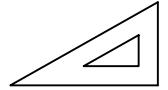
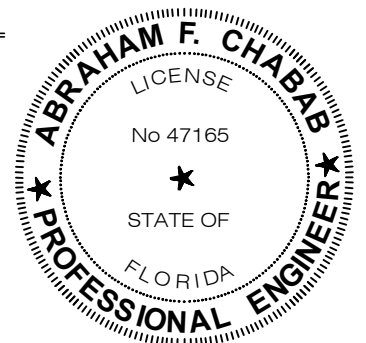
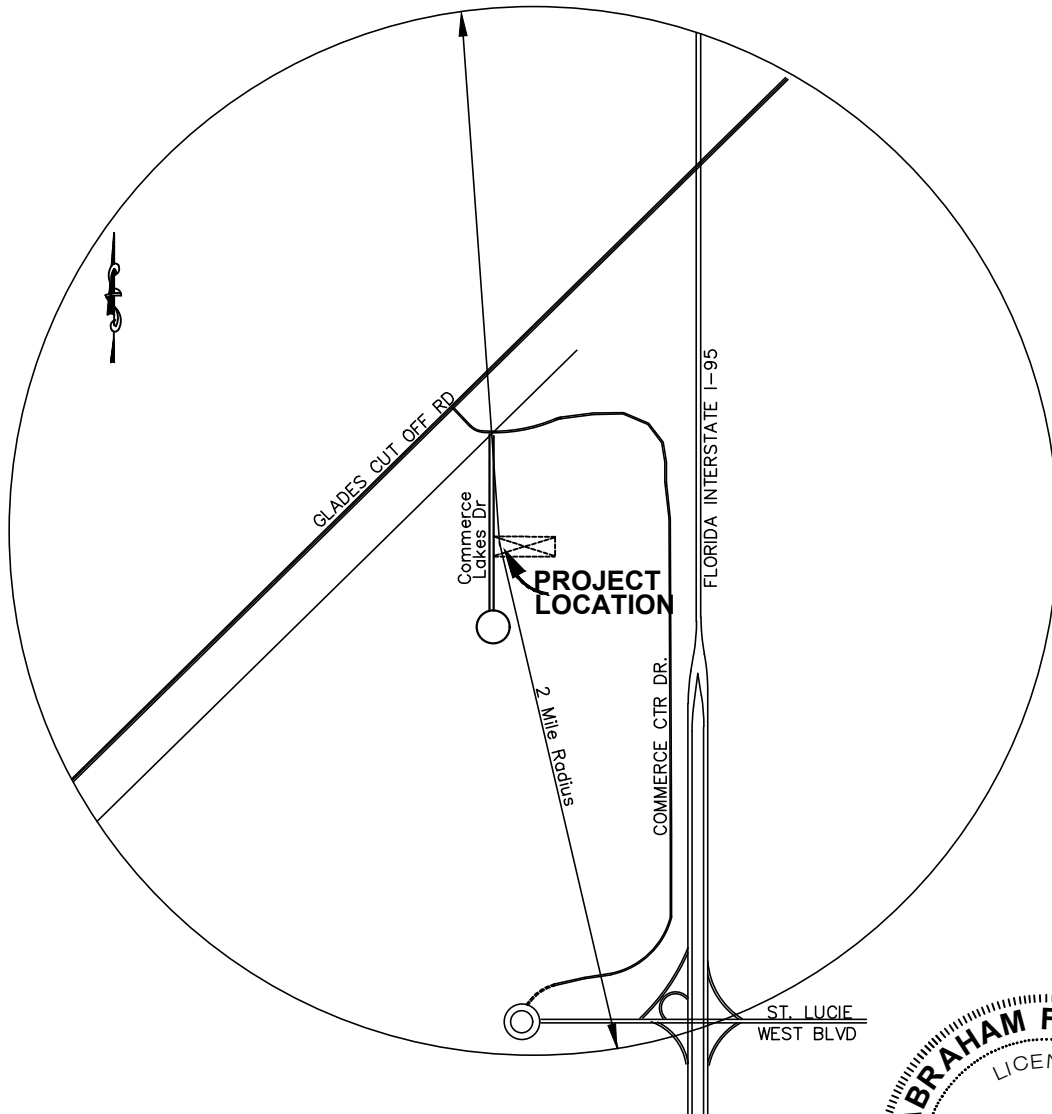


Abraham Chabab, Inc.
5019 NW Rugby Dr.
Port St. Lucie, FL 34983



Date : 6.2.2024

TRAFFIC STATEMENT FOR
HKA WAREHOUSE
 City of Port St. Lucie Project No. P24-xxx
 Address: 2095 Commerce Lakes Dr



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

ITE Trip Generation

The facility will have two warehouse buildings for a total of 23,654 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: $T = 0.54 (X) + 7.47 = 23,654 \text{ SF}/1000 \text{ SF} = 23.65$

Trips Ends : $12.77 + 7.47 = 20.24$ trips/day

Total Trips : 20 Trips/Day

Weekday, AM Peak Hour of Generator

Warehouse:

AM Peak Hour Trip Rate Code 150 : $T = 0.06(X) + 0.99$ $X=23,654 \text{ SF}/1000 \text{ SF} = 23.65$

$T = 1.42 + 0.99 = 2.41$ Trips/hr

AM Peak Hour Trip Rate Code 712 : From the graph for small office of 1000 SF

$T = 1.00$ Trips/hr

Total Trips = 4 Trips/hr

Weekday, PM Peak Hour of Generator

Warehouse:

PM Peak Hour Trip Rate Code 150 : $T = 0.05(X) + 0.82$ $X = 23,654 \text{ SF}/1000 \text{ SF} = 23.65$

$T = 1.18 + 0.82 = 2.0$ Trips/hr

PM Peak Hour Trip Rate Code 712 : From the graph for small office of 1000 SF

$T = 1.00$ Trips/hr

Total Trips = 3 Trips/hr

Trip Distribution

The project trips begin on Commerce Lakes Drive and intersects with Commerce Centre Drive. The project trips can be distributed at this intersection west to Glades Cut Off Road and east to Commerce Centre Drive.

Results

The current condition of Glades Cut Off Road and Commerce Centre Drive is Level of Service "B" & "C". The peak hour service capacity of Glades Cutt Off and Commerce Centre Drive is 1070, for Commerce Centre Drive and SLW Blvd is 700.

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 Commerce Centre Drive, 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 HKA 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)

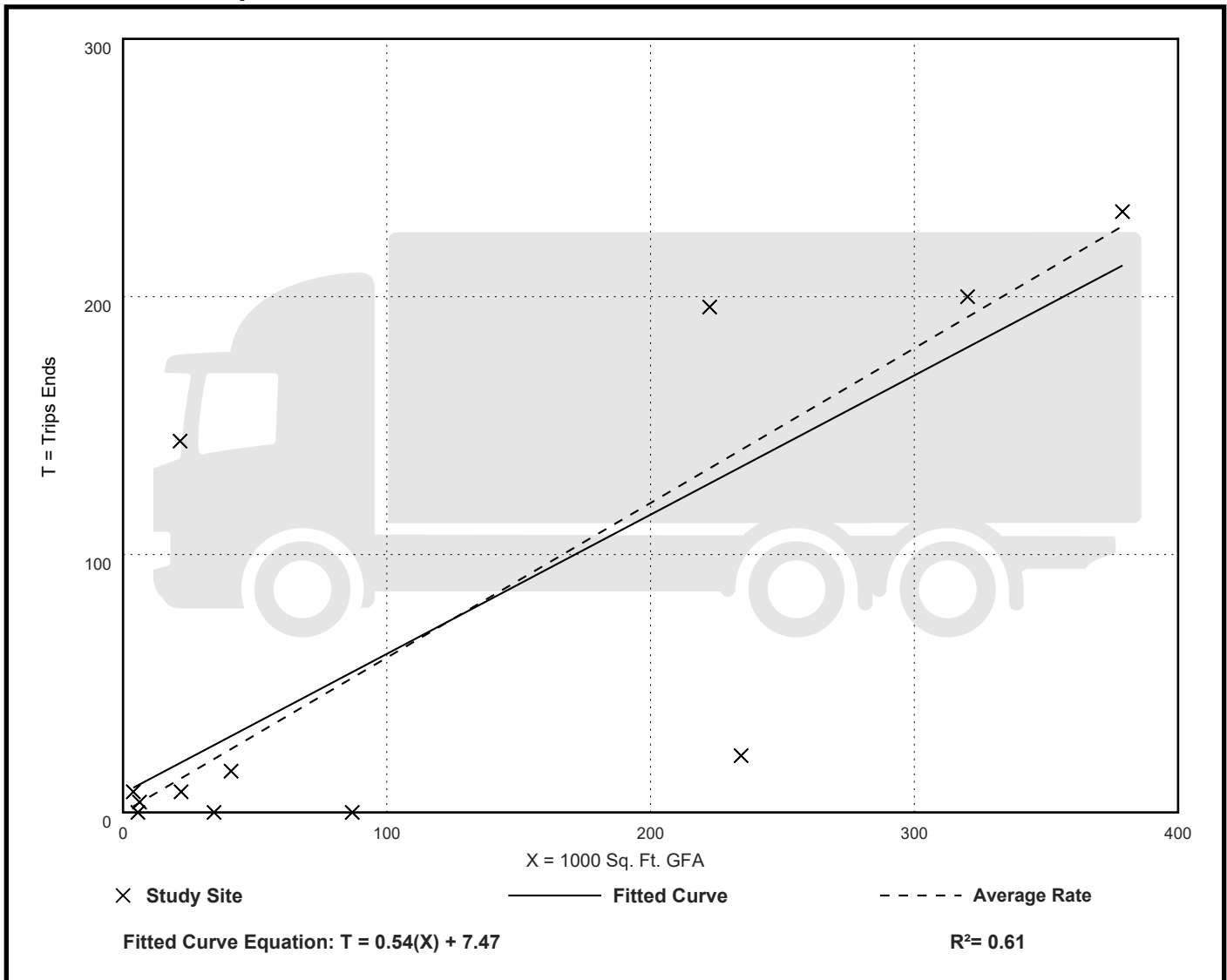
Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

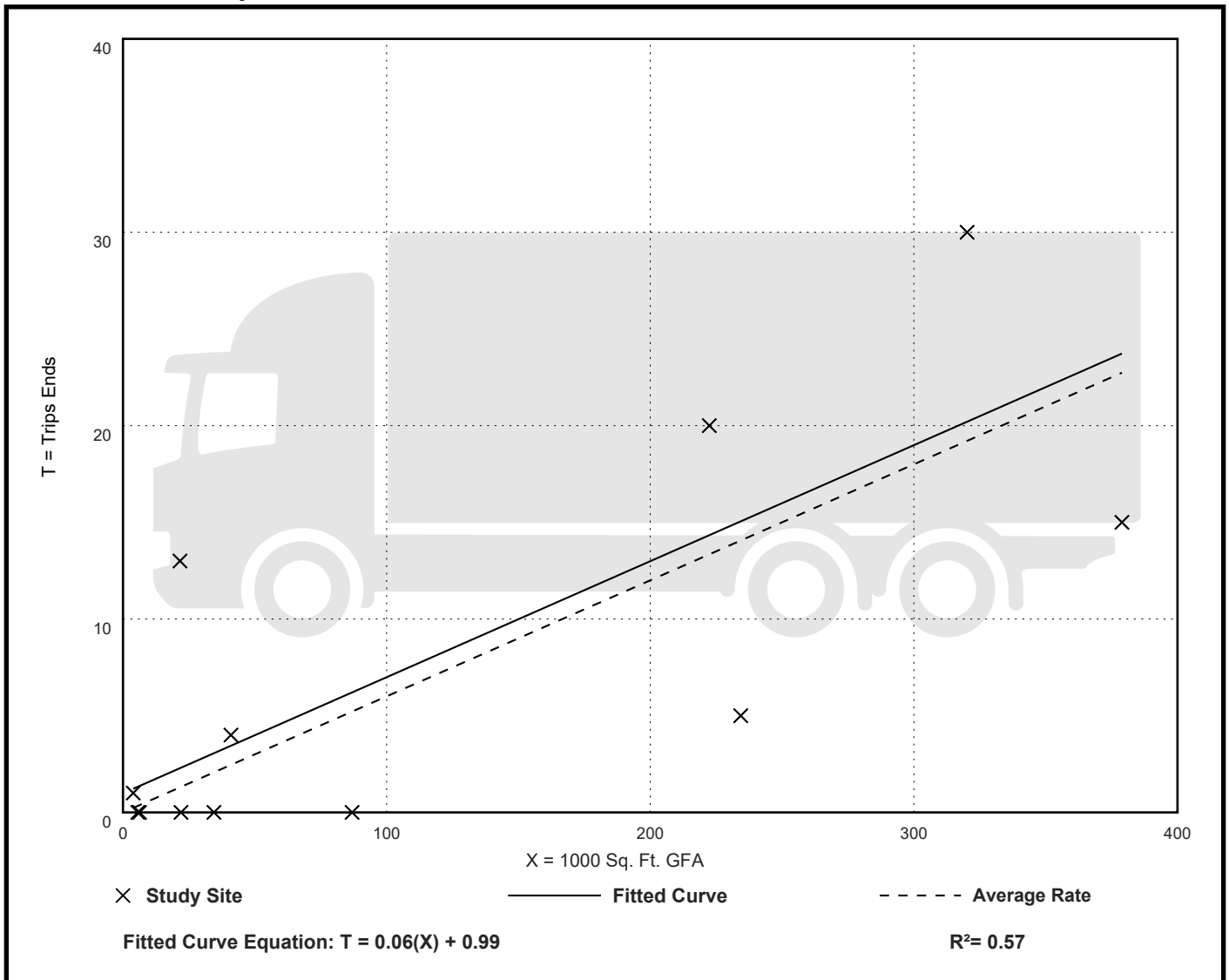
Avg. 1000 Sq. Ft. GFA: 115

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

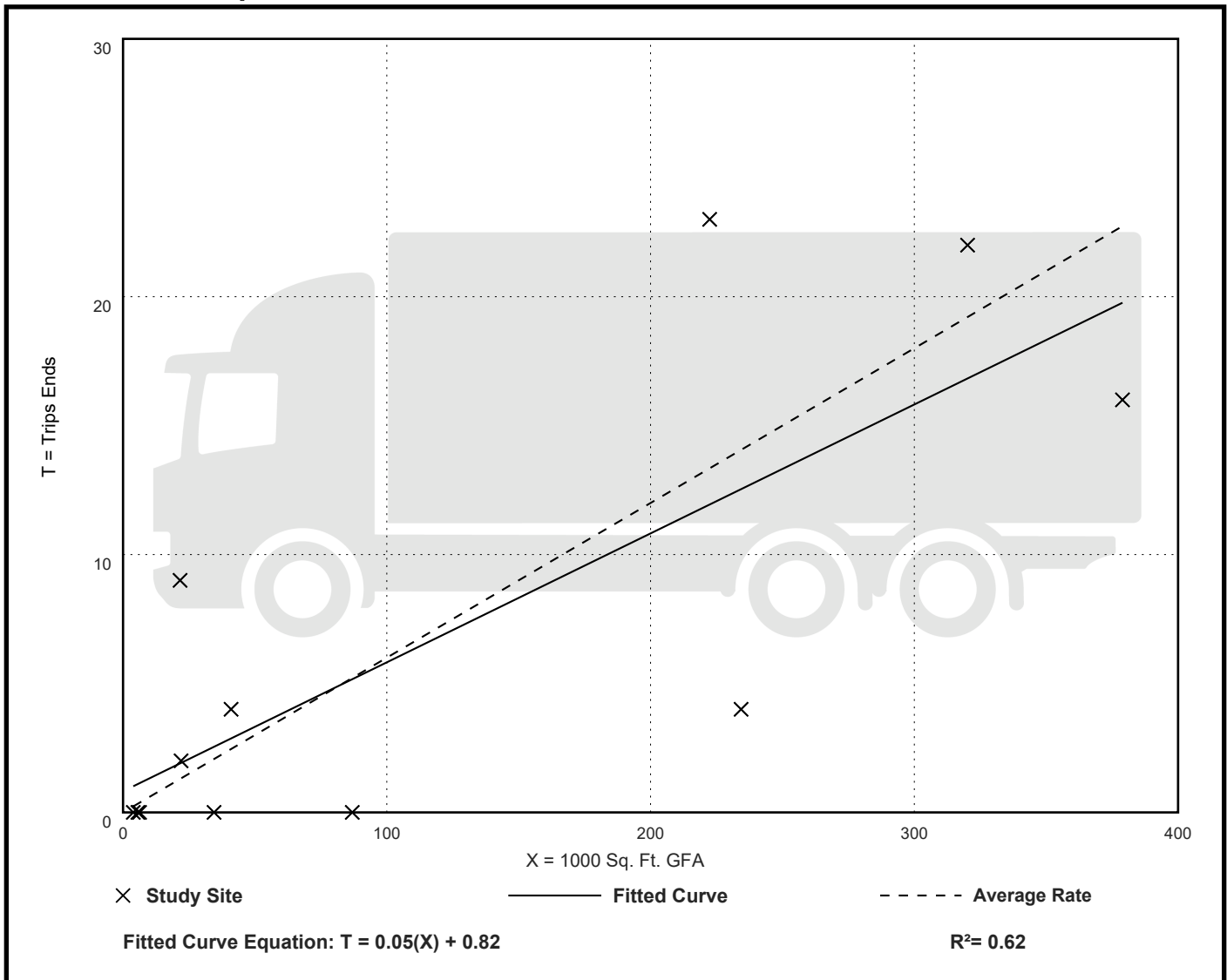
Avg. 1000 Sq. Ft. GFA: 115

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

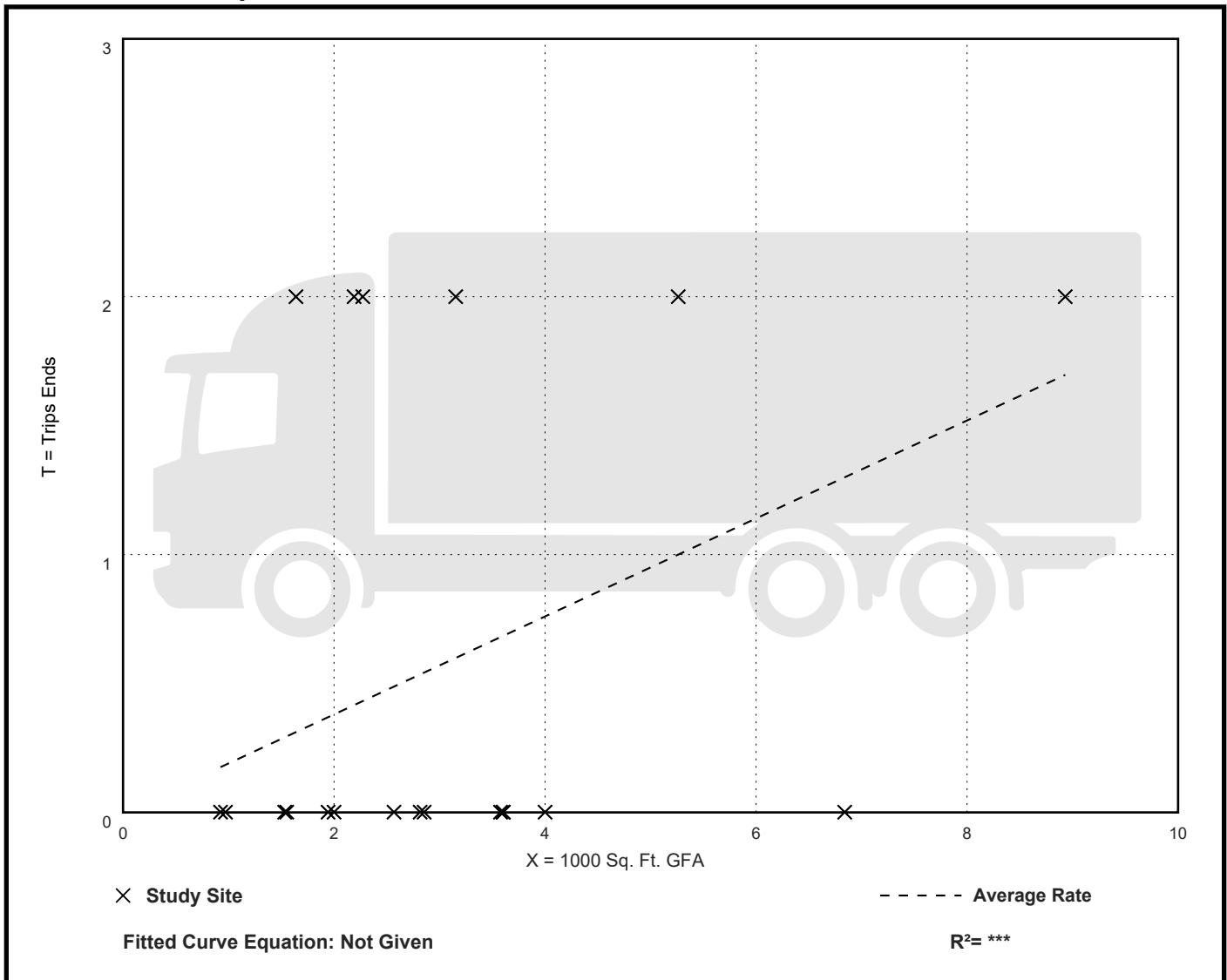
Avg. 1000 Sq. Ft. GFA: 3

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

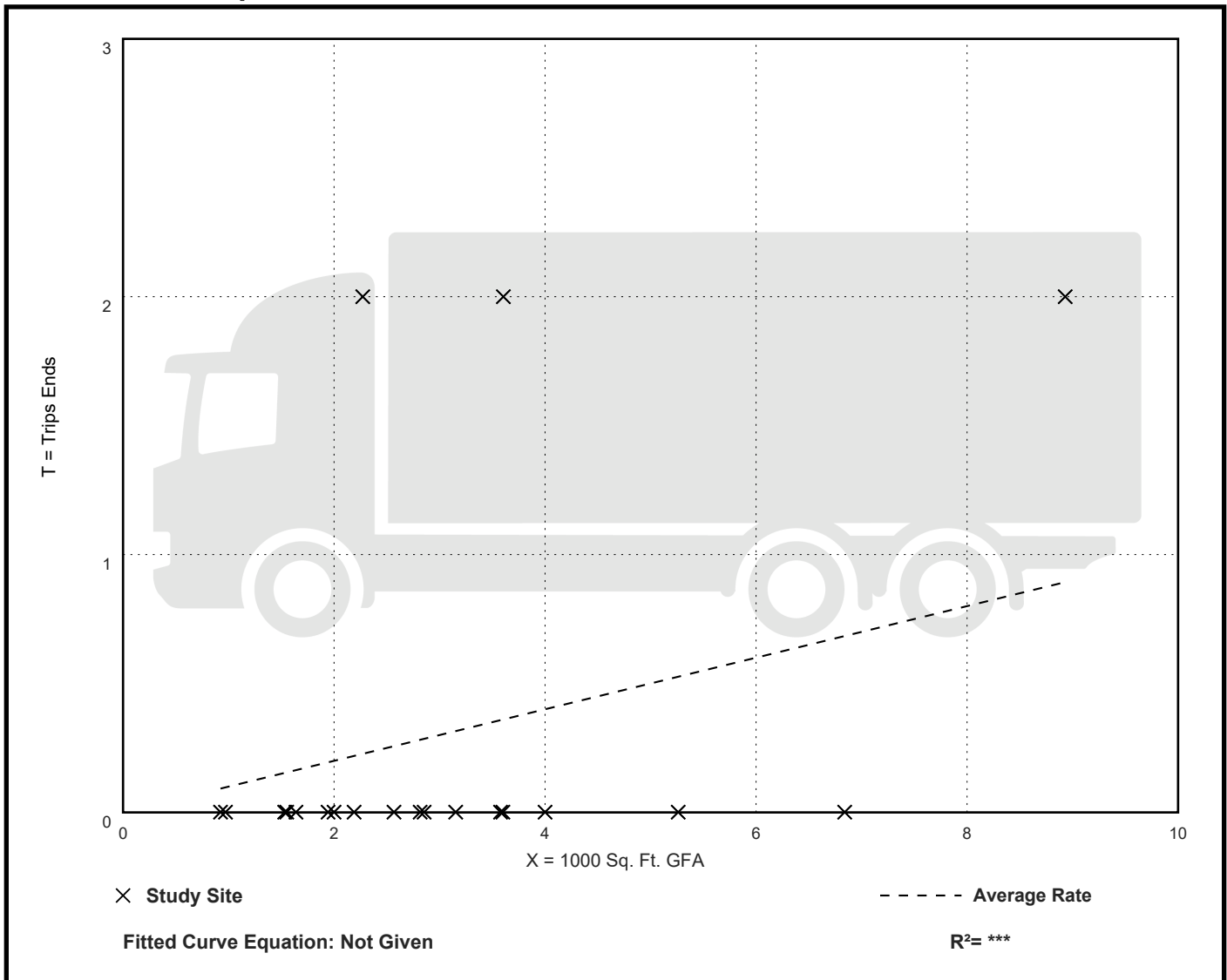
Avg. 1000 Sq. Ft. GFA: 3

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 2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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 * AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
 * Counts with an ID format of 6 digits have data extracted from FDOT count stations.

Traffic Counts and Level of Service Report 2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2019	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,500	2021	790	832	E	1.053	900	F	1.139
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,400	2020	920	596	C	0.648	597	C	0.649
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2021	920	593	C	0.645	628	C	0.683
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	7,800	2020	920	353	C	0.384	387	C	0.421
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	3,700	2020	920	188	C	0.204	169	C	0.184
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2020	700	283	C	0.404	227	C	0.324
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,100	2020	600	375	D	0.625	449	D	0.748
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,000	2020	600	679	F	1.132	710	F	1.183
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,000	2020	790	679	D	0.859	710	D	0.899
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,700	2020	1,550	585	C	0.377	529	C	0.341
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,700	2020	1,710	585	C	0.342	529	C	0.309
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,439	2020	2,100	1,261	C	0.6	1,216	C	0.579
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,796	2020	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,439	2020	1,800	1,261	C	0.701	1,216	C	0.676
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	23,363	2020	2,100	1,424	C	0.678	1,405	C	0.669
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,900	2021	790	272	C	0.344	272	C	0.344
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,100	2020	800	233	C	0.291	236	C	0.295
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,100	2020	840	233	C	0.277	236	C	0.281
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,000	2021	700	689	D	0.984	704	F	1.01
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876

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