



December 7, 2009

To All Interested Parties:

St. Lucie County staff is proposing changes to Chapters 2, 5 and 11 of the Land Development Code pertaining specifically to the procedures for evaluating the impacts of development upon the county-wide regulated roadway network and to the requirements for preparing Transportation Impact Reports (TIR). A summary of these changes as reflected within proposed **Ordinance No. 09-024** include:

- Relocating the TIR criteria currently found within Chapter 11: Administration (Section 11.02.09) of the Land Development Code to Chapter 5: Adequate Public Facilities (Section 5.06.04 and Section 5.06.05).
- Adding a new definition in Chapter 2: Definitions and Chapter 5: Adequate Public Facilities entitled "Radius of Development Influence".
- Revising the Transportation Impact Report (TIR) trip generation threshold requirement for land development projects to a minimum of 51 gross peak hour project trips and relocating these requirements to Section 5.06.04 of Chapter 5.
- Modifying the TIR Study Area boundary (Section 5.06.05 of Chapter 5) based upon the new "Radius of Development Influence" Table 5.06.04(B).

These modifications are consistent with traffic impact methodologies used in other Florida Urbanized counties and cities. The relocation of these specific requirements to Chapter 5: Adequate Public Facilities is compatible with existing traffic impact and concurrency requirements currently found in Chapter 5. **Draft Ordinance No. 09-024** has been prepared by County staff for review by the Land Planning Agency and final action by the Board of County Commissioners. This Ordinance can be found on the County's Website under www.stlucieco.org/growth/LDC.htm.

A public workshop will be held on January 14, 2009 at 1:00 p.m. in the Administration conference room 3, 2300 Virginia Ave., Fort Pierce, in order for interested parties to discuss these proposed changes with County staff. If you should have any questions prior to the workshop, please feel free to contact Michael Brillhart at (772) 462-6406.

County staff wants to thank you in advance for your participation in this endeavor.