS C which is above the City Standard LOS D for Collector Roads.

By evenly distributing the peak hour trips onto Bayshore Blvd, concurrency is found with impacts below the threshold per the City Standards which satisfies the standards for traffic concurrency in the City of Port St Lucie Code Section 160.B0(C).

This report has found that the proposed project International Plaza II Warehouse. provides sufficient traffic facilities which satisfy the requirements for LOS, volumes, impacts, traffic study and circulation analysis set forth by the City Code and requests traffic concurrency be issued for the project.

Warehousing (150)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 12

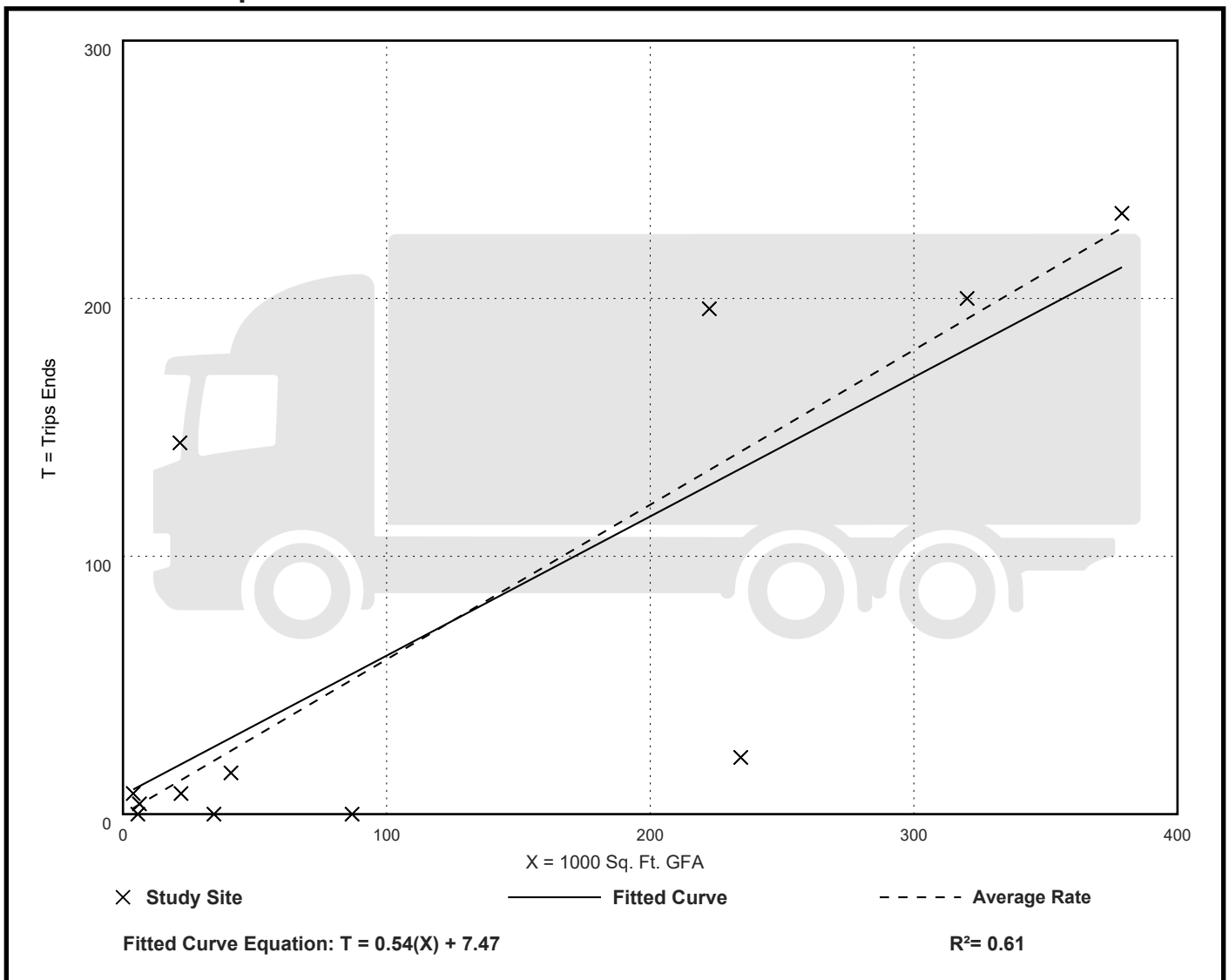
Avg. 1000 Sq. Ft. GFA: 115

Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.60	0.00 - 6.66	0.86

Data Plot and Equation



Warehousing (150)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

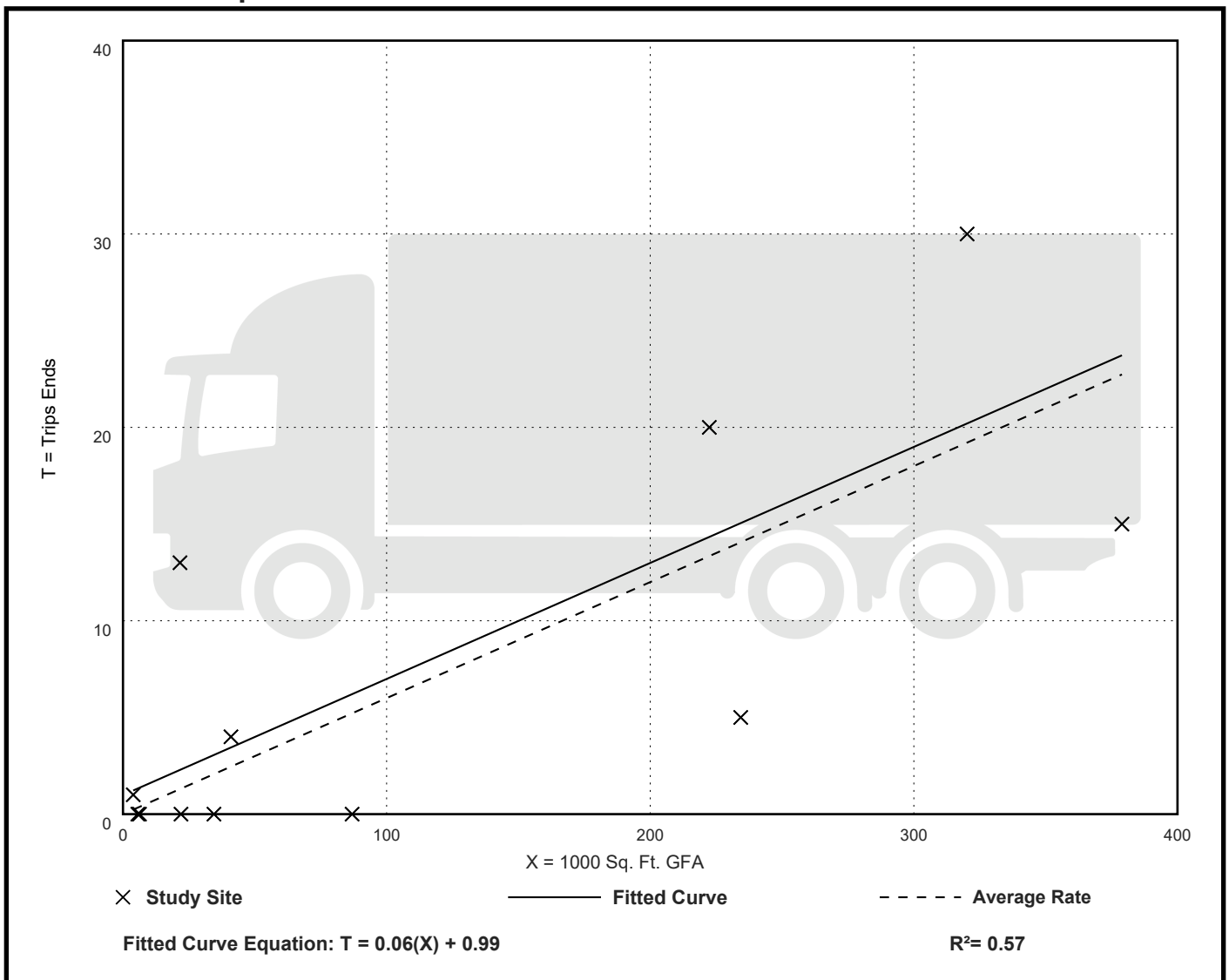
Avg. 1000 Sq. Ft. GFA: 115

Directional Distribution: 35% entering, 65% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.06	0.00 - 0.60	0.08

Data Plot and Equation



Warehousing (150)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

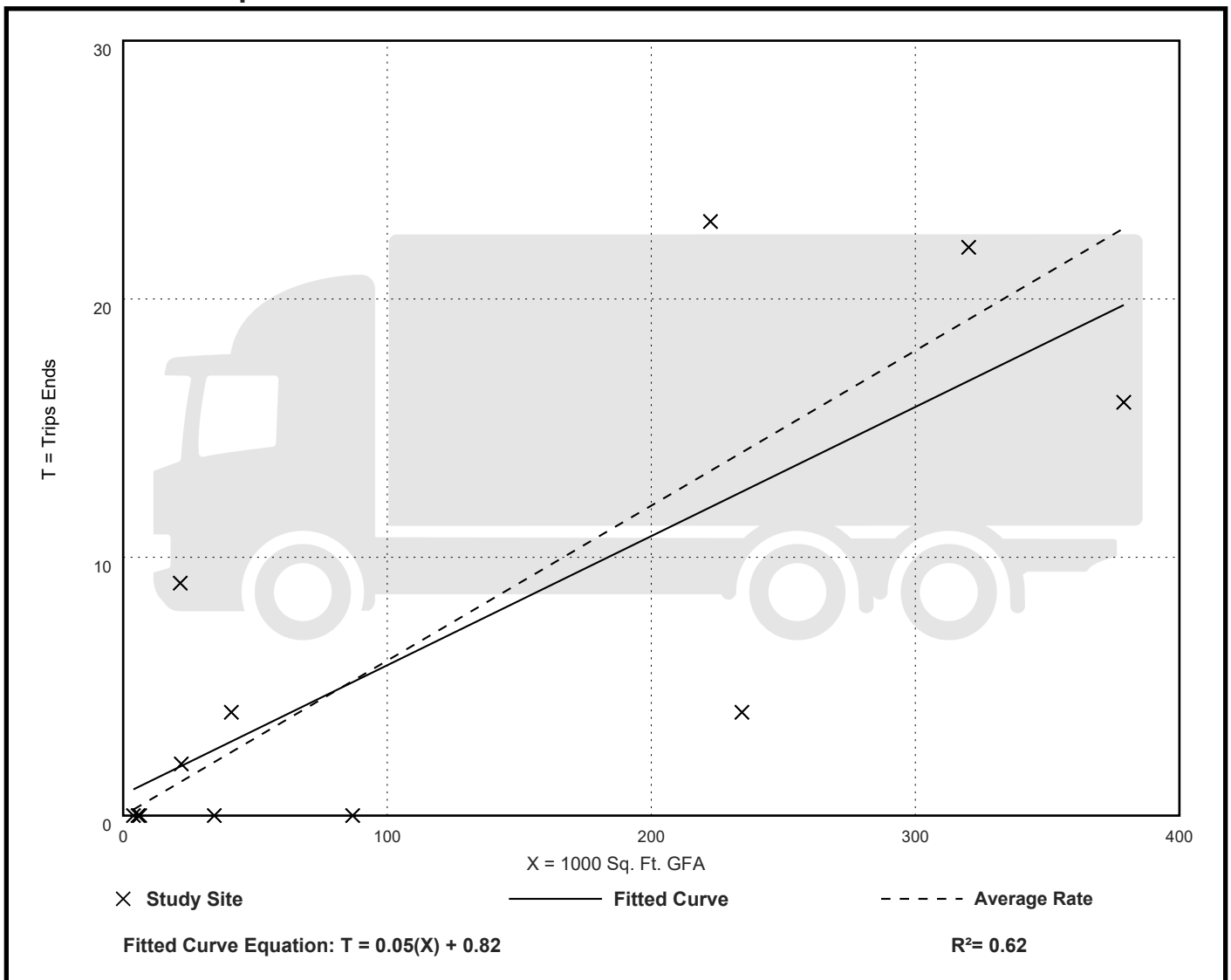
Avg. 1000 Sq. Ft. GFA: 115

Directional Distribution: 53% entering, 47% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.06	0.00 - 0.42	0.06

Data Plot and Equation



Small Office Building (712)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 20

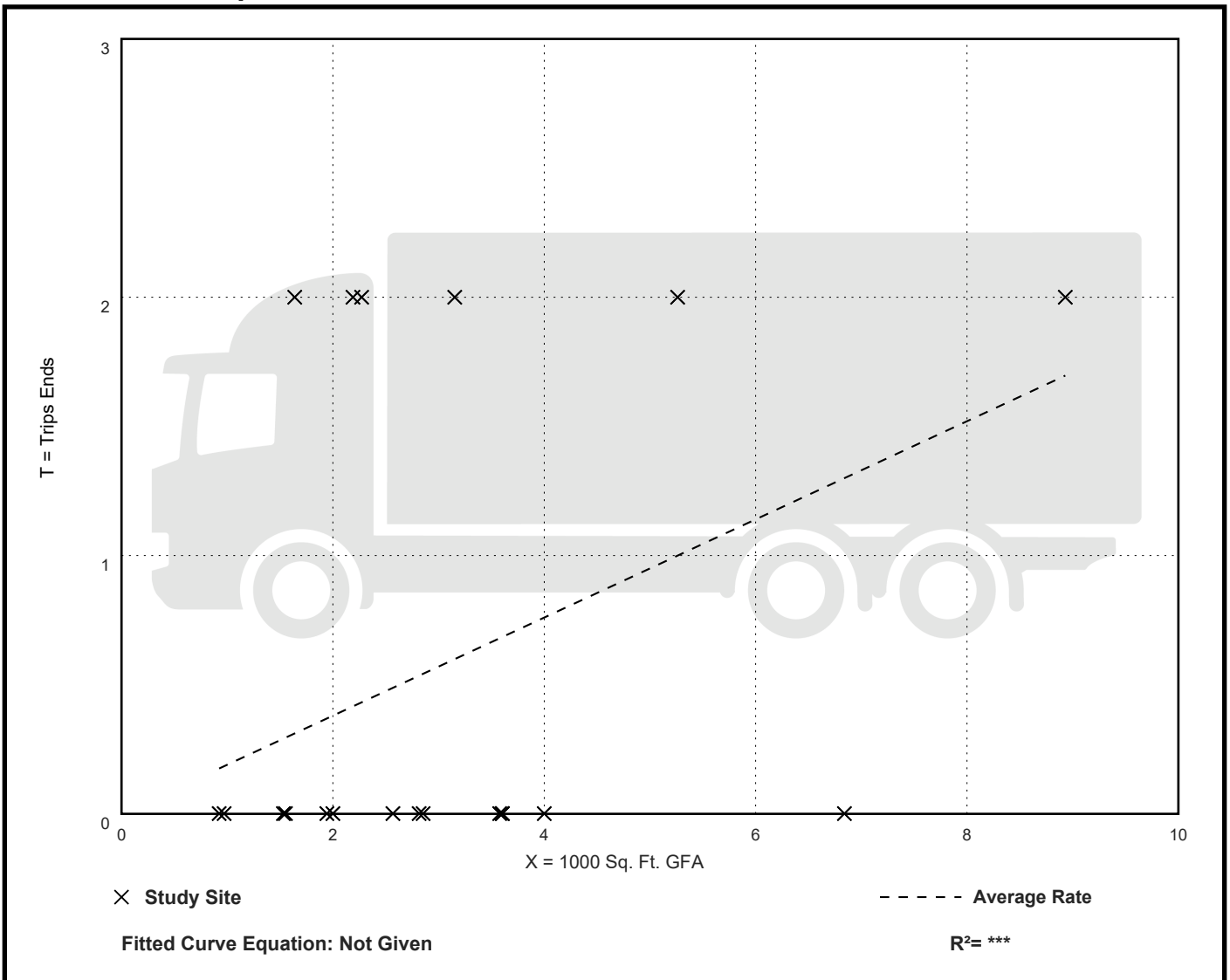
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.19	0.00 - 1.22	0.32

Data Plot and Equation



Small Office Building (712)

Truck Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 20

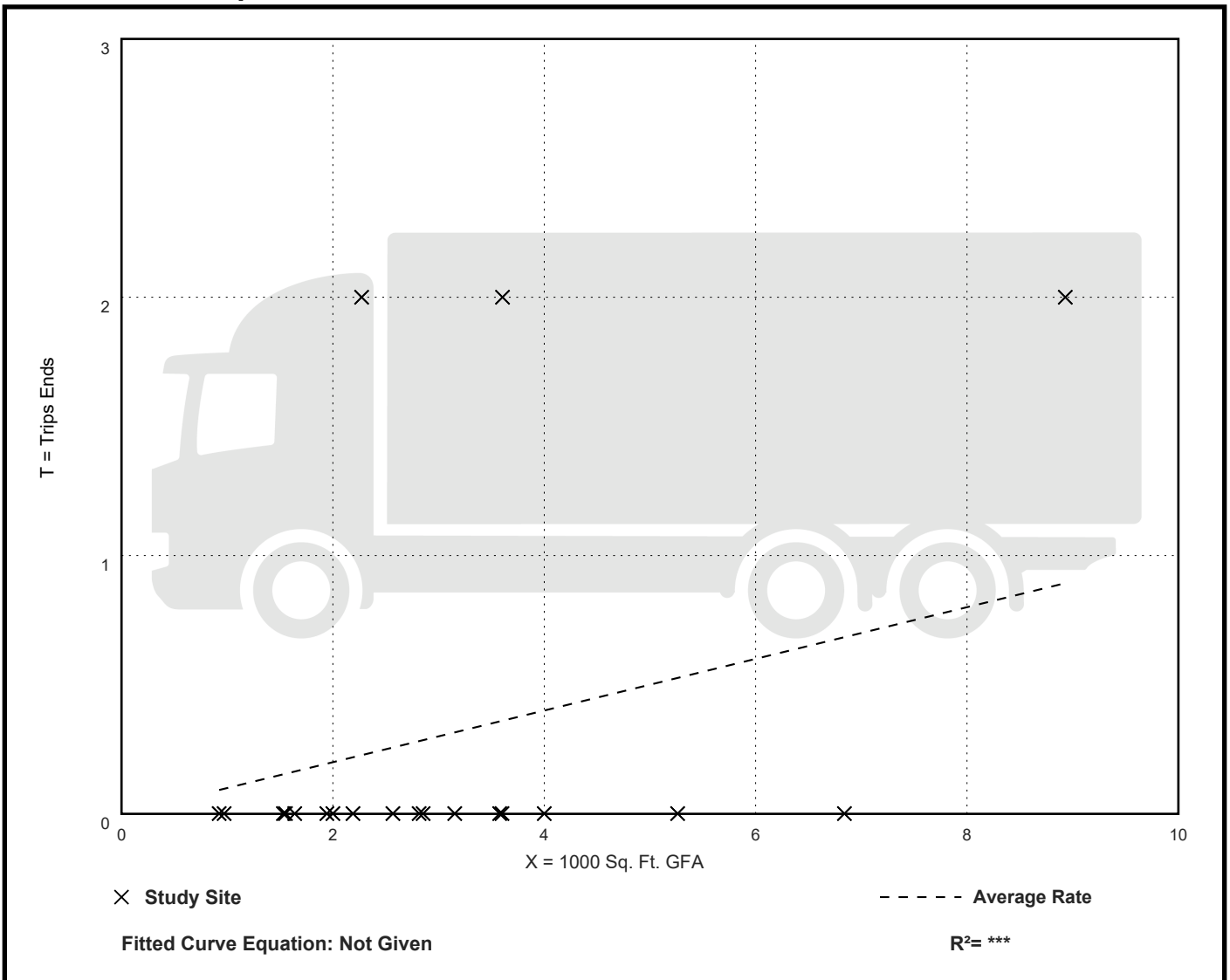
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.10	0.00 - 0.88	0.22

Data Plot and Equation



Traffic Counts and Level of Service Report 2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE Q	25TH ST to 17TH ST	701	3,356	2020	750	196	C	0.261	204	C	0.272
AVENUE Q	17TH ST to 13TH ST	701	3,356	2020	540	196	C	0.363	204	C	0.378
AVENUE O	13TH ST to US 1	685	2,100	2022	540	119	C	0.22	122	C	0.226
AVENUE C	10TH ST to 7TH ST	631	400	2022	540	23	C	0.043	24	C	0.044
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,950	2019	830	432	C	0.52	376	C	0.453
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	29,940	2020	2,100	1,478	C	0.704	1,446	C	0.689
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	20,369	2020	2,100	940	C	0.448	940	C	0.448
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	29,022	2020	2,100	1,389	C	0.661	1,411	C	0.672
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	18,500	2022	920	876	D	0.952	907	D	0.986
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	14,312	2020	790	746	C	0.944	675	C	0.854
BAYSHORE BLVD	SELVITZ RD to ST JAMES DR	622	14,312	2020	750	746	D	0.995	675	D	0.9
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,300	2022	540	233	C	0.431	199	C	0.369
BECKER RD	VILLAGE PKWY to I-95	624	5,250	2020	3,170	399	C	0.126	360	C	0.114
BECKER RD	I-95 to SAVONA BLVD	625	25,500	2022	2,000	2,066	F	1.033	1,946	D	0.973
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	20,000	2022	2,100	1,143	C	0.544	1,199	C	0.571
BECKER RD	ALBACORE ST to DARWIN BLVD	302	12,358	2020	1,500	1,100	C	0.733	988	C	0.659
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	12,358	2020	2,100	1,100	C	0.524	988	C	0.47
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	14,673	2020	1,500	1,271	C	0.847	1,081	C	0.721
BECKER RD	DARWIN BLVD to ATHENA DR	627	14,673	2020	2,000	1,271	C	0.636	1,081	C	0.541
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	17,000	2022	2,100	1,184	C	0.564	1,445	C	0.688
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	13,836	2020	920	1,220	F	1.326	1,275	F	1.386
BELL AVE	25TH ST to SUNRISE BLVD	104	5,043	2018	790	332	C	0.42	346	C	0.438
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,932	2018	600	222	C	0.37	228	C	0.38
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	8,361	2020	750	507	D	0.676	439	D	0.585
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	13,348	2020	920	706	C	0.767	680	C	0.739

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Traffic Counts and Level of Service Report 2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	3,100	2018	750	222	C	0.296	203	C	0.271
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,879	2019	1,710	572	C	0.335	523	C	0.306
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	17,097	2021	3,170	1,062	C	0.335	911	C	0.287
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	29,056	2020	3,170	1,641	C	0.518	1,845	C	0.582
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	29,435	2020	3,170	1,659	C	0.523	1,560	C	0.492
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	32,571	2020	3,170	1,763	C	0.556	1,694	C	0.534
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	37,282	2020	3,170	1,854	C	0.585	1,943	C	0.613
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	28,807	2020	3,170	1,497	C	0.472	1,470	C	0.464
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	15,859	2021	3,170	1,023	C	0.323	872	C	0.275
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	19,123	2021	3,170	1,030	C	0.325	1,075	C	0.339
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,000	2022	3,170	2,257	C	0.712	2,055	C	0.648
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,100	2022	790	106	C	0.134	105	C	0.133
DARWIN BLVD	BECKER RD to PAAR DR	235	7,762	2020	630	691	F	1.097	639	F	1.014
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,762	2020	920	691	C	0.751	639	C	0.695
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,900	2020	920	608	C	0.661	603	C	0.655
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,000	2022	920	781	C	0.849	704	C	0.765
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	2,300	2022	880	140	C	0.159	139	C	0.158
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,015	2020	880	267	C	0.303	270	C	0.307
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,900	2022	600	295	C	0.492	237	C	0.395
DELAWARE AVE	33RD ST to 25TH ST	500	3,100	2022	1,710	206	C	0.12	235	C	0.137
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,428	2020	1,220	65	C	0.053	65	C	0.053
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,714	2019	790	641	D	0.811	597	D	0.756
DELAWARE AVE	13TH ST to 10TH ST	664	7,505	2020	750	408	D	0.544	388	D	0.517
DELAWARE AVE	10TH ST to 7TH ST	664	7,505	2020	600	408	D	0.68	388	D	0.647
DELAWARE AVE	7TH ST to US 1	665	7,231	2019	750	392	D	0.523	403	D	0.537

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Traffic Counts and Level of Service Report 2022

Roadway Name	Location	STATION ID	2022 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	38,628	2020	3,020	2,568	C	0.85	2,278	C	0.754
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	39,257	2020	3,170	3,013	C	0.95	1,879	C	0.593
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,567	2020	2,100	1,080	C	0.514	1,185	C	0.564
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	24,142	2021	2,100	1,112	C	0.53	1,042	C	0.496
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	34,321	2020	2,100	1,975	C	0.94	1,879	C	0.895
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	34,321	2020	2,000	1,975	D	0.988	1,879	C	0.94
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	23,876	2021	2,100	1,160	C	0.552	1,059	C	0.504
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,508	2020	1,710	460	C	0.269	438	C	0.256
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,741	2018	1,080	117	B	0.108	116	B	0.107
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,726	2019	750	354	C	0.472	372	D	0.496
RIO MAR DR	BEACH AVE to US 1	147	5,726	2019	790	354	C	0.448	372	C	0.471
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,020	2020	920	185	C	0.201	185	C	0.201
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,020	2020	1,070	185	B	0.173	185	B	0.173
SAVONA BLVD	BECKER RD to PAAR DR	236	10,556	2020	790	939	F	1.189	844	F	1.068
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	10,556	2020	750	939	F	1.252	844	F	1.125
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,200	2020	790	659	D	0.834	695	D	0.88
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,244	2018	920	280	C	0.304	225	C	0.245
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,157	2018	540	153	C	0.283	151	C	0.28
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,240	2020	750	450	D	0.6	450	D	0.6
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	10,073	2020	700	590	C	0.843	594	C	0.849
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	14,479	2020	790	767	D	0.971	764	D	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	450	2022	580	29	C	0.05	28	C	0.048

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