C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, March 21, 2016 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER** - Pastor Craig Bridgers, The Crossing Community Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the March 7, 2016 regular meeting and the March 10, 2016 special meeting.

6. **PROCLAMATIONS**

   a. Parent's and Children's Day Proclamation being received by Deb Labella and Tony Loupe, Early Learning Coalition of St. Lucie County.

   b. St. Lucie County Fire Fighter Appreciation Month Proclamation being received by Alexa Birth and Jeaneece Washington, Muscular Dystrophy Association.

   c. Welcome Home Vietnam Veterans Day being received by Wayne Teegardin, St. Lucie County Veteran Services.

   d. Fort Pierce Citizens Academy Graduation

7. **LETTERS TO COMMISSION**

   a. Email from Jennifer Hedden, Principal and Coach of Chester A. Moore Elementary School thanking the Chief of Police for providing additional support with traffic control and for partnering with the school for the safety of the children.

   b. Email from Linda Salisbury expressing her appreciation of the City Clerk's efforts toward transparency and the improvement of public record requests.

c. Email from Active Captain with a 4 star review "A Great Place to Stop" of the marina, staff and downtown area.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

10. **CONSENT AGENDA**

a. Waive partial interest, penalties, and administrative fees in the amount of $149.42 for Lot Clearing Lien against 1708 Francis Court, Property ID #2401-506-0012-000-7, owned by Bruce F. Arnold, Sr, contingent upon payment of $100.00 within 60 days.

b. Reduce code enforcement fines in the amount of $61,830.00 against 1708 Francis Court; previously owned by Bruce F. Arnold Jr., 1512 White Hall Dr., #306, Plantation, FL 33324 and currently owned by Bruce F. Arnold, Sr., 245 Meadowlark Lane, Sandpoint, ID 83864 to $1,600.00 payable at closing.

c. Request to reduce code enforcement fines in the amount of $95,240.00 against 2808 Oleander Avenue, Ft. Pierce, FL, Parcel ID# 2422-602-0136-000-2, which was previously owned by RWLS V Holdings LLC, PO Box 8451, Mesa, AZ 85214 and currently owned by Tatiana G. Flores, 2808 Oleander Boulevard, Ft. Pierce, FL 34982 to $200.00 payable in 30 days.

d. Request to reduce code enforcement fines in the amount of $171,900.00 against 2402 Oleander Avenue, Ft. Pierce, FL, Parcel ID # 2422-604-0001-000-3 which was previously owned by Nicholas G. Austgen, 2402 Oleander Avenue, Ft. Pierce, FL and currently owned by Federal National Mortgage Association, % Shapiro, Fishman, Gache LLP, 2424 North Federal Highway, Ste 360, Boca Raton, FL 33431 to $2,000.00 payable in 30 days.

e. Approve grant award for Ms. Sharon Robinson for her business, Bo's Crab Spot, in the amount of $3,000 as an eligible recipient under the 2015-16 CDBG Action Plan Grant Award for Small Business.

f. Approval of Communitywide Council Recommendations for 2016 Public Service Grant Awards in the total amount of $60,000.00.

g. Approve purchase of laptops/computer equipment from Insight Public Sector in an amount not to exceed $28,479 for the Police Department.

h. Approve request to Install an Above Ground LP Tank at 1110 North 2nd Street.

11. **PUBLIC HEARINGS**

a. Presentation and Public Hearing for 2016-2020 5-Year Consolidated Plan and 2016 Action Plan

b. Ordinance 16-002 - Amendments to Chapter 9 & 22 - Zoning Fueling Station Regulation Updates – Location & Design SECOND READING

c. Review and approval with conditions an application for Conditional Use, submitted by Property Owner, Egan Packing LLC, applicant, Indian River Biodiesel, LLC, and representative, Dennis Murphy, of Culpepper & Terpening, Inc. to operate a Biodiesel fuel manufacturing facility within an existing industrial building located at 1103 N 2nd Street, Fort Pierce, FL. The property is zoned Light Industrial, I-1, (Parcel ID 2403-705-0006-000-9).

d. Review and approval of an application for a Conditional Use, submitted by Property Owners; Emil Francisco Jr., and applicant; Rico Farms LLC to operate a Wholesale Distribution Facility located at 5300 S. US Highway 1, Fort Pierce, FL. The property is zoned C-3, General Commercial (Parcel ID 3403-433-0007-000-5).

e. Ordinance 16-006 - Right-of-way abandonment submitted by TMH, LLC to abandon land immediately adjacent to 401 S. Indian River Drive. (Parcel ID 2410-808-0017-000-7).

f. Ordinance 16-007 - Right-of-way abandonment submitted by TMH, LLC to abandon land immediately adjacent to 411 S. Indian River Drive. (Parcel ID 2410-808-0019-000-1).

g. Ordinance 16-008 - Zoning Atlas Amendment & Planned Development Approval submitted by Foglia Contracting Corp. to construct a mixed-use development with office, retail and residential at 401 S Indian River Drive. Property is zoned C-1, Office Commercial. (Parcel ID 2410-808-0017-000-7; 2410-808-0019-000-1).

h. Approve with conditions an application Conditional Use w/ New Construction & Design Review submitted by Foglia Contracting Corp. to construct a multi-family development at 401 & 411 S. Indian River Drive. Property is zoned C-1, Office Commercial. (Parcel ID 2410-808-0017-000-7; 2410-808-0019-000-1).

i. Ordinance 16-009 - Zoning Atlas Amendment, Planned Development Plan and Preliminary Plat submitted by Walton Acquisitions FL, LLC to propose a mixed-use park including flex-warehouse, flex-commercial, mulit-family at 9850 Midway Road. Property is zoned AG 2.5, County Agriculture; AG-1, Agriculture, PUD, Planned Unit Development. (Parcel ID 2334-340-0000-000-7; 2334-410-0000-000-1).

j. Ordinance 16-010 - A voluntary annexation submitted by David Cleveland to annex property located at 3255 South US Hwy 1. Property is zoned CG, General Commercial with a COM, Commercial FLU. (Parcel ID 2427-601-0055-010-5)

12. **MISCELLANEOUS REPORTS & REQUESTS**

a. Monthly Financial Report for the Month Ending February 29, 2016

b. Presentation of Gangs Action Plan Report and Community Policing Action Plan Report by Diane Hobley-Burney, Chief of Police.

13. **CITY COMMISSION**

a. Resolution 16-R06 Reappointing James Crist and Bret McCain to the Board of Adjustment.

b. Resolution 16-R07 Reappointing members to the Communitywide Council.

c. Resolution 16-R08 Reappointing Don Bergman to the Construction Board of Adjustments & Appeals.

d. Resolution 16-R09 Creating the Relocation Advisory Committee for the Fort Pierce Wastewater Treatment Plant.

e. Resolution 16-R10 Appointing members to the Relocation Advisory Committee for Fort Pierce Wastewater Treatment Plant

f. Submittal Of Applications for positions on the Sunrise Theatre Advisory Board.

g. Consideration of letter to Governor Scott in support of Port St. Lucie's Resolution 16-R12, requesting the activation of all available emergency and relief resources for the protection of the Indian River Lagoon and St. Lucie Estuary.

h. ADDED ITEM: Letter of support for the SUN Trail Network.

i. MOVED FROM CONSENT. Approval of Employment Agreement with James M. Messer for full time legal services as the City Attorney for the City of Fort Pierce.

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

City Commission Regular Meeting **Agenda Item # 5. a.**

Meeting Date: 03/21/2016

Re:

SUBJECT:

Approval of minutes from the March 7, 2016 regular meeting and the March 10, 2016 special meeting.

Attachments

03.07.2016 Minutes

03.10.2015 Special Meeting

Form Review

Form Started By: Linda Cox Started On: 03/16/2016 12:35 PM

Final Approval Date: 03/16/2016

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, MARCH 7, 2016.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:30 p.m.

2. OPENING PRAYER - Father Michael McNally of St. Mark's Evangelist Catholic Church offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Edward Becht; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Robert Schwerer

5. APPROVAL OF MINUTES

a. Approval of minutes from the February 16, 2016 regular meeting.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve the Minutes of the February 16, 2016 regular meeting.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a proclamation recognizing March as American Red Cross Month.

b. Mayor Hudson issued a proclamation recognizing March as Believing in Girls Month.

c. Mayor Hudson issued a proclamation recognizing March 14 - 18, 2016 as Flood Safety Awareness Week.

7. **LETTERS TO COMMISSION** - These will be kept on file at the City Clerk's office.

a. Email from James Clasby in recognition of Kori Benton's timeliness, hard work and dedication.

b. Email from Gertrude Walker thanking the entire team, Mayor Hudson, Commissioners, City Manager Mimms, staff and volunteers for a wonderful Highwaymen Heritage Trail Festival Ribbon Cutting event.

c. Email from Tony Farella commending the Police Department for security provided at the Sunrise Theatre at 10:00 PM on February 20, 2016.

d. Email from Charley Williams, who resides in Orlando, congratulating the entire team on the success of the ribbon cutting festival for The Highwaymen Trail.

e. Letter from David M. Cleveland commending the Building Department for their professionalism, attention to detail and compliance with ever changing sets of codes.

f. Email from Active Captain with a 5 star review "Great & Getting Better" of the new marina facility and staff.

g. Letter from Doretha Hair Truesdell congratulating and thanking Elizabeth Woodruff and the City of Fort Pierce for their efforts and hard work on The Highwaymen Heritage Trail, Art Show and Festival.

8. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS** - There were no comments from the public.

9. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Mayor Hudson requested to discuss oversight and approval of invoices for legal services.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve the addition to the Agenda.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve the balance of the Agenda.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

10. CONSENT AGENDA

a. Approval of Assignment of Lease between St. Lucie County and the City of Fort Pierce, assigning the County's rights, duties, liability and obligations of the Lease Agreement with the Fort Pierce Yacht Club for the property located at 700 North Indian River Drive to the City, contingent upon approval by City Attorney as to form and correctness.

b. Approve License Agreement No. DACW17-3-16-0001 between Department of the Army and the City of Fort Pierce granting the city the ability to install, use, repair and maintain a concrete walkway/maintenance tract, lights, benches and trash receptacles on the South Jetty for a period of 5 years with an opportunity to renew.

c. Request for partial release of two parcels located in St. Lucie County, identified as PID 1211-111-0001-0009 and 1214-111-0001-0008, owned by BAER, LLC, 1650 90th Avenue, Vero Beach, FL 32966 from a code enforcement lien in the amount of $453,310.00 filed against 1635 Thumb Point Drive, Parcel ID 2401-605-0030-000-3 owned by John B. Culverhouse contingent upon payment of $5,000.00 within 60 days.

d. Approve payment to Golf Net Renovations, a sole source provider, in the amount of $10,865.00 to repair the driving range net.

e. Approval of travel expenses in the amount of $847.32 for Commissioner Alexander to attend the FBC-LEO Spring Conference being held on March 17 - 18, 2016 in Miramar, Florida.

f. Approval of travel expenses in the amount of $847.32 for Commissioner Sessions to attend the FBC-LEO Spring Conference being held on March 17 - 18, 2016 in Miramar, Florida.

g. Approve grant award for Geraldine Clark and Hy-She Consignment Boutique, Inc. in the amount of $3,000 as an eligible recipient under the 2015-16 CDBG Action Plan Grant Award for Small Business.

h. Request approval of the professional services proposal submitted by Kimley-Horn and Associates, Inc. providing additional surveying and design services for the 13th Street and 17th Street projects in the amount of $38,500.

i. Approval to purchase a 2016 Ford Transit cargo van from Sunrise Ford and installation of shelving from Advanced Work Van Interiors for the Police Department Crime Scene Unit in the total amount of $25,513.50.

j. Request to reduce code enforcement fines in the amount of $375,610.00 against 1512 Avenue J, Ft. Pierce, FL, Parcel ID # 2404-810-0019-000-9 which was previously owned by James Jones, 1512 Avenue J, Ft. Pierce, FL and currently owned by Jewell J. Eckles (daughter), 3309 Avenue T, Ft. Pierce, FL 34947 to $950.00 payable in 12 months.

Commissioner Perona pulled item **10c**.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve items **10a, 10b, 10d, 10e, 10f, 10g, 10h, 10i** and **10j.**

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

As to item **10c**, Commissioner Perona inquired into the reduction of liens and how it diminishes the efforts of code enforcement.

Peggy Arraiz, Code Enforcement, stated that the $5k was an administrative fee from the title company for a recording error. These releases do not impact the original property and that lien will stay intact.

Commission discussion included noting a missed opportunity to strongly enforce and motivate owners to bring property into compliance in good faith.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **10c**.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

NAY: Commissioner Thomas Perona

Passed

11. PUBLIC HEARINGS

a. Review and approval with conditions an application for Site Plan submitted by Property Owner, O`Reilly Automotive Stores Inc., and representative, Bryan L. Zarlenga, PE. to construct a 7,248 sq. ft. retail auto parts store at 4760 S US Highway 1, Fort Pierce, FL. The property is zoned General Commercial (C-3) (3403-123-0000-000-4).

Kori Benton, Senior Planner, gave a brief presentation and was available for questions.

Commissioner Perona stated that the in lieu of fees for parking are lower than they should be and asked if there is a plan to address. Rebecca Grohall, Planning Manager, stated that there will be recommendation in a few months.

Mayor Hudson opened the public hearing.

Bryan Gibbons, applicant representative, was available for questions.

Seeing no one else, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve with the condition that applicant implements a 5 ft. walkway to the future FDOT sidewalk upon completion of said FDOT sidewalk.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

b. Ordinance 16-005 Amending Section 12-103 extending the prohibition of fishing along Melody Lane. SECOND READING

Nicholas Mimms, City Manager, stated that the proposed prohibited area has been revised for the second reading.

Mayor Hudson opened the public hearing.

Charlie Frank Matthews spoke in opposition.
Clearver Hayling spoke in opposition.
Ladrus Goodman spoke in opposition.
Johnny B. Wilson spoke in opposition.
Ruby Dixon spoke in opposition.
Debra McCrary spoke in opposition.
Jacquelyn Brown spoke in opposition.
Rolonda Marrister spoke in opposition.
Ransford Black spoke in opposition.
Zinnie Maysard spoke in opposition.
Curtis Moore spoke in opposition.
Diana Voss spoke in opposition.
Clarence Harvey spoke in opposition.
Linda Norman spoke in opposition.
Clarence Harvey spoke in opposition.
Linda Norman spoke in opposition.
Johnny Rogers spoke in opposition.
Willie Mae Ellerby spoke in opposition.
Melvin Bivins spoke in opposition.

John Lee spoke in opposition.
Fred Rhodes spoke in opposition.
Margaret McCoy spoke in opposition.
Wilma Grant Toussaint spoke in opposition.
Jim Schiller spoke in opposition.
Marion Matthews spoke in opposition.
Isaiah Avant spoke in opposition.
Rick Reed spoke in opposition.
Johnny Jackson spoke in opposition.
Gloria Nelloms spoke in opposition.

Commissioner Sessions thanked the audience members for coming to speak their voice. He stated that he hasn't heard enough to justify the ordinance being put in place. He believes that the best approach to solve this problem is enforcement.

Commissioner Alexander stated that he's never seen arguing or fighting when he has visited the Melody Lane fishing wall. He believes that a lot of the people are fishing for support and not just for sport.

Commissioner Perona stated that they are trying to come up with a reasonable balance, concentrating on economic development. We are not outlawing fishing in the entire City of Fort Pierce and the remedy is to think outside of the box.

Seeing no one else, Mayor Hudson closed the public hearing.

Commissioner Becht clarified that he started the discussion about fishing due to complaints about loud music, trash and parking. He states that tonight he has heard a different story. The discussion should be more about policing so that everyone can enjoy the area and not just the fisherman.

Further Commission discussion included hearing about more piers, bathrooms, separate fishing areas, maintenance, and more civil policing.

Nicholas Mimms, City Manager, stated that the mission tonight was to gain input and the overwhelming sentiment was that the people love their fishing. He asked that the Commission allow staff to look into lighting concerns, improved bathrooms and ways to enhance maintenance, enforcement and pedestrian access.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to deny the passage of the Ordinance.

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Reginald Sessions, Mayor Linda Hudson

NAY: Commissioner Thomas Perona

Passed

c. Ordinance 16-002 - Amendments to Chapter 9 & 22 - Zoning Fueling Station Regulation Updates – Location & Design FIRST READING

Vennis Gilmore, Planning Analyst, gave a brief presentation and was available for questions.

Kori Benton, Senior Planner, confirmed that this will eliminate some of the obsolete and outdated regulations, allowing us embrace our design review guidelines. There are no big changes.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **11c.**

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

12. MISCELLANEOUS REPORTS & REQUESTS

a. Update on City Marina Operations

Dean Kubitschek, Director of Marina Operations, provided an update on operations since the recent Marina improvements. There has been an increase in occupancy, revenue and the secondary impact on local business. He provided current rates and a comparison to area marinas. The project was a success and we have since been voted the Best Marina on the Treasure Coast in 2016. We should do more to advertise this fact.

b. Monthly Financial Report for the Month Ending January 31, 2016

Johnna Morris, Finance Director, reported that all funds with the exception of the golf course have positive unrestricted available resources. All funds are operating where they should be.

13. CITY COMMISSION

a. Resolution No. 16-R05 appointing members to the City Planning Board.

Linda Cox, City Clerk, introduced the Resolution, read by title only, into the record. The re-appointed members were named.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve item **13a.**

AYE: Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson

Passed

b. Submittal of applications for Board of Adjustment - This item will come back in the form of a Resolution.

c. Submittal of applications for Communitywide Council - This item will come back in the form of a Resolution.

d. Submittal of applications for Construction Board of Adjustments & Appeals - This item will come back int he form of a Resolution.

e. Added item: Mayor Hudson would like to discuss oversight and approval of invoices for legal services.

Mayor Hudson requested to have the invoices sent to the Commission prior to being paid. Robert Schwerer, City Attorney, stated that the invoices are always on file for review and may need to be redacted if being used for any outside purpose. Mr. Schwerer agreed to send the invoices to the Mayor and City Commission before submitting to Finance for payment.

14. COMMENTS FROM THE PUBLIC

Susan Parry
Margorie Harrell
Rick Reed

15. COMMENTS FROM THE CITY MANAGER

a. City Manager's Report - Together We Can

Nicholas Mimms, City Manager, announced the upcoming City Attorney interview schedule, Conference Agenda items, joint meeting with the County and the new City Manager's report format.

16. COMMENTS FROM THE COMMISSION

Commissioner Sessions inquired into a possible change in the upcoming CIty Attorney interview schedule.

Commissioner Perona addressed Susan Parry's comments, stating that Animal Control issues and registrations should be enforced as written. If Ordinances are not being enforced for whatever reason, he wants to know about it. If changes need to be made, we should make them.

Commissioner Alexander also addressed Susan Parry's comments, stating that he did not give staff direction.

Commissioner Becht made inquiries into when Staff will get back to Commission and address the fishing pier concerns, the timeline for financial audit, and south bridge catwalk lighting. He announced that the new construction projects are a good sign of vibrant local economy.

Mayor Hudson stated that she likes the new format of the City Manager's report.

17. ADJOURNMENT - There being no further business, Mayor Hudson declared the meeting adjourned at 10:00 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

MINUTES OF A SPECIAL MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 1:30 P.M. ON THURSDAY, **MARCH 10, 2016.**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 1:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Edward Becht; Commissioner Thomas Perona; Commissioner Reginald Sessions

Absent: Commissioner Rufus Alexander

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney James Walker

Commissioner Alexander arrived at 1:32 p.m.

4. CITY ATTORNEY INTERVIEWS

The Mayor and City Commission conducted 25 minute individual interviews with the following candidates:

a. Gary M. Glassman

b. John S. Turner

c. Philip N. Sherwin

d. James M. Messer

e. Iola T. Mosley

5. COMMENTS FROM THE PUBLIC

There were no comments from the public.

At 3:31 p.m., the Mayor announced they would take recess and return at 4:30.

6. NEW BUSINESS

The meeting was reconvened by Mayor Hudson at 4:30 p.m.

a. Discussion, ranking and selection of City Attorney.

Mr. Colin Baenziger, of Colin Baenziger & Associates gave a brief overview of the suggested procedure for selecting the City Attorney. Each Commissioner was asked to select their top two candidates.

Commissioner Sessions selected James Messer and John Turner.
Commissioner Perona selected Gary Glassman and James Messer.
Commissioner Becht selected James Messer and John Turner.
Commissioner Alexander selected Iola Mosley and Philip Sherwin.
Mayor Hudson selected Gary Glassman and John Turner.

The City Clerk indicated there were two votes for Mr. Glassman, three for Mr. Messer, one for Ms. Mosely, one for Mr. Sherwin and three for Mr. Turner. Accordingly, Mr. Messer and Mr. Turner were the top vote getters.

The Mayor and Commission elected to move forward with the second ballot where they were asked to select one candidate. Commissioners Sessions, Perona and Becht selected Mr. Messer; Mayor Hudson and Commissioner Alexander selected Mr. Turner.

Mr. Baenziger indicated that if agreeable, Mr. Messer would be the first choice and Mr. Turner the second choice.

The Mayor and Commission agreed that we had five outstanding candidates.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to name Mr. Messer as #1 candidate and Mr. Turner as the #2 candidate.

AYE: Mayor Linda Hudson, Commissioner Rufus Alexander, Commissioner Edward Becht, Commissioner Thomas Perona, Commissioner Reginald Sessions

Passed

Mr. Mimms indicated that he has prepared a draft contract would proceed with contract negotiations with Mr. Messer.

7. ADJOURNMENT

Meeting was adjourned at 4:42 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. a.**

Meeting Date: 03/21/2016

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Parent's and Children's Day Proclamation being received by Deb Labella and Tony Loupe, Early Learning Coalition of St. Lucie County.

Attachments

Parent's and Children's Day 2016

Form Review

Form Started By: Caleta Scott Started On: 03/07/2016 10:54 AM

Final Approval Date: 03/07/2016

WHEREAS, The 21st Annual Children's Week celebrating Parents and Children took place in Tallahassee from January 24, 2016 to January 29, 2016, bringing thousands of parents, children, professionals, policy makers, community leaders and concerned citizens together to share valuable knowledge and information about children's issues across the state and in our capital city; and

WHEREAS, the purpose of Children's Week is to create a shared vision of the State of Florida's commitment to its children and families and to engage a long-term process to develop and implement strategies for moving the shared vision forward; and

WHEREAS, Children's Week has teamed up with more than 100 leading statewide business and non-profit organizations and hundreds of local organizations to expand the network of community involvement and education on a wide array of children and family issues at the local level and conduct events and activities in January, February, March and April in all 67 counties focused on improving the health, safety and well-being of Florida's children and families; and

WHEREAS, originally established as "Children's Day" in 1988, the 2002 Florida Legislature renamed this official, statewide Florida holiday as "Parent's and Children's Day" to more fully reflect support of the most important institution in Florida – *the family.*

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim April 2nd, as:

"Parent's and Children's Day"

and urge all citizens to support.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 21st day of March, 2016.

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. b.**

Meeting Date: 03/21/2016

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

St. Lucie County Fire Fighter Appreciation Month Proclamation being received by Alexa Birth and Jeaneece Washington, Muscular Dystrophy Association.

Attachments

SLC Fire Fighters Appreciation Month 2016

Form Review

Form Started By: Caleta Scott Started On: 03/07/2016 10:58 AM

Final Approval Date: 03/07/2016

WHEREAS, fighting fires is one of the most hazardous professions, requiring physical strength, stamina, extensive training, courage, and selfless concern for the welfare of our citizens; and

WHEREAS, in addition to their daily service to our communities, Fire Fighters throughout the state and across the nation have joined the Muscular Dystrophy Association for the past 61 years in the fight against neuromuscular diseases; and

WHEREAS, Florida Fire Fighters collected over $1.4 million in over 300 communities including the St. Lucie County Fire Fighters with their 2016 "Fill the Boot" campaign for the MDA, again making them the MDA's largest source of funding; and

WHEREAS, the funds collected by the St. Lucie County Fire Fighters assist the MDA in providing medical services at local clinics, summer camp, research grants, support groups, and public education seminars at no cost to local children and families; and

WHEREAS, in honor of the efforts of the St. Lucie County Fire Fighters, the Muscular Dystrophy Association is sponsoring the "St. Lucie County Fire Fighter Appreciation Month"; and

WHEREAS, it is appropriate for all citizens to join the Muscular Dystrophy Association in this tribute to our fire fighters.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim March 2016:

St. Lucie County Fire Fighter Appreciation Month

and urge all citizens of our community to commend the St. Lucie County Fire Fighters for their efforts on behalf of the Muscular Dystrophy Association.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 21st day of March, 2016

MAYOR COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. c.**

Meeting Date: 03/21/2016

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Welcome Home Vietnam Veterans Day being received by Wayne Teegardin, St. Lucie County Veteran Services.

Attachments

Welcome Home Vietnam Veterans Day

Form Review

Form Started By: Caleta Scott Started On: 03/14/2016 03:07 PM

Final Approval Date: 03/14/2016

WHEREAS, On January 12, 1962, United States Army pilots lifted more than 1,000 South Vietnamese service members over jungle and underbrush to capture a National Liberation Front stronghold near Saigon; and

WHEREAS, Operation Chopper marked America's first combat mission against the Viet Cong, and the beginning of one of our longest and most challenging wars; and

WHEREAS, Fifty years after that fateful mission, we honor the more than 3 million Americans who served, we pay tribute to those we have laid to rest, and we reaffirm our dedication to showing a generation of veterans the respect and support of a grateful Nation; and

WHEREAS, The Vietnam War is a story of service members of different backgrounds, colors, and creeds who came together to complete a daunting mission. More than 58,000 laid down their lives in service to our Nation; and

WHEREAS, Half a century after those helicopters swept off the ground and into the annals of history, we pay tribute to the fallen, the missing, the wounded, the millions who served, and the millions more who awaited their return. Our Nation stands stronger for their service, and on Vietnam Veterans Day, we honor their proud legacy with our deepest gratitude.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim March 30, 2016, as:

"Vietnam Veterans Day"

and urge all citizens to observe this day with appropriate programs and ceremonies that commemorate the anniversary of the Vietnam War.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 21st day of March, 2016.

MAYOR / COMMISSIONER

City Commission Regular Meeting **Agenda Item # 6. d.**

Meeting Date: 03/21/2016

Re: Citizens Academy Class 3 Graduation

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Fort Pierce Citizens Academy Graduation

Attachments

Class 3 graduates

Form Review

Form Started By: Shyanne Helms Started On: 03/15/2016 01:05 PM

Final Approval Date: 03/15/2016

THE SUNRISE CITY
FORT PIERCE
Florida

Fort Pierce Citizens Academy
Class 3 Graduates

Charlene Adair
Cathy Brucker
John Clark
Marcus Dixon
John Gallick
Cesar Garcia
Miriam Garcia
Amanda Geller
Amy Glenn
Mark Guttormson
Penny Guttormson
Liz Hauck
Myishea Jones
Christina McGinley
Catherine Miller
Cindi O'Connell
Nicolette Owens
Merrill Parker
April Peterson
Elizabeth Potter
Anita Prentice
Cathy Roberts
Rod Robertson
Annette Sanniota
Caleta Scott
Jasmine Sydney
Holly Theuns
Dale Tucker, Jr.

City Commission Regular Meeting **Agenda Item # 7. a.**

Meeting Date: 03/21/2016

Re: Email from Jennifer Hedeen

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Jennifer Hedden, Principal and Coach of Chester A. Moore Elementary School thanking the Chief of Police for providing additional support with traffic control and for partnering with the school for the safety of the children.

Attachments

Email from Jennifer Hedeen

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/15/2016 01:18 PM
City Manager	Jennifer Robinson	03/15/2016 03:44 PM

Form Started By: Jennifer Robinson Started On: 03/11/2016 12:56 PM

Final Approval Date: 03/15/2016

To: Jennifer D Robinson/cfp@cfp,
Cc: dhobley-burney@fppd.org,
Bcc:
Subject: Fw: Thank you
From: Nicholas Mimms/cfp - Wednesday 03/02/2016 09:08 AM

From: HEDEEN, JENNIFER L.
Sent: Tuesday, February 23, 2016 5:53 PM
To: rsmith@fppd.org
Cc: PRINCE, JONATHAN R.; REUTHER, BRIAN; WOODS, MARK W.
Subject: Thank you

Chief Hobley-Burney,

I wanted to take a moment and say thank you for providing me with support this week here at Chester A Moore Elementary School. We have been changing our arrival and departure system and it was nice to have the additional support from your department. Your officers were kind and helpful each morning and afternoon and provided much needed help with traffic control during these times.

I think it also sent a nice message to the community that we are all working together for the safety of the children. I hope we are able to work together again in the future.

Sincerely,

Jennifer L. Hedeen

Principal and Coach of
Chester A. Moore Elementary School
Phone: 772-468-5315
Fax: 772-468-5896

"Individual commitment to a group effort--that is what makes a team work, a company work, a society work, a civilization work."--***Vince Lombardi***

City Commission Regular Meeting **Agenda Item # 7. b.**

Meeting Date: 03/21/2016

Re: Email from Linda Salisbury re: Transparency & Public Record Requests

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Linda Salisbury expressing her appreciation of the City Clerk's efforts toward transparency and the improvement of public record requests.

Attachments

Email from Linda Salisbury

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:37 PM
City Manager	Jennifer Robinson	03/15/2016 10:34 AM

Form Started By: Jennifer Robinson Started On: 03/11/2016 01:18 PM

Final Approval Date: 03/15/2016

To: Jennifer D Robinson/cfp@cfp,
Cc: Linda Cox/cfp@cfp,
Bcc:
Subject: Fw: Attorneys BackUp
From: Nicholas Mimms/cfp - Tuesday 03/08/2016 02:39 PM

History: This message has been replied to.

From: GRAMLIN4@aol.com
To: lcox@city-ftpierce.com
Cc: nmimms@city-ftpierce.com
Date: 03/08/2016 02:36 PM
Subject: Attorneys BackUp

Linda,

I can't tell you how refreshing & great it is to have the five finalists backup for the City Attorney position posted online. We can finally say that transparency is a number one priority in the Clerk's office/City Hall & public information requests, etc. have improved so much. It is much appreciated by this citizen & I'm sure many more of us.

Linda

City Commission Regular Meeting **Agenda Item # 7. c.**

Meeting Date: 03/21/2016

Re: Active Captain 4 Star Review

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Active Captain with a 4 star review "A Great Place to Stop" of the marina, staff and downtown area.

Attachments

Email from Active Captain

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:38 PM
City Manager	Jennifer Robinson	03/15/2016 10:34 AM

Form Started By: Jennifer Robinson Started On: 03/11/2016 01:05 PM

Final Approval Date: 03/15/2016

To: Jennifer D Robinson/cfp@cfp,
Cc: fpcmdean/cfp@cfp,
Bcc:
Subject: Fw: What our visitors say
From: Nicholas Mimms/cfp - Thursday 03/03/2016 06:47 PM

----- Forwarded by fpcmdean/cfp on 03/03/2016 09:55 AM -----

From: reviews@activecaptain.com
To: fpcmdean@city-ftpierce.com
Date: 03/02/2016 08:32 PM
Subject: Fort Pierce City Marina has received a new review on ActiveCaptain...

*** ActiveCaptain Sponsor Review Email ***

Fort Pierce City Marina (marina) received a new 4 star review and now
has a total of 137 reviews.

Direct link to marker:
https://activecaptain.com/X.php?lat=27.4506405875887&lon=-80.3222623571472

Captain: David OKeeffe (487)

Title of review

A great place to stop

Body of review

We came in on a Saturday and berthed in the older section with fixed wooden docks. With no tide to speak of, the wood fixed docks were just fine. A lot of the charter fishing boats were docked near us so when they came in and cleaned their catch, it was fun to watch the pelicans waiting for and fighting for the scraps. The electrical supply was solid. The WiFi signal could have been stronger but was adequate. The dockmaster and office staff were professional and more than helpful. Because we came in on a Saturday, we were treated with music from the band playing at the on site Tiki Hut. They were actually quite good; not blaring and loud, just pleasant to listen to. The docks were key gated and closed at night. The new floating docks have coded

gate doors that remain closed all the time. We never had any concerns about security. The town is an easy walk from the marina, tha park and walkway next to it is very nice. When we had to delay our departure a day due to weather,the marina was most accommodating. We'd definitely stay here again if our travels take us this way.

City Commission Regular Meeting **Agenda Item # 10. a.**

Meeting Date: 03/21/2016

Re: Lot Clearing Lien - 1708 Francis Court

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Waive partial interest, penalties, and administrative fees in the amount of $149.42 for Lot Clearing Lien against 1708 Francis Court, Property ID #2401-506-0012-000-7, owned by Bruce F. Arnold, Sr, contingent upon payment of $100.00 within 60 days.

SUMMARY:

BACKGROUND:
The violations and lien were placed on Bruce F. Arnold Jr., who then transferred the property to his father Bruce F. Arnold, Sr. without revealing the existence of the fines. In 2015 Mr. Gary Vandenbos, a neighbor, became interested in purchasing the property and did a lien search that revealed the lien to Mr. Arnold Sr.

RECOMMENDATION:

Staff recommends waiving the partial interest, penalties, and administrative fees of $149.42 leaving a balance due of $100.00 payable in 60 days.

Recommendation is based on:

1. If Mr. VanDenbos purchases the property and satisfies the liens it will put the property in the hands of a local owner and resident who agrees to properly maintain the property and develop it to add value to the tax base and the community.

ALTERNATIVES:

1. Deny request.
2. Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 2016

Fiscal Year:

Account:

Amount: 100.00

OTHER INFORMATION:

$100.00 to the general fund.

Attachments

Tax Card
Breakdown
Request

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:36 PM

Form Started By: Collen Greer
Started On: 03/07/2016 02:00 PM
Final Approval Date: 03/14/2016

Property Identification

Site Address: 1708 Francis CT
Map ID: 24/01B

Parcel ID: 2401-506-0012-000-7
Zoning: R2

Account #: 154100
Use Type: 0000

Sec/Town/Range: 01/35S/40E
Jurisdiction: Fort Pierce

Ownership

Bruce F Arnold Sr

245 Meadowlark Ln
Sandpoint, ID 83864

Legal Description

BEACH ESTATES (PB 43-25) LOT 11 (OR 3059-2309; 3287-1598)

Current Values

Just/Market:	$52,500	Assessed:	$52,500
Exemptions:	$0	Taxable:	$52,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$52,500	$52,500	$0	$52,500
2014	$66,500	$66,500	$0	$66,500
2013	$66,500	$66,500	$0	$66,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-11-2011	3287 / 1598	0111	QC	Arnold Jr,Bruce F	$100
02-10-2009	3059 / 2309	0111	QC	Arnold,Bruce	$100
04-19-2005	2244 / 2116	00	WD	Poller,Bradley	$225,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.24
Land Size (SF):	10,454
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1708 Francis Court, Fort Pierce, FL
Parcel ID#: 2401-506-0012-000-7
Owner: Bruce F. Arnold Sr.

DATE: March 21, 2016

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$73.50	$75.92	$100.00
TOTAL	$73.50	$75.92	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $175.92
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $ 73.50
$249.42

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

Margaret M. Arraiz, Code Compliance Manager

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	March 1, 2016				
Property address:	1708 Francis court, Fort Pierce, FL 34949				
Owner(s) of record:	Bruce F. Arnold Sr.				
Mailing address:	245 Meadowlark Ln., Sandpoint, ID 83864				
Property tax ID #:	2401-506-0012-000-7				
Original purchase date:	April 11, 2011	Original purchase price:	unknown		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	**X Vacant Lot**
Name of person requesting reduction:	Gary Van Denbos/Bruce Murray	Relationship to owner(s):	Owner Representatives		
Telephone #:		Mobile phone #:	772-285-1755		
E-mail:	mailmurray@aol.com	Preferred contact method:	Email or cell phone		
What are owner(s) intentions for property:	Purchasing for future development – buyer is seeking to clear title				
Amount of Fine:	$249.42	Date Fine Initiated:	December 2009		

Are there current code violations?	X No	☐ Yes	Explain: (please attached notice) Property has been maintained by representative since 2012 - notice was to prior owner, not available	
Is a lien filed against the property?	☐ No	X Yes	If yes, what is the lien amount?	$249.42
Is property listed for sale?	X No	☐ Yes	If yes, what is listing price?	
Is property under contract for sale?	☐ No	X Yes	If yes, what is the sale price?	$65,000.00

AMOUNT OF FINE / LIEN **$ 249.42**

DOLLAR AMOUNT REQUESTING TO BE WAIVED **$ 149.42**

DOLLAR AMOUNT I AGREE TO PAY **$ 100.00**

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

Margaret M. Arraiz, Code Compliance Manager

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1707 Francis Court, Fort Pierce, FL 34949

Property Owner: Bruce F. Arnold Sr.

Mailing Address: 245 Meadowlark Ln., Sandpoint, ID 83864

Telephone #: _____ Cell Phone #: 772-359-2911

E-Mail Address: bthelight@msn.com

Is the property in compliance? **yes** If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

Margaret M. Arraiz, Code Compliance Manager

We, **Bruce A. Murray and Gary Van Denbos, on behalf of Bruce F. Arnold,** do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

To the best of our knowledge, Bruce Arnold purchased this property in April 2011 from a family member without real estate or legal assistance and without knowledge of outstanding fines and/or liens. He left the state at about that same time and left the property in the hands of a realtor and listed for sale. In the fall of 2012 he agreed to let an adjacent property owner level and clear the property and subsequently agreed to have that neighbor maintain the property. It has remained free of issues since that time. Outstanding liens and fines incurred by the prior owner were first discovered when we unsuccessfully attempted to negotiate a purchase agreement in 2015 and the information was disclosed during a title search. Gary Van Denbos made a formal offer on the property subject to mitigation of all outstanding fines and liens on February 15, 2016, that has now been accepted. Approval of a reduction in current outstanding fines and liens will put the property in the hands of a responsible local owner and resident who will properly maintain the property and likely develop it to add value to the tax base and community.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

Margaret M. Arraiz, Code Compliance Manager

Date: 3/1/16 Signed: Gary VanDenbos

Print Name: **Gary Vandenbos**

Date: 3/1/16 Signed: Bruce Murray

Print Name: **Bruce Murray**

REPRESENTING BRUCE F. ARNOLD, PROPERTY OWNER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Gary VanDenbos & Bruce Murray who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced FL Driver license as identification.

SWORN TO AND SUBSCRIBED before me this 1 day of March, 2016.

DEANNA M. GERHART
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF105260
Expires 3/23/2018

Notary Public, State of Florida Deanna M Gerhart

City Commission Regular Meeting **Agenda Item # 10. b.**

Meeting Date: 03/21/2016

Re: Lien Reduction - 1708 Francis Court - Case 10-1474

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

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SUBJECT:

Reduce code enforcement fines in the amount of $61,830.00 against 1708 Francis Court; previously owned by Bruce F. Arnold Jr., 1512 White Hall Dr., #306, Plantation, FL 33324 and currently owned by Bruce F. Arnold, Sr., 245 Meadowlark Lane, Sandpoint, ID 83864 to $1,600.00 payable at closing.

SUMMARY:

BACKGROUND:
The violations and lien were placed on Bruce F. Arnold Jr., who then transferred the property to his father Bruce F. Arnold, Sr. without revealing the existence of the fines. In 2015 Mr. Gary Vandenbos, a neighbor, became interested in purchasing the property and did a lien search that revealed the lien to Mr. Arnold Sr.

RECOMMENDATION:

The Code Enforcement Board heard the lien reduction request and recommends that the City Commission reduce the lien to $1,600.00 payable at closing.

Recommendation is based on:

1. The current owner has maintained the property since taking ownership.
2. There is a prospective local buyer whose intent is to develop the property and add value to the tax base and the community.

ALTERNATIVES:

1. Deny the request.
2. Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N: 2016

Fiscal Year:

Account:

Amount: 1600.00

OTHER INFORMATION:

$1600.00 to the general fund.

Attachments

Request for Reduction
Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:34 PM

Form Started By: Collen Greer Started On: 03/10/2016 01:30 PM
Final Approval Date: 03/14/2016

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

Margaret M. Arraiz, Code Compliance Manager

RECEIVED
MAR 01 2016
CODE ENF.
CITY OF FT. PIERCE

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	March 1, 2016				
Property address:	1708 Francis court, Fort Pierce, FL 34949				
Owner(s) of record:	Bruce F. Arnold Sr.				
Mailing address:	245 Meadowlark Ln., Sandpoint, ID 83864				
Property tax ID #:	2401-506-0012-000-7				
Original purchase date:	April 11, 2011	Original purchase price:	unknown		
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	Adjoining Property Owner		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	**X Vacant Lot**
Name of person requesting reduction:	Gary Vandenbos/Bruce Murray	Relationship to owner(s):	Owner Representatives		
Telephone #:		Mobile phone #:	772-285-1755		
E-mail:	mailmurray@aol.com	Preferred contact method:	Email or cell phone		
What are owner(s) intentions for property:	Purchasing for future development – buyer is seeking to clear title				
Amount of Fine:	$61,830.00	Date Fine Initiated:	October 2012		
Are there current code violations?	X No	☐ Yes	Explain: (please attached notice) Property has been maintained by representative since 2012 - notice was to prior owner, not available		
Is a lien filed against the property?	☐ No	X Yes	If yes, what is the lien amount?	$61,830.00	
Is property listed for sale?	X No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	X Yes	If yes, what is the sale price?	$65,000.00	

AMOUNT OF FINE / LIEN $ 61,830.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 60,230.00

DOLLAR AMOUNT I AGREE TO PAY $ 1,600.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

Margaret M. Arraiz, Code Compliance Manager

Owner representative and property buyer

Gary Vandenbos
(Printed

Owner representative

Bruce A. Murray
(Printed

Peggy Arraiz
Code Compliance Manager
City of Fort Pierce
100 N. U. S. Hwy. 1
Fort Pierce, Florida 34949

RECEIVED
MAR 01 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

Dear Ms. Arraiz:

I have accepted an offer to purchase my property at 1708 Francis Court. This offer is subject to an agreement to mitigate certain code enforcement liens on the property and includes language to that effect. If an agreement can be reached, the settlement penalty will be paid out of sale proceeds by the escrow agent as a part of the distribution of funds at closing.

After having the process explained to me, it is obvious that I cannot deal with the matter from my current location in Idaho. Consequently, I have agreed to have the buyer represent me assisted by a friend of mine who has been maintaining the property for me since late 2012.

Please accept

Mr. Gary Vandenbos
1706 Francis Court
Fort Pierce, Florida

and

Mr. Bruce Murray
1710 Francis Court
Fort Pierce Florida

as my representatives for discussions with the Code Enforcement Division, at Code Enforcement Board or Code Magistrate hearings, and before the City Commission if a hearing is necessary. They have agreed to serve in this capacity and communicate with me throughout the process.

Thanks you for your cooperation.

Bruce F. Arnold Sr.

Bruce F. Arnold, Sr.
245 Meadowlark Ln.
Sandpoint, Idaho 83864
bthelight@msn.com
(cell) 772-359-2911

AGREEMENT TO PURCHASE REAL ESTATE

The undersigned (herein "Purchaser") hereby offers to purchase from the owner (herein "Seller") the real estate located at 1708 Francis Court in the City of Fort Pierce, County of St. Lucie, State of Florida, the legal description of which is:

BEACH ESTATES (PB 43-25) LOT 11 (OR 3059-2309, 3287-1598)

upon the following terms and conditions:

1. Purchase Price and Conditions of Payment
The purchase price shall be Sixty Five Thousand and no Dollars ($65,000.00) to be paid in its entirety in cash at the time of closing the sale and distributed to Seller after deduction of any taxes or lien mitigation costs provided for herein, which shall be paid directly to the appropriate agencies.

2. Earnest Money Deposit
No earnest money deposit is made with this offer. Purchaser shall deposit the full purchase price with an Escrow Agent of his choice within ten (10) days of Code Enforcement Board approval of a lien mitigation acceptable to Seller and Purchaser.

3. Real Estate Taxes, Assessments, Liens, and Adjustments
Real Estate taxes accrued against the property through December 31, 2015, shall be paid by Seller and the Escrow Agent shall pay any unpaid portion of such property taxes then outstanding from amounts due Seller upon distribution of sale proceeds at closing of the sale. Purchaser shall be responsible for all taxes accrued after December 31, 2015.

Purchaser and Seller are aware of certain outstanding Code Violation Liens against this property, release of which is a condition of Purchaser's offer. Seller agrees to appoint Purchaser as his agent to negotiate mitigation of those liens to a settlement amount not to exceed one thousand, seven hundred and fifty dollars ($1750.00) and agrees to direct distribution of those mitigation costs directly to the appropriate authority from purchase funds due Seller at the time of closing. In the event mitigation cannot be negotiated for an amount equal to or less than $1750.00 and the parties are unable to reach an alternative agreement on payment of outstanding liens, this agreement may be voided by Purchaser at his sole discretion.

4. Title to the Property
Purchaser agrees to obtain, at his own expense, prior to closing and promptly after acceptance of this offer, an abstract of title brought down to current date, an owner's policy of title insurance in the amount of the purchase price, or other evidence sufficient and satisfactory to him showing a marketable and insurable title to the real estate in the name of Seller subject only to easements, zoning and restrictions of record and free and clear of all liens and encumbrances except as stated elsewhere in this offer. If marketable or insurable title in Seller cannot be satisfactorily

shown, a reasonable time shall be permitted for Seller to cure or correct defects at his expense except as otherwise provided herein. Seller shall convey title to Purchaser at the time of closing by a good and sufficient general warranty deed free and clear of all liens and encumbrances except as otherwise provided in this offer and subject to easements, zoning and restrictions of record.

5. Possession of the Property
Purchaser shall be given possession of the property on the date of closing of the sale.

6. Risk of Loss
The risk of loss by destruction or damage to the property by flood, fire or otherwise prior to the closing of the sale is that of Seller. If all or a substantial portion of the improvements or utilities on the property are destroyed or damaged or the property cannot be accessed or used for future construction prior to the closing and transfer of title, this agreement shall be voidable at Purchaser's option.

7. Improvements and Fixtures Included
This property is a vacant lot with utility connections in place and natural growth landscaping. No personal property of Seller that may be on the property is included in this sale and shall be removed prior to closing.

8. General Conditions
It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Purchaser and Seller. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Purchaser and Seller. This agreement shall be interpreted and enforced in accordance with the laws of the Stateof Florida.

9. Special Conditions
Purchaser shall make application to the Fort Pierce Code Enforcement Department within ten days of receipt of Seller's acceptance to initiate lien mitigation negotiations and the formal approval process. Purchaser will represent the property in those negotiations as provided elsewhere herein in all discussions, Code Enforcement Board hearings, and City Commission mitigation approval hearings. Purchaser shall notify Seller within 72 hours of any actions, decisions or agreements related to this process as they occur.

Purchaser shall notify Seller within thirty (30) days of written acceptance of this offer by Seller of his satisfaction that marketable and insurable title in Seller will be available or of any conditions found that will require correction or cure before such title can be certified and closing can occur.

Neither Purchaser nor Seller are represented by a real estate or other agent entitled to a commission or fee on this transaction except as retained by them separately and independently at their own expense not dependent upon completion of this transaction.

10. Time for Acceptance and Closing
This offer is void if not accepted by Seller in writing via mail, fax, or email attachment received by Purchaser on or before 6:00 P.M. EST of the fourth day of March, 2016.

Closing of the sale shall take place no later than ten (10) days after approval of an acceptable lien mitigation agreement by the City Commission of Fort Pierce, but in no event later than June 30, 2016, unless specifically agreed to by both Seller and Purchaser.

This offer is made at the City of Fort Pierce, State of Florida, this fifteenth day of February, 2016.

Gary Vandenbos
1706 Francis Court
Fort Pierce, Florida 34949

Acceptance by Seller

The foregoing offer to purchase real estate is hereby accepted in accordance with the terms and conditions specified above.

Dated this 23rd day of Feb 2016.

(SELLER)

(SELLER)

Property Identification

Site Address: 1708 Francis CT
Map ID: 24/01B

Parcel ID: 2401-506-0012-000-7
Zoning: R2

Account #: 154100
Use Type: 0000

Sec/Town/Range: 01/35S/40E
Jurisdiction: Fort Pierce

Ownership

Bruce F Arnold Sr

245 Meadowlark Ln
Sandpoint, ID 83864

Legal Description

BEACH ESTATES (PB 43-25) LOT 11 (OR 3059-2309; 3287-1598)

Current Values

Just/Market:	$52,500	Assessed:	$52,500
Exemptions:	$0	Taxable:	$52,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$52,500	$52,500	$0	$52,500
2014	$66,500	$66,500	$0	$66,500
2013	$66,500	$66,500	$0	$66,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-11-2011	3287 / 1598	0111	QC	Arnold Jr,Bruce F	$100
02-10-2009	3059 / 2309	0111	QC	Arnold,Bruce	$100
04-19-2005	2244 / 2116	00	WD	Poller,Bradley	$225,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Area of this building: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: 2014
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.24
Land Size (SF):	10,454
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
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MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
1707 Francis Court, Ft. Pierce, FL

DATE: March 21, 2016

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 10-1474	$61,830.00	$.00	$.00
TOTAL	$61,830.00	$.00	$.00

CAN BE WAIVED (ALL COSTS) $61,830.00.

City Commission Regular Meeting **Agenda Item # 10. c.**

Meeting Date: 03/21/2016

Re: Lien Reduction - Case 14-1370 - 2808 Oleander Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

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SUBJECT:

Request to reduce code enforcement fines in the amount of $95,240.00 against 2808 Oleander Avenue, Ft. Pierce, FL, Parcel ID# 2422-602-0136-000-2, which was previously owned by RWLS V Holdings LLC, PO Box 8451, Mesa, AZ 85214 and currently owned by Tatiana G. Flores, 2808 Oleander Boulevard, Ft. Pierce, FL 34982 to $200.00 payable in 30 days.

SUMMARY:

BACKGROUND:
A lien was placed on RWLS V Holdings LLC in January 2015. The property was sold to Roberto & Edith Flores but they were not notified of the existence of the violation or lien. Ms. Tatiana G. Flores inherited the property in November 2015. In January 2016, staff notified the new owner of the violation and she corrected the violation within two days.

RECOMMENDATION:

The Special Magistrate heard the request on March 2, 2016 and recommends to the City Commission that they accept the offer of $200.00 payable in 30 days.

Recommendation is based on:

1. The lien was on RWLS V Holdings who sold the property and did not inform the new owners of the lien.
2. Upon learning of the lien Ms. Flores immediately corrected the violation by removing the fence.

ALTERNATIVES:

1. Deny the request.
2. Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N:	2016
Fiscal Year:	
Account:	
Amount:	200.00

OTHER INFORMATION:

$200.00 to the general fund.

Attachments

Request for Reduction
Tax Card
Breakdown

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:35 PM

Form Started By: Collen Greer Started On: 03/08/2016 01:41 PM
Final Approval Date: 03/14/2016

March 2

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:					
Property address:	2808 Oleander Blvd. Fort Pierce FL				
Owner(s) of record:	Tatiana G. Flores				
Mailing address:	2808 Oleander Blvd. Fort Pierce FL				
Property tax ID #:	2422-602-0136-000-2				
Original purchase date:	11/3/15	Original purchase price:	0		
Other Information:	☑ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner		
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Tatiana G. Flores	Relationship to owner(s):	Owner		
Telephone #:	772-626-5202	Mobile phone #:	772-333-4444		
E-mail:	remy.22@live.com	Preferred contact method:	E-mail and Phone call		
What are owner(s) intentions for property:	Live in				
Amount of Fine:	$200.00	Date Fine Initiated:	October 8/2014		

Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)	Property is clean and Fence is removed
Is a lien filed against the property?	☐ No	☑ Yes	If yes, what is the lien amount?	$92,630.00
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?	
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN $ 92,630.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 92,430.00

DOLLAR AMOUNT I AGREE TO PAY $ 200.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Tatiana G. Flores
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 2808 Oleander Blvd. Fort Pierce FL 34982

Property Owner: Tatiana G. Flores

Mailing Address: 2808 Oleander Blvd. Fort Pierce FL 34982

Telephone #: 772-626-5202 Cell Phone #: 772-333-4444

E-Mail Address: remy.22@live.com

Is the property in compliance? Yes If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Tatiana G. Flores, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I was never aware of these violations because ~~this~~ they were being sent to the company that was contracted for the deed. which is Rubs v Holdings. This company never informed the previous owner of the violations. That is why they weren't taken care of right away. Rember~~to~~ and Edith Flores became the owners of this home from August 2015 to November 2015. They were never notified of the violations until now that I have become the owner Since November 2015. I am asking that the penalty be reduced to $200 for the violation that has now been taken care of and for the ~~loan~~ lein to be removed on my home.

Date: _____

Signed: _____

Print Name: Tatiana G. Flores

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Tatiana Gabriela Flores who acknowledged before me that the information contained herein is true and correct. He / She (is not) personally known to me and has produced FL DL F462-807-94-904-0 as identification.

SWORN TO AND SUBSCRIBED before me this 28th day of January, 2016.

COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

Colleen Greer

Notary Public, State of Florida

Property Identification

Site Address: 2808 OLEANDER AVE	Parcel ID: 2422-602-0136-000-2	Account #: 30193	Sec/Town/Range: 22/35S/40E
Map ID: 24/22S	Zoning: R2	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

Tatiana G Flores

2808 Oleander BLVD
Fort Pierce, FL 34982-6242

Legal Description

MARAVILLA GARDENS S/D-UNIT 1- S 65 FT OF E 114 FT OF W 124 FT OFLOT 21 (11) (OR 3779-2778: 3804-1391)

Current Values

Just/Market:	$56,400	Assessed:	$56,400
Exemptions:	$0	Taxable:	$56,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$56,400	$56,400	$0	$56,400
2014	$55,200	$55,200	$0	$55,200
2013	$54,800	$54,800	$0	$54,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-03-2015	3804 / 1391	0111	QC	Flores Edith M	$100
08-13-2015	3779 / 2778	0111	QC	RWLS V Holdings LLC	$100
11-07-2012	3464 / 0067	0111	QC	Stewardship Fund No 7 LP,	$5,900

Primary Building Information

Finished Area of this building: 1,595 SF
Gross Area of this building: 2,406 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD+
Year Built: 1962	Frame:	Grade: D+	Effective Year: 1977
Primary Wall: Brk/Masonary	Story Height: 1 Story	No. Units: 1	Secondary Wall: CB Stucco

Interior Data

Bedrooms: 3	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	1,595
Gross Area (SF):	2,406
Land Size (acres):	0.17
Land Size (SF):	7,410
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	150	1999
Driv-Concret	1	720	1999
VINYLFENCE4'	1	84	2004

This information is believed to be correct at this time but it is subject to change and is not warranted.
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MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
2808 Oleander Avenue

DATE: March 21, 2016

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 14-1370	$95,240.00	$.00	$.00
TOTAL	$95,240.00	$.00	$.00

CAN BE WAIVED (ALL COSTS) $95.240.00.

City Commission Regular Meeting **Agenda Item # 10. d.**

Meeting Date: 03/21/2016

Re: Lien Reduction - Case 02-8848 - 2402 Oleander Ave

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Request to reduce code enforcement fines in the amount of $171,900.00 against 2402 Oleander Avenue, Ft. Pierce, FL, Parcel ID # 2422-604-0001-000-3 which was previously owned by Nicholas G. Austgen, 2402 Oleander Avenue, Ft. Pierce, FL and currently owned by Federal National Mortgage Association, % Shapiro, Fishman, Gache LLP, 2424 North Federal Highway, Ste 360, Boca Raton, FL 33431 to $2,000.00 payable in 30 days.

SUMMARY:

BACKGROUND:
A lien was placed on Nicholas G. Austgen in March 2004 for failure to maintain property and outside storage. In October 2007 the property came into compliance. In February 2008 the City Commission approved reducing the lien to $750.00 payable in 6 months; however the reduction was not paid and the lien reverted back to the original amount.

The property is now under contract and the current owner, Federal National Mortgage Association, is offering $2,000.00 to settle the lien.

RECOMMENDATION:

The Special Magistrate heard the offer on March 2, 2016. He is recommending the City Commission reduce the lien to $2,000.00 to cover the administrative expenses of the city, payable in 30 days.

Recommendation is based on:

1. The market value of the property is $20,100.00.
2. Offer of $2,000 is 10% of the property value.
3. Property is currently under contract at a sale price of $45,200.00.

ALTERNATIVES:

1. Deny the request.
2. Make alternative recommendations.

RESPONSIBLE STAFF:

Colleen Greer, Executive Secretary.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.

Fiscal Impact

Budgeted Y/N: 2016
Fiscal Year:
Account:
Amount: 2000.00
OTHER INFORMATION:
$2000.00 to the general fund.

Attachments

Request for Reduction
Breakdown
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:36 PM

Form Started By: Collen Greer
Started On: 03/07/2016 03:35 PM
Final Approval Date: 03/14/2016

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

RECEIVED
FEB 23 2016
CODE ENFORCEMENT
CITY OF FT. PIERCE

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	2/18/2016		
Property address:	2402 Oleander Avenue, Fort Pierce, FL 34982		
Owner(s) of record:	Federal National Mortgage Association		
Mailing address:	Shapiro, Fishman & Gaché, LLP | 4630 Woodland Corporate Boulevard, Suite 100 | Tampa, FL 33614		
Property tax ID #:	2422-604-0001-000-3		
Original purchase date:	12/09/2015	Original purchase price:	Foreclosure Date
Other Information:	☐ Inherited Property	☐ Purchased at Tax Sale	☐ Adjoining Property Owner
Property is used for:	x☒ Single Family	☐ Multi-family	☐ Commercial ☐ Industrial ☐ Vacant Lot
Name of person requesting reduction:	Tracy Lalim Attorney: Karla Ravenel	Relationship to owner(s):	Legal Assistant
Telephone #:	813-880-8888 Ext: 5197	Mobile phone #:	
E-mail:	tlalim@logs.com	Preferred contact method:	Email
What are owner(s) intentions for property:	Selling property		
Amount of Fine:	$171,900	Date Fine Initiated:	4/23/2002

Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)	
Is a lien filed against the property?	☐ No	☒ Yes	If yes, what is the lien amount?	$171,900
Is property listed for sale?	☐ No	☒ Yes	If yes, what is listing price?	$43,500
Is property under contract for sale?	☐ No	☒ Yes	If yes, what is the sale price?	$45,200

AMOUNT OF FINE / LIEN $_171,900_____

DOLLAR AMOUNT REQUESTING TO BE WAIVED $__$171,900_____

DOLLAR AMOUNT I AGREE TO PAY $__Cost Incurred by the City or $500_____

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

Karla A. Ravenel
(Signature of Owner or Representative)

KARLA A. RAVENEL
(Printed Name)

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 2402 Oleander Avenue, Fort Pierce, FL 34982

Property Owner: Federal National Mortgage Association

Mailing Address: On behalf of: Shapiro, Fishman & Gaché, LLP | 4630 Woodland Corporate Boulevard, Suite 100 | Tampa, FL 33614

Telephone #: 813-880-8888 Ext: 5197 Cell Phone #: _____

E-Mail Address: tlalim@logs.com

Is the property in compliance? _____X_____ If no, please explain _____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Karla Ravenel, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

We are respectfully requesting a reduction of fine/lien, the lien amount is at $171,900.00 and the market value of this property is $20,100 according to the property appraiser's website. Our client is currently under contract at a sales price of $45,200.00. The City's lien was missed in the foreclosure action and instead of re-foreclosing on the property our client would like to try to complete a lien reduction first. The property violation started on April 23rd, 2002 and the prior owner complied with the violations on April, 9th, 2007. This was years before Federal National Mortgage Association took title.

Once our client took title the property was cleaned up and the debris was removed. We are asking that the lien be reduced to costs incurred by the City or $500.

Date: 2/19/16

Signed: Karla A. Ravenel

Print Name: KARLA A. RAVENEL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Karla A. Ravenel who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 19th day of February, 2016.

Notary Public State of Florida
Giselle Erickson
My Commission EE 839237
Expires 09/30/2016

Giselle Erickson

Notary Public, State of Florida

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **CODE ENFORCEMENT LIEN REDUCTION**
2808 Oleander Avenue

DATE: March 21, 2016

The following is a breakdown of the above property:

	Costs (General Fund)	Interest & Penalties	Administrative Fees
CASE # 14-1370	$95,240.00	$.00	$.00
TOTAL	$171,900.00	$.00	$.00

CAN BE WAIVED (ALL COSTS) $171,900.00.

Property Identification

Site Address: 2402 OLEANDER AVE	Parcel ID: 2422-604-0001-000-3	Account #: 30362	Sec/Town/Range: 22/35S/40E
Map ID: 24/22N	Zoning: R2	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

Federal National Mortgage Association

% Shapiro, Fishman & Gache LLP
2424 North Federal Highway Ste 360
Boca Raton, FL 33431

Legal Description

OLEANDER GARDENS BLK 2 N 77.75 FT OF LOTS 1 AND 2-LESS THE E 10 FT- (0.29 AC) (OR 3815-2968)

Current Values

Just/Market:	$20,100	Assessed:	$19,229
Exemptions:	$17,219	Taxable:	$2,010

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$20,100	$19,229	$17,219	$2,010
2014	$19,000	$18,982	$17,082	$1,900
2013	$18,700	$18,700	$16,830	$1,870

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2015	3815 / 2968	0112	CT	Austgen Nicholas G	$0
03-20-2000	1289 / 1383	00	WD	Cambron,Beverly R	$39,000
03-01-1988	0584 / 2140	02	CV		$0

Primary Building Information

Finished Area of this building: 1,124 SF
Gross Area of this building: 1,610 SF

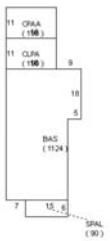
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD-
Year Built: 1926	Frame:	Grade: D-	Effective Year: 1935
Primary Wall: Abs Shingle	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 0%	Electric: MINIMUM	Primary Int Wall:
Full Baths: 1	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Double Pine





Total Areas

Finished/Under Air (SF):	1,352
Gross Area (SF):	2,199
Land Size (acres):	0.29
Land Size (SF):	12,471
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	275	1999

This information is believed to be correct at this time but it is subject to change and is not warranted.
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City Commission Regular Meeting **Agenda Item # 10. e.**

Meeting Date: 03/21/2016

Re: Grant Award for Small Business

Submitted For: Libby Woodruff, Manager, Urban Redevelopment

SUBJECT:

Approve grant award for Ms. Sharon Robinson for her business, Bo's Crab Spot, in the amount of $3,000 as an eligible recipient under the 2015-16 CDBG Action Plan Grant Award for Small Business.

SUMMARY:

2015-16 CDBG Action Plan allocates grant funding to small businesses that attend at least two (2) small business workshops for items to improve capacity & sustainability. This applicant attended workshops on 11/18/15 & 2/3/16 and has applied for grant funding for business equipment.

RECOMMENDATION:

Approve this grant award for up to $3,000 for Ms. Sharon Robinson to purchase equipment that will increase the capacity and sustainability of Bo's Crab Spot.

ALTERNATIVES:

Do not approve this grant award.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Director

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2015-2016

Account: 10390025548340

Amount: 3000.00

OTHER INFORMATION:

Funding for this grant award is through an approved activity listed in the City's 2015-2016 Community Development Block Grant Action Plan.

Attachments

Bo's Crab Spot Grant Application

Form Review

Inbox	Reviewed By	Date

City Manager	Jennifer Robinson	03/14/2016 10:51 AM
City Manager	Nick Mimms	03/15/2016 01:19 PM

Form Started By: Libby Woodruff Started On: 03/10/2016 12:41 PM

Final Approval Date: 03/15/2016

2015-2016 SMALL BUSINESS GRANT APPLICATION

ABOUT YOUR BUSINESS:

Business Name: Bo's Crab Spot

Physical Address: 1710 Avenue D

Mailing Address: 1807 Avenue D

Website Address:

Contact Person: Sharon Robins Title: Owner

Best Contact Telephone Number # 305-247-4808

Amount of Grant Requested: $ 3000.00

==========

Business Owner Signature: Sharon Robins

Printed Name of Business Owner: Bo's Crab Spot

Owner Telephone Number: 772-672-4543 Email: BOScrabspot15@gmail.com

==========

1. Please describe what would you like to purchase with the grant funds. Grease Trap

2. Please explain why you feel this purchase will help your business. Without a Grease Trap I Cant Open my business

3. The following items **MUST** be included with your grant application:
   a. A copy of a current City of Fort Pierce Business Tax Receipt for the Business Name listed above;
   b. Copies of "Certificates of Completion" from at least two (2) different Small Business Educational Workshops;
   c. At least ONE estimate for the item(s) you wish to purchase with a grant. You may include the costs associated with permitting in your estimate.
      Please Note: Your estimate MUST be provided on a contractor's letterhead, marked as "Estimate", or on a printout from internet website, catalog, etc.; and
   d. Written Permission from the Property Owner - if you are applying for funding to update signage, paint, or other improvements to a structure that you are renting for your business.

Certificate of Completion

This Certificate is Presented to:

Sharon Robinson
(Attendee Name)

Bo's Crab Spot
(Business Name)

For Successfully Completing the Small Business Workshop Entitled

"Small Business Tax Issues"

November 18, 2015

An economic development initiative funded by:

FORT PIERCE
THE SUNRISE CITY

John Hosler
SCORE Workshop Instructor

In collaboration with:

SCORE™
FOR THE LIFE OF YOUR BUSINESS

Certificate of Completion

This Certificate is Presented to:

Sharon Robinson
(Attendee Name)

Bo's Crab Spot
(Business Name)

For Successfully Completing the Small Business Workshop Entitled

"Small Business Financial Record Keeping"

February ~~November~~ 3, 2016

An economic development initiative funded by:

FORT PIERCE THE SUNRISE CITY

SCORE Workshop Instructor

In collaboration with:

SCORE™
FOR THE LIFE OF YOUR BUSINESS

CITY OF FORT PIERCE
BUSINESS TAX RECEIPT

No. 16-00027557 2015 - 2016

100 N. U.S. # 1 - Fort Pierce, FL - 34950
772-467-3000

BUSINESS NAME: BO'S CRAB SPOT : ROBINSON, SHARON (PRINCIPAL)

MAILING ADDRESS: 1807 AVENUE D LOCATION: 1807 AVENUE D

FT PIERCE FL 34950 PHONE: 747-4808

may hereby engage in the following business, profession or occupation.

CLASSIFICATION: 0428 CAFE/RESTAURANT-11-25 SEATS
SEAFOOD RESTAURANT
15 SEATS

IN THE CITY OF FORT PIERCE, FLA. FOR THE PERIOD BEGINNING ON THE 1ST DAY OF OCTOBER AND ENDING SEPTEMBER 30.

ISSUED SEPTEMBER 10 2015

Linda W Cox (SEAL) CITY CLERK

This Receipt becomes null and void if business name, classification, ownership or address is changed.

I understand and agree that issuance of a Business Tax Receipt **does not** allow occupancy, nor exempt the possessor from compliance with any City Code or Ordinance. Receipt may be revoked in accordance with Section 9-29.

TAX AMOUNT	$ 23.92
NEW / RENEWAL FEE	$ 15.00
PENALTY	$ .00
TOTAL	$ 38.92

THIS RECEIPT MUST BE PROMPTLY POSTED FOR PUBLIC VIEW

City Commission Regular Meeting **Agenda Item # 10. f.**

Meeting Date: 03/21/2016

Re: Communitywide Council Recommendations for 2016 Public Service Grant Awards

Submitted For: Libby Woodruff, Manager, Urban Redevelopment

SUBJECT:

Approval of Communitywide Council Recommendations for 2016 Public Service Grant Awards in the total amount of $60,000.00.

SUMMARY:

Communitywide Council reviewed and scored twenty-nine (29) applications for funding through the City's 2016 Public Service Grant opportunity on March 9, 2016 and presented recommendations for staff to present to the City Commission for consideration and approval.

RECOMMENDATION:

Approve the Communitywide Council's recommendations for the 2016 Public Service Grant awards.

ALTERNATIVES:

Do not approve the Communitywide Council's recommendations.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Director

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account: 10390025548340

Amount: 60,000

OTHER INFORMATION:

This expenditure is an approved activity in the 2015-2016 CDBG Action Plan.

Attachments

CWC PSA Grant Award Recommendations

PowerPoint of CWC Recommendations

Form Review

Inbox	Reviewed By	Date

City Manager	Jennifer Robinson	03/14/2016 10:52 AM
City Manager	Nick Mimms	03/15/2016 01:19 PM

Form Started By: Libby Woodruff Started On: 03/10/2016 12:27 PM

Final Approval Date: 03/15/2016

APP #	ORGANIZATION NAME / PROJECT TITLE	$$ AMT REQUESTED	CWC SUGGESTED AWARD AMOUNT
1	St. Lucie Public Schools / St. Lucie Education Foundation	$7,470	$0
2	Elbethel Community Development Center / Elbethel After School Enrichment	$7,500	$0
3	B-CIBOP Coalition, Inc. / B-CIBOP After School Enrichment	$7,500	$0
4	Fort Pierce Haitian UMC / Camp Blossom	$6,144	$0
5	God Devine Ministry / Challenges, Changes Children's Program	$7,500	$0
6	Grace Education and Business Community Center / Senior Citizens Advancing Their Technology Skills – 21st Century	$6,000	$0
7	Executive Roundtable of St. Lucie County / Cool It! Deal with It! Anger and Management Capacity Building	$7,500	$4,000
8	Boys and Girls Clubs of St. Lucie County / Triple Play / Sports Program for Teens	$7,000	$4,000
9	St. Lucie County Sheriff's Office School Resource Unit / St. Lucie Sheriff's Office Starz Basketball Camp	$6,485	$4,000
10	Lincoln Park Main Street, Inc. / Community Summerfest	$2,190	$0
11	Pink Rose Foundation / Back to School Expo	$7,500	$4,000
12	Golden Minds Learning Center / HOPE Program	$7,500	$4,000

APP #	ORGANIZATION NAME /PROJECT TITLE	$$ AMT REQUESTED	SUGGESTED AWARD AMOUNT
13	Multicultural Resource Center for Children and Families, Inc. / Next Level STEM	$4,439	$4,000
14	Save Our Children / Save Our Children Outdoor and Academic Advancements – Phase II	$7,500	$0
15	Zion's Daughters of Distinction Ministries, Inc. / JEWELS Program	$7,500	$0
16	Sword Outreach Mentoring and Resource Center / Higher Learning and Community Opportunities	$7,500	$4,600
17	The Morning After Center for Home and Healing, Inc. / Hope, Help, Heal – Bridging the Gap from Ground Zero to Success	$7,000	$4,000
18	Good News R.I.O.T. Outreach Ministries / Summer Camp	$7,500	$0
19	Lincoln Park Council of Ministers / Memorial Garden of Prayer and Hope	$7.500	$0
20	Fort Pierce Police Athletic League / PAL Programs	$7,500	$4,000
21	MAD DADS, Fort Pierce Chapter / Black Males College Explorers	$3,400	$3,400

APP #	ORGANIZATION NAME / PROJECT TITLE	$$ AMT REQUESTED	SUGGESTED AWARD AMOUNT
22	SCORE, Treasure Coast Chapter / Complete and Expand SCORE Business Information Center	$7,500	$0
23	Future Generations of St. Lucie County, Inc. / Future Generations After School Music Program	$7,000	$3,500
24	Treasure Coast Food Bank, Inc. / Summer Feeding Programs	$7,500	$4,000
25	Mount Bethel Human Services Corp., Inc. / Cutting Edge	$7,500	$4,000
26	Hands of St. Lucie County / Adult Dental Clinic-Dentures	$7,500	$4,500
27	Duke's Resource and Development / Duke's Resources	$7,500	$4,000
28	In the Image of Christ, Inc. / Summer Youth Broadcasting Program	$7,500	$0
29	New Life Fellowship Ministries, Inc. / New Beginning	$7,500	$0
		TOTAL REQUESTS $199,628	AMOUNT TO BE AWARDED $60,000

All twenty-nine (29) of the Public Service Grant Applications received for the 2016 Program Year were reviewed and scored by Communitywide Council on 3-9-16.

Communitywide Council Recommendations
2016 Public Service Grant Awards

Communitywide Council Recommendations for 2016 Public Service Grant Awards

ORGANIZATION NAME / PROJECT TITLE	$$ AMT REQUESTED	CWC SUGGESTED AWARD
Executive Roundtable of St. Lucie County / Cool It! Deal with It! Anger and Management Capacity Building	$7,500	$4,000
Boys and Girls Clubs of St. Lucie County / Triple Play / Sports Program for Teens	$7,000	$4,000
St. Lucie County Sheriff's Office School Resource Unit / St. Lucie Sheriff's Office Starz Basketball Camp	$6,485	$4,000
Pink Rose Foundation / Back to School Expo	$7,500	$4,000
Golden Minds Learning Center / HOPE Program	$7,500	$4,000
Multicultural Resource Center for Children and Families, Inc. / Next Level STEM	$4,439	$4,000
Sword Outreach Mentoring and Resource Center / Higher Learning and Community Opportunities	$7,500	$4,600
The Morning After Center for Home and Healing, Inc. / Hope, Help, Heal – Bridging the Gap from Ground Zero to Success	$7,000	$4,000
Fort Pierce Police Athletic League / PAL Programs	$7,500	$4,000
MAD DADS, Fort Pierce Chapter / Black Males College Explorers	$3,400	$3,400
Future Generations of St. Lucie County, Inc. / Future Generations After School Music Program	$7,000	$3,500
Treasure Coast Food Bank, Inc. / Summer Feeding Programs	$7,500	$4,000
Mount Bethel Human Services Corp., Inc. / Cutting Edge	$7,500	$4,000
Hands of St. Lucie County / Adult Dental Clinic-Dentures	$7,500	$4,500
Duke's Resource and Development / Duke's Resources	$7,500	$4,000

Communitywide Council
Recommendation
for
Commission Discretionary Funds

$10,000 Grant Award

to

Restoring the Village Coalition of Youth Activities
and
Lincoln Park Advisory Committee

for

PREVENTING CRIME IN THE BLACK COMMUNITY NATIONAL CONFERENCE

MIAMI, FLORIDA
MAY 25-27, 2016

City Commission Regular Meeting **Agenda Item # 10. g.**

Meeting Date: 03/21/2016

Re: Request to Purchase Laptops/Computer Equipment, Piggyback U.S. Communities Contract

Submitted For: Diane Hobley-Burney, Chief of Police, Police Department

---

SUBJECT:

Approve purchase of laptops/computer equipment from Insight Public Sector in an amount not to exceed $28,479 for the Police Department.

SUMMARY:

The Police Department requests permission to purchase 18 Laptops, 2 Computers, 3 Monitors, and 2 speakers from Insight Public Sector in the amount of $28,479, piggybacking the U.S. Communities Contract, IT Products & Services 4400001195 (RQ09-997736-42B). This equipment is necessary to replace equipment that is obsolete and incompatible with our current equipment.

RECOMMENDATION:

Staff recommends approval of this purchase.

ALTERNATIVES:

Do not approve purchase.

RESPONSIBLE STAFF:

Laurie Aguila, IT System Administrator
Lt. Chris Bender

COORDINATED WITH:

Laurie Aguila, IT Systems Administrator
Lt. Chris Bender

Fiscal Impact

Budgeted Y/N: y
Fiscal Year: 2016
Account: 001.6000.513.6440
Amount: $28,479

FISCAL IMPACT:

The funds necessary for this request are available in Account # 001.6000.513.6410.

Attachments

Purchase Order Request
Insight Quote

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	03/16/2016 08:52 AM
Finance Department	Johnna Morris	03/16/2016 09:09 AM
City Manager	Nick Mimms	03/16/2016 01:55 PM

Form Started By: Christopher Bender Started On: 03/07/2016 10:29 AM

Final Approval Date: 03/16/2016

REQUEST FOR PURCHASE
FORT PIERCE POLICE DEPARTMENT

1/25/2016

VENDOR:
Insight Public Sector

6820 S Harl Ave
Tempe AZ 85283-4318
1-800-467-4448

Department/Division
SOB / Tech Services

Account Number
001.6000.513.6410
Com. Code:

Needed For
Replacement Laptops /Desktops and Monitors

DATE	DEL DATE	VENDOR NUMBER	F.O.B.	TERMS	PURCHASE ORDER #

QUANTITY	UNIT	DESCRIPTION	STOCK NUMBER	UNIT COST	AMOUNT
2		Dell Optiplex 3040 Small Form Factor 8gigs		$617.50	$1,235.00
2		Dell 22" Monitor - P2214H		$190.00	$380.00
2		Dell Sterio USB Monitor Soundbar		$33.00	$66.00
		Quote# 217514467			$0.00
18		Panasonic TB53 Win 7 2.gz / 4 gig ram		$1,339.50	$24,111.00
18		Pre-installed 4 gig ram (8 gigs total)		$136.00	$2,448.00
		Quote# 217508990			
1		Dell P2414H Led Monitor 24"		$239.00	$239.00
		Quote# 217525665			
		State Contract on Quotes			
		US Communities			
				Total	$28,479.00

REMARKS:

Requested By: LAURIE AGUILA

Approved By: E.J.

Approved Date: 1/26/16

DHB

ss/PO Laptops and Desktops
revised 01/21/00

If over $500.00 you need three (3) quotes.
Attach quotes when submitting.

INSIGHT PUBLIC SECTOR SLED
6820 S HARL AVE
TEMPE AZ 85283-4318
Tel: 800-467-4448

SOLD-TO PARTY 10177500

FORT PIERCE PUBLIC SAFETY
PO BOX 1480
FORT PIERCE FL 34954-1480

SHIP-TO PARTY

FORT PIERCE-POLICE DEPT
920 S US HIGHWAY 1
FORT PIERCE FL 34950-5106

Quotation

Quotation Number	: 217508990
Document Date	: 19-JAN-2016
PO Number	:
PO Release	:
Sales Rep	: Ricardo Pryor
Email	: RPRYOR@INSIGHT.COM
Telephone	: 8004674448 X 6992
Sales Rep 2	: Brian Mayer
Email	: BMAYER@INSIGHT.COM
Telephone	: 8004674448 X 3085

We deliver according to the following terms:

Payment Terms	: Net 30 days
Ship Via	: Insight Assigned Carrier/Ground
Terms of Delivery	: FOB DESTINATION
Currency	: USD

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities. Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process lasts less than five minutes.

Material	Material Description	Quantity	Unit Price	Extended Price
CF-532JCZACM	Panasonic TB53 - Win7 (Win8.1 Pro COA), Intel Core i5-4310U 2.0GHz, vPro, 14.0" HD, Lite, 320GB(5400rpm), 4GB, Intel WiFi a/b/g/n/a c, TPM, Bluetooth, 4G LTE Multi Carrier (EM7355), Lightweight Battery, Multi-drive, Toughbook Preferred U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400001195 (RQ09-997736-42B))	18	1,339.50	24,111.00
CF-WMBA1304GIS	Pre-Installed 4GB Memory for CF-31 Mk3, Mk4, Mk5, CF-C2 Mk1, Mk2, Mk2.5, CF-54 Mk1, CF-53 Mk4, CF-52 Mk5, CF-SX2, CF-H2 Mk3, CF-19 Mk7, Mk8, Not available for CF-19 with camera U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400001195 (RQ09-997736-42B))	18	136.00	2,448.00

Product Subtotal	26,559.00
TAX	0.00
Total	26,559.00

PURCHASE ORDER REQUIREMENTS:
Quote Number:217508990

Purchase Order Number: _____

Authorized by/Title: _____ (please print)

Authorized Signature: _____ Date: _____

Thank you for considering Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Ricardo Pryor
8004674448 X 6992
RPRYOR@INSIGHT.COM
Fax 4807607266

Brian Mayer
8004674448 X 3085
BMAYER@INSIGHT.COM
Fax 4807609162

U.S. Communities IT Products, Services and Solutions Contract No. 4400001195 (RQ09-997736-42B)

Insight Public Sector (IPS) is proud to be a contract holder for the U.S. Communities Technology Products and Technology Services/Solutions Contract.

This competitively solicited contract is available to participating agencies of the U.S. Communities Government Purchasing Alliance. U.S. Communities assists local and state government agencies, school districts (K-12), higher education, and nonprofits in reducing the cost of purchased goods by pooling the purchasing power of public agencies nationwide. This is an optional use program with no minimum volume requirements and no cost to agencies to participate.

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities. Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process lasts less than five minutes.

Thanks for choosing Insight!

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

This purchase is subject to Insight's online Terms of Sale unless you have a separate purchase agreement signed by both your company and Insight, in which case, that separate agreement will govern. Insight's online Terms of Sale can be found at: https://www.ips.insight.com/en_US/help/product-returns-terms-and-conditions.html

INSIGHT PUBLIC SECTOR SLED
6820 S HARL AVE
TEMPE AZ 85283-4318
Tel: 800-467-4448

SOLD-TO PARTY 10177500

FORT PIERCE PUBLIC SAFETY
PO BOX 1480
FORT PIERCE FL 34954-1480

SHIP-TO PARTY

FORT PIERCE-POLICE DEPT
920 S US HIGHWAY 1
FORT PIERCE FL 34950-5106

We deliver according to the following terms:

Payment Terms	:	Net 30 days
Ship Via	:	Insight Assigned Carrier/Ground
Terms of Delivery	:	FOB DESTINATION
Currency	:	USD

Quotation

Quotation Number	:	217514467
Document Date	:	21-JAN-2016
PO Number	:	
PO Release	:	
Sales Rep	:	Ricardo Pryor
Email	:	RPRYOR@INSIGHT.COM
Telephone	:	8004674448 X 6992
Sales Rep 2	:	Brian Mayer
Email	:	BMAYER@INSIGHT.COM
Telephone	:	8004674448 X 3085

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities. Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process lasts less than five minutes.

Material	Material Description	Quantity	Unit Price	Extended Price
723055133	FPPD - DELL OPTIPLEX 3040 SMALL FORM FACTOR XCTO U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400001195 (RQ09-997736-42B))	2	617.50	1,235.00
332-2659-FPPD	FPPD - DELL 22 MONITOR - P2214H U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400001195 (RQ09-997736-42B))	2	190.00	380.00
322-0012-FPPD	FPPD - DELL STEREO USB MONITOR SOUNDBAR AC511 U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400001195 (RQ09-997736-42B))	2	33.00	66.00

Product Subtotal	1,681.00
TAX	0.00
Total	1,681.00

PURCHASE ORDER REQUIREMENTS:
Quote Number:217514467

Purchase Order Number: _____

Authorized by/Title: _____ (please print)

Authorized Signature: _____ Date: _____

Thank you for considering Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Ricardo Pryor
8004674448 X 6992
RPRYOR@INSIGHT.COM
Fax 4807607266

Brian Mayer
8004674448 X 3085
BMAYER@INSIGHT.COM
Fax 4807609162

U.S. Communities IT Products, Services and Solutions Contract No. 4400001195 (RQ09-997736-42B)

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INSIGHT PUBLIC SECTOR SLED
6820 S HARL AVE
TEMPE AZ 85283-4318
Tel: 800-467-4448

SOLD-TO PARTY 10177500

FORT PIERCE PUBLIC SAFETY
PO BOX 1480
FORT PIERCE FL 34954-1480

SHIP-TO PARTY

FORT PIERCE-POLICE DEPT
920 S US HIGHWAY 1
FORT PIERCE FL 34950-5106

We deliver according to the following terms:

Payment Terms	:	Credit Card
Ship Via	:	Insight Assigned Carrier/Ground
Terms of Delivery	:	FOB DESTINATION
Currency	:	USD

Quotation

Quotation Number	:	217525665
Document Date	:	25-JAN-2016
PO Number	:	
PO Release	:	
Sales Rep	:	Ricardo Pryor
Email	:	RPRYOR@INSIGHT.COM
Telephone	:	8004674448 X 6992
Sales Rep 2	:	Brian Mayer
Email	:	BMAYER@INSIGHT.COM
Telephone	:	8004674448 X 3085

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with U.S. Communities. Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process lasts less than five minutes.

Material	Material Description	Quantity	Unit Price	Extended Price
P2414H	Dell P2414H - LED monitor - 24" - 1920 x 1080 FullHD - IPS - 250 cd/m2 - 1000:1 - 8 ms - DVI-D, VGA, DisplayPort U.S. COMMUNITIES IT PRODUCTS & SERVICES(# 4400001195 (RQ09-997736-42B))	1	239.00	239.00

Product Subtotal	239.00
TAX	0.00
Total	239.00

PURCHASE ORDER REQUIREMENTS:
Quote Number:217525665

Purchase Order Number: _____

Authorized by/Title: _____ (please print)

Authorized Signature: _____ Date: _____

Thank you for considering Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Ricardo Pryor
8004674448 X 6992
RPRYOR@INSIGHT.COM
Fax 4807607266

Brian Mayer
8004674448 X 3085
BMAYER@INSIGHT.COM
Fax 4807609162

U.S. Communities IT Products, Services and Solutions Contract No. 4400001195 (RQ09-997736-42B)

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agencies of the U.S. Communities Government Purchasing Alliance. U.S. Communities assists local and state government agencies, school districts (K-12), higher education, and nonprofits in reducing the cost of purchased goods by pooling the purchasing power of public agencies
nationwide. This is an optional use program with no minimum volume requirements and no cost to agencies to participate.

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This purchase is subject to Insight's online Terms of Sale unless you have a separate purchase agreement signed by both your company and Insight, in which case, that separate agreement will govern. Insight's online Terms of Sale can be found at:
https://www.ips.insight.com/en_US/help/product-returns-terms-and-conditions.html

City Commission Regular Meeting **Agenda Item # 10. h.**

Meeting Date: 03/21/2016

Re: Above Ground LP Tank for Egan Groves

Submitted For: Marc Meyers, Building Official, Building

SUBJECT:

Approve request to Install an Above Ground LP Tank at 1110 North 2nd Street.

SUMMARY:

Egan Groves has requested a permit to install a used 1000 gallon above ground LP tank to use for filling of fork lift cylinders at 1110 North 2nd Street. City Commission approval is required per Section 7-20 of the City Ordinance.

RECOMMENDATION:

Approve the request to install LP Tank.

ALTERNATIVES:

Deny the request to install LP tank.

RESPONSIBLE STAFF:

Marc Meyers, Building Official

COORDINATED WITH:

Kristie Kirstein, Senior Permit Specialist

Attachments

1110 N 2 ST

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/16/2016 01:55 PM

Form Started By: Kristie Kirstein Started On: 03/14/2016 01:34 PM

Final Approval Date: 03/16/2016

CITY OF FORT PIERCE BUILDING DEPARTMENT ROUTING FORM

RECEIVED
MAR 07 2016
PLANNING & ZONING

March 4, 2016
Permit #:16-00000598
Owner Name: BERNARD A EGAN GROVES INC
Property Address: 1110 N 2ND ST
Type of Permit: MISCELLANEOUS GAS

OFFICE COPY

Planning:
Approved ☑ 3/7/16 Approved as Noted ☐ Rejected ☐ N/A ☐

Historic: Individually Designated ☐ District ☐
Approved ☐ Approved as Noted ☐ Rejected ☐ N/A ☐

Arch Design:
Approved ☐ Approved as Noted ☐ Rejected ☐ N/A ☐

Landscape:
Approved ☐ Approved as Noted ☐ Rejected ☐

Comments: _____

Zoning _____

Calculations (Road)

Land Use		Fee per Unit		Impact Fee
# Units _____	x	_____	=	_____
# Sq. Ft_____	x	_____	=	_____

Calculations (School, Parks, Library, Public Bldgs)

# Units _____	x	_____	=	_____
# Sq. Ft_____	x	_____	=	_____

Impact fee credits due to change of use or previously demolished buildings: $_____

Road Impact Fee: _____	Road Impact Fee: _____	Road Impact Fee: _____
School Impact Fee: _____	School Impact Fee: _____	School Impact Fee: _____
Parks Impact Fee: _____	Parks Impact Fee: _____	Parks Impact Fee: _____
Library Impact Fee: _____	Library Impact Fee: _____	Library Impact Fee: _____
Public Bldg Impact Fee: _____	Public Bldg Impact Fee: _____	Public Bldg Impact Fee: _____
Fire/ EMS Impact Fee: _____	Fire/ EMS Impact Fee: _____	Fire/ EMS Impact Fee: _____
Law Impact Fee: _____	Law Impact Fee: _____	Law Impact Fee: _____

Impact Fee Credit: _____

TOTAL IMPACT FEE: _____

JOB SITE COPY

CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 16-598
FBC 2014(5th edition)
PIN # 848 736

*Property Address 1110 N 2nd St *Date 3/2/16 *# of plans submitted 2 * # of CD's submitted ____
Parcel ID# 2403-311-0001-000-5 Phone # (____)_____-_____ Fax # (____)_____-_____
(Located on your tax bill) Email Address _____ Cell # (____)_____-_____
*Owner Name Eagea Groves Inc *Owner Address 1900 Old Dixie Hwy FP

Type of permit Gas tank Dispeaser *Valuation $ 500= 1800
*Description of Work Install 1000gallon Propane tank Above ground
For Own use Filling of Fork lift cylinders (moved from one locatio to this locatio
Architect: _____ Phone(____)_____-_____ Fax (____)_____-_____
Email Address _____
Engineer: _____ Phone(____)_____-_____ Fax (____)_____-_____
Email Address _____
*CONTRACTOR/APPLICANT INFORMATION: City License # _____ State License # 02707
Company Name Amerigas Propane Qualifier Larry Licastri
Address 3301 Oleander Ave City/State Fort Pierce Zip 34982
Phone # (772) 465-7886 Fax # (772) 465-8448 Cell # (____)_____-_____
Email Address Brian.Pearl@Amerigas.com

RECEIVED
MAR 04 2016
Building Department

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application

Occupancy _____ Construction Type _____ # of Units _____ # of Stories _____
Sq. Ft. Conditioned Space _____ Total Sq. Ft. _____
Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)
☐ Yes ☑ No
If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

AMBER L DIAZ
MY COMMISSION # FF956145
EXPIRES February 01, 2020
07) 398 0153 FloridaNotaryService.com

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant _____
State of Florida, County of St Lucie
Affirmed to and subscribed before me this March 2nd, 2016, by Larry Licastri
personally known to me or who has produced
as identification. personally known
Notary Signature: Amber L. Diaz
Notary (print name) Amber L. Diaz

Signature of Property Owner _____
State of Florida, County of _____
Affirmed to and subscribed before me this _____
20____, by _____
personally known to me or who has produced
as identification. _____
Notary Signature: _____
Notary (print name) _____

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies."SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.
*Required Information

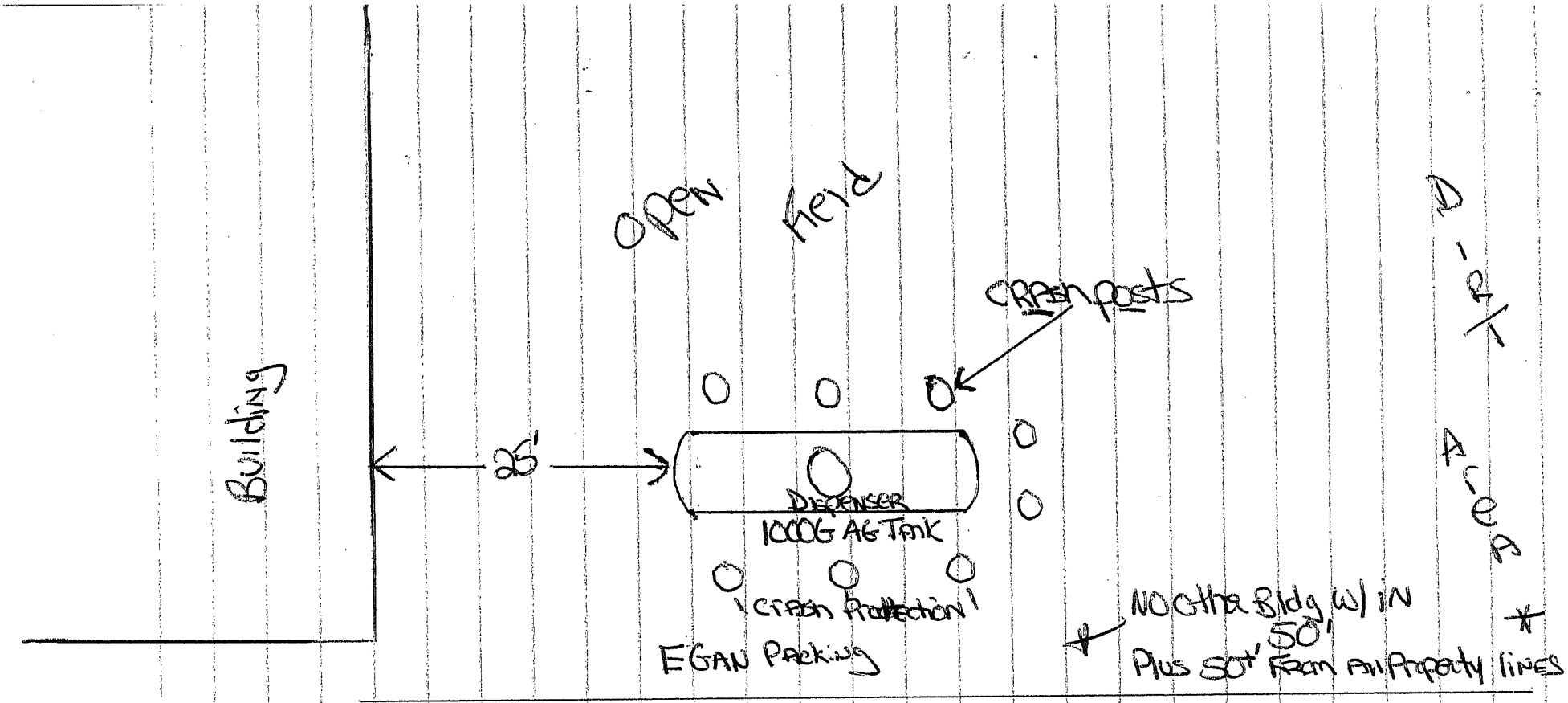
Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: * See the break Down Fee Sheet
Total Fees Due $ 205.25

PF 100.00
PC 75.00 – PAID
CC 4.50 – PAID
RT 15.00 – PAID
S/C 5.25
DF 100.00

Remarks _____
Reviewed by _____ Date 3-7-16 Building Official _____ Date _____



"REVIEWED FOR CODE COMPLIANCE

It is the responsibility of the general contractor to insure that all phases of construction are performed to and meet all applicable building, electrical, plumbing, mechanical, gas, Florida Accessibility, Florida Energy, fire and safety codes. In no way will the general contractor or the subcontractor be released or relieved from any phase of construction that was inadvertently overlooked during plan review as outlined in Chapter 1 Section 105.4 Florida Building Code (FBC)

Building Official _____ Date _____

Drive Area

CITY OF FT. PIERCE
PLAN REVIEW
REVIEWED BY:
BLDG. _____
DATE: _____
ELEC: _____
DATE: _____
PLUMB: _____
DATE: _____
MECH: _____
DATE: _____

These plans and all proposed work are subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes

More Buildings

Department of Building & Community Response
P.O. Box 1480 • 100 North U.S. 1 • Fort Pierce, FL 34954
Phone: (772) 467-3529 or (772) 467-3724 • Fax: (772) 467-3849

"DEBRIS FORM"
OWNER / BUILDER OR CONTRACTOR AFFIDAVIT

As per City Ordinances 16-22, 16-46, 16-48 and As a condition of obtaining any permit for construction/repair or renovation:

Owner: Egan Packing

Property Address: 1110 N 2nd St

Permit # 16-598 Contractor: Amerigas Propane

I understand and accept full responsibility for the prompt removal of all debris and construction materials from the property for which I am seeking to obtain a building permit in accordance with the Code of Ordinances of the City. Initials _____

I agree that no debris or construction materials will be placed on any public property or on any public right-of-way except as may be specifically authorized by the Code of Ordinances. Initials _____

I further understand that prior to a final inspection for the project completion or issuance of a Certificate of Occupancy (or Certificate of Completion), all debris and construction materials shall be removed from the property or the Inspector will not approve the final inspection. Additional reinspection fees shall apply. Initials _____

I understand and accept full responsibility for debris removal at my own expense in accordance with the City Code of Ordinances. Initials _____

I hereby acknowledge that I have read and understand the above statements and I further understand that any violation of the terms of this affidavit shall be reported to the City of Fort Pierce Department of Building and Community Response for action and possible "stop-work" order under the issued permit.

_____ _____
Date Contractor or Owner/Builder's Signature

It is the owner and contractor's responsibility to verify approval for any work through the Home Owner's Association and/or Condominium Association, if applicable. The City will not be held responsible for disputes between Home Owner's Association, Condominium Association, owner and/or contractor.

_____ _____
Date Contractor or Owner/Builder's Signature

City Commission Regular Meeting **Agenda Item # 11. a.**

Meeting Date: 03/21/2016

Re: 2016-2020 5-Year Consolidated Plan Presentation and Public Hearing

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

---

SUBJECT:

Presentation and Public Hearing for 2016-2020 5-Year Consolidated Plan and 2016 Action Plan

SUMMARY:

First of three (3) public hearings for the development of the 2016-2020 Community Development Block Grant (CDBG) 5-Year Consolidated and 2016 Action Plans. One (1) additional presentation and two (2) additional public hearings will be held when drafts of the Plans are available.

RECOMMENDATION:

Allow a presentation and public hearing for the development of the City's 2016-2020 5-Year Consolidated Plan and 2016 Action Plan.

ALTERNATIVES:

Do not allow a presentation and public hearing.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Department Director

Fiscal Impact

Budgeted Y/N: N

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

This presentation will not have any fiscal impact, as it is being offered to educate the public and provide an opportunity for public comment that will be used during the creation of the City's CDBG 5-Year Consolidated Plan and 2016 Action Plan.

Attachments

5-Year Plan Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	03/14/2016 10:50 AM

City Manager	Nick Mimms	03/15/2016 01:19 PM
Form Started By: Libby Woodruff		Started On: 02/10/2016 05:20 PM
Final Approval Date: 03/15/2016		

COMMUNITY FORUM

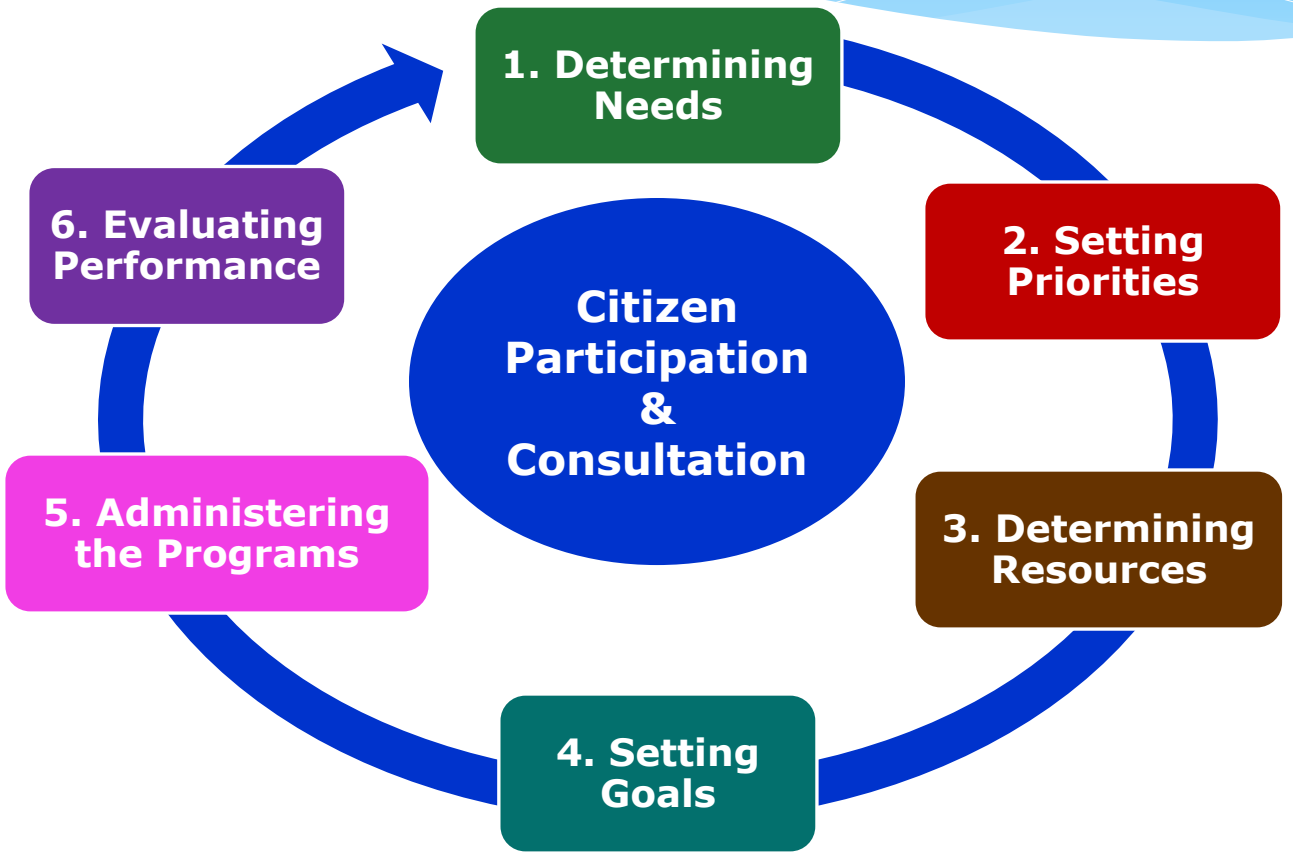
City of Fort Pierce
2016-2020 Five-Year Consolidated Plan
2016 Action Plan

CONSOLIDATED PLAN INTRODUCTION

- **The Consolidated Plan (Con Plan)**
  - Is created every 5 years
  - Assists the City toward determining community needs
  - Provides a community-wide dialogue
- **Helps Identify**
  - Economic Development Priorities
  - Community Development Priorities
- **The Annual Plan (Action Plan)**
  - Is created every year
  - Shorter version of the Con Plan
  - Supports the goals, objectives and strategies of the Con Plan

CONSOLIDATED PLANNING PROCESS

6 PHASES



UNDERSTANDING THE NEED

Economic Need:

- **City of Fort Pierce Unemployment Rate: 6.9%**
  (compared to 4.8% statewide)
- **People in Fort Pierce living below poverty level: 35.7%**
  (compared to 12.5% statewide)
- **Children under 5 living in poverty: 46.2%**
  (compared to 19% statewide)
- **Bachelors degree or higher: 22.1%**
  (compared to 29.7% statewide)

(source: U.S. Census, American Community Survey)

UNDERSTANDING THE NEED

Homelessness Need:

- **There are more than 1,000 homeless people in the City of Fort Pierce (sheltered and unsheltered)**
- **332 of these are children – an increase of 185% from 2014**

2014 Homeless Totals	2015 Homeless Totals
Homeless Adults: 799	Homeless Adults: 764
Homeless Children: 177	Homeless Children: 332
Total Homeless: 976	Total Homeless: 1,096
Reason For Homelessness	
Disability: 20	Disability: 57
Unemployment: 144	Unemployment: 129

(source: Treasure Coast Homeless Services Council Point-in-Time Count)

UNDERSTANDING THE NEED

Substandard Housing in Fort Pierce







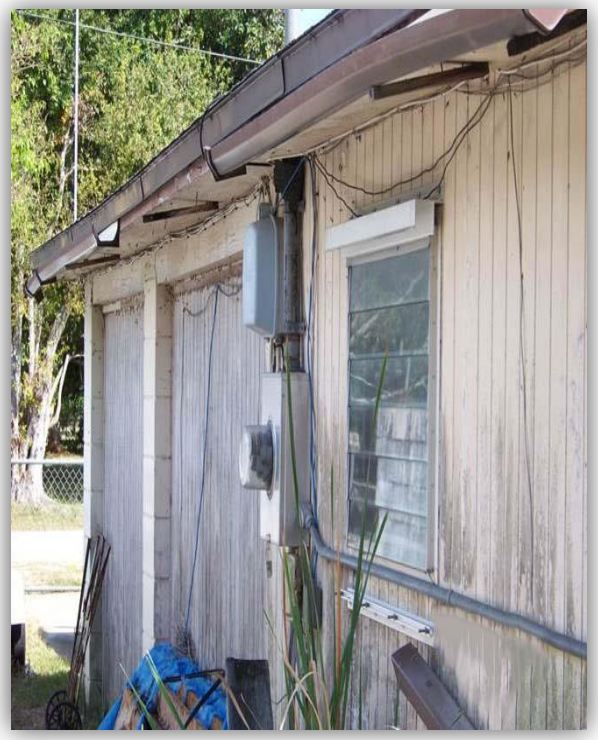


UNDERSTANDING THE NEED

Substandard Housing in Fort Pierce









UNDERSTANDING THE NEED

Affordable Housing:

- **Shortfall of Affordable and Available Homes in Fort Pierce**
  - **43,601 = Population of Fort Pierce**
  - **2.56 = Average number of people in household**
  - **15,850 = Total households**
  - **51.7% = Total renter households**
  - **$777 = Median Rent**
  - **$30,467 = Median Family Income**
  - **61.8% = Renters overburdened**
  - **26.9% = Renters below poverty level**
  - **41% = Renters with children**

(source – affordablehousingonline.com)

CONSOLIDATED PLAN INTRODUCTION

- **The City of Fort Pierce receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in improving our communities.**
- **These funds will be used to assist low-to-moderate income individuals, families, low-to-moderate areas in our City and support economic development initiatives for small businesses.**
- **HUD Funding for the City of Fort Pierce:**
  - **2010 - $745,751**
  - **2011 - $625,087**
  - **2012 - $485,698**
  - **2013 – 501,323**
  - **2014 - $502,702**
  - **2015 - $474,148**

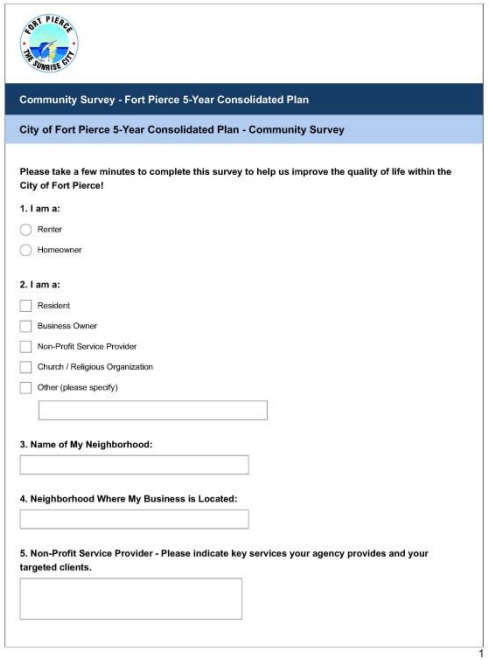
EXAMPLES OF ELIGIBLE ACTIVITIES

- Assistance for Small Businesses
- Crime Prevention and Public Safety Programs
- Code Enforcement
- Commercial Rehabilitation
- Community Revitalization
- Educational Programs
- Energy Conservation
- Home Rehabilitation
- Home Buyer Assistance
- Homeless Services
- Job Training Programs
- Neighborhood Facilities / Parks
- Public Services
- Recreational Services/Programs
- Services for Children and Seniors

HOW CAN YOU HELP ??

Please Take Our Community Needs Survey

Deadline – APRIL 30, 2016



Community Survey - Fort Pierce 5-Year Consolidated Plan

City of Fort Pierce 5-Year Consolidated Plan - Community Survey

Please take a few minutes to complete this survey to help us improve the quality of life within the City of Fort Pierce!

1. I am a:

- ○ Renter
- ○ Homeowner

2. I am a:

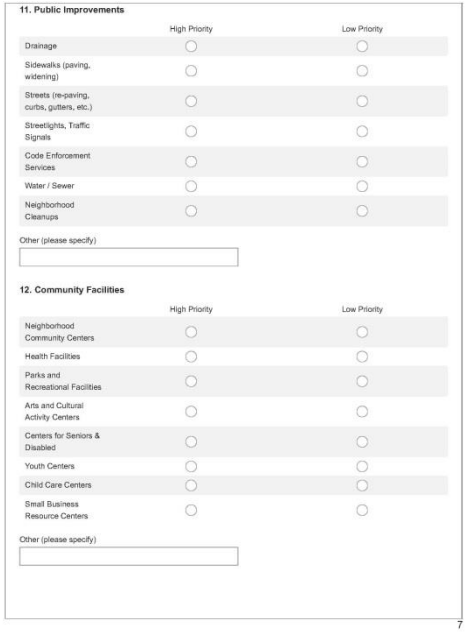
- ☐ Resident
- ☐ Business Owner
- ☐ Non-Profit Service Provider
- ☐ Church / Religious Organization
- ☐ Other (please specify)

3. Name of My Neighborhood:

4. Neighborhood Where My Business is Located:

5. Non-Profit Service Provider - Please indicate key services your agency provides and your targeted clients.

1



11. Public Improvements

	High Priority	Low Priority
Drainage	○	○
Sidewalks (paving, widening)	○	○
Streets (re-paving, curbs, gutters, etc.)	○	○
Streetlights, Traffic Signals	○	○
Code Enforcement Services	○	○
Water / Sewer	○	○
Neighborhood Cleanups	○	○

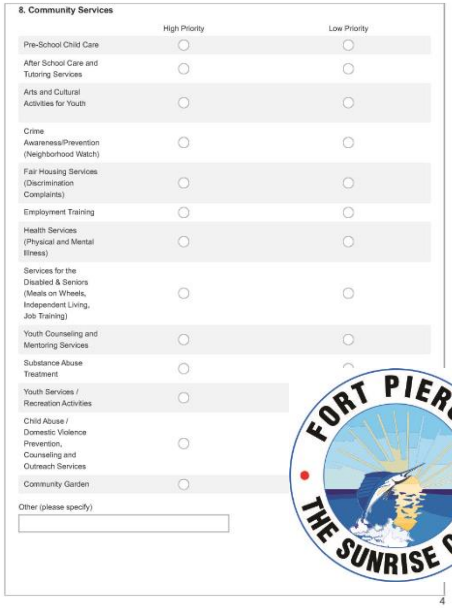
Other (please specify)

12. Community Facilities

	High Priority	Low Priority
Neighborhood Community Centers	○	○
Health Facilities	○	○
Parks and Recreational Facilities	○	○
Arts and Cultural Activity Centers	○	○
Centers for Seniors & Disabled	○	○
Youth Centers	○	○
Child Care Centers	○	○
Small Business Resource Centers	○	○

Other (please specify)

7



8. Community Services

	High Priority	Low Priority
Pre-School Child Care	○	○
After School Care and Tutoring Services	○	○
Arts and Cultural Activities for Youth	○	○
Crime Awareness/Prevention (Neighborhood Watch)	○	○
Fair Housing Services (Discrimination Complaints)	○	○
Employment Training	○	○
Health Services (Physical and Mental Illness)	○	○
Services for the Disabled & Seniors (Meals on Wheels, Independent Living, Job Training)	○	○
Youth Counseling and Mentoring Services	○	○
Substance Abuse Treatment	○	○
Youth Services / Recreation Activities	○	
Child Abuse / Domestic Violence Prevention, Counseling and Outreach Services	○	
Community Garden	○	

Other (please specify)

4

SURVEYS AVAILABLE

- **Flyers Promoting the Survey will be included in April FPUA statement.**

- **Complete a Survey Online:**

  http://cityoffortpierce.com/DocumentCenter/Home/View/1319

- **Request a Survey be Mailed or Emailed To You**

  Email - ewoodruff@city-ftpierce.com

  Phone - 772-467-3169

THANK YOU FOR YOUR ASSISTANCE!

City Commission Regular Meeting **Agenda Item # 11. b.**

Meeting Date: 03/21/2016

Re: Proposed Ordinance 16-002 - Amendments to Chapter 9 & 22 - Zoning Fueling Station Regulation Updates – Location & Design

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Ordinance 16-002 - Amendments to Chapter 9 & 22 - Zoning Fueling Station Regulation Updates – Location & Design SECOND READING

SUMMARY:

- The Planning Board, at their November 10th, 2015 meeting, voted unanimously to recommend approval of the presented amendment.
  The City Commission, in the 1960s, established regulations and guidelines for the development, and redevelopment, of filling stations, adopted as Article X. –Filling Stations, located within Chapter 9 – Licenses and Business Regulations.
- The progression of more modern and appropriate guidelines, particularly those established within Chapter 22 – Zoning have been adopted and developed over several decades to better serve the health, safety, and welfare of the community, rendering much of the 1960 regulations obsolete.
- The proposed amendment retains, and relocates relevant clarifications for uses associated with fueling stations, maintains requirements for enclosure of various business activities, and affirms the mandate for compliance with the City's design review guidelines.

RECOMMENDATION:

- Approval

ALTERNATIVES:

- Approval with Amendments
- Denial

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact is presented with this amendment.

Attachments

Staff Report
Proposed Ordinance 16-002
Proposed Filling Station Guidelines
Article X - Filling Stations - Current
Land Development Code & Supplemental Regulations Applicable to Fueling Stations

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/02/2016 02:59 PM

Form Started By: Kori Benton
Started On: 02/25/2016 10:08 PM
Final Approval Date: 03/08/2016

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Ordinance 16-002
Amendments to Chapter 9 & 22 - Zoning.
Fueling Station Regulation Updates – Location & Design

DATE: February 25th, 2016

STAFF REPORT

Requested Action:

Review and approval of Ordinance 16-002, amending City Code Chapter 9 – Licenses and Business Regulations and Section 22-73; to eliminate obsolete components of Filling (Fueling) Station regulations located in Chapter 9 – Licenses and Business Regulations, and relocate appropriate regulations within Chapter 22 – Zoning.

Staff Analysis:

In the 1960s, the City Commission established regulations and guidelines for the development, and redevelopment, of filling stations, adopted as Article X. –Filling Stations, located within Chapter 9 – Licenses and Business Regulations. Filling stations were regarded as any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories incident thereto, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including major repair work, such as motor replacement, body and fender repair or spray painting. The term was demonstrated as interchangeable with "gasoline station" and "service station".

The regulations adopted sought to minimize the proliferation of gas stations, through the formation of minimum separation distances between filling stations, and distance from schools, churches, hospitals, nursing, or convalescent homes. Furthermore, the policies established design guidelines for the building size, architecture, and outdoor components supporting the use. The ordinances provided zoning type regulations to the use, in the absence of more comprehensive land development code.

Many of the restrictions, and intent of the guidelines, contained within Article X have been enhanced with enactment of Chapter 22 – Zoning, Chapter 3- Alcoholic Beverage, Chapter 17- Streets & Sidewalks, and the integration of various supplementary regulations. The aforementioned Chapters in the City Code, and their developed content fulfill the intent to "protect the public safety and welfare and enhance the city's beauty and protect property values by regulating the intervals of such filling stations, controlling the physical accesses to public dedicated rights-of-way of new or remodeled stations and establishing a basis by which new or remodeled filling stations shall buffer themselves against adjacent residential areas" with more

advanced guidelines such as, but not limited to, the establishment of zoning districts, the Use Table which limits eligible locations, design review guidelines, access control requirements, alcoholic beverage sales restrictions, and landscaping mandates.

These guidelines notes, particularly those established within Chapter 22 – Zoning have been adopted and developed over several decades to better serve the health, safety, and welfare of the community, rendering much of the 1960 regulations obsolete. The current proposal seeks to eliminate the unnecessary, and superfluous, components and fulfillment of the underlying purpose of the regulation with the comprehensive regulations established, and presently integrated in the City's Land Development Code.

The proposes amendment retains, and relocates relevant clarifications for uses associated with fueling stations, maintains requirements for enclosure of activities, and affirms the mandate for compliance with the City's design review guidelines. The regulations to be brought forward into Section 22-73 are presented as follows:

Sec. 22-73. - Fueling Stations

(a) Purpose. It is the purpose of this section is to protect the public safety and welfare, and enhance the city's beauty and protect property values by regulating the location of filling stations and design of new or remodeled stations.

(b) Applicability. This article shall apply to any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories incident thereto, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including major repair work, such as motor replacement, body and fender repair or spray painting. This shall also include the terms "fueling station", "filling station", "gasoline station", "service station", and "Gasoline service station". This section shall not apply to fueling operations accessory to marinas or industrial uses which do not offer retail sale to the general public.

(c) General requirements. Fueling stations shall comply with the following regulations:

1. Enclosed structure. All tire repairing, battery charging, lubricating or washing of automobiles, and/or storage of merchandise or supplies, must be accommodated or conducted wholly within the main structure or an enclosed structure of any new, remodeled, relocated or existing filling station.

2. The design of each new station, or remodeling of an existing station, shall be in compliance with the design review guidelines as contained in Section 22-59 – Design Review. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications pursuant to City Code Section 22-59.

The Use Table will remain unchanged with this amendment, maintaining the classifications for fueling stations as follows:

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-

City Code Section 22-131. - Basic amendment standards.

Before an amendment is approved, findings will be made that the following standards are satisfied:

(1)The amendment is consistent with the comprehensive plan;
(2)The amendment will not have an adverse affect on the ability of the city to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services; and
(3)The amendment will promote and protect the public health, safety and general welfare.

The presented amendments meet the standards for authorization of amendment to the Land Development Regulations, and are consistent with the City's Comprehensive Plan.

Technical Review Committee:

All affected departments have reviewed and approved the proposed text amendment based on compliance with the requirements of the City Code, and consistency with the Comprehensive Plan.

The comment issued by the Engineering Department was resolved by clarifying that the application of design review guidelines to exterior design is independent of the thresholds and requirement for site plan review. Design review guidelines are applicable for any new development or redevelopment of a fueling station; however site plan review is only a requirement for fueling stations in excess of 4,000 sq. ft.

Planning Board:

The Planning Board, at their November 10th, 2015 meeting, voted unanimously to recommend approval of the presented amendment.

Staff Recommendation:

Staff recommends approval of Ordinance 16-002 based upon its compliance with City Code Section 22-131 and the Comprehensive Plan.

ORDINANCE NO. 16-002

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 9 - LICENSES AND BUSINESS REGULATIONS, BY DELETING ARTICLE X, **FILLING STATIONS** (RELOCATING FILLING STATION PROVISIONS TO CHAPTER 22 – ZONING), AMENDING CHAPTER 22, ARTICLE IV, SUPPLEMENTARY REGULATIONS, CREATING SECTION 22-73, FUELING STATIONS, ESTABLISHING FUELING STATION REQUIREMENTS, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Fort Pierce, in 1960, established regulations for filling stations based upon an abundance of filling stations and their accessory uses which have the effect on the city of impeding both vehicular and pedestrian traffic, which could adversely influence the city's aesthetic potential, and in many cases materially affect surrounding property values.; and

WHEREAS, The City of Fort Pierce seeks to further the promotion of health, safety, and welfare of the community by ensuring guidelines established for filling stations account for community growth, economic development, and advances in technology; and

WHEREAS, The City of Fort Pierce is eliminating obsolete components of Filling Station regulations located in Chapter 9 – Licenses and Business Regulations, and relocating appropriate regulations within Chapter 22 – Zoning in order to further the goals, policies, and objectives of the Comprehensive Plan; therefore:

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Article X. - Filling Stations, is hereby eliminated as follows:

Sec. 9-321. - ~~Definitions.~~ Reserved

~~In the interpretation and enforcement of this article, all words other than the terms specifically defined in this section shall have, as implied by their context, their ordinarily accepted meanings as generally used; words in the masculine gender include the feminine and neuter. The following definitions shall apply in the interpretation and enforcement of this article and of any rules and regulations adopted pursuant hereto:~~

~~Accessory uses: Minor repair activities, battery charging, lubricating or washing of automobiles and/or storage of related merchandise and supplies.~~

~~Accessway improvements: Curb cuts and driveways from a filling station to a dedicated public right-of-way, determined by the jurisdictional agency (the city public works department).~~

~~Buffering: A solid or louvered masonry wall at least six (6) feet in height but no greater than eight (8) feet in height.~~

~~Dedicated public right-of-way: A right-of-way, dedicated for public use and maintained by public funds, whether improved or not.~~

~~Filling station: Any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories incident thereto, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including~~

~~major repair work, such as motor replacement, body and fender repair or spray painting. This term shall also include the terms "gasoline station" and "service station."~~

~~Minimum separation distance: That distance measured by the nearest exterior wall line of the buildings between two (2) filling stations, school, church, nursing and convalescent home or hospital.~~

~~Nonconformancy: The discontinuance for six (6) months of the activities of any filling station or accessory use defined herein, whether voluntarily or through destruction of improvements through fire, hurricane or other act of God.~~

~~Relocated: A filling station conforming to the provisions of this article voluntarily removed to a second site or so moved within an expanded existing site, with the discontinuation of operation of the original filling station.~~

~~Remodeling: A basic alteration or enlargement of the floor plan of the main filling station structure.~~

~~Roadway jurisdiction: The governmental level at which roadway maintenance within a dedicated public right-of-way is conducted, either by the city or the state department of transportation.~~

Sec. 9-322. - ~~Scope and application.~~ Reserved

~~(a) Statement of policy. There exists in the city an abundance of filling stations and their accessory uses which have the effect on the city of impeding both vehicular and pedestrian traffic, which could adversely influence the city's aesthetic potential, and in many cases materially affect surrounding property values.~~

~~(b) Purpose of article. It is the purpose of this article to protect the public safety and welfare and enhance the city's beauty and protect property values by regulating the intervals of such filling stations, controlling the physical accesses to public dedicated rights-of-way of new or remodeled stations and establishing a basis by which new or remodeled filling stations shall buffer themselves against adjacent residential areas.~~

Sec. 9-323. - ~~Regulation.~~ Reserved

~~(a) Zoning. The location of any new, remodeled or relocated filling station shall be in accordance with the permitted use provisions of the city zoning ordinance, as amended.~~

~~(b) Construction, etc. No filling station, whether having accessory uses or not, shall be erected, relocated or remodeled unless it complies with the provisions of this article. However, so long as existing filling stations, with or without accessory uses, shall continue to operate on an hourly or weekly basis customary to such facilities, this article shall have no effect within the effective period of the issuance of a building permit or the extension of such permit.~~

~~(c) Enclosed structure. All tire repairing, battery charging, lubricating or washing of automobiles, and/or storage of merchandise or supplies, must be accommodated or conducted wholly within the main structure or an enclosed structure of any new, remodeled, relocated or existing filling station.~~

~~(d) Distance—Two stations. The "minimum separation distance" between a new filling station and an existing one shall be no closer than one thousand (1,000) feet, as measured in the manner prescribed in section 9-321.~~

~~(e) Same—Station and school, etc. The minimum separation distance between a new filling station and any school, church or hospital, nursing or convalescent home shall be no closer than one thousand (1,000) feet, as measured in the manner prescribed in section 9-321.~~

~~(f) Relocation. A filling station in existence, whether with or without accessory uses, may be voluntarily relocated to a second site if such site is within two hundred (200) feet of the premises of the original station, as measured in the manner established in section 9-321, and if the original filling station ceases to function as such.~~

~~(g) Site plan. Prior to the application for a building permit for any new, relocated or remodeled filling station a site plan shall be submitted to the office of the director of building and code enforcement and shall indicate the following:~~

~~(1) The placement of all structures, tanks, etc., on said lot.~~

~~(2) The location of buffering within the subject property which shall be along any lot line where such lot line abuts a residentially zoned area of the city.~~

~~(3) The anticipated curb cuts and driveways providing access to a public dedicated right-of-way and in accordance with the standards or recommendations of that agency having roadway jurisdiction over said right-of-way.~~

~~(4) The site of each new filling station shall have a minimum frontage of one hundred twenty-five (125) feet along a dedicated public right-of-way.~~

~~(5) The design of each new station, or in the remodeling of an existing station, shall be such that it shall be in architectural harmony and compatible with designs of other business activities in the area. Building facades of brightly adorned, porcelanized steel panels in garish combinations shall be prohibited. Major oil companies that have developed a standardized building design with a well known color scheme and a recognizable insignia may use the same.~~

~~(6) All new buildings shall have a minimum of one thousand (1,000) square feet under roof and within the exterior walls of the same, excluding canopies.~~

~~(h) Issuance of permit. When the above site plan is amended to satisfactorily comply with the above standards or recommendations the director of building and code enforcement may issue a building permit for the contemplated filling station.~~

~~(i) Applicability of distance restrictions. The above-referenced distance restrictions shall not apply to property situated within one thousand five hundred (1,500) linear feet of a limited access highway.~~

Sec. 9-324. - ~~Implementation~~. Reserved

~~(a) The city commission, and it alone, shall hear any appeals regarding the strict application of the provisions of this article; any such appeal shall be identified as one of the following:~~

~~(1) Removal of nonconforming status of a filling station presently out of business and structurally intact.~~

~~(2) A variance of the minimum separation distance provisions of this article.~~

~~(b) All appeals shall be made in writing, addressed to the commission, with appropriate survey material, maps and site plans attached.~~

~~(c) After due hearing thereon, said commission may grant or deny such appeal; provided, however, that a four-fifths affirmative vote of the commission shall be required for granting.~~

~~(d) No such appeal shall be granted unless the commission finds that all of the following conditions exist:~~

~~(1) Such action may be taken without substantial detriment to the public good.~~

~~(2) The granting of such an appeal is necessary to preserve a substantial property right and not merely to serve as a convenience to the applicant.~~

~~(3) The authorizing of the appeal will not impair surrounding property values or unreasonably increase congestion on public streets, increase the danger of fire or in any other respect impair the public health, safety, comfort, morals or general welfare of the city's citizens.~~

SECTION 2. Section 22-73, Supplemental Regulations, Chapter 22, Reserved, is hereby created to encompass Fueling Station requirements as follows:

Sec. 22-73. - ~~Reserved.~~ Fueling Stations

(a) Purpose. It is the purpose of this section is to protect the public safety and welfare, and enhance the city's beauty and protect property values by regulating the location of filling stations and design of new or remodeled stations.

(b) Applicability. This article shall apply to any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories incident thereto, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including major repair work, such as motor replacement, body and fender repair or spray painting. This shall also include the terms "fueling station", "filling station", "gasoline station", "service station", and "Gasoline service station". This section shall not apply to fueling operations accessory to marinas or industrial uses which do not offer retail sale to the general public.

(c) General requirements. Fueling stations shall comply with the following regulations:

1. Enclosed structure. All tire repairing, battery charging, lubricating or washing of automobiles, and/or storage of merchandise or supplies, must be accommodated or conducted wholly within the main structure or an enclosed structure of any new, remodeled, relocated or existing filling station.

2. The design of each new station, or remodeling of an existing station, shall be in compliance with the design review guidelines as contained in Section 22-59 – Design Review. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications pursuant to City Code Section 22-59.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

Linda Hudson, Mayor

ATTEST:

Linda Cox, City Clerk

APPROVED AS TO FORM & CORRECTNESS:

Robert V. Schwerer, Esq.,

City Attorney

Proposed Filling Station Guidelines – Relocation to Section 22-73

Sec. 22-73. - Fueling Stations

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(c) General requirements. Fueling stations shall comply with the following regulations:

1. Enclosed structure. All tire repairing, battery charging, lubricating or washing of automobiles, and/or storage of merchandise or supplies, must be accommodated or conducted wholly within the main structure or an enclosed structure of any new, remodeled, relocated or existing filling station.

2. The design of each new station, or remodeling of an existing station, shall be in compliance with the design review guidelines as contained in Section 22-59 – Design Review. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications pursuant to City Code Section 22-59.

Current Filling Station Guidelines – Chapter 9

ARTICLE X. - FILLING STATIONS[9]

Sec. 9-321. - Definitions.

In the interpretation and enforcement of this article, all words other than the terms specifically defined in this section shall have, as implied by their context, their ordinarily accepted meanings as generally used; words in the masculine gender include the feminine and neuter. The following definitions shall apply in the interpretation and enforcement of this article and of any rules and regulations adopted pursuant hereto:

Accessory uses: Minor repair activities, battery charging, lubricating or washing of automobiles and/or storage of related merchandise and supplies.

Accessway improvements: Curb cuts and driveways from a filling station to a dedicated public right-of-way, determined by the jurisdictional agency (the city public works department).

Buffering: A solid or louvered masonry wall at least six (6) feet in height but no greater than eight (8) feet in height.

Dedicated public right-of-way: A right-of-way, dedicated for public use and maintained by public funds, whether improved or not.

Filling station: Any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories incident thereto, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including major repair work, such as motor replacement, body and fender repair or spray painting. This term shall also include the terms "gasoline station" and "service station."

Minimum separation distance: That distance measured by the nearest exterior wall line of the buildings between two (2) filling stations, school, church, nursing and convalescent home or hospital.

Nonconformancy: The discontinuance for six (6) months of the activities of any filling station or accessory use defined herein, whether voluntarily or through destruction of improvements through fire, hurricane or other act of God.

Relocated: A filling station conforming to the provisions of this article voluntarily removed to a second site or so moved within an expanded existing site, with the discontinuation of operation of the original filling station.

Remodeling: A basic alteration or enlargement of the floor plan of the main filling station structure.

Roadway jurisdiction: The governmental level at which roadway maintenance within a dedicated public right-of-way is conducted, either by the city or the state department of transportation.

(Code 1960, § 9A-1)

Sec. 9-322. - Scope and application.

(a) Statement of policy. There exists in the city an abundance of filling stations and their accessory uses which have the effect on the city of impeding both vehicular and pedestrian traffic, which could adversely influence the city's aesthetic potential, and in many cases materially affect surrounding property values.

(b) Purpose of article. It is the purpose of this article to protect the public safety and welfare and enhance the city's beauty and protect property values by regulating the intervals of such filling stations, controlling the physical accesses to public dedicated rights-of-way of new or remodeled stations and establishing a basis by which new or remodeled filling stations shall buffer themselves against adjacent residential areas.

Current Filling Station Guidelines – Chapter 9

(Code 1960, § 9A-2)

Sec. 9-323. - Regulation.

(a) Zoning. The location of any new, remodeled or relocated filling station shall be in accordance with the permitted use provisions of the city zoning ordinance, as amended.

(b) Construction, etc. No filling station, whether having accessory uses or not, shall be erected, relocated or remodeled unless it complies with the provisions of this article. However, so long as existing filling stations, with or without accessory uses, shall continue to operate on an hourly or weekly basis customary to such facilities, this article shall have no effect within the effective period of the issuance of a building permit or the extension of such permit.

(c) Enclosed structure. All tire repairing, battery charging, lubricating or washing of automobiles, and/or storage of merchandise or supplies, must be accommodated or conducted wholly within the main structure or an enclosed structure of any new, remodeled, relocated or existing filling station.

(d) Distance—Two stations. The "minimum separation distance" between a new filling station and an existing one shall be no closer than one thousand (1,000) feet, as measured in the manner prescribed in section 9-321.

(e) Same—Station and school, etc. The minimum separation distance between a new filling station and any school, church or hospital, nursing or convalescent home shall be no closer than one thousand (1,000) feet, as measured in the manner prescribed in section 9-321.

(f) Relocation. A filling station in existence, whether with or without accessory uses, may be voluntarily relocated to a second site if such site is within two hundred (200) feet of the premises of the original station, as measured in the manner established in section 9-321, and if the original filling station ceases to function as such.

(g) Site plan. Prior to the application for a building permit for any new, relocated or remodeled filling station a site plan shall be submitted to the office of the director of building and code enforcement and shall indicate the following:

    (1) The placement of all structures, tanks, etc., on said lot.

    (2) The location of buffering within the subject property which shall be along any lot line where such lot line abuts a residentially zoned area of the city.

    (3) The anticipated curb cuts and driveways providing access to a public dedicated right-of-way and in accordance with the standards or recommendations of that agency having roadway jurisdiction over said right-of-way.

    (4) The site of each new filling station shall have a minimum frontage of one hundred twenty-five (125) feet along a dedicated public right-of-way.

    (5) The design of each new station, or in the remodeling of an existing station, shall be such that it shall be in architectural harmony and compatible with designs of other business activities in the area. Building facades of brightly adorned, porcelanized steel panels in garish combinations shall be prohibited. Major oil companies that have developed a standardized building design with a well known color scheme and a recognizable insignia may use the same.

    (6) All new buildings shall have a minimum of one thousand (1,000) square feet under roof and within the exterior walls of the same, excluding canopies.

(h) Issuance of permit. When the above site plan is amended to satisfactorily comply with the above standards or recommendations the director of building and code enforcement may issue a building permit for the contemplated filling station.

(i) Applicability of distance restrictions. The above-referenced distance restrictions shall not apply to property situated within one thousand five hundred (1,500) linear feet of a limited access highway.

(Code 1960, § 9A-3; Ord. No. J-134, § 1, 12-19-94)

Sec. 9-324. - Implementation.

(a) The city commission, and it alone, shall hear any appeals regarding the strict application of the provisions of this article; any such appeal shall be identified as one of the following:

  (1) Removal of nonconforming status of a filling station presently out of business and structurally intact.

  (2) A variance of the minimum separation distance provisions of this article.

(b) All appeals shall be made in writing, addressed to the commission, with appropriate survey material, maps and site plans attached.

(c) After due hearing thereon, said commission may grant or deny such appeal; provided, however, that a four-fifths affirmative vote of the commission shall be required for granting.

(d) No such appeal shall be granted unless the commission finds that all of the following conditions exist:

  (1) Such action may be taken without substantial detriment to the public good.

  (2) The granting of such an appeal is necessary to preserve a substantial property right and not merely to serve as a convenience to the applicant.

  (3) The authorizing of the appeal will not impair surrounding property values or unreasonably increase congestion on public streets, increase the danger of fire or in any other respect impair the public health, safety, comfort, morals or general welfare of the city's citizens.

(Code 1960, § 9A-4)

Secs. 9-325—9-333. - Reserved.

Established Regulations Applicable to Fueling Stations

Collectively guide appropriate location, design, access, and landscaping/buffering of Fueling Stations

Section 22-22. – Allowed uses. (Use Table)

Section 22-59. - Design review.

Section 22-61. – Access control.

Section 22-187. - General landscaping requirements.

Sec. 22-22. - Allowed Uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.

(b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.

(e) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-

Sec. 22-59. - Design review.

(a) Applicability. All development requiring site plan approval, or development abutting arterial roads, which submits application for development subsequent to the enactment of this ordinance, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the guidelines of this section. Such development proposals shall be reviewed for consistency with the city's design review guidelines outlined in this chapter. Until such time as a separate design review board is established, the city's planning board shall function as the design review board and shall be responsible for such design review, which shall be completed as part of the development review process. Applications for design review approval must satisfy the application submission requirements and shall be submitted to the department of planning. Design review related to any changes to historic structures, or any new construction on an historic site or in an historic district shall be reviewed by the historic preservation board in lieu of the design review board in accordance with chapter 23. Use of obligatory verbs in this section such as "shall" and "must" are imperatives applicable as binding directives of the ordinance. Discretionary language such as "should," "may," "might," and "is encouraged" are applicable as general guidance for design choices. Design choices based on discretionary language will be subject to the assessment and recommendation of the director of planning and the design review board.

(b) Purpose. Design review guidelines proposed in this section shall be considered as addenda to rather than replacement of existing code requirements of this chapter. The quality and compatibility of proposed development in the city is of critical public concern for all building and/or site improvements. The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. This shall be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs shall take cues from traditional proportioning systems and be synonymous with a chosen style. The city's exemplary wood and masonry vernacular buildings are characterized by a blend of Cracker, Classical Revival, Victorian, Mediterranean, including Mission and Spanish Eclectic, Streamlined Art Deco, Mid-Century Modern, Colonial, Prairie and Craftsman styles. Interpretation of this vernacular palette, influenced by the tropical climate and regional architectural patterns, is strongly encouraged. The guidelines serve to encourage quality site and architectural design and construction compatible with the scale and character of the city's mix of existing buildings and land uses. Consideration of quality and compatibility shall be based on the massing, form and articulation of building walls, and order, rhythm and proportion of doors and windows rather than gratuitous decoration and ornamentation. It is the further purpose of this ordinance to provide procedures whereby exceptions to specific criteria may be made in appropriate situations to advance the stated purpose of this ordinance.

(c) Submission requirements. Applications for design review approval shall be submitted on a supplemental application form as published by the Department of Planning along with the appropriate fee as required by section 22-142, Filing fees. All presentation materials shall include a graphic scale and may include scale figures of pedestrians, vehicles and other common elements found in the public environment. The following materials must be submitted with an application, unless waived by city administrative staff as not necessary, before an application shall be considered complete and accepted for review:

(1) Administrative approval.

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.

b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation,

the surrounding built environment and other site features that may influence design elements.

c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

d. Context photographs of neighboring uses and architectural styles.

e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.

f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.

g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.

h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.

i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

(2) Final approval.

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.

b. A final site plan meeting the requirements of section 22-58.

c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).

d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.

e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.

f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

(d) Procedure for approval. When site plan approval is required pursuant to section 22-58, the following procedure relating to design review shall take place at the same time:

(1) The application for design review approval shall be submitted to the department of planning and development when application is made for site plan approval. The department shall review the application for design review approval to insure that it conforms with requirements of this

section. If there are no violations, the department shall forward the application for design review to the design review board with a written report on the application's conformity with the city's design review guidelines set out in this section. This submittal will be made at the same time that a site plan is submitted in accordance with subsection 22-58(f) to the planning board.

(2) The design review board shall review the application and make a recommendation to the commission for approval or disapproval. If the board recommends disapproval, the reasons shall be stated. The board shall consider the following standards:

(i) The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

(ii) If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

(iii) The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

(iv) The design avoids undue monotony in structural design features.

The board may condition recommendation for approval upon an applicant obtaining of a suitable variance pursuant to article VIII from the board of adjustment.

(3) The city commission shall hold a hearing on the application for design review approval at the same time it conducts a hearing on the site plan. It shall not approve the application for design review approval if:

(i) The application does not meet all applicable provisions of this Code;

(ii) The health, safety, and general welfare of the public are not properly provided for.

(4) When development does not require site plan approval in accordance with section 22-58, but does involve property abutting an arterial road, design review approval shall be requested through a minor application. The department shall approve such minor application for design review approval if it meets the requirements of this section.

(5) Any change or modification in an approved application for design review shall be approved in the same manner as required for original approval except that the department may itself authorize a change or modification if such change or modification is minor and does not substantially alter the design characteristics or features previously approved. A proposed change or modification shall not be considered until a completed application form and filing fee are received by the department. If design review approval was originally necessary because the development requires site plan approval in accordance with section 22-58, and the department determines that a proposed change or modification is minor, the department shall advise the city commission of its intent to approve a minor change or modification and the change or modification shall then become effective unless the city commission finds that the proposed change or modification is substantial, not minor, whereupon the request for change or modification shall be reviewed by the same procedure required for original approval.

(e) Expiration of approval.

(1) Expiration of approval shall coincide with expiration of the associated site plan.

(2) Where site plan approval is not required, the applicant shall have one year to complete the approved activity.

(f) Definitions. Words and terms not defined in this section shall be interpreted in accordance with their normal dictionary meaning and customary usage. The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(1) Appearance: The outward aspect visible to the public.

(2) Appurtenances: The functional objects accessory to and part of buildings.

(3) Architectural character: The composite or aggregate of the characteristics, inferences or implications of structure, form, materials and function of a building, group of buildings, or other architectural composition.

(4) Architectural feature: A prominent or significant part or element of a building, structure or site.

(5) Architectural style: The characteristic form and detail, as of buildings of a particular historic period.

(6) Berm: A raised form of earth to provide screening or to improve the aesthetic character.

(7) City: Shall refer to the City of Fort Pierce, or the area within the Urban Services Boundary of St. Lucie County.

(8) Civic: Shall mean of or relating to a citizen, a city, a citizenship or civil affairs.

(9) Cohesiveness: Shall mean unity of composition and style between design elements of a building or group of buildings and their appurtenances, including site arrangement, landscape, signage and graphics.

(10) Development: Shall mean any building activity requiring a permit from the City of Fort Pierce.

(11) Encroachment: The building of a structure within the yard area of the parcel or parcels on which an application for development is applied.

(12) Exterior building component: An essential and visible part of the exterior of a building.

(13) External architectural feature: The architectural style and general arrangements of such portion of a building or structure as is designated to be open to view from a public street, place or waterway, including the kind, color and texture of the building material of such portion and the type of window, doors, lights, attached or ground signs, and other fixtures appurtenant to such portion.

(14) Frontage line: Refers to the line upon which the front wall of a building sits and is synonymous with its front yard line (setback). Frontage lines also exist for side walls facing a public right-of-way. Porches, stoops, balconies and bay windows may protrude beyond the frontage line as specified in this section.

(15) Landscaping: Shall mean all forms of planting and vegetation, ground forms, rock groupings, water patterns, walls, fences, driveways and pools and all other visible construction except buildings and utilitarian structures.

(16) Logic of design: Shall mean accepted principles and criteria of validity in the solution of the problem of design.

(17) Mechanical equipment: Shall mean equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

(18) Minor application: Applications for development which do not require site plan approval as defined in subsection 22-58(b).

(19) Miscellaneous structures: Shall mean structures, other than buildings, visible from public ways. Examples are: Memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, or drive-up facilities.

(20) Open space: A spatially-defined public area bound by streets, structure or landscape so as to be differentiated from private outdoor areas in use and design. These areas shall follow logic of design within the site plan and generally be regular in shape.

(21) Plant materials: Shall mean trees, shrubs, vines, ground covers, grass perennials, annuals and bulbs.

(22) Preservation: The protection and care which prevent destruction or deterioration of significant structures, buildings or natural resources.

(23) Proportion: Shall mean relationship of parts of a building, landscape, structures or buildings to each other and to the whole; balance.

(24) Scale: Shall mean harmonious relationships of the size of parts to one another and to the human figure.

(25) Screening: Shall mean a structure or planting which conceals from view from public ways the areas behind such structure or planting.

(26) Shrub: A multi-stemmed woody plant other than a tree.

(27) Site break: A structural or landscape device to interrupt long vistas and create visual interest in a site development.

(28) Street hardware: Shall mean objects other than buildings, structures and plantings located in streets and public ways and outside of buildings. Examples are lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes and fire hydrants.

(29) Streetscape: The scene as may be observed along streets composed of natural and manmade components including buildings, paving, planting, street hardware and miscellaneous structures.

(30) Utilitarian structure: A structure or enclosure relating to mechanical or electrical services to a building or development.

(31) Utility hardware: Shall mean devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

(32) Utility service: Shall mean any device, including wire, pipe and conduit, which carries gas, water, electricity, oil and communications into a building or development.

(33) Waterway: Shall mean any canal, lake, river, tributary, channel, lagoon or connecting water within or adjacent to the boundaries of the city.

(g) Design review guidelines

(1) Roofs.

a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third (1/3) of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

b. Rooflines may be punctuated with dormers, windows or ventilation louvers that add detail and interest to the facade. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged.

c. The use of deep (32"—40") overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.

d. Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12. Roofs on towers shall be flat or have a slope which matches the primary structure.

e. The finished roofing material for visible pitched roofs shall be one of the following:

1. Cedar shingles with factory treated class B finish;

2. steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;

3. Galvanized steel "5-V crimp" roofing panels or pre-finished steel;

4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;

5. Asphalt dimensional shingles for residential buildings only;

6. Built-up or membrane roof behind parapets;

7. Flat concrete tile;

8. Clay or cement barrel, s-shaped or mission tiles.

f. The fascias around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

g. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

(2) Entrances.

a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.

d. Porches shall have a minimum depth of six (6) feet and may encroach up to six (6) feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

(3) Windows.

a. Windows shall have well-defined frames, transoms or sills, and should be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.

b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.

c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.

d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than twenty-four (24) inches in residential or office buildings, or higher than forty-eight (48) inches from grade or sidewalk in retail buildings.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

(4) Elevations.

a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.

c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.

d. Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

e. Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.

f. Storefronts and their entrances are to follow logic of design and be contained within structural bays of the building.

g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.

h. Roll down gates, security shutters and bars that are visible from any public right-of-way should be avoided.

i. Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.

j. Exterior building components and all proposed elements of the streetscape shall be painted with a color compatible with the architectural character and style of the proposed development as well as the surrounding buildings.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

l. To assure compatible site design and elevations as seen from the water, development adjacent to or visible from waterways may be expected to meet specific requests from the design review board beyond what is outlined in this section.

(5) Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards and fences. These improvements shall be designed to be consistent with

all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

(6) Lighting.

a. Decorative, low-level intensity, non-concealed source lighting which defines vehicular and/or pedestrian ways may be acceptable if not used as general lighting for a development.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.

c. Site lighting shall conform to the provisions of subsection 22-58(d)(8).

(7) Landscaping.

a. All landscape designs and drawings shall conform to chapter 22, article XII of this Code.

b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

c. Screening shall be provided by appropriately designed walls and mature plant materials rather than the construction of berms.

(8) Walls and fences.

a. Walls and fences shall be considered as an integral part of the design proposal, and shall generally be constructed of the same material as the first floor of the primary building.

b. Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

(9) Signs.

a. Signs will be reviewed for compliance with the guidelines of this section, section 15-6, and for compatibility with the city's developing character.

b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

(10) Awnings.

a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.

b. Where a single building has several storefronts and tenants, or within a single center, they should all have a consistent design, scale, color scheme, and fabric throughout.

c. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.

d. Awnings shall not be used as an attention-getting device, and should contain only minimal signage on the awning fabric. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

(11) Renovations, alterations and/or additions.

a. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications.

b. Such alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials and architectural design referenced in the above sections. Primary elevations of the facade shall be reconstructed, as appropriate, according to the design review guidelines for new development.

c. Renovation projects shall encompass, where appropriate, the entire site.

(Ord. No. K-497, § 1, 7-16-07; K-497, §, 7-16-07)

Sec. 22-61. - Access control.

(a) General provisions. Driveways in all districts for all uses, except single-family dwellings and duplexes, will comply with the provisions in this section in order to promote the safety of the motorist and pedestrian and to minimize traffic congestion.

(b) Design standards.

(1) Number of access points.

a. Not more than one two-way driveway or two (2) one-way driveways will be permitted on any arterial street for the first two hundred (200) feet of street frontage under one ownership. Where such ownership includes over two hundred (200) feet of street frontage, additional driveways may be permitted if adequate justification is presented and approval is given by the city engineer.

b. Not more than one two-way driveway will be permitted on any collector street for the first one hundred (100) feet of frontage under one ownership. Where such ownership includes over one hundred (100) feet of street frontage, additional driveways may be permitted if adequate justification is presented and approval is given by the city engineer.

c. Driveways with design standards which insure reasonable driveway design and construction for the protection of the user will be permitted on all local streets.

(2) Location of access points. The location of access points or driveways on streets of the various roadway classes will conform to the distance requirements measured from curb line to curb line (or edge of pavement where no curb exists) for corner clearance, driveway spacing and property clearance. Where these distance requirements described in the following paragraphs cannot be satisfied, consolidation of access for adjacent properties will be considered prior to issuance of any administrative variations based upon engineering judgment.

a. Distance to intersections (corner clearance): All driveways will conform to the following minimum distance requirements by roadway class for corner clearance as follows:

Roadway Class	Minimum Corner Clearance (Feet)
Arterial street	230
Collector street	115
Local street	50

b. Distance between driveways (driveway spacing): Two way driveways on the same side of the street will conform to the minimum distance requirements for driveway spacing by roadway class as follows:

	Minimum	
	Driveway Spacing (Feet)	
Arterial	Collector	Local
150	100	50

Two (2) one-way driveways on the same side of the street can have a spacing one-half the distances shown above, provided that any spacing which results in a distance of less than forty (40) feet is increased to forty (40) feet.

c. Distance to property lines (property clearance): Distance to property lines from driveways will be one-half (½) the distances of two-way driveway spacing by roadway class included under b. above.

(3) Driveway widths. The following driveway widths will be utilized on all roadway classes:

Driveway	Minimum	Maximum
Residential	12	26
Other		
One-way	14	16
Two-way	24	36

Wider driveways may be required for mobile home parks and recreational vehicle parks and may otherwise be permitted (twelve (12) feet for each additional lane), if adequate justification is presented and approval is given by the city engineer.

(4) Angle of intersection with streets. The angle of intersection of a driveway with a street must be ninety (90) degrees for two-way driveways.

(5) Construction and maintenance. Driveways shall be constructed in accordance with Chapter 17 of this Code of Ordinances and will be maintained in good condition at all times by the owner or owners of the property being served by the driveway.

(Ord. No. H-186, § 30-61, 6-15-81)

Sec. 22-187. - General landscaping requirements.

All landscape plans shall meet or exceed the following general landscaping requirements which shall be considered complimentary to the landscaping provisions of any other city ordinance. This section shall not apply to lots subject to section 22-186 above. A certificate of occupancy shall not be issued on any permit for the use, construction, repair or renovation of any structure within the city, whether residential, commercial, industrial or accessory, unless application for any such permit is accompanied by a detailed landscape plan meeting all requirements of this article. The department is not authorized to exempt the permit application from any requirement except as expressly provided for in this article.

(1) Requirements for plant materials. Plant materials used for conformance with this article shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee. The clerk's office shall maintain a stock of these manuals to be given to permit applicants, particularly though not exclusively to homeowners, for the applicant's use in submitting the required landscape plan. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection. Grass sod shall be clean and free of weeds, pests and diseases.

Trees:

a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

b. Trees used to meet the requirements of this section shall also be species which in the county normally grow in a manner such that at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet. Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown, but will be counted as one tree. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.

c. Fifty (50) per cent of the required trees shall be species other than palm trees (Palmaceae family) except when planted in accordance with an approved plan prepared by a Florida registered landscape architect.

d. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be three (3) feet times five (5) feet and five (5) feet deep, and for which the construction requirements shall be six-inch thick concrete with fiber mesh and no wire mesh or by a root barrier product approved by the city engineer.

e. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca, leucadendron (punk tree), Schinus terebinthifolius (Brazilian pepper) and Casuarina sbp. (Australian pine). Nor may any of the following trees be planted for purposes of complying with requirements of this article: any species designated as category I on the Exotic Plant Pest Council's current list of "Florida's Most Invasive Species", Cupaniopsis anacardioides (Carrotwood), Dalbergia sissoo (Rosewood), Albizzia lebbeck (Woman's tongue), Araucaria heterophylia (Norfolk Island pine), Grevillea robusta

(Silk oak), Melia azadaracha (Chinaberry), Ficus spp. (non-native Ficus), Eucalyptus spp. (Eucalyptus).

f. Shrubs and hedges. Shrubs used to meet the requirements of this section shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen.

g. Ground covers. Ground covers used in lieu of grass, or in part, to meet the requirements of this section, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (12) months after planting.

h. Grass. Grass used to meet the requirements of this section shall be planted with species normally grown as permanent lawns in the county. Grass areas will be sodded, except that plugging, sprigging or seeding of grassy areas is permissible with respect to single- family and two-family residential lots. As to all lots, solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.

i. Existing plant material. When plant material exists on a site prior to the date application for a permit is made, credit may be allowed for such plant material provided that it is protected during construction and incorporated into the required landscaping in a manner which satisfies the requirements of this article.

(2) Landscaped areas. Each separate landscaped area shall have at least one tree, one or more shrubs as approved by the department, or one or more hedges, and ground cover. So as to support long term plant health, planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be free of debris, roots, clay, stones, plants or other foreign materials. The planting soil meeting requirements of this subsection shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.

(3) Landscaping design standards. For commercial, professional, multifamily, industrial and institutional structures, these design standards are in addition to, and not in place of, other requirements imposed by this article.

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

(5) Other property. All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property

line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet or more.

(7) Interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

c. When trees exist on a site prior to site development, the amount of the required interior landscaped area may be reduced by the following amount for preserving existing trees, provided that the total amount of the interior landscaped area is not reduced by more than fifty (50) per cent.

Diameter of tree	Reduction in interior
4.5 feet above ground level	Landscaped areas
Over 12 inches	500 square feet
6 inches to 12 inches	400 square feet
Under 6 inches but over 3 inches	100 square feet

These reductions in the interior landscaped areas shall only apply where the preserved tree is in a planting area which has dimensions not less than the radius of the crown

spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated.

(8) Lands adjacent to street right-of-way. Lands immediately adjacent to street right-of-way shall meet the following requirements:

a. Trees will be planted along the public right-of-way in a manner directed by the department so as to assure shading for sidewalks and to contribute to the streetscape design of the roadway;

b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 22-53.

(9) Reserved.

(10) Other areas. When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more.

(11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.

(12) Installation of landscaping. All landscaping required by this article shall be installed in compliance with these requirements:

a. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved by the department and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

b. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. The final inspection prior to issuance of certificate of occupancy, shall include verification that any mulch is installed at the requisite depth.

c. Trees which are balled and burlaped must have the burlap removed or folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) per cent above the landscape soil. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the

wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.

d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.

e. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.

f. Soil, except for planting soil, in which required landscape is to be installed must be generally indigenous to the locale. Soil must be loose, friable, and free of limestone and other construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris. PH shall be adjusted where necessary to be compatible with the plant species being installed. Soil shall be slightly swaled to retain surface stormwater. Backfill soil material shall be thoroughly watered in and around plant root balls to prevent any air pockets. The use of amended and enriched soils may be required by the department where necessary to increase the water retention capabilities of soil in order to reduce the amount of watering needed to meet the landscaping water requirement. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.

g. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views as required in section 22-53.

h. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.

i. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

(13) Maintenance of landscaping. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

(Ord. No. K-126, § 4, 1-22-02; Ord. No. K-485, § 1, 4-16-07)

City Commission Regular Meeting **Agenda Item # 11. c.**

Meeting Date: 03/21/2016

Re: Application for Conditional Use - Indian River Biodiesel - 1103 N. 2nd Street

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and approval with conditions an application for Conditional Use, submitted by Property Owner, Egan Packing LLC, applicant, Indian River Biodiesel, LLC, and representative, Dennis Murphy, of Culpepper & Terpening, Inc. to operate a Biodiesel fuel manufacturing facility within an existing industrial building located at 1103 N 2nd Street, Fort Pierce, FL. The property is zoned Light Industrial, I-1, (Parcel ID 2403-705-0006-000-9).

SUMMARY:

- The applicant is requesting Conditional Use approval to improve and reuse an existing industrial building to operate a biodiesel fuel processing and production facility, within an existing 39,500 square foot building, situated at 1103 North 2nd Street.
- The site is located within the Port Operations area, on the west side of North 2nd Street, known for the former Egan sorting and packing operations.
- The proposed production seeks to process 250,000 gallons per month. The facility anticipates growth up to 40 new employees for this facility.
- All production activities will be conducted within the facility, with production shifts proposed from 7am to 6pm.
- The applicant has presented an extensive landscape plan centered on parameter landscape buffers to screen the site from the US Highway 1 corridor, and enhance the front of the proposed facility.
- A total of 46 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of March 10th, 0 responses have been received. An update will be provided to the City Commission at the public hearing.
- The Planning Board considered the application at their March 8th, 2016 meeting, and voted unanimously to recommend approval of the request with staff recommended conditions.

RECOMMENDATION:

Staff recommends approval with the following conditions: 1) The applicant provides a safe and efficient sidewalk linkage between the building entrance and the future 2nd Street sidewalk, when said sidewalk is completed, pursuant to City Code Section 22-62 (d) (2). 2) The property owner provides the necessary right-of-way dedications to facilitate the planned 2nd Street roadway and utility improvements, in the exhibit to the Staff report this is a 7.5 x 155 foot area.

ALTERNATIVES:

- Approve with alternative conditions
- Deny the request

RESPONSIBLE STAFF:

Kori Benton, Senior Planner

COORDINATED WITH:

- Technical Review Committee
- St. Lucie County Fire Prevention

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Increase in Ad-Valorem and Tangible Tax Revenue based upon commercial use of the property and tangible equipment.

Attachments

Staff Report
Aerial & Zoning Map
Application
Project Narrative and Applicant Use Analysis
Site Improvement Plan
Landscape Improvement Plan
Proposed Floor Plan
Genuine Biofuel - Fire Safety Report - Existing Facility
EPA Technical Highlights - Biodiesel
Planning Board Minutes - March 2016 (Uapproved)
Requested ROW Dedication - North 2nd Street Roadway Improvements
TRC Review Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Kori Benton	03/15/2016 02:34 PM
City Manager	Nick Mimms	03/16/2016 01:38 PM

Form Started By: Kori Benton Started On: 03/10/2016 04:23 PM

Final Approval Date: 03/16/2016

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: **Application for Conditional Use**
Indian River Biodiesel
1103 N. 2nd Street

DATE: March 10th, 2016

STAFF REPORT

Owner:
Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Applicant:
Indian River Biodiesel, LLC
Rip Pratt
1810 Old Okeechobee Road, Suite A
West Palm Beach, FL 33409

Representative:
Stephan Matthes, P.E.
Dennis Murphy, AICP
Culpepper & Terpening, Inc.
2980 S. 25th Street
Fort Pierce, FL 34982

Requested Action: Approval of a Conditional Use to operate a Biodiesel (non-petroleum) fuel manufacturing facility within an existing industrial building

Location: 1103 N 2nd Street

Parcel ID: 2403-705-0006-000-9

Current Zoning: I-1, Light Industrial

Future Land Use: Industrial (I)

Surrounding Zoning:

North	East	South	West
I-1	I-2	I-1	FEC ROW/ US 1

Site Size: 3.46 acres

Utilities: FPUA

Staff Analysis:

Project Summary

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to improve and reuse an existing industrial building to operate a biodiesel ((non-petroleum) fuel manufacturing facility. The proposed facility is planned within an existing 39,500 square foot building, situated at 1103 North 2nd Street, on the west side of North 2nd Street, known for the former Egan sorting and packing operations. The subject property is currently zoned I-1, Light Industrial, and is located in the Port operations area.

The applicant, Genuine Bio-Fuel, Inc. currently operates a facility in Indiantown, and through its subsidiary, Indian River Biodiesel, proposes an expansion to the City of Fort Pierce. The proposed production seeks to process 250,000 gallons per month. The facility anticipates growth up to 40 new employees for this facility.

Operation Plan & Compatibility

Genuine Bio-Fuel seeks to utilize the facility for their proprietary manufacturing process, which converts organic materials, known as feedstock, into diesel fuel. The finished product, known as biodiesel, is a displayed as renewable alternative fuel source to petroleum diesel. The finished biodiesel produced at the facility may be used in any vehicle that currently uses diesel fuel.

The existing driveways and parking areas will be enhanced to define various needs for entry and delivery to the facility, and improve access form 2nd Street upon completion of the roadway improvements. The proposed site improvement plan for this facility provides forty-four (44) paved parking spaces (two of which are handicapped-accessible) for primary use, and an additional twenty-two (22) overflow spaces to the south of the existing building. The installation of a bicycle rack at the facility is required.

Deliveries will primarily enter and exit the site via established driveways at the northern end of the facility. Upon arrival, the feedstock (used oils, various organic materials, etc.) will be pumped into atmospheric tanks located inside the production building.

The delivered material will settle inside the tanks while any water or food contaminants are pumped out for sold as animal feed or disposed of appropriately. The remaining materials will be filtered and pumped into the processing portion of the building, where the feedstock is heated to no greater than 140 degrees Fahrenheit, and mixed with small amounts of additives. From this step, the new mixture undergoes an ultra-sonification process for further processing. The mixture undergoes a final treatment process before the fully processed biodiesel mixture is stored in tanks to await final loading into fuel tankers for customer use. The applicant has demonstrated that the ingredients and product are not deemed to be hazardous, as the product is considered biodegradable and non-toxic.

Production shifts are proposed from 7am to 6pm, with the occasion for extended hours as production cycles dictate. All production activities will be conducted within the facility. No retail fuel sales occur on the site. Minor building renovations, and equipment installation will be required for processing needs.

The proposed production facility presents minimal impacts to the surrounding environment due to the nature and scale of the operation. The capacity to encompass the processing operations within the structure minimizes any externalities related to noise, heat, dust, or light. Additionally, the applicant is coordinating a fire protection plan and spill containment plan with the St. Lucie County Fire District and Fort Pierce Building Department to verify safeguards are in place prior to beginning production operations. The applicant has a similar facility on the Treasure Coast which has developed detailed fire prevention/emergency management procedures to address any potential conditions warranting such

actions.

Landscaping & Buffering

The landscape plan for enhancement of the site features extensive parameter landscape buffers to screen the site from the US Highway 1 corridor, and enhance the front of the proposed campus. A total of 76 new trees, consisting of holly, live oak, cabbage palm, buttonwood, and wax myrtle trees are planned. Additionally, over 1,000 ft. of new hedges are proposed to supplement the proposed trees and buffer this industrial user.

Right-of-way, Sidewalks, & Lighting

A right-of-way dedication to the City of Fort Pierce and FPUA is requested in conjunction with the North 2nd Street improvement project, in order to facilitate the installation of underground utilities and pedestrian sidewalks along the subject property. The existing right-of-way is platter at approximately 45 ft., therefore a donation of approximately 7.5ft. by 455 ft. in size along the existing North 2nd Street right-of-way is requested. An exhibit of the affected area is attached for further review. A sidewalk connection shall be integrated to connect the facility entrance to the future sidewalk, upon completion of the N. 2nd Street improvement project.

Site lighting will be provided for the parking, vehicular use areas, and perimeter of structure in accordance with City Code requirements.

Traffic Impacts

The project will generate a total of approximately 85 trips per day, relatively consistent with the previous use. The proposed trip generation for the project includes trips generated by the employees, operations, and the receiving & shipping of unprocessed and finished fuels.

The planned production rate of approximately 250,000 gallons per month will convey 4-6 deliveries, on average, to and from the facility. The prospect of utilizing the available FEC railway offers a potential reduction to the quantity of truck deliveries. The applicant has further expressed desires to eventually utilize the port facilities to access trade opportunities with the Bahamas and Caribbean.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to consistency with established ordinances and requirements of the City Code. Findings from the review by the corresponding departments, and the associated responses and plan amendments by the applicant are provided for review.

Property Owner Response Summary:

A total of 46 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of March 10th, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their March 8th, 2016 meeting voted unanimously to recommend approval of the request with staff recommended conditions.

A few members of the Board expressed concern over the absence of designated stormwater facilities on-site and the condition of pre-existing vehicular use areas at the southern portion of the site which are intended

to remain unimproved. The Engineering Department has indicated acceptance of the unpaved areas as these are pre-existing conditions, however the City Commission may consider requiring improvement of the noted area based upon City Code Section 22-60 (c) (5). The scope of improvement, if required of approval, may be most appropriately scheduled to coincide with the proposed 2nd Street improvement project.

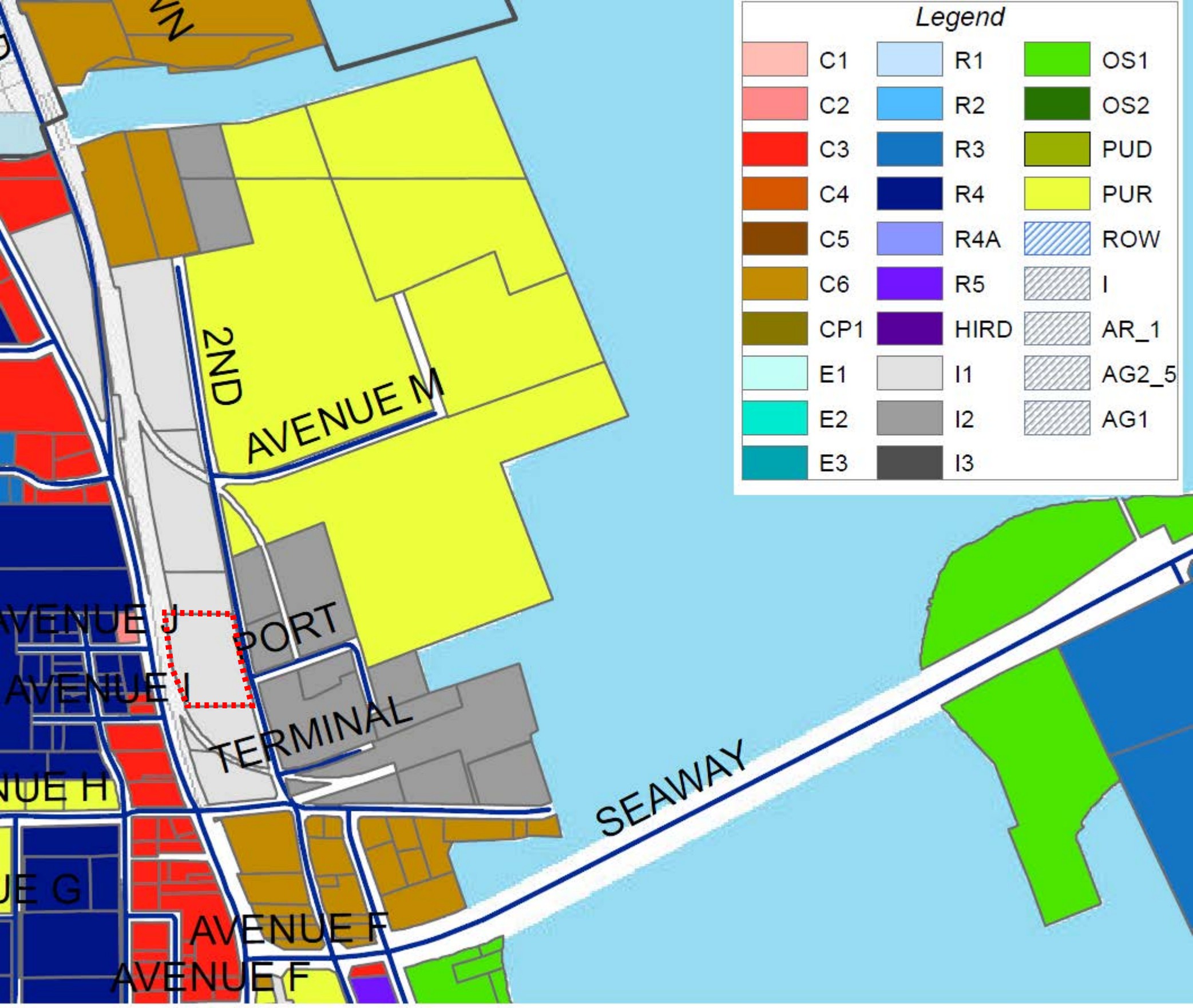
Staff Recommendation:

The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan; therefore staff recommends the City Commission **approve** the presented request with the following conditions:

1) The applicant provides a safe and efficient sidewalk linkage between the building entrance and the future 2nd Street sidewalk, when said sidewalk is completed, pursuant to City Code Section 22-62 (d) (2).

2) The property owner provides the 7.5 ft. by 455ft. right-of-way dedication necessary to facilitate the underground utility and overall infrastructure improvements planned with the North 2nd Street Improvement Project, presented underway. (Please see attached exhibit).

N
0
200'
400'
800'
Taylor Creek Marina
S.R. NO. 5
DIXIE HWY / U.S. HIGHWAY 1
FEC SPUR
60'
50'
AVENUE M
N. 2nd STREET
PROPOSED RIGHT-OF-WAY (TYP)
47.8'
PORT AVENUE
Palm Oil
Fort Pierce Oil
64'
63.4'
King Terminal
70.4'
64.5'
AVENUE H
TERMINAL DRIVE
FISHERMAN'S WHARF
68'
70.8'
Atlantic RV & Marine
48.8'
49.8'
67.2'
66.6'
AVENUE G
80'
N. INDIAN RIVER DRIVE
47.4'
SEAWAY DRIVE (S.R. A1A)


Legend
C1
C2
C3
C4
C5
C6
CP1
E1
E2
E3
R1
R2
R3
R4
R4A
R5
HIRD
I1
I2
I3
OS1
OS2
PUD
PUR
ROW
I
AR_1
AG2_5
AG1
2ND
AVENUE M
AVENUE J
AVENUE I
PORT
TERMINAL
SEAWAY
AVENUE F
AVENUE F

VALLEY

Marine Commercial

2ND

AVENUE M

I, Industrial

AVENUE J

PORT

AVENUE I

TERMINAL

AVENUE H

E G

Marine Commercial

AVENUE F

SEAWAY

FUTURE LAND USE LEGEND:

- RH
- RM
- RL
- RS
- HIMU
- HIR
- OP
- BC
- MXD
- NC
- GC
- CBD
- MC
- COS
- BI
- I
- HI
- CI
- INST

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use – No New Construction

Property address or Location	1103 North 2nd Street, Ft. Pierce.		
Parcel ID #(s)	2403-705-0006-000/9	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
Project Description	To provide for the development of a Biodiesel Fuel manufacturing facility in an existing building, located in the western Port area of Ft. Pierce. This use is considered to be a Conditional Use under Section 22-22 in the I-1 Zoning District (processing of Food and Related Products (see attached supplemental project description))		

Applicant			Agent		
Indian River Biodiesel, LLC (attn.: Rip Pratt)			Culpepper & Terpening, Inc. (attn.: Stefan Matthes, PE)		
1810 Old Okeechobee Road, Ste A			2980 South 25th street		
Street Address			Street Address		
West Palm Beach	Florida	33409	Ft. Pierce	Florida	34981
City	State	Zip	City	State	Zip
Email Address	rippratt@yahoo.com		Phone Number	772-464-3537	
Phone Number			Email Address	smatthes@ct-eng.com	

Applicants Signature(s)

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

See attached authorization letter

Property Owner(s) Signature(s)

STATE OF: _____

COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20__, by _____ who is personally known to me or who has produced _____ as identification.

_____ _____

Signature of Notary Type or Print Name of Notary

_____

Commission Number (Seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- [X] *If no site improvements are required:*
  - [X] As-built survey.
  - [X] Floor plan of existing building(s).
- [ ] *If parking &drainage improve. are req'd:*
  - [ ] *As-built survey.*
  - [ ] *Site Plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage.*
  - [ ] *Lighting Plan.*
- [X] *Complete, Notarized Application.*

Application Type:

- [X] Conditional Use: No new construction with no site improvements
- [ ] Conditional Use: No new construction with parking and drainage improvements

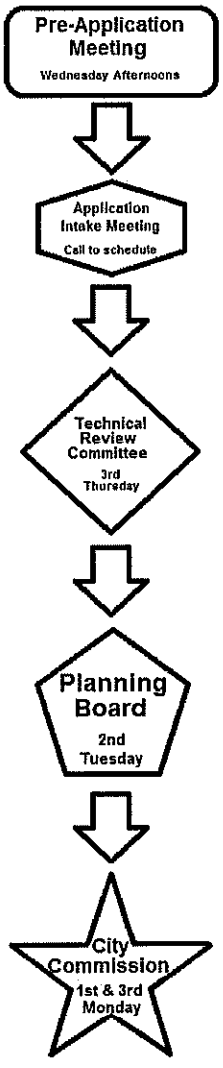
Site Information:

Building Size 39,500 (mol) **Parking Spaces:** 40 spaces provided

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

NORTH	SOUTH	EAST	WEST
Industrial	Industrial (Fuel Storage)	Industrial (Port of Ft. Pierce Development Area)	Railroad ROW/ US #1 (Highway)

Application Outlook



The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

EGAN PACKING LLC

1900 Old Dixie Highway, Fort Pierce, Florida 34946-1423
(772) 465-7555 FAX (772) 460-5012

February 1, 2016

Ms. Rebecca Grohall, Planning Manager
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

RE: Egan Packing LLC – Indian River Biodiesel, LLC
Agent Authorization

Dear Ms. Grohall:

On behalf of the owner of record of the attached described property, please accept this letter as Egan Packing LLC's authorization for Genuine Bio-Fuel Inc. ("GBF"), through its subsidiary, Indian River Biodiesel, LLC ("IRB"), to file an application for Conditional Use for the operation of a food and related products manufacturing facility in the I-1 (Industrial Light) Zoning District in the City of Ft. Pierce. Along with authorizing GBF/IRB to apply for this Conditional Use Permit, we acknowledge that Culpepper and Terpening, Inc., will be the local representative/agent for the processing of this application through the City of Ft. Pierce.

If you should have any questions or need additional information concerning this letter authorization, please do not hesitate to contact me at 772-489-7275.

Thank you.

Sincerely,

Richard M. Carnell, Jr.
Vice President

RMC/tmw
Enclosures

Site Address: 1103 N 2nd ST
Map ID: 24/03S
Parcel ID: 2403-705-0006-000-9
Zoning: II
Account #: 15954
Use Type: 4400
Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE THAT PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market:	$1,164,100	Assessed:	$1,164,100
Exemptions:	$0	Taxable:	$1,164,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$1,164,100	$1,164,100	$0	$1,164,100
2014	$1,168,900	$1,168,900	$0	$1,168,900
2013	$1,166,300	$1,166,300	$0	$1,166,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2011	3355 / 1379	0111	SP	Bernard Egan and Co,	$100
09-01-1992	0806 / 0246	01	WD	TEN MILE CREEK GROVES INC	$878,300
03-01-1986	0495 / 0386	01	CV		$650,000

Primary Building Information

Finished Area of this building: 33,667 SF
Gross Area of this building: 41,301 SF

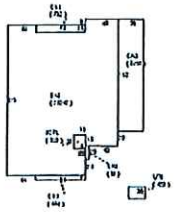
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Steel Truss	Building Type: INDD
Year Built: 1945	Frame:	Grade: Y_D	Effective Year: 1945
Primary Wall: Corr Metal	Story Height: 10 Ft Ad Ht	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel:	Primary Floors: CONC GRD





Total Areas

Finished/Under Air (SF):	40,167
Gross Area (SF):	47,801
Land Size (acres):	3.46
Land Size (SF):	150,750
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	1110	1945
ASP2 LOW	1	11731	1945
CONCRET RAMP	1	259	1945
LOADING DOCK	1	984	1945
MEZZANINE	1	10373	1945
CONCRET HIGH	1	11720	1945

This information is believed to be correct at this time but it is subject to change and is not warranted.
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PROJECT NARRATIVE

Genuine Bio-Fuel Inc., through is its subsidiary Indian River Biodiesel, LLC, proposes to construct and operate a biodiesel manufacturing facility in an existing building that is owned by Egan Packers, LLC. This existing facility is located at 1103 North 2nd Street (along the west side of North 2nd Street), in the City of Ft. Pierce. The prior use of this facility was as a citrus packing facility that ceased operations in recent years. The new proposed use of this building, the manufacturing of biodiesel fuel products, has been determined by the City Zoning Staff to require the petitioner to obtain a Conditional Use Permit under the provisions of the I-1 (Light Industrial) Zoning District, specifically, the processing of food and related products (see attached Zoning Use Table with determined use highlighted.)

Biodiesel is a renewable, sustainable source of clean energy that has proven to be an alternative fuel source to petroleum diesel. The finished Biodiesel product is a fuel product that can be used in any vehicle that currently uses diesel fuel.

Genuine Bio-Fuel, will make use of a proprietary manufacturing process that converts organic materials into diesel fuel. Traditional biodiesel producers use a production method called "batching," which yields unpredictable results, is time-consuming, expensive and creates unnecessary pollution known as "dirty water." Genuine Bio-Fuel uses a proven continuous production technology that does not result in "dirty water" by product and does not require extensive consumption of electrical energy. Genuine Bio-Fuel's facility in Indiantown, Florida, established in 2008, generally consumes less power than two typical single-family homes on a daily basis, helping to further the environmental benefit of this kind of production. Genuine Bio-Fuel Inc. products have been determined to be such a clean and reliable biodiesel product that we have been approved by the Environmental Protection Agency as an "RFS-2 Registered Renewable Fuel Producer."

Generally, the process for the manufacturing of the biodiesel product involves the following:

- The feedstock arrives at the production site by trailer and is pumped into atmospheric tanks located inside the production building.
- The feedstock is allowed to settle inside the tanks and any water or food contaminants are pumped out and sold as animal feed.
- The concentrated feedstock is then filtered and pumped into the processing portion of the building, where using a continuous flow process, the concentrated feedstock is heated to below 140oF, and after some small amounts of additives are made, the concentrated feedstock mixture undergoes an ultra-sonification process where sound energy is applied in order to break the chemical bonds within the mixture.
- The mixture is then subjected to additional treatment process that result the fully processed biodiesel mixture being stored in tanks to await final loading into fuel tankers for customer use. Retail fuel sales do not to take place on the site.

It should be noted that all production activities are done within the former Egan citrus packing house facility.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal building renovations will be required for processing needs and any such work will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas. Review of the sites existing on-site lighting appears to have this site consistent with City Codes and no enhancements are proposed.

The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

STANDARDS of REVIEW:

When reviewing a Conditional Use Permit, that review is often best done when there are specific standards to be measured against that can provide for definitive findings in support of the proposed Conditional Use, based on compliance/consistency with local codes and standards. Noting that Article V, Section 22-74 thru 22-81, of the Ft. Pierce Code of Ordinances, has no specific Standards of Review for a Conditional Use application, for the purpose of this particular application, the following generalized Standards of Review have been prepared by the applicant for consideration by the City Commission and are based on similar standards that would be applied to a Conditional Use Permit application submitted in the unincorporated areas of St. Lucie County. The use of these standards are intended to assist the City Commission in formally finding that the proposed development of a biodiesel manufacturing facility under the classification of a "food and related products processing facility," in the I-1 Zoning District is, in fact, an acceptable use of the petitioned property.

A. ***Consistency with Local Code and Comprehensive Plan.***
The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of this Code, the Ft. Pierce Comprehensive Plan, and the Code of Ordinances of City of Ft. Pierce.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, is consistent with the intent of the Industrial (I) Future Land Use designation of the Ft. Pierce Comprehensive Plan and with the industrial development purpose statement of the I-1 zoning district. The manufacturing of biodiesel products has, at its roots, the use of previously processed and raw food stuffs/wastes that through a method of controlled chemical reaction are converted into an organic based fuel resource. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

B. ***Effect on Adjacent Properties.***

1. **The proposed conditional use will not have an undue adverse effect upon nearby property.**

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, will not have an undue adverse effect upon any nearby property. The manufacturing processes will be taking place inside an existing industrial building that was formerly used as a citrus packing facility. All processing and material storage of the biodiesel products will take place inside of this existing structure.

The surrounding industrial uses to this site include; a.) a fuel storage (petroleum based) facility to the south; b.) the FEC railroad to the west; c.) the Port of Ft. Pierce and other industrial/marine related uses to the east; and, d.) undeveloped property to the north used for equipment storage (refer to figure D-2).

2. **The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.**

The area in which the proposed Conditional Use is to be located is classified under both the City's Future Land Use and Zoning Maps for Industrial uses. The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies

of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

3. **All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through building design, site design, landscaping, and screening.**

All production activities are done within the former Egan citrus packing house facility. The proposed Conditional Use does not require any additions, or structural modifications, to the existing structure. Any internal building renovations that may be required for processing needs will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment/reuse of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas (refer to attached site plans to be approved through reference in this Conditional Use application.

C. ***Adequacy of Public Facilities.***
The proposed conditional use will be served by adequate public facilities and services, including roads, police protection, fire protection, solid waste disposal, water, sewer, drainage structures, parks and mass transit.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 (Industrial Light) Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility and will be served by adequate public facilities and services.

- Water and Sewer Services are presently at the site (refer to Figures G-1 and G-2)
- No changes are proposed (or required) to the existing on-site drainage/ stormwater management systems on the property.
- Additional law enforcement protection services will not be required beyond those presently provided to the project site.

- As a non-residential use, the proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, will have no impact upon the City's Park System.

- A fire protection plan will be supplied to the St. Lucie County Fire District prior to the start of production operations. The petitioner has current facilities preforming the same type of fuel processing in the Treasure Coast area and has developed detailed fire prevention/emergency management procedures that would address any potential conditions warranting such actions.

- The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

Site Address: 1103 N 2nd ST
Map ID: 24/03S

Parcel ID: 2403-705-0006-000-9
Zoning: I1

Account #: 15954

Use Type: 4400

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Legal Description

ASSESSOR`S MAP OF N PART OF FORTPIERCE THAT PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market:	$1,164,100	Assessed:	$1,164,100	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$1,164,100	2015	$1,164,100	$1,164,100	$0	$1,164,100
				2014	$1,168,900	$1,168,900	$0	$1,168,900
				2013	$1,166,300	$1,166,300	$0	$1,166,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2011	3355 / 1379	0111	SP	Bernard Egan and Co,	$100
09-01-1992	0806 / 0246	01	WD	TEN MILE CREEK GROVES INC	$878,300
03-01-1986	0495 / 0386	01	CV		$650,000

Primary Building Information

Finished Area of this building: 33,667 SF
Gross Area of this building: 41,301 SF

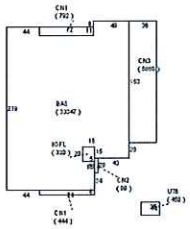
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Steel Truss	Building Type: INDD
Year Built: 1945	Frame:	Grade: Y_D	Effective Year: 1945
Primary Wall: Corr Metal	Story Height: 10 Ft Ad Ht	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel:	Primary Floors: CONC GRD





Total Areas

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This information is believed to be correct at this time but it is subject to change and is not warranted.
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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3665384 OR BOOK 3355 PAGE 1379, Recorded 01/17/2012 at 01:00 PM
Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Richard M. Carnell
1900 Old Dixie Highway
Fort Pierce, Florida 34946

Parcel ID Number(s): 2403-705-0006-000-9

COPY

[Space Above this Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective as of the 31st day of December, 2011, between BERNARD EGAN & COMPANY, a Florida corporation, f/k/a as Egan, Fickett & Company, a Florida corporation, whose post office address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946 *("Grantor),* and EGAN PACKING LLC, a Florida limited liability company whose post office address 1900 Old Dixie Highway, Fort Pierce, Florida 34946 *("Grantee).*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, trusts, trustees and governmental and quasi-governmental entities.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain parcel of real property (the "Property") situate in St. Lucie County, Florida, and more particularly described as follows:

That part of Lot 6 of the Assessor's Map of the North part of Fort Pierce, Florida, which lies between North Second Street and the right-of-way of the Florida East Coast Railway and that part of the South 150 feet of the East 225 feet of Lot 6, Block A, Assessor's Map of North part of Fort Pierce, as per plat thereof recorded in Plat Book 1, at Page 164, of the Public Records of St. Lucie County, Florida, lying west of Second Street.

THIS DEED IS BEING RECORDED TO EFFECT A TRANSFER OF AN INTEREST IN REAL PROPERTY TO THE GRANTEE BY THE GRANTOR, WHICH GRANTOR IS THE SOLE MEMBER OF THE GRANTEE. AT THE TIME OF TRANSFER, THE INTEREST IN REAL PROPERTY BEING TRANSFERRED HEREBY WAS NOT ENCUMBERED BY A MORTGAGE OR OTHER SIMILAR LIEN. AS A RESULT, ONLY MINIMAL DOCUMENTARY STAMP TAXES IN THE AMOUNT OF $0.70 ARE BEING PAID HEREON. SEE CRESCENT MIAMI CENTER, LLC V. DEPARTMENT OF REVENUE, 903 SO.2D 913 (FLA.2005).

SUBJECT TO restrictions, reservations, special assessments and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2011.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the date and year first above written.

Signed, sealed and delivered
In the presence of:

Allyson A. Huntz
Printed Name: Allyson A Huntz

Terri A. Watkins
Printed Name: Terri A. Watkins

GRANTOR:
BERNARD EGAN & COMPANY, a Florida corporation

By: Greg P. Nelson
GREGORY P. NELSON, PRESIDENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30 day of December, 2011, by Gregory P. Nelson as President of Bernard Egan & Company, to me personally known who did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Pennie B. Lee
Commission # EE006816
Expires: JULY 28, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

(Notary Seal)

Pennie B. Lee
Notary Public
My Commission Expires: 7-28-14

COPY

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

EGAN PACKING LLC

Filing Information

Document Number	L11000074527
FEI/EIN Number	45-2725340
Date Filed	06/27/2011
Effective Date	06/27/2011
State	FL
Status	ACTIVE

Principal Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Mailing Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Registered Agent Name & Address

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Name Changed: 04/17/2013

Authorized Person(s) Detail

Name & Address

Title MGR

NELSON, GREGORY P
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

HURWITZ, JEFFREY A
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

MARTIN, JAMES A

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Annual Reports

Report Year	Filed Date
2013	04/17/2013
2014	04/09/2014
2015	04/07/2015

Document Images

04/07/2015 -- ANNUAL REPORT	View image in PDF format
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04/17/2013 -- ANNUAL REPORT	View image in PDF format
06/28/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
06/27/2011 -- Florida Limited Liability	View image in PDF format

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS www.sunbiz.org

Detail by Entity Name

Florida Profit Corporation

GENUINE BIO-FUEL, INC.

Filing Information

Document Number	P08000039120
FEI/EIN Number	26-2509291
Date Filed	04/17/2008
State	FL
Status	ACTIVE

Principal Address

17250 S.W. RAILROAD AVENUE
INDIANTOWN, FL 34956

Mailing Address

P.O. BOX 3366
Hernando Beach, FL 34607

Changed: 03/02/2014

Registered Agent Name & Address

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Officer/Director Detail

Name & Address

Title PD

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Title VP

LACOURSE, GEORGE
1212 CHICKASAW ST
JUPITER, FL 33458

Title DST

LONGO, LINDA

12226 154TH RD N
JUPITER, FL 33478

Title VPD

LONGO, JEFFREY
12226 154TH ROAD N
JUPITER, FL 33478

Annual Reports

Report Year	Filed Date
2013	01/15/2013
2014	03/02/2014
2015	02/19/2015

Document Images

02/19/2015 -- ANNUAL REPORT	View image in PDF format
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01/15/2013 -- ANNUAL REPORT	View image in PDF format
04/01/2012 -- ANNUAL REPORT	View image in PDF format
01/22/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
05/10/2009 -- ANNUAL REPORT	View image in PDF format
04/17/2008 -- Domestic Profit	View image in PDF format

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS www.Sunbiz.org

Detail by Entity Name

Florida Limited Liability Company

INDIAN RIVER BIODIESEL, LLC

Filing Information

Document Number	L16000004381
FEI/EIN Number	NONE
Date Filed	01/06/2016
Effective Date	01/01/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	01/12/2016
Event Effective Date	NONE

Principal Address

1103 NORTH 2ND STREET
FT. PIERCE, FL 34946

Mailing Address

1810 OLD OKEECHOBEE ROAD
SUITE A
WEST PALM BEACH, FL 33409

Registered Agent Name & Address

HAYES, EDWARD
1810 OLD OKEECHOBEE RD - A
SUITE A
WEST PALM BEACH, FL 33409

Authorized Person(s) Detail

Name & Address

Title MGR

BURDETT, CHRISTOPHER C
1810 OLD OKEECHOBEE RD - A
WEST PALM BEACH, FL 33409

Annual Reports

No Annual Reports Filed

Document Images

01/12/2016 -- LC Amendment and Name Change	View image in PDF format
01/06/2016 -- Florida Limited Liability	View image in PDF format

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Culpepper & Terpening, Inc. (Form G810)

Transmittal Letter

2980 S. 25th Street
Fort Pierce, Florida 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

PROJECT: Indian River Bio-Diesel Facility - 1103 North 2nd Street **PROJECT NO.:** 16-005
DATE: 02/01/16

TO: Ms. Rebecca Grohall, AICP
Planning Manager
City of Ft. Pierce
100 North US Highway 1, Ft. Pierce, Fl 34950

FROM: Stefan Matthes, P.E.
Culpepper & Terpening, Inc.
2980 South 25th Street, Ft. Pierce, Fl 34981

WE TRANSMIT: ☑ Attached ☐ Under Separate Cover

VIA: ☐ Federal Express ☐ Mail ☐ E-mail ☑ Hand Delivery ☐ Fax ☐ Other

FOR: ☑ Approval/Action ☐ Information ☐ Use as requested ☐ Comment ☐ Distribution ☐ Other

THE FOLLOWING: ☐ Change Order ☐ Computer Discs ☐ Copy of Letter ☐ Digital Files ☐ Drawings ☐ Payment Application ☐ Payment Certificate ☐ Prints ☐ Plans ☐ Shop Drawings ☐ Specifications ☐ Submittals ☐ Other

ITEM NO.	NO. OF COPIES	DOCUMENT DATE	FORMAT	DESCRIPTION
1	1	2/1/6	Letter	Indian River Bio-Diesel Conditional Use transmittal letter
2	1	2/1/16	Check	$100 Application Fee
3	8	2/1/16	Application	Signed Conditional Use "No New Construction" Ap
4	8	1/29/16	Survey	Signed Boundary Survey
5	8	2/1/16	Narrative	Project Narrative
6	8	2/1/16	Plan	Signed and Sealed Site plan
7	8	2/1/16	Plan	Preliminary Landscape Plan
8	8	2/1/16	Plan	Floor Plan
9	1	2/1/16	CD	CD of the submittal documents
10				
11				
12				
13				
14				
15				

REMARKS:

For review of the Conditional Use " No New Construction" application process

Cc: Richard Pratt

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:16-005
File: CFtP Planning
Sender's Email: smatthes@ct-eng.com

February 1, 2016
VIA: ***Hand Delivery***

Ms. Rebecca Grohall, Planning Manager
City of Ft. Pierce Planning Division
100 North US Highway 1
Ft. Pierce, FL 34950

RE: Indian River BioDiesel – 1103 North 2nd Street
Conditional Use – No New Construction Application Submittal

Dear Ms. Grohall:

On behalf of the Indian River BioDiesel, LLC, we are pleased to present the following information which will constitute our submittal for a Conditional Use – No New Construction approval for the use of the existing packing house facility located at 1103 North 2nd Street, Ft. Pierce, Florida. As per discussions at the pre-application meeting, the applicant intends to utilize the existing facility to process Bio-Diesel fuel. This submittal includes the following materials:

1. One (1) Check in the amount of $100.00 for the total review fees;
2. One (1) Original and (7) copies of the executed & notarized Conditional Use – No New Construction application;
3. One (1) Original and (7) Copies of the Project Narrative;
4. One (1) Original and (7) Copies Boundary & Topographic Survey, prepared Masteller, Moler & Taylor, Inc;
5. One (1) Original and (7) Copies of the signed & sealed Site Plan, prepared by Culpepper & Terpening, Inc.;
6. One (1) Original and (7) Copies of the Preliminary Landscape Plan, prepared by Landscape Architect Consultants;
7. One (1) Original and (7) Copies of the Floor Plan, prepared by Donadio Associates Architects, P.A.; and
8. One (1) CD containing the submitted materials in pdf format.

We trust that this submittal is as required to allow the conditional use review process to commence. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed above

Cc: Richard Pratt

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use – No New Construction

Property address or Location	1103 North 2nd Street, Ft. Pierce.		
Parcel ID #(s)	2403-705-0006-000/9	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
Project Description	To provide for the development of a Biodiesel Fuel manufacturing facility in an existing building, located in the western Port area of Ft. Pierce. This use is considered to be a Conditional Use under Section 22-22 in the I-1 Zoning District (processing of Food and Related Products (see attached supplemental project description))		

Applicant			Agent		
Indian River Biodiesel, LLC (attn.: Rip Pratt)			Culpepper & Terpening, Inc. (attn.: Stefan Matthes, PE)		
1810 Old Okeechobee Road, Ste A			2980 South 25th street		
Street Address			Street Address		
West Palm Beach	Florida	33409	Ft. Pierce	Florida	34981
City	State	Zip	City	State	Zip
Email Address	rippratt@yahoo.com		Phone Number	772-464-3537	
Phone Number			Email Address	smatthes@ct-eng.com	

Applicants Signature(s)

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

See attached authorization letter

Property Owner(s) Signature(s)

STATE OF: _____

COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20__, by _____ who is personally known to me or who has produced _____ as identification.

_____ _____

Signature of Notary Type or Print Name of Notary

_____

Commission Number (Seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- [X] *If no site improvements are required:*
  - [X] As-built survey.
  - [X] Floor plan of existing building(s).
- [ ] *If parking &drainage improve. are req'd:*
  - [ ] *As-built survey.*
  - [ ] *Site Plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage.*
  - [ ] *Lighting Plan.*
- [X] *Complete, Notarized Application.*

Application Type:

- [X] Conditional Use: No new construction with no site improvements
- [ ] Conditional Use: No new construction with parking and drainage improvements

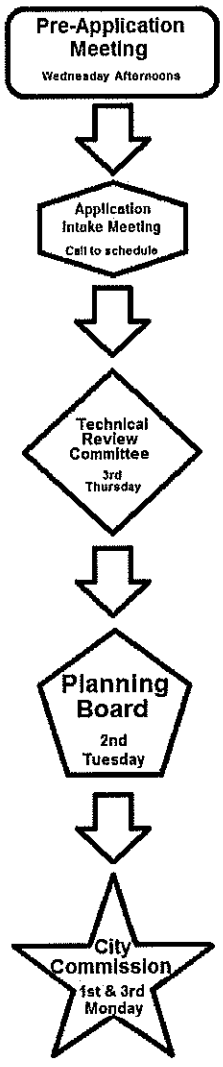
Site Information:

Building Size 39,500 (mol) **Parking Spaces:** 40 spaces provided

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

NORTH	SOUTH	EAST	WEST
Industrial	Industrial (Fuel Storage)	Industrial (Port of Ft. Pierce Development Area)	Railroad ROW/ US #1 (Highway)

Application Outlook



The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

EGAN PACKING LLC

1900 Old Dixie Highway, Fort Pierce, Florida 34946-1423
(772) 465-7555 FAX (772) 460-5012

February 1, 2016

Ms. Rebecca Grohall, Planning Manager
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

RE: Egan Packing LLC – Indian River Biodiesel, LLC
Agent Authorization

Dear Ms. Grohall:

On behalf of the owner of record of the attached described property, please accept this letter as Egan Packing LLC's authorization for Genuine Bio-Fuel Inc. ("GBF"), through its subsidiary, Indian River Biodiesel, LLC ("IRB"), to file an application for Conditional Use for the operation of a food and related products manufacturing facility in the I-1 (Industrial Light) Zoning District in the City of Ft. Pierce. Along with authorizing GBF/IRB to apply for this Conditional Use Permit, we acknowledge that Culpepper and Terpening, Inc., will be the local representative/agent for the processing of this application through the City of Ft. Pierce.

If you should have any questions or need additional information concerning this letter authorization, please do not hesitate to contact me at 772-489-7275.

Thank you.

Sincerely,

Richard M. Carnell, Jr.
Vice President

RMC/tmw
Enclosures

Site Address: 1103 N 2nd ST
Map ID: 24/03S

Parcel ID: 2403-705-0006-000-9
Zoning: I1

Account #: 15954
Use Type: 4400

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE THAT PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market:	$1,164,100	Assessed:	$1,164,100
Exemptions:	$0	Taxable:	$1,164,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$1,164,100	$1,164,100	$0	$1,164,100
2014	$1,168,900	$1,168,900	$0	$1,168,900
2013	$1,166,300	$1,166,300	$0	$1,166,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2011	3355 / 1379	0111	SP	Bernard Egan and Co,	$100
09-01-1992	0806 / 0246	01	WD	TEN MILE CREEK GROVES INC	$878,300
03-01-1986	0495 / 0386	01	CV		$650,000

Primary Building Information

Finished Area of this building: 33,667 SF
Gross Area of this building: 41,301 SF

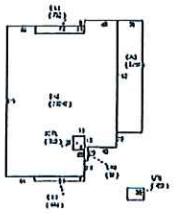
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Steel Truss	Building Type: INDD
Year Built: 1945	Frame:	Grade: Y_D	Effective Year: 1945
Primary Wall: Corr Metal	Story Height: 10 Ft Ad Ht	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel:	Primary Floors: CONC GRD





Total Areas

Finished/Under Air (SF):	40,167
Gross Area (SF):	47,801
Land Size (acres):	3.46
Land Size (SF):	150,750
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	1110	1945
ASP2 LOW	1	11731	1945
CONCRET RAMP	1	259	1945
LOADING DOCK	1	984	1945
MEZZANINE	1	10373	1945
CONCRET HIGH	1	11720	1945

This information is believed to be correct at this time but it is subject to change and is not warranted.
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PROJECT NARRATIVE

Genuine Bio-Fuel Inc., through is its subsidiary Indian River Biodiesel, LLC, proposes to construct and operate a biodiesel manufacturing facility in an existing building that is owned by Egan Packers, LLC. This existing facility is located at 1103 North 2nd Street (along the west side of North 2nd Street), in the City of Ft. Pierce. The prior use of this facility was as a citrus packing facility that ceased operations in recent years. The new proposed use of this building, the manufacturing of biodiesel fuel products, has been determined by the City Zoning Staff to require the petitioner to obtain a Conditional Use Permit under the provisions of the I-1 (Light Industrial) Zoning District, specifically, the processing of food and related products (see attached Zoning Use Table with determined use highlighted.)

Biodiesel is a renewable, sustainable source of clean energy that has proven to be an alternative fuel source to petroleum diesel. The finished Biodiesel product is a fuel product that can be used in any vehicle that currently uses diesel fuel.

Genuine Bio-Fuel, will make use of a proprietary manufacturing process that converts organic materials into diesel fuel. Traditional biodiesel producers use a production method called "batching," which yields unpredictable results, is time-consuming, expensive and creates unnecessary pollution known as "dirty water." Genuine Bio-Fuel uses a proven continuous production technology that does not result in "dirty water" by product and does not require extensive consumption of electrical energy. Genuine Bio-Fuel's facility in Indiantown, Florida, established in 2008, generally consumes less power than two typical single-family homes on a daily basis, helping to further the environmental benefit of this kind of production. Genuine Bio-Fuel Inc. products have been determined to be such a clean and reliable biodiesel product that we have been approved by the Environmental Protection Agency as an "RFS-2 Registered Renewable Fuel Producer."

Generally, the process for the manufacturing of the biodiesel product involves the following:

- The feedstock arrives at the production site by trailer and is pumped into atmospheric tanks located inside the production building.
- The feedstock is allowed to settle inside the tanks and any water or food contaminants are pumped out and sold as animal feed.
- The concentrated feedstock is then filtered and pumped into the processing portion of the building, where using a continuous flow process, the concentrated feedstock is heated to below 140oF, and after some small amounts of additives are made, the concentrated feedstock mixture undergoes an ultra-sonification process where sound energy is applied in order to break the chemical bonds within the mixture.
- The mixture is then subjected to additional treatment process that result the fully processed biodiesel mixture being stored in tanks to await final loading into fuel tankers for customer use. Retail fuel sales do not to take place on the site.

It should be noted that all production activities are done within the former Egan citrus packing house facility.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal building renovations will be required for processing needs and any such work will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas. Review of the sites existing on-site lighting appears to have this site consistent with City Codes and no enhancements are proposed.

The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

STANDARDS of REVIEW:

When reviewing a Conditional Use Permit, that review is often best done when there are specific standards to be measured against that can provide for definitive findings in support of the proposed Conditional Use, based on compliance/consistency with local codes and standards. Noting that Article V, Section 22-74 thru 22-81, of the Ft. Pierce Code of Ordinances, has no specific Standards of Review for a Conditional Use application, for the purpose of this particular application, the following generalized Standards of Review have been prepared by the applicant for consideration by the City Commission and are based on similar standards that would be applied to a Conditional Use Permit application submitted in the unincorporated areas of St. Lucie County. The use of these standards are intended to assist the City Commission in formally finding that the proposed development of a biodiesel manufacturing facility under the classification of a "food and related products processing facility," in the I-1 Zoning District is, in fact, an acceptable use of the petitioned property.

A. ***Consistency with Local Code and Comprehensive Plan.***
The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of this Code, the Ft. Pierce Comprehensive Plan, and the Code of Ordinances of City of Ft. Pierce.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, is consistent with the intent of the Industrial (I) Future Land Use designation of the Ft. Pierce Comprehensive Plan and with the industrial development purpose statement of the I-1 zoning district. The manufacturing of biodiesel products has, at its roots, the use of previously processed and raw food stuffs/wastes that through a method of controlled chemical reaction are converted into an organic based fuel resource. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

B. ***Effect on Adjacent Properties.***

1. **The proposed conditional use will not have an undue adverse effect upon nearby property.**

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, will not have an undue adverse effect upon any nearby property. The manufacturing processes will be taking place inside an existing industrial building that was formerly used as a citrus packing facility. All processing and material storage of the biodiesel products will take place inside of this existing structure.

The surrounding industrial uses to this site include; a.) a fuel storage (petroleum based) facility to the south; b.) the FEC railroad to the west; c.) the Port of Ft. Pierce and other industrial/marine related uses to the east; and, d.) undeveloped property to the north used for equipment storage (refer to figure D-2).

2. **The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.**

The area in which the proposed Conditional Use is to be located is classified under both the City's Future Land Use and Zoning Maps for Industrial uses. The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies

of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

3. **All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through building design, site design, landscaping, and screening.**

All production activities are done within the former Egan citrus packing house facility. The proposed Conditional Use does not require any additions, or structural modifications, to the existing structure. Any internal building renovations that may be required for processing needs will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment/reuse of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas (refer to attached site plans to be approved through reference in this Conditional Use application.

C. ***Adequacy of Public Facilities.***
The proposed conditional use will be served by adequate public facilities and services, including roads, police protection, fire protection, solid waste disposal, water, sewer, drainage structures, parks and mass transit.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 (Industrial Light) Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility and will be served by adequate public facilities and services.

- Water and Sewer Services are presently at the site (refer to Figures G-1 and G-2)
- No changes are proposed (or required) to the existing on-site drainage/ stormwater management systems on the property.
- Additional law enforcement protection services will not be required beyond those presently provided to the project site.

- As a non-residential use, the proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, will have no impact upon the City's Park System.

- A fire protection plan will be supplied to the St. Lucie County Fire District prior to the start of production operations. The petitioner has current facilities preforming the same type of fuel processing in the Treasure Coast area and has developed detailed fire prevention/emergency management procedures that would address any potential conditions warranting such actions.

- The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

Site Address: 1103 N 2nd ST
Map ID: 24/03S

Parcel ID: 2403-705-0006-000-9
Zoning: I1

Account #: 15954

Use Type: 4400

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Legal Description

ASSESSOR`S MAP OF N PART OF FORTPIERCE THAT PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market:	$1,164,100	Assessed:	$1,164,100
Exemptions:	$0	Taxable:	$1,164,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
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Primary Building Information

Finished Area of this building: 33,667 SF
Gross Area of this building: 41,301 SF

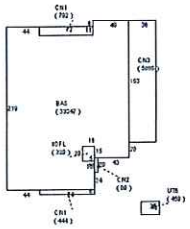
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Steel Truss	Building Type: INDD
Year Built: 1945	Frame:	Grade: Y_D	Effective Year: 1945
Primary Wall: Corr Metal	Story Height: 10 Ft Ad Ht	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel:	Primary Floors: CONC GRD





Total Areas

Finished/Under Air (SF):	40,167
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Land Size (acres):	3.46
Land Size (SF):	150,750
Total Building Count:	2

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Type	Qty	Units	Year Blt
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CONCRET HIGH	1	11720	1945
CONCRET RAMP	1	259	1945
ASP2 LOW	1	11731	1945
LOADING DOCK	1	984	1945
MEZZANINE	1	10373	1945

This information is believed to be correct at this time but it is subject to change and is not warranted.
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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3665384 OR BOOK 3355 PAGE 1379, Recorded 01/17/2012 at 01:00 PM
Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Richard M. Carnell
1900 Old Dixie Highway
Fort Pierce, Florida 34946

Parcel ID Number(s): 2403-705-0006-000-9

COPY

[Space Above this Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective as of the 31st day of December, 2011, between BERNARD EGAN & COMPANY, a Florida corporation, f/k/a as Egan, Fickett & Company, a Florida corporation, whose post office address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946 *("Grantor),* and EGAN PACKING LLC, a Florida limited liability company whose post office address 1900 Old Dixie Highway, Fort Pierce, Florida 34946 *("Grantee).*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, trusts, trustees and governmental and quasi-governmental entities.)

WITNESSETH That said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain parcel of real property (the "Property") situate in St. Lucie County, Florida, and more particularly described as follows:

That part of Lot 6 of the Assessor's Map of the North part of Fort Pierce, Florida, which lies between North Second Street and the right-of-way of the Florida East Coast Railway and that part of the South 150 feet of the East 225 feet of Lot 6, Block A, Assessor's Map of North part of Fort Pierce, as per plat thereof recorded in Plat Book 1, at Page 164, of the Public Records of St. Lucie County, Florida, lying west of Second Street.

THIS DEED IS BEING RECORDED TO EFFECT A TRANSFER OF AN INTEREST IN REAL PROPERTY TO THE GRANTEE BY THE GRANTOR, WHICH GRANTOR IS THE SOLE MEMBER OF THE GRANTEE. AT THE TIME OF TRANSFER, THE INTEREST IN REAL PROPERTY BEING TRANSFERRED HEREBY WAS NOT ENCUMBERED BY A MORTGAGE OR OTHER SIMILAR LIEN. AS A RESULT, ONLY MINIMAL DOCUMENTARY STAMP TAXES IN THE AMOUNT OF $0.70 ARE BEING PAID HEREON. SEE CRESCENT MIAMI CENTER, LLC V. DEPARTMENT OF REVENUE, 903 SO.2D 913 (FLA.2005).

SUBJECT TO restrictions, reservations, special assessments and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2011.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the date and year first above written.

Signed, sealed and delivered
In the presence of:

Printed Name: Allyson A Hunt3

Printed Name: Terri A. Watkins

GRANTOR:
BERNARD EGAN & COMPANY, a Florida corporation

By: _____
GREGORY P. NELSON, PRESIDENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30 day of December, 2011, by Gregory P. Nelson as President of Bernard Egan & Company, to me personally known who did not take an oath.

NOTARY PUBLIC STATE OF FLORIDA
Pennie B. Lee
Commission # EE006816
Expires: JULY 28, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

(Notary Seal)

Notary Public
My Commission Expires: 7-28-14

COPY

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

EGAN PACKING LLC

Filing Information

Document Number	L11000074527
FEI/EIN Number	45-2725340
Date Filed	06/27/2011
Effective Date	06/27/2011
State	FL
Status	ACTIVE

Principal Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Mailing Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Registered Agent Name & Address

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Name Changed: 04/17/2013

Authorized Person(s) Detail

Name & Address

Title MGR

NELSON, GREGORY P
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

HURWITZ, JEFFREY A
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

MARTIN, JAMES A

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Annual Reports

Report Year	Filed Date
2013	04/17/2013
2014	04/09/2014
2015	04/07/2015

Document Images

04/07/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
06/28/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
06/27/2011 -- Florida Limited Liability	View image in PDF format

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State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS www.sunbiz.org

Detail by Entity Name

Florida Profit Corporation

GENUINE BIO-FUEL, INC.

Filing Information

Document Number	P08000039120
FEI/EIN Number	26-2509291
Date Filed	04/17/2008
State	FL
Status	ACTIVE

Principal Address

17250 S.W. RAILROAD AVENUE
INDIANTOWN, FL 34956

Mailing Address

P.O. BOX 3366
Hernando Beach, FL 34607

Changed: 03/02/2014

Registered Agent Name & Address

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Officer/Director Detail

Name & Address

Title PD

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Title VP

LACOURSE, GEORGE
1212 CHICKASAW ST
JUPITER, FL 33458

Title DST

LONGO, LINDA

12226 154TH RD N
JUPITER, FL 33478

Title VPD

LONGO, JEFFREY
12226 154TH ROAD N
JUPITER, FL 33478

Annual Reports

Report Year	Filed Date
2013	01/15/2013
2014	03/02/2014
2015	02/19/2015

Document Images

02/19/2015 -- ANNUAL REPORT	View image in PDF format
03/02/2014 -- ANNUAL REPORT	View image in PDF format
01/15/2013 -- ANNUAL REPORT	View image in PDF format
04/01/2012 -- ANNUAL REPORT	View image in PDF format
01/22/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
05/10/2009 -- ANNUAL REPORT	View image in PDF format
04/17/2008 -- Domestic Profit	View image in PDF format

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State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS www.sunbiz.org

Detail by Entity Name

Florida Limited Liability Company

INDIAN RIVER BIODIESEL, LLC

Filing Information

Document Number	L16000004381
FEI/EIN Number	NONE
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Effective Date	01/01/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	01/12/2016
Event Effective Date	NONE

Principal Address

1103 NORTH 2ND STREET
FT. PIERCE, FL 34946

Mailing Address

1810 OLD OKEECHOBEE ROAD
SUITE A
WEST PALM BEACH, FL 33409

Registered Agent Name & Address

HAYES, EDWARD
1810 OLD OKEECHOBEE RD - A
SUITE A
WEST PALM BEACH, FL 33409

Authorized Person(s) Detail

Name & Address

Title MGR

BURDETT, CHRISTOPHER C
1810 OLD OKEECHOBEE RD - A
WEST PALM BEACH, FL 33409

Annual Reports

No Annual Reports Filed

Document Images

01/12/2016 -- LC Amendment and Name Change	View image in PDF format
01/06/2016 -- Florida Limited Liability	View image in PDF format

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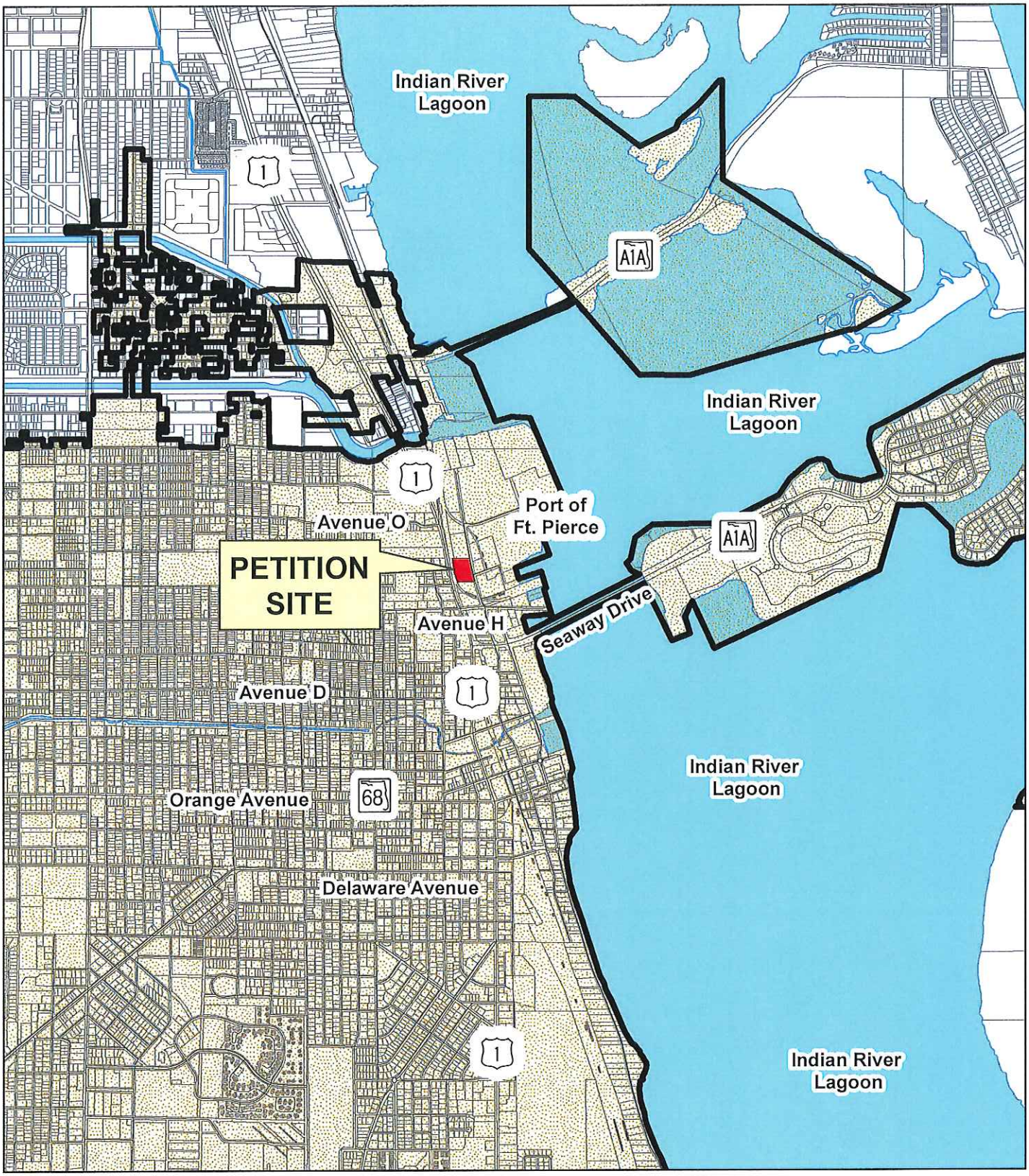
State of Florida, Department of State



Path: P:\Proj-2015\15-156 PSL - Design and permitting crosstown recreational parking lots\15-156 GIS Maps\crosstown - empire - land use\16-004 - fig d 1a - location map - wide view (.05 mile).mxd

Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

Petition Parcel

City

Fort Pierce

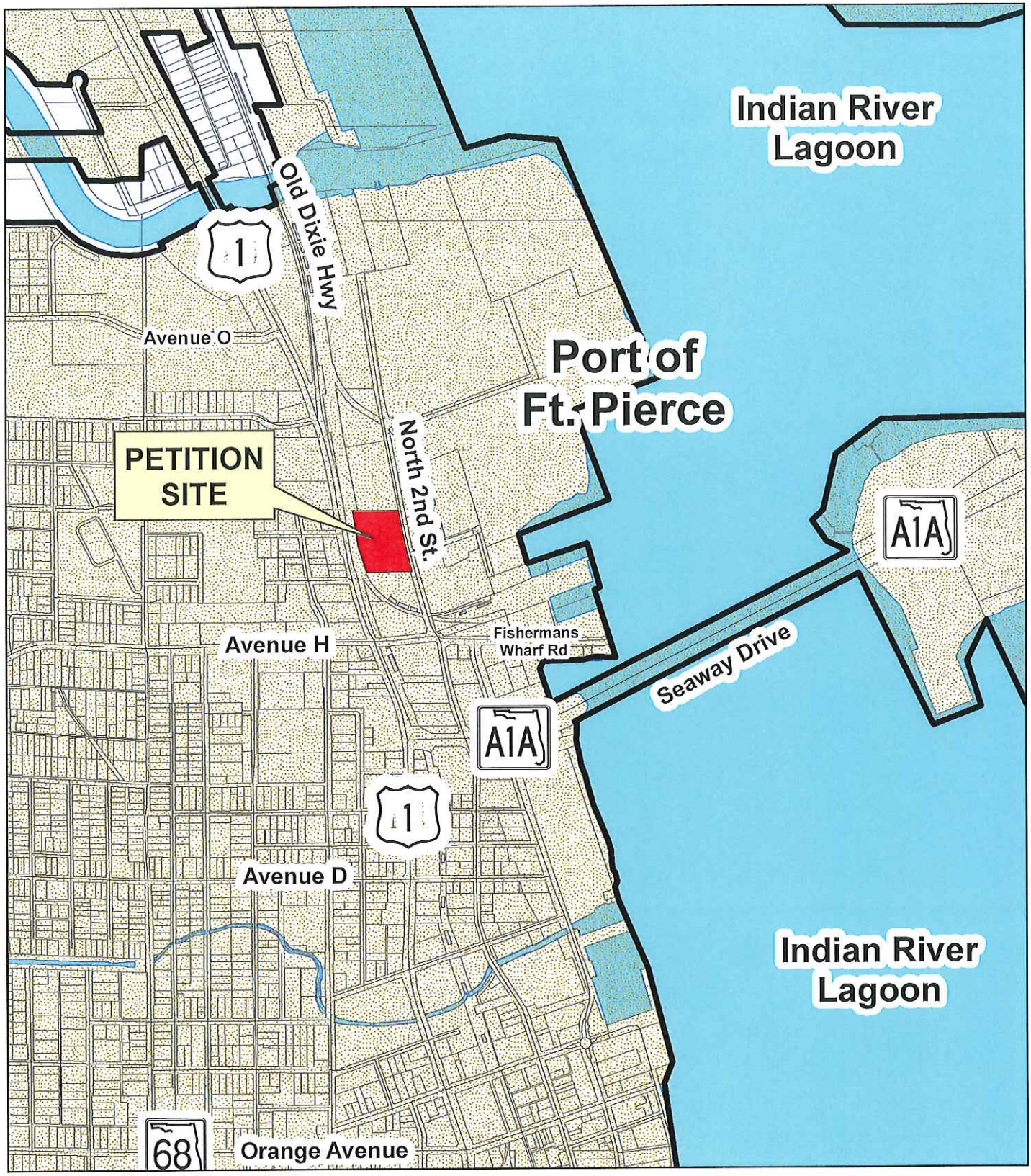
N
W E
S

1 inch:0.5 mi.

Exhibit - D-1a

Project Location Map
(very wide view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

Petition Parcel

City

Fort Pierce

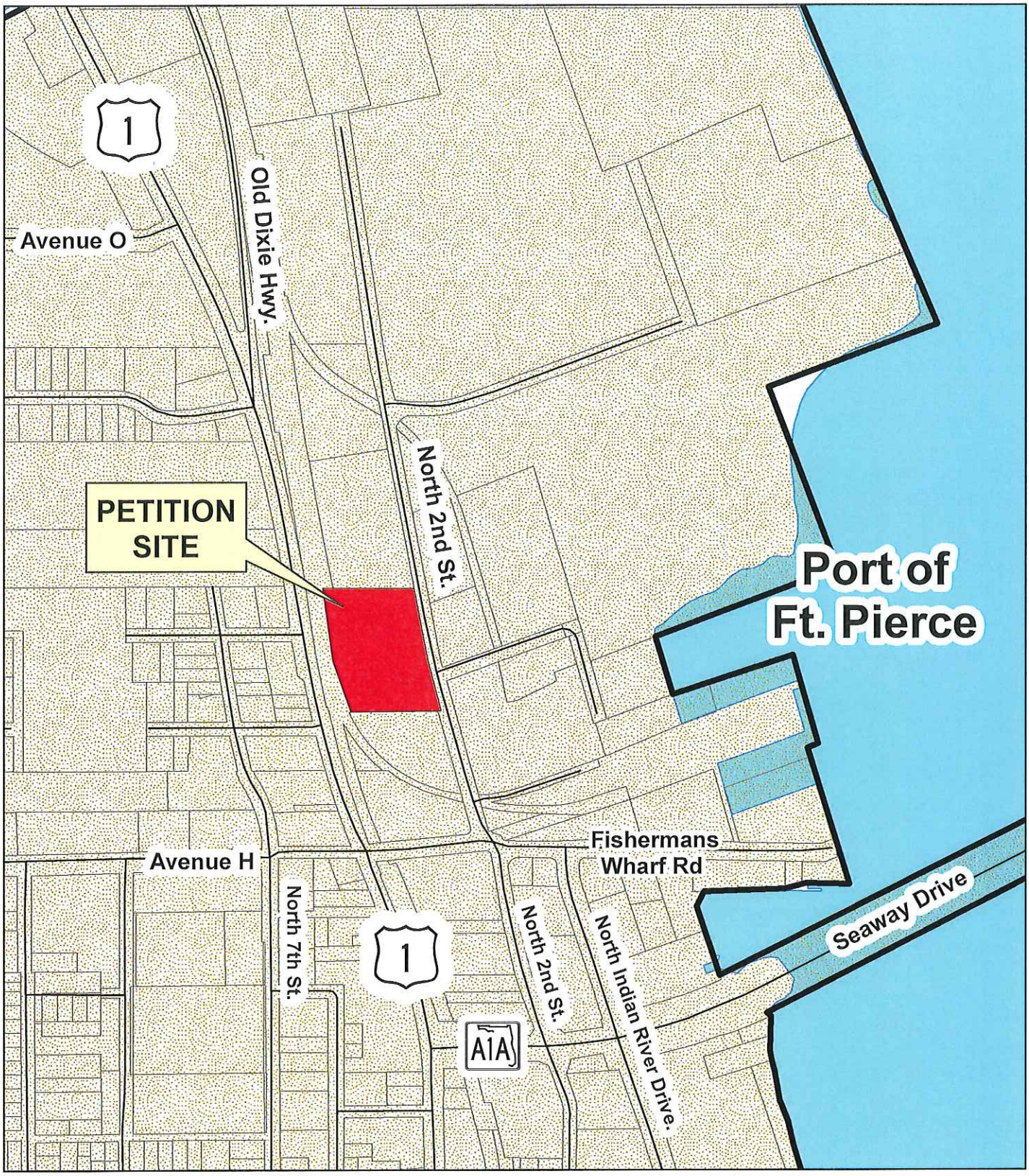
N
W E
S

1 inch:0.19 mi.

Exhibit - D-1b

Project Location Map
(wide view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

Petition Parcel

City

Fort Pierce

N
W E
S

1 in = 500 ft

Exhibit - D-1c

Project Location Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS



Path: P:\Proj-2016\16-005 Indian River Bio-Diesel Facility @ Fort Pierce\16-005 FTP - indian river bio desiel site (pvt)\16-005 - GIS\a1 .mxd - 16-005 - map figures\16-004 - fig d-2a - site aerial map (1000 ft).mxd

Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

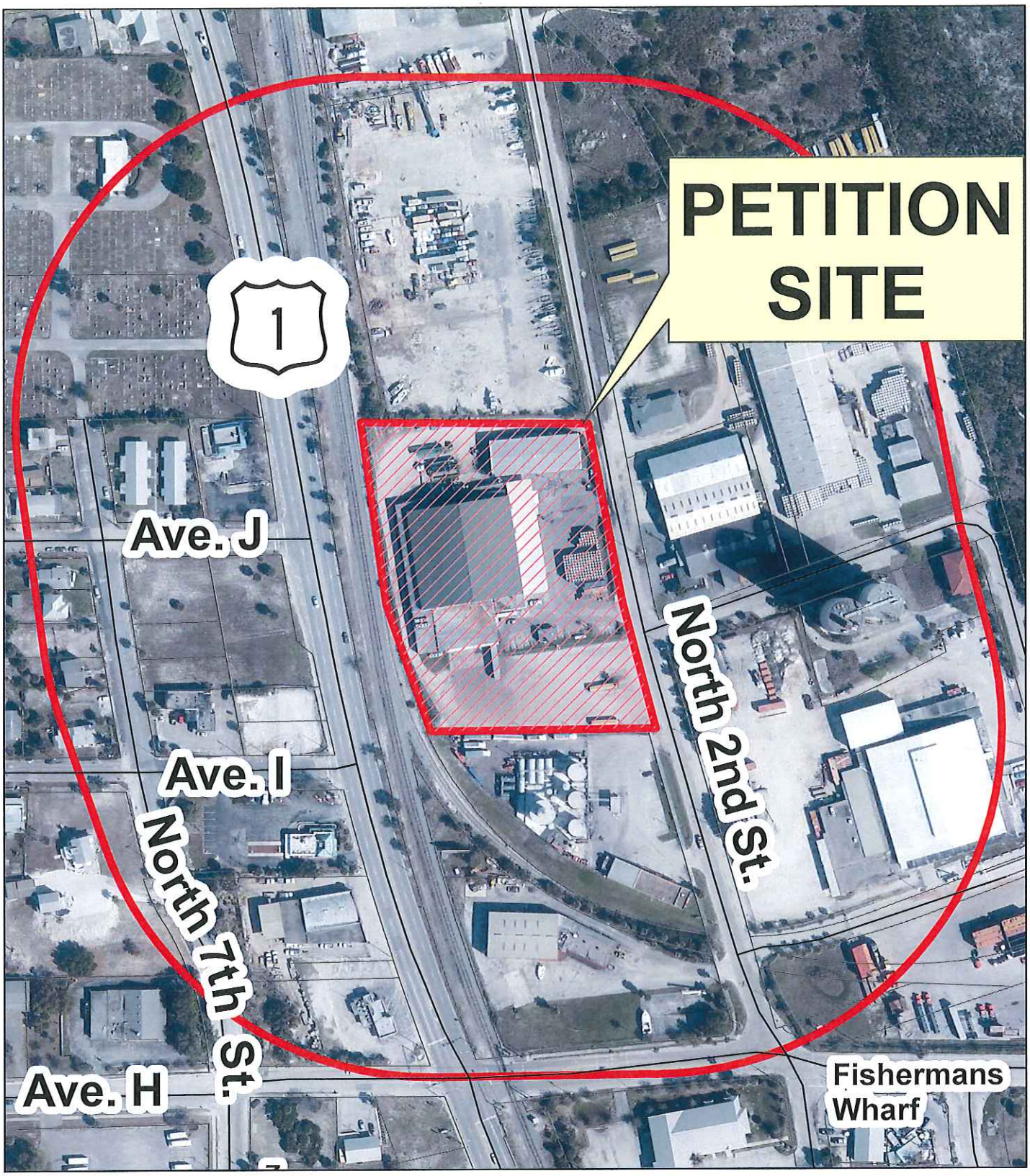
N
W E
S

1 in = 500 ft

Exhibit - D-2a

Site Aerial Map
(wide view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

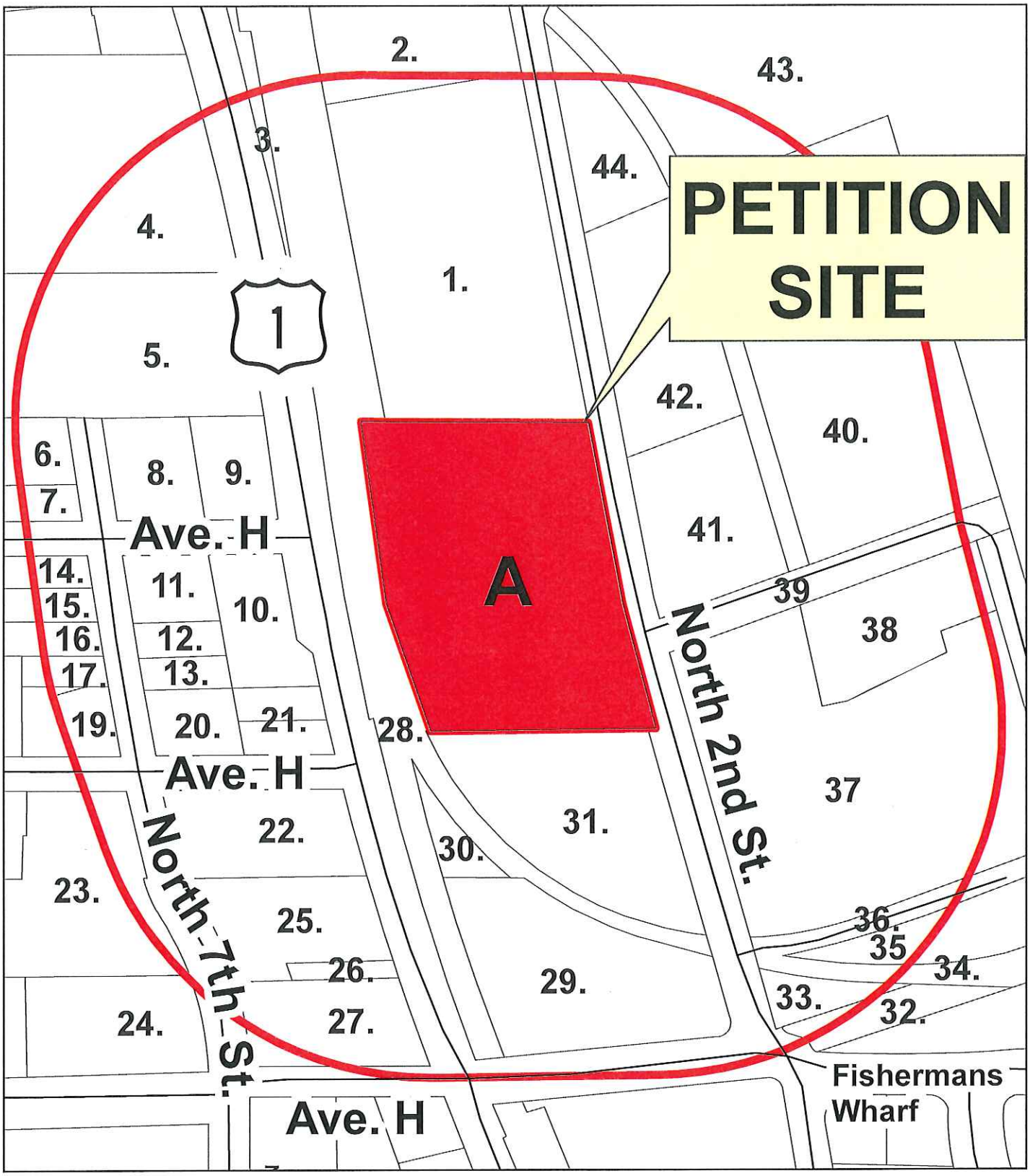
N
W E
S

1 in = 200 ft

Exhibit - D-2b

Site Aerial Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

N
W E
S

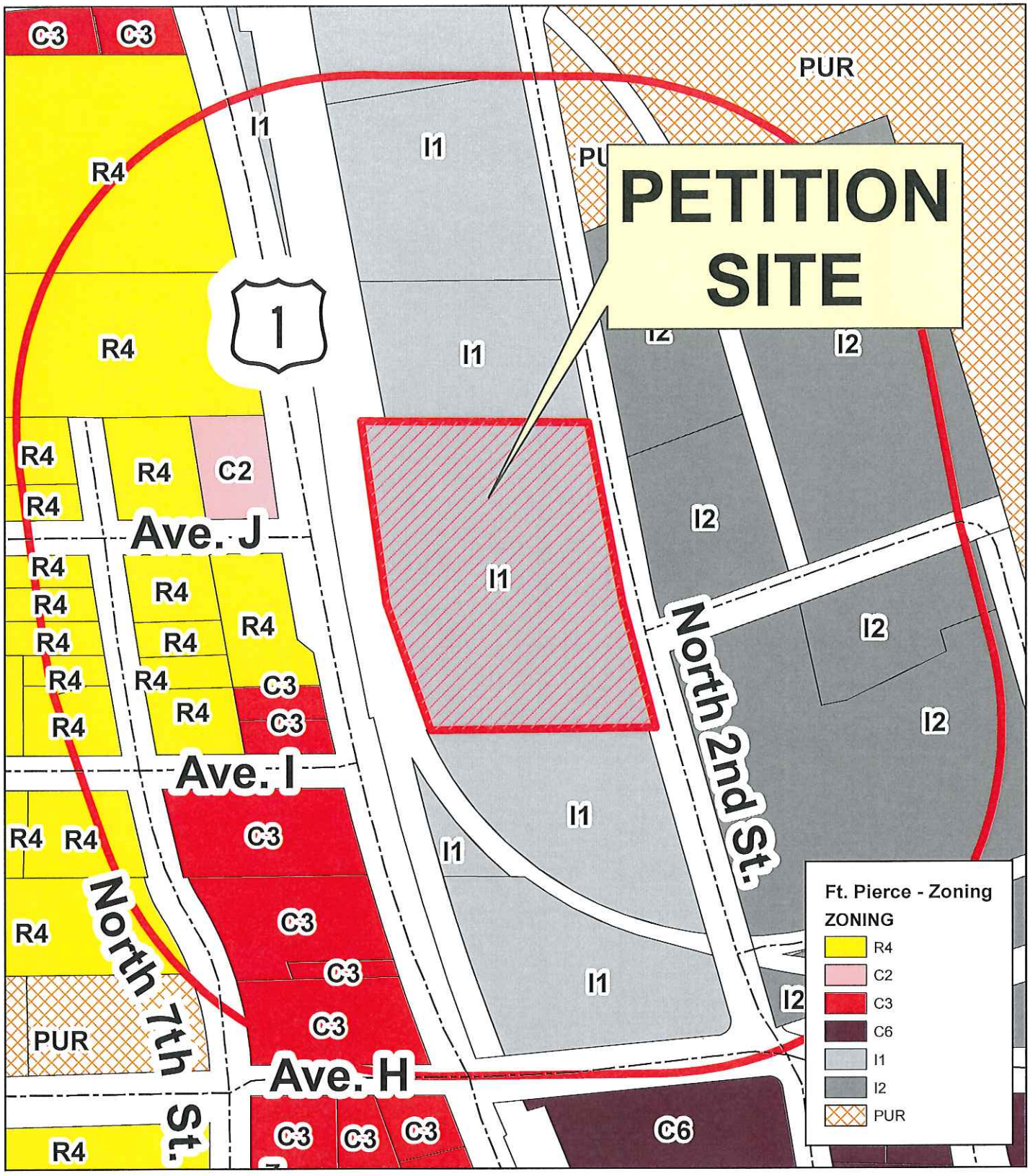
1 in = 200 ft

Exhibit - D-4

Parcel ID Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Map ID	Parcel ID	Current Owner	Site Address	Acreage
A	2403-705-0006-000-9	Egan Packing LLC	1103 N 2nd ST	3.46
1	2403-705-0001-000-4	Jamco Inc	N 2nd ST	3.25
2	2403-243-0000-000-0	Rinker Materials Corp	1301 N 2nd ST	2.14
3	2403-312-0003-000-2	St Lucie County	TBD	0.5
4	2403-321-0001-000-6	Riverview Memorial Park Inc	1301 N US HWY 1	9.27
5	2403-705-0002-000-1	Riverview Memorial Park Inc	1201 US HWY 1	6.6
6	2403-706-0032-000-3	James E Hatfield	1111 N 7th ST	0.28
7	2403-706-0031-000-6	James E Hatfield	1101 N 7th ST	0.16
8	2403-706-0012-000-7	Joe and Gina Noelke LLC	1102 N 7th ST	0.44
9	2403-706-0009-000-3	Joseph R Wilson	1101 N US HWY 1	0.44
10	2403-706-0005-000-5	Vincent Molle (TR)	1011 N US HWY 1	0.55
11	2403-706-0015-000-8	Vincent Molle (TR)	N 7th ST	0.27
12	2403-706-0016-000-5	Vincent Molle (TR)	1008 N 7th ST	0.14
13	2403-706-0018-000-9	Vincent Molle (TR)	1009 N 7th ST	0.14
14	2403-706-0030-000-9	Orange Avenue Auto Sales Inc	1011 N 7th ST	0.16
15	2403-706-0029-000-9	James E Hatfield	1009 N 7th ST	0.17
16	2403-706-0028-000-2	James E Hatfield	1007 N 7th ST	0.17
17	2403-706-0027-000-5	James E Hatfield	1005 N 7th ST	0.13
18	2403-706-0025-010-4	James Hatfield	N 7th ST	0.01
19	2403-706-0025-000-1	James E Hatfield	1001 N 7th ST	0.28
20	2403-706-0019-000-6	Avenue I Investments LLC	614 Avenue I	0.27
21	2403-706-0003-000-1	Treasure Coast Achoo LLC	1001 N US HWY 1	0.29
22	2403-706-0001-000-7	Inlet Bait LLC	927 N US HWY 1	0.78
23	2403-706-0023-000-7	Charles R Jardine Jr	921 N 7th ST	1.38
24	2403-710-0001-000-0	Henrietta Realty Corp	901 N 7th ST	0.82
25	2403-708-0001-000-3	Lewis Brothers Properties Inc	919 N US HWY 1	0.73
26	2403-708-0004-000-4	Lewis Brothers Properties Inc	N US HWY 1	0.09
27	2403-714-0006-000-7	Lewis Brothers Properties Inc	901 N US HWY 1	0.76
28	2403-221-0000-010-5	FEC RR	TBD	0
29	2403-705-0009-000-0	Lloyd F Bell Jr Revocable Trust of 2011	9 FISHERMANS WHARF	1.62
30	2403-705-0008-000-3	Lloyd F Bell Jr Revocable Trust of 2011	US HWY 1	0.17
31	2403-705-0007-000-6	Palmdale Oil Co Fp Llc	911 N 2nd ST	1.62
32	2403-314-0005-000-2	King Maritime Group Llc	100 TERMINAL DR	0.68
33	2403-341-0002-000-5	Destin Beach Inc	TERMINAL DR	0.19
34	2403-221-0000-010-5	FEC RR	TBD	0
35	2403-314-0005-000-2	King Maritime Group Llc	100 TERMINAL DR	0.68
36	2403-221-0000-010-5	FEC RR	TBD	0
37	2403-313-0003-000-5	King Maritime Group LLC	1001 HARBOR ST	4.05
38	2403-313-0003-010-8	Lloyd F Bell Jr Revocable Trust of 2011	1101 HARBOR ST	0.87
40	2403-311-0001-000-5	Bernard A Egan Groves Inc	1110 N 2nd ST	3.83
41	2403-313-0001-000-1	Bernard Egan and Co	1000 N 2nd ST	1.04
42	2403-311-0002-000-2	Bernard A Egan Groves Inc	1110 N 2nd ST	1.22
43	2403-133-0001-000-9	Destin Beach Inc	10 Avenue M	28.47
44	2403-312-0001-000-8	Mollywog LLC	1302 N 2nd ST	0.55
45	2403-314-0001-000-4	Destin Beach Inc	1100 HARBOR ST	0.07



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

N
W E
S

1 in = 200 ft

Exhibit - D-5

Area Zoning Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Sec. 22-34. - Light Industrial Zone (I-1).

(a) Purpose. The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

(b) Basic use standards. Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot width shall be one hundred (100) feet.

b. The minimum lot depth shall be one hundred (100) feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.

(c) Other applicable use standards.

(1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least fifty (50) feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.

(6) Conditional uses will meet the requirements in sections 22-74 through 22-86.

(7) Signs will comply with standards referred to in section 22-55.

(8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-36, 6-15-81; Ord. No. H-245, § 1, 12-20-82; Ord. No. I-26, § 4, 8-15-83; Ord. No. K-24, § 14, 8-21-00; Ord. No. L-04, § 1, 3-3-08; Ord. No. L-97, § 4, 11-16-09; Ord. No. L-267, § 2, 11-5-12; Ord. No. L-295, § 17, 11-4-13)

ARTICLE III. - BASIC ZONING DISTRICTS

Sec. 22-22. - Allowed uses.

(a) Uses listed. Uses listed are allowed in each zoning district in accordance with the Use Table.
(b) Permitted uses. Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
(c) Conditional uses. Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
(d) Prohibited uses. Uses identified with a "-" in the Use Table are expressly prohibited.
(e) Use table.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	-	C	C	C	-	C	C	-	-	-	-	-	-	-	-
-Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Vertical Mixed-Use Building	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations (per requirements of Section 22-63)	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
-Laundry and Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales and Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales and Service																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
-Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse and Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
-Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
-Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	P	C	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-				-	-	-	-	P	-	-	-	-
-Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	C	P	-	-		-
-Processing of Food and Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C
Community Gardens	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
-Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
-Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

N
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1 in = 200 ft

Exhibit - D-6

Future Land Use Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

The general description of each land use category in the area of the proposed conditional use is as follows:

A. Residential

Medium Density Residential (RM):
The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

B. Commercial

General Commercial (GC):
The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

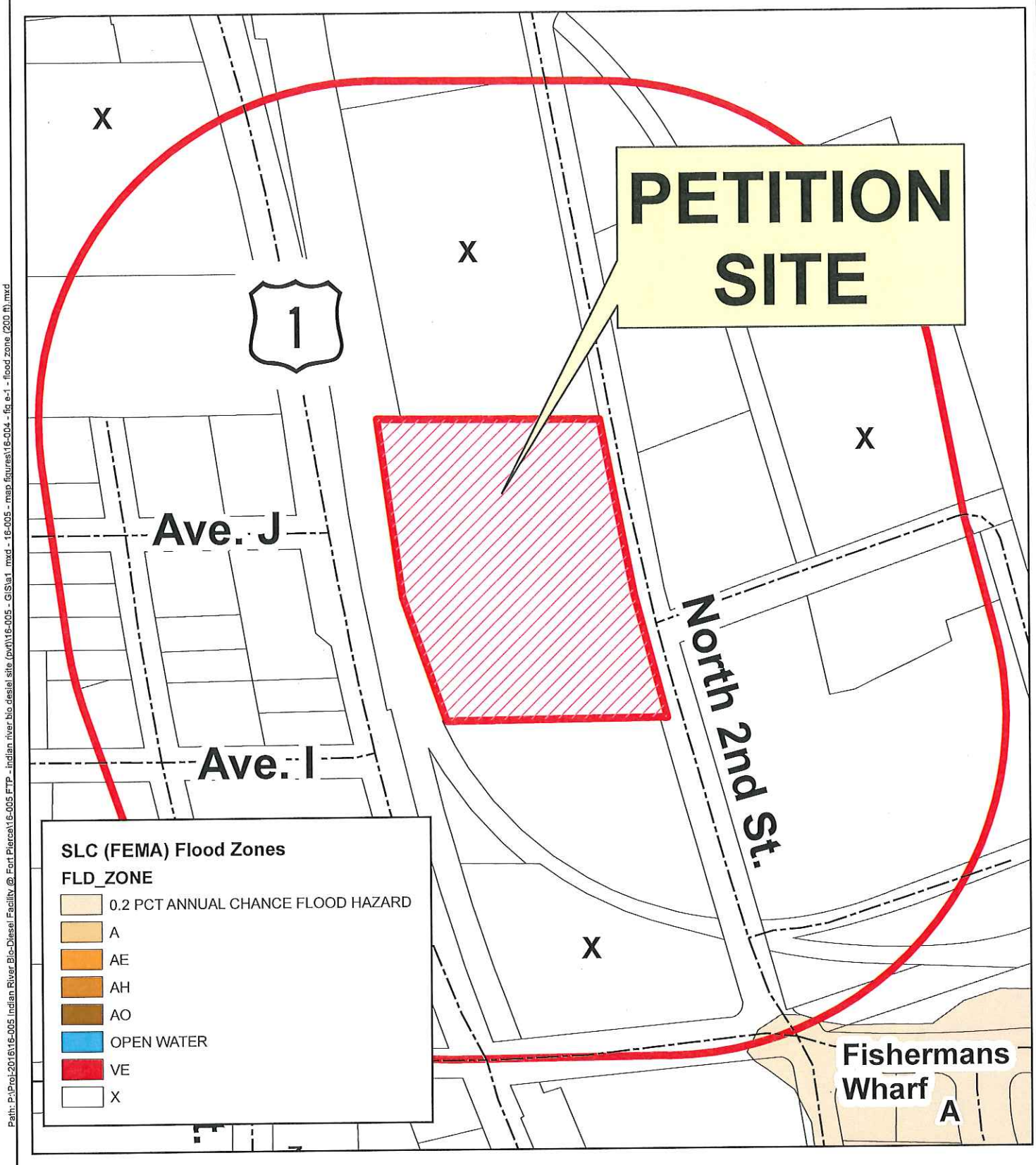
Marine Commercial (MC):
The Marine Commercial designation is intended to promote commercial and industrial uses with a focus on marine related establishments along the waterfront. Uses allowed within this designation include marine-related light industrial activities and tourist activities, marinas, boat stores/boat repair, restaurants, retail shops, hotels, and offices. Multifamily residences also allowed in this designation. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Residential uses may comprise up to 20% of the total floor area of the Marine Commercial future land use designation.

D. Industrial

Industrial (I):
The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

E. Conservation/Open Space

Conservation and Open Space (COS): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

Petition Parcel

500 ft Notice Ring

Community ID: 120285/ 1202856
Flood Map ID: 12111 C 0179 J
Date: February 2012

N
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1 in = 200 ft

Exhibit - E-1

Flood Zone Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

FLOOD HAZARD ZONE DESCRIPTION/DEFINITIONS

- **Flood Zones**

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

- **SPECIAL FLOOD HAZARD AREA (SFHA)**

The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V.

- **Zone A**

Areas subject to inundation by the 1-percent-annual-chance flood event, generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone AE and A1-30**

Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown (refer to local area flood map for BFE's designations). Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone AH**

Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone (refer to local area flood map for BFE's designations). Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone AO**

Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone (refer to local area flood map for BFE's designations). Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone A99**

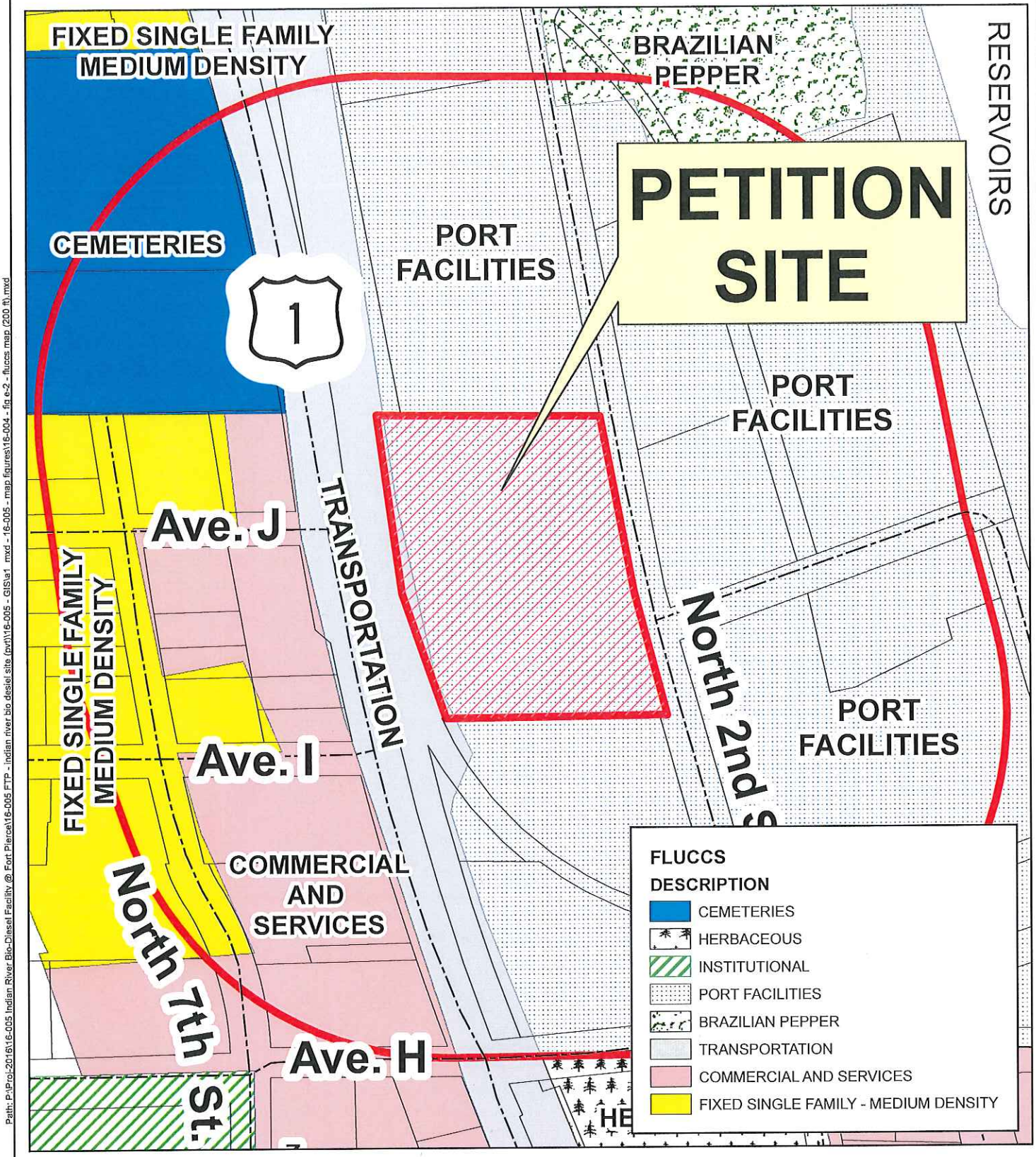
Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone V**

Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

- **Zone VE and V1-30**

Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action (refer to local area flood map for BFE's designations). Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

N
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1 in = 200 ft

Exhibit - E-2

FLUCCS Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

FLUCCS LAND USE CODE DESCRIPTIONS
(Source FDOT)

100 URBAN AND BUILT-UP

Urban and built-up land consists of areas of intensive use with much of the land occupied by man-made structures. Included in this category are cities, towns, villages, strip developments along highways such areas as those occupied by malls, shopping centers, industrial and commercial complexes and institutions that may, in some instances, are isolated from urban areas.

110 - 130 Residential

Residential land uses range from high-density urban housing developments to low-density rural areas characterized by a relatively small number of homes per acre. The variation extends from the multi-family apartment complexes generally located in larger urban centers to those single-family houses sometimes having lot sizes of more than one acre.

Other land use categories may embrace areas that meet the Residential category requirement. Often such residential sections are an integral component of the category with which they are associated and should be included within that category. For example, in the Institutional category residential units may be found on military bases in the form of barracks, apartments, dormitories or homes and on college and university campuses in the form of apartments and dormitories in close proximity to instructional buildings. Agricultural field operations and resort facilities commonly provide temporary lodging for their employees and these areas should be classified under Agriculture and Commercial and Services respectively.

110 Residential, Low Density (Less than two dwelling units per acre)
111 Fixed Single Family Units
112 Mobile Home Units
113 Mixed Units (Fixed and mobile home units) *Note
116 Low Density with Golf Courses and Small Bodies of Water
119 Low Density Under Construction
120 Residential, Medium Density (Two-five dwelling units per acre)
121 Fixed Single Family Units
122 Mobile Home Units
123 Mixed Units (Fixed and mobile home units
126 Medium Density with Golf Courses and Small Bodies of Water
129 Medium Density Under Construction
130 Residential, High Density
131 Fixed Single Family Units (Six or more dwelling units per acre)
132 Mobile Home Units (Six or more dwellings units per acre)
133 Multiple Dwelling Units, Low Rise (Two stories or less)
134 Multiple Dwelling Units, High Rise (Three stories or more)
135 Mixed Units (Fixed and mobile home units)
136 Multiple-High Density Units: One, Two, or Three Stories with Golf Courses and Small Bodies of Water
139 High Density Under Construction

140 Commercial and Services

Commercial areas are predominantly associated with the distribution of products and services. This category is composed of a large number of individual types of commercial land uses which often occur in complex mixtures. The Commercial and Services category includes all secondary structures associated with an enterprise in addition to the main building and integral areas assigned to support the base unit.

141 Retail Sales and Services
142 Wholesale Sales and Services (Excluding warehouses associated with industrial use)
143 Professional Services
144 Cultural and Entertainment
145 Tourist Services
146 Oil and Gas Storage <except those areas associated with industrial use or manufacturing>
147 Mixed Commercial and Services
148 Cemeteries
149 Commercial and Services Under Construction

150 Industrial

The Industrial category embraces those land uses where manufacturing, assembly or processing of materials and products are accomplished. Industrial areas include a wide array of industry types ranging from light manufacturing and industrial parks to heavy manufacturing plants. Also included are those facilities for administration and research, assembly, storage and warehousing, shipping and associated parking lots and grounds.

151	Food Processing
152	Timber Processing
153	Mineral Processing
154	Oil and Gas Processing
155	Other Light Industrial
156	Other Heavy Industrial
159	Industrial Under Construction

170 Institutional

Educational, religious, health and military facilities are typical components of this category. Included within a particular institutional unit are all buildings, grounds and parking lots that compose the facility. Those areas not specifically related to the purposes of the institution should be excluded.

171	Educational Facilities
172	Religious
173	Military
174	Medical and Health care
175	Governmental
176	Correctional
177	Other Institutional
178	Commercial Child Care
179	Institutional Under Construction

300 RANGELAND

Historically, rangeland has been defined as land where the potential natural vegetation is predominantly grasses, grass like plants, forbs or shrubs and is capable of being grazed. Management practices may include brush control, regulation of grazing intensity and season of use. If revegetated to improve the forage cover, it is managed like native vegetation. Generally, this land is not fertilized, cultivated or irrigated.

310	Herbaceous (Dry Prairie)
320	Shrub and Brushland
321	Palmetto Prairies
322	Coastal Scrub
329	Other Shrubs and Brush
330	Mixed Rangeland

400 UPLAND FORESTS

This category of land cover is reserved for those upland areas which support a tree canopy closure of ten (10) percent or more. The Upland Forests include both the xeric (drysite) and mesic (moderately moist site) forest communities. Wetland, or hydric, forest communities fall under the broad wetland category. Also included in the Upland Forest category are areas in which timber harvesting has occurred but which exhibit no evidence of being developed for other intended uses (clear-cuts in an area in which rotation forest management is practiced is a prime example of such a case).

410	Upland Coniferous Forests
411	Pine Flatwoods
412	Longleaf Pine - Xeric Oak
413	Sand Pine
414	Pine - Mesic Oak
415	Mixed Pine
419	Other Pines
420	Upland Hardwood Forests
421	Xeric Oak
422	Brazilian Pepper
423	Oak - Pine – Hickory
424	Melaleuca
425	Temperate Hardwood
426	Tropical Hardwoods
427	Live Oak
428	Cabbage Palm
429	Wax Myrtle - Willow
430	Upland Hardwood Forests Continued
431	Beech - Magnolia
432	Sand Live Oak

433 Western Everglades Hardwoods
434 Hardwood - Conifer Mixed
435 Dead Trees
436 Upland Scrub, Pine and Hardwoods
437 Australian Pine
438 Mixed Hardwoods
439 Other Hardwoods
440 Tree Plantations
441 Coniferous Plantations
4411 Sand Pine Plantations
4412 Christmas Tree Plantations
442 Hardwood Plantations
4421 Eucalyptus Plantations
443 Forest Regeneration Areas
444 Experimental Tree Plots
445 Seed Plantations

500 WATER

The delineation of water areas depends upon the scale and resolution characteristics of the remote sensor imagery used for interpretation. One definition of water bodies, provided by the Bureau of Census, includes all areas within the land mass of the United States that are predominantly or persistently water covered provided that, if linear, they are at least 1/8 mile (660 feet or 200 meters) wide or, if extended, cover at least 40 acres (16 hectares). When defining water bodies at Level III, linear water bodies less than 1/8 mile wide and extensive water bodies less than 40 acres in size are classified. In some instances, water bodies of one acre will be identified and plotted. Those portions of a water body having emergent vegetation or observable submerged vegetation are placed in the Wetlands category (600).

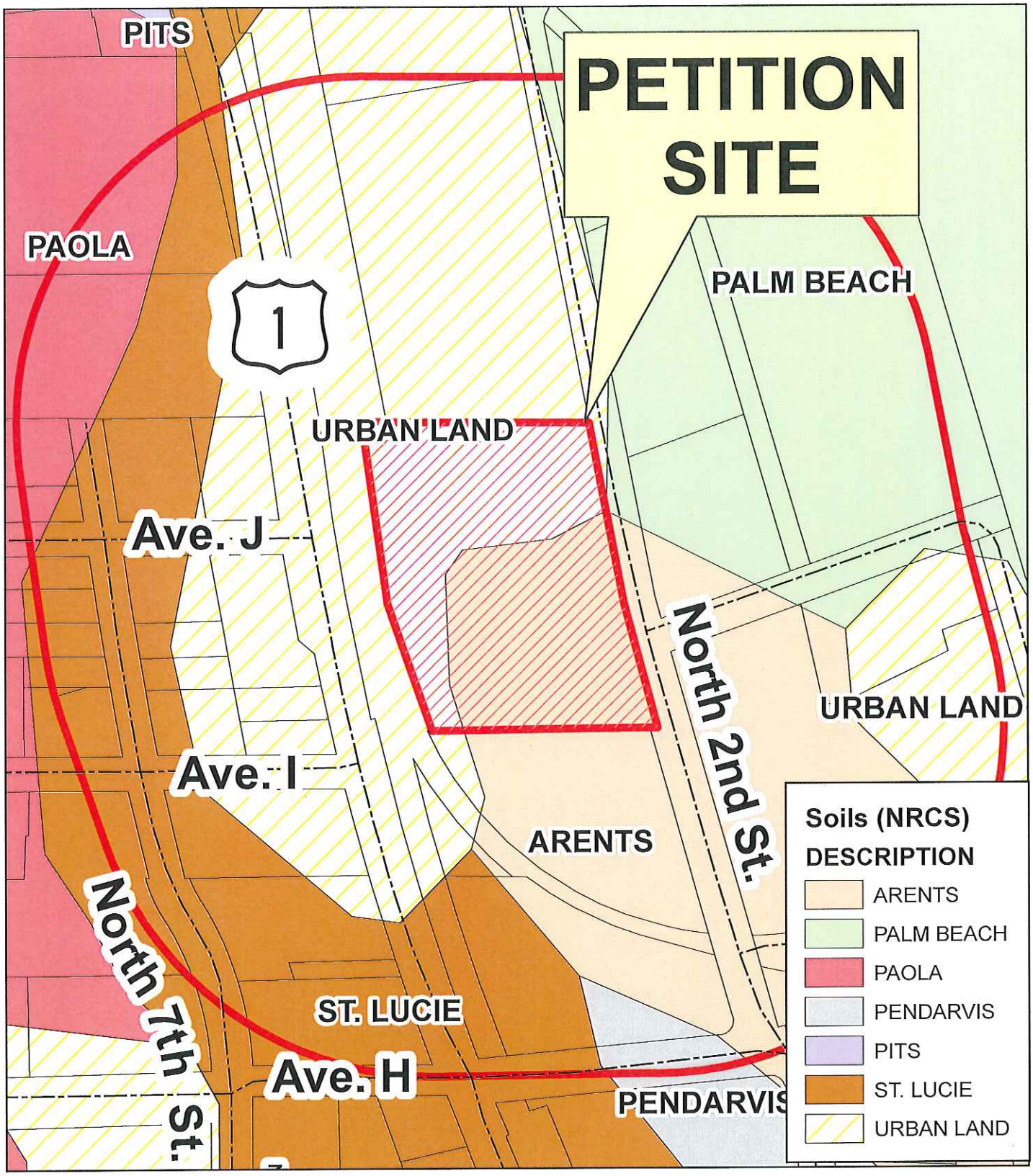
510 Streams and Waterways
520 Lakes
530 Reservoirs
540 Bays and Estuaries
550 Major Springs
560 Slough Waters
570 Major Bodies of Water
571 Atlantic Ocean
572 Gulf of Mexico

800 TRANSPORTATION, COMMUNICATION AND UTILITIES

Transportation facilities are used for the movement of people and goods; therefore, they are major influences on land and many land use boundaries are outlined by them.

Transportation areas also embrace ports, docks, shipyards, dry docks, locks and water course control structures designed for transportation purposes. The docks and ports include buildings, piers, parking lots and adjacent water utilized by ships in the loading and unloading of cargo or passengers. Locks, in addition to the actual structures, include the control buildings, power supply buildings, docks and surrounding supporting land use (i.e., parking lots and green areas).

810 Transportation
811 Airports
812 Railroads
813 Bus and Truck Terminals
814 Roads and Highways
815 Port Facilities
816 Canals and Locks
817 Oil, Water or Gas Long Distance Transmission Lines
818 Auto Parking Facilities (When not directly related to other land use)
819 Transportation Facilities Under Construction
820 Communications
821 Transmission Towers <Microwave towers are typical in this category>
822 Communication Facilities <Includes transmitter stations, telephone exchanges, antenna farms, etc.>
829 Communication Facilities Under Construction
830 Utilities
831 Electric Power Facilities
832 Electrical Power Transmission Lines
833 Water Supply Plants <Including pumping stations>
834 Sewage Treatment
835 Solid Waste Disposal
839 Utilities Under Construction



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

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1 in = 200 ft

Exhibit - E-3

Soils Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

PALM BEACH SERIES

The Palm Beach series consists of very deep, well to excessively drained, very rapidly permeable soils on dune-like ridges that are generally parallel to the coast. They formed in thick deposits of sand and shell fragments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 60 inches. Slopes range from 0 to 17 percent.

GEOGRAPHIC SETTING: P

alm Beach soils are on dune-like ridges generally parallel to the coast. They formed in regolith that is a marine deposit of thick beds of sand and shell fragments. The climate is humid semitropical. Slopes range from 0 to 17 percent. The average annual air temperature ranges from 72 to 73 degrees F., and the average annual precipitation ranges from 50 to 70 inches.

GEOGRAPHICALLY ASSOCIATED SOILS:

These include the competing St. Lucie series and the Anclote, Basinger, Canaveral, Immokalee, Myakka, Paola, Pomello, and Welaka series. All the associated soils except Canaveral and Welaka soils lack shells within depths of 80 inches. The very poorly drained Anclote soils are in lower adjacent depressions and drainageways and have mollic epipedons. Basinger, Paola, and Welaka have some development of spodic horizons. In addition, Basinger soils are on adjacent lower positions and are poorly and very poorly drained, the excessively drained Paola soils are on similar positions, and the well drained Welaka soils are on slightly lower positions. Canaveral and Pomello soils are on lower positions. In addition, Canaveral soils are moderately well to somewhat poorly drained and Pomello soils are somewhat poorly drained and have spodic horizons. The poorly and very poorly drained Immokalee and Myakka soils are on adjacent lower positions and have spodic horizons.

DRAINAGE AND PERMEABILITY:

Well to excessively drained; very rapid permeability.

USE AND VEGETATION:

Most areas are in native vegetation or is developed urban land. A few small areas are cleared and used for growing citrus. Native vegetation consists of cabbage palm, running oak, sawpalmetto, common seagrape, seaoats, bays, and oaks.

DISTRIBUTION AND EXTENT:

Atlantic and Gulf Coastal Plain, principally in peninsular Florida. The series is of small extent.

REMARKS:

Depth to seasonal water table is more than 120 inches.

****

PAOLA SERIES

The Paola series consists of very deep, excessively drained, very rapidly permeable soils on uplands. They formed in thick sandy marine deposits. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 20 percent.

GEOGRAPHIC SETTING:

These soils are on uplands of the Coastal Plain. They formed sandy marine deposits more than 7 feet thick. The climate is humid subtropical. Slopes range from 0 to 20 percent. The average annual temperature is about 70 to 74 degrees F., and the average annual rainfall ranges from 50 to 60 inches.

GEOGRAPHICALLY ASSOCIATED SOILS:

In addition to the competing Orsino series, these include the Astatula, Candler, Immokalee, Myakka, Pomello, and St. Lucie series. Astatula, Candler, and St. Lucie soils lack spodic properties. Immokalee, Myakka, and Pomello soils are on lower positions and are Spodosols.

DRAINAGE AND PERMEABILITY:
Excessively drained; very rapid permeability.

USE AND VEGETATION:
Primarily in forest. Native vegetation consists of sand pine, slash pine, longleaf pine, scrub live oak, scattered turkey oak, and bluejack oak. The undergrowth consists of cacti, mosses, lichens, creeping dodder, rosemary, and scattered sawpalmetto.

DISTRIBUTION AND EXTENT:
Peninsular Florida. The series is of large extent.

REMARKS:
Water table is deeper than 72 inches.

****

ST. LUCIE SERIES

The St. Lucie series consists of very deep, excessively drained, very rapidly permeable soils on dune-like ridges and on isolated knolls. They formed in marine or eolian sand. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 60 inches. Slopes range from 0 to 20 percent.

GEOGRAPHIC SETTING:
St. Lucie soils are on dune-like ridges and on isolated knolls. They formed in marine or eolian sand. The climate is humid semitropical. Slopes range from 0 to 20 percent. The average annual air temperature ranges from 72 to 74 degrees F., and the average annual precipitation ranges from 50 to 70 inches.

GEOGRAPHICALLY ASSOCIATED SOILS:
These include the competing Astatula and Palm Beach series, along with the Basinger, Immokalee, Myakka, Satellite, and Placid series. Basinger, Immokalee, Myakka, Satellite, and Placid soils are on lower adjacent positions. In addition, Basinger, Immokalee, and Myakka soils are poorly and very poorly drained and have spodic horizons, Satellite soils are somewhat poorly drained, and Placid soils are very poorly drained.

DRAINAGE AND PERMEABILITY:
Excessively drained; very rapid permeability.

USE AND VEGETATION:
Most areas of St. Lucie soil are in scrub forest. Some areas are used for building sites and as a source of sand for concrete. Vegetation is dominated by sand live oak, sand pine, dwarf willow, sawpalmetto, rosemary, pricklypear cactus, and lichens.

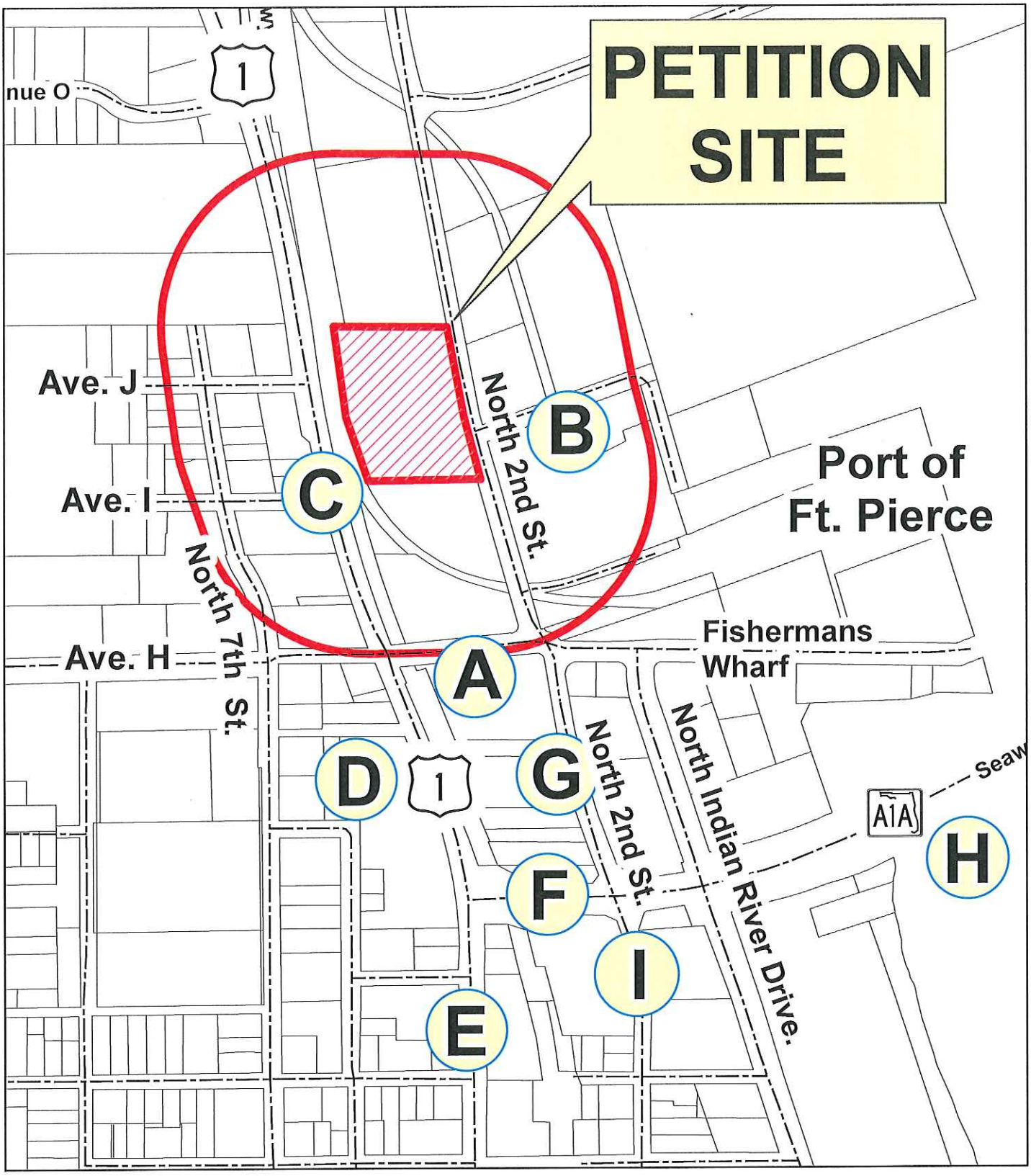
DISTRIBUTION AND EXTENT:
Peninsular Florida. The series is of moderate extent.

REMARKS:
Genesis of the St. Lucie soils is not clearly understood. No subsurface diagnostic horizons are within depths of 7 feet, but the uncoated sand grains suggest an albic horizon similar to, but thicker than those of the Pomello and Leon soils. Low chroma colors are not indicative of wetness, and the seasonal water table is more than 72 inches deep.

****

ARENTS SERIES

No Description Available



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Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

- Petition Parcel
- 500 ft Notice Ring

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1 in = 400 ft

Exhibit - F-1

Traffic Impacts Map
(close view)

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

Indian River Bio-Fuel - Ft. Pierce
Traffic Impact Summary

A	aadt
existing	750
project	43
total	793
LOS	B

B	aadt
existing	n/a
project	85
total	n/a
LOS	B

C	aadt
existing	28,000
project	36
total	28,036
LOS	B

D	aadt
existing	28,000
project	19
total	28,019
LOS	B

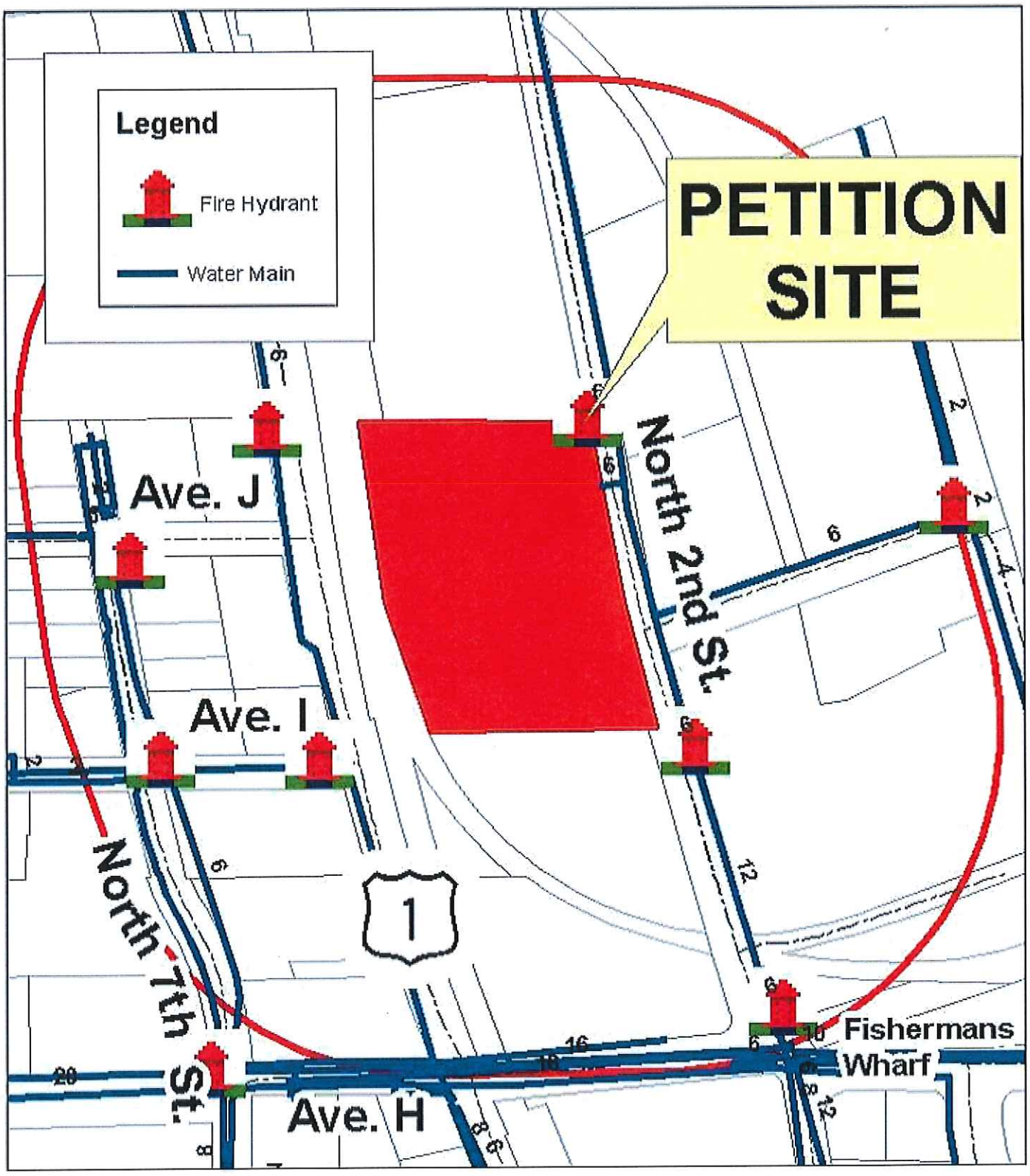
E	aadt
existing	26,675
project	46
total	26,721
LOS	B

F	aadt
existing	9,799
project	39
total	9,838
LOS	B

G	aadt
existing	N/A
project	42
total	N/A
LOS	B

H	aadt
existing	9,799
project	2
total	9,801
LOS	B

I	aadt
existing	N/A
project	1
total	N/A
LOS	B



Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

Petition Parcel

500 ft Notice Ring

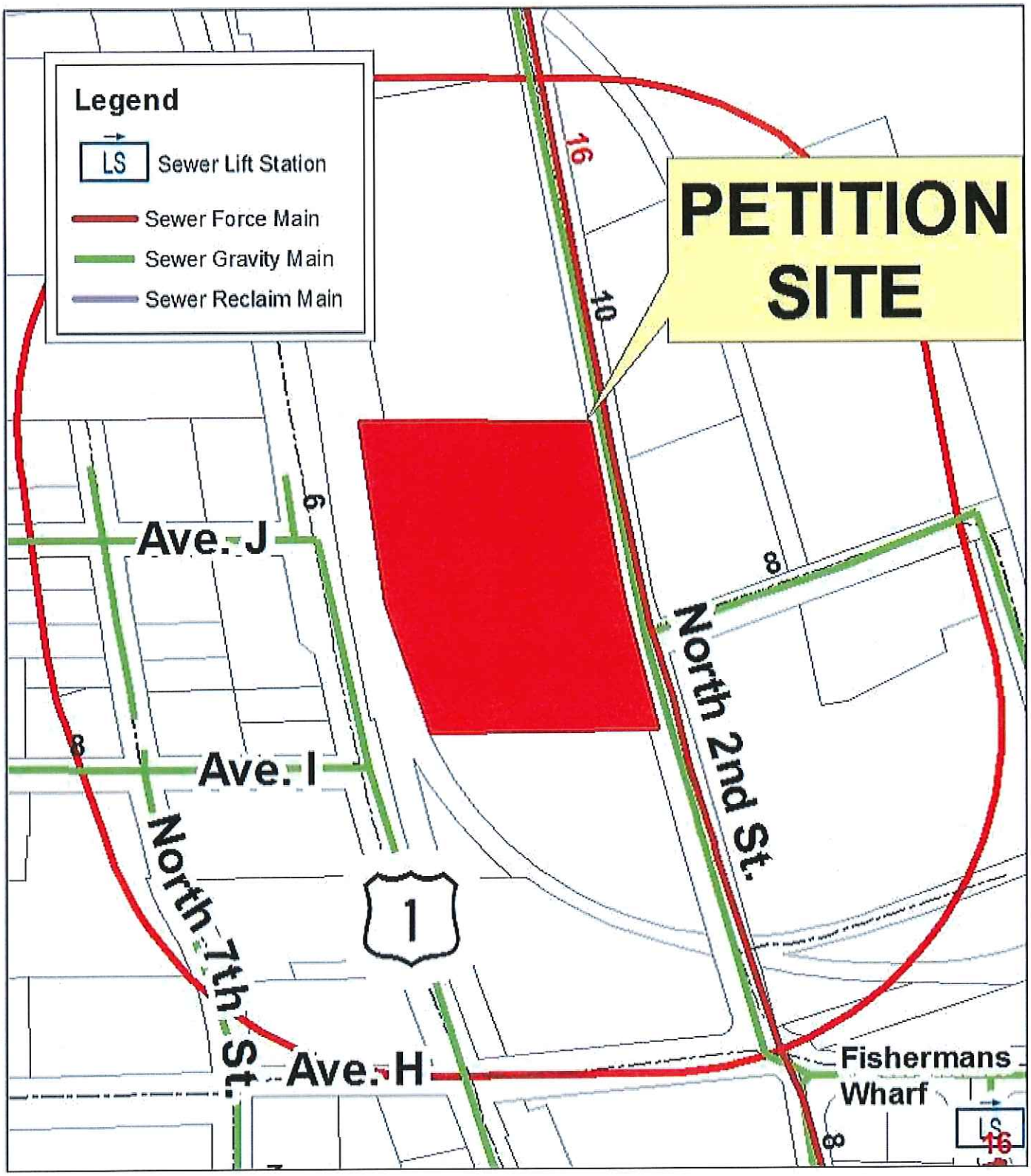
N
W E
S

1 In = 200 ft

Exhibit - G-1

Utilities (Water) Map
(close view)

GULPEPPER & TERPENING, INC.



Indian River Bio-Fuel - Ft. Pierce Facility
Conditional Use Application

LEGEND

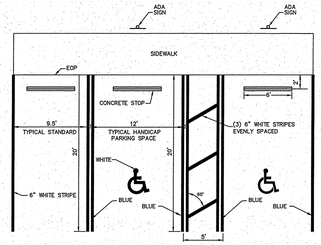
- Petition Parcel
- 500 ft Notice Ring

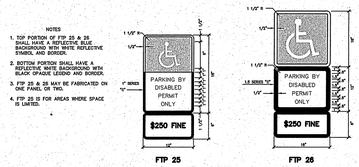
N
W E
S

1 In = 200 ft

Exhibit - G-2

Utilities (Sewer) Map
(close view)



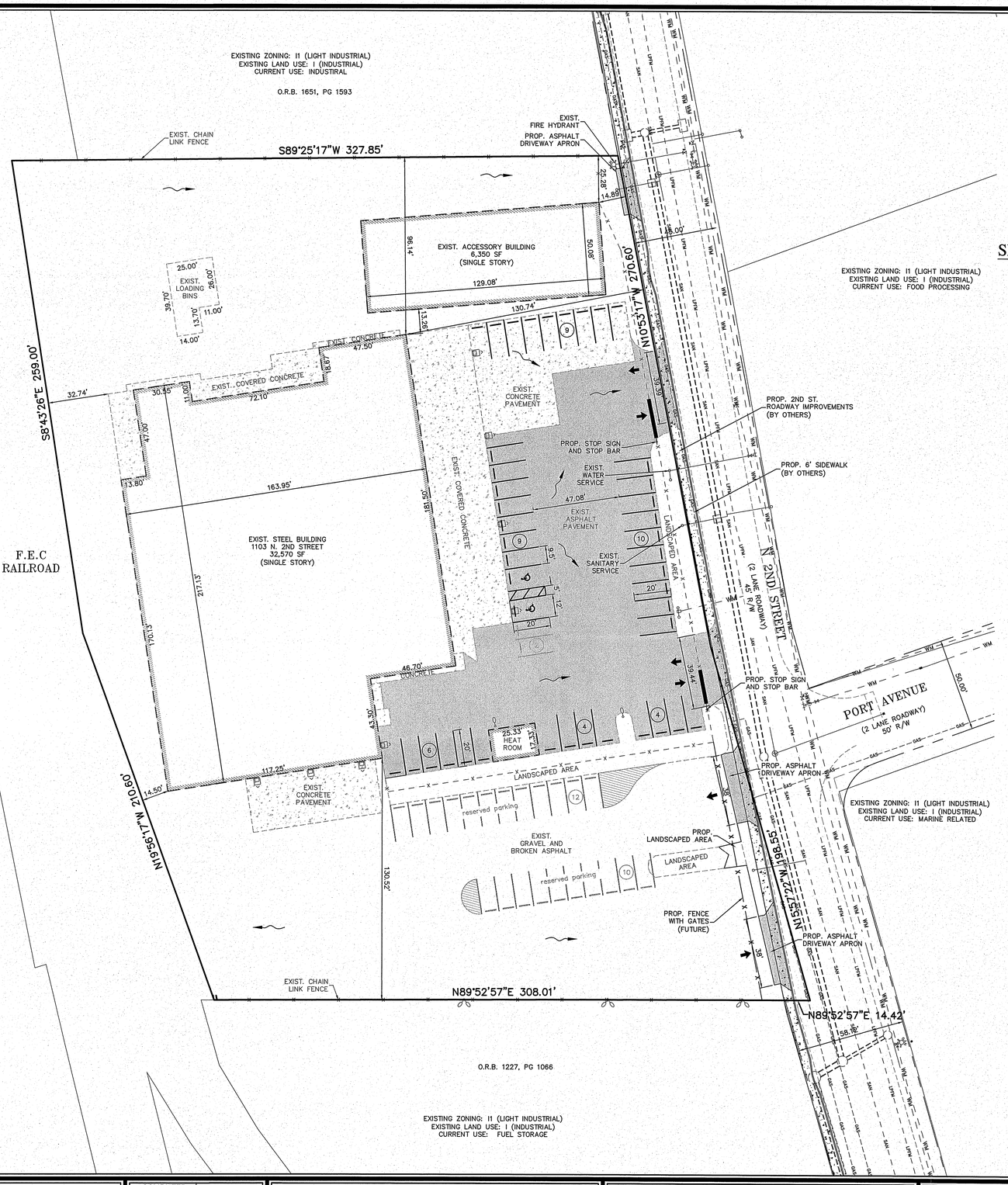


HANDICAP & STANDARD PARKING DETAIL

N.T.S.

LEGAL DESCRIPTION:

THAT PART OF LOT 6, OF THE ASSESSOR'S MAP OF THE NORTH PART OF FORT PIERCE, FLORIDA WHICH LIES BETWEEN NORTH SECOND STREET AND THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY AND THAT PART OF THE SOUTH 150 FEET OF THE EAST 225 FEET OF LOT 6, BLOCK A, ASSESSOR'S MAP OF FORT PIERCE, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF SECOND STREET.



LEGEND

- EXIST. CONCRETE PAVEMENT
- EXIST. ASPHALT PAVEMENT
- OVERLAND FLOW DIRECTION
- EXIST. FENCE
- PROP. FENCE
- EXIST. FIRE HYDRANT
- PROPOSED WHEELSTOP
- EXIST. WALL MOUNTED LIGHT
- EXIST. SINGLE LIGHT POLE
- EXIST. DOUBLE LIGHT POLE
- PROPERTY LINE
- EXIST. EXISTING
- PROP. PROPOSED
- TYP. TYPICAL

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

SITE DATA

1. PROJECT NAME:
INDIAN RIVER BIODIESEL FORT PIERCE FACILITY

2. LOCATION:
1103 N. 2ND STREET
FORT PIERCE, FL

3. PROJECT DESCRIPTION:
BIODIESEL PRODUCTION FACILITY

4. PARCEL ID NUMBER:
2403-705-0006-000-9

5. PLANNING AREA:
3.47 ACRES
151,179 SQ FT

6. ZONING:
I1 (LIGHT INDUSTRIAL)

7. LAND USE:
I (INDUSTRIAL)

8. DEVELOPMENT SCHEDULE:
START APRIL 1, 2016
COMPLETE: AUGUST 1, 2016

9. FLOOD ZONE:
THE PROJECT IS LOCATED IN FLOOD ZONE X
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0179J, PANEL 179 OF 420, DATED FEBRUARY 16, 2012.

10. SITE COVERAGE (PLANNING AREA)

	ACREAGE	SQ FEET	% OF SITE
EX. BLDG	0.90	39,359	26%
EX. PAVEMENT	0.83	36,345	24%
TOTAL IMPERVIOUS	1.74	75,704	50%
TOTAL PERVIOUS	1.73	75,475	50%
TOTAL	3.47	151,179	100%

11. BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT: NA

12. BUILDING SETBACK

SETBACKS (FEET)	REQUIRED	PROVIDED
FRONT	15'	130'
REAR	15'	14.5'
SIDE	15'	86'

13. UTILITY SERVICES:

WATER SERVICE:	FPUA	ELECTRIC SERVICE:	FPUA
SEWAGE SERVICE:	FPUA	SOLID WASTE:	FPUA
CABLE SERVICE:	COMCAST		

14. REFUSE COLLECTION:
TRASH AND SOLID WASTE IS COLLECTED AT CENTRAL PICK-UP LOCATION, TO BE LOCATED ON SITE BASED ON PRODUCTION FLOW/PROCESS.

15. PARKING REQUIRED:

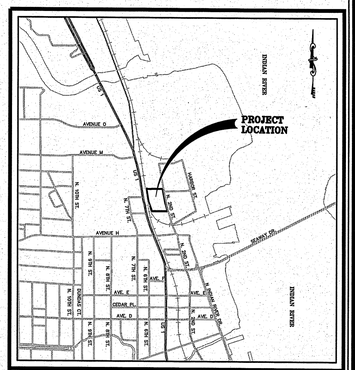
	REQUIRED	PROVIDED
1 SPACE / 600 SF OF ENCLOSED BUILDING : INCLUDED 2 HANDICAP SPACES	66 SPACES	42 SPACES (MARKED) 24 SPACES (RESERVED) (SEE SITE PLAN)

16. SITE DRAINAGE:
THE EXISTING SITE DRAINS VIA SHEET FLOW TO N. 2ND ST.
NO MODIFICATIONS TO THE EXISTING SITE DRAINAGE ARE PROPOSED.

17. WATER AND WASTEWATER STATEMENT:
THE EXISTING WATER AND WASTEWATER SERVICE IS PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA).

18. TRAFFIC STATEMENT:
ITE CODE: 140 (MANUFACTURING) 9TH EDITION
DAILY TRIPS: 2.13 / EMPLOYEE (2.13 X 40) = 85 VPD
AM PEAK HR: 0.39 / EMPLOYEE (0.39 X 40) = 16 VPH
PM PEAK HR: 0.40 / EMPLOYEE (0.40 X 40) = 16 VPH

19. GENERAL NOTE:
THE SITE LIGHTING IS EXISTING AS SHOWN ON THE SITE PLAN AND NO NEW LIGHTING IS PROPOSED.



PROJECT LOCATION MAP

NTS

SECTION 03, TOWNSHIP 35S, RANGE 40E

DEVELOPMENT TEAM

1. OWNER:
EGAN PACKING, LLC
1900 OLD DIXIE HWY
FORT PIERCE, FL 34946

2. PETITIONER:
INDIAN RIVER BIODIESEL, INC.
1810 OLD OKEECHOBEE ROAD, SUITE A
WEST PALM BEACH, FL 33409
PHONE: (772) 532-4258
EMAIL: RIPPRATT@YAHOO.COM

3. OWNER'S REPRESENTATIVES / ENGINEER
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981
PHONE: (772) 464-3537
FAX: (772) 464-9497
EMAIL: SMATTHES@CT-ENG.COM

4. ARCHITECT:
DONADIO & ASSOCIATES, ARCHITECTS, P.A.
609 17TH STREET
VERO BEACH, FL 34960
PHONE: (772) 794-2929
FAX: (772) 562-8600
EMAIL: ANTHONY@DONADIO-ARCH.COM

5. LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECT CONSULTANTS, INC.
5215 W. BROWARD BOULEVARD
PLANTATION, FL 33317
PHONE: (954) 581-1110
EMAIL: TOM@LACFL.COM

7. PROJECT SURVEYOR
MASTELLER, MOLER & TAYLOR, INC.
1655 27TH STREET, SUITE 2
VERO BEACH, FL 32960
PHONE: (772) 564-8050
FAX: (772) 794-0647
EMAIL: DT5243@BELLSOUTH.NET

STEFAN KARL MATTHES LICENSE No 38723 STATE OF FLORIDA PROFESSIONAL ENGINEER

STEFAN K. MATTHES P.E. #38723

811 Know what's below. Call before you dig.

COMPUTER FILE REF.	FIELD BK./PG.
16-005 BASE.dwg	

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2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

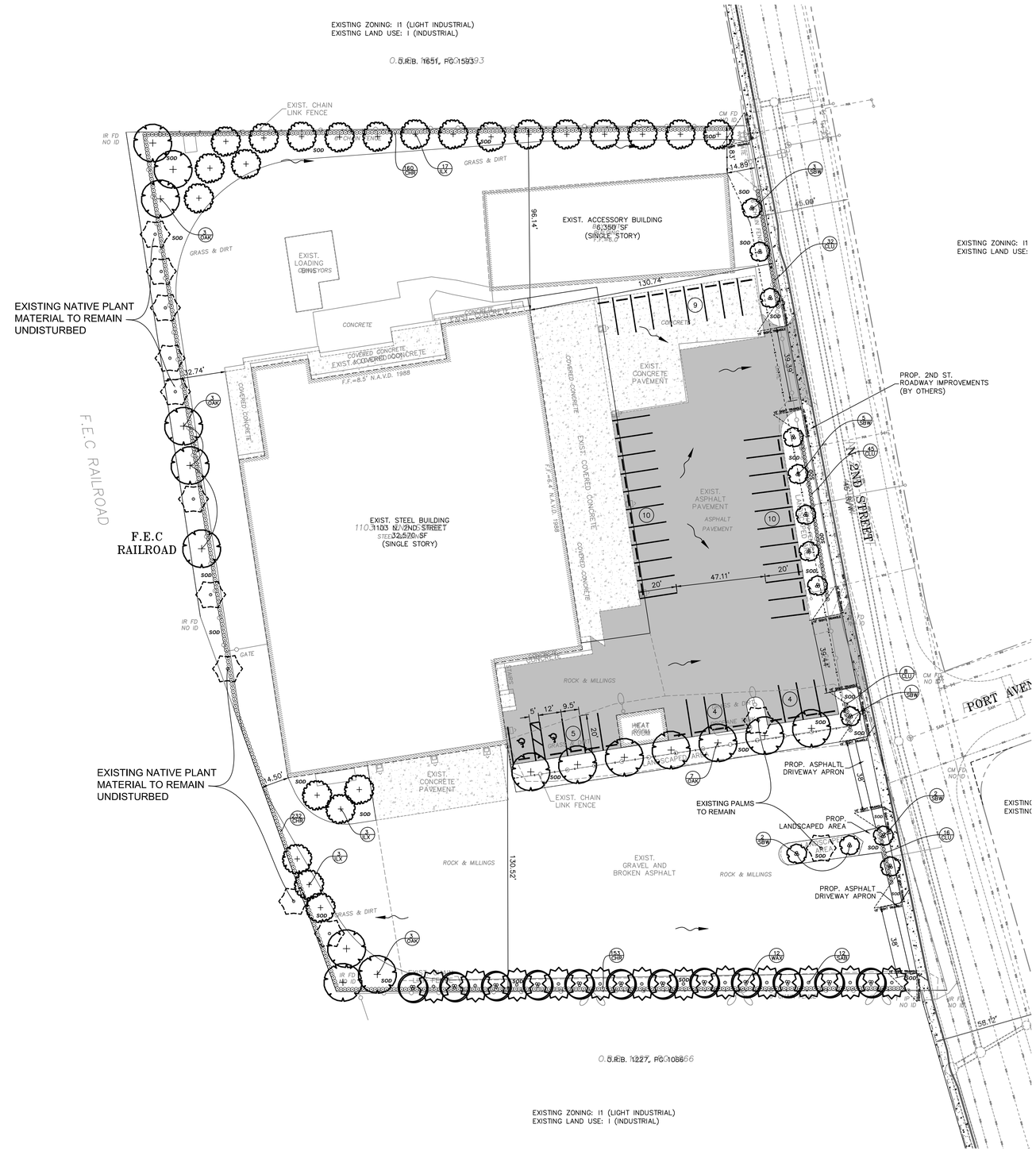
	BY	DATE
DESIGNED	SKM	01/27/16
CALCS.	DM	01/29/16
DRAWN	JK	01/27/16
DETAILED	JK	01/27/16
CHECKED	.	.
APPROVED	SKM	02/01/16

INDIAN RIVER BIODIESEL FORT PIERCE FACILITY

SITE PLAN

DATE: 02/01/16
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
JOB No. 16-005
SHEET 1 of 1

P:\Proj\2015\16-005 Indian River Bio-Diesel Facility @ Fort Pierce\Dgn\16-005 BASE.dwg, 2/1/2016 9:25:05 AM, DWG To PDF.pc3



CITY OF FORT PIERCE
LAND DEVELOPMENT CODE - Industrial Zone (I-1)

	REQUIRED	PROVIDED
SECTION 22-187 GENERAL LANDSCAPING REQUIREMENTS		
Buffering the site from N. 2nd Street, adjacent properties, N. US Highway 1 & Interior Landscaping to enhance site.	yes	yes
SECTION 22-187 LANDSCAPING IMPROVEMENTS		
(4) Landscape Strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:	yes	yes
a). Landscape strip area min. 10' wide for lots 10,000 sf or larger	yes	yes
b). ave. 1 Tree / 300' SF of required landscape area		
WEST = 469.60 LF x 10' wide = 4696.0 / 300 SF = 15.6 TREES	16 TREES	16 TREES
EAST = 288.15 LF x 10' wide = 2881.5 / 300 SF = 9.6 TREES	10 TREES	10 TREES
SCREEN = min 36" continuous hedge within 1 year after planting	yes	yes
(5) Other property. All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalk, plazas, and driveways.	yes	yes
(6) Vehicular use, building, retention/detention areas adj. to other property. Landscape standards for these areas are as follows:	yes	yes
a). Landscape strip area min. 10' wide	yes	yes
b). ave. 1 Tree / 200 SF of required landscape area		
NORTH = 327.85 LF x 10' wide = 3278.5 / 200 SF = 16.3 TREES	17 TREES	17 TREES
SOUTH = 308.01 LF x 10' wide = 3080.1 / 200 SF = 15.4 TREES	16 TREES	16 TREES
SCREEN = min 30" continuous hedge within 1 year after planting	yes	yes
(7) Interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:	yes	yes
a). Lots with VUA areas that are 4,000 SF or greater shall have min. 1 SF of interior landscaping for each 30 SF of VUA		
33,725 SF VUA / 30 SF = 1124.16 SF	1125 SF	+1125 SF
b). ave. 1 Tree / 100 SF of required landscape area		
1125 SF VUA / 100 SF = 11.25 TREES	12 TREES	12 TREES
Total Trees Required	**71 TREES REQUIRED**	**71 TREES PROVIDED**

PLANT LIST

	KEY	PLANT DESCRIPTION	SPECIFICATIONS	QTY
native	CHR	Chrysobalanus icaco "Red Tip" Red Tip Cocoplum	24" Ht X 24" Spr. 24" O.C. sp.	545
native	CLU	Clusia gutiffera Small Leaf Clusia	24" Ht X 24" Spr. 24" O.C. sp.	101
native	ILX	Ilex cassine Dahoon Holly	12' ht.x 6' Spr. . 5' CT, 1.5" caliper	23
native	OAK	Quercus virginiana Live Oak	14' ht.x 8' Spr. 6' CT, 3" caliper (ROOT GROWERS PLUS)	16
native	SAB	Sabal palmetto Cabbage Palm	S= 12' HT M= 18' HT T= 24' HT — 12'-24' OA height, Booted, Staggered Heights see plan for heights (S-M-T)	12
native	SBW	Conocarpus erectus sericeus Silver Buttonwood	12' ht.x 6' Spr. . 5' CT, 2" caliper, Multi- 5 trunks min.	13
native	WAX	Myrica cerifera Wax Myrtle	10' Ht X 5' Spr. 5 trunks min. 2" caliper	12
	SOD	Stenotaphrum secundatum "Palmetto" St. Augustine Grass	Solid sod tight joints, weed free	as needed

*PLANS TAKE PRECEDENCE OVER PLANT LIST

OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO HAND-WATER ALL NEWLY INSTALLED LANDSCAPE MATERIAL UNTIL THEY ARE ESTABLISHED. THIS INCLUDES NEW TREES/PALMS, SHRUBS, AND SOD.

GRAPHIC KEY

EXISTING TREE TO REMAIN

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LANDSCAPE ARCHITECT CONSULTANTS
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LC-26000422
Thomas J. Laubenthal, RLA
TOM@LACFL.COM
LA-0000563
Katy M. Adler, RLA
KATY@LACFL.COM
LA-6667175

DATE	REVISIONS:

DATE: 01-25-16
SCALE: 1" = 30'
DRAWING BY: L.V.
DESIGNED BY: L.V.

PROJECT: INDIAN RIVER BIODIESEL
1103 N 2ND ST. FORT PIERCE, FLORIDA 34950
BROWARD COUNTY

LANDSCAPE PLAN:

PROJECT NO. 16-010

SHEET: LP-1 of 2

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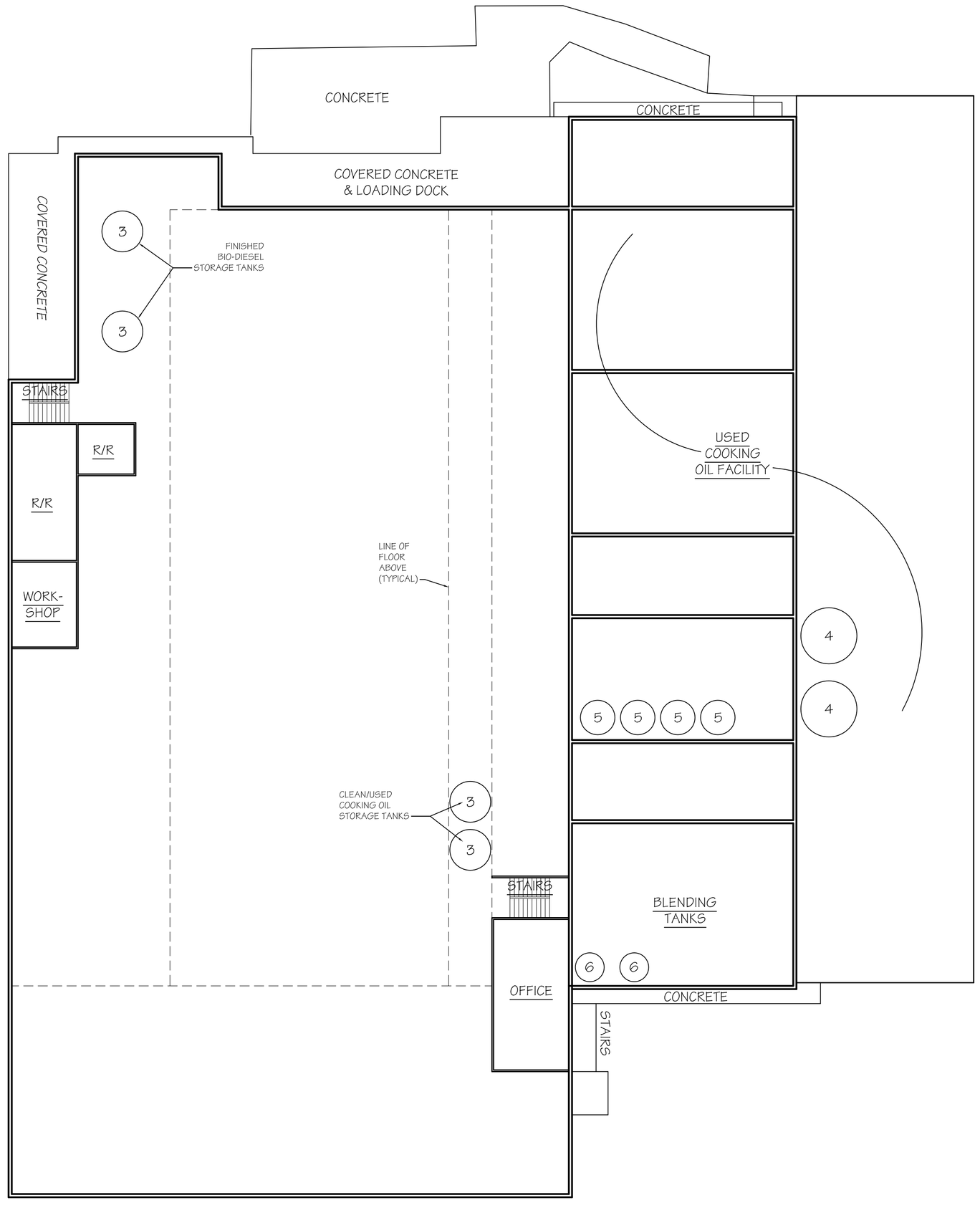
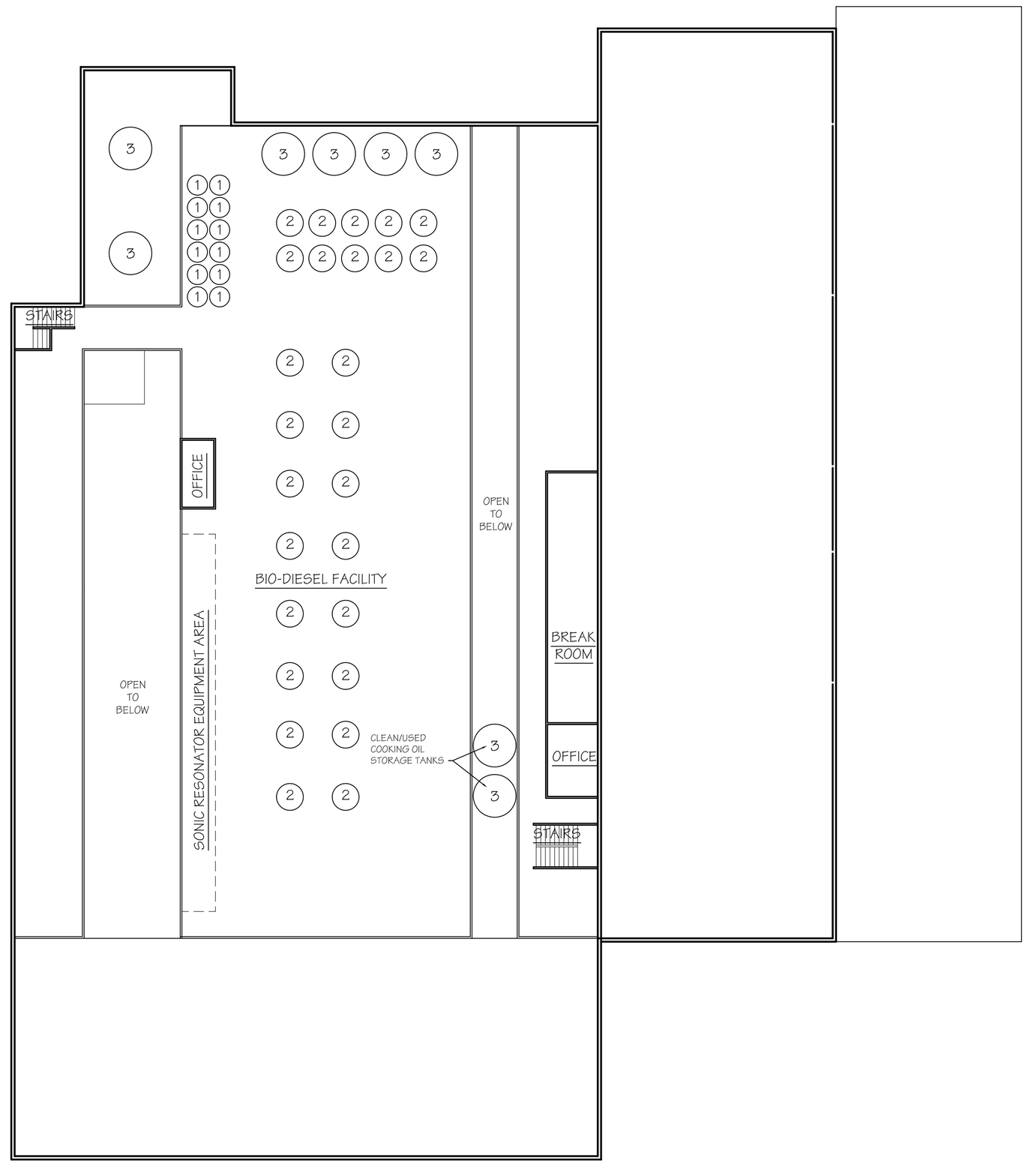
Sunshine State One Call of Florida, Inc.

DATE:
THOMAS J. LAUBENTHAL
#LA-0000563 #LC-26000422



01 SCHEMATIC FIRST FLOOR PLAN

Scale: 1/16" - 1'-0"



02 SCHEMATIC SECOND FLOOR PLAN

Scale: 1/16" - 1'-0"

Project:

INDIAN RIVER BIO-DIESEL PLANT

FT. PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
A.	02/01/16	CONDITIONAL USE

Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002256
www.donadio-arch.com

Consultant:

Drawing Title:

FLOOR PLAN

Reference North

Drn: MT
Chd: AJD
Project No.: 2016-03
Sheet No.: A2.10
Dwg. File:
XREF File:
Plot File:

Cert. No.: 12,456
Date Signed:

STATE OF FLORIDA
ANTHONY J. DONADIO
AR0012456
REGISTERED ARCHITECT

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FIRE, LIFE SAFETY, & SECURITY INSTITUTE, INC.

950 NE 171st Street, Suite 208
North Miami Beach, FL 33162
www.flsinstitute.com

Phone: (954) 822-5416
Fax: (305) 654-0046
EMAIL: smaman@flsinstitute.com

HAZARD ANALYSIS

GENUINE BIO-FUEL INC.
17250 SW RAILROAD AVE.
INDIANTOWN, FL 34956

Prepared For

GENUINE BIO-FUEL INC.

P.O. Box 50
Indiantown, FL 34956

April 14, 2014

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FIRE, LIFE SAFETY, & SECURITY INSTITUTE, INC.

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Email: smaman@flsinstitute.com

GENUINE BIO-FUEL INC.
17250 SW RAILROAD AVE.
INDIANTOWN, FL 34956

Introduction:

Fire, Life Safety, & Security Institute has been retained by Genuine Bio-Fuel Inc. to conduct a hazard analysis of the operations involving flammable and combustible liquids in accordance with Section 66.6.4 of NFPA 1, Fire Code, Florida, 2010 edition. Following site visits of the facility, a hazard analysis of the process building was developed.

Description:

A. Overview

Genuine Bio-Fuel Inc. manufactures biodiesel fuel, a natural, renewable, green alternative to diesel fuel, from various feedstocks such as virgin and used cooking oil, plant oils and fats. A patent is pending for the manufacturing process and the owners wish to keep details of the process proprietary. As a result no pictures inside the process building were allowed and some of the process description is purposely vague.

Production of biodiesel began at this site in June 2008. The process facility operates 2 shifts per day 5 days per week.

B. Facility

Genuine Bio-Fuel Inc. leases offices and a process building from a manufacturer of concrete parts. The main structures on the property are as follows:

1. Process building – The production facility used by Genuine Bio-Fuel Inc.

2. Office Building – Located approximately 85 feet south of the process building are the offices of Genuine Bio-Fuel Inc. in the front portion of

the building. The rear portion of the building is occupied by the concrete parts manufacturer.

3. Concrete Parts Building – Approximately 85 feet south of the process building and 50 feet west of the offices of Genuine Bio-Fuel Inc. is a small building used to store concrete parts.

4. Concrete Production Building – Approximately 200 feet south of the process building is the production building for concrete parts.



There is a water pond on the site that is located approximately 175 feet south of the process building.

C. Process Building

Construction - The main structure within the process building is a one story building of steel frame metal clad construction. The 10 feet wide addition running along the north east side of the building and the 17 feet wide addition running along the south east side of the building are wood frame metal clad construction. There is a 27 feet wide opening on the east side of the building and an 18 feet opening along the south side of the building.

Means of Egress - Exiting from the process building is provided by perimeter doors that discharge directly to the exterior of the building.

Fire Detection and Alarm - Presently, the building does not have any detectors or fire alarm system.

Fire Suppression - Presently, the building is not sprinklered. Fire extinguishers have been mounted in strategic areas throughout the plant.

Layout – The layout of the process building is located in Attachment A.

D. Process Description

The feedstock arrives at the east side of the process building by trailer (Area A) or other vehicles and pumped into blue plastic atmospheric tanks located at the south-east area of the process building (Area B).

The feedstock is allowed to settle inside the tanks and the water and food contaminants are pumped out of the building into plastic portable tanks and sold as animal feed. The concentrated feedstock is then filtered and pumped through plastic process piping along the exterior wall at the south-east corner of the process building (Stage 1 Process).

Using a continuous flow process, the concentrated feedstock is heated to below 140°F and a small amount of acid and methanol is added to the concentrated feedstock. The mixture then undergoes an ultra-sonification process where sound energy is applied in order to break chemical bonds and then flows into 5 tanks on the west side of the process building (End of Stage 1 Process).

Using a continuous flow process at the west side of the building (Stage 2 Process), potassium methoxide solution (catalyst) is added to the mixture from the Stage 1 Process. This mixture undergoes an ultra-sonification process and flows into two 6,000 tanks (End of Stage 2 Process) where the mixture stored in tanks next to the End of Stage 1 tanks and pumped into tankers outside the building for removal from the site.

Using a continuous flow process at the north-west side of the building (Stage 3 Process), the biofuel is filtered using a centrifuge and neutralized (using an alkali) using an ion exchanger. The finished product is then stored in tanks on the east side of the building. Finally, the biofuel is pumped into jet aviation fuel tanker truck where it is metered and then pumped into customer's trucks.

The flammable and combustible liquids used in the process are listed in Table 1 along with their flashpoint and classification. The MSDS for the flammable and combustible liquids are located in Attachment B.

Table 1
Flammable/Combustible Liquids
Genuine Bio-Fuel Process Building

Material	Flash Point (ºF)	Flammable/Combustible Liquid Classification
Used Vegetable Oil	491	Class IIIB Combustible Liquid
Methanol	52	Class IB Flammable Liquid
Potassium Methoxide Solution	89	Class IB Flammable Liquid
Glycerin	320	Class IIIB Combustible Liquid
Biodiesel	266	Class IIIB Combustible Liquid

The Issue:

Section 66.6.4 of NFPA 1, Fire Code, Florida, 2010 edition and Section 6.4 of NFPA 30, Flammable and Combustible Liquids Code, 2008 edition requires that any operation involving flammable and combustible liquids must be reviewed to confirm that fire and explosion hazards resulting from loss of containment of liquids are afforded with corresponding fire prevention, fire control, and emergency action plans. The evaluation must include:

1. Analysis of the fire and explosion hazards of the operation.
2. Analysis of emergency relief from process vessels, taking into consideration the properties of the materials used and the fire protection and control measures taken.
3. Analysis of applicable facility design requirements in Chapters 17, 18, 19, 28, and 29 of NFPA 30.
4. Analysis of applicable requirements for liquid handling, transfer, and use, as covered in Chapters 17, 18, 19, 28, and 29 of NFPA 30.
5. Analysis of local conditions, such as exposure to and from adjacent properties and exposure to floods, earthquakes, and windstorms, and
6. Analysis of the emergency response capabilities of the local emergency services.

This report will evaluate the process building where biodiesel is produced in accordance with the criteria above. Please note that Chapters 19, 28 and 29 of NFPA 30, Flammable and Combustible Liquids Code, 2008 edition do not apply to the operations at Genuine Bio-Fuels, Inc. Chapter 19 contains

additional requirements for specific operations but none apply to the operations within the process building. Chapter 28 applies to the bulk loading and unloading facilities for tank cars and tank vehicles, which this is not. Finally, Chapter 29 applies to wharves.

Hazard Analysis:

A. Fire and Explosion Hazards

There are two primary hazards associated with flammable and combustible liquids: explosion and fire. In order to prevent these hazards, the three sides of the fire triangle must be explored: storage, ignition sources, and ventilation. In the case of the biodiesel production facility, flammable liquids used in the production process are methanol and potassium methoxide.

1. Storage of Flammable/Combustible Materials

Flammable Liquids

Methanol – Methanol arrives to the plant by tanker and pumped into stainless steel Department of Transportation (DOT) approved totes. These totes are designed with top-mounted emergency vents that is capable of limiting internal pressure under fire exposure conditions to 10 psig or 30 percent of the bursting pressure of the tank, whichever is greater. A maximum of 14 totes are stored outside the building. Methanol is used in the Stage 1 Process. A small amount of methanol and acid is automatically added to the concentrated feedstock using a continuous flow process. The online methanol tote is located outside the building.

Potassium Methoxide Solution - Potassium methoxide solution is produced as needed outside the building by mixing together potash (a noncombustible material) with methanol in one of four yellow metal caged DOT approved 300 gallon plastic mixing totes. The methanol is pumped pneumatically from the metal totes to the plastic mixing totes. These mixing totes are designed with top-mounted emergency vents that is capable of limiting internal pressure under fire exposure conditions to 10 psig or 30 percent of the bursting pressure of the tank, whichever is greater. The potassium methoxide solution is used in the Stage 2 Process. Potassium methoxide solution (catalyst) is added to the mixture from the Stage 1 Process using a continuous flow process. The online potassium methoxide solution tote is located outside the building.

Summary – All flammable liquids are stored outside the building in DOT approved containers that are provided with emergency vents. Small amounts

are added during the Stage 1 and Stage 2 continuous flow process. The continuous flow processes are always attended and if any leak should occur, the process is immediately stopped. The plant contains process tanks, which may contain mixtures of flammable and combustible liquids; however, since the amount of combustible liquids in these tanks is far greater than the amount of flammable liquids, one would expect that the flash point of these mixtures of flammable and combustible liquids within the process tanks will remain over 200°F.

Combustible Liquids

Used Vegetable Oil – The feedstock used for the production of biodiesel is used vegetable oil. The used vegetable oil arrives at the plant by tanker truck or customer trucks and pumped into one of eleven plastic atmospheric tanks located at the south-east area of the process building (Area B). The contents are allowed to settle inside the tanks and the water and food contaminants are pumped out of the building into plastic portable tanks and sold as animal feed. The concentrated feedstock is then filtered and pumped through plastic process piping along the exterior wall at the south-east corner of the process building (Stage 1 Process).

Glycerin – Glycerin is a by-product produced during the Stage 2 Process when potassium methoxide (catalyst) is added to the mixture from the Stage 1 Process. The mixture from the Stage 1 Process with potassium methoxide flows into two 6,000 plastic atmospheric tanks (End of Stage 2 Process) where the mixture separates into biodiesel at the top and glycerin at the bottom. The glycerin is then pumped from the two 6,000 tanks into eight plastic atmospheric tanks next to the End of Stage 1 tanks. From there, the glycerin is pumped into tankers outside the building for removal from the site.

Biodiesel – The finished product is stored in nine plastic atmospheric tanks located at the north-east and south-east areas of the process building. When the biodiesel is ready to be shipped out, it is pumped to a jet aviation fuel tanker truck where it is metered and then pumped into customer's trucks.

Summary - The plastic atmospheric tanks used to throughout the plant are suitable for liquids up to 140°F with specific gravity over 1. Since the plastic tanks are transparent, the level of liquid inside each plastic tanks can be clearly seen. This helps to avoid the overfilling of the tanks. Since none of the tanks within the building are under pressure, there is little risk that these tanks will explode.

2. Ignition Sources

In order to avoid a fire from starting it is important to control the sources of ignition. Within the process building, the potential sources of ignition are smoking, cutting and welding, static electricity, electrical sparks, and heating equipment.

Smoking – Smoking is not permitted inside the process building and at the outside storage area where the methanol and potassium methoxide totes are kept. "No Smoking" signs have been posted throughout the process building.

Cutting and welding – No cutting and welding is performed inside the process building. If required, cutting and welding is performed in the metal shop located outside the east wall of the process building.

Static Electricity – All tanks and process equipment used within the process building are plastic. Since there is no flammable vapor-air mixture within any tank or process equipment, there is minimal potential hazard associated with the buildup of static electricity in electric pipes. When the biofuel is pumped into tanks or when methanol is pumped from the tanker trucks to the totes, the tanks/totes are grounded to the tanker trucks via the hose.

Electrical Sparks – Electrical sparks can cause ignition if exposed to a flammable gas-air mixture. In the case of the process building, the only location where the where flammable vapor–air mixtures could exist under normal operation is the outdoor storage where the methanol and potassium methoxide totes are kept. All electric equipment in this area is explosion proof.

Heating Equipment – There are three hot water heaters that use biodiesel as fuel used in the production process to heat liquids. Two are located outside the building while the third is located along the west wall next to the centrifuge. All of these water heaters have internal flames and proper clearances are maintained to any combustible materials.

3. Ventilation

Proper ventilation is required within any production facility to avoid the building up of flammable vapors and the risk of explosions. In the case of the process building, the interior is open to the atmosphere. As a result, any release of flammable vapors or building of pressure within the building would be dissipated to the atmosphere.

B. Emergency Relief from Process Vessels

Process vessels can rupture if there is an increase of internal energy of the contents and there is insufficient emergency relief. Since all tanks within the process building are open to the atmosphere, there is no building up of pressure within the tanks.

C. Facility Design

Chapters 17 of NFPA 30, Flammable and Combustible Liquid Code," 2008 edition contains requirements for facilities where flammable and combustible liquids are used. These requirements are intended to protect occupants and exposures.

1. Separation Distances

Process Vessels - Within the process building, there are various sized tanks ranging from 200 to 6,000 gallons. Based on the capacity largest process tank, Table 17.4.3 requires that the minimum distance between the process tank and the property line is 30 feet and between the process tank and the nearest side of any public way or from the nearest important building on same property that is not an integral part of the process is 10 feet. The location of the process tanks within the process building, excess these distances.

Process Building – Table 17.6.1 contains minimum separation distances required between the process building and any public way or adjacent property line that is or can be built upon. Based on Class III Combustible Liquids, the minimum distance to any public way is 10 feet and to any property line is 20 feet. These minimum separation distances have been provided.

2. Construction Requirements

Section 17.6 requires all buildings or structures used for liquid operations be constructed of noncombustible materials. Combustible construction may be used if the buildings or structures is used

(1) solely for blending, mixing, or dispensing of Class IIIB liquids at temperatures below their flash points,

(2) for processing or handling of liquids where the quantities of liquids do not exceed 360 gal of Class I and Class II liquids and 720 gal of Class III liquids.

In the case of the process building, the building is of noncombustible construction except for the 10 feet wide addition running along the north east side of the building and the 17 feet wide addition running along the south east

side of the building, which are of wood frame metal clad construction. However, all liquids used within the building are Class III combustible liquids except for a small amount of flammable liquids used within the process.

3. Containment, Drainage, and Spill Control

Section 17.10 requires any process facility be designed and operated to prevent the discharge of liquids to public waterways, public sewers, or adjoining property. In the case of the process facility, the tanks on the west side of the building used during Stage 2 and 3 of the process are located an area separated from the remainder of the plant by a concrete wall with ramps located at the openings. In the event of a failure of any tank in this area, there is sufficient area to contain any spill. In the event that a spill does occur inside the process building, 6,000 gallon wet vacuums using 3 inch hoses at a rate of 275 gpm are used to remove the liquid.

Section 17.10 also requires emergency drainage systems be provided to direct any leaks and fire protection water to a safe location. If the emergency drainage systems are connected to public sewers or discharged into public waterways, they must be equipped with traps or separators. Presently, there are sump pumps in the parking lot that would direct any leaks and fire protection water to the pond located approximately 175 feet south of the process building.

4. Emergency Action Plan

Section 17.15.4 requires a written emergency action plan be established to respond to fires and related emergencies. This plan must include the following:

(1) Procedures to be followed in case of fire, such as sounding the alarm, notifying the fire department, evacuating personnel, and controlling and extinguishing the fire
(2) Procedures and schedules for conducting drills of these procedures
(3) Appointment and training of personnel to carry out assigned duties, which shall be reviewed at the time of initial assignment, as responsibilities or response actions change, and whenever anticipated duties change
(4) Maintenance of fire protection equipment
(5) Procedures for shutting down or isolating equipment to reduce the release of liquid, which shall include assigning personnel responsible for maintaining critical plant functions or shutdown of plant processes
(6) Alternate measures for the safety of occupants

Genuine Bio-Fuels Inc. has developed procedures in the event of a fire and the training of personnel. These procedures will be expanded to incorporate all the components required by Section 17.15.4 for an emergency action plan.

D. Liquid Handling, Transfer, and Use

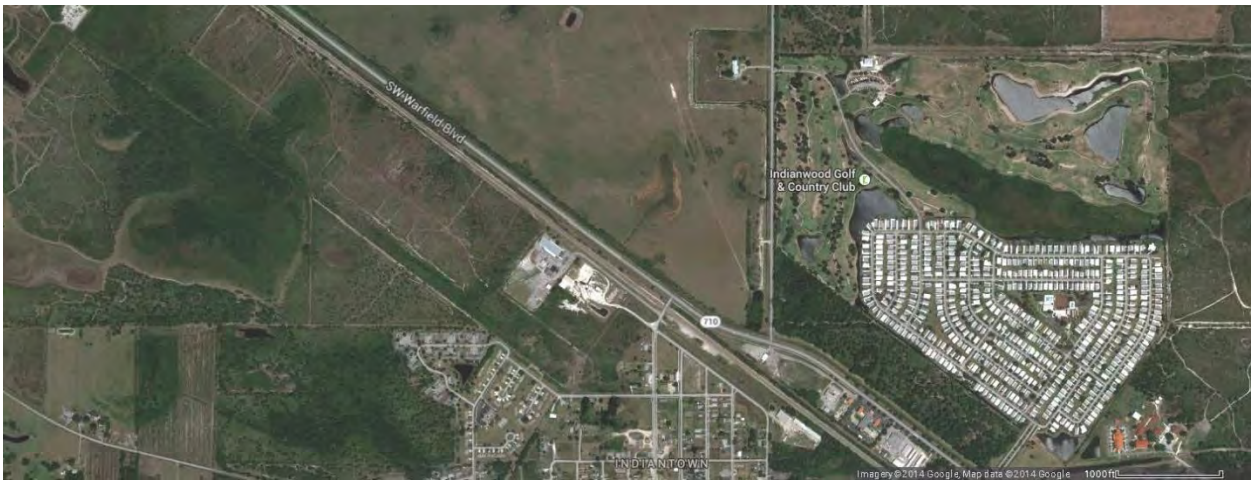
Chapters 18 of NFPA 30, Flammable and Combustible Liquid Code," 2008 edition contains requirements the dispensing, handling, transfer, and use of flammable and combustible liquids within buildings.

As required by Section 18.3, the methanol and potassium methoxide are always stored in closed containers and used in closed systems within the process building away from any sources of ignition. Since the building is open to the atmosphere, adequate ventilation has been provided to avoid the build up an ignitable vapor-oxygen mixtures.

E. Local Conditions

Local conditions must be evaluated to address any exposures to and from adjacent properties and from local climate conditions.

1. Exposures



The property where Genuine Bio-Fuel is located is in a rural part of Martin County away from any residential areas. It does share the property with a concrete parts manufacturer. The main structures on the property in addition to the process building are:

1. Office Building – Located approximately 85 feet south of the process building are the offices of Genuine Bio-Fuel Inc. in the front portion of

the building. The rear portion of the building is occupied by the concrete parts manufacturer.

2. Concrete Parts Building – Approximately 85 feet south of the process building and 50 feet west of the offices of Genuine Bio-Fuel Inc. is a small building used to store concrete parts.
3. Concrete Production Building – Approximately 200 feet south of the process building is the production building for concrete parts.

Due to nature of the operations, the concrete parts manufacturer does not pose a hazard to the process building and due to the distance between the process building and the other buildings on the property, the process building does not pose a hazard to the other buildings on the property.

2. Climate

The process building is not near any major body of water or located in an area prone to earthquakes. On the other hand, since the process building is located in South Florida, it is likely to be exposed to hurricanes. Genuine Bio-Fuel Inc. has procedures in place to prepare the building for a hurricane. Please refer to Attachment C.

F. Emergency response capabilities of the local emergency services

The process building for Genuine Bio-Fuels, Inc. is located in Indiantown and area that is served by Martin County Fire Rescue, a full time paid fire department. Martin County Fire Rescue's personnel are cross-trained as either Paramedics or Emergency Medical Technicians in the State of Florida.



The closest fire station to the property is Station 24 Indiantown located on 16556 SW Warfield Boulevard, which is approximately 0.6 miles away.

Results & Conclusions

Genuine Bio-Fuel Inc. manufactures biodiesel fuel from various feedstocks such as virgin and used cooking oil, plant oils and fats. Except for small amounts of methanol and potassium methoxide solution (Class IB flammable liquids), the raw materials, intermediate process fluids and finished products are Class III combustible liquids.

A hazard analysis was conducted on the process building in accordance with Section 66.6.4 of NFPA 1, Fire Code, Florida, 2010 edition and Section 6.4 of NFPA 30, Flammable and Combustible Liquids Code, 2008 edition in order to confirm that fire and explosion hazards resulting from loss of containment of liquids are afforded with corresponding fire prevention, fire control, and emergency action plans.

This analysis has determined that within the process building, flammable and combustible liquids are properly stored and used, sources of ignition are controlled, and adequate ventilation is provided to prevent a fire or explosion from occurring. Spill containment procedures are in place to address any minor or major spills within the process building. In the event that a fire should start within the facility, the process building is located at a distance that it does not expose other buildings on the property or adjacent properties.

Genuine Bio-Fuel Inc. is in the process of revising and expanding their emergency action plan to be in compliance with Section 17.15.4 of NFPA 30, Flammable and Combustible Code, 2008 edition.

Respectfully submitted,

Sarah Maman P.E.
Fire Protection Engineer

Attachment A

Floor Plan of the Process Building



FLOOR PLAN LAYOUT

SCALE: 1/8" = 1'-0"

- BIO FUEL (FINISHED PRODUCT)
- USED VEGETABLE OIL (RAW MATERIAL)
- END OF STAGE 1 PROCESS TANKS
- STAGE 2 PROCESS TANKS
- STAGE 3 PROCESS TANKS
- GLYCERIN TANKS
- EMPTY TANKS
- OTHER PROCESS TANKS
- METHANOL TOTES
- WORK AREA
- CENTRIFUGE
- POTASSIUM METHOXIDE MIXING TOTES

ADVANCED FIRE & SECURITY

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STATE AND U.L. LICENSED
EF#0001026 U.L.# S7195-1

PROJECT:

GENUINE BIO-FUEL INC.

17250 SW RAILROAD AVE.

INDIANTOWN, FL. 34956

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This concept drawing is for information only to potential system arrangement. Contractor shall field verify all information contained on these drawings and is responsible for design and installation of the system in accordance with the specifications.

To the best of our knowledge the drawings and specifications submitted herewith, comply with existing Interpretations and previsions of the applicable N.F.P.A. codes in effect at the date shown below. No warranty express or implied is hereby

REVISIONS:

AFSI PROJECT NUMBER: 7140093

DATE:	SCALE:
3/10/14	AS-NOTED
DRAWN BY: D.C.	CHECKED BY: --

1 OF 1

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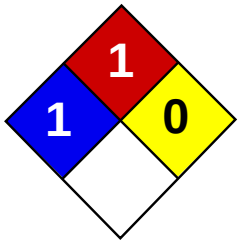
Attachment B

MSDS





Health	1
Fire	1
Reactivity	0
Personal Protection	G

Material Safety Data Sheet
Glycerin MSDS

Section 1: Chemical Product and Company Identification

Product Name: Glycerin

Catalog Codes: SLG1171, SLG1894, SLG1111, SLG1615

CAS#: 56-81-5

RTECS: MA8050000

TSCA: TSCA 8(b) inventory: Glycerin

CI#: Not available.

Synonym: 1,2,3-Propanetriol; Glycerol

Chemical Name: Glycerin

Chemical Formula: C3H5(OH)3

Contact Information:

Sciencelab.com, Inc.
14025 Smith Rd.
Houston, Texas 77396

US Sales: **1-800-901-7247**
International Sales: **1-281-441-4400**

Order Online: ScienceLab.com

CHEMTREC (24HR Emergency Telephone), call:
1-800-424-9300

International CHEMTREC, call: 1-703-527-3887

For non-emergency assistance, call: 1-281-441-4400

Section 2: Composition and Information on Ingredients

Composition:

Name	CAS #	% by Weight
Glycerin	56-81-5	100

Toxicological Data on Ingredients: Glycerin: ORAL (LD50): Acute: 12600 mg/kg [Rat]. 4090 mg/kg [Mouse]. DERMAL (LD50): Acute: 10000 mg/kg [Rabbit]. MIST(LC50): Acute: >570 mg/m 1 hours [Rat].

Section 3: Hazards Identification

Potential Acute Health Effects: Slightly hazardous in case of skin contact (irritant, permeator), of eye contact (irritant), of ingestion, of inhalation.

Potential Chronic Health Effects:
CARCINOGENIC EFFECTS: Not available. MUTAGENIC EFFECTS: Not available. TERATOGENIC EFFECTS: Not available. DEVELOPMENTAL TOXICITY: Not available. The substance may be toxic to kidneys. Repeated or prolonged exposure to the substance can produce target organs damage.

Section 4: First Aid Measures

Eye Contact:
Check for and remove any contact lenses. In case of contact, immediately flush eyes with plenty of water for at least 15 minutes. Cold water may be used. Get medical attention if irritation occurs.

Skin Contact:
Wash with soap and water. Cover the irritated skin with an emollient. Get medical attention if irritation develops. Cold water may be used.

Serious Skin Contact: Not available.

Inhalation:
If inhaled, remove to fresh air. If not breathing, give artificial respiration. If breathing is difficult, give oxygen. Get medical attention immediately.

Serious Inhalation: Not available.

Ingestion:
Do NOT induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. Loosen tight clothing such as a collar, tie, belt or waistband. Get medical attention if symptoms appear.

Serious Ingestion: Not available.

Section 5: Fire and Explosion Data

Flammability of the Product: May be combustible at high temperature.

Auto-Ignition Temperature:
370°C (698°F)(NFPA Fire Protection Guide to Hazardous Materials, 13th ed., 2002; NIOSH ICSC, 2001; CHRIS, 2001) 392 C (739 F) (Lewis, 1997)

Flash Points:
CLOSED CUP: 160°C (320°F). (Chemical Hazard Response Information System, 2001; Lewis, 1997). OPEN CUP: 177°C (350.6°F) (Budavari, 2000; Chemical Response Information System, 2001; NIOSH ICSC, 2001) OPEN CUP: 199 C(390 F) (National Fire Protection Association, Fire Protection Guide to Hazardous Materials, 13 ed., 2002)

Flammable Limits: LOWER: 0.9%

Products of Combustion: These products are carbon oxides (CO, CO2), irritating and toxic fumes.

Fire Hazards in Presence of Various Substances:
Slightly flammable to flammable in presence of open flames and sparks, of heat, of oxidizing materials. Non-flammable in presence of shocks.

Explosion Hazards in Presence of Various Substances:
Risks of explosion of the product in presence of mechanical impact: Not available. Risks of explosion of the product in presence of static discharge: Not available. Explosive in presence of oxidizing materials.

Fire Fighting Media and Instructions:
SMALL FIRE: Use DRY chemical powder. LARGE FIRE: Use water spray, fog or foam. Do not use water jet.

Special Remarks on Fire Hazards: Not available.

Special Remarks on Explosion Hazards:
Glycerin is incompatible with strong oxidizers such as chromium trioxide, potassium chlorate, or potassium permanganate and may explode on contact with these compounds. Explosive glyceryl nitrate is formed from a mixture of glycerin and nitric and sulfuric acids. Perchloric acid , lead oxide + glycerin form perchloric esters which may be explosive. Glycerin and chlorine may explode if heated and confined.

Section 6: Accidental Release Measures

Small Spill:
Dilute with water and mop up, or absorb with an inert dry material and place in an appropriate waste disposal container. Finish cleaning by spreading water on the contaminated surface and dispose of according to local and regional authority requirements.

Large Spill:

Stop leak if without risk. If the product is in its solid form: Use a shovel to put the material into a convenient waste disposal container. If the product is in its liquid form: Do not get water inside container. Absorb with an inert material and put the spilled material in an appropriate waste disposal. Do not touch spilled material. Use water spray to reduce vapors. Prevent entry into sewers, basements or confined areas; dike if needed. Eliminate all ignition sources. Call for assistance on disposal. Finish cleaning by spreading water on the contaminated surface and allow to evacuate through the sanitary system. Be careful that the product is not present at a concentration level above TLV. Check TLV on the MSDS and with local authorities.

Section 7: Handling and Storage

Precautions:
Keep away from heat. Keep away from sources of ignition. Ground all equipment containing material. Do not ingest. Do not breathe gas/fumes/ vapor/spray. Wear suitable protective clothing. If ingested, seek medical advice immediately and show the container or the label. Keep away from incompatibles such as oxidizing agents.

Storage: Keep container tightly closed. Keep container in a cool, well-ventilated area. Hygroscopic

Section 8: Exposure Controls/Personal Protection

Engineering Controls:
Provide exhaust ventilation or other engineering controls to keep the airborne concentrations of vapors below their respective threshold limit value. Ensure that eyewash stations and safety showers are proximal to the work-station location.

Personal Protection:
Safety glasses. Lab coat. Vapor respirator. Be sure to use an approved/certified respirator or equivalent. Gloves.

Personal Protection in Case of a Large Spill:
Splash goggles. Full suit. Vapor respirator. Boots. Gloves. A self contained breathing apparatus should be used to avoid inhalation of the product. Suggested protective clothing might not be sufficient; consult a specialist BEFORE handling this product.

Exposure Limits:
TWA: 10 (mg/m3) from ACGIH (TLV) [United States] [1999] Inhalation Total. TWA: 15 (mg/m3) from OSHA (PEL) [United States] Inhalation Total. TWA: 10 STEL: 20 (mg/m3) [Canada] TWA: 5 (mg/m3) from OSHA (PEL) [United States] Inhalation Respirable.Consult local authorities for acceptable exposure limits.

Section 9: Physical and Chemical Properties

Physical state and appearance: Liquid. (Viscous (Syrupy) liquid.)

Odor: Mild

Taste: Sweet.

Molecular Weight: 92.09 g/mole

Color: Clear Colorless.

pH (1% soln/water): Not available.

Boiling Point: 290°C (554°F)

Melting Point: 19°C (66.2°F)

Critical Temperature: Not available.

Specific Gravity: 1.2636 (Water = 1)

Vapor Pressure: 0 kPa (@ 20°C)

Vapor Density: 3.17 (Air = 1)

Volatility: Not available.

Odor Threshold: Not available.

Water/Oil Dist. Coeff.: The product is more soluble in water; log(oil/water) = -1.8

Ionicity (in Water): Not available.

Dispersion Properties: See solubility in water, acetone.

Solubility:
Miscible in cold water, hot water and alcohol. Partially soluble in acetone. Very slightly soluble in diethyl ether (ethyl ether). Limited solubility in ethyl acetate. Insoluble in carbon tetrachloride, benzene, chloroform, petroleum ethers, and oils

Section 10: Stability and Reactivity Data

Stability: The product is stable.

Instability Temperature: Not available.

Conditions of Instability: Avoid contact with incompatible materials, excess heat and ignition, sources, moisture.

Incompatibility with various substances: Highly reactive with oxidizing agents.

Corrosivity: Non-corrosive in presence of glass.

Special Remarks on Reactivity:
Hygroscopic. Glycerin is incompatible with strong oxidizers such as chromium trioxide, potassium chlorate, or potassium permanganate. Glycerin may react violently with acetic anhydride, aniline and nitrobenzene, chromic oxide, lead oxide and fluorine, phosphorous triiodide, ethylene oxide and heat, silver perchlorate, sodium peroxide, sodium hydride.

Special Remarks on Corrosivity: Not available.

Polymerization: Will not occur.

Section 11: Toxicological Information

Routes of Entry: Absorbed through skin. Eye contact.

Toxicity to Animals:
WARNING: THE LC50 VALUES HEREUNDER ARE ESTIMATED ON THE BASIS OF A 4-HOUR EXPOSURE. Acute oral toxicity (LD50): 4090 mg/kg [Mouse]. Acute dermal toxicity (LD50): 10000 mg/kg [Rabbit]. Acute toxicity of the mist (LC50): >570 mg/m3 1 hours [Rat].

Chronic Effects on Humans: May cause damage to the following organs: kidneys.

Other Toxic Effects on Humans: Slightly hazardous in case of skin contact (irritant), of ingestion, of inhalation.

Special Remarks on Toxicity to Animals:
TDL (rat) - Route: Oral; Dose: 100 mg/kg 1 day prior to mating. TDL (human) - Route: Oral; Dose: 1428 mg/kg

Special Remarks on Chronic Effects on Humans:
Glycerin is transferred across the plancenta in small amounts. May cause adverse reproductive effects based on animal data (Paternal Effects (Rat): Spermatogenesis (including genetic material, sperm morphology, motility, and count), Testes, epididymis, sperm duct). May affect genetic material.

Special Remarks on other Toxic Effects on Humans:
Acute Potential Health Effects: Low hazard for normal industrial handling or normal workplace conditions. Skin: May cause skin irritation. May be absorbed through skin Eyes: May cause eye irritation with stinging, redness, burning sensation, and tearing, but no eye injury. Ingestion: Low hazard. Low toxicity except with very large doses. When large doses are ingested, it can cause gastrointestinal tract irritation with thirst (dehydration), nausea or vomiting diarrhea. It may also affect behavior/central nervous system/nervous system (central nervous system depression, general anesthetic, headache, dizziness, confusion, insomnia, toxic psychosis, muscle weakness, paralysisconvulsions), urinary system/kidneys(renal failure,

hemoglobinuria), cardiovascular system (cardiac arrhythmias), liver. It may also cause elevated blood sugar. Inhalation: Due to low vapor pressure, inhalation of the vapors at room temperature is unlikely. Inhalation of mist may cause respiratory tract irritation. Chronic Potential Health Effects: Ingestion: Prolonged or repeated ingestion may affect the blood(hemolysis, changes in white blood cell count), endocrine system (changes in adrenal weight), respiratory system, and may cause kidney injury.

Section 12: Ecological Information

Ecotoxicity: Ecotoxicity in water (LC50): 58.5 ppm 96 hours [Trout].

BOD5 and COD: Not available.

Products of Biodegradation:
Possibly hazardous short term degradation products are not likely. However, long term degradation products may arise.

Toxicity of the Products of Biodegradation: The products of degradation are less toxic than the product itself.

Special Remarks on the Products of Biodegradation: Not available.

Section 13: Disposal Considerations

Waste Disposal:
Waste must be disposed of in accordance with federal, state and local environmental control regulations.

Section 14: Transport Information

DOT Classification: Not a DOT controlled material (United States).

Identification: Not applicable.

Special Provisions for Transport: Not applicable.

Section 15: Other Regulatory Information

Federal and State Regulations:
Illinois toxic substances disclosure to employee act: Glycerin Rhode Island RTK hazardous substances: Glycerin Pennsylvania RTK: Glycerin Minnesota: Glycerin Massachusetts RTK: Glycerin Tennessee - Hazardous Right to Know: Glycerin TSCA 8(b) inventory: Glycerin

Other Regulations:
OSHA: Hazardous by definition of Hazard Communication Standard (29 CFR 1910.1200). EINECS: This product is on the European Inventory of Existing Commercial Chemical Substances.

Other Classifications:

WHMIS (Canada): Not controlled under WHMIS (Canada).

DSCL (EEC):
Not available S24/25- Avoid contact with skin and eyes.

HMIS (U.S.A.):

Health Hazard: 1

Fire Hazard: 1

Reactivity: 0

Personal Protection: g

National Fire Protection Association (U.S.A.):

Health: 1

Flammability: 1

Reactivity: 0

Specific hazard:

Protective Equipment:
Gloves. Lab coat. Vapor respirator. Be sure to use an approved/certified respirator or equivalent. Wear appropriate respirator when ventilation is inadequate. Safety glasses.

Section 16: Other Information

References: Not available.

Other Special Considerations: Not available.

Created: 10/10/2005 08:38 PM

Last Updated: 05/21/2013 12:00 PM

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MATERIAL SAFETY DATA SHEET

Mitsui & Co. (USA), Inc.
1300 Post Oak Blvd, Suite 1700
Houston, TX 77056

Date of Issue: January 12, 2004
Revised Date: June 18, 2009

Telephone: 713-236-6124
Fax: 713-236-6293

Emergency Number (CHEMTREC): 1-800-424-9300

SECTION 1 – CHEMICAL INDENTIFICATION

Chemical Name: Methanol
Synonyms: Methyl Alcohol, methyl hydrate, wood spirit, methyl hydroxide
Formula: CH_3OH
Chemical Family: Alcohol

SECTION 2- COMPOSITION

Components	Percentage	PEL/TLV	CAS Number	EINECS Number
Methanol	100	200 ppm	67-56-1	200-659-6

Note: N.E. = Not Established N/A = Not Applicable

SECTION 3 – HAZARDS IDENTIFICATION

Emergency Overview: Danger! Flammable liquid. Poison. Cannot be made nonpoisonous. Harmful or fatal if swallowed. Harmful if inhaled. May cause blindness if swallowed. May cause central nervous system effects. Causes eye and skin irritation. Causes digestive and respiratory tract irritation. May cause reproductive and fetal effects. May be absorbed through intact skin. Target Organs: kidneys, liver, heart, central nervous system, eyes, lungs, brain, pancreas.

NFPA ratings
1 Health
3 Flammability
0 Reactivity
Specific Hazards: N/A

Routes of Entry: Skin: Moderate; Eye: Moderate; **Ingestion: Major; Inhalation: Major**

Inhalation: May cause irritation of mucous membranes and respiratory tract. May cause central nervous system depression with symptoms of dizziness, headache, nausea, drowsiness, lethargy, convulsions, vertigo, disorientation, visual impairment, and permanent blindness. High levels of exposure may result in collapse, unconsciousness, coma, and death due to respiratory failure.

IMPORTANT: While Brenntag believes the information contained herein to be accurate, Brenntag makes no representation or warranty, express or implied, regarding, and assumes no liability for, the accuracy or completeness of the information. The Buyer assumes all responsibility for handling, using and/or reselling the Product in accordance with the applicable federal, state, and local law. This MSDS shall not in any way limit or preclude the operation and effect of any of the provisions of Brenntag's terms and conditions of sale.

Skin Contact: May cause moderate irritation. Prolonged and repeated contact may result in defatting and drying of the skin which may lead to dermatitis and increased chance of secondary infection.

Skin Absorption: May be absorbed through the skin in harmful amounts with symptoms paralleling those of ingestion or inhalation.

Eye Contact: Causes severe eye irritation characterized by a burning sensation, redness, tearing, inflammation, and possible corneal injury. May cause painful sensitization to light.

Ingestion: Swallowing as little as 1 to 2 ounces (25 to 50 ml) can result in metabolic acidosis leading to optic nerve damage ranging from diminished visual capacity to complete blindness and death. Death from a dose of less than 30 ml has been reported. May cause gastrointestinal irritation with symptoms of nausea, vomiting, and diarrhea. May cause systemic toxicity with acidosis. May cause central nervous system depression with symptoms of dizziness, headache, nausea, and drowsiness. High levels of exposure may result in collapse, unconsciousness, coma and death due to respiratory failure. May cause cardiopulmonary system effects.

Effects of Chronic Exposure: Chronic exposure may cause reproductive disorders, teratogenic effects, and mutagenic effects. Prolonged exposure may damage the liver, kidneys, and heart. Inhalation may worsen conditions such as emphysema or bronchitis.

SECTION 4 - FIRST AID MEASURES

Eye Contact: remove contact lenses if worn. Immediately flush eyes with clean water for at least 15 minutes. Retract eyelids often while flushing out with water. Seek medical attention immediately.

Skin Contact: Immediately remove contaminated clothing and shoes. Flush skin with water for at least15 minutes. Use mild soap if available or follow by washing with mild soap and water. Do not reuse contaminated clothing without laundering. If irritation persists, seek medical attention.

Inhalation: Remove victim to fresh air. If breathing is difficult, give oxygen. If not breathing, administer artificial respiration. Seek medical attention immediately.

Ingestion: If victim is conscious and alert, give 2-4 cupfuls of milk or water. **Never give anything by mouth to an unconscious person.** Induce vomiting by giving one teaspoon of Syrup of Ipecac or sticking fingers down throat. Keep head below hips to prevent aspiration of liquid into lungs. Seek medical attention immediately. Prompt action is essential.

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SECTION 5 – FIREFIGHTING MEASURES

Flash Point Temperature:	51.8°F, and 11°C
Auto Ignition Temperature:	867.2 °F, and 464 °C
Flammable Limits:	Lower: 6.0% Upper: 36.0%
Extinguishing Media:	Water, Dry Chemical, "Alcohol" Foam, Carbon Dioxide
Firefighting Procedure:	Firefighters should wear NIOSH approved self-contained breathing apparatus and appropriate protective clothing to prevent contact. Cool exposed containers with water. Fight fire from a safe distance/protected location.
Unusual Fire and Explosion Information:	Do not use direct stream of water to fight fire. Methanol will float and can be re-ignited on the surface. Containers can build up pressure if subjected to heat of the fire and may explode. Flashback hazard – vapors are heavier than air and can collect in low areas forming an explosive methanol and air mixture. Under some circumstances, may corrode certain metals, including aluminum and zinc and generate hydrogen gas. A methanol fire may not be visible to the naked eye.
Environmental Note:	Prevent product from getting into sewers or surface waters. Notify authorities immediately if liquid enters sewer/public waters.

SECTION 6 – ACCIDENTAL RELEASE MEASURES

Isolate the hazard area and deny entry to nonessential personnel. Emergency responders and/or clean-up personnel should wear appropriate protective clothing and equipment when responding. Stop flow if safe to do so. Remove all ignition sources. A vapor suppressing foam may be used to reduce vapors. Prevent from entering sewers or surface waters. Collect liquid in containers and seal shut. Absorb remaining material with a noncombustible absorbent such as earth, sand, or vermiculite and collect for disposal.

SECTION 7 – HANDLING AND STORAGE

DANGER! Flammable:

Keep away from heat, sparks, and open flames. Keep containers tightly closed. Store away from strong oxidizing agents in a cool dry place. Use adequate explosion-proof ventilation to prevent accumulation of static charge. When pouring or transferring materials, containers must be bonded and grounded. Do not store in aluminum or lead containers.

DO NOT weld, heat or drill on or near full or empty containers. Empty containers can contain explosive vapors.

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Do not breathe vapors or mist. Minimize skin contact. Wash with soap and water before eating, drinking, smoking, or using toilet facilities. launder contaminated clothing before reuse. Properly dispose of contaminated leather articles, including shoes that cannot be decontaminated.

SECTION 8 – EXPOSURE CONTROLS AND PERSONAL PROTECTION

Respiratory Protection:	Utilize NIOSH approved half face or full face supplied air respirator, or self-contained breathing apparatus. Cartridge respirators have a very short service life when used for methanol. Consult with an Industrial Hygienist before determining which respirators to use. Respirators must be utilized in compliance with OSHA regulations 29CFR1910.134.
Ventilation:	Use explosion-proof ventilation equipment. Utilize local exhaust to control vapors. Do not rely on general exhaust.
Protective Gloves:	Neoprene, butyl, PVC, or viton gloves are recommended.
Eye Protection:	Chemical goggles and face shield.
Other Protective Equipment:	Wear additional protective clothing as required to prevent skin contact. This may include chemical aprons, chemical resistant boots, and chemical resistant suits. Safety shower and eyewash are necessary in work area.
Work Practices:	Use good personal hygiene practices. Wash hands before eating, drinking, smoking, or using toilet facilities. Promptly remove contaminated clothing and launder before reuse. Shower after work using plenty of soap and water.
Electrical Equipment:	Class I Division 2 or higher

SECTION 9 – PHYSICAL AND CHEMICAL PROPERTIES

Appearance:	clear, colorless liquid	**Threshold Odor Conc:**	141 ppm
Odor:	alcohol	**Boiling Point:**	148.5 °F, 64.7°C
Specific Gravity (H2O = 1):	0.7910	**Freezing Point:**	-144.4°F, -98°C
Evaporation Rate (ether = 1):	5.2	**Vapor Density (Air=1):**	1.11
Soluble in:	most organic solvents	**Vapor Pressure:**	128 mm Hg @ 20°C
Solubility in Water:	Miscible	**% Volatiles by Volume:**	100
Viscosity:	0.55 cP @ 20°C	**Molecular Weight:**	32.04

SECTION 10 – STABILITY AND REACTIVITY

Chemical Stability:	Stable under normal temperatures and pressures.
Hazardous Polymerization:	Will not occur.

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Conditions to Avoid: Incompatible materials, ignition sources, excess heat.

Incompatible Materials: **Explodes on contact with:** chloroform + sodium methoxide, diethyl zinc.

Violent reaction with: alkyl aluminum salts, acetyl bromide, chloroform + sodium hydroxide, chromium oxide, cyanuric chloride, iodine + ethanol + mercuric oxide, lead perchlorate, perchloric acid, phosphorus trioxide, potassium hydroxide + chloroform, nitric acid.

Strong oxidizing agents, strong acids, isocyanates, aliphatic amines, caustics (e.g. ammonia, ammonium hydroxide, calcium hydroxide, potassium hydroxide, sodium hydroxide), beryllium dihydride, metals (e.g., potassium, magnesium), oxidants (e.g., barium perchlorate, bromine, sodium hypochlorite, chlorine, hydrogen peroxide), potassium tert-butoxide, carbon tetrachloride + metals (e.g., aluminum, magnesium, zinc), dichloromethane

Decomposition Products: Carbon monoxide, carbon dioxide, formaldehyde, irritating and toxic fumes and gases.

SECTION 11 – TOXICOLOGICAL INFORMATION

Occupational Exposure Limits

OSHA	PEL:	200 ppm	STEL:	250 ppm
ACGIH	TLV:	200 ppm	STEL:	250 ppm
NIOSH	IDLH:	25,000 ppm		

Eye:	100 mg/24H MODERATE (rabbit)		85JCAE -, 187, 86
Skin:	20 mg/24 H MODERATE (rabbit)		85JCAE -, 187, 86
Inhalation:	LCLo:	1,000 ppm (monkey)	IECHAD 23, 931, 31
	TCLo:	300 ppm (human) eye, pulmonary, CNS effects	NPIRI* 1, 74, 74
	LC50:	64,000 ppm/4 H (rat)	NPIRI* 1, 74, 74
Oral:	LDLo:	143 mg/kg (human)	34ZIAG -, 382, 69
	LDLo:	428 mg/kg (human)	NPIRI* 1, 74, 74
Skin:	LDLo:	393 mg/kg (monkey)	IECHAD 23, 931, 31

Methane is a suspected mutagen, reproductive hazard and teratogen. Methanol is eliminated from the body very slowly and should be considered a cumulative poison.

Carcinogenicity listed by: NTP: No IARC: No OSHA: No

SECTION 12 – ECOLOGICAL INFORMATION

Environmental Fate and Effects

Ecotoxicity: Toxic to aquatic life at high concentrations.

Fish: LC50: 13mg/l (rainbow trout fingerling)
LC50: 29,400 mg/l/96 H (fathead minnow, 28 days old)
LC50: 8000 mg/l (trout)

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Mobility:	Expected to be highly mobile in soil and may leach into groundwater.
Persistence and Degradability:	Expected to biodegrade in soil or water very rapidly. Estimated half life of 17.8 days.
Bioaccumulative Potential:	Not expected to bioaccumulate

SECTION 13 – DISPOSAL INFORMATION

Place in a city, state, or federally permitted disposal facility. Handle in accordance with all applicable regulations.

SECTION 14 – TRANSPORTATION INFORMATION

DOT shipping Description: Methanol, 3, UN1230, II
Note: the EPA RQ is 5000 pounds (2270 kilograms)

SECTION 15 – REGULATORY INFORMATION

TSCA: All components are listed on the TSCA Inventory
SARA Title III

Acute:	Yes
Chronic:	Yes
Fire:	Yes
Reactivity:	No
Pressure:	No

Methanol is on the following state right to know lists: California, New Jersey, Florida, Pennsylvania, Minnesota, and Massachusetts.

SECTION 16 – OTHER INFORMATION

First revision June 18, 2009.

DISCLAIMER

The information contained in this Material Safety Data Sheet is offered in good faith as accurate but does not purport to be all-inclusive. Health and safety precautions in this Material Safety Data Sheet may not be adequate for all individuals and/or situations. It is the user's responsibility to determine the suitability of any material for a specific purpose, adopt such safety precautions as may be necessary and comply with all applicable laws and regulations. Nothing herein is to be construed as recommending any practice or the use of any product in violation of any patent or of any law or regulation. Mitsui & Co. (USA) makes no representations or warranties, either express or implied, including without limitation any warranties of merchantability or of fitness for a particular purpose with respect to the information set forth in this Material Safety Data Sheet or to the product of which the information refers. Accordingly, Mitsui & Co. (USA) will assume no liabilities in connection with any use of or reliance on this information.

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SAFETY DATA SHEET

OxyChem®

Responsible Care® Good Chemistry at Work

DRY CAUSTIC POTASH (ALL GRADES)

MSDS No.: M31867 **Rev. Date:** 2010-Aug-25 **Rev. Num.:**04

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Company Identification:	Occidental Chemical Corporation 5005 LBJ Freeway P.O. Box 809050 Dallas, Tx 75380-9050
24 Hour Emergency Telephone Number:	1-800-733-3665 or 1-972-404-3228 (U.S.); 32.3.575.55.55 (Europe); 1800-033-111 (Australia)
To Request an MSDS:	MSDS@oxy.com or 1-972-404-3245
Customer Service:	1-800-752-5151 or 1-972-404-3700
Trade Name:	Caustic Potash - Crystal; Caustic Potash - Flake; Caustic Potash - Flake 90%
Synonyms:	Potassium hydroxide, KOH Dry
Product Use:	Glass manufacture, Cleaner, Process chemical, Petroleum industry, Food processing

2. HAZARDS IDENTIFICATION

****

EMERGENCY OVERVIEW:

Color: White / Off-white
Physical State: Solid
Odor: Odorless
Signal Word: DANGER

MAJOR HEALTH HAZARDS: CORROSIVE. CAUSES BURNS TO THE RESPIRATORY TRACT, SKIN, EYES AND GASTROINTESTINAL TRACT. CAUSES PERMANENT EYE DAMAGE. EFFECTS OF CONTACT OR INHALATION MAY BE DELAYED.
PHYSICAL HAZARDS: Mixing with water, acid or incompatible materials may cause splattering and release of heat. Do not store in aluminum container or use aluminum fittings or transfer lines, as flammable hydrogen gas may be generated.
ECOLOGICAL HAZARDS: This material has exhibited moderate toxicity to aquatic organisms.

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DRY CAUSTIC POTASH (ALL GRADES)

MSDS No.: M31867 **Rev. Date:** 2010-Aug-25 **Rev. Num.:**04

2. HAZARDS IDENTIFICATION

PRECAUTIONARY STATEMENTS: Do not get in eyes, on skin, or on clothing. Do not breathe dust. Keep container tightly closed. Wash thoroughly after handling. Use only with adequate ventilation.

****

POTENTIAL HEALTH EFFECTS:

Inhalation: May cause severe irritation of the respiratory tract with coughing, choking, pain and possibly burns of the mucous membranes.

Skin contact: Causes skin burns.

Eye contact: Causes serious eye damage.

Ingestion: Causes burns.

Chronic Effects: None known.

Medical Conditions Aggravated by Exposure: Respiratory system (including asthma and other breathing disorders)

See Section 11: TOXICOLOGICAL INFORMATION

3. COMPOSITION/ INFORMATION ON INGREDIENTS

Component	Percentage	CAS Number
Potassium hydroxide	84.5 - 90.5	1310-58-3
Water	9.5 - 15.5	7732-18-5

4. FIRST AID MEASURES

INHALATION: If adverse effects occur, remove to uncontaminated area. Give artificial respiration if not breathing. If breathing is difficult, oxygen should be administered by qualified personnel. If respiration or pulse has stopped, have a trained person administer basic life support (Cardio-Pulmonary Resuscitation and/or Automatic External Defibrillator) and CALL FOR EMERGENCY SERVICES IMMEDIATELY.

SKIN CONTACT: Immediately flush contaminated areas with water. Remove contaminated clothing, jewelry and shoes. Wash contaminated areas with soap and water. Thoroughly clean and dry contaminated clothing before reuse. Discard contaminated leather goods. GET MEDICAL ATTENTION IMMEDIATELY.

EYE CONTACT: Immediately flush eyes with a directed stream of water for at least 15 minutes, forcibly holding eyelids apart to ensure complete irrigation of all eye and lid tissues. Washing eyes within several seconds is essential to achieve maximum effectiveness. GET MEDICAL ATTENTION IMMEDIATELY.

INGESTION: Never give anything by mouth to an unconscious or convulsive person. If swallowed, do not induce vomiting. Give large amounts of water. If vomiting occurs spontaneously, keep airway clear. Give more water when vomiting stops. GET MEDICAL ATTENTION IMMEDIATELY.

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DRY CAUSTIC POTASH (ALL GRADES)

MSDS No.: M31867 **Rev. Date:** 2010-Aug-25 **Rev. Num.:**04

4. FIRST AID MEASURES

Notes to Physician: The absence of visible signs or symptoms of burns does NOT reliably exclude the presence of actual tissue damage. Probable mucosal damage may contraindicate the use of gastric lavage.

5. FIRE-FIGHTING MEASURES

Fire Hazard: Negligible fire hazard.

Extinguishing Media: Do not use water. Use extinguishing agents appropriate for surrounding fire.

Fire Fighting: Move container from fire area if it can be done without risk. Cool containers with water. Wear NIOSH approved positive-pressure self-contained breathing apparatus operated in pressure demand mode. Avoid contact with skin.

Sensitivity to Mechanical Impact: Not sensitive.

Sensitivity to Static Discharge: Not sensitive.

Flash point: Not flammable

6. ACCIDENTAL RELEASE MEASURES

Occupational Release:
Wear appropriate personal protective equipment recommended in Section 8 of the SDS. Shovel dry material into suitable container. Keep out of water supplies and sewers. This material is alkaline and may raise the pH of surface waters with low buffering capacity. Releases should be reported, if required, to appropriate agencies.

7. HANDLING AND STORAGE

Storage Conditions: Store and handle in accordance with all current regulations and standards. Keep container tightly closed and properly labeled. Do not store in aluminum container or use aluminum fittings or transfer lines, as flammable hydrogen gas may be generated. Keep separated from incompatible substances (see Section 10 of SDS).

Handling Procedures: Avoid breathing dust. Do not get in eyes, on skin, or on clothing. Wash thoroughly after handling. When mixing, slowly add to water to minimize heat generation and spattering.

8. EXPOSURE CONTROLS/ PERSONAL PROTECTION

Regulatory Exposure limit(s):

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DRY CAUSTIC POTASH (ALL GRADES)

MSDS No.: M31867 **Rev. Date:** 2010-Aug-25 **Rev. Num.:**04

8. EXPOSURE CONTROLS/ PERSONAL PROTECTION

Component	CAS Number	OSHA Final PEL TWA	OSHA Final PEL STEL	OSHA Final PEL Ceiling
Potassium hydroxide	1310-58-3	-----	-----	-----

OEL: Occupational Exposure Level; OSHA: United States Occupational Safety and Health Administration; PEL: Permissible Exposure Level; TWA: Time Weighted Average; STEL: Short Term Exposure Level

Non-Regulatory Exposure Limit(s):

- **The Non-Regulatory United States Occupational Safety and Health Association (OSHA) limits shown in the table are the Vacated 1989 PEL's (vacated by 58 FR 35338, June 30, 1993).**
- **The American Conference of Governmental Industrial Hygienists (ACGIH) is a voluntary organization of professional industrial hygiene personnel in government or educational institutions in the United States. The ACGIH develops and publishes recommended occupational exposure limits each year called Threshold Limit Values (TLVs) for hundreds of chemicals, physical agents, and biological exposure indices.**

Component	CAS Number	ACGIH TWA	ACGIH STEL	ACGIH Ceiling	OSHA TWA (Vacated)	OSHA STEL (Vacated)	OSHA Ceiling (Vacated)
Potassium hydroxide	1310-58-3	-----	-----	2 mg/m^3	-----	-----	2 mg/m^3

ENGINEERING CONTROLS: Provide local exhaust ventilation where dust or mist may be generated. Ensure compliance with applicable exposure limits.

PERSONAL PROTECTIVE EQUIPMENT:

Eye Protection: Wear chemical safety goggles with a faceshield to protect against eye and skin contact when appropriate. Provide an emergency eye wash fountain and quick drench shower in the immediate work area.

Skin and Body Protection: Wear protective clothing to minimize skin contact. When potential for contact with wet material exists, wear Tychem® or similar chemical protective suit. When potential for contact with dry material exists, wear disposable coveralls suitable for dust exposure, such as Tyvek®. Always place pants legs over boots. Thoroughly clean and dry contaminated clothing before resue. Discard contaminated leather goods.

Hand Protection: Wear appropriate chemical resistant gloves

Protective Material Types: Butyl rubber, Natural rubber, Nitrile, Polyvinyl chloride (PVC), Tychem®, Tyvek®

Respiratory Protection: A NIOSH approved respirator with N95 dust/mist filter (1/2 facepiece) or N100 dust/mist filter (full facepiece) cartridges may be permissible under certain circumstances where airborne concentrations are expected to exceed exposure limits, or when symptoms have been observed that are indicative of overexposure. If eye irritation occurs, a full face style mask should be used. A respiratory protection program that meets 29 CFR 1910.134 must be followed whenever workplace conditions warrant use of a respirator.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Solid
Color: White / Off-white
Odor: Odorless
Molecular Weight: 56.11
Molecular Formula: KOH
Boiling Point/Range: Not applicable

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DRY CAUSTIC POTASH (ALL GRADES)

MSDS No.: M31867 **Rev. Date:** 2010-Aug-25 **Rev. Num.:**04

9. PHYSICAL AND CHEMICAL PROPERTIES

Melting Point/Range:	752 F (400 C)
Vapor Pressure:	60 mmHg @ 1013 C
Vapor Density (air=1):	Not applicable
Specific Gravity (water=1):	2.044 @ 20 C
Water Solubility:	100%
pH:	Not applicable
Volatility:	0%
Flash point:	Not flammable

10. STABILITY AND REACTIVITY

Reactivity/ Stability: Stable at normal temperatures and pressures.

Conditions to Avoid: Mixing with water, acid, or incompatible materials may cause splattering and release of large amounts of heat. Will react with some metals forming flammable hydrogen gas. Carbon monoxide gas may form upon contact with reducing sugars, food and beverage products in enclosed spaces.

Incompatibilities/ Materials to Avoid: Acids, Halogenated compounds, Prolonged contact with aluminum, brass, bronze, copper, lead, tin, zinc or other alkali sensitive metals or alloys

Hazardous Decomposition Products: None known

Hazardous Polymerization: Will not occur

11. TOXICOLOGICAL INFORMATION

TOXICITY:
As a solid, this material interacts with moist tissue to cause damage. When in solution, this material will affect all tissues with which it comes in contact. The severity of the tissue damage is a function of concentration, the length of tissue contact time, and local tissue conditions. After exposure there may be a time delay before irritation and other effects occur. The material is a strong irritant and is corrosive to the skin, eyes, and mucous membranes. This material may cause severe burns and permanent damage to any tissue with which it comes in contact.

CARCINOGENICITY: This product is not classified as a carcinogen by NTP, IARC or OSHA.

12. ECOLOGICAL INFORMATION

ECOTOXICITY DATA:

- **Aquatic Toxicity:**
  This material is alkaline and may raise the pH of surface waters with low buffering capacity.
  This material has exhibited moderate toxicity to aquatic organisms.

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- **Freshwater Fish Toxicity:**
  LC50 (Mosquito fish): 80 mg/L/96 hr (static bioassay in fresh water at 18-19 C)
  LC50 (Fathead Minnow): 179 mg/L/96 hr (static at 22.3-24.7 C)

- **Invertebrate Toxicity:**
  EC50 (Daphnia magna): 60 mg/L/48 hr (static bioassay at 20.3-20.7 C)

- **Algae Toxicity:**
  ErC50 (Selenastrum capricornutum): 61 mg/L/96 hr (static bioassay at 23-23.9 C)

FATE AND TRANSPORT:

BIODEGRADATION: This material will disassociate into ionic form in the aquatic environment. Natural carbon dioxide will slowly neutralize this material.

BIOCONCENTRATION: This material will not bioconcentrate.

ADDITIONAL ECOLOGICAL INFORMATION:
This material has exhibited slight toxicity to terrestrial organisms.

13. DISPOSAL CONSIDERATIONS

Reuse or reprocess, if possible. Dispose in accordance with all applicable regulations.

14. TRANSPORT INFORMATION

U.S.DOT 49 CFR 172.101:

PROPER SHIPPING NAME:	Potassium hydroxide, solid
UN NUMBER:	UN1813
HAZARD CLASS/ DIVISION:	8
PACKING GROUP:	II
LABELING REQUIREMENTS:	8
DOT RQ (lbs):	RQ 1,000 Lbs. (Potassium hydroxide)

CANADIAN TRANSPORTATION OF DANGEROUS GOODS:

SHIPPING NAME:	Potassium hydroxide, solid
UN NUMBER:	UN1813
CLASS OR DIVISION:	8
PACKING/RISK GROUP:	II

15. REGULATORY INFORMATION

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DRY CAUSTIC POTASH (ALL GRADES)

MSDS No.: M31867 **Rev. Date:** 2010-Aug-25 **Rev. Num.:**04

15. REGULATORY INFORMATION

U.S. REGULATIONS

- **OSHA REGULATORY STATUS:** This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200) (US)

- **CERCLA SECTIONS 102a/103 HAZARDOUS SUBSTANCES (40 CFR 302.4):**
  If a release is reportable under CERCLA section 103, notify the state emergency response commission and local emergency planning committee. In addition, notify the National Response Center at (800) 424-8802 or (202) 426-2675.

Component	CERCLA Reportable Quantities:
Potassium hydroxide	1000 lb (final RQ)

- **EPCRA EXTREMELY HAZARDOUS SUBSTANCES (40 CFR 355.30):** Not regulated

- **EPCRA SECTIONS 311/312 HAZARD CATEGORIES (40 CFR 370.21):**
  Acute Health Hazard

- **EPCRA SECTION 313 (40 CFR 372.65):** Not regulated.

- **OSHA PROCESS SAFETY (PSM) (29 CFR 1910.119):** Not regulated

FDA: This material has Generally Recognized as Safe (GRAS) status under specific FDA regulations. Additional information is available from the Code of Federal Regulations which is accessible on the FDA's website.

NATIONAL INVENTORY STATUS

- **U.S. INVENTORY STATUS: Toxic Substance Control Act (TSCA):** All components are listed or exempt

- **TSCA 12(b):** This product is not subject to export notification

- **Canadian Chemical Inventory:** All components are listed

STATE REGULATIONS

Component	Potassium hydroxide	
	California Proposition 65 Cancer WARNING:	Not Listed
	California Proposition 65 CRT List - Male reproductive toxin:	Not Listed
	California Proposition 65 CRT List - Female reproductive toxin:	Not Listed
	Massachusetts Right to Know Hazardous Substance List	Listed
	New Jersey Right to Know Hazardous Substance List	Listed
	New Jersey Special Health Hazards Substance List	Listed - corrosive
	New Jersey - Environmental Hazardous Substance List	Not Listed
	Pennsylvania Right to Know Hazardous Substance List	Listed
	Pennsylvania Right to Know Special Hazardous Substances	Not Listed
	Pennsylvania Right to Know Environmental Hazard List	Listed
	Rhode Island Right to Know Hazardous Substance List	Listed

CANADIAN REGULATIONS

This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations and the MSDS contains all the information required by the Controlled Products Regulations.

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DRY CAUSTIC POTASH (ALL GRADES)

MSDS No.: M31867 **Rev. Date:** 2010-Aug-25 **Rev. Num.:**04

WHMIS Classification: E

16. OTHER INFORMATION

Prepared by: OxyChem Corporate HESS - Health Risk Management

HMIS: (SCALE 0-4) (Rated using National Paint & Coatings Association HMIS: Rating Instructions, 2nd Edition)

Health:	3	**Flammability:**	0	**Reactivity:**	1

NFPA 704 - Hazard Identification Ratings (SCALE 0-4)

Health:	3	**Flammability:**	0	**Reactivity:**	1

IMPORTANT:
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OSHA Standard 29 CFR 1910.1200 requires that information be provided to employees regarding the hazards of chemicals by means of a hazard communication program including labeling, material safety data sheets, training and access to written records. We request that you, and it is your legal duty to, make all information in this Material Safety Data Sheet available to your employees.

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SAMPLE MATERIAL SAFETY DATA SHEET



1. CHEMICAL PRODUCT

General Product Name:	**Biodiesel (B100)**
Synonyms:	Methyl Soyate, Rapeseed Methyl Ester (RME)
Product Description:	Methyl esters from lipid sources
CAS Number:	Methyl Soyate: 67784-80-9; RME: 73891-99-3;

2. COMPOSITION/INFORMATION ON INGREDIENTS

This product contains no hazardous materials.

3. HAZARDS IDENTIFICATION

Potential Health Effects:

INHALATION:

Negligible unless heated to produce vapors. Vapors or finely misted materials may irritate the mucous membranes and cause irritation, dizziness, and nausea. Remove to fresh air.

EYE CONTACT:

May cause irritation. Irrigate eye with water for at least 15 to 20 minutes. Seek medical attention if symptoms persist.

SKIN CONTACT:

Prolonged or repeated contact is not likely to cause significant skin irritation. Material is sometimes encountered at elevated temperatures. Thermal burns are possible.

INGESTION:

No hazards anticipated from ingestion incidental to industrial exposure.

4. FIRST AID MEASURES

EYES:

Irrigate eyes with a heavy stream of water for at least 15 to 20 minutes.

SKIN:

Wash exposed areas of the body with soap and water.

INHALATION:

Remove from area of exposure; seek medical attention if symptoms persist.

INGESTION:

Give one or two glasses of water to drink. If gastro-intestinal symptoms develop, consult medical personnel. (Never give anything by mouth to an unconscious person.)

5. FIRE FIGHTING MEASURES

Flash Point (Method Used): 130.0 C or 266.0 F min (ASTM 93)

Flammability Limits: None known

EXTINGUISHING MEDIA:

Dry chemical, foam, halon (may not be permissible in some countries), CO_2, water spray (fog). Water stream may splash the burning liquid and spread fire.

SPECIAL FIRE FIGHTING PROCEDURES:

Use water spray to cool drums exposed to fire.

UNUSUAL FIRE AND EXPLOSION HAZARDS:

Biodiesel soaked rags or spill absorbents (i.e. oil dry, polypropylene socks, sand, etc.) can cause spontaneous combustion if stored near combustibles and not handled properly. Store biodiesel soaked rags or spill absorbents in approved safety containers and dispose of properly. Oil soaked rags may be washed with soap and water and allowed to dry in

well ventilated area. Firefighters should use self-contained breathing apparatus to avoid exposure to smoke and vapor.

6. ACCIDENTAL RELEASE MEASURES SPILL CLEAN-UP PROCEDURES

Remove sources of ignition, contain spill to smallest area possible. Stop leak if possible. Pick up small spills with absorbent materials and dispose of properly to avoid spontaneous combustion (see unusual fire and explosion hazards above).

Recover large spills for salvage or disposal. Wash hard surfaces with safety solvent or detergent to remove remaining oil film. Greasy nature will result in a slippery surface.

7. HANDLING AND STORAGE

Store in closed containers between 50°F and 120°F.
Keep away from oxidizing agents, excessive heat, and ignition sources.
Store and use in well ventilated areas.
Do not store or use near heat, spark, or flame, store out of sun.
Do not puncture, drag, or slide this container.
Drum is not a pressure vessel; never use pressure to empty.

8. EXPOSURE CONTROL /PERSONAL PROTECTION

RESPIRATORY PROTECTION:

If vapors or mists are generated, wear a NIOSH approved organic vapor/mist respirator.

PROTECTIVE CLOTHING:

Safety glasses, goggles, or face shield recommended to protect eyes from mists or splashing. PVC coated gloves recommended to prevent skin contact.

OTHER PROTECTIVE MEASURES:

Employees must practice good personal hygiene, washing exposed areas of skin several times daily and laundering contaminated clothing before re-use.

9. PHYSICAL AND CHEMICAL PROPERTIES

Boiling Point, 760 mm Hg:>200°C
Volatiles, % by Volume: <2
Specific Gravity (H_2O=1): 0.88
Solubility in H_2O, % by Volume: insoluble
Vapor Pressure, mm Hg: <2
Evaporation Rate, Butyl Acetate=1: <1
Vapor Density, Air=1:>1
Appearance and Odor: pale yellow liquid, mild odor

10. STABILITY AND REACTIVITY

GENERAL:

This product is stable and hazardous polymerization will not occur.

INCOMPATIBLE MATERIALS AND CONDITIONS TO AVOID:

Strong oxidizing agents

HAZARDOUS DECOMPOSITION PRODUCTS:

Combustion produces carbon monoxide, carbon dioxide along with thick smoke.

11. DISPOSAL CONSIDERATIONS

WASTE DISPOSAL:

Waste may be disposed of by a licensed waste disposal company. Contaminated absorbent material may be disposed of in an approved landfill. Follow local, state and federal disposal regulations.

12. TRANSPORT INFORMATION

UN HAZARD CLASS: N/A

NMFC (National Motor Freight Classification):

PROPER SHIPPING NAME: Fatty acid ester
IDENTIFICATION NUMBER: 144920
SHIPPING CLASSIFICATION: 65

13. REGULATORY INFORMATION:

OSHA STATUS:

This product is not hazardous under the criteria of the Federal OSHA Hazard Communication Standard 29 CFR 1910.1200. However, thermal processing and decomposition fumes from this product may be hazardous as noted in Sections 2 and 3.

TSCA STATUS:

This product is listed on TSCA.

CERCLA (Comprehensive Response Compensation and Liability Act):

NOT reportable.

SARA TITLE III (Superfund Amendments and Reauthorization Act):

Section 312 Extremely Hazardous Substances:

None

Section 311/312 Hazard Categories:

Non-hazardous under Section 311/312

Section 313 Toxic Chemicals:

None

RCRA STATUS:

If discarded in its purchased form, this product would not be a hazardous waste either by listing or by characteristic. However, under RCRA, it is the responsibility of the product user to determine at the time of disposal, whether a material containing the product or derived from the product should be classified as a hazardous waste,
(40 CFR 261.20-24)

CALIFORNIA PROPOSITION 65:

The following statement is made in order to comply with the California Safe Drinking Water and Toxic Enforcement Act of 1986. This product contains no chemicals known to the state of California to cause cancer.

14. OTHER INFORMATION:

This information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any other process. Such information is to the best of the company's knowledge and believed accurate and reliable as of the date indicated. However, no representation, warranty or guarantee of any kind, express or implied, is made as to its accuracy, reliability or completeness and we assume no responsibility for any loss, damage or expense, direct or consequential, arising out of use. It is the user's responsibility to satisfy himself as to the suitableness and completeness of such information for his own particular use.

Material Safety Data Sheet

Original Date: 03/17/2000
Revision Date: 02/04/2003

BASF CORPORATION
3000 CONTINENTAL DRIVE NORTH

MOUNT OLIVE, NJ 07828
(973) 426-4671

EMERGENCY TELEPHONE: (800) 424-9300 CHEMTREC
(800) 832-HELP (BASF Hotline)
BOTH NUMBERS ARE AVAILABLE DAYS, NIGHTS, WEEKENDS, & HOLIDAYS.

SECTION 1 - PRODUCT INFORMATION

POTASSIUM METHYLATE 32% SOLUTION
Product ID: NCI 836841
Common Chemical Name:
POTASSIUM METHYLATE SOLUTION IN 32% METHANOL
Synonyms:
POTASSIUM METHOXIDE SOLUTION
Molecular Formula:
NA
Chemical Family: Alkoxides
Molecular Wt.: NOT APPLICABLE

SECTION 2 - INGREDIENTS

Chemical Name:	CAS	Amount
METHANOL, POTASSIUM SALT	865-33-8	32.0 %
PEL/TLV NOT ESTABLISHED		
METHYL ALCOHOL	67-56-1	68.0 %
ACGIH TLV	SKIN	
	STEL 250 PPM	
	TWA 200 PPM	
OSHA PEL	TWA 200 PPM	

SECTION 3 - PHYSICAL PROPERTIES

Color: Colorless to yellow
Form/Appearance: Liquid
Odor: Alcohol

	Typical	Low/High	U.O.M.			
Specific Gravity:	0.973			@	20	DEG C
Viscosity:	18		MPAS	@	20	DEG.
pH:	11		SU			

	Typical	Low/High	Deg.	@	Pressure
Boiling Pt:	92		C	760	MM HG
Freezing Pt:	NOT AVAILABLE				
Decomp. Tmp:	NOT AVAILABLE				

Solubility in Water Description: Hydrolysis

Vapor Pressure:	36	MILLIBARS	X	20	DEG. C	XX

SECTION 3 - PHYSICAL PROPERTIES (cont)

Other Solvents:

SOLUBLE IN ALCOHOL.

pH: Alkaline

Solubility in other solvents: Soluble in alcohols

SECTION 4 - FIRE AND EXPLOSION DATA

	Typical	Low/High	Deg.	Method
Flash Point:	31.5		C	DIN 51755
Autoignition:	NOT AVAILABLE			

Extinguishing Media:

Use water, dry extinguishing media, carbon dioxide (CO2) or foam.

Fire Fighting Procedures:

Firefighters should be equipped with self-contained breathing apparatus and turn out gear.

Unusual Hazards:

Not applicable.

Information on Methanol:

Lower explosion limit:5.5% (V) Upper explosion limit 36.5% (V)

Ignition Temperature: 455 deg. C.

SECTION 5 - HEALTH EFFECTS

Routes of entry for solids and liquids include eye and skin contact, ingestion and inhalation. Routes of entry for gases include inhalation and eye contact. Skin contact may be a route of entry for liquified gases.

Acute Overexposure Effects:

Contact with the eyes, skin and respiratory tract results in severe irritation. Burns and permanent eye injury may result.

This material is corrosive to the body tissues. Skin contact with the liquid or vapors/mists may result in dermatitis and deep burns.

Eye contact may result in burns and permanent injury.

Ingestion of potassium methylate may result in severe abdominal pain, nausea and vomiting. Acute renal failure and hematuria have also been reported. Inhalation may result in respiratory irritation, dyspnea and dizziness. Direct contact with the liquid may be highly corrosive to the skin and eyes.

Ingestion of large amounts of methanol results in incoordination, weakness, acidosis, convulsions, and respiratory failure. Kidney damage and blindness may result. Inhalation of the vapors may cause narcosis, dizziness, headache, and nausea.

Chronic Overexposure Effects:

Chronic overexposure to methanol vapors may cause conjunctivitis, headache, insomnia, gastric disturbances, and permanent or temporary loss of sight. Rats gavaged with methanol on day 10 of gestation showed dose-related increases in total anomalies of the testes and eye. Maternal toxicity was not observed at any dose level. Methanol was administered by inhalation to pregnant rats on days 1-19 of

SECTION 5 - HEALTH EFFECTS (cont)

gestation for 7 hr/day. Dose levels were 20,000 ppm, 10,000 ppm, 5,000 ppm and 0 ppm. Methanol was teratogenic at the high doses of 10,000 ppm and 20,000 ppm.

First Aid Procedures - Skin:

Wash affected areas with water while removing contaminated clothing. Get immediate medical attention. Launder contaminated clothing before reuse.

First Aid Procedures - Eyes:

Immediately rinse eyes with running water for 15 minutes. Get immediate medical attention.

First Aid Procedures - Ingestion:

If swallowed, dilute with water. DO NOT INDUCE VOMITING. Never give fluids or induce vomiting if the victim is unconscious or having convulsions. Get immediate medical attention.

First Aid Procedures - Inhalation:

Move to fresh air. Aid in breathing, if necessary, and get immediate medical attention.

First Aid Procedures - Notes to Physicians:

Not applicable.

First Aid Procedures - Aggravated Medical Conditions:

No data is available which addresses medical conditions that are generally recognized as being aggravated by exposure to this product. Please refer to the effects of overexposure section for effects (if any) observed in animals.

First Aid Procedures - Special Precautions:

Not applicable.

SECTION 6 - REACTIVITY DATA

Stability Data:

Stable.

Incompatability:

Water and acids.

Conditions/Hazards to Avoid:

React violently with water

Hazardous Decomposition/Polymerization:

Polymerization: Does not occur.

Decomposes to caustic and methanol.

Corrosive Properties:

Not corrosive.

Oxidizer Properties:

Not an oxidizer

SECTION 7 - PERSONAL PROTECTION

Clothing:

Gloves, coveralls, apron, and boots as necessary to prevent contact.

Eyes:

Chemical goggles; also wear a face shield if splashing hazard exists.

Respiration:

If vapors or mists are generated, wear a NIOSH/MSHA approved organic vapor/mist respirator or an air-supplied respirator as appropriate.

SECTION 7 - PERSONAL PROTECTION (cont)

Ventilation:
Use local exhaust to control vapors/mists.
Explosion Proofing:
See Section 4 - Fire and Explosion Data.
Other Personal Protection Data:
None under normal conditions.

SECTION 8 - SPILL-LEAK/ENVIRONMENTAL

General:
Spills should be contained, solidified and placed in suitable containers for disposal in a RCRA licensed facility. This material is RCRA hazardous due to its properties.
Waste Disposal:
Incinerate or bury in a RCRA licensed facility. Do not discharge into waterways or sewer systems without proper authority.
Container Disposal:
Empty containers with less than 1 inch of residue may be landfilled at a licensed facility. Recommend crushing or other means to prevent unauthorized reuse. Other containers must be disposed of in a RCRA licensed facility.

SECTION 9 - STORAGE AND HANDLING

General:
Keep away from ignition sources. Containers should be opened carefully in well-ventilated areas to avoid static discharge.
Keep in tightly closed container in a cool place.
Other Storage and Handling Data:
Protect against heat and moisture.
Prevent electrostatic charges.
Segregate from acids and acid forming substances.
Protect from temperature below -10 deg. C.
The product crystallizes below the limit temperature.
Protect from acid and acid froming substances
Protect against heat and moisture.
Prevent electrostatic charges.
Segregate from acids and acid forming substances.
Protect from temperature below -15 deg. C.

SECTION 10 - REGULATORY INFORMATION

TSCA Inventory Status
Listed on Inventory: YES
SARA - 313 Listed Chemicals:
CAS: 67-56-1 AMOUNT: 68.0 %
NAME: METHYL ALCOHOL

RCRA Haz. Waste No .: D001
CERCLA: YES Reportable Qty.: (If YES)
XXXXXXX XXXXXXXXXXXXX 5000 LBS
The RCRA hazardous waste number D001 refers to this material's RCRA hazardous waste characteristic of ignitibility.
CERCLA reporting requirements are for CAS# 67-56-1= 5000lb.

SECTION 10 - REGULATORY INFORMATION (cont)

State Regulatory Information: (By Component) NJ/PA/MA RTK

CAS:	67-56-1	YES
NAME:	METHYL ALCOHOL	
CAS:	865-33-8	NO
NAME:	METHANOL, POTASSIUM SALT	

Hazard Ratings:

	Health:	Fire:	Reactivity:	Special:
HMIS	3	3	2	NA

SECTION 11 - TRANSPORTATION INFORMATION

DOT Proper Shipping Name:
SEE BELOW
DOT Technical Name:
SEE BELOW
DOT Primary Hazard Class:
SEE BELOW
DOT Secondary Hazard Class:
SEE BELOW
DOT Label Required:
SEE BELOW
DOT Placard Required:
SEE BELOW
DOT Poison Constituent:
SEE BELOW
BASF Commodity Codes: NA NA UN/NA Code: E/R Guide:
Bill of Lading Description:
CORROSIVE LIQUID, FLAMMABLE, N.O.S., (METHANOL AND POTASSIUM METHYLATE), 8, UN 2920, PG I

CLASS:	P. G.	SHIPPING NAME:
IATA:		SEE PREVIOUS SECTION
IMO:		SEE PREVIOUS SECTION
TDG:		SEE PREVIOUS SECTION

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SECTION 11 - TRANSPORTATION INFORMATION (cont)

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END OF DATA SHEET

Vegetable Oil

MSDS # 786.00

Section 1: Product and Company Identification

Vegetable Oil

Synonyms/General Names: Soybean Oil
Product Use: For educational use only
Manufacturer: Columbus Chemical Industries, Inc., Columbus, WI 53925.

24 Hour Emergency Information Telephone Numbers

CHEMTREC (USA): 800-424-9300 **CANUTEC (Canada): 613-424-6666**

ScholAR Chemistry; 5100 W. Henrietta Rd, Rochester, NY 14586; (866) 260-0501; www.Scholarchemistry.com

Section 2: Hazards Identification

Clear, light yellow, oily liquid; faint odor.

HMIS (0 to 4)

Health	0
Fire Hazard	1
Reactivity	0

CAUTION! Combustible liquid.
Target organs: None known.

This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).

Section 3: Composition / Information on Ingredients

Vegetable Oil (8001-22-7), 100%

Section 4: First Aid Measures

Always seek professional medical attention after first aid measures are provided.

Eyes: Immediately flush eyes with excess water for 15 minutes, lifting lower and upper eyelids occasionally.
Skin: Immediately flush skin with excess water for 15 minutes while removing contaminated clothing.
Ingestion: Call Poison Control immediately. Rinse mouth with cold water. Give victim 1-2 cups of water or milk to drink. Induce vomiting immediately.
Inhalation: Remove to fresh air. If not breathing, give artificial respiration.

Section 5: Fire Fighting Measures

When heated to decomposition, emits acrid fumes.
Protective equipment and precautions for firefighters: Use foam or dry chemical to extinguish fire. Firefighters should wear full fire fighting turn-out gear and respiratory protection (SCBA). Cool container with water spray. Material is not sensitive to mechanical impact or static discharge.



Section 6: Accidental Release Measures

Use personal protection recommended in Section 8. Isolate the hazard area and deny entry to unnecessary and unprotected personnel. Contain spill with sand or absorbent material and place in sealed bag or container for disposal. Ventilate and wash spill area after pickup is complete. See Section 13 for disposal information.

Section 7: Handling and Storage Green

Handling: Use with adequate ventilation and do not breathe dust or vapor. Avoid contact with skin, eyes, or clothing. Wash hands thoroughly after handling.
Storage: Store in General Storage Area [Green Storage] with other items with no specific storage hazards. Store in a cool, dry, well-ventilated, locked store room away from incompatible materials.

Section 8: Exposure Controls / Personal Protection

Use ventilation to keep airborne concentrations below exposure limits. Have approved eyewash facility, safety shower, and fire extinguishers readily available. Wear chemical splash goggles and chemical resistant clothing such as gloves and aprons. Wash hands thoroughly after handling material and before eating or drinking. Exposure guidelines: Vegetable Oil : OSHA PEL: N/A, ACGIH: TLV: N/A, STEL: N/A.

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Section 9: Physical and Chemical Properties

Molecular formula	Natural Product.	**Appearance**	Clear, light yellow, oily liquid.
Molecular weight	N/A.	**Odor**	Faint odor.
Specific Gravity	~0.9 g/mL @ 60°C.	**Odor Threshold**	N/A.
Vapor Density (air=1)	N/A.	**Solubility**	Insoluble.
Melting Point	22-31°C.	**Evaporation rate**	N/A. *(Butyl acetate = 1).*
Boiling Point/Range	N/A.	**Partition Coefficient**	N/A. *(log P_{OW}).*
Vapor Pressure (20°C)	N/A.	**pH**	N/A.
Flash Point:	255°C (491°F).	**LEL**	N/A.
Autoignition Temp.:	N/A.	**UEL**	N/A.

N/A = Not available or applicable

Section 10: Stability and Reactivity

Avoid heat and moisture.
Stability: Stable under normal conditions of use and storage.
Incompatibility: Oxidizing materials.
Shelf life: Indefinite if stored properly.

Section 11: Toxicology Information

Acute Symptoms/Signs of exposure: ***Eyes***: Redness, tearing, itching, burning, conjunctivitis. ***Skin***: Redness, itching. ***Ingestion***: Irritation and burning sensations of mouth and throat, nausea, vomiting and abdominal pain. ***Inhalation***: Irritation of mucous membranes, coughing, wheezing, shortness of breath,
Chronic Effects: No information found.
Sensitization: none expected
Vegetable Oil: LD50 [oral, rat]; N/A; LC50 [rat]; N/A; LD50 Dermal [rabbit]; N/A
Material has not been found to be a carcinogen nor produce genetic, reproductive, or developmental effects.

Section 12: Ecological Information

Ecotoxicity (aquatic and terrestrial): Not considered an environmental hazard.

Section 13: Disposal Considerations

Check with all applicable local, regional, and national laws and regulations. Local regulations may be more stringent than regional or national regulations. Small amounts of this material may be suitable for sanitary sewer or trash disposal.

Section 14: Transport Information

DOT Shipping Name:	Not regulated by DOT.	**Canada TDG:**	Not regulated by TDG.
DOT Hazard Class:		**Hazard Class:**	
Identification Number:		**UN Number:**	

Section 15: Regulatory Information

EINECS: Listed (232-274-4).
TSCA: All components are listed or are exempt.
WHMIS Canada: Not WHMIS Controlled.
California Proposition 65: Not listed.

The product has been classified in accordance with the hazard criteria of the Controlled Products Regulations and the MSDS contains all the information required by the Controlled Products Regulations.

Section 16: Other Information

Current Issue Date: January 23, 2009

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Attachment C

Hurricane Safety List

HURRICANE SAFETY LIST

1/17/2014

BRACE ALL OVERHEAD PIPING. – NOW.

Unplug all electrical cords, devices and appliances.

Turn off main breakers to building.

Break down ultra-sonics and put in container (dry storage). Wrap in plastic wrap, and put in dry box.

Put all paperwork, records and process sheets in dry storage.

Store all portable pumps in containers.

Strap, tie down or put in container all: ladders, buckets, chairs, gas cans, tool carts or any flying debris.

Secure all empty totes.

Put away all fans.

Shut down and secure all boilers, and water proof boiler fuel tanks.

Secure, wrap, water proof all centrifuges,

Fuel up generators, portable water pumps, chainsaws, etc.

Secure all valves to OFF position to all tanks.

Check all fluids on pump truck, and ready for emergency transport of fuel if any.

Secure all supply and parts cabinets.

Strap & band all loose lumber and wood pallets.

Secure all recycling bins, garbage cans and empty barrels.

Store fork lift charger in dry place.

Remove & store all hanging lights.

Store gasoline for general use. 50 gallons

Technical Highlights

Biodiesel

Biodiesel is a renewable fuel produced from agricultural resources such as vegetable oils. In the United States, most biodiesel is made from soybean oil; however canola oil, sunflower oil, recycled cooking oils, and animal fats are also used.

How It's Made

To make biodiesel, the base oil is put through a process called "esterificiation." This refining method uses an industrial alcohol (ethanol or methanol) and a catalyst (substance that enables a chemical reaction) to convert the oil into a fatty-acid methyl-ester fuel (biodiesel).

Biodiesel in its pure form is known as "neat biodiesel" or B100, but it can also be blended with conventional diesel, most commonly as B5 (5 percent biodiesel and 95 percent diesel) and B20 (20 percent biodiesel and 80 percent diesel). Biodiesel is registered with the U.S. Environmental Protection Agency (EPA) and is legal for use at any blend level in both highway and nonroad diesel vehicles.

Most diesel engines can run on biodiesel without needing any special equipment. If you are interested in using biodiesel in your vehicle or equipment, check with the manufacturer for any recommendations and information regarding engine warranties. In addition, once you have determined the proper blend for your vehicle, make sure to purchase your fuel from a reputable dealer selling commercial grade biodiesel.

Biodiesel -vs- Vegetable Oil

In 1895, Dr. Rudolf Diesel invented the diesel engine with the intention of running it on a variety of fuels, including vegetable oil. In fact, when he demonstrated his engine at the World Exhibition in Paris in 1900, he fueled the vehicle with peanut oil. However, biodiesel and vegetable oil are very different.
Raw vegetable oil or recycled greases (also called waste cooking oil) that have not

EPA United States Environmental Protection Agency

Office of Transportation and Air Quality
EPA-420-F-09-064
October 2009

been processed into esters are not biodiesel, and are not registered by EPA for legal use in vehicles. In addition, vehicles converted to use these oils would likely need to be certified by the EPA; to date EPA has not certified any conversions. These conversions may also violate the terms of the vehicle warranty. For more information on the certification process, please visit EPA's Web site at: www.epa.gov/otaq/cert/dearmfr/cisd0602.pdf .

EPA has published guidance that explains and clarifies EPA's regulatory requirements for biodiesel producers and biodiesel blenders/users. This document is available at: www.epa.gov/otaq/renewablefuels/420b07019.pdf

Performance

Vehicles have similar horsepower and torque as conventional diesel when running on biodiesel. Chemically speaking, biodiesel has a higher cetane number, but slightly lower energy content than diesel. To the average driver, this means better engine performance and lubrication, but a small decrease in fuel economy (2-8 percent). Biodiesel vehicles can also have problems starting at very cold temperatures, but this is more of an issue for higher percentage blends such as B100 and easily solved the same way as with conventionally fueled vehicles -by using engine block or fuel filter heaters or storing the vehicles in a building.

Availability

In 2004, 25 million gallons of B100 were sold. By 2005, that number had tripled. Today, approximately 600 fleets nationwide use biodiesel blends in their diesel engines, and biodiesel is available in its various blends at approximately 800 locations across the United States. A complete list of stations is available at www.biodiesel.org.

Affordability

The price of biodiesel blends varies depending on geographic area, base material (corn, soybeans, etc.), and supplier. Although biodiesel can cost more than petrodiesel, diesel drivers can transition to biodiesel without purchasing new vehicles. In the case of fleets, managers can transition to biodiesel without acquiring new spare parts inventories or rebuilding refueling stations.

Maintenance

Generally, the use of biodiesel does not cause many maintenance issues. However, when used for the first time, biodiesel can release deposits accumulated on tank walls and pipes from previous diesel fuel, initially causing fuel filter clogs. As a result, vehicle owners should change the fuel filter after their first tank of biodiesel. Also, biodiesel can degrade rubber fuel system components, such as hoses and pump seals. This is especially true with higher-percentage blends, and older vehicles. Many newer vehicles have biodiesel-compatible components, but it is best to consult your owner's manual or contact your vehicle manufacturers for specific information.

Benefits

Biodiesel has a number of important benefits. As an alternative to diesel, it can help reduce U.S. dependence on foreign oil. Biodiesel also provides significant greenhouse gas (GHG) emission reductions. B100 reduces lifecycle greenhouse gas emissions by more than 50 percent, while B20 reduces GHG emissions by at least 10 percent.

In addition, biodiesel offers several criteria emissions benefits for the existing vehicle fleet. It reduces emissions of carbon monoxide, particulate matter (PM), and sulfates, as well as hydrocarbon and air toxics emissions.

A 2002 EPA summary analysis of existing data suggests vehicles using biodiesel may emit slightly more nitrogen oxide (NOx) (about 2% for B20 and 10 percent for B100). Subsequent studies have yielded mixed results, with some showing small increases and others showing small decreases. EPA plans a further investigation to fully assess this issue, including the emissions impact of using biodiesel in vehicles equipped with PM traps and NOx aftertreatment designed to meet strict new emission standards.

https://www3.epa.gov/region9/waste/biodiesel/benefits.html

EPA United States Environmental Protection Agency

Pacific Southwest, Region 9

Serving: Arizona, California, Hawaii, Nevada, Pacific Islands, Tribal Nations

Benefits and Concerns

On this page:

Benefits
- Environment
- Energy
- Economics

Concerns
- Quality and Performance
- Nitrogen Oxide Emissions

Benefits

Environment

Air Quality

Reduces emissions of harmful air pollutants such as asthma-causing fine particles, greenhouse gases, and acid rain forming sulfur dioxides.

Reduces carbon dioxide emissions.

Waste Minimization

When waste cooking oil is used in the production of biodiesel, a waste is diverted from municipal solid waste landfills and sewer systems.

The energy from waste cooking oil is recovered and converted into a product - a domestic, renewable, alternative fuel.

Water Quality

Local water quality is significantly improved. Therefore, fewer sewer spills contaminating streams, lakes, and bays happen because less fat, oil and grease accumulates in the public sewer pipes.



Biodiesel can be made from sunflower oil.

Environmental Risk

Unlike conventional diesel, biodiesel is non-toxic, biodegradable and safer to ship. Spills do not require emergency response clean-up activities.

Energy

- Biodiesel is a renewable resource that can be produced domestically from animal fat, vegetable oil or used cooking oil. This decreases the country's dependence on imported foreign oil.
- The Department of Energy analyzed the full biodiesel life-cycle and found that for every unit of fossil fuel used to produce biodiesel, 3.2 units of energy were gained. By contrast, petroleum diesel's life cycle yields only 0.83 units of fuel product energy.

Economics

- Diesel fleets do not require costly conversion methods or technologies to switch from petroleum diesel to biodiesel unless the existing equipment is older than 15 years.
- The IRS runs a tax credit program EXIT Disclaimer with a subsidy of 50 cents to $1 per gallon of biodiesel produced.
- The Department of Agriculture and the Congressional Budget Office have stated that biodiesel is the cheapest alternative fuel for meeting the Energy Policy Act (EPAct) requirements.

"Biodiesel is one of our nation's most promising alternative fuel sources. And by developing biodiesel, you're making this country less dependent on foreign sources of oil." **- President George W. Bush remarks at Virginia Biodiesel Refinery May, 2005**

Concerns

Quality and Performance

If biodiesel is to be sold in the US, it has to meet quality and performance standards of many agencies and organizations.

- The American Society of Testing Materials created a standard for biodiesel sold in the US (PDF) (1pp, 27kb).
- EPA approved biodiesel as an alternative fuel and a fuel additive.
- Biodiesel meets most clean diesel standards established by the California Air Resources Board.
- Biodiesel offers increased lubricity, high cetane and high oxygen content, which helps with performance and extends the life of engines.
- The National Biodiesel Board established a quality assurance program entitled BQ-9000 to monitor the quality of biodiesel in response to differing fuel qualities offered on the market.

Did You Know?

- There were 75 million gallons of biodiesel sold in the U.S. in 2005. That's enough to fill 115 Olympic size swimming pools!
- That every hour there is enough waste grease produced in the United States to fill 130 tanker trucks.
- Clark County School District in Nevada is the largest school bus

Nitrogen Oxide Emissions

Nitrogen oxides (NOx) are a group of gases that form when fuel is burned at high temperatures. These gases contribute to ground-level ozone, acid rain, and visibility impairment. Over half of human made NOx emissions come from fuel combustion in motor vehicles.

The trend of NOx emissions from use of biodiesel is still uncertain. Several studies show an increase in NOx emissions, while others show a decrease. Further research is still needed on NOx emissions from engines burning biodiesel.



EPA has funded several projects to address the NOx emissions. In the "Fields to Fuel" San Joaquin Valley Biodiesel Project, the grantee will test a NOx reduction additive in real world applications on the farm. In another project, the University of Nevada at Reno (UNR) focuses on removing nitrogen before fuel production and will build a large-scale mobile continuous processing unit to lower costs of biodiesel.

Last updated on 3/4/2016

fleet in the United States to run on biodiesel.



The use of biodiesel in farm equipment can help reduce harmful air emissions.

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, MARCH 8, 2016, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Brian Paul**; **Charles Hayek**; **Frank Creyaufmiller**; **Marcia Baker**; **Robert Poitier**; **Mike Dahan**; **Eloise Cumings**; **Tim O'Connell**; **John George**; **Steve Weaver**; **Al Bernetti**; **Bob Burdge**, **Chairman**

Staff Present: **James Walker**, **Assistant City Attorney**
Rebecca Grohall, AICP, **Planning Manager**
Kori Benton, **Senior Planner**
Clarissa Davis, **Planner**
Vennis Gilmore, **Planning Analyst**
Alicia Rosenthal, **Administrative Assistant**

4. CONSIDERATION OF ABSENCES

All members were present.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

No alternates were needed due to a full Board.

6. **APPROVAL OF MINUTES**

a. Minutes from the February 9, 2016 meeting.

Motion was made by Charles Hayek, and seconded by Tim O'Connell to approve the minutes from the February 9, 2016 meeting.

AYE: **John George**, **Tim O'Connell**, **Eloise Cumings**, **Mike Dahan**, **Robert Poitier**, **Marcia Baker**, **Frank Creyaufmiller**, **Charles Hayek**, **Brian Paul**, **Chairman Bob Burdge**

Passed

7. NEW BUSINESS

a. Conditional Use - St. Andrew's Early Learning Center - 317 S. 2nd Street

Mr. Benton gave an overview of the application and answered question from the Board regarding parking calculations and security.

Trina Angelone, Head of Schools, St. Andrew's Episcopal Academy, gave a quick overview of the school.

Abraham Chabab, Engineer, provided detailed information on the Learning Center.

Mike Menard, Cook and Menard Architecture, answered questions from the Board regarding ADA access, fire sprinkler requirements, restrooms and Historic Preservation Board approval.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation to the City Commission for approval of the request with consideration of an enrollment limit and designated staff parking plan.

AYE: **Charles Hayek**, **Frank Creyaufmiller**, **Marcia Baker**, **Robert Poitier**, **Mike Dahan**, **Eloise Cumings**, **Tim O'Connell**, **John George**, **Brian Paul**, **Chairman Bob Burdge**

Passed

b. Conditional Use - Indian River Biodiesel -1103 N. 2nd Street

Mr. Benton gave an overview of the application. Mr. Creyaufmiller disclosed that he visited the site twice and he had a brief discussion with the owners on his second visit. Mr. Benton answered questions from the Board regarding spill containment, weight loads, Genuine Biodiesel facility in Indiantown and the situation at a competitor, Viesel's, in Martin County.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, answered questions that the Board had raised and provided additional information on paving and drainage.

Richard Pratt, Indian River Biodiesel, clarified information on biodiesel and answered questions from the Board.

Motion was made by Marcia Baker, and seconded by John George to forward a recommendation to approve the presented request with the following conditions:

1) The applicant provides a safe and efficient sidewalk linkage between the building entrance and the future 2nd Street sidewalk, when said sidewalk is completed, pursuant to City Code Section 22-62 (d) (2).

2) The property owner provides the necessary Right-of-way dedications to facility the planned 2nd Street roadway and utility improvements.

AYE: **Robert Poitier**, **Mike Dahan**, **Eloise Cumings**, **Tim O'Connell**, **John George**, **Brian Paul**, **Charles Hayek**, **Frank Creyaufmiller**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

c. **Conditional Use - Rico Farms Research & Wholesale Trade Facility - 5300 S. US Highway 1**

Mr. Gilmore gave an overview of the application. Mike McCarty, McCarty and Associates Land Planning and Design, provided additional information and answered questions from the Board.

Motion was made by Robert Poitier, and seconded by Charles Hayek to forward a recommendation to approve the presented request with the condition that the applicant installs a bike rack on-site.

AYE: **Brian Paul**, **Charles Hayek**, **Frank Creyaufmiller**, **Marcia Baker**, **Robert Poitier**, **Mike Dahan**, **Eloise Cumings**, **Tim O'Connell**, **John George**, **Chairman Bob Burdge**

Passed

d. **Minor Replat - RG Towers - 2551 Jenkins Road**

Ms. Davis gave an overview of the application and answered questions from the Board.

Holly Valdez, RG Towers, stated she has received the access agreement with the neighboring property owner.

Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to forward a recommendation to the City Commission to approve the Minor Replat application with the following conditions:

1. The way the property is to be split will render it landlocked. An access agreement with the neighboring property from the newly made parcel must be provided before the Minor Plat application is approved. If agreement has been made please provide documentation.

2. Adhere to any comments that may be rendered by NorthStar Geomatics, the City third-party surveyor.

AYE: **Marcia Baker**, **Robert Poitier**, **Mike Dahan**, **Eloise Cumings**, **Tim O'Connell**, **John George**, **Brian Paul**, **Charles Hayek**, **Frank Creyaufmiller**, **Chairman Bob Burdge**

Passed

e. **Zoning Text Amendment - Dwelling Rentals**

Chairman Burdge stated the Zoning Text Amendment for Dwelling Rentals was tabled at the last meeting and a motion is needed to lift the Zoning Text Amendment from the table.

Motion was made by Frank Creyaufmiller, and seconded by John George to lift the Zoning Text Amendment for Dwelling rentals from the table.
AYE: Tim O'Connell, John George, Brian Paul, Charles Hayek, Frank Creyaufmiller, Marcia Baker, Robert Poitier, Mike Dahan, Eloise Cumings, Chairman Bob Burdge
Passed

Ms. Grohall stated staff wishes to withdraw the Zoning Text Amendment for Dwelling Rentals matter at this time.

Mr. Walker amplified that Ms. Baker had expressed some concerns on the matter at last months Planning Board meeting so the City Attorney's office undertook an investigation.

Mr. Walker stated the subject of vacation rentals is a very complicated topic and he said the real concern arises from a statute that preempts to the state exclusively the ability to regulate the locations and times of vacation rental use. Mr. Walker said it does create an exception for ordinances that pre-date the grandfather date of June 1, 2011. He said the city's conditional use process pre-dates the grandfather cut off so the city is not subject to the statutory preemption and the city can continue to regulate vacation rentals as currently provided by the ordinance, however, if a governmental entity amends an otherwise protected ordinance then it loses the protection of the grandfather clause and if that happens it has no ability whatsoever to regulate the location or timing of vacation rentals.

Mr. Walker stated a number of jurisdictions are in litigation over these issues and jurisdictions are not amending their codes of potential fear of losing protection of their grandfathered provision.

Mr. Walker expressed that Senator Altman has introduced a bill that sets out an amendment which would expressly permit amendment without losing the grandfather protection. Mr. Walker suggested the Board retable the item for another month and by then the legislative session will have ended and the fate of the bill will be determined.

Chairman Burdge stated without a time certain for postponing the matter it could lay on the table until the investigation is done.

Motion was made by Robert Poitier and seconded by John George to postpone the item to a time certain.

Mr. Weaver stated if the applicant wants to withdraw then they should be able to withdraw. Mr. Walker stated they will continue investigating the matter as necessary and it can always be brought back at a later time.

The motion and second was withdrawn.

Mr. Walker explained that the city can withdraw a matter anytime it wants up until the meeting of the Board commences and the Board then has jurisdiction over the matter. Mr. Walker recommended a motion to relinquish jurisdiction and at that point it will return to staff.

Motion was made by Frank Creyaufmiller, and seconded by Robert Poitier to relinquish jurisdiction.

AYE: **Eloise Cumings**, **Frank Creyaufmiller**, **John George**, **Marcia Baker**, **Mike Dahan**, **Robert Poitier**, **Tim O'Connell**, **Brian Paul**, **Charles Hayek**, **Chairman Bob Burdge**

Passed

9. **ELECTION OF CHAIR, VICE-CHAIR AND SECRETARY**

Motion was made by Charles Hayek, and seconded by Marcia Baker to nominate Mr. Burdge as Chairman.

AYE: **John George**, **Tim O'Connell**, **Eloise Cumings**, **Mike Dahan**, **Robert Poitier**, **Marcia Baker**, **Frank Creyaufmiller**, **Charles Hayek**, **Brian Paul**, **Chairman Bob Burdge**

Passed

Motion was made by Eloise Cumings, and seconded by Marcia Baker to nominate Mr. Hayek as Vice-Chair.

AYE: **Mike Dahan**, **Eloise Cumings**, **Tim O'Connell**, **John George**, **Brian Paul**, **Charles Hayek**, **Frank Creyaufmiller**, **Marcia Baker**, **Robert Poitier**, **Chairman Bob Burdge**

Passed

Motion was made by Charles Hayek, and seconded by Eloise Cumings to nominate Ms. Baker as Secretary.

AYE: **Eloise Cumings**, **Tim O'Connell**, **John George**, **Brian Paul**, **Charles Hayek**, **Frank Creyaufmiller**, **Marcia Baker**, **Robert Poitier**, **Mike Dahan**, **Chairman Bob Burdge**

Passed

10. BOARD COMMENTS

Mr. Weaver pointed out that the "No New Construction" loophole in the requirements for the Conditional Use process are potentially being abused and he feels staff should take a look at the loophole being a little too wide.

Chairman Burdge was happy to report the Interlocal Agreement for the Dan McCarty track was approved by the City Commission and at the St. Lucie County School Board.

Mr. Weaver thanked Ms. Baker for uncovering the information regarding the vacation rentals before the wrong switch was flipped.

11. ADJOURNMENT

EGAN PACKING HOUSE

NEW DRIVEWAY

PROPOSED NEW RIGHT-OF-WAY ACQUISITION

NEW DRIVEWAY

PROPOSED NEW RIGHT-OF-WAY ACQUISITION

NEW DRIVEWAY

MOD FD
CURB &

NEW DRIVEWAY

128'

39'

8+15.91

39'

29' (EOP)

9+30.73

25'

6+00

212.19'

N12° 22' 27.83"W

0+00

7+00

2B-21

8+00

9+00

10+00

2B-13

2B-19

2B-20

L=7.953
Δ=4.5569
R=100.000

R35'

2B-14

24'

2B-15

N69° 37' 25.35"E

55.65'

0+50

2B-18

R35'

236'

NEW DRIVEWAY

NEW DRIVEWAY

12'

NORTH 2nd STREET

POSED NEW
HT-OF-WAY
CQUISITION

R/W

1103 N 2nd Street

Proposed Right-of-Way Dedication

North 2nd Street Roadway Improvement Plan

- Area Requested

Apprx. 7.5 ft. by 455 ft.

W
S
N
E

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

February 17, 2016

Dennis Murphy, AICP, Senior Planner
Culpepper and Terpening, Inc.
Consulting Engineers and Land Surveyors
2980 South 25th Street
Ft. Pierce, FL 34981
Telephone 772-464-3537
dmurphy@ct-eng.com

Re: Technical Review – Indian River Biodiesel
1103N 2nd Street

Dear Mr. Murphy, AICP,

The following are comments from the Planning Department's review of the application for Conditional Use:

1) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas. Please continue the landscape shrubs around the southern wall of the enclosure.*

2) Pursuant to City Code Section 22-62 (d) (2) Safe and efficient sidewalk linkages shall be provided between **building entrances** and parking areas, and adjacent portions of the development, **and adjacent rights-of-way.** Please incorporate a plan to provide a safe and efficient linkage between the building entrance and the future 2nd Street sidewalk, when said sidewalk is completed.

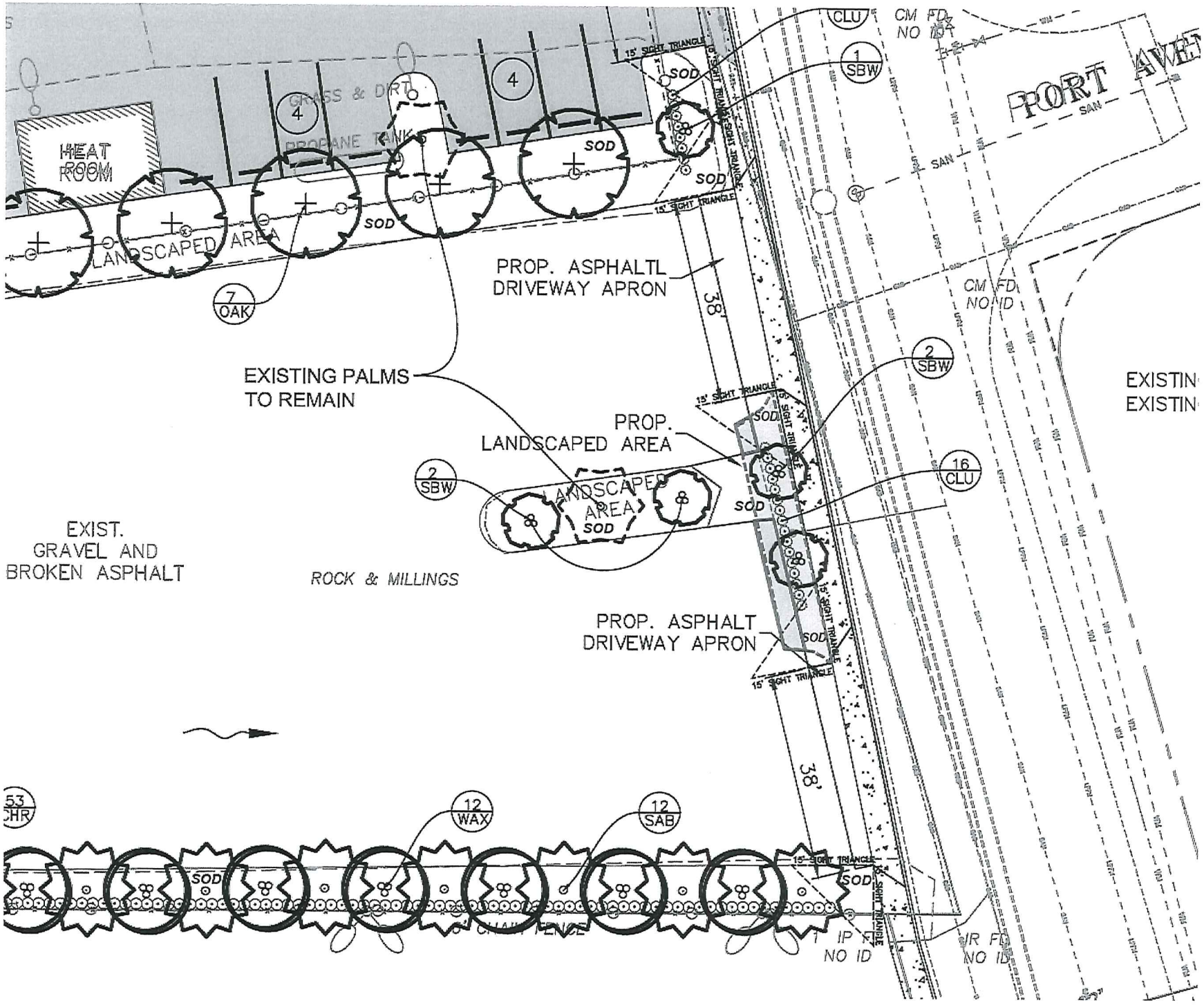
Advisory notes:

- The Site Plan & Landscape Plan present different locations for the proposed Handicap spaces. Please verify the intended placement.

-General traffic calculations are presented, however it's requested that general or estimated figure are presented specific to daily truck deliveries of feedstock, and collection of finished product.

-Pursuant to City Code Sec. 7-20. - Storage of flammable liquids—Aboveground. Aboveground storage tanks shall not be located, placed or constructed in the city for use in storing flammable liquids, unless expressly permitted by the city commission. Detail of the above ground storage will be considered concurrent with the Conditional Use application.

-The future fence and gates proposed are encouraged to be an appropriate composition of metal, or coated if chain-link is selected.


HEAT ROOM
PROPANE TANK
GRASS & DIRT
LANDSCAPED AREA
SOD
7 OAK
EXISTING PALMS TO REMAIN
PROP. ASPHALTL DRIVEWAY APRON
PROP. LANDSCAPED AREA
LANDSCAPED AREA
EXIST. GRAVEL AND BROKEN ASPHALT
ROCK & MILLINGS
PROP. ASPHALT DRIVEWAY APRON
15' SIGHT TRIANGLE
6' SIGHT TRIANGLE
38'
1 SBW
2 SBW
16 CLU
CLU
CM FD NO ID
PORT AVE
SAN
EXISTIN
EXISTIN
53 CHR
12 WAX
12 SAB
CHAIN FENCE
IP FD NO ID
IR FD NO ID

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Senior Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: February 11, 2016

PROJECT: **Treasure Coast Biofuel – 1103 North 2nd Street**
Conditional Use Application
TRC Project No. 16-0400004

RECEIVED
FEB 11 2016
CITY OF FORT PIERCE
PLANNING & ZONING

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents as received by this office on February 5, 2016:

- ☑ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☑ Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Approval with conditions ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached condition of approval

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. North 2ND Street Right-of-Way currently has a width of 45 feet in this area. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to provide one half of the required 15' for a total right-of-way easement donation of 7.5'. A sketch and description along with a recent owners and encumbrances search will be required. Specific information may be obtained from the Planning and Zoning Department. This recorded right-of-way donation shall be submitted prior to issuance of a building permit.

JRA/tst

TRC
DKnupp to: Kori Benton 02/16/2016 11:00 AM

History: This message has been replied to.

Hey Kori,

I will be unable to attend the technical review committee on Thursday 2/18. I have no comments on the conditional use of Treasure Coast Bio Fuel. As for the conditional use w/New Construction at St. Andrew's Early Learning Center - it does need a monitored fire alarm if not already there.

Thanks

Captain Debbie Knupp
Fire Prevention Bureau
St. Lucie County Fire District
772-621-3380
dknupp@slcfd.org

Disclaimer: According to Florida Public Records Law, all emails to and from St. Lucie County Fire District are considered public records and must be made available to the public and media upon request, unless specifically exempted. The comments and opinions expressed herein are those of the author and may not reflect the policies of the St. Lucie County Fire District.

Treasure Coast Biofuel
Conditional Use
1103 North 2nd Street
February 17, 2016
St. Lucie County Public Works/Engineering Comments

1. The applicant is advised that North 2nd Street is owned and maintained by the City of Ft. Pierce.
2. The applicant is advised that North 2nd Street is currently under construction and the anticipated completion date is December 2017.
3. What safety measures will be taken in the event of accidental spillage of the proposed product?
4. How long will the final product be stored on-site?
5. Will the storage tanks be above ground?
6. How will the waste by products be removed from the property and where will they be disposed?
7. What is the anticipated number of daily deliveries of the feedstock?
8. Will this proposed manufacturing facility be in operation seven days a week?
9. The applicant is advised that additional right of way as identified on the construction plans (prepared by Taylor Engineering) for the North 2nd Street improvements shall be required.

Ron Harris, PLS
County Surveyor
772 462-1721

TRC - Treasure Coast Biofuel - 1103 N 2nd Street <Watchdog: Virus checked>

Martha Kerr to: 'Kori Benton' 02/11/2016 09:48 AM

Kori,

Below are FPUA comments and attached is an Application for Wastewater Discharge Permit that must be filled out by the owners.

A. **Conditional Use** –Treasure Coast Bio Fuel - 1103 N. 2nd Street- (Kori B enton)

- **W/WW Engineering:** The site has an existing 8" fire protection meter and 2" domestic meter. If water use inside the building is mainly for restrooms, a smaller meter could be installed that would reduce the monthly base charge for water and sewer. A separate irrigation meter is recommended with a water only account. More details are needed on the potential for washdown into the sewer system. If floor drains are proposed, a grease interceptor will be required.
  The facility will require a pretreatment permit due to the potential to discharge. Please contact Harry Sherva at 466-1600 ext. 5511.
- **Electric and Gas Engineering:** A prior meeting took place with the intended occupant. Both FPUA electric and gas facilities is available. We have no objection. Approved as noted.

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

City Commission Regular Meeting **Agenda Item # 11. d.**

Meeting Date: 03/21/2016

Re: Conditional Use - 5300 S. US Highway 1 - Research & Wholesale Trade Facility

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and approval of an application for a Conditional Use, submitted by Property Owners; Emil Francisco Jr., and applicant; Rico Farms LLC to operate a Wholesale Distribution Facility located at 5300 S. US Highway 1, Fort Pierce, FL. The property is zoned C-3, General Commercial (Parcel ID 3403-433-0007-000-5).

SUMMARY:

Approval of a conditional use permit to operate a Research & Wholesale Trade Facility in the C-3 Zoning District

RECOMMENDATION:

The requested Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission approve the requested conditional use with the condition that the applicant installs a bike rack on-site.

ALTERNATIVES:

Approve application with or without conditions.

RESPONSIBLE STAFF:

Vennis Gilmore, Planning Analyst

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

N/A

Attachments

Staff Report

Site Aerial

Application & Project Overview
Site Improvement Plan
Floor Plan
TRC Comments
Zoning Map
Applicant Responses to TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Rebecca Grohall	03/14/2016 02:57 PM
City Manager	Nick Mimms	03/16/2016 01:55 PM

Form Started By: Vennis Gilmore Started On: 03/11/2016 01:26 PM
Final Approval Date: 03/16/2016

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

SUBJECT: **Application for Conditional Use**
Rico Farms Research & Wholesale Trade Facility
5300 S. US Highway 1

DATE: March 11, 2016

STAFF REPORT

Applicant: Rico Farms USA, LLC
5300 S. US Highway 1
Fort Pierce, FL. 34982

Representative: McCarty & Associates Land Planning and Design, LLC
73 SW Flagler Avenue
Stuart, FL. 34994

Applicant's Request: Approval of a Conditional Use to operate a Research & Wholesale Trade facility in the C-3 General Commercial District

Location: 5300 S. US Highway 1

Parcel ID: 3403-433-0007-000-5

Current Zoning: General Commercial Zone (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	CG	C-3	C-3

Site Size: 0.71 acre

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Research & Wholesale Trade Facility at 5300 S. US Highway 1. The applicant seeks to conduct research and innovative indoor farming of mushrooms for distribution to various consumer outlets. The property is located at the southeast corner of US Highway 1 and Smallwood Avenue, and is zoned General Commercial Zone (C-3).

The subject building requested for use has a finished floor area of approximately 2,500 square feet; proposed to contain a lab, an office, two growing areas, a cold room, and a preparation kitchen. The subject parcel contains three detached buildings with separate uses; however the applicant is only seeking use of the structure fronting US Highway 1. The selected building features a primary driveway entrance from US Highway 1.

The site is surrounded by businesses to the north and west, and a single family home to the east. The property to the south remains undeveloped.

Precision farming is presented as a multi-faceted agriculture and educational venture centered on the cultivation of a broad range of contamination-free and healthy produce and mushrooms. The applicant's goal is to build upon a commitment to develop and manage small urban farms using organic and sustainable practices. They have structured their "Rico Farms" precision farming plan to implement new and expanded ideas in a flexible and sequential manner that builds upon innovation and repurpose of materials to build new and affordable technologies and techniques.

Rico Farms will be using coffee grounds and sawdust as their main growing medium. These materials will be supplemented with various raw materials for production. The material is pasteurized and filled into plastic bags together with spawn (seeds). The spawn will occupy the raw materials for approximately 4 weeks until the growing medium transforms into mushrooms. A cycle of 3 harvests are the norm, before the growing medium is exhausted and used up. The total process takes roughly 3 to 4 months. Once the medium is no longer producing, it will be repurposed for soil amendment.

The finished product will then be distributed at wholesale to various organic food markets, stores, etc. The and research data collected from observation with be studied further and provided to coordinating agricultural organizations for promotion of hydroponic growth solutions.

Zoning & Land Use

The subject site is located within the General Commercial Zone (C-3) district which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

The General Commercial (GC) future land use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

Traffic & Parking

The traffic generation from the proposed use is projected to be very minimal. Review of similar uses of this scale, in comparison to impacts of an indoor farm laboratory with wholesale distribution; suggests an insignificant effect overall evaluation; however the pick-up and drop-off of supplies and delivery of mushrooms are variables that may concentrate trips during operational hours. Delivery will be conducted via smaller trucks (i.e. small box truck).

The site improvement plan proposed the integration of a handicap parking stall, pursuant to City Code Section 22-60 (c), 3, to supplement four (4) regular spaces. Pursuant to City Code Section 22-62 (d) (2), Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. An accessible route is proposed to connect the subject structure to the adjacent US Highway 1 right-of-way.

Conditional Use

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features wholesale distribution aspects that are not generally appropriate for general commercial environments. The authorization of a Conditional Use to establish a research & wholesale trade facility, of the presented scope and scale, in the General Commercial Zone District should not impact the existing, and predominate-commercial operations in the area.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for review.

Property Owner Response Summary:

A total of 23 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of March 10th, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation:

The Planning Board, at their March 8th, 2016 meeting voted unanimously to recommend approval of the request with staff recommended conditions.

Staff Recommendation:

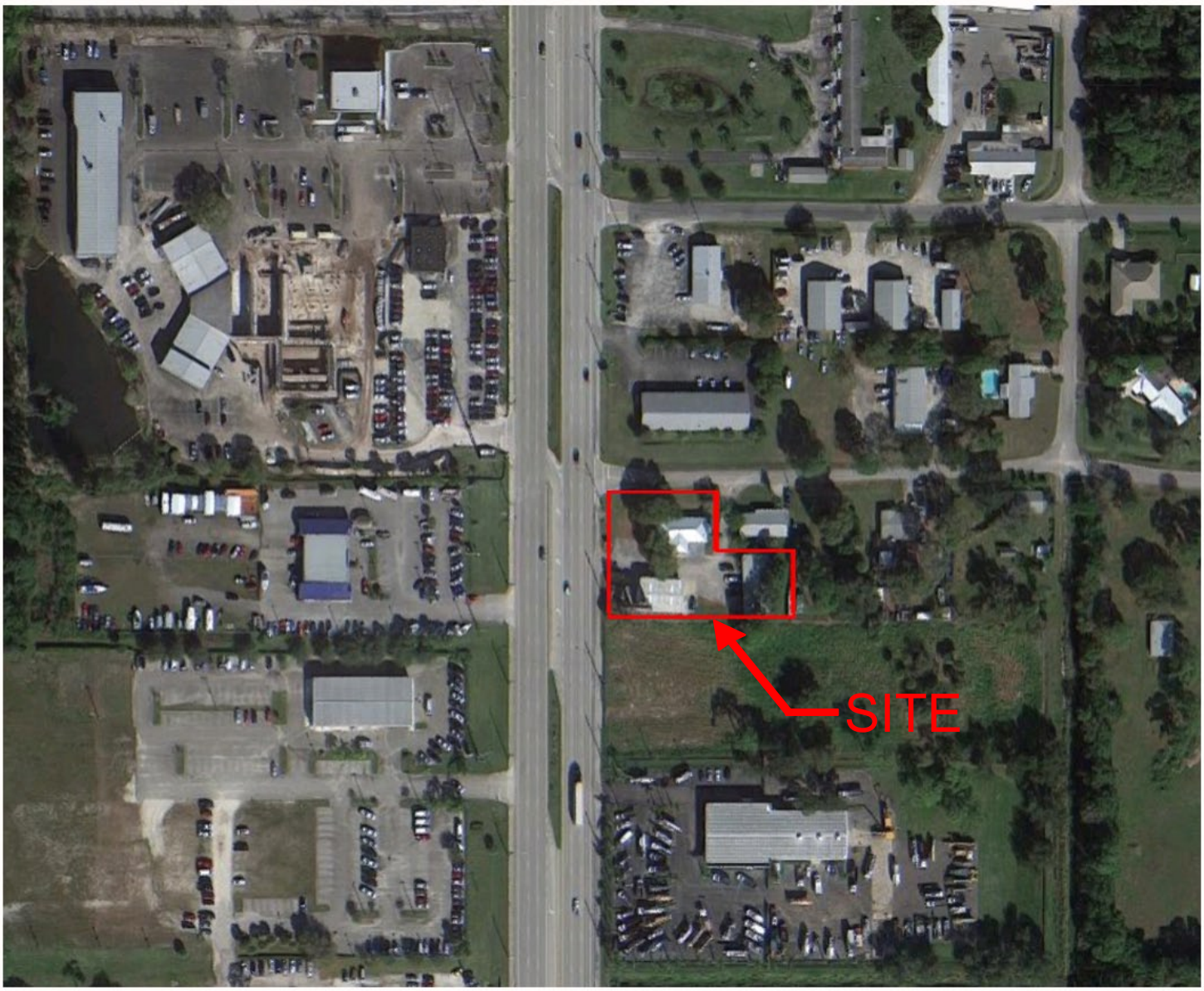
The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan; therefore staff recommends the Planning Board forward a recommendation to **approve** the presented request with the condition that the applicant installs a bike rack on-site.

Rico Farms

5300 S US :Hwy 1
Fort Pierce, Florida
3403-433-0007-000-5

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Aerial Photograph



2/25/2016

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use – No New Construction

Property address or Location 5300 S. US. Hwy 1

Parcel ID #(s) 3403-433-0007-000-5

Project description Request for conditional use to allow Rico Farms to conduct an operation consisting of indoor cultivation research of mushrooms and wholesale distribution within the existing 2000 sqft. metal building located on the southwest corner of the property.

Emil and Delayne Francisco Jr.
Property Owner(s)
222 Smallwood Ave
Street Address
Fort Pierce FL 34982
City State Zip
772-466-0245
Phone Number
CRGF93@aol.com
Email Address

Mike McCarty- McCarty & Associates Land Planning and Design LLC
Applicant/Representative, Title, Company
73 SW Flagler Ave
Street Address
Stuart FL 34994
City State Zip
772-341-9322
Phone Number
mike@mccartylandplanning.com
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Emil Francisco Jr Delayne Francisco
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 29 day of Feb., 2016, by
Emil Francisco Jr + Delayne Francisco, who is personally known to me or has produced
Personally Known as identification.
William Anthony Dolan
Signature of Notary

(seal)

Notary Public State of Florida
William Anthony Dolan
My Commission FF 949042
Expires 02/04/2020

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date January 17, 2016
Intake Planner
Planner Assigned
Approved By Date
Comments

Fees Control # B. Permit #

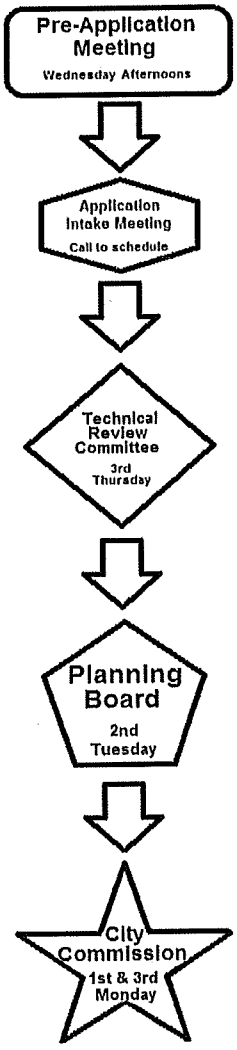
Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Outlook



Application Type:

- ☒ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 2000 sqft Parking Spaces: 5

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Sales office	Vacant commercial	Apartment rentals	Car dealership

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Att to: the City of Fort Pierce, Fl

RICOFARM

Precision Farming Project

RICOFARM'S. Precision Farming is a vibrant, accessible and multi-faceted agriculture and learning project involving a broad range of contamination free healthy, fresh produce and mushrooms production. Our goal is to built upon a commitment to develop and manage the Urban Farms using organic and sustainable practices throughout, and where possible, to incorporate a social enterprise business model, in order to operate successful programs that benefits the community.

Central to our vision is our commitment to foster effective partnerships with customers and the community to establish a spirit of openness, inclusion and participation. We have structured our "RICOFARM'S. Precision Farming plan" to implement new and expanded ideas in a flexible and sequential manner that builds upon innovation and repurpose of materials to build new and affordable technologies and techniques.

The production farm is planned as an indoor facility/farm that generates several tons of contamination free produce mushroom a year, which will be sold wholesale. Our plan for the production farm includes a potential expansion program, thereby providing an employment and life skills training program for teens and young adults in our community.

Mushrooms.

Mushroom is a nutritious vegetarian delicacy and has many varieties. Most of them are edible. It contains many vitamins and minerals but very low on sugar and fat. Fresh mushrooms can be sold in bulk, in farmers markets and the internet. There is also growing market for processed – dried and packed – mushrooms as their shelf life is longer. There are two main varieties of mushroom we intend on growing. button type and oyster.

Mushroom is a vegetarian delicacy and a suitable substitute for meat and eggs. It is easily digestible as well. It is very popular in the USA, Canada and Japan. Market for mushrooms is growing rapidly because of their medicinal and culinary characteristics, the nice aroma, subtle flavor, nutritious values and special taste. Many gourmet recipes are made from them.

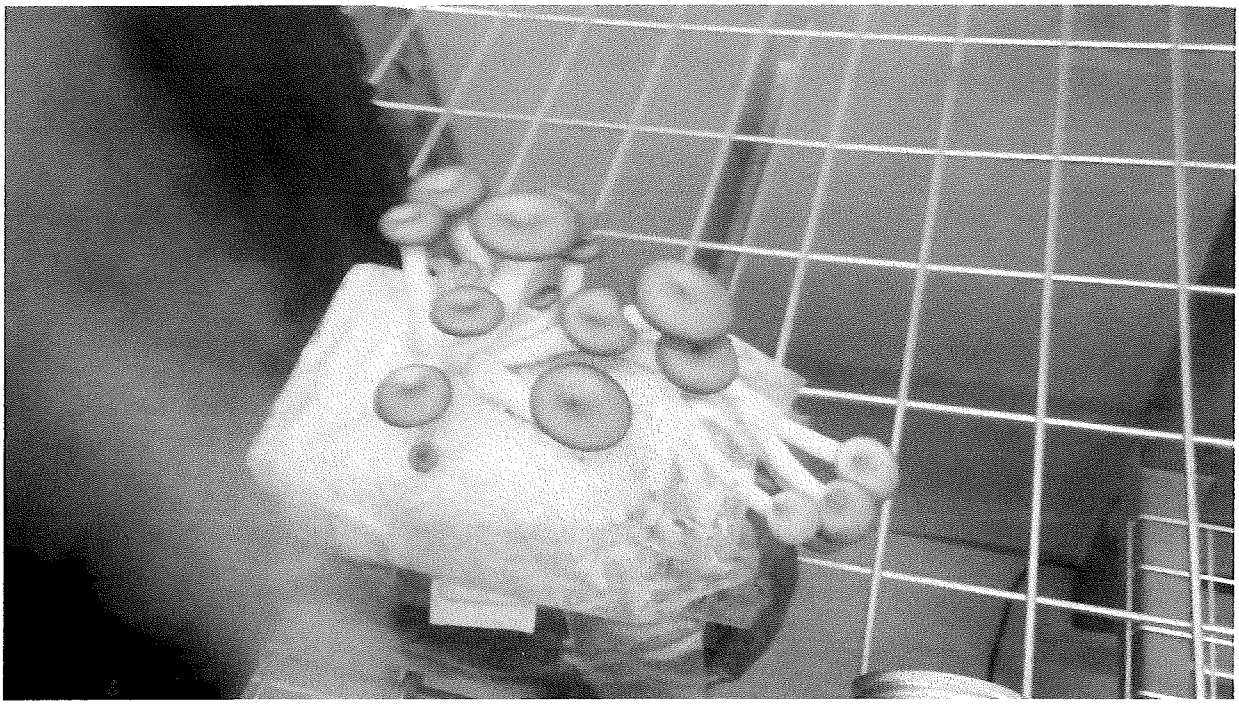


Our immediate goals are:
a. Annual crop yields of at least thirty times that of normal agriculture and six times that of a normal greenhouse.
b. Tomatoes of quality and taste, equivalent to or above normal organic agriculture.
c. Produce which contains the maximum amount of organic nutrients and no chemical fertilizer residues nor any soil contamination.
d. Crops all year round. There are no growing seasons at The Health Factory Farm, Inc.
e. Substantial annual operating profits.

Company Goals, Longer-term:

- Advance Urban and Community Agriculture throughout the world
- Produce & deliver the best quality vegetables efficiently/friendly to the environment/
- To teach hydroponic farming and provide food for children in Africa/ For-profit business that pursues non-profit projects to facilitate progressive charity.
- To build a business that uses a capitalistic mechanism to operate with a potentially enormous ***scope of impact.***
- Combine the best most foundational elements of a growing market to rebuild our food system.

Incubator



Ou goal is to Grow gourmet mushrooms in a mechanically controlled and automated environment, utilizing as bulk substrates locally produced agricultural and commercial waste products (coffee grounds).

Our target market for fresh mushrooms and dried shiitake mushrooms is the Northeast of the United States, Canada, Europe, Japan and Korea. The market is not dominated by large branded companies, rather by many wholesalers, distributors and agents selling to speciality shops, chains stores and to the catering industry. A large portion is sold via the internet.

It is estimated that about 200.000 tons of dried shiitake are imported annually into the United States. We are confident, that the market demands will be greater than the Mushroom our company will be able to produce.

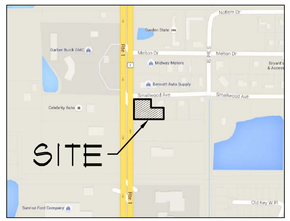
We are using coffee grounds and sawdust as our main growing medium. This together with supplements is the raw materials for our production.
The material is pasteurized and filled into plastic bags together with spawn.
The spawn will invade all of the raw materials and after about 4 weeks
will convert the growing medium into mushrooms. A total of 3 harvests are the norm, before the growing medium is exhausted and used up. That total process takes about 3 to 4 months. Once the medium is no longer producing, it will be used as soil amendment.



Inoculation lab.

Chief Science Officer.
Dr. Robert Berger
786-564-8883
drbobberger@gmail.com

Location Map



Parcel Data

PCN	3403-433-0007-000-5
TOTAL SITE AREA	30,928 SF / 0.71 AC
SEC/TOWN/RANGE	03 / 36S / 40E
EXISTING ZONING	C-3
ADDRESS	5300 US HWY 1

Parking Data

PARKING SPACES REQUIRED	4
Wholesale Trade (1 / 600 sf)	4
PARKING SPACES PROVIDED	5

Notes

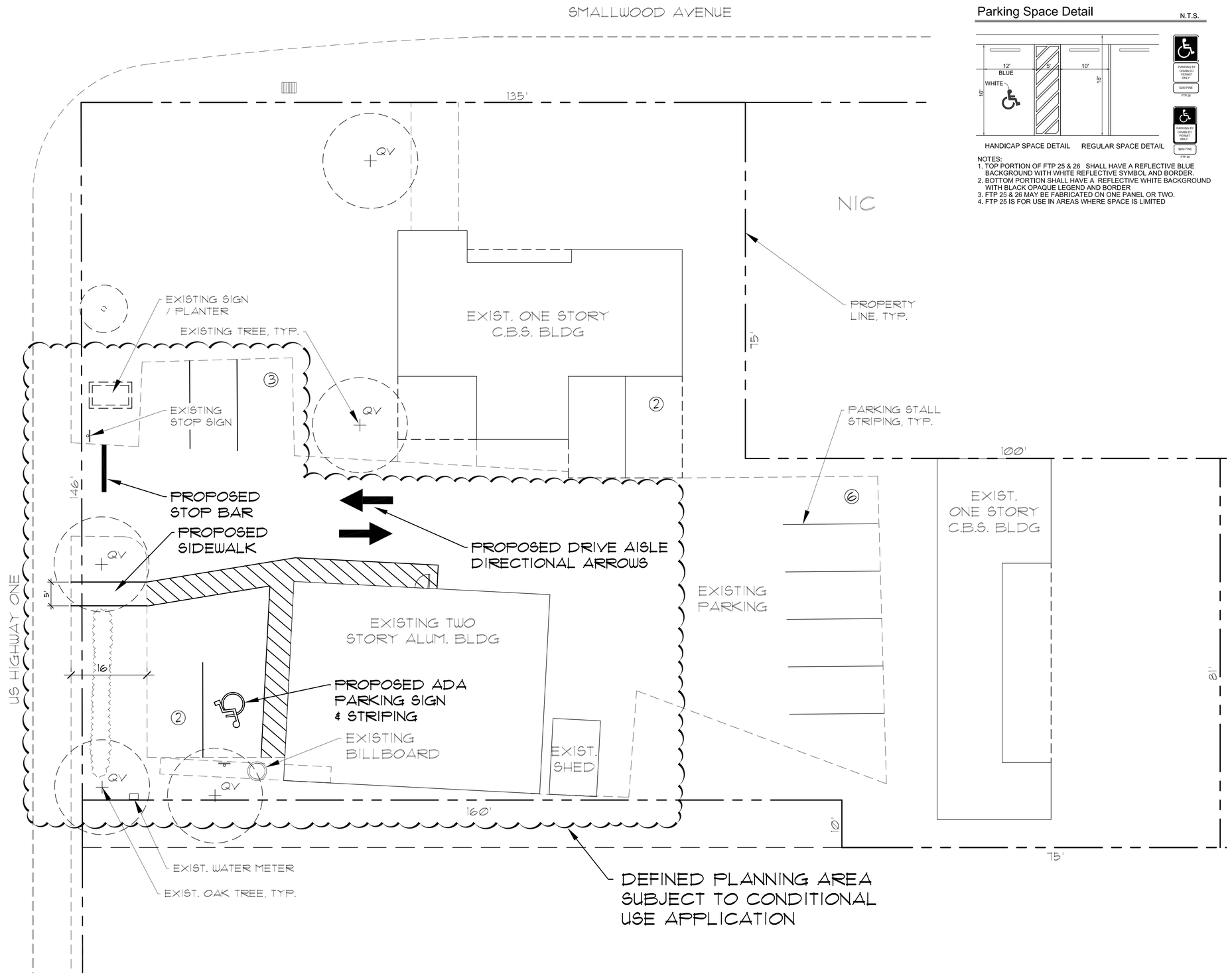
1. THE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY AND SHOULD BE CONSIDERED AN EXHIBIT TO PRESENT SITE IMPROVEMENTS ONLY.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE CONDITIONS SPECIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.

3. A BIKE RACK SHALL BE INSTALLED PER CITY OF FORT PIERCE ORDINANCES.

Legal Description

BEGINNING AT A POINT IN THE SW CORNER OF SMALLWOOD AVENUE AND THE INTERSECTION OF U.S. HIGHWAY NO. 1, WHICH INTERSECTION IS LOCATED IN THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, FOR POINT OF BEGINNING; THENCE RUN SOUTH ALONG THE EAST RIGHT-OF-WAY OF U.S.
HIGHWAY NO. 1 A DISTANCE OF 146 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH BOUNDARY OF A CERTAIN 10 FOOT EASEMENT FOR INGRESS AND EGRES AND THE EAST RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 1; THENCE RUN EAST 160 FEET ALONG THE NORTHERN BOUNDARY OF THE AFORESAID EASEMENT TO A POINT; THENCE SOUTH 10 FET; THENCE EAST 175 FEET; THENCE NORTH 81 FEET; THENCE WEST 200 FEET; THENCE NORTH 75 FEET TO THE SOUTH RIGHT-OF-WAY BOUNDARY OF SMALLWOOD AVENUE; THENCE WEST ALONG THE SOUTH BOUNDARY OF SMALLWOOD AVENUE 135, MORE OR LESS, TO THE POINT OF BEGINNING.



Parking Space Detail

N.T.S.

NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED

Copyright
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

McCarty & Associates
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

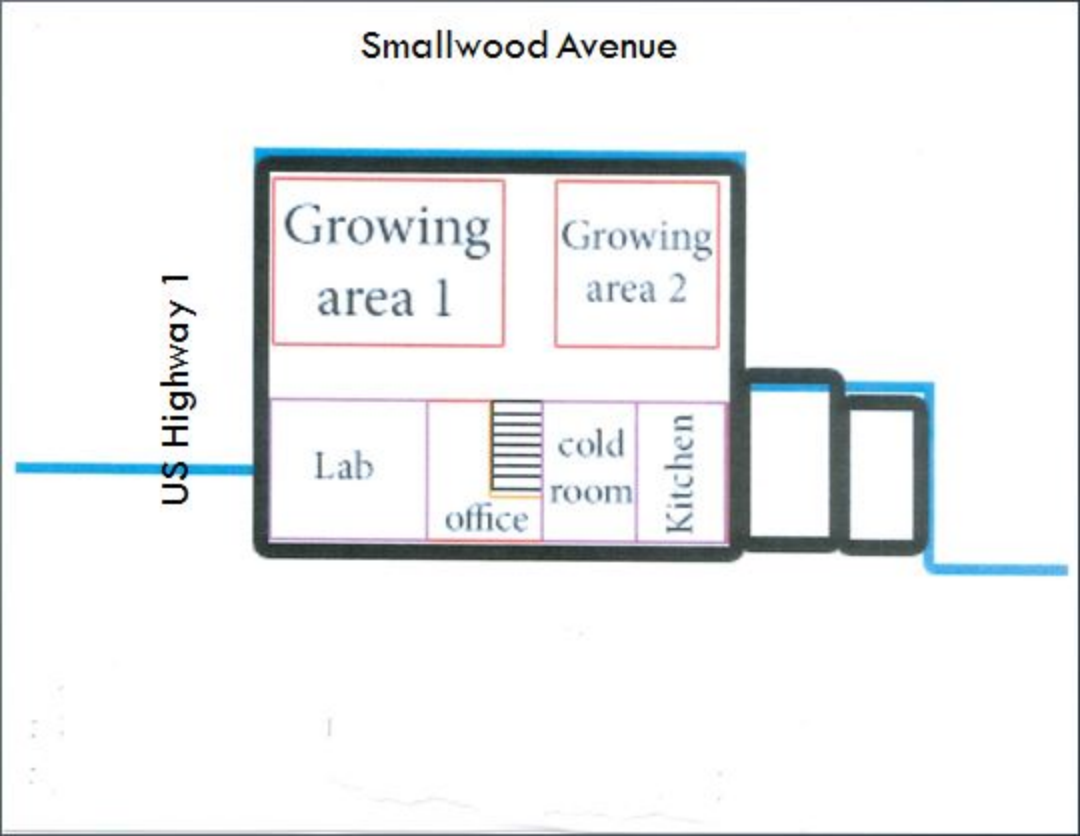
Rico Farms
5300 S US HWY 1
City of Fort Pierce, Florida

Site Improvement Exhibit

Scale: 1" = 10'
0' 10' 20'

Drawn By	SL
Checked By	MM
Scale	1" = 10'
Drawing Date	2/26/2016
	staff comments 2/29/2016

Sheet 1 of 1


Smallwood Avenue
US Highway 1
Growing area 1
Growing area 2
Lab
office
cold room
Kitchen

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

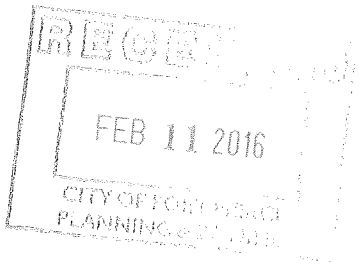
INTEROFFICE MEMORANDUM

TO: Vennis Gilmore, Planning Analyst

FROM: John R. Andrews, P.E., City Engineer

DATE: February 11, 2016

PROJECT: **Rico Farms**
Conditional Use Application
TRC Project No. 16-41800002



cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents as received by this office on February 5, 2016:

- ☑ Conditional Use Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval of Application ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. A survey was not submitted; please provide a certified boundary and topographic survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(7).
2. The plans shall include a location map identifying the parcel location along with adjacent roadway names.
3. The site plan shall include project boundary information for all property lines (length, bearing, etc.) along with existing and/or proposed site improvements as the application failed to note whether new parking was proposed.
4. The site plan shall identify all proposed signing and pavement striping.
5. Provide site data which shall include existing and proposed pervious/impervious coverage. Please be aware the applicant shall provide water quality/quantity for additional impervious area.
6. Identify the all vehicular access points for the site and be aware that the Smallwood Avenue access will not be permitted without upgrades and the execution of a cross-access agreement with the applicable property owner.
7. Add a note on the plan stating that all construction shall comply with the conditions specified in the City of Fort Pierce Code of Ordinances Sections 17 and 22.

JRA/tst

Rico Farms
Smallwood Avenue
Conditional Use
February 17, 2016

St. Lucie County Public Works/Engineering Comments

1. No objections to the proposed conditional use.
2. Roadways abutting the subject parcel are under the jurisdiction of St. Lucie County and FDOT.
3. The applicant is advised that Smallwood Avenue is considered a sub-standard right of way. The applicant may be required to donate their proportionate share of the deficient right of way (2.5').
4. The applicant is advised that the City may require the applicant to construct a concrete sidewalk along the subject parcel road frontage.

Ron Harris
County Surveyor
772 462-1721

From the Desk of

Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3187
F: 772-467-3849
mmeyers@city-ftpierce.com

TO: Kori Benton, Senior Planner

DATE: February 16, 2016

RE: TRC Comments for 2-18-16 Meeting

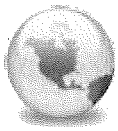
---

1. Rico Farms, 5300 S US Hwy 1
   - Permits shall be obtained for any construction work that has or will take place

2. Treasure Coast Bio Fuel, 1103 N 2nd Street
   - Met with applicant/applicants design professional
   - Design professional understands what documentation will be required for submittal of building permit

3. St. Andrew's Early Learning Center, 317 S. 2nd Street
   - No comments at this time

4. RG Towers, 2551 Jenkins Road
   - No comments at this time



TRC submittal - Conditional Use - Rico Farms
Martha Kerr
to:
Vennis Gilmore
02/16/2016 11:16 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: Vennis Gilmore <VGilmore@city-ftpierce.com>

Good Morning,

Below are FPUA comments regarding the TRC submittal for Rico Farms.

A. **Conditional Use** – Rico Farms - 5300 S. US Hwy 1 - (Vennis Gilmore)
   - **W/WW Engineering:** Approved
   - **Electric and Gas Engineering:** No comment

Thank you

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

Rico Farms

5300 S US :Hwy 1
Fort Pierce, Florida
3403-433-0007-000-5

McCarty & Associates
LAND PLANNING
AND DESIGN
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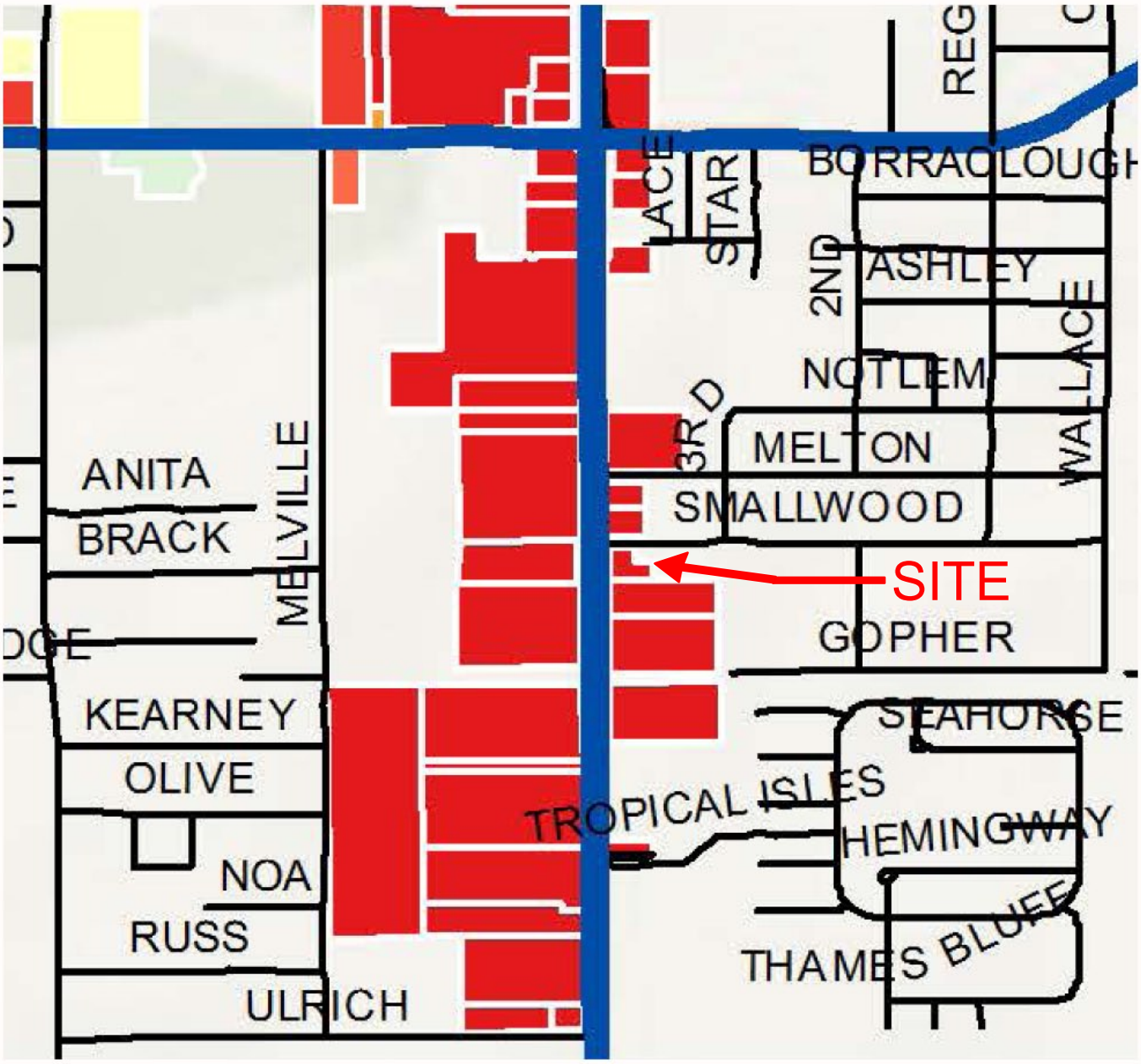
Mike@McCartyLandPlanning.com

Zoning Map

C3 - General Commercial



2/25/2016

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

February 26, 2016

VIA E-MAIL DELIVERY
City of Fort Pierce Planning Department
Attn: Vennis Gilmore
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Rico Farms Conditional Use Application - Response to staff comments

Dear Mr. Gilmore:

The applicant received the staff comments from City of Fort Pierce February 18, 2016 for the above referenced project. Please except this letter as our formal response to the staff comments. The responses will be in **bold** text following the comments for each section.

City of Fort Pierce Planning Department- Vennis Gilmore
The following are comments from the Planning Department's review of the application for Conditional Use of a Wholesale Distribution Facility in a C-1 Office Commercial Zone for Rico Farms:

1. Install the required sidewalk improvements persuant to City Code Section 22-62(b) (4) and 22-62(d) (2) (safe and efficient sidwalk linkages from building entrance to right-of-way). This item should be completed prior to issuance of certificate of completion or certificate of occupancy.
Response: Acknowledged. Please refer to the attached Site Improvement Exhibit showing the added sidewalk and pedestian connection to US Hwy 1. The portion of property subject to the application is not adjacent to Smallwood Avenue nor does the conditional use propose access to this ROW. We are only requesting a conditional use approval for the building located on the southwest corner of the property. Please refer to the attached Site Improvement Exhibit defining the planning area subject to the application. The request for sidewalk to be constructed along Smallwood Avenue would create an unreasonable hardship on the property owner and cause withdrawal of the application thereby a loss in a small business for the City of Fort Pierce. The applicant has conducted a site assessment and determined the sidewalk is "not practical" as per section 22-62.(g). The sidewalk would conflict with existing conditions such as: drainage structure improvements within the ROW, the existing drainage swale, FPL power pole/guy wires, and existing driveway connections with culverts. We respectfully request the planning director deem the request for sidewalks "not practical" and therefor not applicable.

2. Please re-stripe one parking space closest to the entrance of the building for handicap accessibility facing US Highway 1. Thsese improvements are pursuant to City Code Section 22-60(c)(3) (Amount of required spaces for the handicapped). This item should be completed prior to issuance of certifcate of occupancy.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit indicating the location of the handicap parking stall.

City of Fort Pierce Planning Department- Tracy Telle

1. A survey was not submitted; please provide a certified boundary and topographic survey in accordance with the City of Fort Pierce Code of Ordinances Section 1-27-(7).

Response: The applicant is not proposing any significant site improvements for the subject site such as additional buildings or parking areas. The application is only requesting conditional use approval for one of the existing buildings located on the southwest corner of the parcel. We are only proposing to add a sidewalk connection and parking lot striping with handicap parking stall striping. We respectfully request reconcideration of the request for a survey as it would be an unnecessary expense. Please refer to the attached Site Improvement Exhibit for further details.

2. The plans shall include a location map identifying the parcel location along with adjacent roadway names.

Response: Acknowledged. Please find attached the Site Improvement Exhibit and location map for additional information.

3. The site plan shall include project boundary information for all property lines (length, bearing, etc.) along with existing and/or proposed site improvements as the application failed to note whether new parking was proposed.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit showing all the existing site improvements. The applicant is not proposing any additional buildings or increase in parking areas or site improvements other than a sidewalk connection and parking lot striping.

4. The site plan shall identify all proposed signing and pavement striping.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit with the proposed parking lot striping improvements.

5. Provide site data which shall include existing and proposed pervious/impervious coverage. Please be aware the applicant shall provide water quality/quanity for additional impervious area.

Response: The applicant is not proposing any additional buildings or increase in parking areas or site improvements other than a sidewalk connection and parking lot striping. The requested calculations are not applicable given all improvements are existing. The applicant is however proposing a small section of sidewalk connecting to the sidewalk along US Hwy 1. The increase in impervious area is negligible. Please refer to the attahed Site Improvement Exhibit.

6. Identify the all vehicular access points for the site and be aware that the Smallwood Avenue access will not be permitted without upgrades and the execution of a cross-access agreement with the applicable property owner.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit. The only vehicular access point for the site is located on US Hwy 1. The owner of the subject property lives on Smallwood Avenue and was driving across the grass as a short cut to access his

property. The dirt driveway connecting to Smallwood Avenue will be closed/baracaded and no longer utilized for vehicular access.

7.Add a note on the plan stating that all construction shall comply with the conditions specified in the City of Fort Pierce Code of Ordinances Section 17 and 22.
Response: Acknowledged. Please refer to the attached Site Improvement Exhibit.

St. Lucie County Public Works/Engineering -Ron Harris

1. No objection to the proposed conditional use.
Response: Acknowledged.

2. Roadways abutting the subject parcel are under the jurisdiction of St. Lucie County and FDOT.
Response: Acknowledged.

3. The applicant is advised that Smallwood Avenue is considered a sub-standard right of way. The applicant may be required to donate their proportionate share of the deficient right of way (2.5').
Response: The portion of property subject to the application is not adjacent to Smallwood Avenue nor does it propose access to this ROW. We are only requesting a Conditional Use approval for the building located on the southwest corner of the property which utilizes the driveway access to US Hwy 1. Please refer to the attached Site Improvement Exhibit defining the planning area subject to the application. St. Lucie County surveyor has mentioned they have no intentions to improving this ROW and would rather not have to purchase the ROW from the property owner for a dead end street. The request for additional ROW would create an unreasonable hardship on the property owner and cause withdrawal of the application thereby a loss in a small business for the City of Fort Pierce.

4. The applicant is advised that the City may require the applicant to construct a concrete sidwalk along the subject parcel road frontage.
Response: A sidewalk exists along US Hwy 1, however the portion of property subject to the application is not adjacent to Smallwood Avenue nor does conditional use propose access to this ROW. We are only requesting a conditional use approval for the building located on the southwest corner of the property. Please refer to the attached Site Improvement Exhibit defining the planning area subject to the application. The request for sidewalk to be constructed along Smallwood Avenue would create an unreasonable hardship on the property owner and cause withdrawal of the application thereby a loss in a small business in Fort Pierce. The applicant has conducted a site assessment and determined the sidewalk is "not practical" as per section 22-62.(g). The sidewalk would conflict with existing conditions such as: drainage structure improvements within the ROW, the existing drainage swale, FPL power pole/guy wires, and existing driveway connections with culverts. We respectfully request the planning director deem the request for sidewalks "not practical" and therefor not applicable.

Fort Pierce Utility Authority-Martha Kerr

W/WW Engineering: Approved
Electric and Gas Engineering: No Comment
Response: Acknowledged.

Building Official City of Fort Pierce-Marc Meyers

Permits shall be obtained for any construction work that has or will take place.
Response: Acknowledged.

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com

City Commission Regular Meeting **Agenda Item # 11. e.**

Meeting Date: 03/21/2016

Re: ROW Abandonment - 401 S. Indian River Drive

SUBJECT:

Ordinance 16-006 - Right-of-way abandonment submitted by TMH, LLC to abandon land immediately adjacent to 401 S. Indian River Drive. (Parcel ID 2410-808-0017-000-7).

SUMMARY:

The applicant is requesting the public right-of-way abandonment of land immediately adjacent to 401 South Indian River Drive.

RECOMMENDATION:

Staff recommends that the City Commission approve the abandonment of the public right-of-way.

ALTERNATIVES:

Approve with additional conditions

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

16-006
Staff Report
Application
Survey
Sketch & Legal
Appraisal
Owners and Encumberance Report
TRC Comments

City Attorney Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:32 PM
City Manager	Nick Mimms	03/16/2016 11:00 AM

Form Started By: Clarissa Davis Started On: 03/01/2016 04:03 PM

Final Approval Date: 03/16/2016

ORDINANCE NO. ___

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING ONE PORTION OF A PUBLIC RIGHT-OF-WAY, LYING ON THE EAST SIDE OF INDIAN RIVER DRIVE ADJACENT OF 401 SOUTH INDIAN RIVER DRIVE WITHIN THE CITY OF FORT PIERCE, FLORIDA;** REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon one portion of an existing public right-of-way, lying on the east side of Indian River Drive adjacent of 401 South Indian River Drive within the City of Fort Pierce, Florida; and

WHEREAS, the City of Fort Pierce has certain right-of-ways or thoroughfare as hereinafter described, which is not needed for right-of-way, thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way;

NOW BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That the right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned:

1. **A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS;**

   COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTNACE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45" EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTNACE OF 29.76 FEET TO THE MONUMENTED WAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16 WEST ALONG SAID EAST OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

   As depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 15-___ was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____; and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____.

_____
Linda Hudson,
Mayor Commissioner

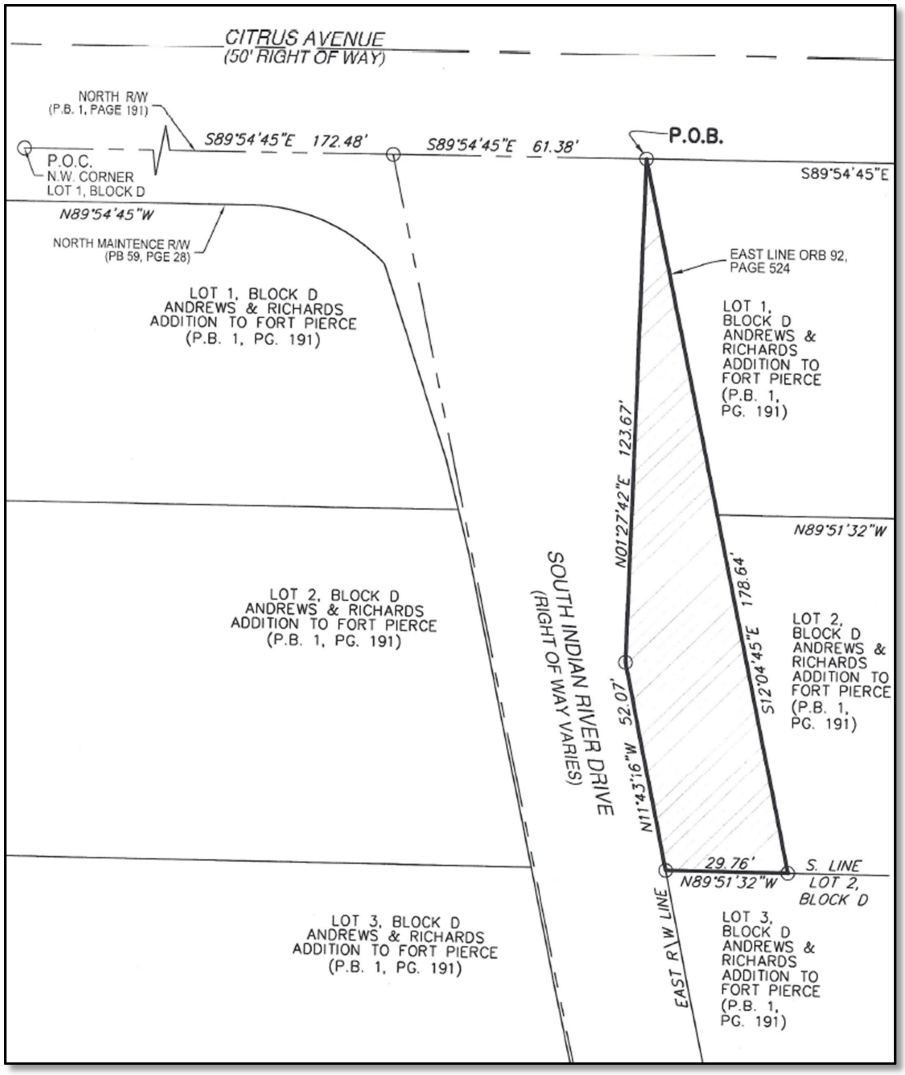
ATTEST:

_____
Linda W. Cox,
City Clerk

(City Seal)

Right-of-way Abandonment

Exhibit “A”



Legal Description: A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS;

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CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **Right-of-Way Abandonment – 401 S. Indian River Drive**

DATE: March 1st, 2016

STAFF REPORT

The applicant, TAI (IRD), LLC, is requesting the public right-of-way abandonment of land immediately adjacent to 401 South Indian River Drive.

The right-of way located on Indian River Drive (Exhibit "A") was previously deeded to the City of Fort Pierce in the 1980's where a round-about was later constructed in the year 2006. Once construction was completed, residual land remained in the possession of City of Fort Pierce. The applicant would like the City to abandon approximately .07 acres to utilize in a future development plan named Indian River Villas, a mulit-family development.

TRC Comments

This item was transmitted and reviewed by the departments whom participate in the Technical Review Committee. Their comments are attached to this staff report.

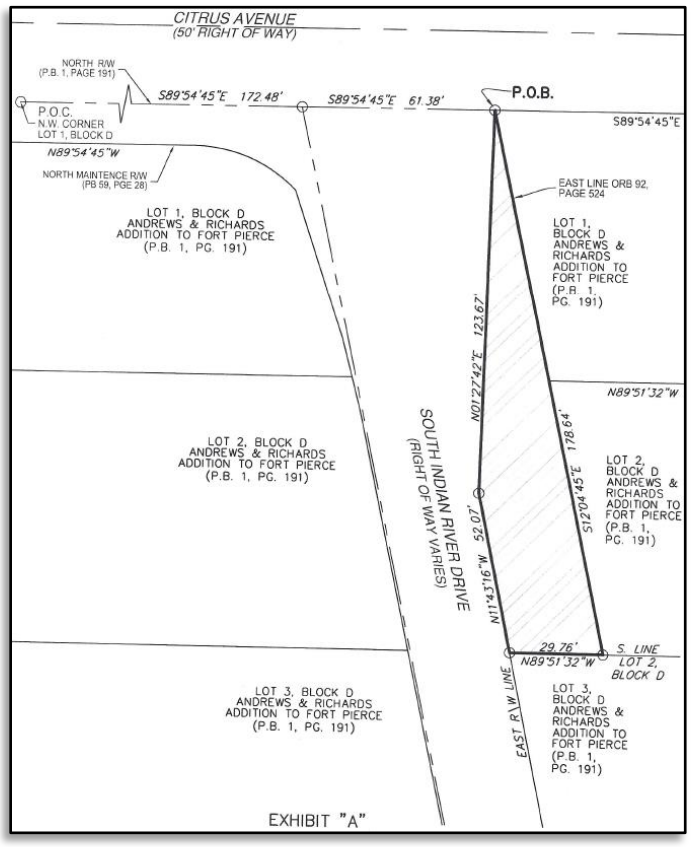
Planning Board Recommendation

At their December 8th, meeting the Planning Board voted to approve the abandonment unanimously.

Staff Recommendation

Staff recommends that the City Commission approve the abandonment of the public right-of-way.

Exhibit "A"


CITRUS AVENUE
(50' RIGHT OF WAY)
NORTH R/W
(P.B. 1, PAGE 191)
S89°54'45"E 172.48'
S89°54'45"E 61.38'
P.O.B.
P.O.C.
N.W. CORNER
LOT 1, BLOCK D
S89°54'45"E
N89°54'45"W
NORTH MAINTENCE R/W
(PB 59, PGE 28)
EAST LINE ORB 92,
PAGE 524
LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
LOT 1,
BLOCK D
ANDREWS &
RICHARDS
ADDITION TO
FORT PIERCE
(P.B. 1,
PG. 191)
N01°27'42"E 123.67'
N89°51'32"W
LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
SOUTH INDIAN RIVER DRIVE
(RIGHT OF WAY VARIES)
S12°04'45"E 178.64'
N11°43'16"W 50.05'
LOT 2,
BLOCK D
ANDREWS &
RICHARDS
ADDITION TO
FORT PIERCE
(P.B. 1,
PG. 191)
29.76'
N89°51'32"W
S. LINE
LOT 2,
BLOCK D
EAST R/W LINE
LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
LOT 3,
BLOCK D
ANDREWS &
RICHARDS
ADDITION TO
FORT PIERCE
(P.B. 1,
PG. 191)
EXHIBIT "A"

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
FEB 16 2016
CITY OF FORT PIERCE
PLANNING & ZONING

Abandonment

Property address or Location 401 S. Indian River Drive

Parcel ID #(s) 2410-808-0017-000-7

Project description S. Indian River Boulevard

TA1 (IRD), LLC **Property Owner(s)**	Same as Owner **Applicant/Representative, Title, Company**
2277 No Circle Drive Street Address	Street Address
Palatine, IL 60067 City State Zip	City State Zip
846-337-1756 Phone Number	Phone Number
mabananti@comcast.net Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Thomas Abenante
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ ILLINOIS COUNTY COOK

The foregoing instrument was acknowledged before me this 10th day of February, 2016, by Thomas Abananti who is personally known to me or has produced Drivers Liscence as identification.

Signature of Notary

OFFICIAL SEAL
DILEK IDRIZ
(seal) Notary Public - State of Illinois
My Commission Expires Jan 11, 2017

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: We are asking for Abandonment of certain right-of-way areas to allow proper development of the adjacent properties.

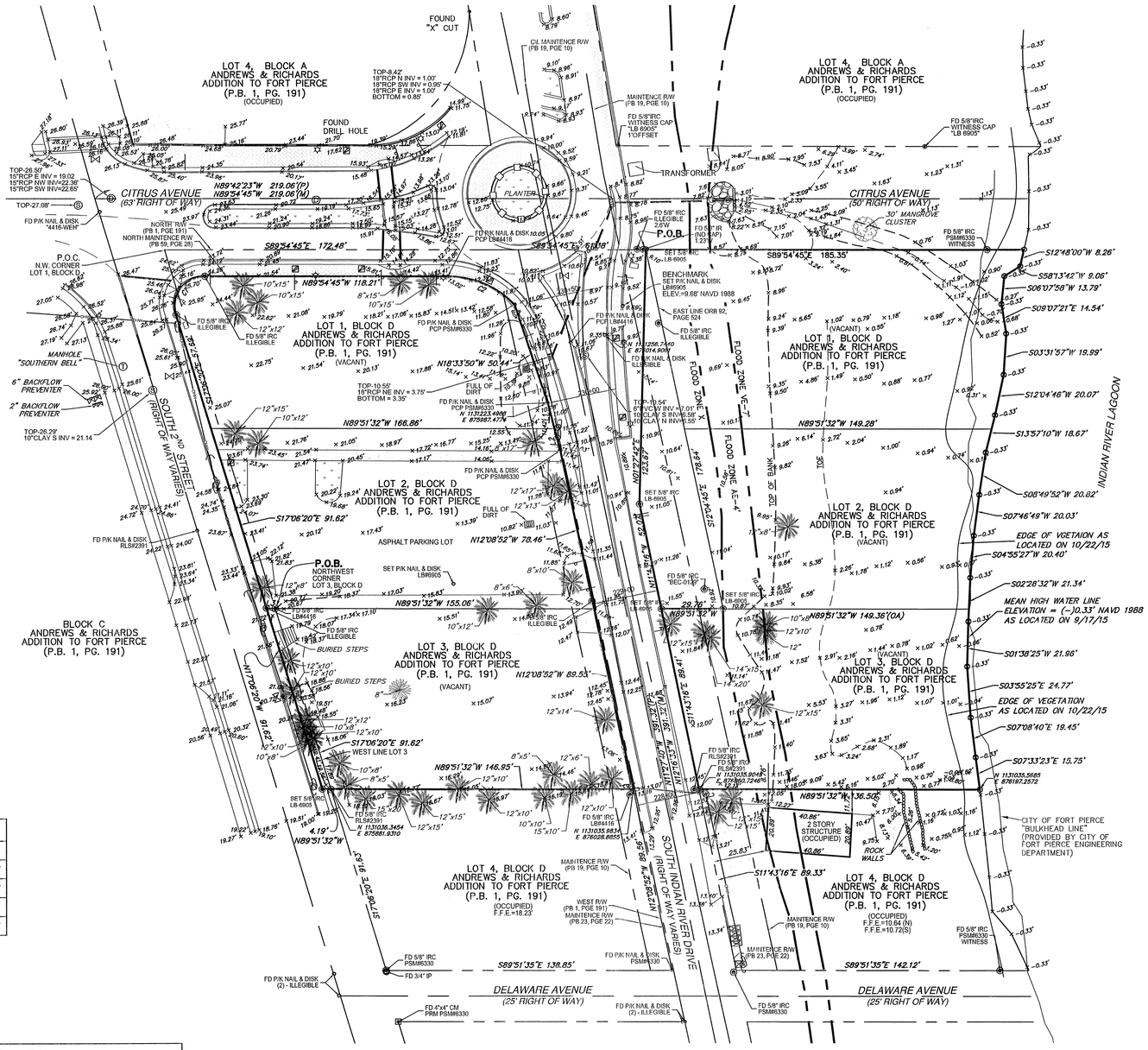
List any utilities visible or known to exist in the right of way/easement: None

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.


LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
FOUND "X" CUT
FOUND DRILL HOLE
CITRUS AVENUE (63' RIGHT OF WAY)
N89°42'23"W 219.06'(P)
N89°54'45"W 219.06'(M)
NORTH R/W (PB 1, PGE 191) NORTH MAINTENCE R/W (PB 59, PGE 28)
S89°54'45"E 172.46'
P.O.C. N.W. CORNER LOT 1, BLOCK D
N89°54'45"W 118.21'
LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
SOUTH 2ND STREET (RIGHT OF WAY VARIES)
N89°51'32"W 166.86'
S17°06'20"E 91.62'
LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
ASPHALT PARKING LOT
N12°08'52"W 78.46'
P.O.B. NORTHWEST CORNER LOT 3, BLOCK D
N89°51'32"W 155.06'
LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
N12°08'52"W 89.53'
S17°06'20"E 91.62'
WEST LINE LOT 3
N89°51'32"W 146.95'
4.19'
N89°51'32"W
BLOCK C ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED) F.F.E.=18.23'
SOUTH INDIAN RIVER DRIVE (RIGHT OF WAY VARIES)
S89°51'35"E 138.85'
DELAWARE AVENUE (25' RIGHT OF WAY)
OIL MAINTENCE R/W (PB 19, PGE 10)
MAINTENCE R/W (PB 19, PGE 10)
LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
CITRUS AVENUE (50' RIGHT OF WAY)
30" MANGROVE CLUSTER
P.O.B.
S89°54'45"E 185.35'
BENCHMARK SET P/K NAIL & DISK LB#6905 ELEV.=9.68' NAVD 1988
EAST LINE ORB 92, PAGE 524
LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
FLOOD ZONE AE-7'
FLOOD ZONE VE-7'
N89°51'32"W 149.28'
LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
EDGE OF VOETATION AS LOCATED ON 10/22/15
MEAN HIGH WATER LINE ELEVATION = (-)0.33' NAVD 1988 AS LOCATED ON 9/17/15
N89°51'32"W 149.36'(OA)
LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
EDGE OF VEGETATION AS LOCATED ON 10/22/15
N89°51'32"W 136.50'
2 STORY STRUCTURE (OCCUPIED)
ROCK WALLS
S11°43'16"E 89.33'
LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED) F.F.E.=10.64 (N) F.F.E.=10.72(S)
MAINTENCE R/W (PB 19, PGE 10)
MAINTENCE R/W (PB 23, PGE 22)
S89°51'35"E 142.12'
DELAWARE AVENUE (25' RIGHT OF WAY)
CITY OF FORT PIERCE "BULKHEAD LINE" (PROVIDED BY CITY OF FORT PIERCE ENGINEERING DEPARTMENT)
INDIAN RIVER LAGOON
S12°48'00"W 8.26'
S58°13'42"W 9.06'
S06°07'58"W 13.79'
S09°07'21"E 14.54'
S03°31'57"W 19.99'
S12°04'46"W 20.07'
S13°57'10"W 18.67'
S08°49'52"W 20.82'
S07°46'49"W 20.03'
S04°55'27"W 20.40'
S02°26'32"W 21.34'
S01°38'25"W 21.96'
S03°55'25"E 24.77'
S07°08'40"E 19.45'
S07°33'23"E 15.75'
FD P/K NAIL & DISK "4416-WEH"
FD P/K NAIL & DISK RLS#2391
FD P/K NAIL & DISK PCP LB#6416
FD P/K NAIL & DISK PCP LB#6418
FD P/K NAIL & DISK PCP PSM#6330
FD P/K NAIL & DISK (2) - ILLEGIBLE
FD 5/8" IRC ILLEGIBLE
FD 5/8" IRC WITNESS CAP "LB 6905"
FD 5/8" IRC "BEC-013"
FD 5/8" IRC PSM#6330 WITNESS
FD 5/8" IRC RLS#2391
FD 5/8" IRC LB#4416
FD 3/4" IP
FD 4"x4" CM PRM-PSM#6330
SET 5/8" IRC LB-6905
SET P/K NAIL & DISK LB#6905
TRANSFORMER
PLANTER
BURIED STEPS
MANHOLE "SOUTHERN BELL"
6" BACKFLOW PREVENTER
2" BACKFLOW PREVENTER
TOP-26.28' 10"CLAY S INV = 21.14
TOP-26.59' 15"RCP E INV = 19.02 15"RCP NW INV=22.38' 15"RCP SW INV=22.65'
TOP-27.08'
TOP-10.55' 18"RCP NE INV = 3.75' BOTTOM = 3.35'
TOP-8.42' 18"RCP N INV = 1.00' 18"RCP SW INV = 0.95' 18"RCP E INV = 1.00' BOTTOM = 0.85'
TOP-10.54' 6"VCP W INV = 7.01' 10"CLAY S INV=6.58' 24"RCP N INV=6.55'
FULL OF DIRT
10"x15'
12"x15'
10"x12'
12"x12'
10"x10'
8"x10'
8"x6'
12"x8'
12"x17'
12"x13'
8"x15'
12"x14'
15"x10'
8"x5'
12"x6'
12"x10'
10"x8'
8"x8'
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12"x10'
12"x15'
10"x12'
12"x10'
10"x10'
15"x10'
12"x12'
10"x8

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

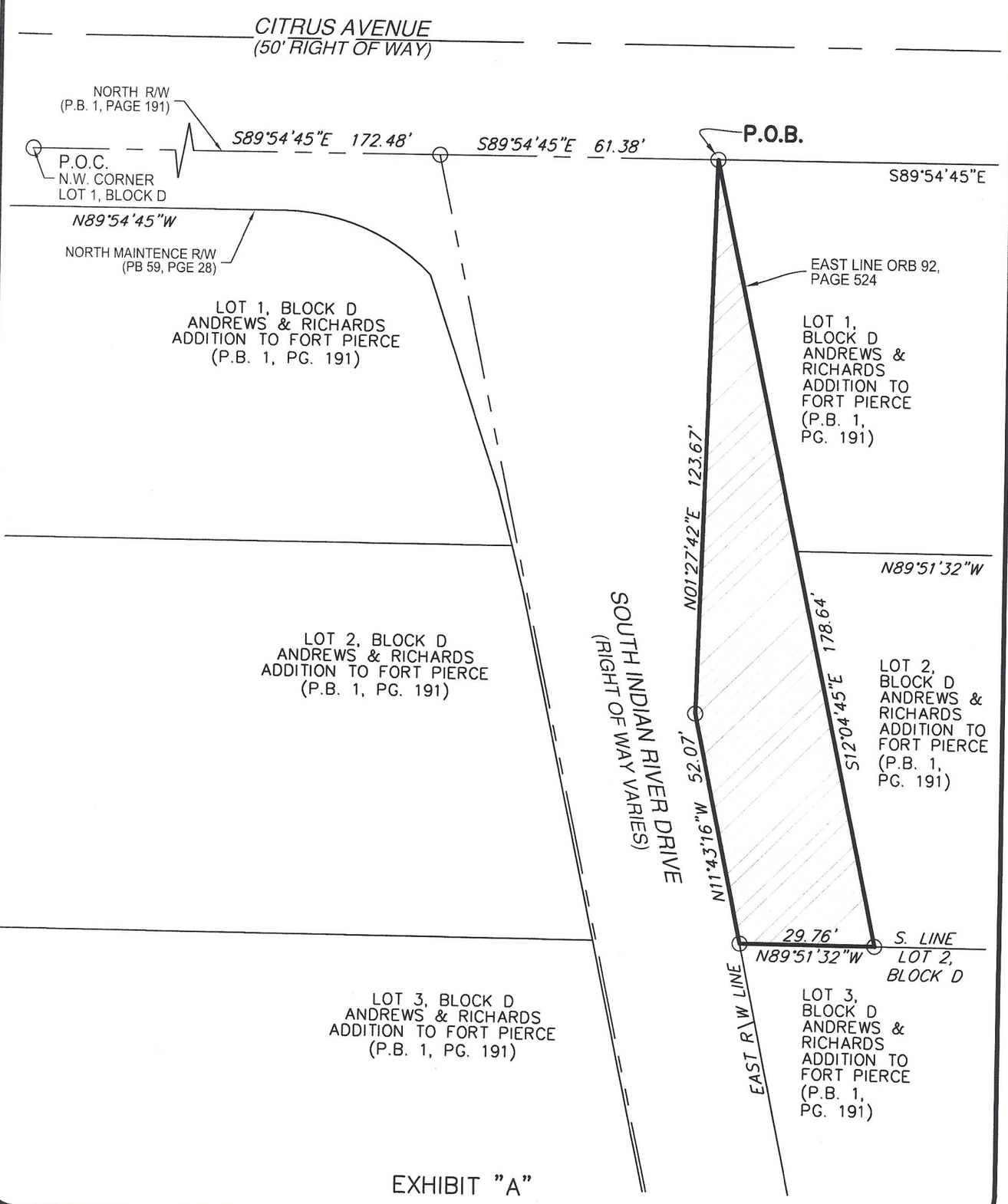

EXHIBIT "A"

SKETCH OF DESCRIPTION

North

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

PROJ. NO. 15-055-RW-R DATE: 10-21-15

DWN. BY: C.H.B.

CKD. BY: S.P.T.

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

T:\Working Files\2015 JOBS\15-055_FOGLIA\RIGHT OF WAY RELEASE\15-055-SKETCH-DESC-RIGHT OF WAY RELEASE.dwg, RW RELEASE, 11/25/2015 7:48:46 AM

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

Report of Survey: (Project # 15-055-RW-R)

* TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905 d.b.a. MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3349.7 SQUARE FEET (0.07 ACRES) MORE OR LESS.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR
PSM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
(M)	-	MEASURED VALUE
(P)	-	PLAT VALUE
CR	-	COUNTY ROAD
R/W	-	RIGHT OF WAY
O.R.B.	-	OFFICIAL RECORD BOOK
P.O.C.	-	POINT OF COMMENCEMENT
P.O.B	-	POINT OF BEGINNING
IRC	-	IRON ROD & CAP
IP	-	IRON PIPE

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

SKETCH OF DESCRIPTION
PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

11-25-14

CHARLES H. BLANCHARD, P.S.M. #5755

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AN APPRAISAL OF

THE TWO VACANT RIGHT-OF-WAY PARCELS LOCATED AT 401 AND 411 SOUTH INDIAN RIVER DRIVE IN FORT PIERCE, FLORIDA

FILE #15-73985

PREPARED FOR

MR. MIKE ABINANTI

AS OF

JANUARY 4, 2016

BY

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Please respond to Treasure Coast Office
E-Mail: s.neill@callawayandprice.com

January 5, 2016

Mr. Mike Abinanti
3602 Campbell Street
Rolling Meadows, IL 60008

Dear Mr. Abinanti:

We have made an investigation and analysis of the two vacant right-of-way parcels located at 401 and 411 South Indian River Drive in Fort Pierce, Florida. The Subject Properties will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Properties as of January 4, 2015.

The Subject Properties are considered to be the two road right-of-ways. The larger of the two contains 3,350 square feet and is located along the east side of South Indian River Drive. The smaller right-of-way is contains 367 square feet and is located on the western side of the lots along South 2nd Street. Both of these right-of-ways are owned by the City of Fort Pierce. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property. We will value the two right-of-ways as one total value.

This report has been prepared for our client, Mr. Mike Abinanti. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of January 4, 2016 was:

$53,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.



Stephen G. Neill, MAI
Cert Gen RZ2480



Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV/clw:15-73985
Attachments

PROPERTY TYPE	:	Road Right-of-Ways
LOCATION	:	The Subject Properties are located on the east side of Indian River Drive and along the east side of South 2nd Street adjacent to 401 and 411 South Indian River Drive in Fort Pierce, Florida.
DATE OF VALUATION	:	January 4, 2016
PROPERTY DESCRIPTION:		
LAND	:	The Subject Properties contain 3,350 square feet and 367 square feet respectively. Combined the total is 3,717 square feet and will be valued as one total.
BUILDING	:	None
ZONING	:	C-1, Commercial by the City of Fort Pierce
LAND USE PLAN	:	OP, Office Professional by the City of Fort Pierce
HIGHEST AND BEST USE		
AS IF VACANT	:	Future Mixed Use Development
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF JANUARY 4, 2016	:	$53,000

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Qualifications:
Stephen G. Neill, MAI
Anthony D. Vercillo

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the specific right-of-way properties that are the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Stephen G. Neill, MAI and Anthony D. Vercillo have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, Stephen G. Neill, MAI has completed the continuing education program of the Appraisal Institute.



Stephen G. Neill, MAI
Cert Gen RZ2480



Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV clw:15-73985

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.



VIEW OF SUBJECT PROPERTY RIGHT-OF-WAY ALONG SOUTH 2ND STREET



VIEW OF SUBJECT PROPERTY RIGHT-OF-WAY ALONG SOUTH INDIAN RIVER DRIVE



RIVER VIEW FROM SUBJECT PROPERTY



STREET SCENE ALONG SOUTH INDIAN RIVER DRIVE



STREET SCENE ALONG SOUTH 2ND STREET



VIEW OF INDIAN RIVER FROM SOUTH 2ND STREET



VIEW AT CORNER OF CITRUS BOULEVARD AND SOUTH INDIAN RIVER DRIVE



VIEW AT CORNER OF CITRUS BOULEVARD AND SOUTH 2ND STREET



AERIAL PHOTO
(Right-of-Way Parcels in Yellow/Boundaries are Approximate)

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of January 4, 2016.

Intended Use and User of Appraisal

This report has been prepared for our client, Mr. Mike Abinanti. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3349.7 SQUARE FEET (0.07 ACRES) MORE OR LESS.

Legal Description:

A PARCEL OF LAND BEING PART SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY FLORIDA AND ABUTTING LOT 3, BLOCK D OF ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 366.6 SQUARE FEET (0.008 ACRES) MORE OR LESS.

Client Provided

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. Buyer and seller are typically motivated;

b. Both parties are well informed or well advised, and acting in what they consider their own best interests;

c. A reasonable time is allowed for exposure in the open market;

d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

Hypothetical Conditions or Extraordinary Assumptions

No Hypothetical Conditions or Extraordinary Assumptions were made for the valuation of the Subject Property.

Marketing Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Marketing Time on page 140 as follows:

"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, the Subject should have a marketing time of less than 12 months, provided adequate financing is available, the property is listed for sale at market value and is marketed by a competent brokerage firm.

Exposure Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Exposure Time on page 83 as follows:

1. "The time a property remains on the market."

2. "The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Method on page 3 as follows:

"A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence Value

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Value on page 3 as follows:

"In the valuation of real estate corridors, the value concluded based on a comparison with adjacent lands before the consideration of any other adjustment factors."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property on January 4, 2016 by Stephen G. Neill, MAI and Anthony D. Vercillo. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department. We also had conversations with the owner of the 1.83 acres located at 401 and 411 South Indian River Drive (Adjacent parcels to the right-of-ways).

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	North Causeway
South	-	Citrus Overpass
East	-	Indian River
West	-	U.S. Highway 1

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district.

Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past fifteen years, downtown Fort Pierce has been actively involved in a period of revitalization.

Projects that have been completed include an $8,000,000 courthouse expansion and parking garage, and a new city hall. In addition, renovation of the old city hall located at the southeast corner of Avenue A and U.S. Highway 1 has been completed. The Renaissance on the River Project was also competed with retail and office units on the lower levels and residential units on the upper level. The Sunrise Theater underwent extensive renovations recently. The theater is currently finished with the renovations and is now open.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. The corridor from Sunrise Boulevard to Avenue F was improved into four and five lanes. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68 (SR 68), is a three lane, one way, paved road which interchanges with I-95 approximately four miles west of U.S. Highway 1. Orange Avenue becomes a two-way road at North 7th Street, approximately three blocks west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

The Florida East Coast Railroad (FEC) serves the Subject Neighborhood directly. The FEC has two tracks within the boundaries of the City of Fort Pierce. One track runs across the southeast portion of the city and ties into the track running north/south along the Indian River. The FEC provides service between Jacksonville and Miami. Additionally, there have been serious discussions of Fort Pierce being a stop on the proposed Florida high-speed rail line between Tampa and Miami. This stop would facilitate passenger movements between the statewide populations' centers and Fort Pierce.

Surrounding Land Uses

The north portion of the Subject Neighborhood, from Fisherman's Wharf north to Taylor Creek, is the land area designated for the Port of Fort Pierce. The county has purchased 20 acres of this area, which is known as Harbour Pointe. The Indian River Terminal was sold by Egan Grove Company and the other portion of the Port of Fort Pierce is the Plant leased by Marconis Industries which is used to import aragonite.

Commodity trade data for the Port of Fort Pierce reflects that fresh citrus was the primary export commodity, although recent sales transactions have changed that. The aragonite plant is still running and is the primary import commodity.

Two marina facilities are located in this north area. They are Harbor Town Marina and Taylor Creek Marina. Harbor Town offers primarily "in water" boat storage, while Taylor Creek caters to smaller boats with their in/out storage facilities.

The primary uses along the east/west Orange Avenue and Avenue A corridor, as well as the north/south U.S. Highway 1 corridor, are commercial in nature. The areas located behind the commercial uses represent residential development.

New City Marina

The new city marina was recently completed. The Fort Pierce marina was created with several tiny man-made islands that will provide habitat for birds and other animals while protecting the marina docks in place.

City officials say the marina project should continue to attract more boaters and tourists to downtown Fort Pierce, leading to busier restaurants, increased theatre ticket sales and improved nature tours. "This is a local stimulus project we've been waiting on for a very long time," Mayor Bob Benton said in a statement. After hurricanes destroyed the Treasure Coast in 2004, the storms left the marina in shambles. Fort Pierce was unable to acquire funds from the Federal Emergency Management Agency for repairs until the city developed a way to protect the docks from future hurricanes.

City engineers managed to come with a protection plan involving buffer islands so as to help prevent massive waves from crashing into the docks. To help ease environmental fears, the city set aside underwater land near the proposed buffer islands for environmental protection. The city also tested models of the islands for the 21.75-acre site to see how the islands would affect the surroundings. These islands will not be open to the public. "The city feels it has developed an innovative idea for shoreline protection outside the typical methods for this type of protection," says City Engineering Project Coordinator Ed Seissiger. "The aim was to develop shoreline protection that would benefit its residents as well as the environment."

Followed by years of design tweaking to satisfy environmental impact questions, the city finally received a key permit from the U.S. Army Corps of Engineers in December 2013 after receiving a separate permit in 2009 from the Florida Department of Environmental Protection. The Fort Pierce marina stayed open throughout, although lost over 100 dock slips.

Now completed, the dock consists of 287 slips. The price tag for the marina project was stated to be nearly $20 million for the islands and docks, Seissiger said. Seissiger said the money is coming from insurance and FEMA. If Fort Pierce officials agree on upgrades, there could be costs to the city. According to city officials, Fort Pierce lost $1.5 million in annual taxes, and the county has lost $8.5 million per year since the storm damage. City officials are hopeful that the new marina will bring back the lost money. Located below is a conceptual drawing of the new city marina.



Public Utilities

Electric and telephone service is available to all properties. The entire Subject neighborhood is served by a central water and sewer system.

Neighborhood Housing

Within the Subject neighborhood residential areas are located between North 2nd Street and U.S. Highway 1 from the former Fort Pierce Utilities Authority's Power Plant to the north to Avenue H (Fisherman's Wharf Road). This small residential area contains a few old single-family residences in poor condition with deferred maintenance evident. Similar single-family residential development is located between South 2nd Street and Indian River Drive south of the Citrus Avenue Overpass. Overall, residential development of the immediate Subject neighborhood has been slow over the last several years.

Recent and Future Developments

The new federal courthouse opened in late 2011. This site is one and half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue (one block west of the Subject).

The City of Fort Pierce's new library on South Indian River Drive and Orange Avenue is completed. The library contains 20,000 square feet in a two-story structure. The idea of locating the new library on riverfront parcel originated during a "charrette", which is a community brainstorming session. At this public meeting, it was decided that a new library should be constructed on the waterfront, tied to the riverwalk with a riverview. This plan has also been subsequently drafted into the Redevelopment and Revitalization Plan adopted by the City of Fort Pierce. According to an article in the Fort Pierce Tribune, the new 20,000 square foot library cost an estimated $2.65 million, which included $750,000 in city funds, $1,000,000 million from St. Lucie County, a $500,000 state grant, plus an estimated $400,000.

Additionally, a Manatee Observation Center containing approximately 1,375 square feet was completed on the northeast corner of Moore's Creek and Indian River Drive, just north of the Fort Pierce Yachting Center. The Manatee Observation Center features an exhibition building, an exhibition hall, lab/classroom, gift shop, office/storage area, restroom and covered terrace. The center will offer open-air classrooms.

Additionally, Renaissance on the River was completed in 2012. Renaissance on the River is a condominium project with 38 residential units and 27,500 square feet of retail/office space. One Marina Place was a proposed condominium project with 41 residential units and 8,750 square feet of retail space, however this project was cancelled due to the market conditions in 2012 and 2013. Another project that has

fallen through was the development of the 6.87-acre site of the old H.D. King Power Plant. This project "Atocha Village" was reported in the news as a $90 million mix of retail, restaurants, homes, and a hotel. The reason this project fell apart was due to language in the deed which stipulates the property reverts back to state ownership if it's used for private development.

It is worth noting that during 2014 and 2015, leasing activity has increased downtown. Much of the vacant space has been absorbed and new tenants, such as a 7-11 store and a Subway, have moved in.

Conclusion

The Subject neighborhood is considered to be part of the continued Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed or is still in the process of being completed. Downtown areas on the west side of U.S. Highway 1 are also being revitalized and completed, and include several projects underway. In our opinion, property values within the Subject neighborhood will eventually increase proportionately as the Redevelopment and Revitalization Plan for the City of Fort Pierce are administered. This is especially true for the west side as the Federal Courthouse recently completed in November 2011. It is also worth noting that there are very active plans in place for road improvements in the downtown area, particularly they are leading into the Port of Fort Pierce. Furthermore, there are also future plans for a revitalization and redevelopment of the Port of Fort Pierce.

PROPERTY DATA

Location

The Subject Property is located along the east side of Indian River Drive and the east side of South 2ND Street adjacent to the properties at 401 and 411 South Indian River Drive in Fort Pierce, Florida. The Subject is considered to be located in the downtown Fort Pierce Market. This location is also near the Indian River. A location map is located below for the reader's convenience.

Location Map



Zoning

The surrounding parcels are zoned C-1, Office Commercial by the City of Fort Pierce.

The C-1 zoning is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

The following uses and their accessory uses are permitted in a C-1 Zone:

- Finance, insurance and real estate establishments
- Business service establishments
- Communication service establishments, except transmission towers
- Professional service establishments, except hospitals
- Administrative offices for businesses
- Home occupations
- Temporary uses

Lot Size and Dimensional Requirements

Lot size requirements for the C-1 District are shown below:

			MINIMUM YARD (Ft)					
MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
10,000	70	90	25	15*	15*	15*	65	60%

*Minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

Land Use

The surrounding properties have a land-use classification of OP, Office Professional or CBD, Central Business District, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

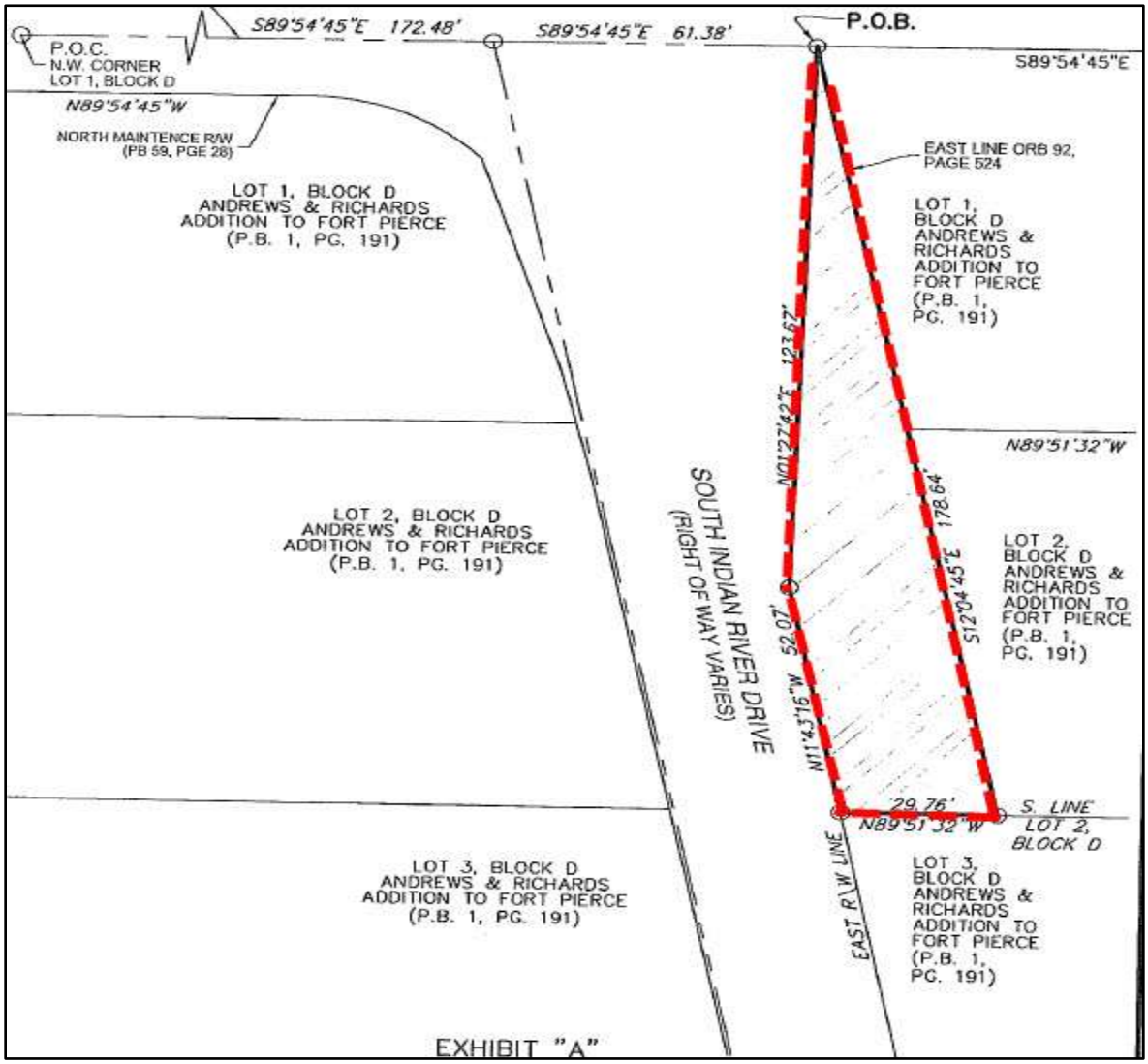
Concurrency

In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

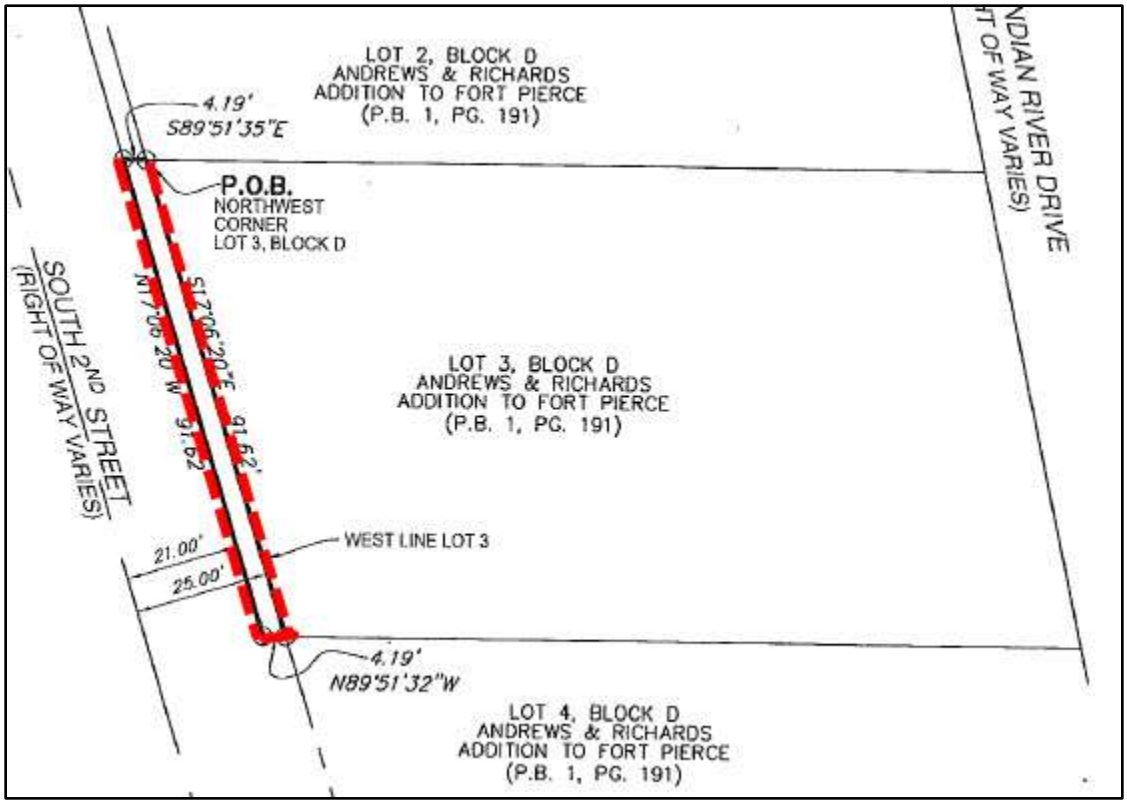
In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property consists of two different right-of-way parcels. The first and larger parcel contains 3,350 square feet and is somewhat triangular in shape. Located below is a sketch of this portion of the Subject Property.



The second and smaller right-of-way parcel contains 367 square feet and is rectangular in shape. Located below is a sketch of this portion of the Subject Property.



Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

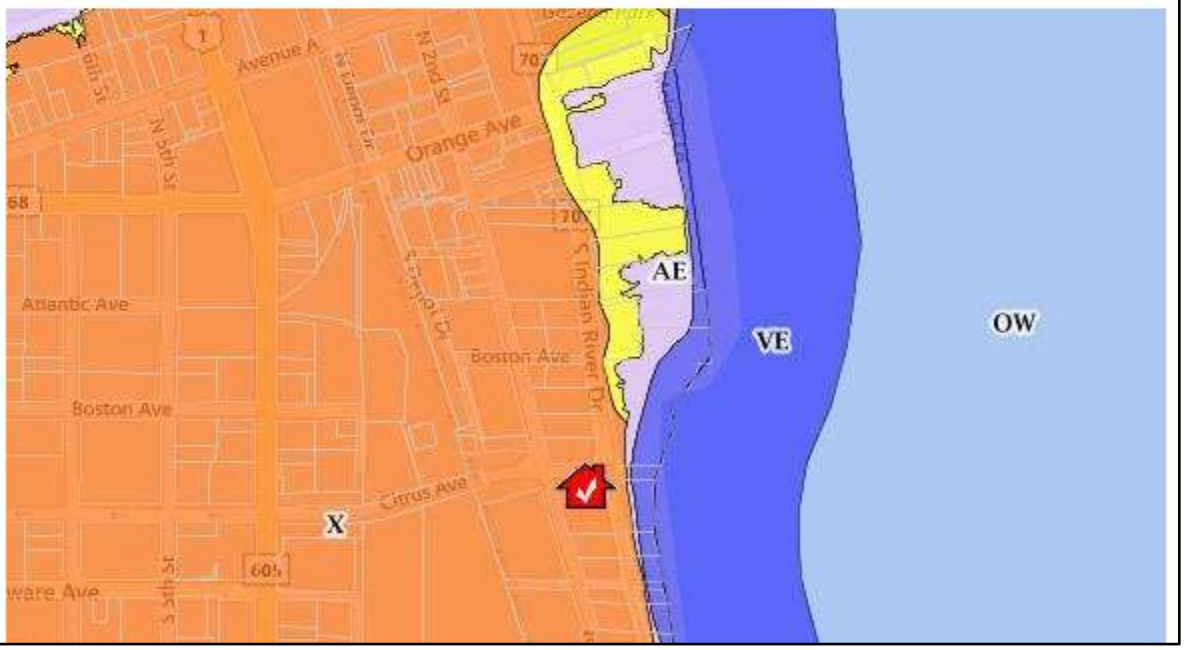
The Subject Property lies within Census Tract 3801.00.

Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
VE	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (AE,VE,X500,X)	

Flood Zone Description:

Zone VE-An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the unfinished road associated with Indian River Drive and South 2nd Street.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute defines Highest and Best Use on page 109 as follows:

1. "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

2. "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"

3. "The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)."

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The surrounding properties are zoned C-1, Office-Commercial with a Office Professional Future Land-Use Classification. Both of these classifications allow for commercial development as well as waterfront residential development up to 18 units per acre.

2. The Subject Property contains two right-of-way parcels containing 3,350 square feet and 367 square feet of land area. The site size and shape of the two parcels does not allow for any development as a standalone parcel. These two parcels are contiguous with a 1.83 acre site that has river frontage and frontage on three different road ways. If the right-of-way parcels are assembled together with the 1.83 acres, the site will then have 1.92 acres, and more importantly have full road frontage along South 2nd Street and Indian River Drive. The Subject Property along with surrounding properties would have multiple development schemes including commercial development, mixed use, and multifamily residential development.

3. From all indications commercial and residential developments are financially feasible. While more recent market conditions have indicated a large decline in demand for both commercial and residential properties,

the location of the Subject and its development potential provide desirable qualities. When demand for commercial, mixed use, and residential land begins to increase in the future, properties like the Subject with waterfront views and close proximity to the Indian River should become once again desirable. It is also worth mentioning that the sites have the potential to be assembled to adjacent parcels located along the waterfront. While current demand does not warrant any development at this time, it is important to the future potential of the Subject Property along with surrounding properties.

4. The Subject Property is currently surrounded by a more commercial/retail use as well as some various residential uses to the south. Given the Subject's current surrounding uses, it is our opinion that the maximally productive use of the Subject Property would be for future commercial/retail or mixed use development with an emphasis on waterfront amenities in conjunction with surrounding properties.

LAND-VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject and located along the waterfront. A search was made for commercial or mixed use land sales with similar location features and/or similar development potential. Directly comparable sales, of waterfront commercial sites with similar development potential located within the downtown redevelopment area of Fort Pierce are limited.

With very limited available sales data, we have looked at the best available waterfront commercial sales. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality, approvals, and zoning. The four comparable sales and one current Subject Contract indicated a non-adjusted range from $8.66 to $19.78 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Pending Land Sale 1



Property Identification

Record ID	2971
Property Type	Commercial/Residential, Mixed Use
Address	401 & 411 South Indian River Drive, Fort Pierce, St. Lucie County, Florida
Location	East and west sides of South Indian River Drive on south corner of Citrus Blvd.
Tax ID	2410-808-0017-0007, 2410-808-0019-0001

Sale Data

Grantor	TMH LLC & TAI (IRD)LLC
Grantee	Confidential
Closing Date	Within 90 days
Property Rights	Fee
Conditions of Sale	Arm's Length Transaction
Financing	Cash to Seller
Contract Price	$1,650,000
Cash Equivalent	$1,650,000
Adjusted Price	$1,650,000

Land Data

Zoning	C-1, Mixed Use/Commercial
Topography	Generally level and sloping downward towards the east
Utilities	All available
Shape	Mostly Rectangular

Land Size Information

Gross Land Size	1.915 Acres or 83,432 SF

Indicators

Sale Price/Gross Acre	$861,468 Actual or $861,468 Adjusted
Sale Price/Gross SF	$19.78 Actual or $19.78 Adjusted

Remarks

This is the current contract for 1.92 acres of land located on the east and west sides of South Indian River Drive and near Citrus Boulevard. The property has frontage along the Indian River, South Indian River Drive, Citrus Boulevard, as well as South 2nd Street.

The purchase price was indicated at $1,650,000 and is contingent on gaining full approvals for a mixed use residential and commercial retail project. Additionally, as part of the agreement and approvals, for the project to work, there are two right-of-ways under the ownership of City of Fort Pierce that must be purchased prior to closing. This contract is based on the properties located at 401 and 411 South Indian River Drive containing 1.83 acres and the additional two right-of-ways containing an additional 3,717 square feet or approximately 0.09 acres. The attached aerial shows both the land currently owned by the "Grantor" (red) and the additional right-of-ways owned by the City of Fort Pierce (yellow). Again, the contract includes the right-of-ways and is contingent on them being acquired prior to closing.

Land Sale 2



Property Identification

Record ID	2873
Property Type	Commercial/Residential, Vacant Land
Address	500 South Indian River Drive, Fort Pierce, St. Lucie County, Florida
Location	East and West side of Indian River Drive south of the Citrus Overpass in Fort Pierce
Tax ID	2410-809-0001-0005, multiple

Sale Data

Grantor	A B Lowry LLC
Grantee	Kraaz and Kraaz Finance LLC
Sale Date	February 06, 2015
Deed Book/Page	3714/2415
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$400,000
Cash Equivalent	$400,000
Adjusted Price	$400,000

Land Data

Zoning	C1, Central Commercial
Topography	Generally level and slopes downward towards river
Utilities	All available

Shape	Mostly Rectangular

Land Size Information

Gross Land Size	1.050 Acres or 45,738 SF

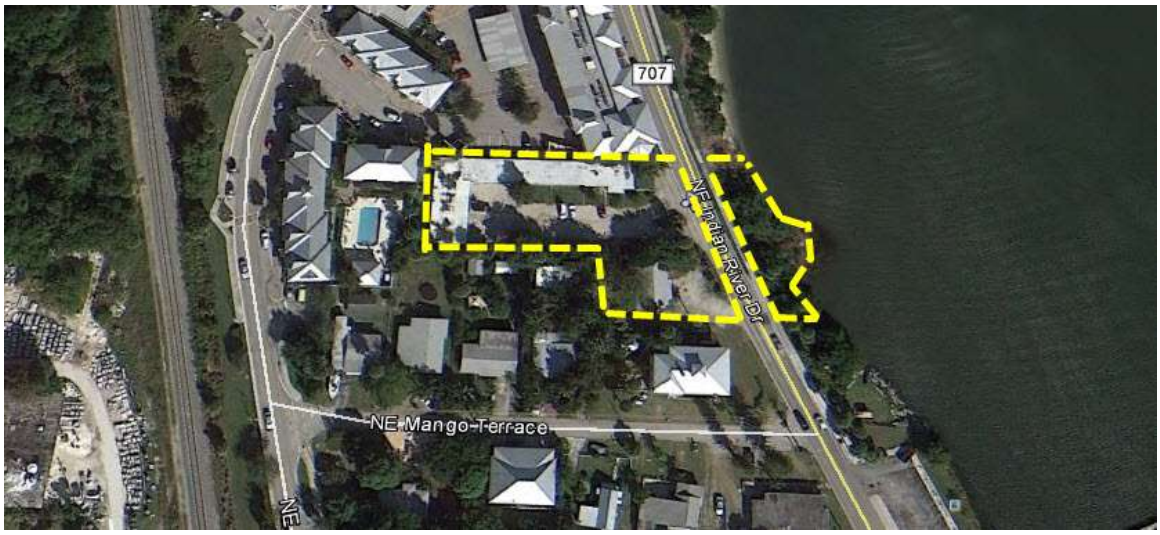
Indicators

Sale Price/Gross Acre	$380,952
Sale Price/Gross SF	$8.75

Remarks

This is the sale of three contiguous river front parcels totaling 1.05 acres. The site is located along Indian River Drive in Fort Pierce, just south of the Citrus Overpass. The property was purchased as an investment. According to representatives from the City of Fort Pierce, an application has been submitted to rezone the site from C-1 Commercial to C-4 Central Commercial. This would allow for a mixed use development including office space with residential density on the upper floor levels at a density of 30 units per acre.

Land Sale 3



Property Identification

Record ID	2974
Property Type	Commercial/Residential, Mixed Use
Property Name	Former Jensen Beach Waterfront Inn
Address	3670 NE Indian River Drive, Jensen Beach, Martin County, Florida
Location	East and west sides of Indian River Drive and just south of Jensen Beach Causeway
Tax ID	15-37-41-000-000-00330-5,00260-9

Sale Data

Grantor	Larry and Maria Baum
Grantee	Jensen Beach Waterfront Inn LLC
Sale Date	October 15, 2014
Deed Book/Page	2747/362 & 364
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$750,000
Cash Equivalent	$750,000
Downward Adjustment	$100,000
Adjusted Price	$650,000

Land Data

Zoning	CL, Commercial Limited
Topography	Generally level gradually sloping toward the Indian River
Utilities	All available
Shape	Mostly Rectangular

Land Size Information

Gross Land Size	0.93 Acres or 40,511 SF

Indicators

Sale Price/Gross Acre	$806,452 actual or $698,925 Adjusted
Sale Price/Gross SF	$18.51 Actual or $16.04 Adjusted

Remarks

This is the sale of two adjacent waterfront parcels containing a total of 40,511 square feet of land area. The transaction was recorded in two separate sales of $375,000 each for an essential combined price of $750,000. There was an old dilapidated motel and single-family residence on site at the time of sale. The improvements totaled 6,633 square feet and were not habitable at the time of sale. It was indicated that the buyer had planned to renovate the existing improvements, but acknowledged that the majority of the sale price was for the underlying land.

We are also aware of an offer of $650,000 just prior to the sale, whereas the buyer wished to demolish the existing improvements and was willing to pay that for land only. Therefore we have made a downward adjustment of $100,000 to recognize the minimal contributory value of the existing improvements.

Land Sale 4



Property Identification

Record ID	2973
Property Type	Commercial/Residential, Commercial Land
Address	Fort Pierce, St. Lucie County, Florida
Location	East side of South Indian River Drive on north and south sides of Boston Avenue R/W
Tax ID	2410-804-0004-0001

Sale Data

Grantor	SB Florida CRE Holdings LLC
Grantee	St. Andrews Episcopal Academy, Inc.
Sale Date	May 01, 2014
Deed Book/Page	3626/2190
Property Rights	Fee
Conditions of Sale	Arm's length

Financing	Cash to Seller
Sale Price	$900,000
Cash Equivalent	$900,000
Adjusted Price	$900,000

Land Data

Zoning	C4, Central Commercial
Topography	Generally level and gradually sloping downward towards Indian River
Utilities	All available
Shape	Irregular

Land Size Information

Gross Land Size	1.768 Acres or 77,005 SF

Indicators

Sale Price/Gross Acre	$509,110 Actual or $509,110 Adjusted
Sale Price/Gross SF	$11.69 Actual or $11.69 Adjusted

Remarks

This was an REO sale that was listed for $1,100,000 at the time of sale. The listing agent reported that it was motivated transaction, but did not any specific monetary discount. The buyer purchased the site for expansion of their school campus.

Land Sale 5



Property Identification

Record ID	2500
Property Type	Commercial/Residential, Multifamily/Commercial
Address	4575 SE Dixie Highway
Location	Manatee Pocket
Tax ID	52-38-41-010-00150-1, Multiple Parcels

Sale Data

Grantor	OB Florida CRE Holdings LLC
Grantee	Nolan Properties LLC
Sale Date	December 12, 2012
Deed Book/Page	2619/942
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$525,000
Cash Equivalent	$525,000
Downward Adjustment	$25,000
Adjusted Price	$500,000

Land Data

Zoning	WRC/R3-A, Commercial Waterfront/Residential
Topography	Generally level
Utilities	All available
Shape	Irregular

Land Size Information

Gross Land Size	0.890 Acres or 38,768 SF

Indicators

Sale Price/Gross Acre	$589,894 Actual or $561,804 Adjusted
Sale Price/Gross SF	$13.54 Actual or $12.90 Adjusted

Remarks

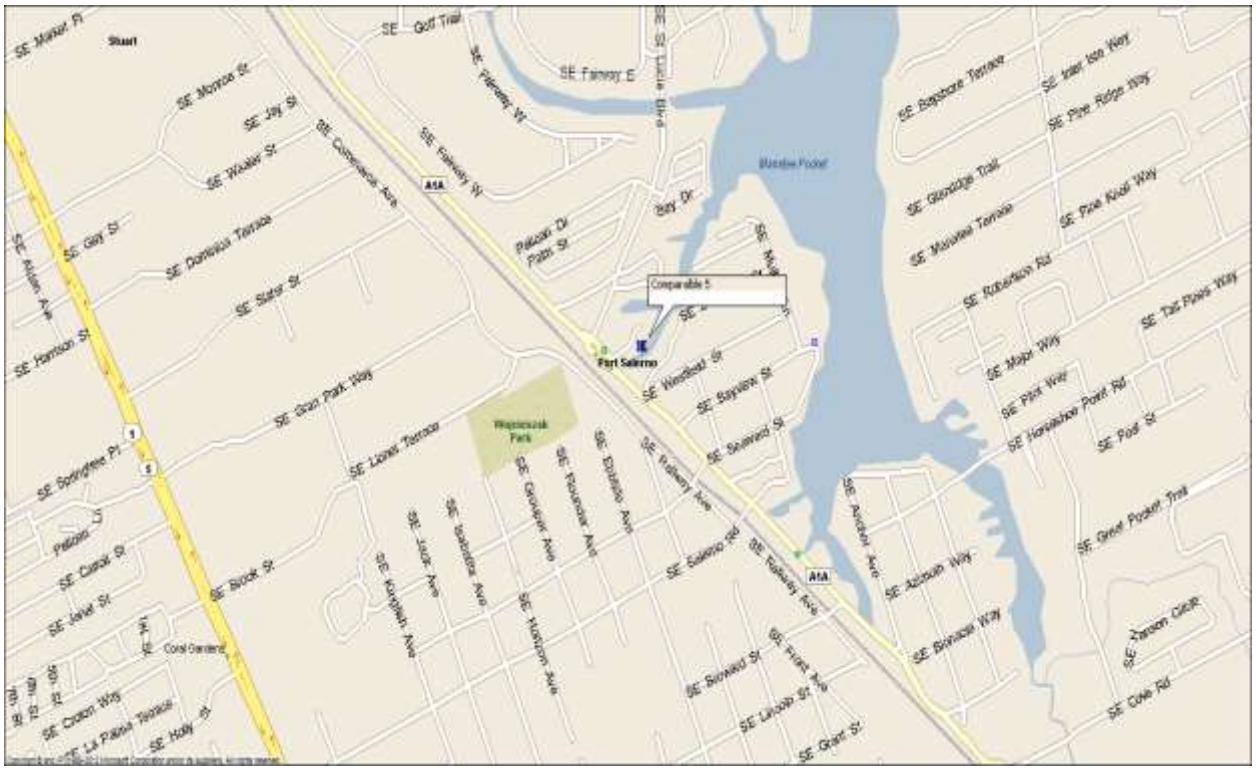
This is the December 2012 sale of a 0.89-acre waterfront site located along the Manatee Pocket in Port Salerno, Florida. The site has approximately 350 feet of water frontage which includes seawalls. Approximately 1/3 of the seawall was new and in good condition, while the remaining 2/3 was in need of some repair.

At the time of sale there was an existing 1,500 square foot building that was originally constructed in 1974. It was deemed to be in average condition at the time of sale. The building was located on the far western portion of the site. The buyer had plans to renovate the building and utilize it for a future small office use. We have recognized an adjustment of $25,000 for the existing contributory value of this structure.

There is also a small asphalt paved parking lot associated with the building. In addition, he had plans to develop the eastern portion of the site with a multifamily residential use. Prior to the sale, the property at one time had approvals for an 8-unit town home project.

Comparable Location Maps




Stuart
SE Monroe St
SE Jay St
SE Weaver St
SE Commerce Ave
SE Fairway W
SE Fairway E
SE Golf Trail
SE St Lucie Blvd
A1A
Bay Dr
Pelican Dr
Path St
Comparable 5
Port Salerno
SE Westland St
SE Bayview St
SE Seaward St
SE Dominica Terrace
SE Slater St
SE Gay St
SE Hamilton St
SE Gran Park Way
SE Lionel Terrace
Wojcieszak Park
SE Railway Ave
SE Salerno Rd
SE Brook St
SE Coastal St
SE Juliet St
SE Croton Way
SE La Palma Terrace
SE Holly St
Coral Gardens
SE Anchor Ave
SE Azzurro Way
SE Bonaire Way
SE Harbor Circle
SE Cove Rd
SE Great Pocket Trail
SE Major Way
SE Pilot Way
SE Horseshoe Point Rd
SE Post St
SE Robertson Rd
SE Tall Pines Way
SE Pine Knoll Way
SE Pine Ridge Way
SE Glenridge Trail
SE Marshall Terrace
SE Bayshore Terrace
SE Inlet Isle Way


Florida's Tpke
Subject/Comparable 1
Comparable 4
Fort Pierce
Subject/Comparable 1
Comparable 2
White City
Indian River Estates
Hutchinson Island
Atlantic Ocean
FLORIDA
Port St. Lucie
Comparable 3
Ocean Breeze Park
Stuart
Comparable 5
Port Salerno
Long Island
Jupiter Island
Coral Gardens
Palm City
Lake Okeechobee
Range Line Rd
SE 128th Ave

Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The four comparable sales and current Subject Contract indicated a non-adjusted range from $8.66 to $19.78 per square foot.

SALES COMPARISON APPROACH
Right-of-Way Parcels #15-73985

Sale Number	Subject	1	2	3	4	5
Record ID	N/A	2971	2873	2974	2973	2500
ORBK/PG	-	Contract	3714/2415	2747/362 & 364	3626/2190	2619/942
Sale Price	-	$1,650,000	$400,000	$750,000	$900,000	$525,000
Additional Consideration		$0	$0	($100,000)	$0	($25,000)
Adjusted Sales Price		$1,650,000	$400,000	$650,000	$900,000	$500,000
Size - Acres	0.09	1.92	1.05	0.93	1.77	0.89
Size - Square Foot	3,717*	83,432	45,738	40,511	77,014	38,768
Price/Square Foot	-	$19.78	$8.75	$16.05	$11.69	$12.90
Location	East side of Indian River Drive and east side of South 2nd Street adjacent to 401 & 411 South Indian River Drive	East side of Indian River Drive and east side of South 2nd Street adjacent to 401 & 411 South Indian River Drive (includes R/W Parcels)	501-507 South Indian River Drive	3670 NE Indian River Drive	East Side of Indian River Drive, north and south side of Boston Ave.	4575 SE Dixie Highway
City	Fort Pierce	Fort Pierce	Fort Pierce	Jensen Beach	Fort Pierce	Port Salerno
Frontage	Indian River	Indian River	Indian River	Indian River	Indian River	Indian River
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee
Date of Sale	N/A	Current Pending	Feb-15	N/A	May-14	Dec-12
Date of Value	04-Jan-16					
Zoning	C-1, Commercial	C-1, Commercial	C-1, Commercial	Commercial Limted	Commercial	WRC/R3-A
Time Interval (Months)	N/A	-	-	N/A	-	-
Conditions of Sale	0%	0%	0%	0%	10%	0%
Market Conditions Adj.	0%	0%	0%	0%	0%	5%
Adjusted Price Per SF	-	$19.78	$8.75	$16.05	$12.85	$13.54
Physical Adjustments						
Location (General)	-	Similar 0%	Similar 0%	Superior -10%	Similar 0%	Similar 0%
Size		0%	0%	0%	0%	0%
Site Quality	-	Similar 0%	Inferior 15%	Similar 0%	Inferior 10%	Similar 0%
Approvals		Contingent -25%	None 0%	None 0%	None 0%	None 0%
Zoning		Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Total Physical Adjustment/SF	-	-25.00%	15.00%	-10.00%	10.00%	0.00%
Adj.Price Per Square Foot	-	$14.83	$10.06	$14.44	$14.14	$13.54

*Size Adjustments will be based on the adajcent property that contains 1.92 acres

Average	$13.40
Minimum	$10.06
Maximum	$14.83
Median	$14.14

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Additional Consideration

The closed sales price of Comparable 3 included some minimal contributory value of the remaining improvements, however it was noted that the bulk of the purchase was for land value only. Based on a prior offer of $650,000 for land only from another potential buyer in addition to other land sales we have determined that the contributory value of the improvements was near $100,000. This has been deducted from the sales price in order to analyze the comparable based on land only.

Additionally, it was determined that the small office building contributed approximately $25,000 to Comparable 5 and has been deducted to look at land value only for this comparable.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. Comparable 4 has been adjusted upward slightly to recognize that the sale was verified as a motivated sales, however no specific opinion was noted with regard to the exact amount of discount. Therefore, we have made an upward adjustment of 10% just to recognize that the sale was motivated.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from December 2012 to a current pending contract. Comparable 5 is the oldest comparable and general market trends show that property values have slowly increased since this time period. Therefore, we have adjusted Comparable 5 upward 5% to recognize market conditions.

Location

Comparable 3 located just south of the Jensen Beach Causeway and in the heart of downtown Jensen Beach is considered to be of superior location in comparison to the Subject. Therefore this sale has been adjusted downward. All of the remaining comparables are considered similar and no adjustments were noted.

Size

The Subject Property right-of-way parcels contain a total of 3,717 square feet. However, in order to compare to the available sales data, we have considered the attached adjacent parcel for a total of 1.92 acres. A majority of the surrounding parcels are near one to two acres in size and considered typical for the area. We will base our analysis on a typical site size given the across the fence methodology. The comparable sales indicate a range from 0.89 acres to 1.92 acres.

In our opinion, all of the sales are considered to be of similar size and no adjustments were necessary.

Site Quality

All of the comparables have good water frontage as well as water access. The Subject right-of-ways are adjacent to two land parcels (across fence to Comparable 1) that are located on the prime corner of the Citrus Boulevard Overpass and South Indian River Drive.

Comparables 2 and 4 are both considered inferior at varying levels based on a direct comparison to the Subject given that they are not located on prime corners that would receive additional exposure as the Subject.

The remaining comparables are considered similar and no adjustments were warranted.

Approvals

Comparable 1 is the pending contract that includes the 1.83 acres located at 401 and 411 South Indian River Drive. The contract is also contingent upon the additional Subject Right-Of-Way parcels containing 0.09 acres or 3,717 square feet having been purchased by the grantor and to be included in the transaction.

Additionally, the agreed purchase price of $1,650,000 also includes some approvals for a mixed use residential and commercial development. It was clearly indicated that the agreed price is fully contingent upon these approvals and the right-of-way parcels included in order to move forward with the buyer's development plans.

Therefore, in our opinion this comparable needs to be adjusted downward based upon these approvals and conditions.

Zoning

The surrounding parcels are zoned Commercial, C-1 and C-4. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Conclusion – Land-Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $10.06 to $14.83 per square foot, with an average indication of $13.40 per square foot and median indication of $14.14 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to the adjusted values all of the comparable data and the current pending contract, it is our opinion the Market Value of the Subject site is best represented at $14.00 and $14.50 per square foot. This indicates that the land value of the Subject Property is $53,000. This is calculated as follows:

3,717 square feet (Both R/W Parcels) X $14.00 per square foot	=	$52,038
3,717 square feet (Both R/W Parcels) X $14.50 per square foot	=	$53,897

Rounded, $53,000

ADDENDA

Callaway & Price, Inc.

Real Estate Appraisers and Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast office
E-Mail: s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South
Suite 1
Jupiter, FL 33458
Phone (561)686-0333
Fax (561)686-3705

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
rac@cpwpb.com

TREASURE COAST

1803 South 25th Street
Suite 1
Fort Pierce, FL 34947
Phone (772)464-8607
Fax (772)461-0809

Stuart
Phone (772)287-3330
Fax (772)461-0809

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

1146th Avenue
Suite 3
Indialantic, FL 32903
Phone (321)726-0970
Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmail.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321)726-0970
Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmail.com

December 21, 2015

Mr. Mike Abinanti
VIA EMAIL: mabinanti@comcast.net

RE: Appraisal Fee Quote

Dear Mr. Abinanti:

We would be pleased to prepare an Appraisal of the two vacant right-of-way parcels owned by the City of Fort Pierce located adjacent to 401 & 411 South Indian River Drive in Fort Pierce, Florida. It is our understanding that the purpose of this appraisal is to estimate the current Market Value of the vacant right-of-way parcels for right-of-way abandonment purposes. For this analysis, we will use the across-the-fence method of valuation.

This report will be prepared for the addressee. The intended use is to assist the client in internal decision-making. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other use.

The fee would be $1,700. It is our policy to require a retainer and $850 will suffice for this purpose. The balance of the fee will be due and payable upon delivery of the report. We will provide an electronic copy of the final report. Hard copies of the final report are available upon request.

We will have the report completed by January 5, 2016 **be aware that delays in our receipt of information requested could postpone completion.**

If the above is agreeable to you, please sign below as our authorization and return it together with the retainer and any information requested and we will begin work immediately. This agreement is subject to the Agreements and Conditions listed on the attached page, a copy of which should also be signed and returned to us. Our work will be done in accordance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. Thank you for the opportunity to be of service.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

Accepted By\Date: _____ 12/29/15
Signature Date

Name and Title (Printed or Typed): EUGENE A SZEWIAK

Client Fed ID# or SS#: illegible

Conditions of Agreement

1. Premise: The completed report shall comply with the professional and ethical standards of the Appraisal Institute. The report will be addressed to the Client, or as directed by the Client.

2. Compensation: The fee is due and payable as designated in the contract letter; the retainer is to be sent to the Appraiser along with the signed contract letter, which constitutes authorization to commence the assignment. The Appraiser's/Consultant's compensation is in no event contingent upon a predetermined value or conclusion.

3. Completion Date: Every effort will be made to deliver the report as per the specified date in the contract letter. If delays occur for reasons beyond the control of the Appraiser/Consultant, such as not receiving necessary data requested from the Client in a timely manner, changes in the scope of services of the assignment, acts of God, et cetera, the due date shall be extended.

4. Changes: The Appraiser/Consultant shall, to the best of his ability, complete the assignment in compliance with professional and ethical standards of the appraisal industry. Changes that are not in keeping with these standards will necessitate a new contract letter and renegotiation of the original fee, or billed on a time basis plus the original fee.

5. Cancellation: The Client may cancel this agreement by written notice, or telephone followed by written notice. Appraiser/Consultant shall submit a statement based on professional time and expenses accrued, if applicable, for all services expended to the date of cancellation.

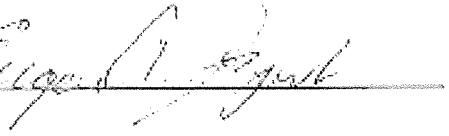
6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

7. Collection: All fees and expenses are due upon delivery of the final report. A late charge of 1.5% per month shall be imposed on balances unpaid 30 days after the statement date. If collection efforts become necessary, all costs for same, including court costs and attorney's fees, will be added to the balance due. We are currently operating under an agreement with a collection agency, which charges us 53.8%. **If their collection services are required, Client's total balance due will be increased by 53.8%.**

8. Limiting Conditions: This agreement and the completed report shall be subject to the Limiting Conditions (included in said report).

9. Confidential Data: Data assembled for the assignment will remain the property of the Appraiser/Consultant. Data provided by the Client will be held in our file, unless otherwise instructed by the Client, and considered confidential. Appraiser/Consultant is authorized by the Client to disclose the report to appropriate representative of the Appraisal Institute to comply with the Bylaws and Regulations of this professional organization.

I hereby agree to the Conditions of Agreement outlined above.

Client  Date 12/22/15

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #12248
Florida State-Certified General Real Estate Appraiser #RZ2480
Florida Licensed Real Estate Broker #BK-0660406
Associate Member, American Society of Farm Managers and Rural Appraisers
International Right of Way Association Certified Right of Way Appraiser R/W-A/C

Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:
- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal from Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- An Appraiser's Introduction & Overview of the U.S. Hotel Industry
- Hotel Market Studies & Valuating – Using Hotel Valuation Software
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

International Right of Way Courses:
- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

USPAP – Biennial
Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute – Leadership Conference Participant

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate – 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County – 2012 & 2013

Appraising\Consulting Expertise

ACLFs
Agricultural
Aircraft Hangers
Apartment Complexes
Branch Banks
Car Dealership
Citrus Groves
Condominium Projects
Eminent Domain
Golf Courses
Luxury RV Parks
Marinas
Mining Operations
Mini-Warehouses
Mobile Home Parks
Multifamily Residential
Office Buildings
Ranchland
Restaurants
Retail Buildings
Salvage Yards
Single-Family Residential
Sports Complexes
Subdivisions
Truckstops/Gas Stations
Warehouses
Vacant Land
Special Purpose Properties

Organizations and Affiliations

Rotary Member – Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

850-487-1395

NEILL, STEPHEN G
1803 S25TH STREET SUITE 1
FORT PIERCE FL 34947

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2480 ISSUED: 10/27/2014

CERTIFIED GENERAL APPRAISER
NEILL, STEPHEN G

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2016 L1410270002620

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ2480

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

NEILL, STEPHEN G
500 SOUTH US HIGHWAY 1 SUITE 107
FORT PIERCE FL 34950

ISSUED: 10/27/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1410270002620

Professional Designations\Licenses\Certifications

Florida State-Certified General Real Estate Appraiser #RZ2956

Professional Experience

Assistant Appraiser, Callaway & Price, Inc. – June 2002 – Present

Education

Bachelor of Science Degree in Education, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

- Acreage
- Airport Hangars
- Apartment Complexes
- Cemeteries
- Day Care Centers
- Eminent Domain
- Mitigation Banks
- Mobile Home Parks
- Oceanfront Property
- Rental Comparability Studies
- Residential Properties
- Retail Buildings
- Subdivisions
- Vacant Land
- Warehouse/Industrial

Organizations and Affiliations

Florida State University Alumni
Fort Pierce Sportfishing Club
Ducks Unlimited

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

850-487-1395

VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2956 ISSUED: 11/16/2014

CERTIFIED GENERAL APPRAISER
VERCILLO, ANTHONY D

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date: NOV 30, 2016 L1411160001777

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ2956

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982

ISSUED: 11/16/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1411160001777

Chicago Title Insurance Company

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 5631703

Certified Party:
Gillespie & Allison, P.A.
33 Southeast Fifth Street, Suite 100
Boca Raton, FL 33432
Phone: 561-368-5758
Fax: 561-395-0917

This will serve to certify that Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from June 19, 1964, through November 09, 2015 at 11:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel I:

A parcel of land being part of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, Public Records being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, Block D, run South 89°54'45" East (basis of bearings) along the North line of said Lot 1, a distance of 172.48 feet; thence continue South 89°54'45" East, a distance of 61.38 feet to the Point of Beginning; thence run south 12°04'45" East a distance of 178.64 feet to the South line of said Lot 2, Block D; thence run along said South line North 89°51'32" West, a distance of 29.76 feet to the monumented East right of way line of Indian River Drive (a variable width right of way); thence run North 11°43'16" West along said East right of way line, a distance of 52.07 feet; thence leaving said East right of way line run North 01°27'42" East, a distance of 123.67 feet to the Point of Beginning.

Parcel II:

A parcel of land being part Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida and abutting Lot 3, Block D of ANDREWS AND RICHARDS RE-SUBDIVISION, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, Public Records being more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block D, ANDREWS AND RICHARDS Resubdivision, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, run South 17°06'20" East (basis of bearings) along the West line of said Lot 3, a distance of 91.62 feet; thence run North 89°51'35" West, a distance of 4.19 feet; thence run North 17°06'20" West, a distance of 92.62 feet; thence run South 89°51'35" East, a distance of 4.19 feet to the Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Parcel I:
City of Fort Pierce, a municipal corporation, by virtue of Quit Claim Deed recorded in Official Records Book 92, Page 524.

Parcel II:
Road Right of Way by virtue of Andrews & Richards Addition to Fort Pierce recorded in Plat Book 1, Page 191.

The following documents of conveyance against the said real property recorded in the aforesaid public records have been found:

Parcel I:

1. Quit Claim Deed to City of Fort Pierce, a municipal corporation recorded in Official Records Book 92, Page 524.

2. State of Florida Right of Way Map recorded in Plat Book 59, Pages 28 through 29.

Parcel II:

1. Plat of Andrews & Richards Addition to Fort Pierce recorded in Plat Book 1, Page 191.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Chicago Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Chicago Title Insurance Company

_____

Ellen Klempert

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

QUIT-CLAIM DEED

DREW'S FORM R. E. 8

STATE OF FLORIDA DOCUMENTARY STAMP TAX JUN 29 '64 COMPTROLLER P.B. 100129 030

ST. LUCIE COUNTY

This Quit-Claim Deed, *Executed this 19TH day of* JUNE *, A. D. 19* 64 *, by*
HELENA M. HATZES, joined by her husband, GEORGE A. HATZES,

first party, to

CITY OF FORT PIERCE, a municipal corporation,

whose postoffice address is Fort Pierce, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of $* 10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* St. Lucie *State of* Florida *, to-wit:*

From the northwest corner of Lot 1, Block D, ANDREWS AND RICHARDS Re-Subdivision, as per plat thereof recorded in Plat Book 1, page 191, St. Lucie County, Florida, public records, run South 89° 58' East, 172.48 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning continue South 89° 58' East, 61.38 feet, to the east line of proposed right-of-way of Indian River Drive; thence South 12° 08' East, along the east line of proposed right-of-way of Indian River Drive, 178.9 feet, to the eastward projection of the south line of Lot 2 of aforesaid Block D of ANDREWS AND RICHARDS Re-Subdivision; thence West, along the projection of the south line of said Lot 2, 61.37 feet to the west edge of sidewalk as now constructed; thence North 12° 08' West, along the West edge of existing sidewalk, 178.9 feet to the Point of Beginning.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

[signature] Helena M. Hatzes L.S.
Helena M. Hatzes

[signature] George A. Hatzes L.S.
George A. Hatzes

as to Mr. and Mrs. Hatzes

STATE OF FLORIDA,
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HELENA M. HATZES, joined by her husband, GEORGE A. HATZES, to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19TH day of JUNE A. D. 19 64.

[signature]
Notary PUblic, State of Florida at Large. My commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 23, 1967
Bonded By American Surety Co. of N. Y.

JOHN S. [illegible] NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Official Record Book

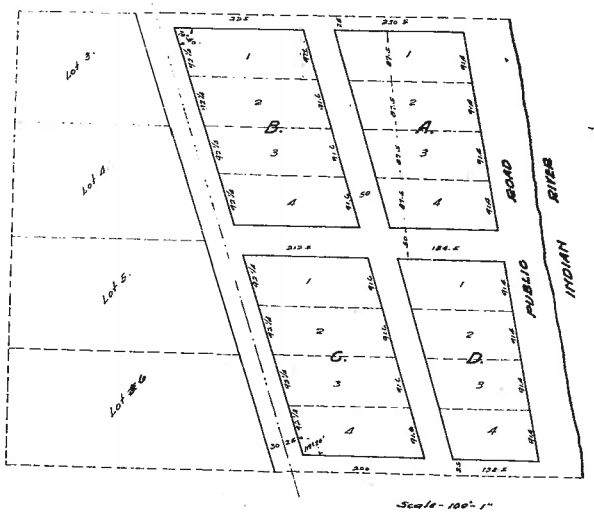
ROGER POTTRAS, CLERK ST. LUCIE COUNTY, FLORIDA

1967 JUN 29 PM 4:25

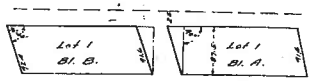
92 524

Order: 5520656 Doc: FLSTLU:92-00524 Page 1 of 1 Created By: Ellen Klempert Printed: 10/30/2015 1:36:11 PM EST

1-191



WILLIAM F. RICHARDS
AND
JAMES ANDREWS
RESUBDIVISION OF LOTS 3, 4, 5, 6
EAST OF RAILWAY
OF TYLERS SUBDIVISION OF LOT
4-SEC. 10-T. 35 S.-R. 40 E.
BEING
ANDREWS & RICHARDS
ADDITION TO
FORT PIERCE
Recorded July 21, 1900.



Resubdivision of Lot 1 Blk. A.
" 1 " B-
of above addition.
Dec. 13/1900-

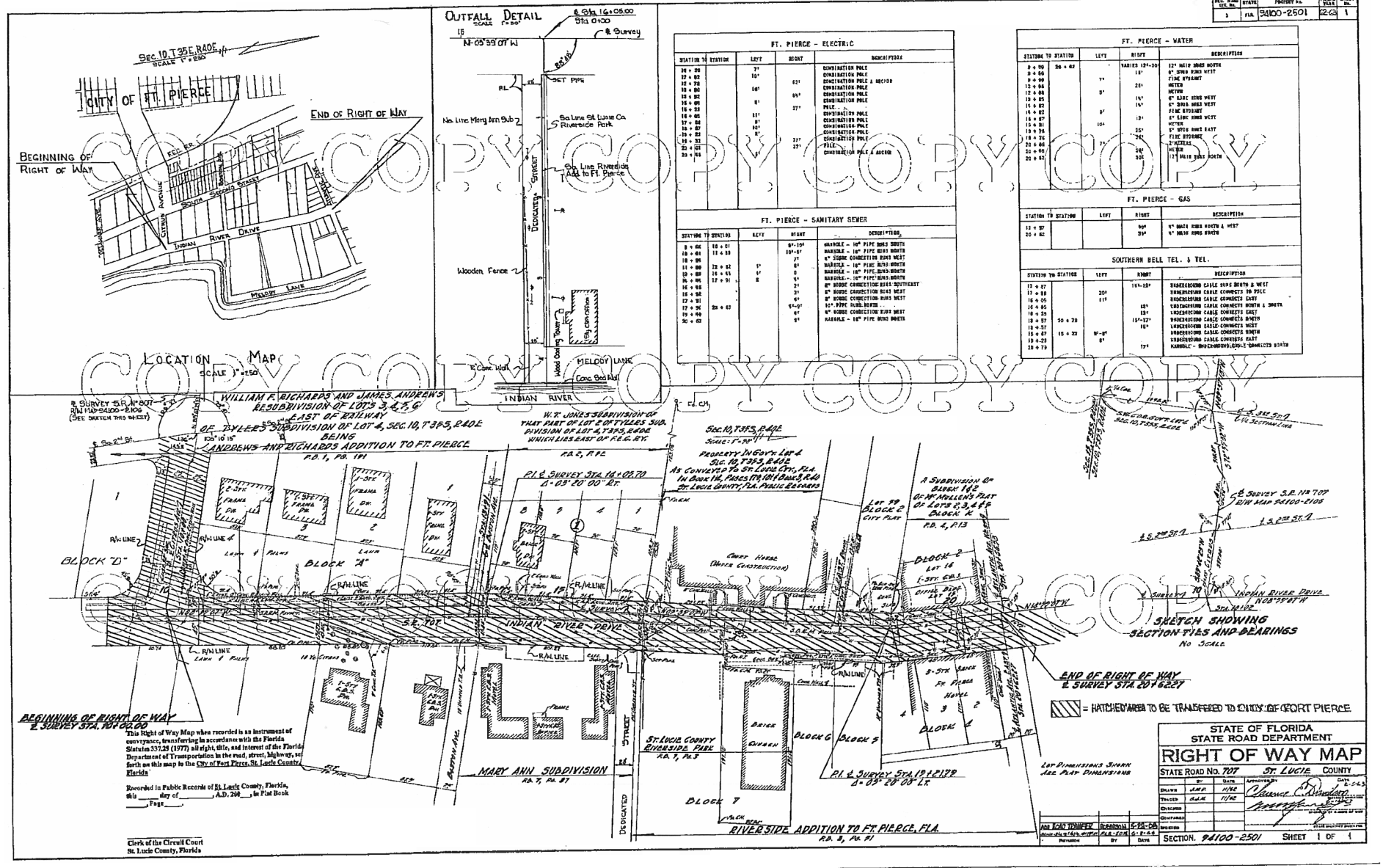
1-191

Order: 5519058 Doc: FLSTLU:MPLT 59-00028

INST # 3217730, PLAT BOOK 59 PAGE 28, Recorded 06/10/2009 at 10:57 AM
SAINT LUCIE COUNTY, Deputy Clerk KIMMED

INST # 3217730
PB 59, Pages 28-29
RECORDING CHARGE 10:57 57
SAINT LUCIE COUNTY
DOC STMP-D Pro Doc Stamps (Deed) $0.00
DOC STMP-M Pro Doc Stamps (Mortgage) $0.00
INT TAX Intangible Tax $0.00

FED. ROAD SYS. No.	STATE	PROJECT No.	FISCAL YEAR	SHEET No.
3	FLA	94100-2501	2-G	1



This Right of Way Map when recorded is an instrument of conveyance, transferring in accordance with the Florida Statutes 337.25 (1977) all right, title, and interest of the Florida Department of Transportation in the road, street, highway, set forth on this map to the City of Fort Pierce, St. Lucie County, Florida.

Recorded in Public Records of St. Lucie County, Florida, this _____ day of _____, A.D. 200__, in Plat Book _____, Page _____.

No.	Revision	By	Date
1	Add Right Transfer	R. Reddish	5-26-04
2	Revise Right of Way Width	R.A.R. / T.O.B.	6-21-04

STATE OF FLORIDA
STATE ROAD DEPARTMENT

RIGHT OF WAY MAP

STATE ROAD No. 707 ST. LUCIE COUNTY

	By	Date	Approved By	Date
Drawn	J.A.H.	11/62		2-24-63
Traced	G.A.H.	11/62		
Checked				
Checked				
Recorded				

SECTION 94100-2501 SHEET 1 OF 1

COPY COPY COPY

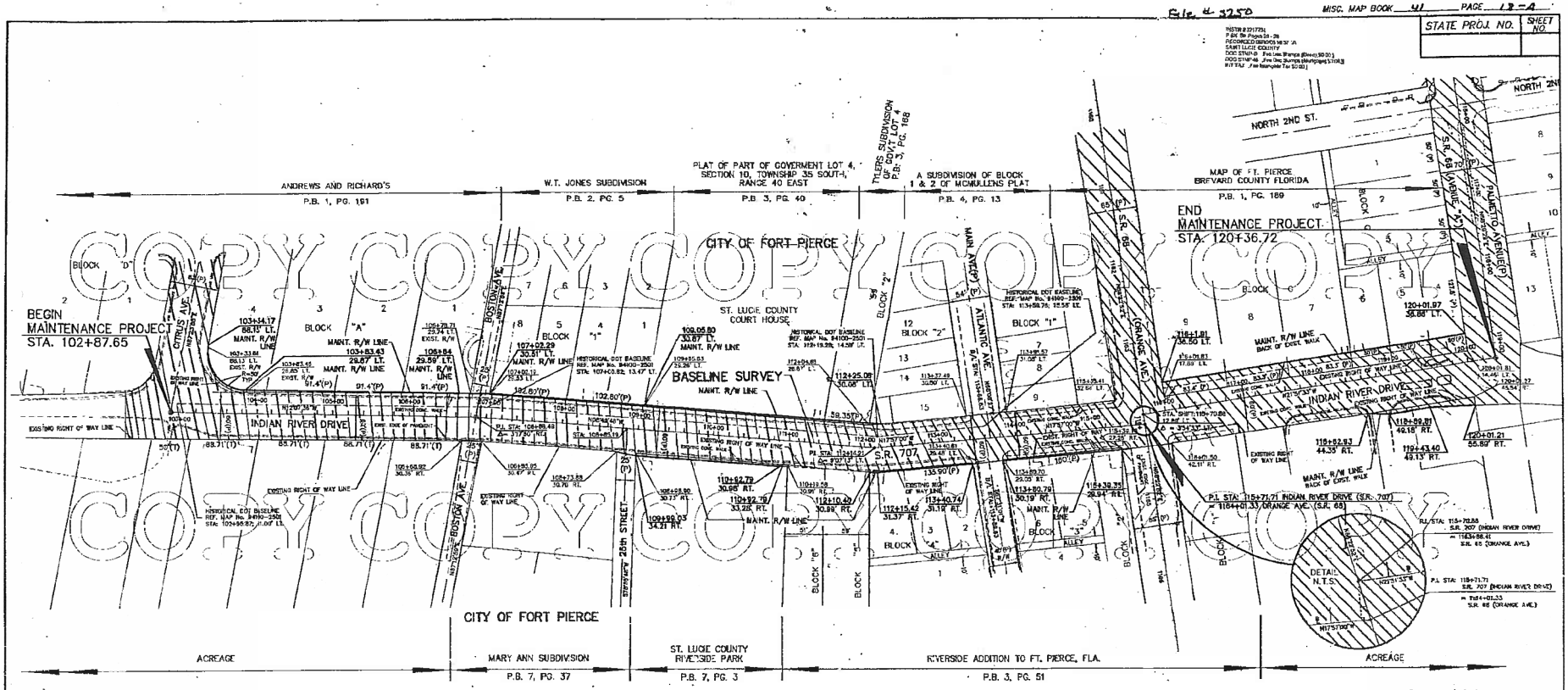
Order: 5519058 Doc: FLSTLU:MPLT 59-00029

BK # 3217731, PLAT BOOK 59 PAGE 29, Recorded 06/30/2008 at 10:57 AM
ST. LUCIE COUNTY, Deputy Clerk LEONARDJ

File # 3250

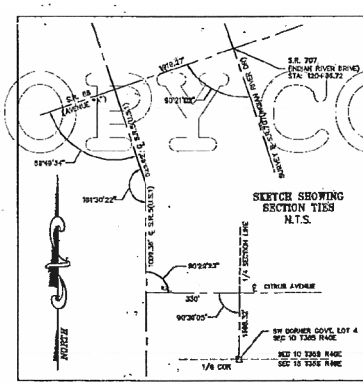
MISC. MAP BOOK 41 PAGE 18-A

STATE PROJ. NO.	SHEET NO.



COPY COPY COPY COPY COPY

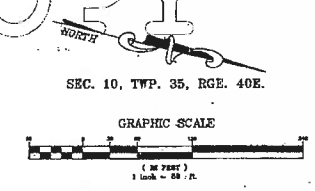
B 41
16 18-A



This Right of Way Map when recorded is an instrument of conveyance, transferring in accordance with the Florida Statutes 337.29 (1977) all right, title, and interest of the Florida Department of Transportation in the road, street, highway, set forth on this map to the City of Fort Pierce, St. Lucie County, Florida

Recorded in Public Records of St. Lucie County, Florida, this _____ day of _____, A.D. 200__, in Plat Book _____, Page _____.

Clerk of the Circuit Court
St. Lucie County, Florida



= HATCHED AREA TO BE TRANSFERED TO CITY OF FORT PIERCE

SEE SHEET ONE FOR LEGEND, GENERAL NOTES, CERTIFICATIONS ETC.

S.R. 707 (INDIAN RIVER DRIVE)
FROM CITRUS AVENUE TO AVENUE "A"

MAINTENANCE MAP	FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING	APPROVED BY / DATE: 9/5/02	REVISION / BY / DATE	ADD ROAD TRANSFER REVISION / BY / DATE: 6-28-02	PRELIM / FINAL / CHECKED	BY / TPK / TPK / TPK	DATE / 4/8/02 / 8/10/02 / 7/23/02	FEDERAL PROJECT No. N/A Section 94100-Maint.(1) / STATE ROAD 707 ST. LUCIE COUNTY	MAPS PREPARED BY CULPEPPER & TERPENING INC. / W.P.I. NO. N/A / ITEM/SEGMENT No. 230347 1	FIELD BOOK NO.'S BISCAYNE F.B. NO. 2356, 2357, 2370 / SCALE: 1"=60' / SHEET 2 of 2

PLAT BOOK 59
PAGE 29

Created By: Ellen Klempert Printed: 10/30/2015 12:04:04 PM EST

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Jodah B. Bittle, P.E.

FROM: Clarissa Davis, Planner

RE: Indian River Villas: Right-of-way Abandonment

DATE: November 10th, 2015

Mr. Bittle,

I have reviewed the resubmittal of the proposed Indian River Villas ROW abandonment located at 401 and 411 S Indian River Drive and have produced the following comments:

1. Planning department has no comments at this time.

If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Indian River Villas
Right of Way Abandonment
APO Indian River Drive
November 11, 2015

St. Lucie County Public Works/Engineering Comments

1. No objections to the requested abandonment provide that the City of Ft. Pierce Engineering Department has no objections and or facilities within the area proposed to be abandoned.

Ron Harris, PLS
County Surveyor

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Indian River Villas ROW Abandonment – 401 S Indian River Drive.
TRC Project # 15-01000003

REVIEW DATE: 11/13/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: ____X_____

Site Plan Approved with conditions: _____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**~~
2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~
3. ~~**Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**~~

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
DEC 01 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: December 1, 2015

PROJECT: **Indian River Villas R/W Abandonment – 401 S. Indian River**
TRC Project No. 15-01000003

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ R/W Abandonment
- ☐ P/D Drawings & Approved Site Plan
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. A Quit Claim Deed was recorded in 1964, deeding a parcel of land to be used as right-of-way to the City of Fort Pierce. This parcel which lies east of the current Indian River Drive right-of-way, which is maintained by St. Lucie County, has been retained by the city and not used over the years. Based on this fact we are recommending the approval of the abandonment request of this parcel, pending the successful recording of any appropriate easements for any encroachment of roadway, sidewalk or utility improvements.

JRA/jra

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Nicholas Mimms, City Manager (***via email***)

FROM: Robert V. Schwerer, City Attorney

SUBJECT: 401 South Indian River Drive – City Surplus Parcel
411 South Indian River Drive – Right of Way Abandonment

DATE: March 1, 2016

Legal was previously provided with a package of documents, copy attached, from the Planning Manager by way of memorandum dated February 11, 2016 seeking review and approval of two (2) proposed right of way abandonment Ordinances. The following is an abbreviated narrative of what you and I have already discussed in detail.

After review of the City's records and certain instruments that are recorded in the public records, it is determined that the described parcel of land in the vicinity of 401 South Indian River Drive is not right-of-way, but rather, a City owned property. This has been confirmed in consultation with the City Engineer. Accordingly, the ROW abandonment process is not applicable. Instead, if it is Staffs' recommendation, the parcel may be disposed of as surplus property in accordance with the procedure set out at Section 13 of the City Charter, copy attached for reference.

Concerning the parcel located adjacent to 411 South Indian River Drive, such parcel is confirmed as platted right-of-way. Accordingly, the process for ROW abandonment would apply, and the matter can proceed accordingly but the Ordinance will need revisions as discussed below.

First, the title of the proposed Ordinance abandoning the South Second Street right of way is incorrect. It refers to the right of way as "Lying on the West Side of South 2nd Street" , when in fact the ROW strip is on the East side of South 2nd Street. This needs to be corrected.

Second, there is no information in the packet of documents showing that each of these parcels have been researched as to location of utilities or other facilities such as stormwater drainage structures for which the City will need to retain an easement. Please request Staff provide documentation that each of these parcels have been researched and

the appropriate utility providers have been notified accordingly. It is also suggested that the City Engineer provide input as to whether a general easement should be retained for such future utilities or other underground facilities as may be needed for future use. In reference to the Second Street abandonment, the Staff Report indicates the applicant will provide a replacement easement along with property for utilities, sidewalks and lighting. The location and legal description of this easement should be identified and the proposed Ordinance abandoning the right of way should specify a reservation of such easement, or in the event the easement exceeds the width of the strip being abandoned, there should be a grant of easement document separately executed by the current owner.

As you are aware, it has been the past practice of the City as demonstrated by the right of way abandonments recently approved for the St. Andrew's and the Mosaic's projects that the City generally conditions the abandonment on the applicant or its successor obtaining site plan approval and commencing construction of the improvements on the parent parcel. In order to remain consistent with the City's past practices, it is recommended that the right of way abandonment on Second Street be subject to such condition, and that this condition be included in the Ordinance.

Please let me know if you have any questions concerning this memorandum or the comments of this office.

Robert V. Schwerer, Esq.
City Attorney

/mlp
Attachment
cc: Fort Pierce Mayor and Commissioners (***via email***)
John R. Andrews, City Engineer (***via email***)
Rebecca Grohall, Planning Manager (***via email***)

Sec. 13. - Sale or lease of certain city owned property; notice; deposit or bond.

(a) The city commissioners of the city are hereby expressly authorized to lease or sell and convey any property, real or personal, belonging to the city and not required for public purposes, provided, however, that no lease beyond a term of one year or sale of any real property shall be made unless notice thereof shall be published once a week for two (2) consecutive weeks in some newspaper of general circulation published in the said city, calling for bids for the lease or purchase of the real estate so advertised to be leased or sold and in each case the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted unless the commissioners shall reject any and all bids. The city commissioners may require a deposit to be made or a surety bond to be given in such form or in such amount as the commission shall determine with each bid submitted.

(b) In exercising the powers conferred in section 13(a) of this charter the city commissioners may lease or sell any such property, real or personal, for such price and upon such terms and conditions as the said commissioners shall deem proper provided, however, that in giving notice for the lease or sale of the real estate the terms and conditions shall be stated in such notice. In making any lease or sale or [of] property under this act, the commission is hereby authorized and empowered to lease or convey title to such property to the lessee or purchaser thereof and to execute a proper lease or conveyance thereof.

(c) Whenever, in the opinion of the commission of the city, the city holds and possesses any real or personal property not needed for city purposes and such property may be to the best interest of the city, exchanged for other real or personal property which the city may desire to acquire for city purposes, the said commission of the city is authorized and empowered to make such an exchange; provided, however, before any exchange of property shall be effected a notice setting forth the terms and conditions of any such exchange of property shall be first published once a week for two (2) consecutive weeks in a newspaper of general circulation published in the city before the adoption by the commission of a resolution authorizing the exchange of such properties.

(d) If the United States of America, or any department or agency thereof, the State of Florida or any political subdivision or agency thereof, or any municipality of this state should desire any real or personal property that may be owned by the city for public or community interest and welfare, then the United States of America, or any department or agency thereof, state or political subdivision[,] agency or municipality may apply to the commission for a conveyance or lease of such property. The commission, if satisfied that such property is required for such use and is not needed for city purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such commission may fix regardless of the actual value of such property. The fact of such application being made, the purpose for which the property is to be used and the price or rent therefor shall be set out in a resolution duly adopted by such commission. In case of a lease the terms of such lease shall be recited in such resolution. No advertisement shall be required.

(e)

The provisions of section 13, subsections a, b, c, and d, shall not be construed to cover the sale or disposition of those lands conveyed to the city for a specific purpose and containing a reversionary clause whereby said lands shall revert to the grantor or grantors upon failure to use said real property for such purposes.

(f) The provisions of this section shall not apply to the sale of any public utility plant owned by the city.

(g) The provisions of this section shall not apply to the sale or exchange by the city of any obsolete, outmoded, unusable or unserviceable piece of equipment or parts or supplies therefor.

(Laws of Fla., Ch. 65-1556, § 1)

Amendment note—Subsection (g) was added to § 13 by Ch. 65-1556, § 1.

City Commission Regular Meeting **Agenda Item # 11. f.**

Meeting Date: 03/21/2016

Re: ROW Abandonment - 411 S. Indian River Drive

SUBJECT:

Ordinance 16-007 - Right-of-way abandonment submitted by TMH, LLC to abandon land immediately adjacent to 411 S. Indian River Drive. (Parcel ID 2410-808-0019-000-1).

SUMMARY:

The applicant is requesting the public right-of-way abandonment of land immediately adjacent to 411 South Indian River Drive.

RECOMMENDATION:

Staff recommends that the City Commission approve the abandonment of the public right-of-way.

ALTERNATIVES:

Approve with conditions

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

16-007
Staff Report
Application
Survey
Sketch & Legal
Appraisal
Owners and Encumberance Report

TRC Comments
City Attorney Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Clarissa Davis	03/14/2016 11:31 AM
City Manager	Nick Mimms	03/14/2016 05:31 PM
City Manager	Nick Mimms	03/16/2016 11:00 AM

Form Started By: Clarissa Davis Started On: 03/01/2016 03:45 PM
Final Approval Date: 03/16/2016

ORDINANCE NO. 16-007

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ABANDONING ONE PORTION OF A PUBLIC RIGHT-OF-WAY, LYING ON THE EAST SIDE OF SOUTH 2ND STREET ADJACENT OF 411 SOUTH INDIAN RIVER DRIVE WITHIN THE CITY OF FORT PIERCE, FLORIDA;** REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon one portion of an existing public right-of-way, lying on the east side of South 2nd Street adjacent of 411 South Indian River Drive within the City of Fort Pierce, Florida; and

WHEREAS, the City of Fort Pierce has certain right-of-ways or thoroughfare as hereinafter described, which is not needed for right-of-way, thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way;

NOW BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That the right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned:

1. **A PARCEL OF LAND BEING PART SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EST, ST. LUCIE COUNTY FLORIDA AND ABUTTING LOT 3, BLOCK D OF ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

   BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTNACE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20" WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTNACE OF 4.19 FEET TO THE POINT OF BEGINNING.

   As depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 15-___ was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____; and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____.

_____
Linda Hudson,
Mayor Commissioner

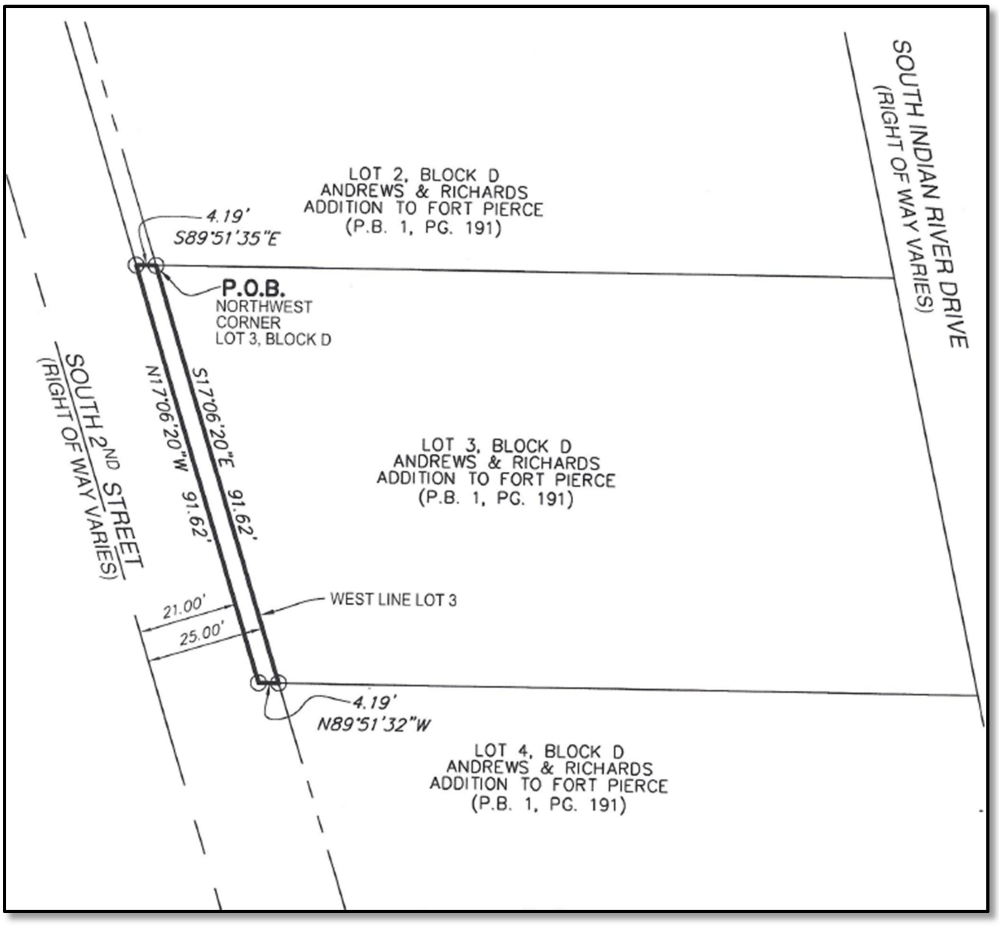
ATTEST:

_____
Linda W. Cox,
City Clerk

(City Seal)

Right-of-way Abandonment

Exhibit “A”



Legal Description: A PARCEL OF LAND BEING PART SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EST, ST. LUCIE COUNTY FLORIDA AND ABUTTING LOT 3, BLOCK D OF ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06’20” EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTNACE OF 91.62 FEET; THENCE RUN NORTH 89°51’35” WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06’20” WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51’35” EAST, A DISTNACE OF 4.19 FEET TO THE POINT OF BEGINNING.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **Right-of-Way Abandonment – 411 S. Indian River Drive**

DATE: March 1st, 2016

STAFF REPORT

The applicant, TMH, LLC, is requesting the public right-of-way abandonment of land immediately adjacent to 411 South Indian River Drive.

The right-of-way is located on South 2nd Street, directly south of Citrus Avenue (Exhibit "A"). It is approximately .008 acres and is proposed to be abandoned by the City. The applicant will provide replacement easements along the property for any utilities, sidewalks and lighting.

TRC Comments

This item was transmitted and reviewed by the departments whom participate in the Technical Review Committee. Their comments are attached to this staff report.

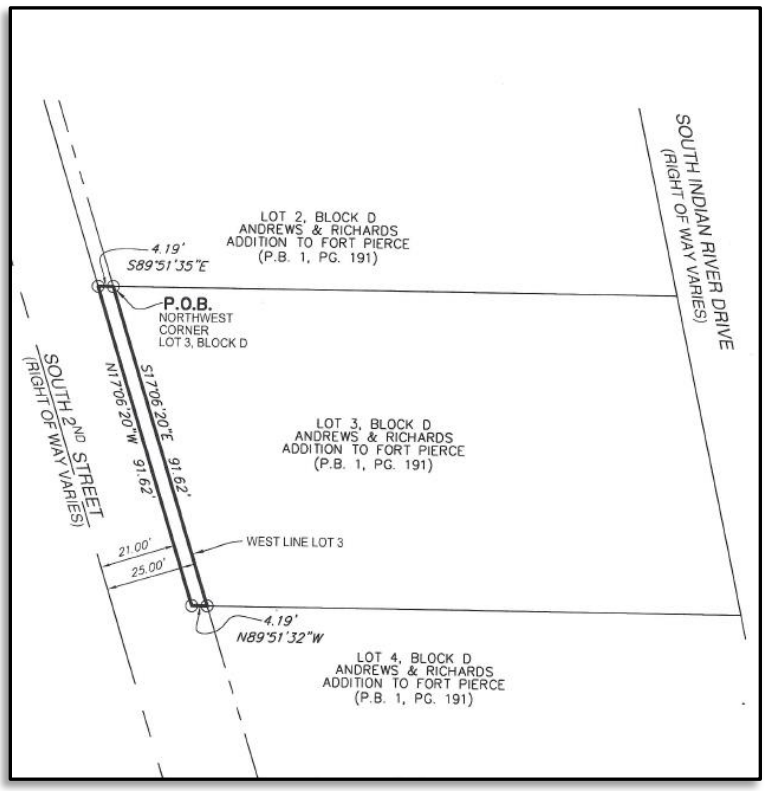
Planning Board Recommendation

At their December 8th, meeting the Planning Board voted to approve the abandonment unanimously.

Staff Recommendation

Staff recommends that the City Commission approve the abandonment of the public right-of-way.

Exhibit "A"


LOT 2, BLOCK D
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
4.19'
S89°51'35"E
P.O.B.
NORTHWEST
CORNER
LOT 3, BLOCK D
SOUTH INDIAN RIVER DRIVE
(RIGHT OF WAY VARIES)
SOUTH 2ND STREET
(RIGHT OF WAY VARIES)
N17°06'20"W 91.62'
S17°06'20"E 91.62'
LOT 3, BLOCK D
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)
21.00'
25.00'
WEST LINE LOT 3
4.19'
N89°51'32"W
LOT 4, BLOCK D
ANDREWS & RICHARDS
ADDITION TO FORT PIERCE
(P.B. 1, PG. 191)

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
FEB 16 2016
CITY OF FORT PIERCE
PLANNING & ZONING

Abandonmet

Property address or Location 411 S. Indian River Drive

Parcel ID #(s) 2410-808-0019-000-1

Project description S. 2nd Street Right-of-Way Abandonment

TMH, LLC	Same as Owner
Property Owner(s)	**Applicant/Representative, Title, Company**
2277 No Circle Drive	
Street Address	Street Address
Palatine, IL 60067	
City State Zip	City State Zip
846-337-1756	
Phone Number	Phone Number
mabananti@comcast.net	
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Thomas Michael Abananti
Property Owner(s) Signature(s)

STATE OF FLORIDA -- IL COUNTY Cook

The foregoing instrument was acknowledged before me this 10th day of February, 2016, by Thomas Abananti who is personally known to me or has produced Drivers License as identification.

Signature of Notary

OFFICIAL SEAL
DILEK IDRIZ
Notary Public - State of Illinois
My Commission Expires Jan 11, 2017
(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: We are asking for Abandonment of certain right-of-way areas to allow proper development of the adjacent properties.

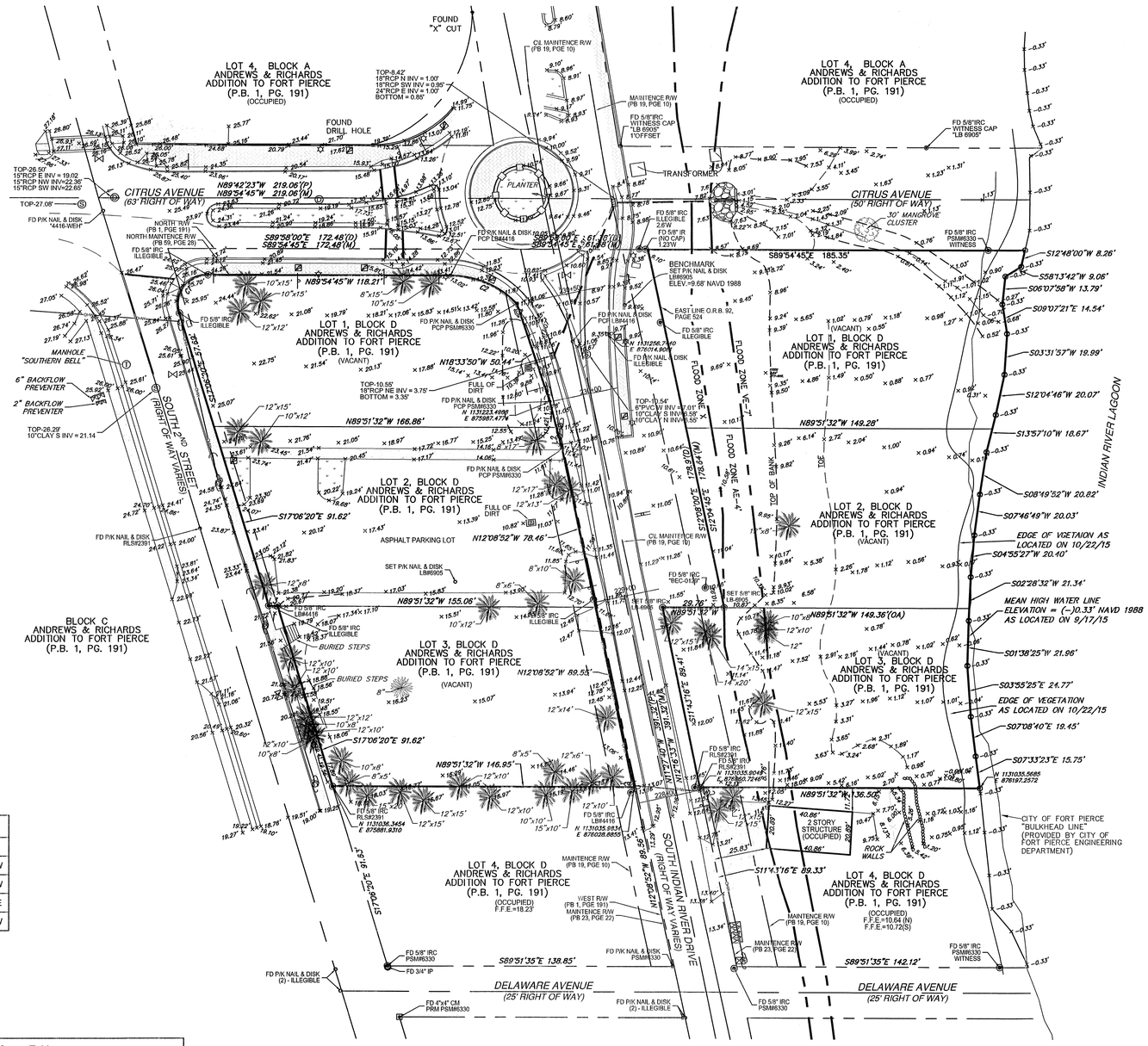
List any utilities visible or known to exist in the right of way/easement: None

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.



Line Table		
LINE	LENGTH	BEARING
L1	12.83'	N14°35'01"W
L2	11.21'	N14°35'01"W
L3	4.19'	S89°51'35"E
L4	26.82'	S77°59'10"W

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	27.13'	14.50'	107°11'36"	S36°29'27"W	23.34'
C2	36.28'	45.00'	46°11'35"	N66°48'58"W	35.30'

North

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Report of Survey:

* TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE, & STODDARD, INC.
  d/b/a/ MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BLVD. Suite 201 VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755
* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
* THE LAST DATE OF FIELD WORK WAS: 9/17/15.
* THE BEARING BASE FOR THIS SURVEY IS N 89°51'35"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE, PER THE PLAT, AND SHOWN THEREON.
* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
* NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
* UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
* THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, PER THE NAD 83, (1990) ADJUSTMENT.
* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
* THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD), OF 1988. THE PRIMARY BENCHMARK IS N.G.S. MONUMENT "J 123." ELEVATION = 25.57' (NAVD 1988). THE SECONDARY BENCHMARK IS AS SHOWN.
* THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES: X, AE-4', & VE-7' PER FLOOD INSURANCE RATE MAP # 12111C0179 J, DATED FEB 16th, 2012.

Legal Description:

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION OF LOTS 1 AND 2, BLOCK D, AS DESCRIBED IN OFFICIAL RECORD BOOK 92, PAGE 524, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 77,992.25 SQUARE FEET OR 1.79 ACRES, MORE OF LESS..

Certified to:

1. FOGLIA CONTRACTING CORP
2.
3.

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
○ – (PCP) PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
● – (IRC) IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
(OA) – OVERALL
(ORB) – OFFICAL RECORD BOOK
(R) – RADIAL
(NR) – NON-RADIAL
– MANGROVE TREE W/ DIA.
– EXOTIC TREE W/ DIA.
– PINE TREE W/ DIA.
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
NAVD – NORTH AMERICAN VERTICAL DATUM
– TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R/W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON
– PALM TREE W/ DIA.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

TYPE: Boundary & Topographic Survey	5.				
PROJECT#: 15-055	4.				
DATE: 09/17/15 F.B. 222 PG. 36	3.	11/24/15	REVISE PER TRC	CHB	
DRAWN BY: SPT	2.	10/21/15	REVISE BOUNDARY	CHB	
CHECKED BY: CHB	1.	10/05/15	ADDITIONAL TOPO	CHB	
SCALE: 1" = 30' SHEET: 1 OF 1	NO.	DATE	REVISIONS	BY	

PLAT OF SURVEY FOR:

FOGLIA CONTRACTING CORP.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD, L.S. #5755

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

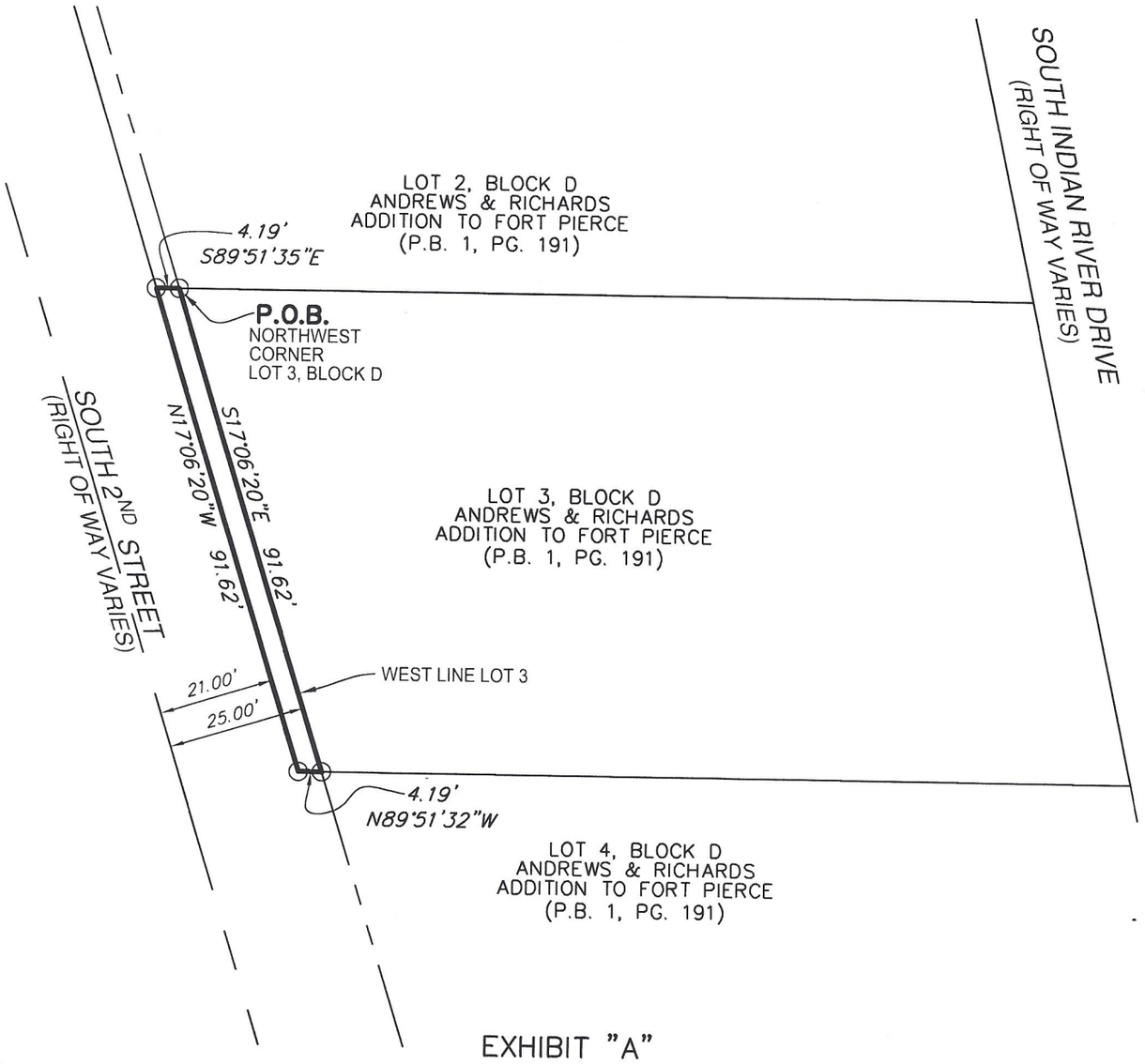


EXHIBIT "A"

SKETCH OF
DESCRIPTION

North

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

PROJ. NO. 15-055-RW-R-2ND ST DATE: 11-24-15
DWN. BY: C.H.B.
CKD. BY: S.P.T.

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

Report of Survey: (Project # 15-055-RW-R-2ND ST)

* TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905 d.b.a. MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND BEING PART SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY FLORIDA AND ABUTTING LOT 3, BLOCK D OF ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 366.6 SQUARE FEET (0.008 ACRES) MORE OR LESS.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR
PSM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
(M)	-	MEASURED VALUE
(P)	-	PLAT VALUE
CR	-	COUNTY ROAD
R/W	-	RIGHT OF WAY
O.R.B.	-	OFFICIAL RECORD BOOK
P.O.C.	-	POINT OF COMMENCEMENT
P.O.B	-	POINT OF BEGINNING
IRC	-	IRON ROD & CAP
IP	-	IRON PIPE

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

SKETCH OF DESCRIPTION
PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

11-25-15

CHARLES H. BLANCHARD, P.S.M. #5755

T:\Working Files\2015 JOBS\15-055_FOGLIA\RIGHT OF WAY RELEASE\15-055-SKETCH-DESC-RIGHT OF WAY RELEASE 2ND ST.dwg, RW RELEASE -2, 11/25/2015 7:49:47 AM

AN APPRAISAL OF

THE TWO VACANT RIGHT-OF-WAY PARCELS LOCATED AT 401 AND 411 SOUTH INDIAN RIVER DRIVE IN FORT PIERCE, FLORIDA

FILE #15-73985

PREPARED FOR

MR. MIKE ABINANTI

AS OF

JANUARY 4, 2016

BY

STEPHEN G. NEILL, MAI
CALLAWAY & PRICE, INC.

Callaway & Price, Inc.

Real Estate Appraisers And Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

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Stuart
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Fax (772) 461-0809

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Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST
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Indialantic, FL 32903
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Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

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Orlando, FL 32803
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Fax (321) 726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmel.com

Please respond to Treasure Coast Office
E-Mail: s.neill@callawayandprice.com

January 5, 2016

Mr. Mike Abinanti
3602 Campbell Street
Rolling Meadows, IL 60008

Dear Mr. Abinanti:

We have made an investigation and analysis of the two vacant right-of-way parcels located at 401 and 411 South Indian River Drive in Fort Pierce, Florida. The Subject Properties will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the current Market Value of the Fee Simple Interest of the Subject Properties as of January 4, 2015.

The Subject Properties are considered to be the two road right-of-ways. The larger of the two contains 3,350 square feet and is located along the east side of South Indian River Drive. The smaller right-of-way is contains 367 square feet and is located on the western side of the lots along South 2nd Street. Both of these right-of-ways are owned by the City of Fort Pierce. Given the property type associated with the Subject Property, we have incorporated the across the fence methodology for valuing the Subject Property. We will value the two right-of-ways as one total value.

This report has been prepared for our client, Mr. Mike Abinanti. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The scope of work performed included a complete analysis of the Subject Property with no omitted approaches to value. A detailed scope of work description can be found in the body of this report.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that the Market Value of the Fee Simple of the Subject Property as of January 4, 2016 was:

$53,000

A description of the property appraised, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.



Stephen G. Neill, MAI
Cert Gen RZ2480



Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV/clw:15-73985
Attachments

PROPERTY TYPE	:	Road Right-of-Ways
LOCATION	:	The Subject Properties are located on the east side of Indian River Drive and along the east side of South 2nd Street adjacent to 401 and 411 South Indian River Drive in Fort Pierce, Florida.
DATE OF VALUATION	:	January 4, 2016
PROPERTY DESCRIPTION:		
LAND	:	The Subject Properties contain 3,350 square feet and 367 square feet respectively. Combined the total is 3,717 square feet and will be valued as one total.
BUILDING	:	None
ZONING	:	C-1, Commercial by the City of Fort Pierce
LAND USE PLAN	:	OP, Office Professional by the City of Fort Pierce
HIGHEST AND BEST USE		
AS IF VACANT	:	Future Mixed Use Development
THE MARKET VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY AS OF JANUARY 4, 2016	:	$53,000

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Qualifications:
Stephen G. Neill, MAI
Anthony D. Vercillo

CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

4. We have not performed services, as an appraiser or in any other capacity, regarding the specific right-of-way properties that are the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.

9. Stephen G. Neill, MAI and Anthony D. Vercillo have made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

12. The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14. As of the date of this report, Stephen G. Neill, MAI has completed the continuing education program of the Appraisal Institute.



Stephen G. Neill, MAI
Cert Gen RZ2480



Anthony D. Vercillo
Cert Gen RZ2956

SGN/ADV clw:15-73985

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.

2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.

3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.

4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.

5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.

6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements.

7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, "Chinese drywall", or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

11. Our opinion of value was based on the assumption of competent marketing and management regarding the Subject Property. If there is no competent marketing and management, then the value contained herein may not apply.



VIEW OF SUBJECT PROPERTY RIGHT-OF-WAY ALONG SOUTH 2ND STREET



VIEW OF SUBJECT PROPERTY RIGHT-OF-WAY ALONG SOUTH INDIAN RIVER DRIVE



RIVER VIEW FROM SUBJECT PROPERTY



STREET SCENE ALONG SOUTH INDIAN RIVER DRIVE



STREET SCENE ALONG SOUTH 2ND STREET



VIEW OF INDIAN RIVER FROM SOUTH 2ND STREET



VIEW AT CORNER OF CITRUS BOULEVARD AND SOUTH INDIAN RIVER DRIVE



VIEW AT CORNER OF CITRUS BOULEVARD AND SOUTH 2ND STREET



AERIAL PHOTO
(Right-of-Way Parcels in Yellow/Boundaries are Approximate)

DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the Market Value of the Fee Simple Interest of the Subject Property as of January 4, 2016.

Intended Use and User of Appraisal

This report has been prepared for our client, Mr. Mike Abinanti. The intended use was to assist the client in evaluation for abandonment and possible purchase. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Description

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3349.7 SQUARE FEET (0.07 ACRES) MORE OR LESS.

Legal Description:

A PARCEL OF LAND BEING PART SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY FLORIDA AND ABUTTING LOT 3, BLOCK D OF ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 366.6 SQUARE FEET (0.008 ACRES) MORE OR LESS.

Client Provided

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a. Buyer and seller are typically motivated;

b. Both parties are well informed or well advised, and acting in what they consider their own best interests;

c. A reasonable time is allowed for exposure in the open market;

d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

Hypothetical Conditions or Extraordinary Assumptions

No Hypothetical Conditions or Extraordinary Assumptions were made for the valuation of the Subject Property.

Marketing Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Marketing Time on page 140 as follows:

"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

As in most markets, properties that are priced competitively and marketed professionally will sell before others which are not. Based on this, the Subject should have a marketing time of less than 12 months, provided adequate financing is available, the property is listed for sale at market value and is marketed by a competent brokerage firm.

Exposure Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Exposure Time on page 83 as follows:

1. "The time a property remains on the market."

2. "The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months or less.

Across the Fence Method

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Method on page 3 as follows:

"A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence Value

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Value on page 3 as follows:

"In the valuation of real estate corridors, the value concluded based on a comparison with adjacent lands before the consideration of any other adjustment factors."

SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 38, "Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any.

The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation."

The first step in the appraisal process involved defining the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determined if the appraisal were subject to any extraordinary assumptions or hypothetical conditions. In this case of the Subject Property, there were none.

The next step involved the inspection of the Subject Property on January 4, 2016 by Stephen G. Neill, MAI and Anthony D. Vercillo. The inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including a market area analysis, neighborhood analysis, and property data analysis. We gathered and reviewed information from the St. Lucie County Property Appraiser's Office and the City of Fort Pierce Planning Department. We also had conversations with the owner of the 1.83 acres located at 401 and 411 South Indian River Drive (Adjacent parcels to the right-of-ways).

The third step in the process was to determine the Highest and Best Use of the Subject Property as vacant and as improved. Through the Highest and Best Use analysis, we determined the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we relied on information obtained from the data collection process.

The fourth step was the application of the appropriate approaches to value. *No approaches were specifically omitted from this appraisal by the client.* However, for this assignment the Sales Comparison Approach was used to value raw land.

Since only one approach was used, no reconciliation of value was necessary.

NEIGHBORHOOD ANALYSIS

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood Map



In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses. The neighborhood boundaries are considered to be as follows:

North	-	North Causeway
South	-	Citrus Overpass
East	-	Indian River
West	-	U.S. Highway 1

The above neighborhood coincides with area delineated in the Redevelopment and Revitalization Plan for the City of Fort Pierce. The neighborhood contains office, retail and service businesses that support the business and government district.

Like many older downtown areas, Fort Pierce had become stagnant with no new growth occurring due to the lack of vacant land. Most of the buildings were constructed in the 1930s, 1940s, and 1950s. As a result, the downtown area was

in a downward period of decay. However, such neighborhoods are noted to experience stages of a life cycle. A typical neighborhood usually goes through four distinct periods in its life: growth, equilibrium (stability), decline, and revitalization. Over the past fifteen years, downtown Fort Pierce has been actively involved in a period of revitalization.

Projects that have been completed include an $8,000,000 courthouse expansion and parking garage, and a new city hall. In addition, renovation of the old city hall located at the southeast corner of Avenue A and U.S. Highway 1 has been completed. The Renaissance on the River Project was also competed with retail and office units on the lower levels and residential units on the upper level. The Sunrise Theater underwent extensive renovations recently. The theater is currently finished with the renovations and is now open.

In addition to the major thoroughfares, many of the streets meeting the downtown area have been modified. Some of the modifications have been adding brick pavers and landscaping the center medians. This has created a more favorable appearance to the downtown district.

Access

Access to downtown Fort Pierce is provided by numerous east/west streets that intersect with U.S. Highway 1, the major north/south roadway providing access into the Subject neighborhood. The corridor from Sunrise Boulevard to Avenue F was improved into four and five lanes. Other north/south streets providing access within the Subject neighborhood include South 2nd Street and Indian River Drive. Both are paved two lane roadways. Orange Avenue and the Citrus Avenue Overpass are the major east/west arterials within the Subject neighborhood. Orange Avenue, also known as State Road 68 (SR 68), is a three lane, one way, paved road which interchanges with I-95 approximately four miles west of U.S. Highway 1. Orange Avenue becomes a two-way road at North 7th Street, approximately three blocks west of U.S. Highway 1. Orange Avenue ultimately leads to U.S. Highway 441 in Okeechobee County. Citrus Avenue is a four-lane paved roadway, which runs from Indian River Drive west to North 13th Street.

The Florida East Coast Railroad (FEC) serves the Subject Neighborhood directly. The FEC has two tracks within the boundaries of the City of Fort Pierce. One track runs across the southeast portion of the city and ties into the track running north/south along the Indian River. The FEC provides service between Jacksonville and Miami. Additionally, there have been serious discussions of Fort Pierce being a stop on the proposed Florida high-speed rail line between Tampa and Miami. This stop would facilitate passenger movements between the statewide populations' centers and Fort Pierce.

Surrounding Land Uses

The north portion of the Subject Neighborhood, from Fisherman's Wharf north to Taylor Creek, is the land area designated for the Port of Fort Pierce. The county has purchased 20 acres of this area, which is known as Harbour Pointe. The Indian River Terminal was sold by Egan Grove Company and the other portion of the Port of Fort Pierce is the Plant leased by Marconis Industries which is used to import aragonite.

Commodity trade data for the Port of Fort Pierce reflects that fresh citrus was the primary export commodity, although recent sales transactions have changed that. The aragonite plant is still running and is the primary import commodity.

Two marina facilities are located in this north area. They are Harbor Town Marina and Taylor Creek Marina. Harbor Town offers primarily "in water" boat storage, while Taylor Creek caters to smaller boats with their in/out storage facilities.

The primary uses along the east/west Orange Avenue and Avenue A corridor, as well as the north/south U.S. Highway 1 corridor, are commercial in nature. The areas located behind the commercial uses represent residential development.

New City Marina

The new city marina was recently completed. The Fort Pierce marina was created with several tiny man-made islands that will provide habitat for birds and other animals while protecting the marina docks in place.

City officials say the marina project should continue to attract more boaters and tourists to downtown Fort Pierce, leading to busier restaurants, increased theatre ticket sales and improved nature tours. "This is a local stimulus project we've been waiting on for a very long time," Mayor Bob Benton said in a statement. After hurricanes destroyed the Treasure Coast in 2004, the storms left the marina in shambles. Fort Pierce was unable to acquire funds from the Federal Emergency Management Agency for repairs until the city developed a way to protect the docks from future hurricanes.

City engineers managed to come with a protection plan involving buffer islands so as to help prevent massive waves from crashing into the docks. To help ease environmental fears, the city set aside underwater land near the proposed buffer islands for environmental protection. The city also tested models of the islands for the 21.75-acre site to see how the islands would affect the surroundings. These islands will not be open to the public. "The city feels it has developed an innovative idea for shoreline protection outside the typical methods for this type of protection," says City Engineering Project Coordinator Ed Seissiger. "The aim was to develop shoreline protection that would benefit its residents as well as the environment."

Followed by years of design tweaking to satisfy environmental impact questions, the city finally received a key permit from the U.S. Army Corps of Engineers in December 2013 after receiving a separate permit in 2009 from the Florida Department of Environmental Protection. The Fort Pierce marina stayed open throughout, although lost over 100 dock slips.

Now completed, the dock consists of 287 slips. The price tag for the marina project was stated to be nearly $20 million for the islands and docks, Seissiger said. Seissiger said the money is coming from insurance and FEMA. If Fort Pierce officials agree on upgrades, there could be costs to the city. According to city officials, Fort Pierce lost $1.5 million in annual taxes, and the county has lost $8.5 million per year since the storm damage. City officials are hopeful that the new marina will bring back the lost money. Located below is a conceptual drawing of the new city marina.



Public Utilities

Electric and telephone service is available to all properties. The entire Subject neighborhood is served by a central water and sewer system.

Neighborhood Housing

Within the Subject neighborhood residential areas are located between North 2nd Street and U.S. Highway 1 from the former Fort Pierce Utilities Authority's Power Plant to the north to Avenue H (Fisherman's Wharf Road). This small residential area contains a few old single-family residences in poor condition with deferred maintenance evident. Similar single-family residential development is located between South 2nd Street and Indian River Drive south of the Citrus Avenue Overpass. Overall, residential development of the immediate Subject neighborhood has been slow over the last several years.

Recent and Future Developments

The new federal courthouse opened in late 2011. This site is one and half blocks at the southwest corner of U.S. Highway 1 and Orange Avenue (one block west of the Subject).

The City of Fort Pierce's new library on South Indian River Drive and Orange Avenue is completed. The library contains 20,000 square feet in a two-story structure. The idea of locating the new library on riverfront parcel originated during a "charrette", which is a community brainstorming session. At this public meeting, it was decided that a new library should be constructed on the waterfront, tied to the riverwalk with a riverview. This plan has also been subsequently drafted into the Redevelopment and Revitalization Plan adopted by the City of Fort Pierce. According to an article in the Fort Pierce Tribune, the new 20,000 square foot library cost an estimated $2.65 million, which included $750,000 in city funds, $1,000,000 million from St. Lucie County, a $500,000 state grant, plus an estimated $400,000.

Additionally, a Manatee Observation Center containing approximately 1,375 square feet was completed on the northeast corner of Moore's Creek and Indian River Drive, just north of the Fort Pierce Yachting Center. The Manatee Observation Center features an exhibition building, an exhibition hall, lab/classroom, gift shop, office/storage area, restroom and covered terrace. The center will offer open-air classrooms.

Additionally, Renaissance on the River was completed in 2012. Renaissance on the River is a condominium project with 38 residential units and 27,500 square feet of retail/office space. One Marina Place was a proposed condominium project with 41 residential units and 8,750 square feet of retail space, however this project was cancelled due to the market conditions in 2012 and 2013. Another project that has

fallen through was the development of the 6.87-acre site of the old H.D. King Power Plant. This project "Atocha Village" was reported in the news as a $90 million mix of retail, restaurants, homes, and a hotel. The reason this project fell apart was due to language in the deed which stipulates the property reverts back to state ownership if it's used for private development.

It is worth noting that during 2014 and 2015, leasing activity has increased downtown. Much of the vacant space has been absorbed and new tenants, such as a 7-11 store and a Subway, have moved in.

Conclusion

The Subject neighborhood is considered to be part of the continued Redevelopment and Revitalization Plan for the City of Fort Pierce. Much of the downtown area to the east of U.S. Highway 1 has been completed or is still in the process of being completed. Downtown areas on the west side of U.S. Highway 1 are also being revitalized and completed, and include several projects underway. In our opinion, property values within the Subject neighborhood will eventually increase proportionately as the Redevelopment and Revitalization Plan for the City of Fort Pierce are administered. This is especially true for the west side as the Federal Courthouse recently completed in November 2011. It is also worth noting that there are very active plans in place for road improvements in the downtown area, particularly they are leading into the Port of Fort Pierce. Furthermore, there are also future plans for a revitalization and redevelopment of the Port of Fort Pierce.

PROPERTY DATA

Location

The Subject Property is located along the east side of Indian River Drive and the east side of South 2ND Street adjacent to the properties at 401 and 411 South Indian River Drive in Fort Pierce, Florida. The Subject is considered to be located in the downtown Fort Pierce Market. This location is also near the Indian River. A location map is located below for the reader's convenience.

Location Map



Zoning

The surrounding parcels are zoned C-1, Office Commercial by the City of Fort Pierce.

The C-1 zoning is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

The following uses and their accessory uses are permitted in a C-1 Zone:

- Finance, insurance and real estate establishments
- Business service establishments
- Communication service establishments, except transmission towers
- Professional service establishments, except hospitals
- Administrative offices for businesses
- Home occupations
- Temporary uses

Lot Size and Dimensional Requirements

Lot size requirements for the C-1 District are shown below:

			MINIMUM YARD (Ft)					
MINIMUM LOT SIZE (Sq Ft)	MINIMUM LOT WIDTH (Ft)	MINIMUM LOT DEPTH (Ft)	FRONT	REAR	SIDE	SIDE @ CORNER	MAXIMUM HEIGHT (Ft)	MAXIMUM LOT COVERAGE BY BLDGS
10,000	70	90	25	15*	15*	15*	65	60%

*Minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

Land Use

The surrounding properties have a land-use classification of OP, Office Professional or CBD, Central Business District, by the City of Fort Pierce. This land-use classification conforms to the zoning classification.

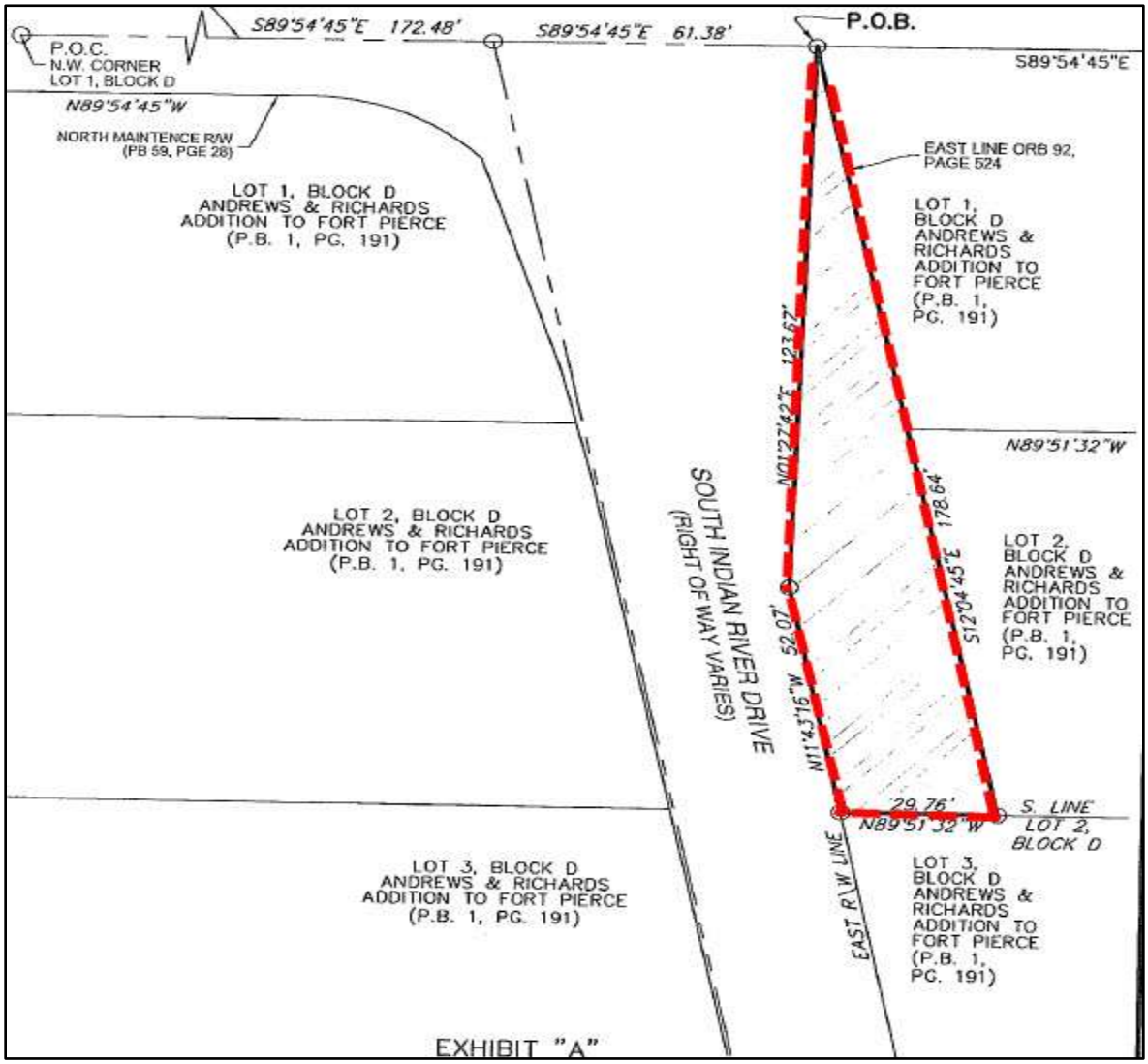
Concurrency

In 1985, the Florida Legislature enacted the Local Government Comprehensive Planning and Land Development Regional Act (Chapter 163, Part II, Florida Statutes), commonly referred to as "The Growth Management Act".

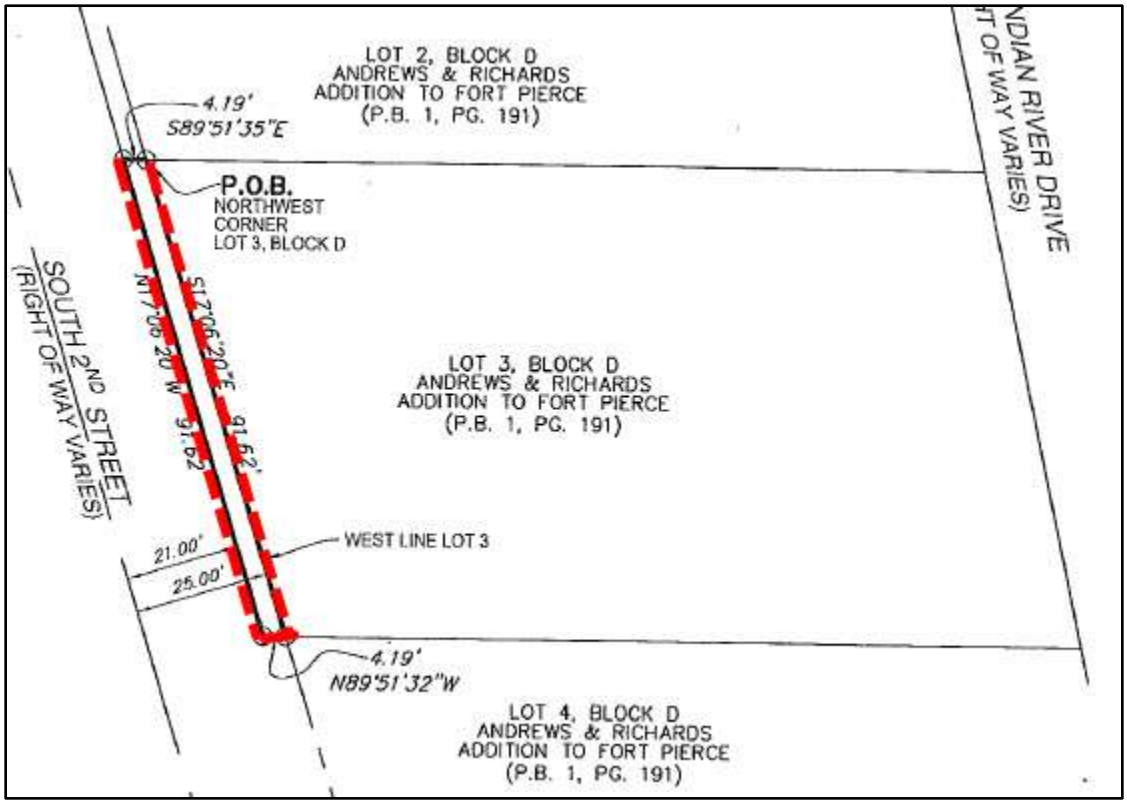
In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required. An amendment rescinding optional concurrency issues is not subject to state review. To the best of our knowledge, we are not aware of any concurrency issues with the Subject Property.

Site Size, Shape and Access

The Subject Property consists of two different right-of-way parcels. The first and larger parcel contains 3,350 square feet and is somewhat triangular in shape. Located below is a sketch of this portion of the Subject Property.



The second and smaller right-of-way parcel contains 367 square feet and is rectangular in shape. Located below is a sketch of this portion of the Subject Property.



Utilities

Currently the public water, sewer and electricity are available to the Subject Property by the Fort Pierce Utilities Authority. AT&T provides telephone service.

Topography

The Subject Property appears to be at road grade.

Census Tract

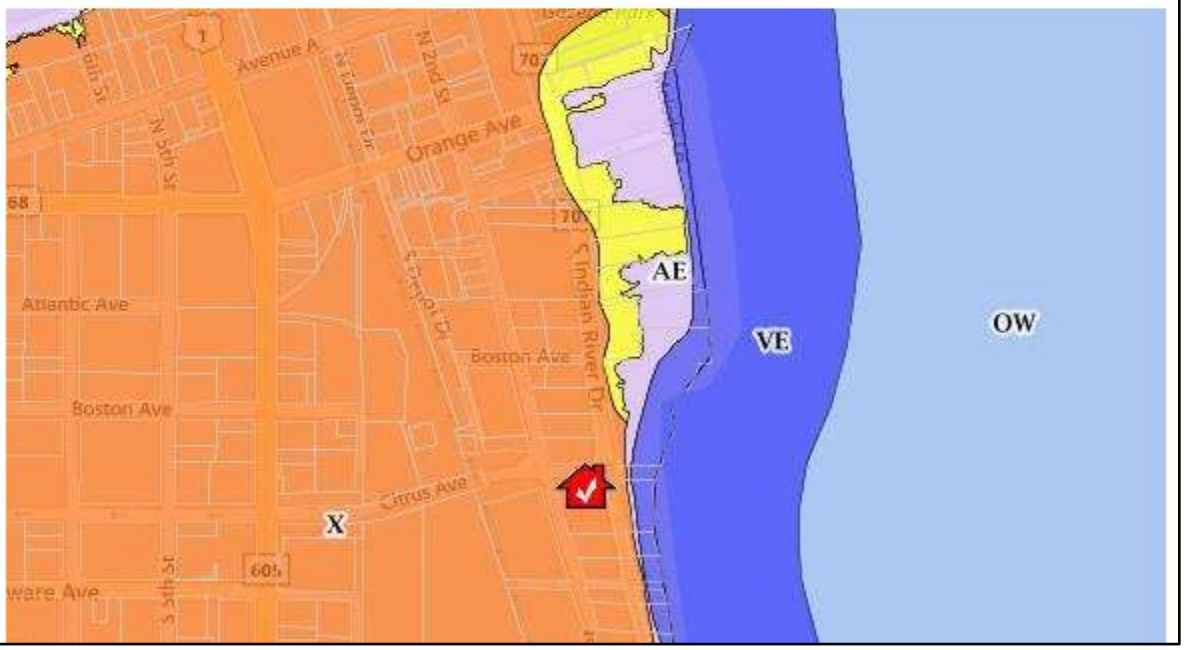
The Subject Property lies within Census Tract 3801.00.

Flood Hazard Zone

Flood Zone Code	Flood Zone Panel	Panel Date
VE	120286 - 12111C0179J	02/16/2012
Special Flood Hazard Area (SFHA)	**Within 250 ft. of multiple flood zones?**	**Community Name**
In	Yes (AE,VE,X500,X)	

Flood Zone Description:

Zone VE-An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.



Assessed Value and Taxes

No taxes apply to the Subject Property as it is a city-owned Right-of-Way.

Property History

The Subject Property is currently under the ownership of the City of Fort Pierce. The Subject is the unfinished road associated with Indian River Drive and South 2nd Street.

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute defines Highest and Best Use on page 109 as follows:

1. "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

2. "The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)"

3. "The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)."

Conclusion

It is our opinion that the Highest and Best Use of the Subject Property is for future commercial/retail development in conjunction with neighboring parcels. The reasons for this conclusion are as follows:

1. The surrounding properties are zoned C-1, Office-Commercial with a Office Professional Future Land-Use Classification. Both of these classifications allow for commercial development as well as waterfront residential development up to 18 units per acre.

2. The Subject Property contains two right-of-way parcels containing 3,350 square feet and 367 square feet of land area. The site size and shape of the two parcels does not allow for any development as a standalone parcel. These two parcels are contiguous with a 1.83 acre site that has river frontage and frontage on three different road ways. If the right-of-way parcels are assembled together with the 1.83 acres, the site will then have 1.92 acres, and more importantly have full road frontage along South 2nd Street and Indian River Drive. The Subject Property along with surrounding properties would have multiple development schemes including commercial development, mixed use, and multifamily residential development.

3. From all indications commercial and residential developments are financially feasible. While more recent market conditions have indicated a large decline in demand for both commercial and residential properties,

the location of the Subject and its development potential provide desirable qualities. When demand for commercial, mixed use, and residential land begins to increase in the future, properties like the Subject with waterfront views and close proximity to the Indian River should become once again desirable. It is also worth mentioning that the sites have the potential to be assembled to adjacent parcels located along the waterfront. While current demand does not warrant any development at this time, it is important to the future potential of the Subject Property along with surrounding properties.

4. The Subject Property is currently surrounded by a more commercial/retail use as well as some various residential uses to the south. Given the Subject's current surrounding uses, it is our opinion that the maximally productive use of the Subject Property would be for future commercial/retail or mixed use development with an emphasis on waterfront amenities in conjunction with surrounding properties.

LAND-VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Discussion of Vacant Land Sales

In order to estimate the value of the Subject site, a search was made for sales with development potential similar to the Subject and located along the waterfront. A search was made for commercial or mixed use land sales with similar location features and/or similar development potential. Directly comparable sales, of waterfront commercial sites with similar development potential located within the downtown redevelopment area of Fort Pierce are limited.

With very limited available sales data, we have looked at the best available waterfront commercial sales. We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, site quality, approvals, and zoning. The four comparable sales and one current Subject Contract indicated a non-adjusted range from $8.66 to $19.78 per square foot.

Details of each sale along with a location map are located on the following pages. A sales chart and discussion follow.

Pending Land Sale 1



Property Identification

Record ID	2971
Property Type	Commercial/Residential, Mixed Use
Address	401 & 411 South Indian River Drive, Fort Pierce, St. Lucie County, Florida
Location	East and west sides of South Indian River Drive on south corner of Citrus Blvd.
Tax ID	2410-808-0017-0007, 2410-808-0019-0001

Sale Data

Grantor	TMH LLC & TAI (IRD)LLC
Grantee	Confidential
Closing Date	Within 90 days
Property Rights	Fee
Conditions of Sale	Arm's Length Transaction
Financing	Cash to Seller
Contract Price	$1,650,000
Cash Equivalent	$1,650,000
Adjusted Price	$1,650,000

Land Data

Zoning	C-1, Mixed Use/Commercial
Topography	Generally level and sloping downward towards the east
Utilities	All available
Shape	Mostly Rectangular

Land Size Information

Gross Land Size	1.915 Acres or 83,432 SF

Indicators

Sale Price/Gross Acre	$861,468 Actual or $861,468 Adjusted
Sale Price/Gross SF	$19.78 Actual or $19.78 Adjusted

Remarks

This is the current contract for 1.92 acres of land located on the east and west sides of South Indian River Drive and near Citrus Boulevard. The property has frontage along the Indian River, South Indian River Drive, Citrus Boulevard, as well as South 2nd Street.

The purchase price was indicated at $1,650,000 and is contingent on gaining full approvals for a mixed use residential and commercial retail project. Additionally, as part of the agreement and approvals, for the project to work, there are two right-of-ways under the ownership of City of Fort Pierce that must be purchased prior to closing. This contract is based on the properties located at 401 and 411 South Indian River Drive containing 1.83 acres and the additional two right-of-ways containing an additional 3,717 square feet or approximately 0.09 acres. The attached aerial shows both the land currently owned by the "Grantor" (red) and the additional right-of-ways owned by the City of Fort Pierce (yellow). Again, the contract includes the right-of-ways and is contingent on them being acquired prior to closing.

Land Sale 2



Property Identification

Record ID	2873
Property Type	Commercial/Residential, Vacant Land
Address	500 South Indian River Drive, Fort Pierce, St. Lucie County, Florida
Location	East and West side of Indian River Drive south of the Citrus Overpass in Fort Pierce
Tax ID	2410-809-0001-0005, multiple

Sale Data

Grantor	A B Lowry LLC
Grantee	Kraaz and Kraaz Finance LLC
Sale Date	February 06, 2015
Deed Book/Page	3714/2415
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$400,000
Cash Equivalent	$400,000
Adjusted Price	$400,000

Land Data

Zoning	C1, Central Commercial
Topography	Generally level and slopes downward towards river
Utilities	All available

Shape	Mostly Rectangular

Land Size Information

Gross Land Size	1.050 Acres or 45,738 SF

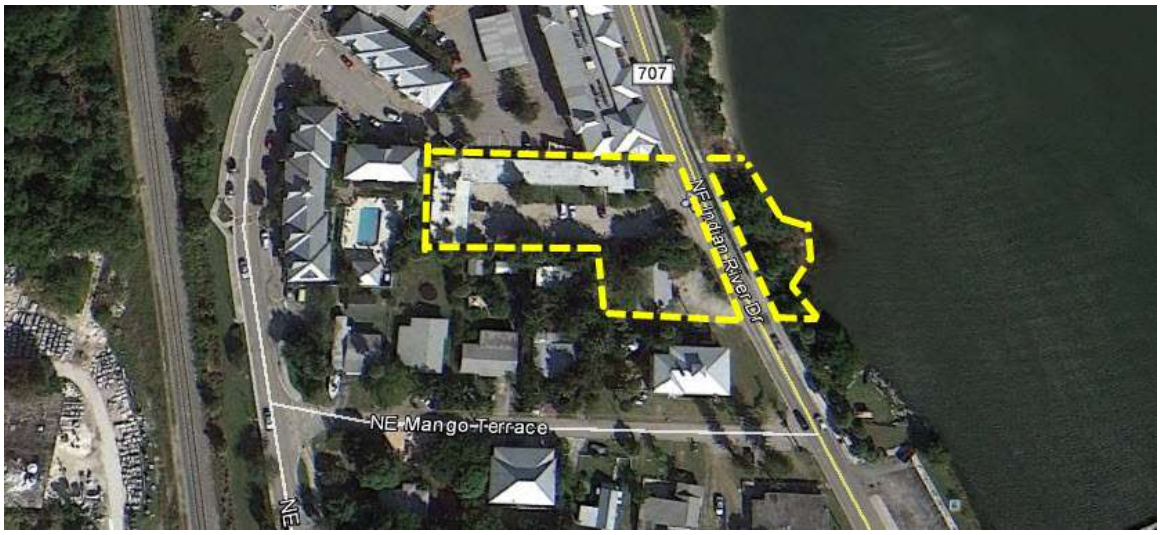
Indicators

Sale Price/Gross Acre	$380,952
Sale Price/Gross SF	$8.75

Remarks

This is the sale of three contiguous river front parcels totaling 1.05 acres. The site is located along Indian River Drive in Fort Pierce, just south of the Citrus Overpass. The property was purchased as an investment. According to representatives from the City of Fort Pierce, an application has been submitted to rezone the site from C-1 Commercial to C-4 Central Commercial. This would allow for a mixed use development including office space with residential density on the upper floor levels at a density of 30 units per acre.

Land Sale 3



Property Identification

Record ID	2974
Property Type	Commercial/Residential, Mixed Use
Property Name	Former Jensen Beach Waterfront Inn
Address	3670 NE Indian River Drive, Jensen Beach, Martin County, Florida
Location	East and west sides of Indian River Drive and just south of Jensen Beach Causeway
Tax ID	15-37-41-000-000-00330-5,00260-9

Sale Data

Grantor	Larry and Maria Baum
Grantee	Jensen Beach Waterfront Inn LLC
Sale Date	October 15, 2014
Deed Book/Page	2747/362 & 364
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$750,000
Cash Equivalent	$750,000
Downward Adjustment	$100,000
Adjusted Price	$650,000

Land Data

Zoning	CL, Commercial Limited
Topography	Generally level gradually sloping toward the Indian River
Utilities	All available
Shape	Mostly Rectangular

Land Size Information

Gross Land Size	0.93 Acres or 40,511 SF

Indicators

Sale Price/Gross Acre	$806,452 actual or $698,925 Adjusted
Sale Price/Gross SF	$18.51 Actual or $16.04 Adjusted

Remarks

This is the sale of two adjacent waterfront parcels containing a total of 40,511 square feet of land area. The transaction was recorded in two separate sales of $375,000 each for an essential combined price of $750,000. There was an old dilapidated motel and single-family residence on site at the time of sale. The improvements totaled 6,633 square feet and were not habitable at the time of sale. It was indicated that the buyer had planned to renovate the existing improvements, but acknowledged that the majority of the sale price was for the underlying land.

We are also aware of an offer of $650,000 just prior to the sale, whereas the buyer wished to demolish the existing improvements and was willing to pay that for land only. Therefore we have made a downward adjustment of $100,000 to recognize the minimal contributory value of the existing improvements.

Land Sale 4



Property Identification

Record ID	2973
Property Type	Commercial/Residential, Commercial Land
Address	Fort Pierce, St. Lucie County, Florida
Location	East side of South Indian River Drive on north and south sides of Boston Avenue R/W
Tax ID	2410-804-0004-0001

Sale Data

Grantor	SB Florida CRE Holdings LLC
Grantee	St. Andrews Episcopal Academy, Inc.
Sale Date	May 01, 2014
Deed Book/Page	3626/2190
Property Rights	Fee
Conditions of Sale	Arm's length

Financing	Cash to Seller
Sale Price	$900,000
Cash Equivalent	$900,000
Adjusted Price	$900,000

Land Data

Zoning	C4, Central Commercial
Topography	Generally level and gradually sloping downward towards Indian River
Utilities	All available
Shape	Irregular

Land Size Information

Gross Land Size	1.768 Acres or 77,005 SF

Indicators

Sale Price/Gross Acre	$509,110 Actual or $509,110 Adjusted
Sale Price/Gross SF	$11.69 Actual or $11.69 Adjusted

Remarks

This was an REO sale that was listed for $1,100,000 at the time of sale. The listing agent reported that it was motivated transaction, but did not any specific monetary discount. The buyer purchased the site for expansion of their school campus.

Land Sale 5



Property Identification

Record ID	2500
Property Type	Commercial/Residential, Multifamily/Commercial
Address	4575 SE Dixie Highway
Location	Manatee Pocket
Tax ID	52-38-41-010-00150-1, Multiple Parcels

Sale Data

Grantor	OB Florida CRE Holdings LLC
Grantee	Nolan Properties LLC
Sale Date	December 12, 2012
Deed Book/Page	2619/942
Property Rights	Fee
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	$525,000
Cash Equivalent	$525,000
Downward Adjustment	$25,000
Adjusted Price	$500,000

Land Data

Zoning	WRC/R3-A, Commercial Waterfront/Residential
Topography	Generally level
Utilities	All available
Shape	Irregular

Land Size Information

Gross Land Size	0.890 Acres or 38,768 SF

Indicators

Sale Price/Gross Acre	$589,894 Actual or $561,804 Adjusted
Sale Price/Gross SF	$13.54 Actual or $12.90 Adjusted

Remarks

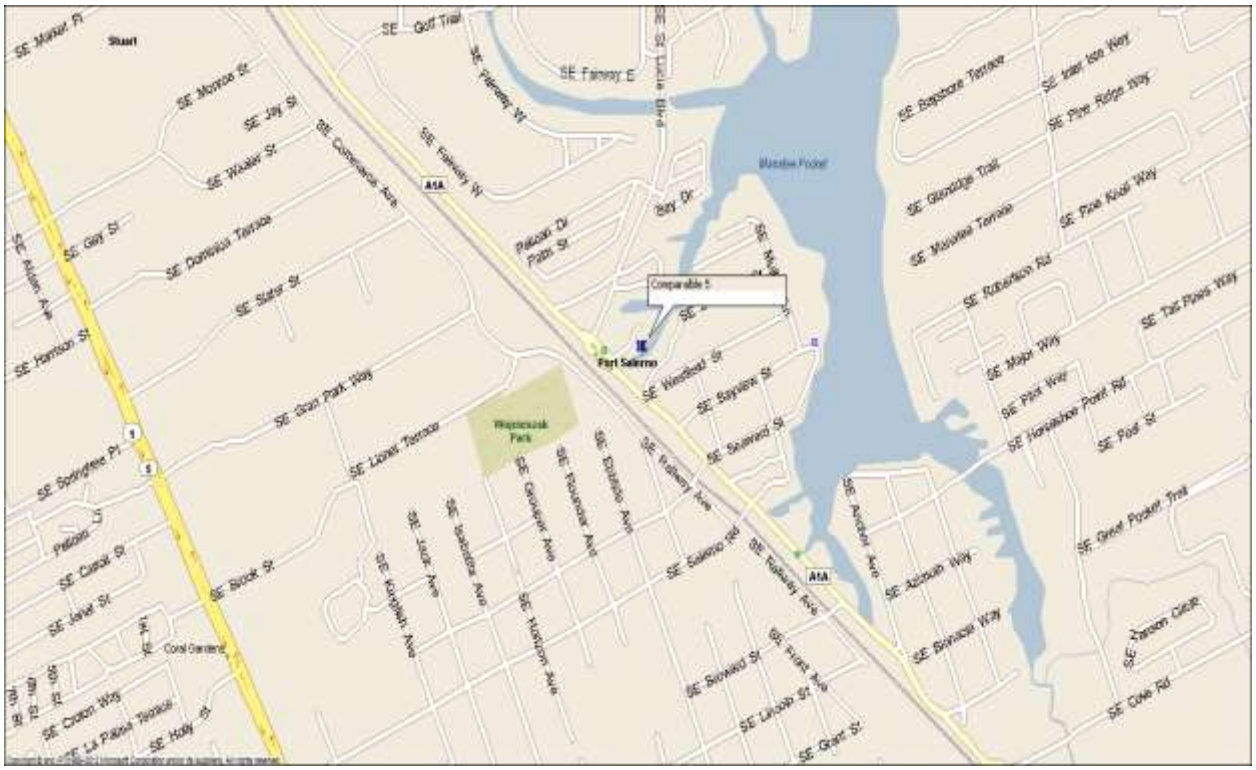
This is the December 2012 sale of a 0.89-acre waterfront site located along the Manatee Pocket in Port Salerno, Florida. The site has approximately 350 feet of water frontage which includes seawalls. Approximately 1/3 of the seawall was new and in good condition, while the remaining 2/3 was in need of some repair.

At the time of sale there was an existing 1,500 square foot building that was originally constructed in 1974. It was deemed to be in average condition at the time of sale. The building was located on the far western portion of the site. The buyer had plans to renovate the building and utilize it for a future small office use. We have recognized an adjustment of $25,000 for the existing contributory value of this structure.

There is also a small asphalt paved parking lot associated with the building. In addition, he had plans to develop the eastern portion of the site with a multifamily residential use. Prior to the sale, the property at one time had approvals for an 8-unit town home project.

Comparable Location Maps




Stuart
SE Monroe St
SE Jay St
SE Weaver St
SE Commerce Ave
SE Fairway W
SE Fairway E
SE Golf Trail
SE St Lucie Blvd
A1A
Bay Dr
Pelican Dr
Path St
Comparable 5
Port Salerno
SE Westland St
SE Bayview St
SE Seaward St
SE Dominica Terrace
SE Slater St
SE Gay St
SE Hamilton St
SE Gran Park Way
SE Lionel Terrace
Wojcieszak Park
SE Railway Ave
SE Salerno Rd
SE Brook St
SE Coastal St
SE Juliet St
SE Croton Way
SE La Palma Terrace
SE Holly St
Coral Gardens
SE Anchor Ave
SE Azzurro Way
SE Bonaire Way
SE Harbor Circle
SE Cove Rd
SE Great Pocket Trail
SE Major Way
SE Pilot Way
SE Horseshoe Point Rd
SE Post St
SE Robertson Rd
SE Tall Pines Way
SE Pine Knoll Way
SE Pine Ridge Way
SE Glenridge Trail
SE Marshall Terrace
SE Bayshore Terrace
SE Inlet Isle Way


Florida's Tpke
Subject/Comparable 1
Comparable 4
Fort Pierce
Subject/Comparable 1
Comparable 2
White City
Indian River Estates
Hutchinson Island
Atlantic Ocean
FLORIDA
Port St. Lucie
Comparable 3
Ocean Breeze Park
Stuart
Comparable 5
Port Salerno
Long Island
Jupiter Island
Coral Gardens
Palm City
Lake Okeechobee
Range Line Rd
SE 128th Ave

Discussion of Adjustments

We analyzed the Subject Property based on price per square foot basis, as this is the most recognized unit of comparison in this market. All of the comparables were considered with regard to property rights appraised, financing, conditions of sale, time or market conditions, location, size, view/site quality, and zoning. The four comparable sales and current Subject Contract indicated a non-adjusted range from $8.66 to $19.78 per square foot.

SALES COMPARISON APPROACH
Right-of-Way Parcels #15-73985

Sale Number	Subject	1	2	3	4	5
Record ID	N/A	2971	2873	2974	2973	2500
ORBK/PG	-	Contract	3714/2415	2747/362 & 364	3626/2190	2619/942
Sale Price	-	$1,650,000	$400,000	$750,000	$900,000	$525,000
Additional Consideration		$0	$0	($100,000)	$0	($25,000)
Adjusted Sales Price		$1,650,000	$400,000	$650,000	$900,000	$500,000
Size - Acres	0.09	1.92	1.05	0.93	1.77	0.89
Size - Square Foot	3,717*	83,432	45,738	40,511	77,014	38,768
Price/Square Foot	-	$19.78	$8.75	$16.05	$11.69	$12.90
Location	East side of Indian River Drive and east side of South 2nd Street adjacent to 401 & 411 South Indian River Drive	East side of Indian River Drive and east side of South 2nd Street adjacent to 401 & 411 South Indian River Drive (includes R/W Parcels)	501-507 South Indian River Drive	3670 NE Indian River Drive	East Side of Indian River Drive, north and south side of Boston Ave.	4575 SE Dixie Highway
City	Fort Pierce	Fort Pierce	Fort Pierce	Jensen Beach	Fort Pierce	Port Salerno
Frontage	Indian River	Indian River	Indian River	Indian River	Indian River	Indian River
Arm's Length	Yes	Yes	Yes	Yes	Yes	Yes
Property Rights	Fee	Fee	Fee	Fee	Fee	Fee
Date of Sale	N/A	Current Pending	Feb-15	N/A	May-14	Dec-12
Date of Value	04-Jan-16					
Zoning	C-1, Commercial	C-1, Commercial	C-1, Commercial	Commercial Limted	Commercial	WRC/R3-A
Time Interval (Months)	N/A	-	-	N/A	-	-
Conditions of Sale	0%	0%	0%	0%	10%	0%
Market Conditions Adj.	0%	0%	0%	0%	0%	5%
Adjusted Price Per SF	-	$19.78	$8.75	$16.05	$12.85	$13.54
Physical Adjustments						
Location (General)	-	Similar 0%	Similar 0%	Superior -10%	Similar 0%	Similar 0%
Size		0%	0%	0%	0%	0%
Site Quality	-	Similar 0%	Inferior 15%	Similar 0%	Inferior 10%	Similar 0%
Approvals		Contingent -25%	None 0%	None 0%	None 0%	None 0%
Zoning		Similar 0%	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Total Physical Adjustment/SF	-	-25.00%	15.00%	-10.00%	10.00%	0.00%
Adj.Price Per Square Foot	-	$14.83	$10.06	$14.44	$14.14	$13.54

*Size Adjustments will be based on the adajcent property that contains 1.92 acres

Average	$13.40
Minimum	$10.06
Maximum	$14.83
Median	$14.14

Property Rights Conveyed

All the sales in this analysis were transferred on a Fee Simple Estate basis, with the buyers receiving full property rights ownership. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustment was considered necessary for property rights conveyed.

Terms of Financing (Cash Equivalency)

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the sales analyzed herein involved either market terms or cash to Grantor. Therefore, no adjustments were made, nor any cash equivalency performed.

Additional Consideration

The closed sales price of Comparable 3 included some minimal contributory value of the remaining improvements, however it was noted that the bulk of the purchase was for land value only. Based on a prior offer of $650,000 for land only from another potential buyer in addition to other land sales we have determined that the contributory value of the improvements was near $100,000. This has been deducted from the sales price in order to analyze the comparable based on land only.

Additionally, it was determined that the small office building contributed approximately $25,000 to Comparable 5 and has been deducted to look at land value only for this comparable.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. Comparable 4 has been adjusted upward slightly to recognize that the sale was verified as a motivated sales, however no specific opinion was noted with regard to the exact amount of discount. Therefore, we have made an upward adjustment of 10% just to recognize that the sale was motivated.

Expenditures Made

A knowledgeable buyer considers expenditures that will have to be made upon purchase of the property because these costs affect the price a buyer will pay. Our sales did not require any adjustments for expenditures made after the sale.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparables occurred from December 2012 to a current pending contract. Comparable 5 is the oldest comparable and general market trends show that property values have slowly increased since this time period. Therefore, we have adjusted Comparable 5 upward 5% to recognize market conditions.

Location

Comparable 3 located just south of the Jensen Beach Causeway and in the heart of downtown Jensen Beach is considered to be of superior location in comparison to the Subject. Therefore this sale has been adjusted downward. All of the remaining comparables are considered similar and no adjustments were noted.

Size

The Subject Property right-of-way parcels contain a total of 3,717 square feet. However, in order to compare to the available sales data, we have considered the attached adjacent parcel for a total of 1.92 acres. A majority of the surrounding parcels are near one to two acres in size and considered typical for the area. We will base our analysis on a typical site size given the across the fence methodology. The comparable sales indicate a range from 0.89 acres to 1.92 acres.

In our opinion, all of the sales are considered to be of similar size and no adjustments were necessary.

Site Quality

All of the comparables have good water frontage as well as water access. The Subject right-of-ways are adjacent to two land parcels (across fence to Comparable 1) that are located on the prime corner of the Citrus Boulevard Overpass and South Indian River Drive.

Comparables 2 and 4 are both considered inferior at varying levels based on a direct comparison to the Subject given that they are not located on prime corners that would receive additional exposure as the Subject.

The remaining comparables are considered similar and no adjustments were warranted.

Approvals

Comparable 1 is the pending contract that includes the 1.83 acres located at 401 and 411 South Indian River Drive. The contract is also contingent upon the additional Subject Right-Of-Way parcels containing 0.09 acres or 3,717 square feet having been purchased by the grantor and to be included in the transaction.

Additionally, the agreed purchase price of $1,650,000 also includes some approvals for a mixed use residential and commercial development. It was clearly indicated that the agreed price is fully contingent upon these approvals and the right-of-way parcels included in order to move forward with the buyer's development plans.

Therefore, in our opinion this comparable needs to be adjusted downward based upon these approvals and conditions.

Zoning

The surrounding parcels are zoned Commercial, C-1 and C-4. All of the comparables have similar commercial type zonings that allow for much of the same development uses. Therefore, we have not made any adjustments with regard to zoning.

Conclusion – Land-Value Analysis

As can be seen on the comparable sales chart displayed earlier, the sales indicate an adjusted range from $10.06 to $14.83 per square foot, with an average indication of $13.40 per square foot and median indication of $14.14 per square foot. The best available data was analyzed and adjusted accordingly. After giving consideration to the adjusted values all of the comparable data and the current pending contract, it is our opinion the Market Value of the Subject site is best represented at $14.00 and $14.50 per square foot. This indicates that the land value of the Subject Property is $53,000. This is calculated as follows:

3,717 square feet (Both R/W Parcels) X $14.00 per square foot	=	$52,038
3,717 square feet (Both R/W Parcels) X $14.50 per square foot	=	$53,897

Rounded, $53,000

ADDENDA

Callaway & Price, Inc.

Real Estate Appraisers and Consultants
www.callawayandprice.com
Licensed Real Estate Brokers

Please respond to Treasure Coast office
E-Mail: s.neill@callawayandprice.com

SOUTH FLORIDA

1410 Park Lane South
Suite 1
Jupiter, FL 33458
Phone (561)686-0333
Fax (561)686-3705

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mrs@cpwpb.com

Stephen D. Shaw, MAI
Cert Gen RZ1192
sds@cpwpb.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
rac@cpwpb.com

TREASURE COAST

1803 South 25th Street
Suite 1
Fort Pierce, FL 34947
Phone (772)464-8607
Fax (772)461-0809

Stuart
Phone (772)287-3330
Fax (772)461-0809

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

1146th Avenue
Suite 3
Indialantic, FL 32903
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Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmail.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321)726-0970
Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
clp@cpmail.com

December 21, 2015

Mr. Mike Abinanti
VIA EMAIL: mabinanti@comcast.net

RE: Appraisal Fee Quote

Dear Mr. Abinanti:

We would be pleased to prepare an Appraisal of the two vacant right-of-way parcels owned by the City of Fort Pierce located adjacent to 401 & 411 South Indian River Drive in Fort Pierce, Florida. It is our understanding that the purpose of this appraisal is to estimate the current Market Value of the vacant right-of-way parcels for right-of-way abandonment purposes. For this analysis, we will use the across-the-fence method of valuation.

This report will be prepared for the addressee. The intended use is to assist the client in internal decision-making. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other use.

The fee would be $1,700. It is our policy to require a retainer and $850 will suffice for this purpose. The balance of the fee will be due and payable upon delivery of the report. We will provide an electronic copy of the final report. Hard copies of the final report are available upon request.

We will have the report completed by January 5, 2016 **be aware that delays in our receipt of information requested could postpone completion.**

If the above is agreeable to you, please sign below as our authorization and return it together with the retainer and any information requested and we will begin work immediately. This agreement is subject to the Agreements and Conditions listed on the attached page, a copy of which should also be signed and returned to us. Our work will be done in accordance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. Thank you for the opportunity to be of service.

Respectfully submitted,

CALLAWAY & PRICE, INC.

Stephen G. Neill, MAI
Cert Gen RZ2480

SGN:clw
Attachments

Client:

Accepted By\Date: _____ 12/29/15
Signature Date

Name and Title (Printed or Typed): EUGENE A SZEWIAK

Client Fed ID# or SS#: illegible

Conditions of Agreement

1. Premise: The completed report shall comply with the professional and ethical standards of the Appraisal Institute. The report will be addressed to the Client, or as directed by the Client.

2. Compensation: The fee is due and payable as designated in the contract letter; the retainer is to be sent to the Appraiser along with the signed contract letter, which constitutes authorization to commence the assignment. The Appraiser's/Consultant's compensation is in no event contingent upon a predetermined value or conclusion.

3. Completion Date: Every effort will be made to deliver the report as per the specified date in the contract letter. If delays occur for reasons beyond the control of the Appraiser/Consultant, such as not receiving necessary data requested from the Client in a timely manner, changes in the scope of services of the assignment, acts of God, et cetera, the due date shall be extended.

4. Changes: The Appraiser/Consultant shall, to the best of his ability, complete the assignment in compliance with professional and ethical standards of the appraisal industry. Changes that are not in keeping with these standards will necessitate a new contract letter and renegotiation of the original fee, or billed on a time basis plus the original fee.

5. Cancellation: The Client may cancel this agreement by written notice, or telephone followed by written notice. Appraiser/Consultant shall submit a statement based on professional time and expenses accrued, if applicable, for all services expended to the date of cancellation.

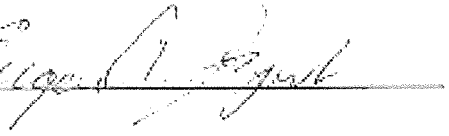
6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

7. Collection: All fees and expenses are due upon delivery of the final report. A late charge of 1.5% per month shall be imposed on balances unpaid 30 days after the statement date. If collection efforts become necessary, all costs for same, including court costs and attorney's fees, will be added to the balance due. We are currently operating under an agreement with a collection agency, which charges us 53.8%. **If their collection services are required, Client's total balance due will be increased by 53.8%.**

8. Limiting Conditions: This agreement and the completed report shall be subject to the Limiting Conditions (included in said report).

9. Confidential Data: Data assembled for the assignment will remain the property of the Appraiser/Consultant. Data provided by the Client will be held in our file, unless otherwise instructed by the Client, and considered confidential. Appraiser/Consultant is authorized by the Client to disclose the report to appropriate representative of the Appraisal Institute to comply with the Bylaws and Regulations of this professional organization.

I hereby agree to the Conditions of Agreement outlined above.

Client  Date 12/22/15

QUALIFICATIONS

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #12248
Florida State-Certified General Real Estate Appraiser #RZ2480
Florida Licensed Real Estate Broker #BK-0660406
Associate Member, American Society of Farm Managers and Rural Appraisers
International Right of Way Association Certified Right of Way Appraiser R/W-A/C

Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

Education

Bachelor of Science Degree in Business/Real Estate, Florida State University
Associates of Arts Degree, Indian River Community College

Appraisal Institute Courses:
- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal from Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- An Appraiser's Introduction & Overview of the U.S. Hotel Industry
- Hotel Market Studies & Valuating – Using Hotel Valuation Software
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

International Right of Way Courses:
- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

USPAP – Biennial
Florida State Law for Real Estate Appraisers
Florida Law Update
Roles and Rules of Supervisors & Trainees
Appraisal Institute – Leadership Conference Participant

Qualified Expert Witness

Miami-Dade
Broward County
Indian River
Martin County
St. Lucie County
Bay County
US Bankruptcy Court, Middle District of Florida
Indian River County Special Magistrate – 2010, 2011, 2012 & 2013
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010, 2011, 2012 & 2013
Martin County – 2012 & 2013

Appraising\Consulting Expertise

ACLFs
Agricultural
Aircraft Hangers
Apartment Complexes
Branch Banks
Car Dealership
Citrus Groves
Condominium Projects
Eminent Domain
Golf Courses
Luxury RV Parks
Marinas
Mining Operations
Mini-Warehouses
Mobile Home Parks
Multifamily Residential
Office Buildings
Ranchland
Restaurants
Retail Buildings
Salvage Yards
Single-Family Residential
Sports Complexes
Subdivisions
Truckstops/Gas Stations
Warehouses
Vacant Land
Special Purpose Properties

Organizations and Affiliations

Rotary Member – Past President/Board of Directors
John Carroll High School Advisory Board
Treasure Coast Seminole Booster Club

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

850-487-1395

NEILL, STEPHEN G
1803 S25TH STREET SUITE 1
FORT PIERCE FL 34947

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2480 ISSUED: 10/27/2014

CERTIFIED GENERAL APPRAISER
NEILL, STEPHEN G

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2016 L1410270002620

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ2480

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

NEILL, STEPHEN G
500 SOUTH US HIGHWAY 1 SUITE 107
FORT PIERCE FL 34950

ISSUED: 10/27/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1410270002620

Professional Designations\Licenses\Certifications

Florida State-Certified General Real Estate Appraiser #RZ2956

Professional Experience

Assistant Appraiser, Callaway & Price, Inc. – June 2002 – Present

Education

Bachelor of Science Degree in Education, Florida State University
Associates of Arts Degree – Indian River Community College

Appraising\Consulting Expertise

- Acreage
- Airport Hangars
- Apartment Complexes
- Cemeteries
- Day Care Centers
- Eminent Domain
- Mitigation Banks
- Mobile Home Parks
- Oceanfront Property
- Rental Comparability Studies
- Residential Properties
- Retail Buildings
- Subdivisions
- Vacant Land
- Warehouse/Industrial

Organizations and Affiliations

Florida State University Alumni
Fort Pierce Sportfishing Club
Ducks Unlimited

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

850-487-1395

VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ2956 ISSUED: 11/16/2014

CERTIFIED GENERAL APPRAISER
VERCILLO, ANTHONY D

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date: NOV 30, 2016 L1411160001777

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ2956

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016

VERCILLO, ANTHONY D
1001 IBIS AVE
FORT PIERCE FL 34982

ISSUED: 11/16/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1411160001777

Chicago Title Insurance Company

OWNERSHIP AND ENCUMBRANCE REPORT

Order No.: 5631703

Certified Party:
Gillespie & Allison, P.A.
33 Southeast Fifth Street, Suite 100
Boca Raton, FL 33432
Phone: 561-368-5758
Fax: 561-395-0917

This will serve to certify that Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from June 19, 1964, through November 09, 2015 at 11:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

Parcel I:

A parcel of land being part of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, Public Records being more particularly described as follows:

Commence at the Northwest corner of said Lot 1, Block D, run South 89°54'45" East (basis of bearings) along the North line of said Lot 1, a distance of 172.48 feet; thence continue South 89°54'45" East, a distance of 61.38 feet to the Point of Beginning; thence run south 12°04'45" East a distance of 178.64 feet to the South line of said Lot 2, Block D; thence run along said South line North 89°51'32" West, a distance of 29.76 feet to the monumented East right of way line of Indian River Drive (a variable width right of way); thence run North 11°43'16" West along said East right of way line, a distance of 52.07 feet; thence leaving said East right of way line run North 01°27'42" East, a distance of 123.67 feet to the Point of Beginning.

Parcel II:

A parcel of land being part Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida and abutting Lot 3, Block D of ANDREWS AND RICHARDS RE-SUBDIVISION, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, Public Records being more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block D, ANDREWS AND RICHARDS Resubdivision, as per the Plat thereof, as recorded in Plat Book 1, Page 191, St. Lucie County, Florida, run South 17°06'20" East (basis of bearings) along the West line of said Lot 3, a distance of 91.62 feet; thence run North 89°51'35" West, a distance of 4.19 feet; thence run North 17°06'20" West, a distance of 92.62 feet; thence run South 89°51'35" East, a distance of 4.19 feet to the Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Parcel I:
City of Fort Pierce, a municipal corporation, by virtue of Quit Claim Deed recorded in Official Records Book 92, Page 524.

Parcel II:
Road Right of Way by virtue of Andrews & Richards Addition to Fort Pierce recorded in Plat Book 1, Page 191.

The following documents of conveyance against the said real property recorded in the aforesaid public records have been found:

Parcel I:

1. Quit Claim Deed to City of Fort Pierce, a municipal corporation recorded in Official Records Book 92, Page 524.

2. State of Florida Right of Way Map recorded in Plat Book 59, Pages 28 through 29.

Parcel II:

1. Plat of Andrews & Richards Addition to Fort Pierce recorded in Plat Book 1, Page 191.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

In accordance with Florida Statutes Section 627.7843, the liability Chicago Title Insurance Company may sustain for providing incorrect information in this Report shall be the actual loss or damage of the Certified Party named above up to a maximum amount of $1,000.00.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Report to be issued in accordance with its By-Laws.

Chicago Title Insurance Company

_____

Ellen Klempert

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

QUIT-CLAIM DEED

DREW'S FORM R. E. 8

STATE OF FLORIDA DOCUMENTARY STAMP TAX JUN 29 '64 COMPTROLLER P.B. 100129 030

ST. LUCIE COUNTY

This Quit-Claim Deed, *Executed this 19TH day of* JUNE *, A. D. 19* 64 *, by*
HELENA M. HATZES, joined by her husband, GEORGE A. HATZES,

first party, to

CITY OF FORT PIERCE, a municipal corporation,

whose postoffice address is Fort Pierce, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of $* 10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* St. Lucie *State of* Florida *, to-wit:*

From the northwest corner of Lot 1, Block D, ANDREWS AND RICHARDS Re-Subdivision, as per plat thereof recorded in Plat Book 1, page 191, St. Lucie County, Florida, public records, run South 89° 58' East, 172.48 feet to the Point of Beginning of the lands herein described:

From said Point of Beginning continue South 89° 58' East, 61.38 feet, to the east line of proposed right-of-way of Indian River Drive; thence South 12° 08' East, along the east line of proposed right-of-way of Indian River Drive, 178.9 feet, to the eastward projection of the south line of Lot 2 of aforesaid Block D of ANDREWS AND RICHARDS Re-Subdivision; thence West, along the projection of the south line of said Lot 2, 61.37 feet to the west edge of sidewalk as now constructed; thence North 12° 08' West, along the West edge of existing sidewalk, 178.9 feet to the Point of Beginning.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

[signature] Helena M. Hatzes L.S.
Helena M. Hatzes

[signature] George A. Hatzes L.S.
George A. Hatzes

as to Mr. and Mrs. Hatzes

STATE OF FLORIDA,
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HELENA M. HATZES, joined by her husband, GEORGE A. HATZES, to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19TH day of JUNE A. D. 19 64.

[signature]
Notary PUblic, State of Florida at Large. My commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 23, 1967
Bonded By American Surety Co. of N. Y.

JOHN S. [illegible] NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Official Record Book

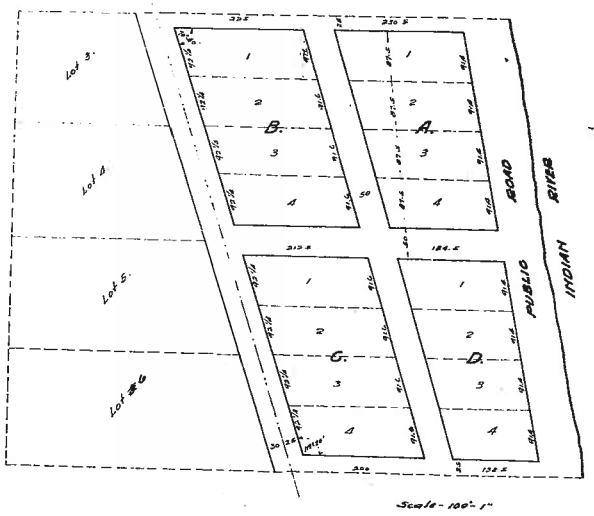
ROGER POTTRAS, CLERK ST. LUCIE COUNTY, FLORIDA

1967 JUN 29 PM 4:25

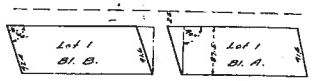
92 524

Order: 5520656 Doc: FLSTLU:92-00524 Page 1 of 1 Created By: Ellen Klempert Printed: 10/30/2015 1:36:11 PM EST

1-191



WILLIAM F. RICHARDS
AND
JAMES ANDREWS
RESUBDIVISION OF LOTS 3, 4, 5, 6
EAST OF RAILWAY
OF TYLERS SUBDIVISION OF LOT
4-SEC. 10-T. 35 S.-R. 40 E.
BEING
ANDREWS & RICHARDS
ADDITION TO
FORT PIERCE
Recorded July 21, 1900.



Resubdivision of Lot 1 Blk. A.
" 1 " B-
of above addition.
Dec. 13/1900-

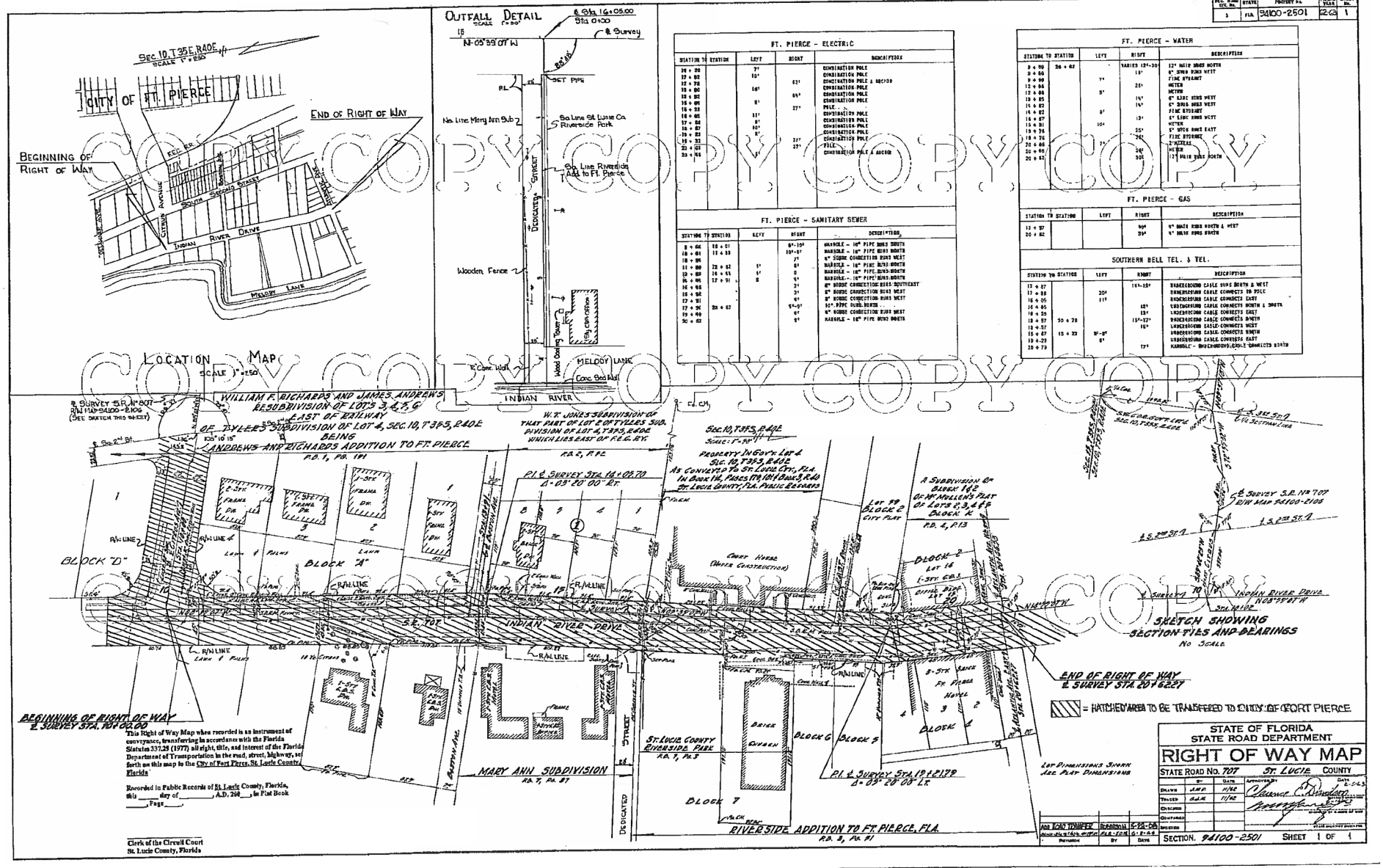
1-191

Order: 5519058 Doc: FLSTLU:MPLT 59-00028

INST # 3217730, PLAT BOOK 59 PAGE 28, Recorded 06/10/2009 at 10:57 AM
SAINT LUCIE COUNTY, Deputy Clerk KIMMED

INST # 3217730
PB 59, Pages 28-29
RECORDING CHARGE 10:57 57
SAINT LUCIE COUNTY
DOC STMP-D Pro Doc Stamps (Deed) $0.00
DOC STMP-M Pro Doc Stamps (Mortgage) $0.00
INT TAX Intangible Tax $0.00

FED. ROAD SYS. No.	STATE	PROJECT No.	FISCAL YEAR	SHEET No.
3	FLA	94100-2501	2-G	1



This Right of Way Map when recorded is an instrument of conveyance, transferring in accordance with the Florida Statutes 337.25 (1977) all right, title, and interest of the Florida Department of Transportation in the road, street, highway, set forth on this map to the City of Fort Pierce, St. Lucie County, Florida.

Recorded in Public Records of St. Lucie County, Florida, this _____ day of _____, A.D. 200__, in Plat Book _____, Page _____.

No.	Revision	By	Date
1	Add Right Transfer	R. Reddish	5-26-04
2	Revise Right of Way Width	R.A.R. / T.O.B.	6-21-04

STATE OF FLORIDA
STATE ROAD DEPARTMENT

RIGHT OF WAY MAP

STATE ROAD No. 707 ST. LUCIE COUNTY

	By	Date	Approved By	Date
Drawn	J.A.H.	11/62		2-24-63
Traced	G.A.H.	11/62		
Checked				
Checked				
Recorded				

SECTION 94100-2501 SHEET 1 OF 1

COPY COPY COPY

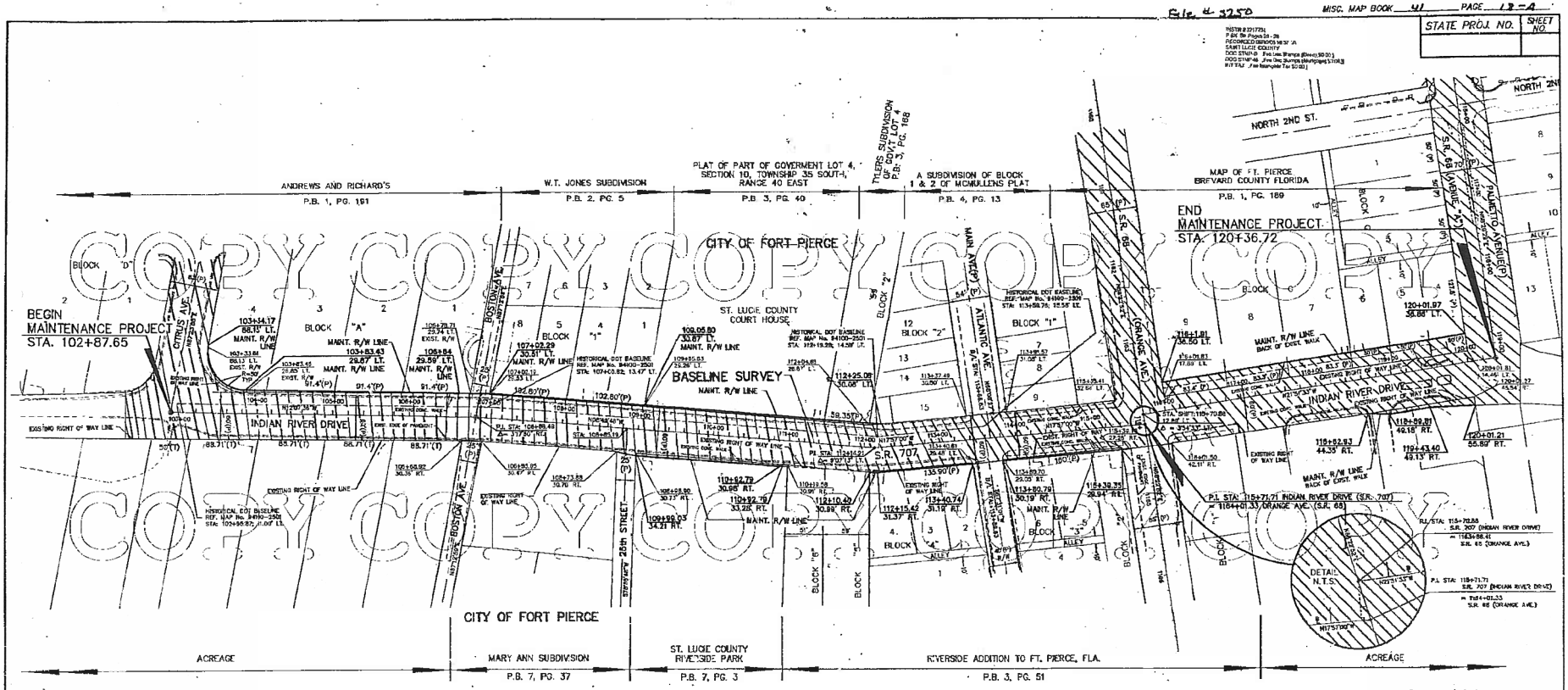
Order: 5519058 Doc: FLSTLU:MPLT 59-00029

BK # 3217731, PLAT BOOK 59 PAGE 29, Recorded 06/30/2008 at 10:57 AM
ST. LUCIE COUNTY, Deputy Clerk LEONARDJ

File # 3250

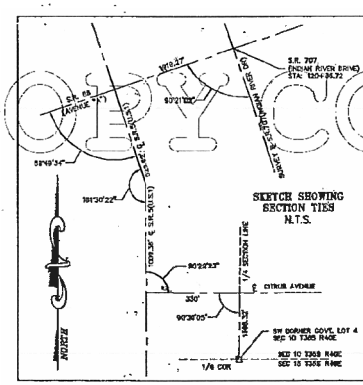
MISC. MAP BOOK 41 PAGE 18-A

STATE PROJ. NO.	SHEET NO.



COPY COPY COPY COPY COPY

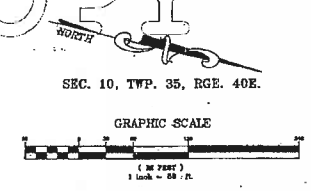
B 41
16 18-A



This Right of Way Map when recorded is an instrument of conveyance, transferring in accordance with the Florida Statutes 337.29 (1977) all right, title, and interest of the Florida Department of Transportation in the road, street, highway, set forth on this map to the City of Fort Pierce, St. Lucie County, Florida

Recorded in Public Records of St. Lucie County, Florida, this _____ day of _____, A.D. 200__, in Plat Book _____, Page _____.

Clerk of the Circuit Court
St. Lucie County, Florida



= HATCHED AREA TO BE TRANSFERED TO CITY OF FORT PIERCE

SEE SHEET ONE FOR LEGEND, GENERAL NOTES, CERTIFICATIONS ETC.

S.R. 707 (INDIAN RIVER DRIVE)
FROM CITRUS AVENUE TO AVENUE "A"

MAINTENANCE MAP	FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING	APPROVED BY / DATE: 9/5/02	REVISION / BY / DATE	ADD ROAD TRANSFER REVISION / BY / DATE: 6-28-02	PRELIM / FINAL / CHECKED	BY / TPK / TPK / TPK	DATE / 4/8/02 / 8/10/02 / 7/23/02	FEDERAL PROJECT No. N/A Section 94100-Maint.(1) STATE ROAD 707 ST. LUCIE COUNTY	MAPS PREPARED BY CULPEPPER & TERPENING INC. / W.P.I. NO. N/A / ITEM/SEGMENT No. 230347 1	FIELD BOOK NO.'S BISCAYNE F.B. NO. 2356, 2357, 2370 / SCALE: 1"=50' / SHEET 2 of 2

PLAT BOOK 59
PAGE 29

Created By: Ellen Klempert Printed: 10/30/2015 12:04:04 PM EST

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Jodah B. Bittle, P.E.

FROM: Clarissa Davis, Planner

RE: Indian River Villas: Right-of-way Abandonment

DATE: November 10th, 2015

Mr. Bittle,

I have reviewed the resubmittal of the proposed Indian River Villas ROW abandonment located at 401 and 411 S Indian River Drive and have produced the following comments:

1. Planning department has no comments at this time.

If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Indian River Villas
Right of Way Abandonment
APO Indian River Drive
November 11, 2015

St. Lucie County Public Works/Engineering Comments

1. No objections to the requested abandonment provide that the City of Ft. Pierce Engineering Department has no objections and or facilities within the area proposed to be abandoned.

Ron Harris, PLS
County Surveyor

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Indian River Villas ROW Abandonment – 401 S Indian River Drive.
TRC Project # 15-01000003

REVIEW DATE: 11/13/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: ____X_____

Site Plan Approved with conditions: _____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**~~
2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~
3. ~~**Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**~~

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
DEC 01 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: December 1, 2015

PROJECT: **Indian River Villas R/W Abandonment – 401 S. Indian River**
TRC Project No. 15-01000003

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ R/W Abandonment
- ☐ P/D Drawings & Approved Site Plan
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. A Quit Claim Deed was recorded in 1964, deeding a parcel of land to be used as right-of-way to the City of Fort Pierce. This parcel which lies east of the current Indian River Drive right-of-way, which is maintained by St. Lucie County, has been retained by the city and not used over the years. Based on this fact we are recommending the approval of the abandonment request of this parcel, pending the successful recording of any appropriate easements for any encroachment of roadway, sidewalk or utility improvements.

JRA/jra

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Nicholas Mimms, City Manager (***via email***)

FROM: Robert V. Schwerer, City Attorney

SUBJECT: 401 South Indian River Drive – City Surplus Parcel
411 South Indian River Drive – Right of Way Abandonment

DATE: March 1, 2016

Legal was previously provided with a package of documents, copy attached, from the Planning Manager by way of memorandum dated February 11, 2016 seeking review and approval of two (2) proposed right of way abandonment Ordinances. The following is an abbreviated narrative of what you and I have already discussed in detail.

After review of the City's records and certain instruments that are recorded in the public records, it is determined that the described parcel of land in the vicinity of 401 South Indian River Drive is not right-of-way, but rather, a City owned property. This has been confirmed in consultation with the City Engineer. Accordingly, the ROW abandonment process is not applicable. Instead, if it is Staffs' recommendation, the parcel may be disposed of as surplus property in accordance with the procedure set out at Section 13 of the City Charter, copy attached for reference.

Concerning the parcel located adjacent to 411 South Indian River Drive, such parcel is confirmed as platted right-of-way. Accordingly, the process for ROW abandonment would apply, and the matter can proceed accordingly but the Ordinance will need revisions as discussed below.

First, the title of the proposed Ordinance abandoning the South Second Street right of way is incorrect. It refers to the right of way as "Lying on the West Side of South 2nd Street" , when in fact the ROW strip is on the East side of South 2nd Street. This needs to be corrected.

Second, there is no information in the packet of documents showing that each of these parcels have been researched as to location of utilities or other facilities such as stormwater drainage structures for which the City will need to retain an easement. Please request Staff provide documentation that each of these parcels have been researched and

the appropriate utility providers have been notified accordingly. It is also suggested that the City Engineer provide input as to whether a general easement should be retained for such future utilities or other underground facilities as may be needed for future use. In reference to the Second Street abandonment, the Staff Report indicates the applicant will provide a replacement easement along with property for utilities, sidewalks and lighting. The location and legal description of this easement should be identified and the proposed Ordinance abandoning the right of way should specify a reservation of such easement, or in the event the easement exceeds the width of the strip being abandoned, there should be a grant of easement document separately executed by the current owner.

As you are aware, it has been the past practice of the City as demonstrated by the right of way abandonments recently approved for the St. Andrew's and the Mosaic's projects that the City generally conditions the abandonment on the applicant or its successor obtaining site plan approval and commencing construction of the improvements on the parent parcel. In order to remain consistent with the City's past practices, it is recommended that the right of way abandonment on Second Street be subject to such condition, and that this condition be included in the Ordinance.

Please let me know if you have any questions concerning this memorandum or the comments of this office.

Robert V. Schwerer, Esq.
City Attorney

/mlp
Attachment
cc: Fort Pierce Mayor and Commissioners (***via email***)
John R. Andrews, City Engineer (***via email***)
Rebecca Grohall, Planning Manager (***via email***)

Sec. 13. - Sale or lease of certain city owned property; notice; deposit or bond.

(a) The city commissioners of the city are hereby expressly authorized to lease or sell and convey any property, real or personal, belonging to the city and not required for public purposes, provided, however, that no lease beyond a term of one year or sale of any real property shall be made unless notice thereof shall be published once a week for two (2) consecutive weeks in some newspaper of general circulation published in the said city, calling for bids for the lease or purchase of the real estate so advertised to be leased or sold and in each case the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted unless the commissioners shall reject any and all bids. The city commissioners may require a deposit to be made or a surety bond to be given in such form or in such amount as the commission shall determine with each bid submitted.

(b) In exercising the powers conferred in section 13(a) of this charter the city commissioners may lease or sell any such property, real or personal, for such price and upon such terms and conditions as the said commissioners shall deem proper provided, however, that in giving notice for the lease or sale of the real estate the terms and conditions shall be stated in such notice. In making any lease or sale or [of] property under this act, the commission is hereby authorized and empowered to lease or convey title to such property to the lessee or purchaser thereof and to execute a proper lease or conveyance thereof.

(c) Whenever, in the opinion of the commission of the city, the city holds and possesses any real or personal property not needed for city purposes and such property may be to the best interest of the city, exchanged for other real or personal property which the city may desire to acquire for city purposes, the said commission of the city is authorized and empowered to make such an exchange; provided, however, before any exchange of property shall be effected a notice setting forth the terms and conditions of any such exchange of property shall be first published once a week for two (2) consecutive weeks in a newspaper of general circulation published in the city before the adoption by the commission of a resolution authorizing the exchange of such properties.

(d) If the United States of America, or any department or agency thereof, the State of Florida or any political subdivision or agency thereof, or any municipality of this state should desire any real or personal property that may be owned by the city for public or community interest and welfare, then the United States of America, or any department or agency thereof, state or political subdivision[,] agency or municipality may apply to the commission for a conveyance or lease of such property. The commission, if satisfied that such property is required for such use and is not needed for city purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such commission may fix regardless of the actual value of such property. The fact of such application being made, the purpose for which the property is to be used and the price or rent therefor shall be set out in a resolution duly adopted by such commission. In case of a lease the terms of such lease shall be recited in such resolution. No advertisement shall be required.

(e)

The provisions of section 13, subsections a, b, c, and d, shall not be construed to cover the sale or disposition of those lands conveyed to the city for a specific purpose and containing a reversionary clause whereby said lands shall revert to the grantor or grantors upon failure to use said real property for such purposes.

(f) The provisions of this section shall not apply to the sale of any public utility plant owned by the city.

(g) The provisions of this section shall not apply to the sale or exchange by the city of any obsolete, outmoded, unusable or unserviceable piece of equipment or parts or supplies therefor.

(Laws of Fla., Ch. 65-1556, § 1)

Amendment note—Subsection (g) was added to § 13 by Ch. 65-1556, § 1.

City Commission Regular Meeting **Agenda Item # 11. g.**

Meeting Date: 03/21/2016

Re: Zoning Atlas Amendment & Planned Development - Indian River Commerce - 401 S. Indian River Drive

---

SUBJECT:

Ordinance 16-008 - Zoning Atlas Amendment & Planned Development Approval submitted by Foglia Contracting Corp. to construct a mixed-use development with office, retail and residential at 401 S Indian River Drive. Property is zoned C-1, Office Commercial. (Parcel ID 2410-808-0017-000-7; 2410-808-0019-000-1).

SUMMARY:

Approval of a Zoning Atlas Amendment and Planned Development Plan application.

RECOMMENDATION:

Staff recommends that the City Commission **approve** the Zoning Atlas Amendment, Planned Development Plan, application with the following conditions:

1. ROW abandonment is approved by the City Commission
2. The property is deeded to separate the west side from the east side of 401 & 411 S Indian River Drive.

ALTERNATIVES:

Approve with additional conditions.

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

16-008

Staff Report

Applications
Property Record Cards
Deeds
Site Plan, Civil, Landscape, etc.
Elevations and Floor Plan
Environmental Report, Statement, Drainage, Historical Report
Traffic Report
TRC Comments
COA #15-63
City Attorney Memo
City Attorney Memo 03.01.2016

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/15/2016 01:19 PM

Form Started By: Clarissa Davis
Started On: 03/02/2016 01:17 PM
Final Approval Date: 03/15/2016

ORDINANCE NO. 16-008

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REZONING PROPERTIES** GENERALLY LOCATED ON THE WEST SIDE OF **401 & 411 SOUTH INDIAN RIVER DRIVE**, FROM C-1, OFFICE COMMERCIAL ZONE, TO PD, PLANNED DEVELOPMENT ZONE; FURTHER **APPROVING A DEVELOPMENT PLAN** PURSUANT TO SECTION 22-58 of the City Code; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

SECTION 1. From and after the effective date hereof, the following properties legally described as:

a.) 401 South Indian River Drive, Parcel ID: 2410-808-0017-000-7
Legal Description: ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)

b.) Parcel ID: 2410-808-0019-000-1
Legal Description: ANDREWS AND RICHARDS S/D BLK D LOT 3 (MAP 24/10G) (OR 1814-1626)

shall be and the same is hereby rezoned from C-1, Office Commercial Zone, to PD, Planned Development Zone shown in Exhibit “A”; said properties being generally located on the west side of 401 and 411 South Indian River Drive in Fort Pierce, Florida.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “B”, attached hereto and incorporated herein by reference, be in the same is hereby approved, and shall serve as the Development Plan associated with the subject Planned Development.

SECTION 3. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage thereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.

City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance ____ was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____; and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

Exhibit A: Future Zoning

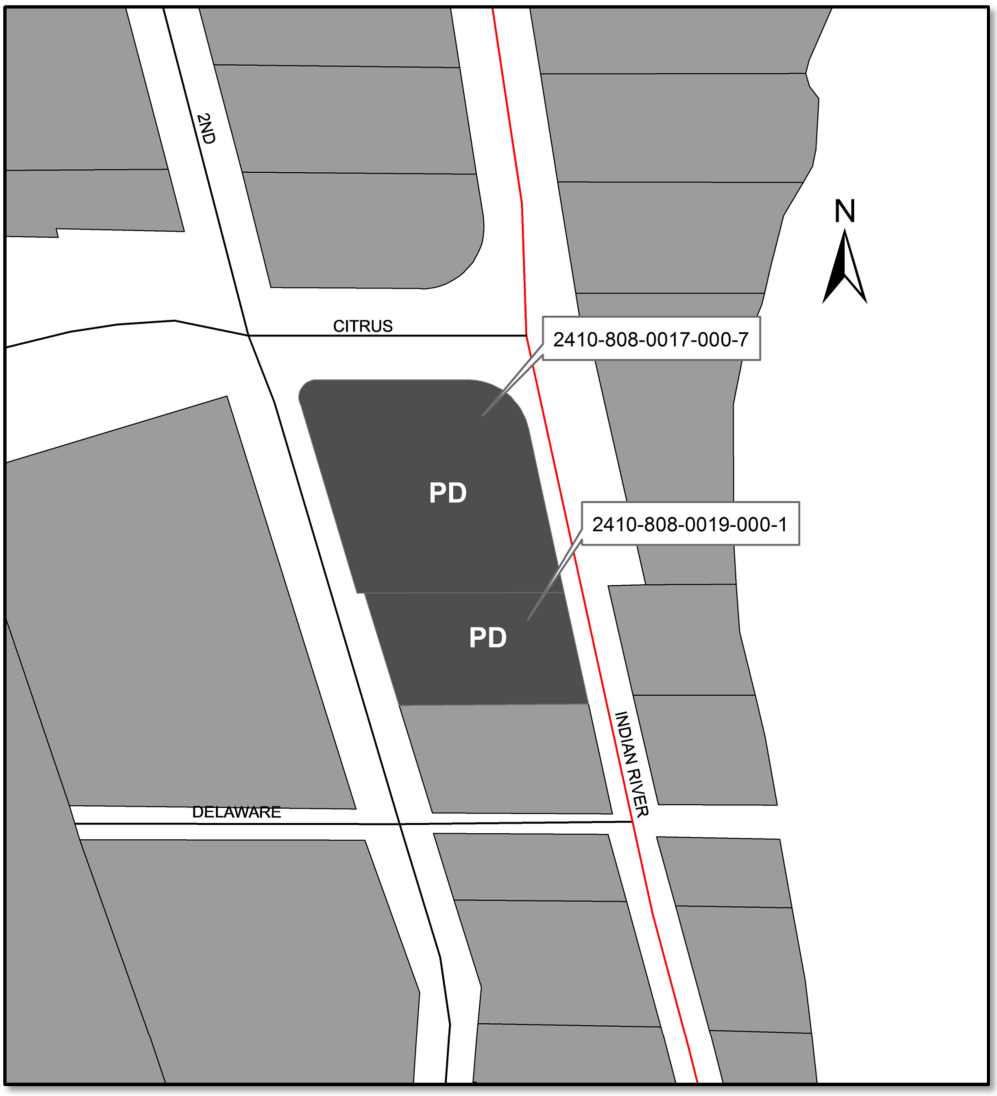


Exhibit B: Development Plan (Attached)

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Zoning Atlas Amendment (Planned Development) & Design Review – Indian River Commerce – 401 & 411 S. Indian River Drive

DATE: March 2nd, 2016

STAFF REPORT

Owner:	TMH, LLC 2277 North Circle Drive, Palatine, IL 60067 TA1 (IRD) LLC 266 Park Drive, Palatine, IL, 60067
Applicant/Representative:	Foglia Contracting Corp. 1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960
Requested Action:	Approval of a Zoning Atlas Amendment, Planned Development Plan application.
Location:	401 & 411 S. Indian River Drive
Parcel IDs:	2410-808-0017-000-7; 2410-808-0019-000-1
Current Zoning:	C-1, Office Commercial
Proposed Zoning:	PD, Planned Development
Current Future Land Use:	CBD, Central Business District

Surrounding Zoning:

North	East	South	West
C-1	n/a	C-1	C-1

Parcel(s) Size: 1.87 acres

Staff Analysis:

The applicant, Foglia Contracting, LLC, is proposing a Planned Development plan for the western half of 401 S. Indian River Drive. The parcels are currently 1.87 acres. This property is currently zoned C-1, Office Commercial with a CBD, Central Business District future land use.

The project proposed is a multi-use facility comprising of over 7,000 sq. ft. of retail space, almost 13,000 sq. ft. in office space, and 11 residential units. The maximum height of the structure is 61'-11" and will cover approximately 41 percent of the lot. A total of 82 parking spaces are provided, however 96 parking spaces are required. The applicant will pursue the option of "payment in lieu of" which entails paying a fee per space. Parking will be available on the first and second floor.

The architectural style will be Florida Vernacular with a standing seam metal roof. Shutters accentuate the windows present on the second floor, while balconies are provided for the office space and the residents. Spatial relationships are shown in the way of depth on the east and west elevation.

Plentiful vegetation is proposed to be installed throughout the site. A Plum Pine hedge will be aligned along all property lines. A number of Montgomery Palms, Foxtail Palms, Christmas Tree Palms, and Pitch Apple trees will be provided.

This property is part of the River's Edge Historic District which was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is assured that this new development would be an appropriate addition to the area.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation

At their January 12th meeting, the Planning Board voted to approve the application unanimously.

Historic Preservation Board Recommendation

At their February 22nd meeting, the Historic Preservation Board voted to approve COA 15-63 with the condition that the ROW abandonment application and Zoning Atlas Amendment application.

Staff Recoimmendations:

Staff recommends that the City Commission **approve** the Zoning Atlas Amendment, Planned Development Plan, application with the following conditions:

1. ROW abandonment is approved by the City Commission
2. The property is deeded to separate the west side from the east side of 401 & 411 S Indian River Drive.

CITY OF FORT PIERCE
PLANNING DEPARTMENT
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 401 AND 411 S. INDIAN RIVER DRIVE
2. Property Tax ID(s): 2410-808-0017-000-7 AND 2410-808-0019-000-1
3. Total Acreage: 0.909
4. Existing Future Land Use Designation: CBD
5. Existing Zoning Classification: C-1

6. Proposed Zoning Classification: PD (Planned Development)

7. Other applications being submitted concurrent with this application, if any: Subdivision Preliminary Plat, Design Review, Development Review, Capacity Analysis

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

9. Are there any identified or possible historical structures on the amendment lands? No, vacant

10. The reason for making this request: To develop ten (10) multifamily units, 13,825 sf office space and 8,186 sf retail space

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Office	GC	C-1
South	Residential	OP	C-1
East	Vacant	CBD	C-1
West	East	OP	I1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CBD	C-1	30.0	0.909	X
Proposed	CBD	PD	12.0	0.909	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 5,349 GPD
Current Zoning	Total gallons per day 5,349
Proposed Zoning	Total gallons per day 5,349

Change in Demand	**Total gallons per day** 0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 4,799
Current Zoning	Total gallons per day 4,799
Proposed Zoning	Total gallons per day 4,799
Change in Demand	**Total gallons per day** 0

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2.21	2.21	0.00
Urban District	5 acres per 1,000 people	8.85	8.85	0.00
Community	2.5 acres per 1,000 people	17.7	17.7	0.00
Neighborhood	1.36 acres per 1,000 people	32.54	32.54	0.00

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Lawnwood Elem./ Dan McCarty Middle/Lincoln Park Academy	
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning Enrollment Demand	1.45	0.62
Proposed Zoning Enrollment Demand	1.45	0.62
Change in Demand	0.00	0.00

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum 2
Current Zoning	2
Proposed Zoning	2
Change in Demand	0

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	No net increase proposed

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	C-1, 1,406	80 / 74
Proposed Zoning	PD, 1,406	80 / 74
Change in Demand	0 Trips	Trips 0 / 0
Impact to Capacity	All links operate at acceptable levels of service	

12. Name of Owner(s): TA1 (IRD), LLC and TMH, LLC
Mailing Address: 266 Park Drive
City Palatine State IL Zip 60067
Phone # 846-337-1756
E-mail: mabinanti@comcast.net

13. Name of Applicant: Same as Owner
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

266 Park Drive, Palatine, IL 60067

Address State Zip

846-337-1756 mabinanti@comcast.net

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

TA1 (IRD), LLC & TMH, LLC 846-337-1756

Property Owner's Name (Please Print) Phone

266 Park Drive, Palatine, IL 60067

Address State Zip

Thomas Abinanti Thomas Abinanti 11/2/2015

Property Owner's Signature Date

STATE OF ~~FLORIDA~~ Illinois
ST ~~LUCIE~~ COUNTY) Cook

The foregoing instrument was acknowledged before me this 2nd day of Nov., 2015, by Thomas M. Abinanti & Thomas Abinanti who is personally known to me or has produced as identification.

Signature of Notary

(seal)

OFFICIAL SEAL
DILEK IDRIZ
Notary Public - State of Illinois
My Commission Expires Jan 11, 2017

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location 401 and 411 S Indian River Dr

Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1

Project description INDIAN RIVER COMMERCE CENTER

TA1 (IRD), LLC	Foglia Contracting Corp.
Property Owner(s)	**Applicant/Representative, Title, Company**
266 Park Dr	1555 Indian River Boulevard, Unit B141
Street Address	Street Address
Palatine, IL 60067	Vero Beach, FL 32960
City State Zip	City State Zip
846-337-1756	954-444-6125
Phone Number	Phone Number
mabinanti@comcast.net	jf33067@aol.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Mariska Abinanti

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 26 day of October, 20 15, by Thomas Abinanti (2) who is personally known to me or has produced Fl. Dl Fl Dl as identification.

Signature of Notary

BARRY R. SKOLAK
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 09, 2017

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
☑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

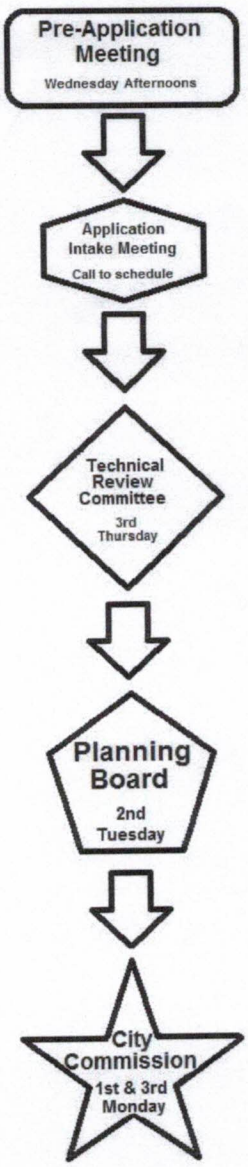
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 23

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Right-of-way, streets, etc	Multifamily <10	Indian River Lagoon	Residential/Commercial

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☑ Landscaping Plan (see Section 22-187)
- ☑ Storm Drainage Plan (see Section 22-58.d.6)
- ☑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☑ Traffic Impact Report
- ☑ Concurrency Review submittals (see Concurrency Review application)

(See attached file: Pre-Application Meeting - West.pdf)
401 S. Indian River Drive
Mixed Use Planned Development

* * * * * LEGAL DISCLAIMER * * * * *
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Pre-Application Meeting - West...


c121115.ics

City of Fort Pierce

Planning Department

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Zoning

Design Review

Property address or Location 401 and 411 S Indian River Dr
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1
Project Description INDIAN RIVER COMMERCE CENTER

TA1 (IRD), LLC	Foglia Contracting Corp.
Property Owner(s)	Applicant/Representative, Title, Company
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City State Zip	City State Zip
846-337-1756	954-444-6125
Phone Number	Phone Number
mabinanti@comcast.net	jf33067@aol.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Thomas Pekinarde
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 26 day of October, 2015, by Thomas Abinanti (2) who is personally known to me or has produced IL DL FL DL as identification.

Signature of Notary

BARRY R. SKOLAK
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 09, 2017

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Property Identification

Site Address:	401 S INDIAN RIVER DR
Parcel ID:	2410-808-0017-000-7
Account #:	23895
Map ID:	24/10G
Use Type:	1000
Zoning:	C1
City/County:	Fort Pierce

Ownership

TA1 (IRD) LLC

266 Park Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)



Current Values

Just/Market Value:	$631,700
Assessed Value:	$631,700
Exemptions:	$0
Taxable Value:	$631,700

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.93
Land Size (SF):	40,686

Sale History

Date:	Jul 3, 2013
Book/Page:	3546 / 2306
Sale Code:	0130
Deed:	WD
Grantor:	DCGG LLC,
Price:	$635,000
Date:	Jun 25, 2004
Book/Page:	2008 / 0416
Sale Code:	00
Deed:	WD
Grantor:	Bryan Jr,Ben L
Price:	$1,500,000
Date:	Dec 1, 1986
Book/Page:	0526 / 1175
Sale Code:	00
Deed:	CV
Grantor:	

Price:	$300,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$631,700
Just/Market:	$631,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$631,700
Exemption(s):	$0
Taxable:	$631,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	4	Fort Pierce Stormwater Charge	$216.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F01-0000415
Description:	Additions to existing construction
Amount:	$1,344
Fee:	$0
Number:	F98-001205
Date:	Sep 22, 1998
Description:	Roof
Amount:	$7,500
Fee:	$7,500
Number:	MC2003-19
Date:	Feb 20, 2003
Description:	Air Conditioning Only
Amount:	$2,350
Fee:	$75
Number:	0800001239
Date:	Mar 30, 2009
Description:	Alterations/Remodeling
Amount:	$2,000
Fee:	$50
Number:	BP09-1483
Date:	Oct 15, 2010
Description:	Demolition
Amount:	$0
Fee:	$130
Number:	BP09-1483
Date:	Nov 15, 2010
Description:	Demolition
Amount:	$0
Fee:	$200

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Identification

Site Address:	411 S INDIAN RIVER DR
Parcel ID:	2410-808-0019-000-1
Account #:	23896
Map ID:	24/10G
Use Type:	0000
Zoning:	C1
City/County:	Fort Pierce

Ownership

TMH LLC

2277 No Circle Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOT 3 (MAP 24/10G)
(OR 1814-1626)

Current Values

Just/Market Value:	$332,000
Assessed Value:	$332,000
Exemptions:	$0
Taxable Value:	$332,000

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.53
Land Size (SF):	22,898

Sale History

Date:	Sep 25, 2003
Book/Page:	1814 / 1626
Sale Code:	00
Deed:	WD
Grantor:	MMG Holdings Llc,
Price:	$400,000
Date:	Sep 20, 2001
Book/Page:	1444 / 1613
Sale Code:	00
Deed:	WD
Grantor:	Rech,Mitchell E
Price:	$282,000
Date:	Aug 1, 1972
Book/Page:	0205 / 1844
Sale Code:	00
Deed:	CV
Grantor:	

Price:	$30,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$332,000
Just/Market:	$332,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$332,000
Exemption(s):	$0
Taxable:	$332,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	1.4	Fort Pierce Stormwater Charge	$75.60

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F93-001012
Date:	Jul 16, 1993
Description:	Roof
Amount:	$175
Fee:	$175
Number:	F94-001036
Date:	Aug 25, 1994
Description:	Roof
Amount:	$500
Fee:	$500
Number:	F98-001468
Date:	Dec 21, 1998
Description:	Fence
Amount:	$2,200
Fee:	$2,200
Number:	BP09-1419
Date:	Dec 8, 2009
Description:	Demolition
Amount:	$0
Fee:	$0
Number:	BP09-1419
Date:	Oct 6, 2010
Description:	Demolition
Amount:	$0
Fee:	$130

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3863371 OR BOOK 3546 PAGE 2306, Recorded 08/07/2013 at 11:30 AM
Doc Tax: $4445.00

This Instrument Prepared by/Return To:
FRANK H. FEE, III, ESQUIRE
FEE, DEROSS & FEE, P.L.
426 Avenue A
Fort Pierce, Florida 34950

Consideration: $635,000.00
DOCUMENTARY STAMPS: $4,445.00
Tax ID No: 2410-808-0017-000-7

COPY

WARRANTY DEED

THIS WARRANTY DEED, made this 3 day of July, 2013 by **DCGG, LLC, a Florida limited liability company,** whose post office address is 426 Avenue A, Fort Pierce, FL 34950, hereinafter called the Grantor, to **TA1 (IRD), LLC, a Florida limited liability company** whose address is 266 Park Drive, Palatine, IL, 60067, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

COPY

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

This deed was prepared without the benefit of title examination. Grantor and Grantee agree to hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a current search of the public records.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the Presence of:

Witness Signature

Deborah L Carver

Printed Name

Witness Signature

DAVID S. CARVER

Printed Name

DCGG, LLC, a Florida limited liability company

By:MMG HOLDINGS, LLC, an Illinois limited liability company, its Sole Member and Manager

By: _____

Eugene Jozwiak, Manager of MMG HOLDINGS, LLC

STATE OF Illinois
COUNTY OF Cook

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company, as Sole Member and Manager of DCGG, LLC, a Florida limited liability company,** the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said person is personally known to me. ☐Said person provided the following type of identification: DL.

Witness my hand and official seal in the County and State last aforesaid this 3 day of July, 2013.

NOTARY RUBBER STAMP SEAL

Ann E Rocchi

Notary Signature

OFFICIAL SEAL
ANN E. ROCCHI
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION NO. 623870
MY COMMISSION EXPIRES MAY 13, 2017

Printed Notary Name: Ann E Rocchi
Commission No.: _____
Commission Exp.: 5-13-17

COPY COPY COPY

EXHIBIT "A"

Lots 1 and 2, Block D, of ANDREWS AND RICHARDS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida; AND

From the NW corner of Lot 1, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida, public records, run South 89°58' East, 233.86 feet to the point of beginning of the lands herein described: From said point of beginning continue South 89°58' East, 59.9 feet to the West shore of Indian River; thence, meandering the West shore of Indian River, run South 8°26' East, 176.9 feet to the Eastward projection of the South line of Lot 2, Block D, of said ANDREWS AND RICHARDS RE-SUBDIVISION; thence West along the projection of the South line of said Lot 2, 48.3 feet; thence North 12°08' West, 178.9 feet to the point of beginning.

ALSO: A strip of land 4 feet in width measured at right angles to the East line of South Second Street, bounded on the East by the West lines of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida public records; on the North and South by the Westward extensions of the North and South lines, respectively, of said Lots 1 and 2; and on the West by the East edge of existing sidewalk on the East side of South Second Street, in the City of Fort Pierce, Florida; LESS AND EXCEPT right-of-way for Citrus Avenue.

TOGETHER WITH all riparian and littoral rights appertaining to the above described property and all right, title and interest of the grantor in and to any land lying in the bed of any street, road, alley, avenue or highway in front of, adjoining or contained within the above described real property; LESS AND EXCEPT the real property described in Circuit Court Minute Book 26, Page 309, and in O.R. Book 92, Page 524 and 525, respectively.

COPY

COPY

COPY

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, KOBLEGARD & DeROSS
401 So. Indian River Dr.
Fort Pierce, FL 34950
Courthouse Box #25
Property Appraiser's Parcel Identification (Folio Number):
2410-808-0019-000/1
Grantee(s) S.S. #(s):

WARRANTY DEED

COPY

THIS WARRANTY DEED, made the 25th day of September, 2003, by **MMG HOLDINGS, LLC, an Illinois limited liability company**, having its principal place of business at **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173,** hereinafter called the Grantor, to **TMH, LLC, an Illinois limited liability company**, whose post office address is **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173**, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

* Doc Assump: $ 0.00
* Doc Tax : $ 2,800.00
* Int Tax : $ 0.00

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

All of Lot 3, Block D, of RICHARDS AND JAMES ANDREWS RE-SUBDIVISION of Lots 3, 4, 5 and 6 East of the Florida East Coast Railway of Tyler's Subdivision of Government Lot 4, in Section 10, Township 35 South, Range 40 East, being ANDREWS AND RICHARDS ADDITION to Fort Pierce, according to the Plat thereof as recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida, together with all riparian rights.

COPY

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2283353 OR BOOK 1814 PAGE 1626
Recorded:10/06/03 15:53

COPY

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

MMG HOLDINGS, LLC, an Illinois limited liability company

Witness Signature

By: _____
Eugene Jozwiak, Manager

David S. Carver
Printed Name

COPY

Witness Signature

(CORPORATE SEAL)

LYNNE M. FOWLER
Printed Name

STATE OF ILLINOIS
COUNTY OF Cook

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company**, the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said persons is personally known to me. ☐Said person provided the following type of identification:__ _____.

COPY

Witness my hand and official seal in the County and State last aforesaid this 25th day of September, 2003.

NOTARY RUBBER STAMP SEAL

_____
Notary Signature
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

"OFFICIAL SEAL"
DAVID S. CARVER
Notary Public, State of Illinois
My Commission Exp. 02/05/2005

OR BOOK 1814 PAGE 1627

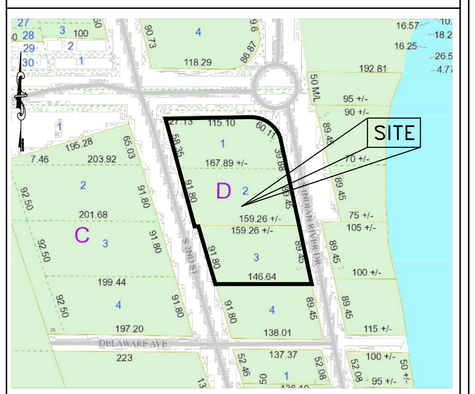
PLANNED DEVELOPMENT

FOR

INDIAN RIVER COMMERCE CENTER

SECTION 10, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
~~4~~	~~SOIL BORINGS~~
5-6	SITE PLAN
7-8	PAVING, GRADING AND UTILITY PLAN
9	LANDSCAPE PLAN
10	IRRIGATION PLAN
11	CROSS SECTIONS
12-14	MISCELLANEOUS DETAILS
15	AERIAL
ATTACHED	SURVEY

LEGAL DESCRIPTION

LOTS 1, 2, & 3, BLOCK D, ANDRE□S & RICHARDS ADDITION TO FORT □IERCE, ACCORDIN□ TO THE □LAT THEREOF, AS RECORDED IN □LAT BOOK 1, □A□E 191, OF THE □UBLIC RECORDS OF ST. LUCIE COUNT□, FLORIDA□TO□ETHER□ITH THE EASTERL□ 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH B□ THE □EST□ARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, □UBLIC RECORDS OF ST. LUCIE COUNT□, FLORIDA.

TO□ETHER□ITH A □ARCEL OF LAND BEIN□ □ART OF LOTS 1 AND 2, BLOCK D, ANDRE□S AND RICHARDS RE-SUBDIVISION, AS □ER THE □LAT THEREOF, AS RECORDED IN □LAT BOOK 1, □A□E 191, ST. LUCIE COUNT□, FLORIDA, □UBLIC RECORDS BEIN□ MORE □ARTICULARL□ DESCRIBED AS FOLLO□S□

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARIN□S□ALON□ THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.4□ FEET□THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RI□HT OF □A□ LINE OF INDIAN RIVER DRIVE□A VARIABLE □IDTH RI□HT OF □A□□THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BE□INNIN□.

AND EXCE□TIN□ FROM ABOVE ALL RI□HTS OF □A□FOR □UBLIC ROADS.

CONTAININ□ □1,341.77 S□UARE FEET OR 1.□6 ACRES, MORE OF LESS.

SITE DATA

OWNER	TA1 (IRD), LLC & TMH, LLC 266 PARK DRIVE PALATINE, IL 60067-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	PLANNED DEVELOPMENT
PROJECT LOCATION	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7 & 2410-808-0019-000-1
EXISTING LAND USE	CBD (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)
PROPOSED USE:	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS

DEVELOPMENT PARAMETERS :	EXISTING C-1 ZONING	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF	39,998 SF
MINIMUM LOT WIDTH	70 FT	257 FT
MINIMUM LOT DEPTH	90 FT	143 FT
MIN. YARD SETBACKS:		
FRONT (EAST)	25'	10.0'
FRONT (NORTH)	25'	10.0'
SIDE (SOUTH)	15'	15.0'
REAR (WEST)	15'	15.0'
MAX. LOT COVERAGE BY BLDGS	60%	41.6% *3RD FLOOR AREA W/BALCONIES
MIN. OPEN SPACE	25%	25.1%
MAX. IMPERVIOUS AREA	75%	74.9%
MAXIMUM DENSITY	30 UNITS/ACRE	12 UNITS/ACRE
MAX. BLDG. HEIGHT	65'	65'

AREA CALCULATIONS:

SITE AREAS:			PROPOSED
EXISTING TOTAL AREA:	39,361 SF	0.904 AC	
PLUS R-O-W ABANDONMENT AREA:	637 SF	0.014 AC	
DEVELOPABLE AREA:	39,998 SF	0.918 AC	100.0%
IMPERVIOUS AREA:	29,970 SF	0.688 AC	74.9%
BUILDING AREA: (FIRST FLOOR)	8,713 SF	0.200 AC	21.8%
PAVEMENT AREA:	16,798 SF	0.386 AC	42.0%
CONCRETE/SIDEWALK AREA:	4,459 SF	0.102 AC	11.1%
PERVIOUS AREA:	10,028 SF	0.230 AC	25.1%
GREEN SPACE:	10,028 SF	0.230 AC	25.1%

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: RESIDENTIAL: 1.5 SPACE PER UNIT
11 UNITS X 1.5 SPACES / UNIT = 16.5 SPACES
OFFICE: 1 SPACE PER 300 SF
12,996 X 1 SPACES / 300 SF = 43.3 SPACES
RETAIL: 1 SPACE PER 200 SF
7,354 X 1 SPACES / 200 SF = 36.7 SPACES
TOTAL REQUIRED 96.5 OR 97 SPACES

PROVIDED: 82 PARKING SPACES (4-12' HANDICAP SPACES, 78-9.5' SPACES)

THE SITE IS DEFICIENT BY FIFTEEN PARKING SPACES. DEVELOPER WILL PURCHASE SPACES FROM THE CITY OF FORT PIERCE.

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
4/16	4/17

GENERAL NOTES
1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4', X, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0179 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
– ALL POLES MUST BE BLACK OR BRONZE
– ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
– LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W, ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NOS MONUMENT "J 123". ELEVATION 25.53' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

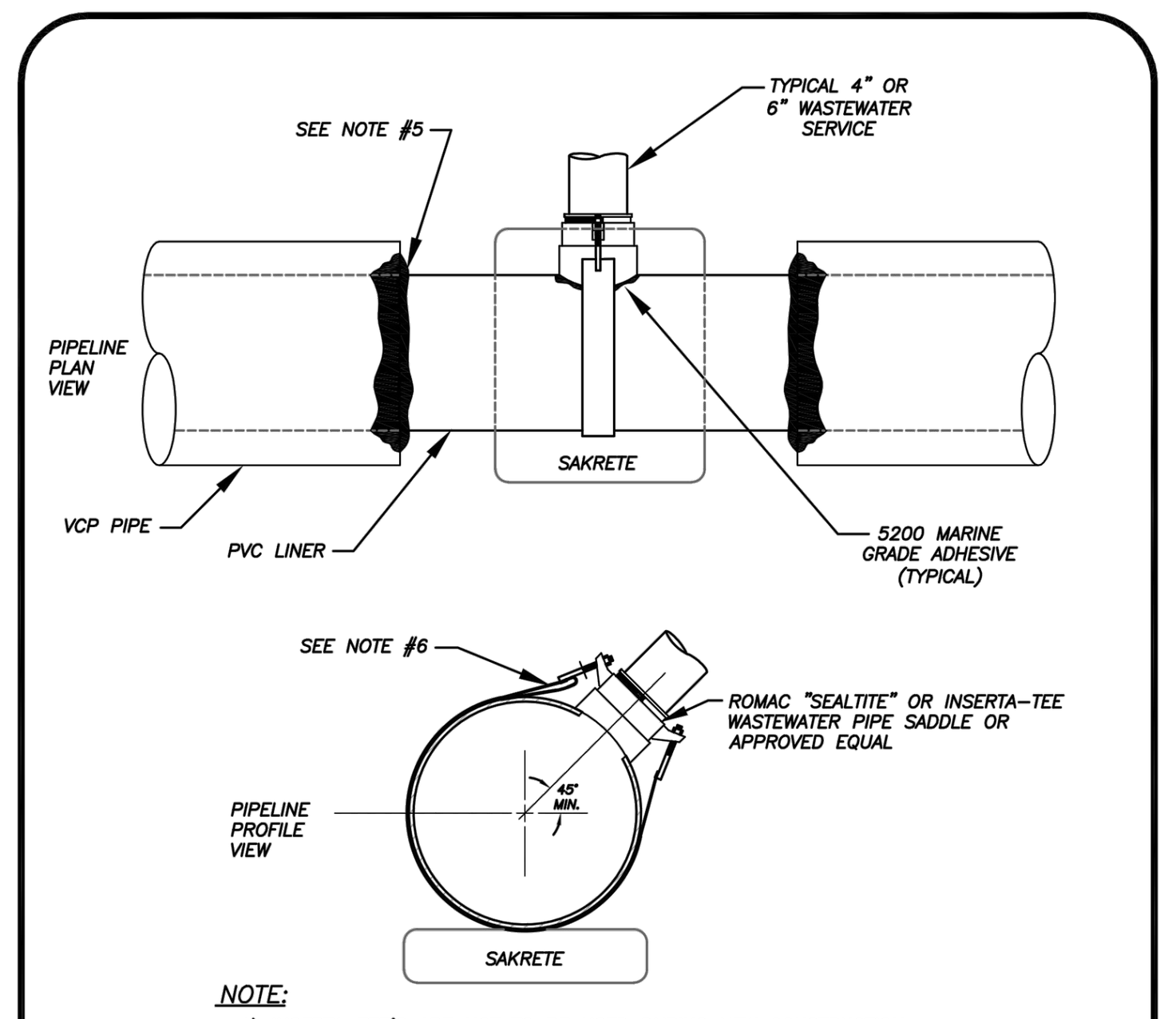
CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:

□ JOSEPH W. SCHULKE, P.E. REG. No 47048
□ JODAH B. BITTLE, P.E. REG. No 57396
□ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605

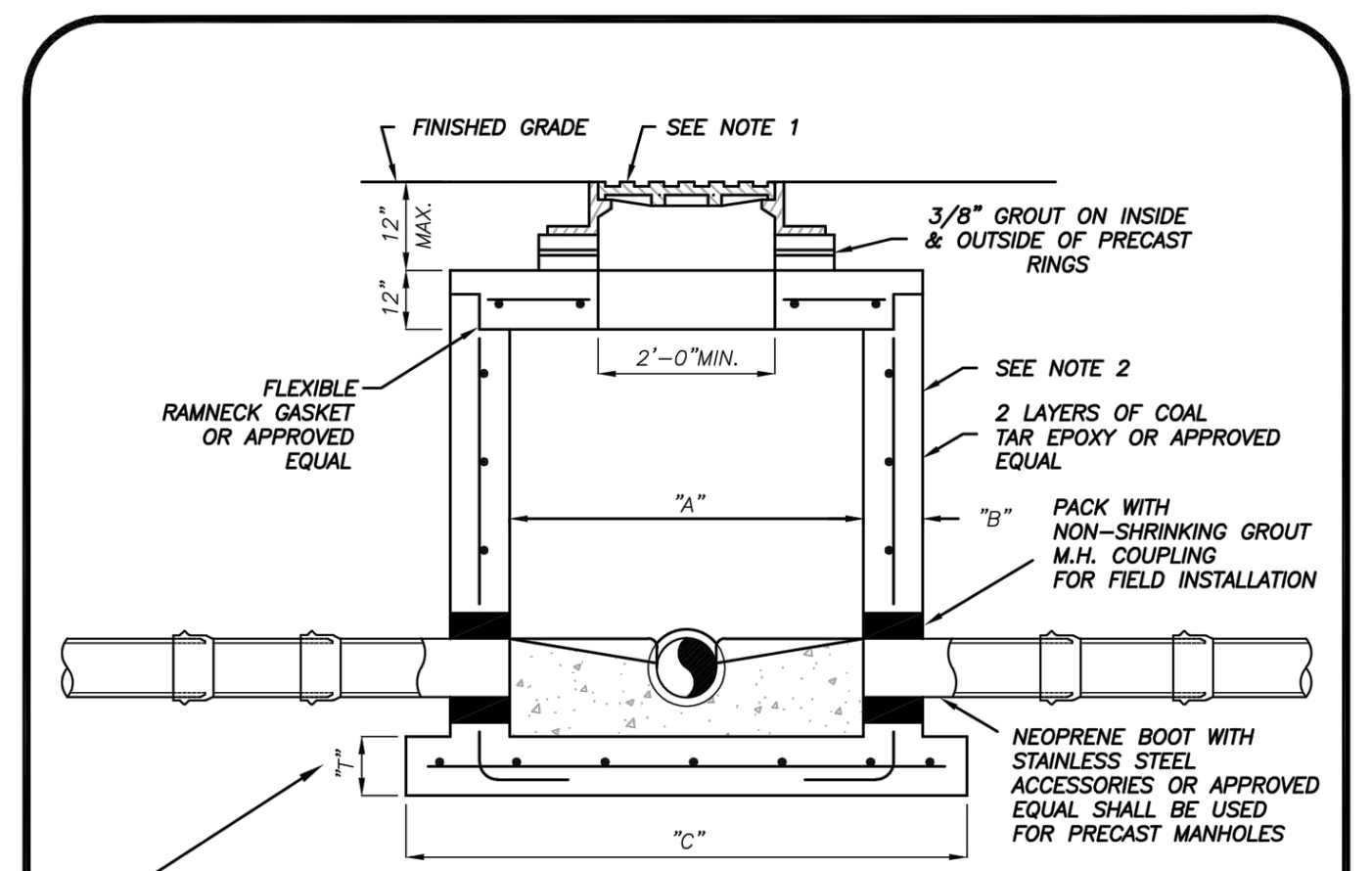


NOTE:

1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
06-2012 / DATE: / REVISION: / JLC BY: / Dept. APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # SEWER DETAIL 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"8"	76"	8"
30"-36"	5'-0"	"8"	88"	10"
42"-48"	6'-0"	"8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.

2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.

3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.

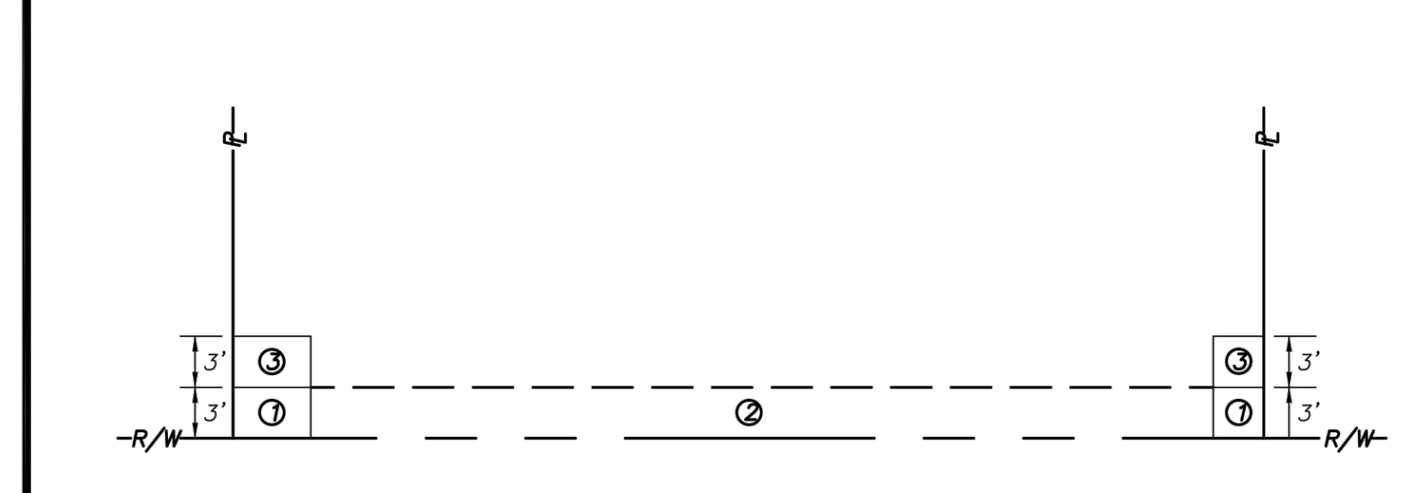
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

PRECAST MANHOLE DEPTH OF LESS THAN 5'-0"	S-6
02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # SEWER DETAIL 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

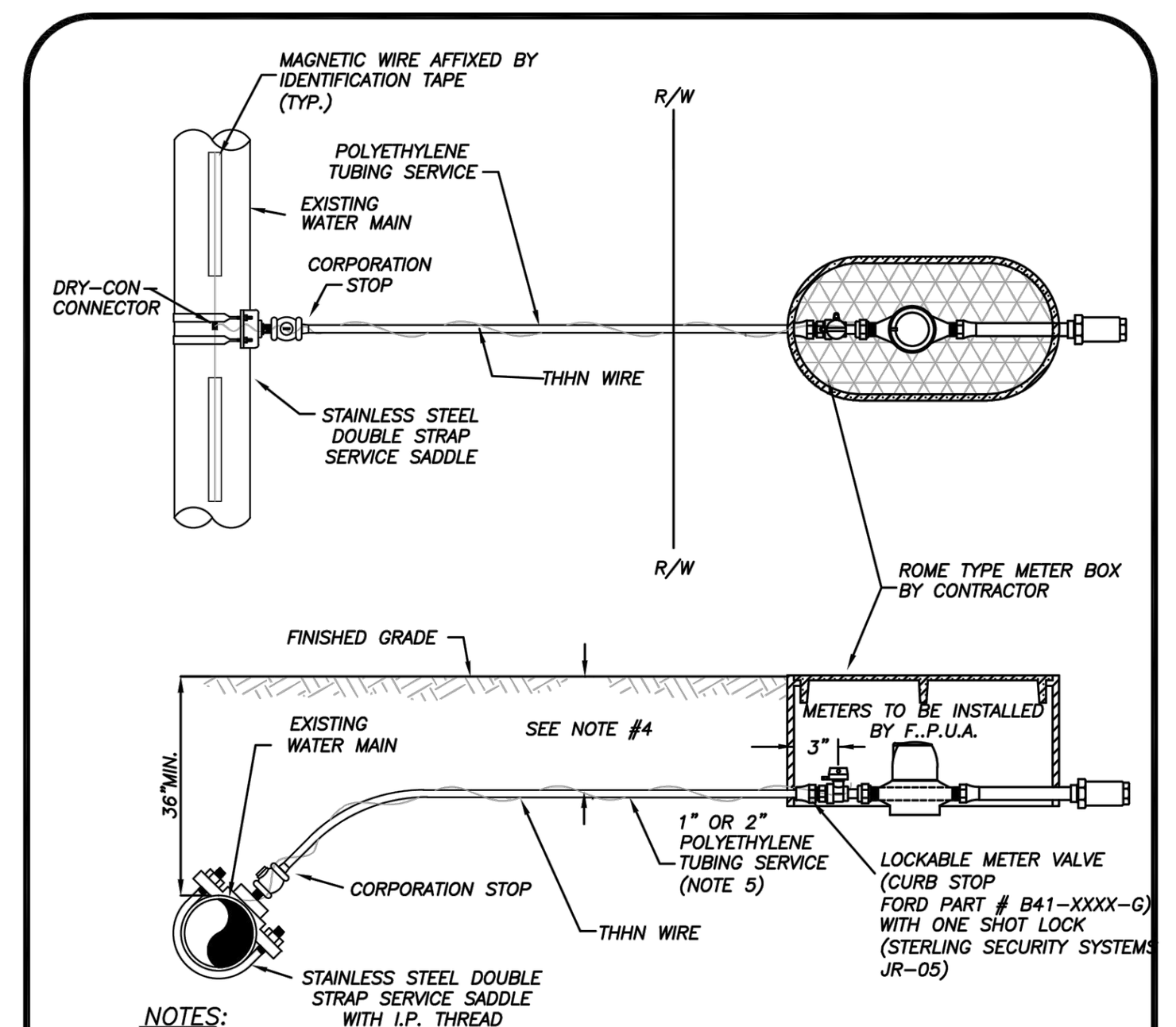
② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:

1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

WATER METER PLACEMENT POLICY	W-1
DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

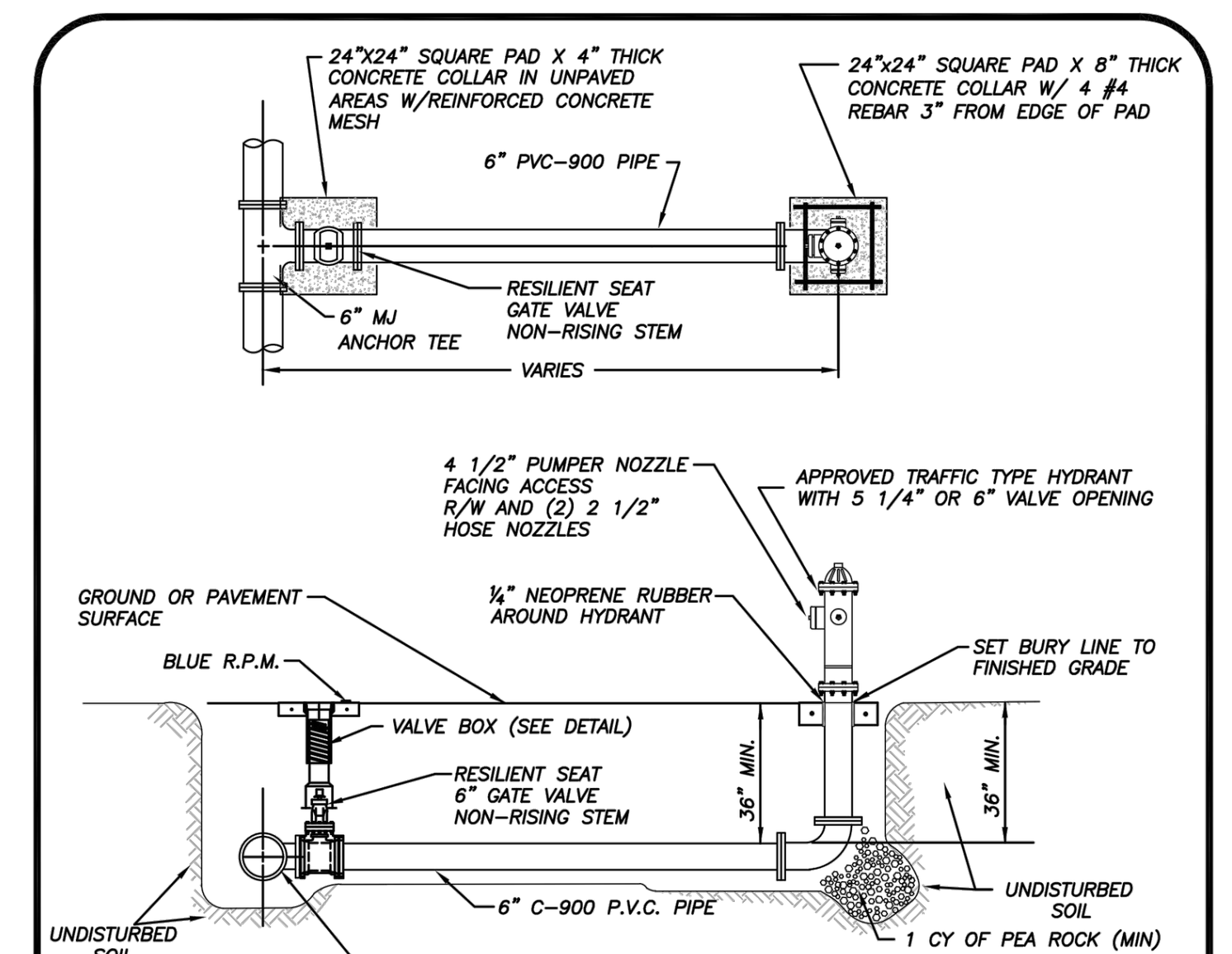


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN / DATE: / REVISION: / SLL BY: / JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

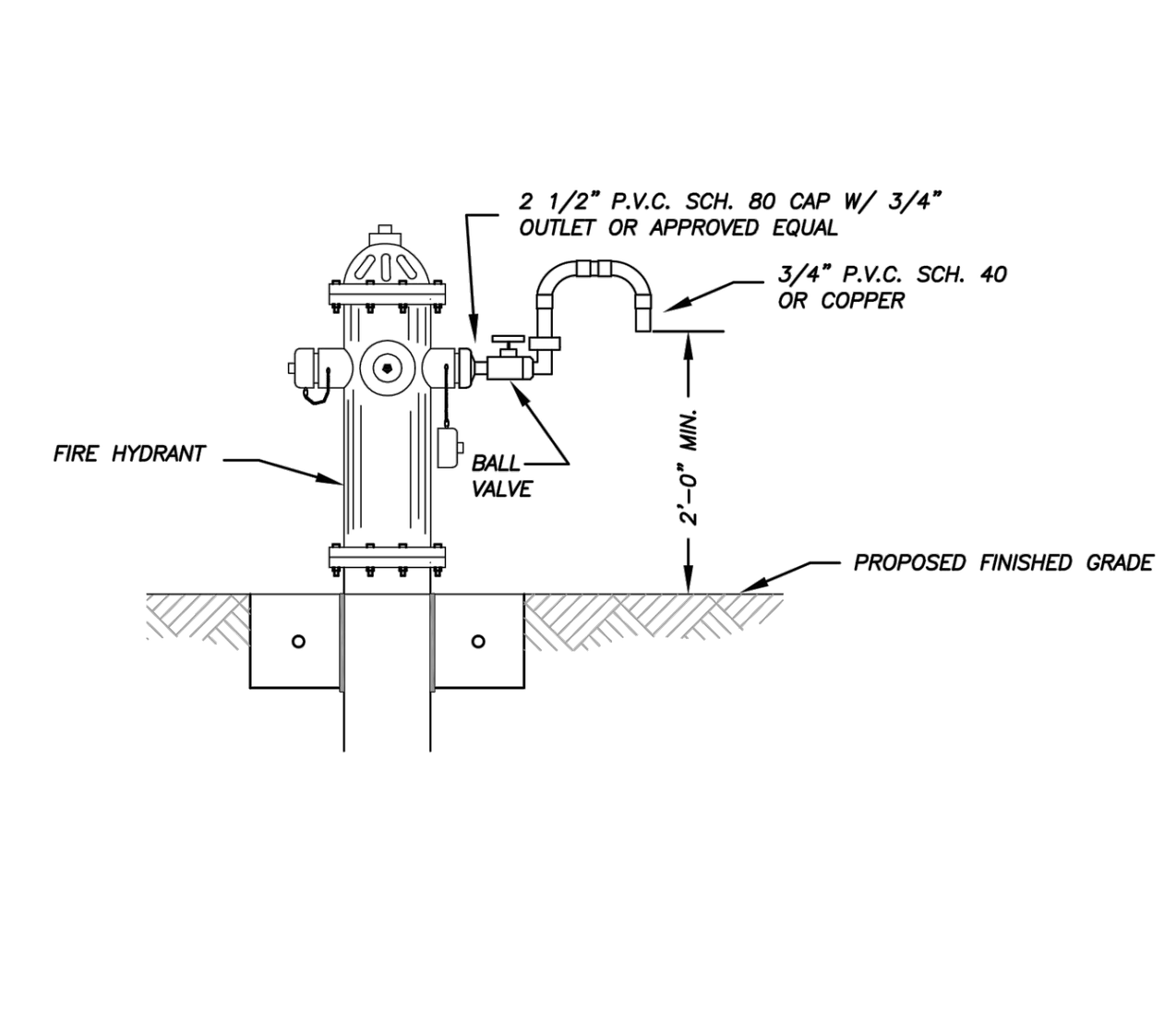


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, & AMERICAN AVK, CLOW OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

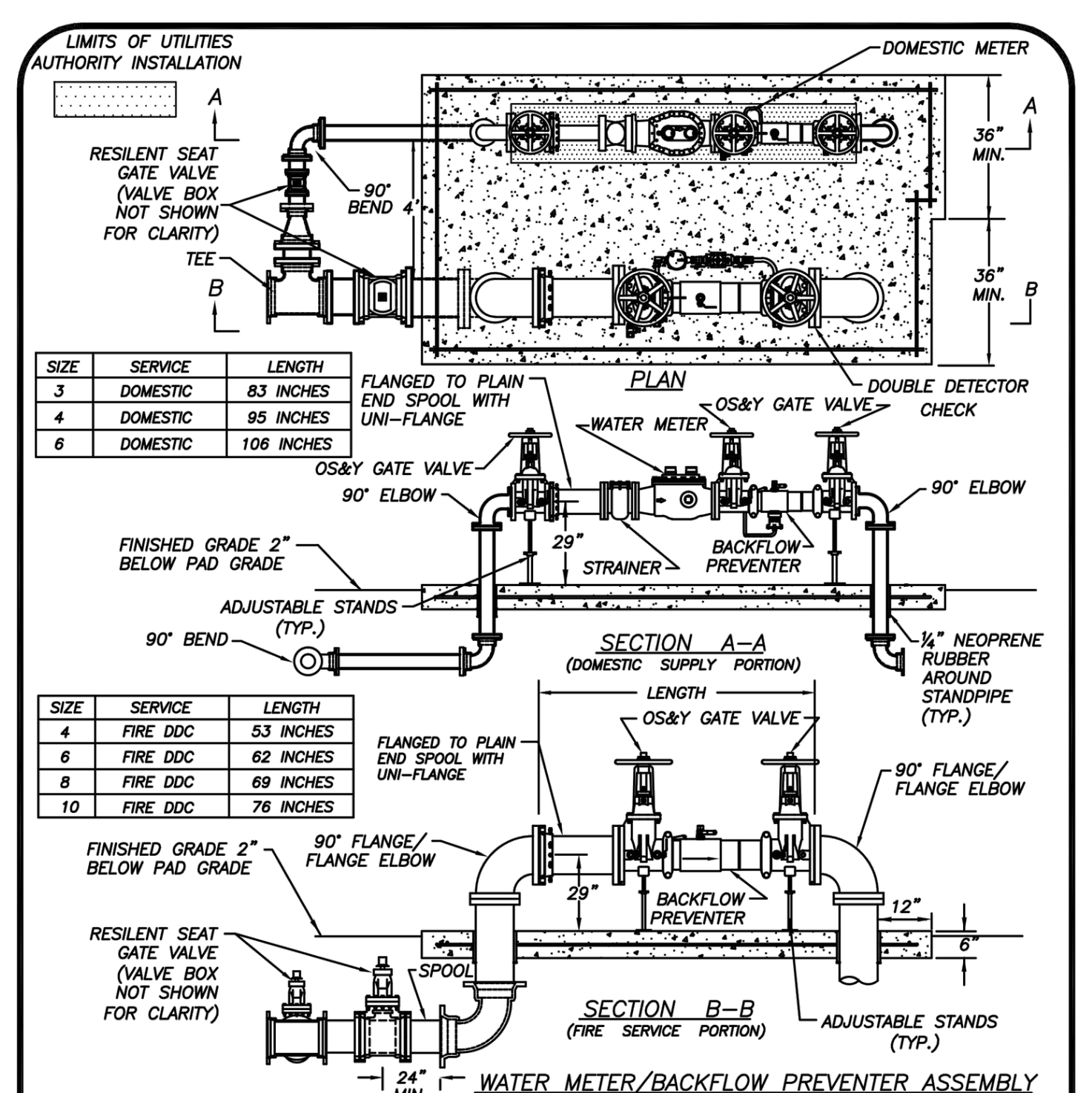
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-09 DESIGN / DATE: / REVISION: / SLL BY: / JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # WATERDETAIL.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BATERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT	W-5A
03-09 DESIGN / DATE: / REVISION: / SLL BY: / JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

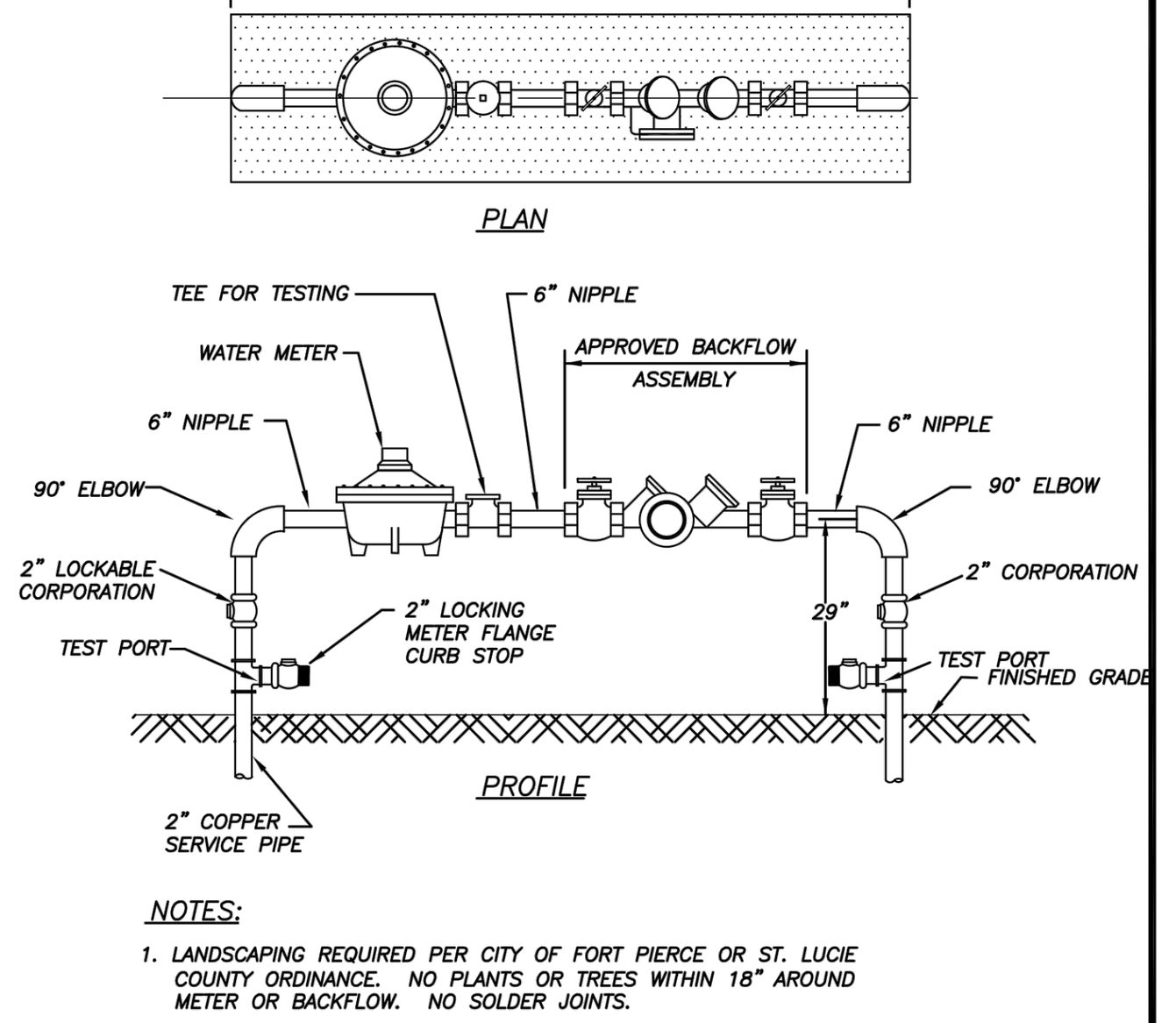
SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
03-09 CONCRETE PAD / DATE: / REVISION: / SLL BY: / JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



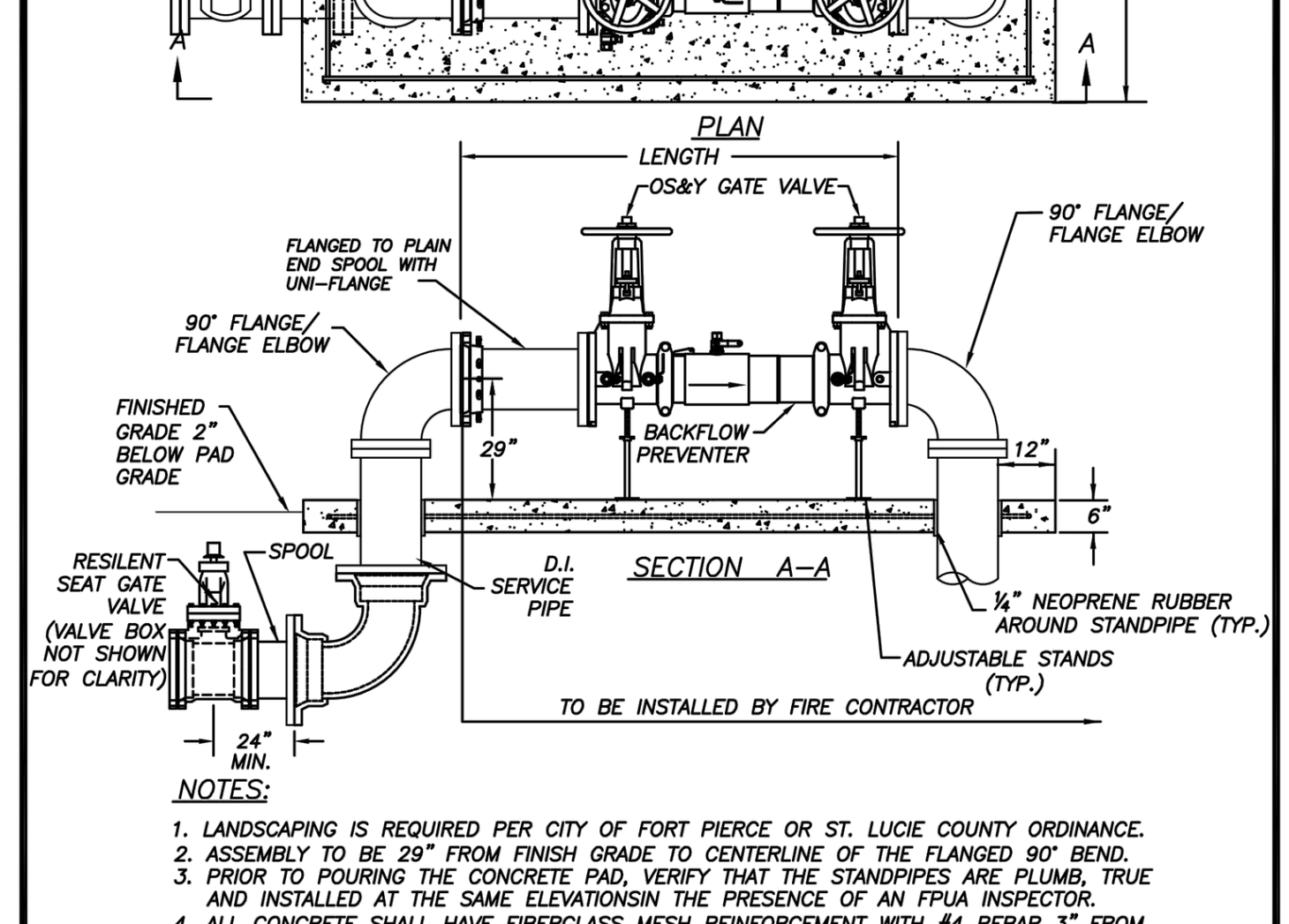
NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.

2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W-8
03-09 DESIGN / DATE: / REVISION: / SLL BY: / JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

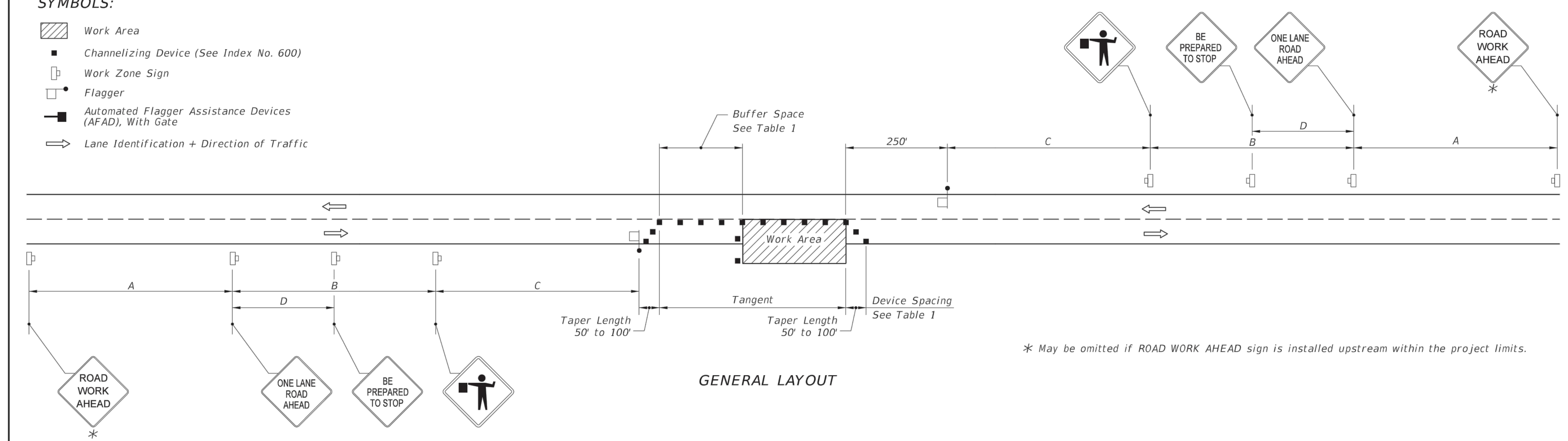
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
03-09 CONCRETE PAD / DATE: / REVISION: / SLL BY: / JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; DRAWN BY: SLL; APPROVED: JLC; COMPUTER FILE # WATER DETAILS 200602.DWG; SCALE: N.T.S.; DATE: 2010	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

SYMBOLS:

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Flagger
- Automated Flagger Assistance Devices (AFAD), With Gate
- Lane Identification + Direction of Traffic



* May be omitted if ROAD WORK AHEAD sign is installed upstream within the project limits.

GENERAL LAYOUT

GENERAL NOTES:

1. Special Conditions may be required in accordance with these notes and the following sheets.

2. If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 2 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.

3. Temporary Raised Rumble Strips:
   a. Use when both of the following conditions are met concurrently:
      i. Existing Posted Speed is 50 mph or greater;
      ii. Work duration is greater than 60 minutes.
   b. Use a consistent Strip color throughout the work zone.
   c. Place each Rumble Strip Set transversely across the lane at locations shown.
   d. Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.

4. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle;
   b. Official vehicle;
   c. Pilot vehicles;
   d. Traffic signals.

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.

5. When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ Indexes.

6. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.

7. When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 200 ft.

8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

9. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Speed limit is 45 mph or less.
   c. There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
   d. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   e. Volume and complexity of the roadway has been considered.
   f. If a railroad crossing is present, vehicles will not queue across rail tracks.
   g. AFADs are not in use.

10. See Index 600 for general TCZ requirements and additional information.

11. Automated Flagger Assistance Devices (AFADs) may be used in accordance with the Notes on Sheet 3.

TABLE 1

Posted Speed	DEVICE SPACING: Maximum Spacing of Cones or Tubular Markers, On a Taper	On a Tangent	DEVICE SPACING: Maximum Spacing of Type I or Type II Barricades/Panels/Drums, On a Taper	On a Tangent	Distance Between Signs: A	B	C	D	Buffer Space
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	350'	350'	350'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	2640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	2640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	2640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	2640'	1500'	1000'	500'	730'

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

6/16/2015 10:46:45 AM

LAST REVISION 07/01/15	REVISION	DESCRIPTION:	FDOT 2016 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 1 of 3

DRAWING	15177-CON	MARK	REVISION	DATE
DESIGNED	J.B.B.	1	REVISED PER COFP	12/16/15
DRAWN	J.B.B.			
CHECKED	J.B.B.			
SCALE	NTS			
DATE	10/31/15			

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CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MISCELLANEOUS DETAILS & SPECIFICATIONS

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 14

PROJECT NO. 15-177

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 11 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 3 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL, VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

FORT PIERCE UTILITIES AUTHORITY — WATER DISTRIBUTION — G-1 NOTES

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A POURED, CAST IN PLACE, DRY AND STABLE OR COMPACTED, STABILIZED FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH TO RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEERS.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI-STRAND COPPER TRACE WIRE INSTALLED ALONG THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE ON IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR WIRE AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER MAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY — WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS — G-2 CONSTRUCTION NOTES

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # DETAIL NOTES 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) WITH ONE FULL LENGTH OF WATER MAIN PIPE CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE SHALL MAINTAIN VERTICAL SEPARATION DISTANCE. WHERE WATER MAINS ARE LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER OR AT LEAST 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

FORT PIERCE UTILITIES AUTHORITY — STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT — G-3 WATER/SEWER CONFLICT

DD-DR	REVISION	BY	APPD.
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CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

TYPICAL TRENCH DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — TYPICAL TRENCH DETAILS — M-1

DD-DR	REVISION	BY	APPD.
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APPROVED: AC		DATE: 2010	SHEET 1 OF 1

BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY (AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE, THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED. AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FORT PIERCE UTILITIES AUTHORITY — BACKFILLING REQUIREMENTS — M-2

DD-DR	NOTES	BY	APPD.
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APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTE:
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — UTILITY CROSSING DETAIL — M-5

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL — M-6

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY — TRACE WIRE DETAIL — M-11

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # SEWER DETAIL 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY) — R-1

DD-DR	REVISION	BY	APPD.
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CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1. MAXIMUM LIFT THICKNESS FOR COMPACTION, 12 IN. AS MEASURED BEFORE COMPACTION.
2. TYPICAL ASPHALTIC CONCRETE SURFACE COURSE SHALL BE 1" TYPE S-1 ASPHALTIC CONCRETE.
3. TYPICAL BASE COURSE SHALL BE 6" COMPACTED LIMEROCK BASE.
4. TACK COAT SHALL BE APPLIED TO ALL EXISTING ASPHALTIC CONCRETE SURFACES.
5. THERE SHALL BE ZERO TOLERANCE FOR PONDING OF WATER ON ANY ASPHALTIC CONCRETE SURFACE. ALL ASPHALTIC CONCRETE SURFACES SHALL BE CROWNED OR SLOPED TO DRAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL DEVICES AND OTHER SAFETY MEASURES AS REQUIRED BY THE OWNER OR THE GOVERNING AUTHORITY HAVING JURISDICTION OVER THE ROADWAY BEING WORKED ON.
7. THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO OVERLAY. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKINGS IN KIND IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8. SAW CUT CONCRETE SHALL MATCH EXISTING RISE OF MIN.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS — UTILITY ROAD CUT, PAVEMENT RESTORATION — S-13

PAVEMENT RESTORATION
(COUNTY)

FORT PIERCE UTILITIES AUTHORITY — PAVEMENT RESTORATION — R-2

DD-DR	REVISION	BY	APPD.
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APPROVED: AC		DATE: 2010	SHEET 1 OF 1

* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99, UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS

FORT PIERCE UTILITIES AUTHORITY — PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS — R-3

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

SEE NOTE #1
SEE NOTE #2
SEE NOTE #3
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SEE NOTE #5
SEE NOTE #6
SEE NOTE #7
SEE NOTE #8
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SEE NOTE #10
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SEE NOTE #71
SEE NO

S: ECIFICATIONS - CLEARIN // RADIN // AVIN: /DRAINA: E/UTILIT: CONSTRUCTION

□ENERAL

IT IS INTENDED THAT THE FLORIDA DE: ARTMENT OF TRANS: ORTATION "STANDARD S: ECIFICATIONS FOR ROAD AND BRID: E CONSTRUCTION", LATEST REVISIONS, BE USED □ HERE A: □LICABLE FOR VARIOUS □ ORK, AND THAT □ HERE SUCH □ ORDIN □ THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DE: ARTMENT OF TRANS: ORTATION AND □ ERSONNEL, SUCH □ ORDIN □ IS INTENDED TO BE RE: LACED □ ITH THAT □ ORDIN □ HICH □ OULD □ROVIDE □RO: ER TERMINOLO □ □ THERE□ MAIN□ SUCH "STANDARD S: ECIFICATIONS FOR ROAD AND BRID: E CONSTRUCTION" AS THE "STANDARD S: ECIFICATIONS" FOR THIS □RO: ECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROAD□ A□ AND "TRAFFIC DESI□N STANDARDS" LATEST REVISIONS. IF □ ITHIN THAT □ARTICULAR SECTION ANOTHER SECTION, ARTICLE OR □ARA: RA□H IS REFERRED TO, IT SHALL BE A □ART OF THE STANDARD S: ECIFICATIONS. ALSO.

ALL □ ORK SHALL BE IN A □ ORKMANLIKE MANNER AND SHALL CONFORM □ ITH ALL A□LICABLE CIT□ COUNT□ STATE, AND FEDERAL RE□ULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RES□ONSIBLE FOR OBTAIN□ ALL □ERMITS AND LICENSES RE□UIRED TO BE□ IN □ ORK.

THE CONTRACTOR SHALL □VE THE EN□INEER 24 HOURS NOTICE □RIOR TO RE□UESTIN□ RE□UIRED INS□ECTIONS AND SHALL SU□□ ALL E□UIP□MENT NECESSAR□ TO □RO□ERL□ TEST AND INS□ECT THE CONS□TRUCTED □ORK.

THE CONTRACTOR SHALL □UARANTEE ALL □ ORK AND MATERIALS FOR A □ERIOD OF ONE□EAR FROM THE DATE OF □RO□ECT ACCE□TANCE, DURIN□ □ HICH ALL FAULT□ CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EX□ENSE.

CLEARIN□/ RUBBIN□

THE CONTRACTOR SHALL COM□LETE□ REMOVE AND DIS□OSE OF ALL BUILDIN□, TIMBER, BRUSH, STUM□S, ROOTS, RUBBISH, DEBRIS, INCLUDIN□ SE□TIC TANK, BUILDIN□ FOUNDATIONS, □ ES, ETC., □ITHIN THE LIMITS OF THE ROAD□A□ CONSTRUCTION, ALL AREAS □ HERE STRUCTURES □ LL BE CONSTRUCTED INCLUDIN□ □ □ E CULVERTS, AND AS OTHER□ISE DE□ICTED IN THE □ LANS, ALL IN ACCORDANCE □ITH SECTION 110 OF THE STANDARD S: ECIFICATIONS.

□RADIN□

THE CONTRACTOR SHALL □ERFORM ALL □RADIN□ NECESSAR□ TO ACHIEVE THE □RO□OSED □AN□ RADES, FINAL DRESSIN□ SHALL HAVE A TOLERANCE OF 0.1 FT.□ FROM THE □LAN CROSS SECTIONS□ RADIN□ SHALL INCLUDE ALL SHA□IN□ ROU□H □RADIN□ AND FINAL DRESSIN□ RE□UIRED FOR THE□RO□OSED ROAD□ A□ AND ROAD EMBANKMENTS□ □ITHIN THE LIMITS DE□ICTED IN THE□ LANS. THE CONTRACTOR SHALL BE RES□ONSIBLE FOR MAINTAININ□ THE□ROPER GRADES□ IDED UNTIL CONTRACT CLOSE-OUT, AND MUST RE□ RADE AS RE□UIRED □ HEN EROSION OR OTHER DISTURBANCES OCCUR. SEEDMULCH AND/OR SODDIN□ SHALL BE INCOR□ORATED TO ASSIST IN THIS RE□ARD. HO□EVER, AN□ LOSS OF SOD OR SEEDMULCH DURIN□ THESE OCCURRENCES SHALL BE RE□LACED AT THE CONTRACTOR'S EX□ENSE.

SOD□

SOD SHALL BE ST□AU□USTINE OR AR□ENTINE BAHIA□AS NOTED ON THE LANDSCA□E □LANS OR CONTRACT DOCUMENTS. SOD SHALL BE□□ELL MATTED□□ITH ROOTS AND SHALL BE SUFFICIENTL□ THICK TO SECURE A DENSE STAND OF LIVE□RASS. THE SOD SHALL BE LIVE, FRESH AND UNIN□URED AT THE TIME OF□LANTIN□ AND SHALL BE REASONABL□ FREE OF□EEDS AND OTHER□RASSES. THE RECEIVIN□□ROUND SURFACE SHALL BE□RADED TO□RO□ER ELEVATIONS, FREE OF LAR□E VOIDS, ROOTS,□EEDS OR□ATCHES OF EXISTIN□□RASS. U□ON LA□IN□, THE ENTIRE AREA SHALL BE ROLLED THOROU□H□, ALL SODDED AREAS ARE TO BE□ATERED TO KEE□ SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE RE□LACED B□ CONTRACTOR.

EMBANKMENT CONSTRUCTION

ROAD□A□ EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION RE□UIRED FOR THE□RO□OSED ROAD□A□AND/OR□ARKIN□ LOT, BUILDIN□□ADS, DITCHES AND S□ ALES IN ACCORDANCE□ □ITH SECTION 120 OF THE STANDARD S: ECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAININ□ NO MUCK, STUM□S, ROOTS,BRUSH,VE□ETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT□ILL NOT COM□ACT TO A SUITABLE ENDURIN□ ROAD BED. EXISTIN□ EARTH SURFACES SHALL BE COM□ACTED□ROOF ROLLED□RIOR TO□LACEMENT OF AN□ EMBANKMENT MATERIAL.

MATERIAL□□ UNLESS OTHER□ISE□ SE□IFIED, MATERIAL SHALL BE "□ E 2 MATERIAL"

COM□ACTION□□ 12" COM□ACTED LIFTS, MINIMUM 9□□ MAXIMUM DR□ DENSIT□ A,A,S,H.T.O.□.T-1□0□

- MIN. 100□ MAX DENSIT□ AD ACENT TO STRUCTURES□□ ITHIN□AVED AREAS

COM□ENSATION□COM□ENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULL□ B□ THE BID ITEMS FOR BORRO□ EXCAVATION □ ER C□□□ RADIN□□ ER LE□ OF ROAD□A□ OR□ ER ACRE OF SITE□ AND RE□ULAR EXCAVATION□ER□□□□ HEN A□□ USABLE.

EMBANKMENT AND BACKFILL MATERIAL□

T□□E 1□□ELL□ RADED CRUSHED STONE OR CRUSHED□RAVEL ASTM C33-71A□ RADATION 67□ ½" TO NO. 4 SIEVE□

T□ E 2 SAND□ MATERIAL, AND MA□ BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND A□□ROVED B□ THE EN□INEER, THIS MATERIAL SHALL BE FREE FROM□OD, ROOTS, HUMUS, EAT, MUCK, AND OTHER OR□ANIC MATERIALS, AND SHALL NOT CONTAIN CLODS, STONES, MASONR□, RUBBLE OR THE LIKE□□ REATER THAN ½ INCHES IN DIAMETER.

T□□E 3 SELECT□ RANULAR SAND MATERIAL, FREE OF OR□ANICS□□ITH LESS THAN 3□ FINES□ASSIN□ THE NO. 200 SIEVE.

STAKIN□

CONSTRUCTION STAKIN□ SHALL BE THE RES□ONSIBILIT□ OF THE CONTRACTOR.

STABILI□IN□

STABILI□ED SUB□RADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARIN□ VALUE OR L.B.R. AS□ER□LAN FOR THE DE□TH AND LIMITS SHO□N ON THE□LAN, AND IN ACCORDANCE□ITH SECTION 160 OF THE STANDARD S: ECIFICATIONS. ALL STABILI□ED AREAS SHALL BE COM□ACTED TO AT LEAST 9□□ OF THE MAXIMUM DENSIT□ AS DETERMINED B□ AASHTO T-1□ D. ALL MATERIAL SHALL BE MIXED TO A HOMO□ENEOUS MATERIAL.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE□ □ITH SECTION 911 OR CEMENTED CO□□UINA SHELL MATERIAL IN ACCORDANCE□ □ITH SECTION 91□ OF THE STANDARD S: ECIFICATIONS.

LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE□ □ITH SECTION 200 AND CEMENTED CO□□UINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE□ □ITH SECTION 2□□ OF THE STANDARD S: ECIFICATIONS. THE CONTRACTOR SHALL□ROVIDE ROCK□ IT CERTIFICATION FOR CEMENTED CO□□UINA SHELL MATERIAL. BASE SHALL BE COM□ACTED TO AT LEAST 9□□ OF THE MAXIMUM DENSIT□ AS DETERMINED B□ AASHTO T-1□ D AND TO AN L.B.R. VALUE□ HEN S□ ECIFIED ON□LANS. BASE SHALL BE A□□ROVED□ROR TO□ PRIME COAT.

□RIME AND TACK COAT

□RIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE□ □ITH SECTION 309 OF THE STANDARD S: ECIFICATIONS.

AS□HALT CONCRETE SURFACE COURSE□A□C□S□C□

T□□E S□ S□ A□T□□E S□ 12□□A□C□S□ SHALL BE CONSTRUCTED FOR THE DE□TH AND LIMITS SHO□N ON THE□LAN, IN ACCORDANCE□ITH SECTIONS 320, 330, AND 334 OF THE STANDARD S□ECIFICATIONS.

CEMENT CONCRETE□AVEMENT□

CONSTRUCT□ ORTLAND CEMENT CONCRETE□T□□E IL CLASS I□□AVEMENT IN ONE COURSE ON A□RE□ARED STABILI□ED SUB□RADE IN ACCORDANCE□ □ITH SECTIONS 346 AND 3□0□ROVIDE STEEL REINFORCEMENT□ HEN S□ ECIFIED IN THE□LANS.

CURB

ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE□ □ITH SECTION □20 OF THE STANDARD S: ECIFICATIONS, AND IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 300□ROVIDE CONTRACTION□OINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO□ERO HEI□HTS IN 3-FEET. CURB CUT RAM□S SHALL BE IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 304.

TESTIN□

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN A□□ROVED INDE□ENDENT TESTIN□ LABORATOR□ TO CONDUCT ALL RE□UIRED TESTS ON EMBANKMENT,SUB□RADE, BASE,□ □E BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED□ROR TO AN□ RE□UEST FOR□A□MENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTIN□ THE ROAD□AVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLO□ S□

A. EMBANKMENT□		DENSIT□ TESTS SHALL BE TAKEN AT A MAXIMUM OF□00□SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTIN□□ROOFROLLED EARTH SURFACES.	
B. SUB□RADE□	1□	F.B.V□L.B.R. □ER□LAN: TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF / 10,000 SF OR CLOSER AS MI□ HT BE NECESSAR□□ MIN. OF 3□1□ER□OB□	
	2□	DENSIT□ TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF OR CLOSER AS MI□ HT BE NECESSAR□□	
C. BASE□	1□	F.B.V□L.B.R. □ER□LAN: TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF / 10,000 SF OR CLOSER□MIN. OF 3□1□ER□OB□	
	2□	DENSIT□ TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF OR CLOSER AS MI□ HT BE NECESSAR□□	
D. □ E BACKFILL□		DENSIT□ TESTS SHALL BE TAKEN AT A MAXIMUM OF□0 FT. INTERVALS, 1 ABOVE□ E, 1 E□ BELO□□ RADE, MIN., AND AT□1 E DE□TH□ THIS□REATER THAN□FT, AN ADDITIONAL TEST SHALL BE TAKEN AT MID DE□TH OF BACKFILL A MINIMUM OF 1 DENSIT□ TEST SHALL BE□ERFORMED IN THE STABILI□ED SUB□RADE, AND□ ITHIN THE BACKFILL FOR EACH 12" LIFT, AD ACENT TO EACH STRUCTURE INSTALLED.	
E. STRUCTURES□		AS S□ ECIFIED IN ARCHITECTURAL□LANS□	
F. BUILDIN□□AD□□ CURB□ADS□		DENSIT□ TEST SHALL BE TAKEN AT A MAXIMUM OF□00 FT. INTERVALS.	

ALL TESTS SHALL BE□AID FOR B□ THE CONTRACTOR.

CLEAN□U□

THE CONTRACTOR MUST□ROVIDE CLEAN□U□OF EXCESS CONSTRUCTION MATERIAL□U□ON COM□LETION OF THE□RO□ECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, □RADED CONDITION.

DRAINA□E STRUCTURE S□ ECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN□ ENERAL ACCORDANCE□ ITH SECTION 42□ OF THE STANDARD S□ ECIFICATIONS OF THE FLORIDA DE□ARTMENT OF TRANS□ORTATION. CONCRETE SHALL HAVE A MINIMUM□□-DA□ COM□RESSIVE STREN□TH OF 400□ SI. ALL REINFORCIN□ STEEL TO BE ASTM A-61□-72□ RADE 40,□ 40,000□SI, AND SHALL BE HANDLED AND□LACED IN ACCORDANCE□ □ITH ACI 31□-71□ RECAST CONCRETE MANHOLES AND STORM INLETS MA□ BE USED U□ON THE EN□INEER'S A□□ROVAL OF THE MANUFACTURER'S SHO□ DRA□ IN□ S□

□RECAST INLETS/MANHOLES

ALL STORM INLETS SHALL BE□RECAST REINFORCED CONCRETE IN ACCORDANCE□ □ITH A□□LICABLE REFERENCES TO FDOT DRA□ IN□ S IN THE "DOT ROAD□A□ AND TRAFFIC DESI□N STANDARDS", LATEST EDITION. T□□E E□ORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COM□RESSIVE STREN□TH AT 2□DA□S OF 4000□SI.

CULVERT□ES

INSTALL□ E CULVERTS AND STORM SE□ ERS IN ACCORDANCE□ □ITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD S□ ECIFICATIONS AT THE LOCATIONS DE□ICTED IN THE□LANS. FURNISH AND INSTALL SWEDI□ HT□ ATERTI□ HT TO□ SI□□ E□ONSTANT□ SI□□ E□STRUCTURE□ONTS ALL□ONTS SHALL BE□ ASKETED. REINFORCED CONCRETE□ E□ RC□□ SHALL BE IN ACCORDANCE□ □ITH SECTION 941 OF THE STANDARD S□ ECIFICATIONS CORRU□ ATED ALUMINUM□ E SHALL BE IN ACCORDANCE□ □ITH SECTION 94□ OF THE STANDARD S□ ECIFICATIONS. ADS□CORRU□ ATED□OL□ ETHYLENE SHALL BE IN ACCORDANCE□ □ITH SECTION 94□2□3 OF THE STANDARD S□ ECIFICATIONS.

BACKFILL□ OVER□ E E CULVERT AND STORM SE□ ERS SHALL BE□OM□ LETED IN MAXIMUM 4" LIFTS TO THE S□ RIN□ LINE MAXIMUM 8" LIFTS, TO A□ □INT 12" ABOVE THE□ E, AND IN 12" LIFTS BE□ OND□OM□ ACTED TO A MINIMUM OF 9□□ OF MAXIMUM DR□ DENSIT□ T□□E 2 MATERIAL SHALL BE USED FOR ALL BACKFILL UNLESS OTHER□ ISE S□ ECIFIED IN THE□ LANS OR B□ THE EN□INEER.

FURNISH AND INSTALL FILTER FABRIC□ACKET AROUND ALL□ E E□ONTS AND THE□ONT BET□ EEN THE□ E AND THE STRUCTURE IN ACCORDANCE□ □ITH DESI□N STANDARDS INDEX NUMBERS 201 & 2□ 0, USE FABRIC MEETIN□ THE□ HE□ SICAL RE□UIREMENTS OF T□ E 3 S□ ECIFIED ON THE DESI□N STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES□00 MM□BE□OND EACH SIDE OF THE□ONT OR BOTH ED□ ES OF THE□OU□LIN□ BAND, IF A□OU□LIN□ BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM□□0TH OF 24 INCHES□00 MM□AND A LEN□TH SUFFICIENT TO□ROVIDE A MINIMUM OVERLA□ OF 24 INCHES□00 MM□SECURE THE FILTER FABRIC□ACKET A□AINST THE OUTSIDE OF THE□ E E□ METAL OR□ LASTIC STRA□□IN□ OR B□ OTHER METHODS A□□ROVED B□ THE EN□INEER□ HEN THE□ E IS□

CONCRETE

UNLESS OTHER□ ISE S□ ECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COM□RESSIVE STREN□TH AT 2□DA□S OF 3000□SI. ALL□ ORK SHALL COM□LY□□ITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE ACI□BUILDIN□ CODE AND THE A□□LICABLE BUILDIN□ CODES HAVIN□ URISDICTION IN THE AREA.

RECORD DRA□ IN□ S□

CONTRACTOR SHALL KEE□ AND MAINTAIN RECORD DRA□ IN□ S ON THE□RO□ECT SITE AT ALL TIMES□ HICH SHALL BE ANNOTATED B□ THE CONTRACTOR OR□ ICTIN□ AN□ CHAN□ ES MADE IN THE FIELD□ HICH DIFFER FROM THE CONTRACT DRA□ IN□ S. RECORD DRA□ IN□ S SHALL INCLUDE, BUT ARE NOT LIMITED TO, HORI□ONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TO□ OF CULVERTS, SE□ ER MANHOLES, DRAINA□E STRUCTURES, INLETS, UTILIT□ MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOTBLO□□ ADS, S□ ALES, BERMS, CURBS, □AVEMENT, SIDE□ALKS- DE□ICTIN□ HORI□ONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COM□LETE AND FINAL RECORD DRA□ IN□ S TO EN□INEER U□ON COM□LETION OF□RO□ECT AND□RIOR TO FINAL INS□ECTION AND FINAL□A□MENT.

THE CONTRACTOR SHALL BE RE□UIRED TO HAVE A SURVE□OR□ROVIDE CERTIFIED RECORD DRA□ IN□ S IN□SIAS-BUILTS. THESE DRA□ IN□ S SHALL BE□ROVIDED IN AN ACAD ELECTRONIC FILE AS□ ELL AS ON SI□NED/SEALED HARD CO□IES. THE AS-BUILTS MUST MEET IR□C. UTILIT□ DE□T. CRITERIA FOR□ ATER MAIN AND SE□ ER AS-BUILTS, INCLUDIN□ TIES TO STATE□LANE COORDINATES.

INS□ECTION

MINIMUM CONSTRUCTION INS□ECTION CHECK□OINTS

THE EN□INEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE□

A□□RIOR TO AN□ MA□OR DEVIATION FROM THE A□□ROVED□LANS.

B□□RIOR TO BACKFILLIN□ AN□□ □ E TRENCHES.

C□ U□ON COM□LETION OF SUB□RADE AND COM□ACTION.

D□□RIOR TO□OURIN□ CURBS, SIDE□ALKS OR OTHER FLAT□ ORK.

E□ U□ON DE□INNIN□ OF S□READIN□ OF ROCK BASE MATERIAL.

F□ U□ON COM□LETION OF RADIN□ AND COM□ACTION OF BASE MATERIAL AND□RIOR TO□RIMIN□ IMMEDIATELY□□RIOR TO AND U□ON A□□LICATION OF A.C.S.C.

H□ U□ON COM□LETION OF CONSTRUCTION.

ACCE□TABLE TEST RESULTS MUST BE□ROVIDED TO THE EN□INEER□RIOR TO COMMENCIN□ SUCCESSIVE STE□S OF CONSTRUCTION, INCLUDIN□□

- □ E BACKFILL AND EMBANMENT DENSITIES□RIOR TO SUB□RADE□RE□ARATION.
- SUB□RADE TESTIN□□RIOR TO BASE□RE□ARATION, CONCRETE CURB OR SIDE□ALK CONSTRUCTION.
- BASE TESTIN□□RIOR TO A□□LICATION OF SURFACE COURSE.

□HERE REFERENCES ARE MADE TO ROAD□A□ CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROAD□A□ AS AND/OR□ARKIN□ LOTS/DRIVE□A□ S.

TRAFFIC□ AVEMENT MARKIN□ NOTES□

1. ALL SIN□ AGE, □ ACE MARKIN□S AND ROAD□A□ MARKIN□S ON□RIVATE DRIVE□A□S/STREETS□ITH THE EXCE□TION TO THE HANDICA□ ED□ ARKIN□S□ACES SHALL BE MARKED IN REFLECTORI□ED TRAFFIC□AINT AND BE IN ACCORDANCE□ □ITH THE FLORIDA DE□ARTMENT OF TRANS□ORTATION'S STANDARD S□ ECIFICATIONS FOR ROAD AND BRID□ E CONSTRUCTION, 2010, SECTION NO. 710.
2. ALL HANDICA□ ED□ ARKIN□S□ACES SHALL BE□RO□ERL□ SI□NED AND MARKED IN ACCORDANCE□ □ITH THE F.D.O.T.S TANDARD INDEX NO. 173246.
3. TRAFFIC FLO□ ARRO□S THRU□ ARRON□ ARROWS ARE FOR DIRECTION AND ARE TO BE□ AINTED.
4. STO□ BARS SHALL BE 24□□IDE.
5. ALL□ NS AND□ AVEMENT MARKIN□S SHALL BE IN□ ITH F.D.O.T. TRAFFIC DESI□N STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL□ AVEMENT MARKIN□S FOR THE□RO□OSED□UBLIC ROAD□A□S AND ALL MARKIN□S AT INTERSECTIONS OF□RIVATE ROADS□RIVE□A□S□□ITH□UBLIC ROADS SHALL BE EXTRUDED T□□E ALK□D BASE THERMO□LASTIC AND SHALL BE IN ACCORDANCE□ □ITH THE FLORIDA□DE□ARTMENT OF TRANS□ORTATION'S S□ ECIFICATIONS FOR ROAD AND BRID□ E CONSTRUCTION, SECTION NO. 711.
7. S□ ECIAL MARKIN□S□CROSS□ ALK, STO□ BARS, ROAD□A□ CONTINUOUS STR□IN□, THRU ARRO□S, □ AVEMENT MARKIN□S FOR TRAFFIC SE□ARATORS, ETC. SHALL BE IN ACCORDANCE□ □ITH THE F.D.O.T. INDEX NO. 17346.

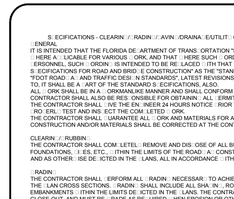
SI□NS□

1. ALL SI□NS SHALL BE CONSTRUCTED IN ACCORDANCE□ □ITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SI□NS SHALL BE T□□E C SI□N□ LE COLUMN□ROUND SI□NS IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 11□60, 11□63, 11□6□. HO□EVER, ALL SI□NS SHALL BE□ ONE SI□N□ H□□
3. ALL SI□NS□ LACEMENT SHALL BE IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 17302.

ADDITIONAL S□ ECIFICATIONS FOR□ ORK□ ITHIN A□ UBLIC RO□□

1. ALL MATERIALS AND CONSTRUCTION□ ITHIN□UBLIC RI□HT-OF□A□ SHALL CONFORM TO THE FDOT ROAD□A□ AND TRAFFIC DESI□N STANDARDS□LATEST EDITION□ STANDARD S□ ECIFICATIONS□LATEST EDITION□AND THE SU□□LEMENTS THERETO.
2. THE A□□LICANTS EN□INEER RES□ONSIBLE FOR CONSTRUCTION INS□ECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC□LAN□MOT□FOR THE□RO□ECT IS IN ACCORDANCE□ □ITH THE A□□LICABLE FDOT INDEX NUMBERS□00 SERIES□AND THESE DOCUMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HI□H□A□S U□S DE□ARTMENT OF TRANS□ORTATION, FH□A□ THE CONTRACTOR SHALL□ROVIDE NECESSAR□ M□T□ AS□ECIFIED IN THE□LANS AND□ERMITS, AS DIRECTED IN THE FIELD B□ THE EN□INEER OR□UBLIC□ORKS□FDOT RE□RESENTATIVE.
3. AT THE END OF EACH□AY'S□ORK, ALL□ ORK□ERSONNEL AND EQUIP□MENT SHALL BE STORED OFF STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE□ □ITH THE SAFETY STANDARDS□ESTABLISHED B□ OSHA□ AND□ ITH THE□ ORK ZONE TRAFFIC□ONTROL□LAN□ AS□ ROVED B□ THE CONTRACTORS EX□ERIENCED□ ERSONNEL.
4. IF THE□ERMITTED□ ORK IS ON A ROAD□A□ THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE A□□LICANT, AT THE□RE-CONSTRUCTION CONFERENCE IS RE□UIRED TO□RESENT AS□ART OF THE□ ORK□LAN, AN EMER□ENC□ FUNCTIONAL RESTORATION□LAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
5. □ THE CONTRACTOR MUST CALL THE A□□RO□RIATE COUNT□ TRAFFIC EN□INEERIN□ DIVISION, HAVIN□□URISDICTION□OVER□ THE□RO□ECT AT LEAST 4□HOURS, BEFORE AN□ EXCAVATION□ITHIN THE FDOT RI□HT-OF□A□ TO DETERMINE THE LOCATION OF THE EXISTIN□ TRAFFIC SI□NAL INTERCONNECT CABLE.
6. THE LOCATION OF EXISTIN□ UTILITIES SHO□N ARE A□□ROXIMATE ONL□ THE EXACT LOCATION SHALL BE DETERMINED B□ THE CONTRACTOR DURIN□ CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED□ ITH UTILIT□ COM□ANIES AFTER IDENTIFICATION OF CONFLICT B□ CONTRACTOR. CONTRACTOR□ ILL NOTIF□ EN□INEER IN ADVANCE BEFORE AN□ RELOCATION.
7. BEFORE□ERMIT A□□ROVAL AND CONSTRUCTION OF THIS□RO□ECT, THE A□□LICANT MUST CONTACT THE FLORIDA DE□ARTMENT OF TRANS□ORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A□RE-CONSTRUCTION MEETIN□□ THE TELE□HONE NUMBER IS□ 61-46□-7396 OR 1-□00-300□ 226.
8. THE A□□LICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIF□ IN□ RITIN□ ALL RI□HT-OF□A□ USERS AFFECTED B□ THE CONSTRUCTION OF THIS□RO□ECT.
9. ALL CURB CUT RAM□S MUST FACE IN THE DIRECTION OF□EDESTRIAN TRAVEL.
10. AT THE END OF EACH□ ORK□ERIOD, AN□□RIO□□OFF IN THE AREA AD ACENT TO THE TRAVEL OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE□ □ITH STANDARD INDEX 600 OR SHALL BE OTHER□ ISE□ROTECTED□ITH TEM□ORARY□BARRIER□ ALL AT THE CONTRACTORS EX□ENSE. IN ACCORDANCE□ □ITH STANDARD INDEX 600 OR SHALL BE OTHER□ ISE□ROTECTED□ITH TEM□ORAR□BARRIER□ ALL AT THE CONTRACTORS EX□ENSE.
11. ALL MOT LANE CLOSURE□IS□ NS SHALL BE COVERED□ HEN LANES ARE NOT CLOSED□NO LANES ARE TO BE CLOSED BEFORE 9□00 AM AND ALL LANES ARE TO□ENED B□ 4□00□M.
12. □AVEMENT S□ ECIFICATION□MATCH EXISTIN□ T□□E AND DE□TH OF AS□HALT TO 3 ½" MAXIMUM□INCLUDIN□ FRICTION COURSE.

9□OR 9□□□



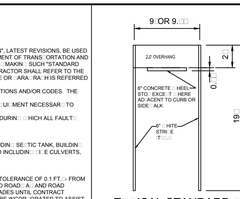
T□□ICAL STANDARD □ARKIN□ STALL

N.T.S.

NOTE□

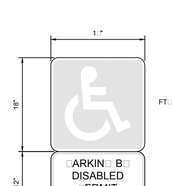
A□ ALL□ARKIN□S□ACES□ITH EXCE□TION OF THE HANDICA□ ED□ARKIN□S□ACES SHALL BE MARKED IN□ HITE, RETRO-REFLECTIVE TRAFFIC□AINT AND BE IN ACCORDANCE□ ITH THE FLORIDA DE□ARTMENT□OF TRANS□ORTATION□FDOT□STANDARD S□ECIFICATIONS FOR ROAD& BRID□E CONSTRUCTION, 1996, SECTION 710.

B□ ALL HANDICA□ ED□ARKIN□S□ACES SHALL BE□RO□ERL□ SI□NED AND MARKED IN ACCORDANCE□ ITH FDOT STANDARD INDEX 17346.



T□□ICAL HANDICA□□ARKIN□ STALL

N.T.S.



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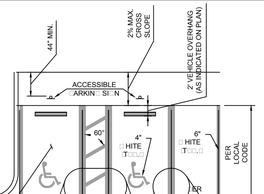
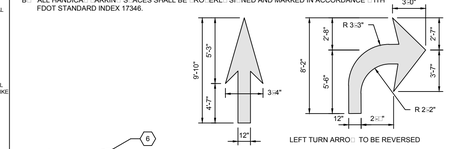


T□□ICAL ACCESSIBLE STRI□IN□

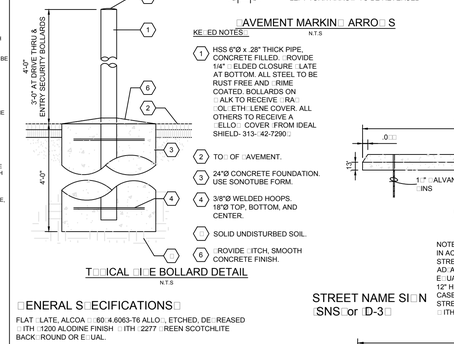
SCALE: N.T.S

NOTES□

1. THIS SI□N MA□ ALSO BE □ ALL MOUNTED



LEFT TURN ARRO□ TO BE REVERSED



T□□ICAL □ E BOLLARD DETAIL

N.T.S

KE□ED NOTES□

N.T.S

1. HSS 6"Ø x .28" THICK PIPE, CONCRETE FILLED□ROVIDE 1/4" □ELDED CLOSURE□LATE AT BOTTOM ALL STEEL TO BE RUST FREE AND□RIME COATED. BOLLARDS ON□ ALK TO RECEIVE□RA□ □OL. ETH□LENE COVER, ALL OTHERS TO RECEIVE A□ELLO□□OVER□FROM IDEAL SHIELD□313□42□7290□.
2. TO□OF□AVEMENT.
3. 24"Ø CONCRETE FOUNDATION. USE SONOTUBE FORM.
4. 3/8"Ø WELDED HOOPS. 18"Ø TOP, BOTTOM, AND CENTER.
5. SOLID UNDISTURBED SOIL.
6. □ROVIDE□ITCH, SMOOTH CONCRETE FINISH.

□AVEMENT MARKIN□ ARRO□S



□ENERAL S□ ECIFICATIONS□

FLAT□LATE, ALCOA □□60□A 6063-T6 ALLO□, ETCHED, DE□REASED □ITH□1200 ALODINE FINISH□ITH□2277□REEN SCOTCHLITE BACK□ROUND OR E□UAL.

DIMENSIONS□□ "H, 24",30" OR 36"L,□0□" THICK ALUMINUM.

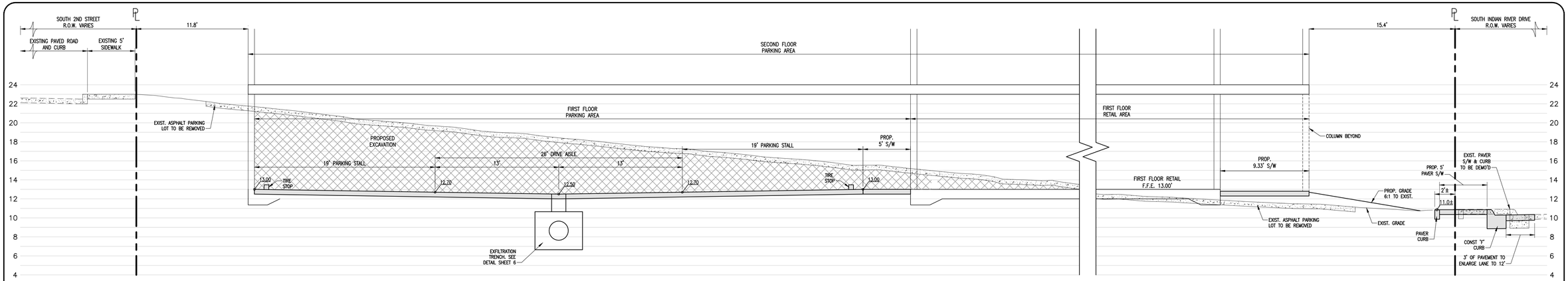
MULTI-LANE ROADS DIMENSIONS□□ 12"H, 24",30" OR 36"L,□0□" THICK ALUMINUM

LETTERS□□ NAME□6" SERIES "B" □2270, SUFFIX LETTERS□3", SCOTCHLITE□SILVER□OR E□UAL.

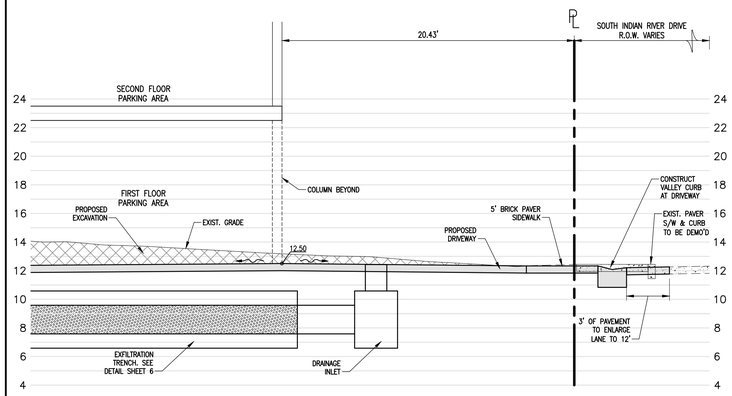
MULTI-LANE ROADS LETTERS□□ NAME□7" SERIES "B" □2270, SUFFIX LETTERS□4", SCOTCHLITE□SILVER□OR E□UAL.

THE STREET NAME MUST BE ON BOTH SIDES OF THE SI□N□LATE.

FRONT VIE□
24",30" OR 36" LON□
AN□ ST.
6"-10"
□ TO 12"
4/4"
2"@32°
□/□" R.
6"
3/32"
3-3/4"
□/□" R.
EXTRUDED BLADE SECTION
CHANNEL □OST
12 MIN. 15 MAX.
SI□N
12□
□AT RADIUS □ HEN □OSSIBLE
T□□ICAL STO□SI□N



SECTION A



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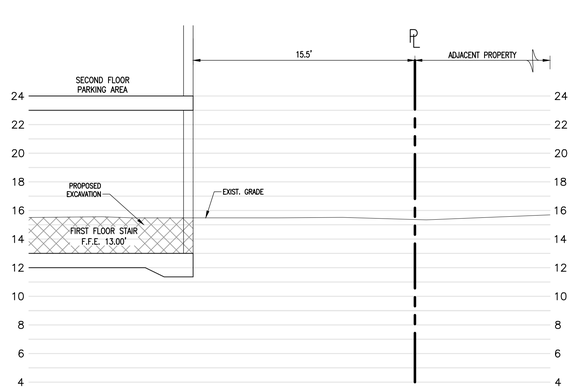

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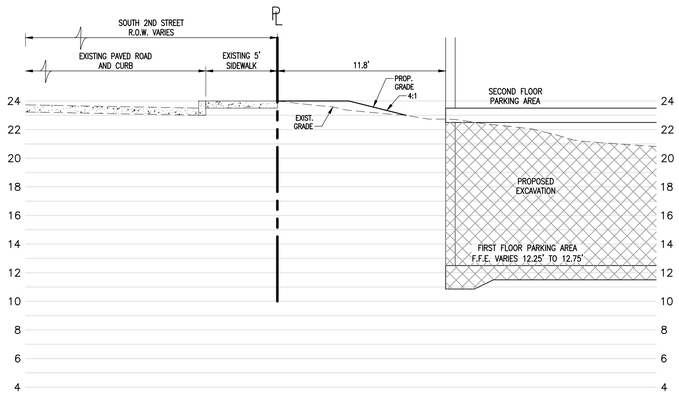

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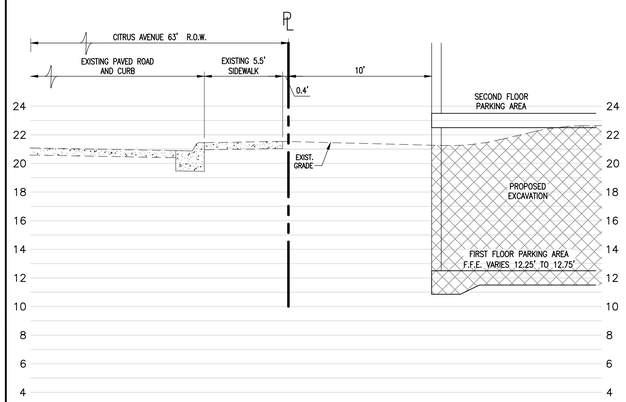

SECTION E

MARK	REVISION	DATE
1	REVISED PER COPP	12/16/15

DRAWING 15177-CON
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1"=5'
DATE 10/31/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
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CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
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CROSS SECTIONS

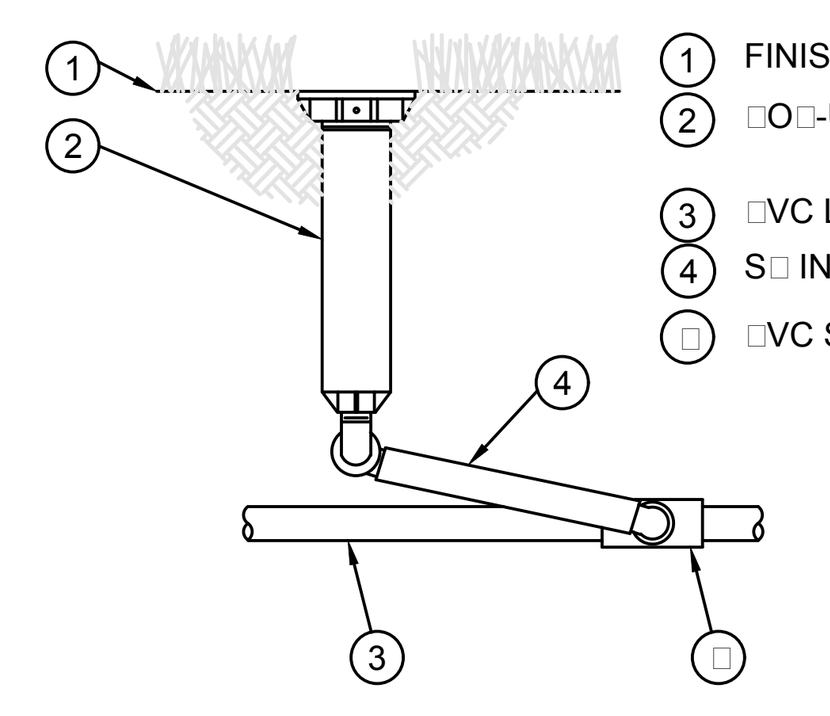
INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

ENGINEER CERTIFICATION
☐ JOSEPH A. SCHULKE
11, PEG. NO. 47048
☐ JODAH B. BITTLE
11, PEG. NO. 47048
☐ WILLIAM P. STODDARD
FL. REG. NO. 57005

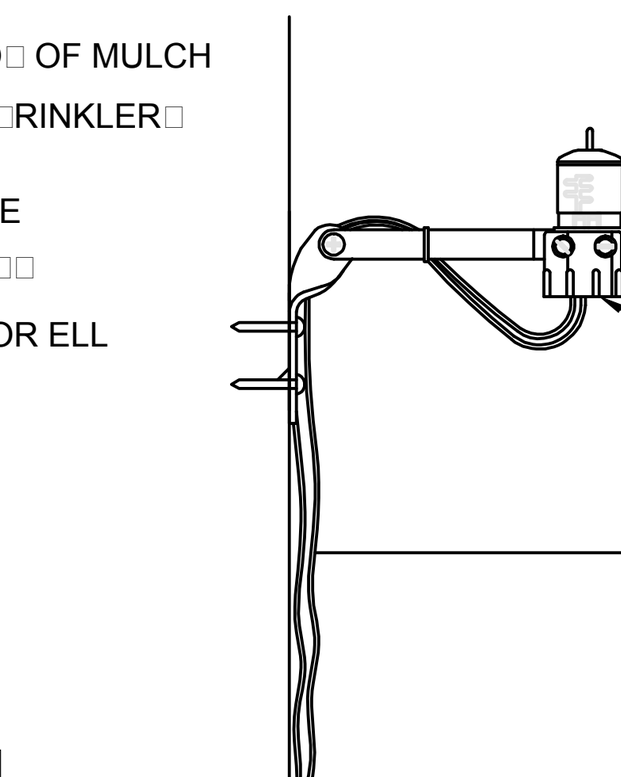
DATE:

SHEET
11

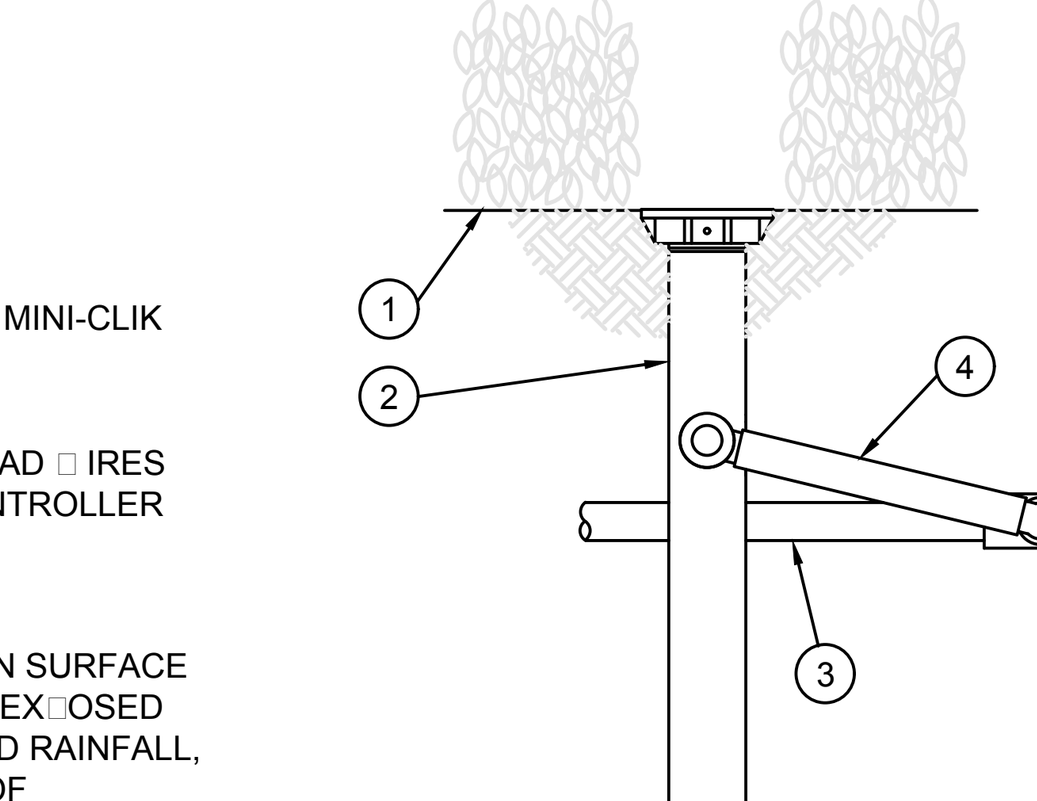
PROJECT NO.
15-177



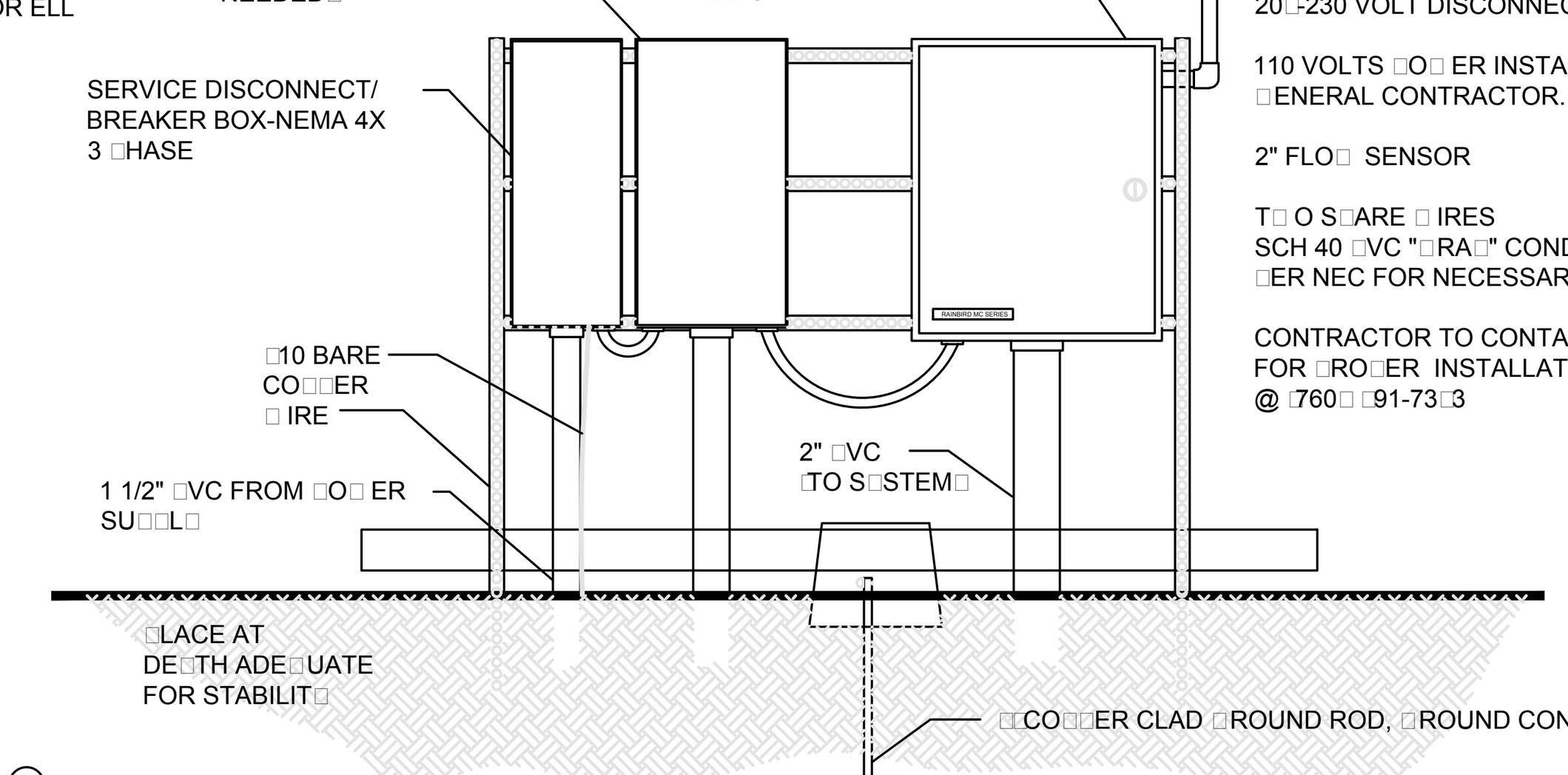
HUNTER □ROS-4□ 4" □O□-U□



MINI-CLIK



HUNTER □ROS-12□ 12" □O□-U□



NOTES□

CONTRACTOR TO □ROVIDE AND INSTALL THE FOLLO□ IN□ E□UI□MENT □UNLESS NOTED OTHER□ ISE□□

HUNTER IRRI□ATION CONTROLLER. □REF. □LANS FOR SI□E□

20□-230 VOLT DISCONNECT S□ ITCH

110 VOLTS □O□ ER INSTALLED B□ □ENERAL CONTRACTOR.

2" FLO□ SENSOR

T□ O S□ARE □ IRES
SCH 40 □VC "□RA□" CONDUIT SI□ED □ER NEC FOR NECESSAR□ □ IRE SI□E & COUNT.

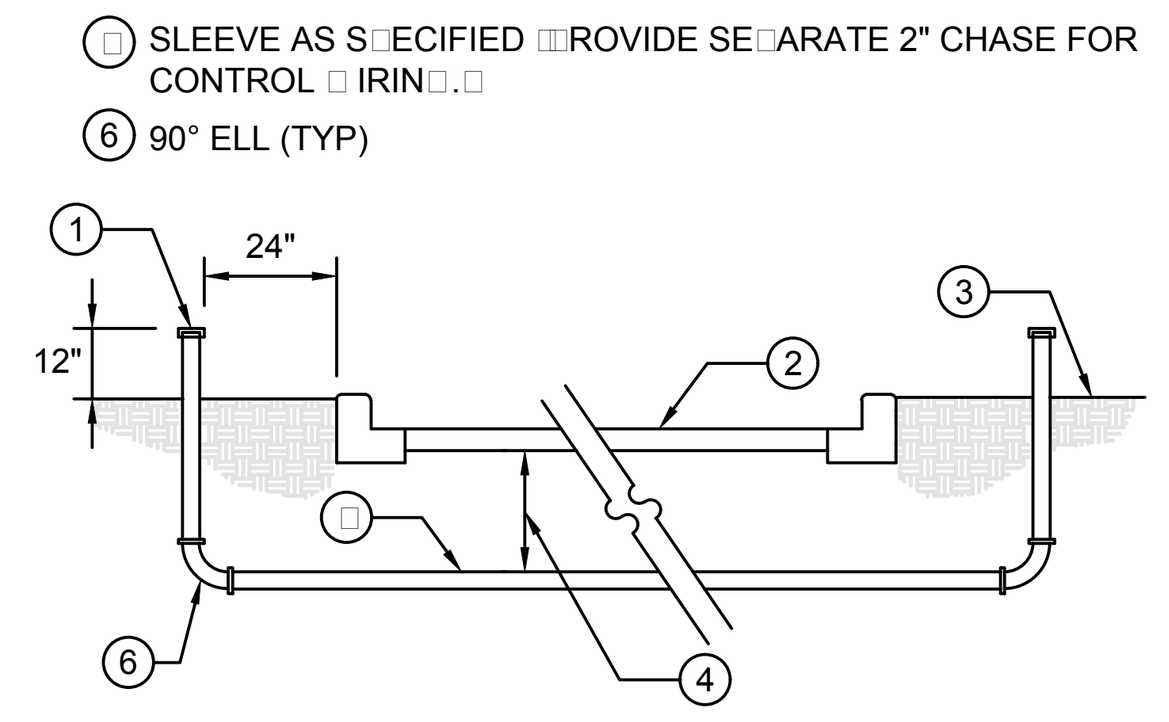
CONTRACTOR TO CONTACT HUNTER INDUSTRIES FOR □RO□ER INSTALLATION OF S□STEM @ □760□ □91-73□3

CONTROLLER DETAIL

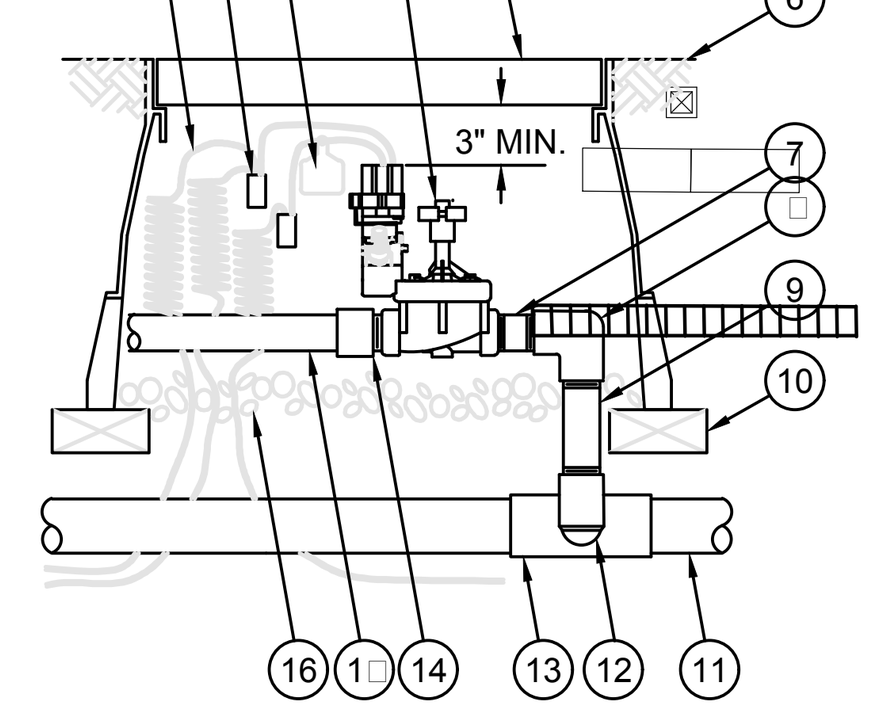
IRRI□ATION NOTES

1. DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
2. SPRINKLER HEADS SHALL BE PLACED ON RISERS IN SHRUB AREAS. RISERS SHALL BE PAINTED FLAT BLACK.
3. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
4. THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.
6. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
7. ALL MAIN LINE SLEEVE LOCATIONS ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
8. VELOCITY SHALL NOT EXCEED A FLOW RATE OF 5' PER SECOND.
9. 4" POP-UP HEADS SHALL BE USED IN SODDED AREAS AND 12" POP-UP HEADS SHALL BE USED IN LANDSCAPED AREAS.
10. LOCATION OF IRRIGATION MAIN LINE AND VALVES IS FOR CLARITY ONLY. ACTUAL LOCATION OF MAIN LINE SHALL BE 6" OFF BACK OF CURB WHERE POSSIBLE. ACTUAL LOCATION OF VALVES SHALL BE IN THE NEAREST LANDSCAPE AREA.
11. SPRINKLER HEADS SHALL BE 12" MIN. FROM THE EDGE OF THE SIDEWALKS AND WALKWAYS.
12. IRRIGATION SYSTEM DESIGN PARAMETERS; 30GPM @ 30PSI

1 TEM□ORAR□ RISER AND CA□ SOLVENT □ ELD CA□ TO RISER
2 □AVEMENT
3 FINISHED □RADE
4 1□" FOR NON-□RESSURI□ED LATERAL 24" FOR MAINLINE
□ SLEEVE AS S□ECIFIED □□ROVIDE SE□ARATE 2" CHASE FOR CONTROL □ IRIN□.□
6 90° ELL (TYP)



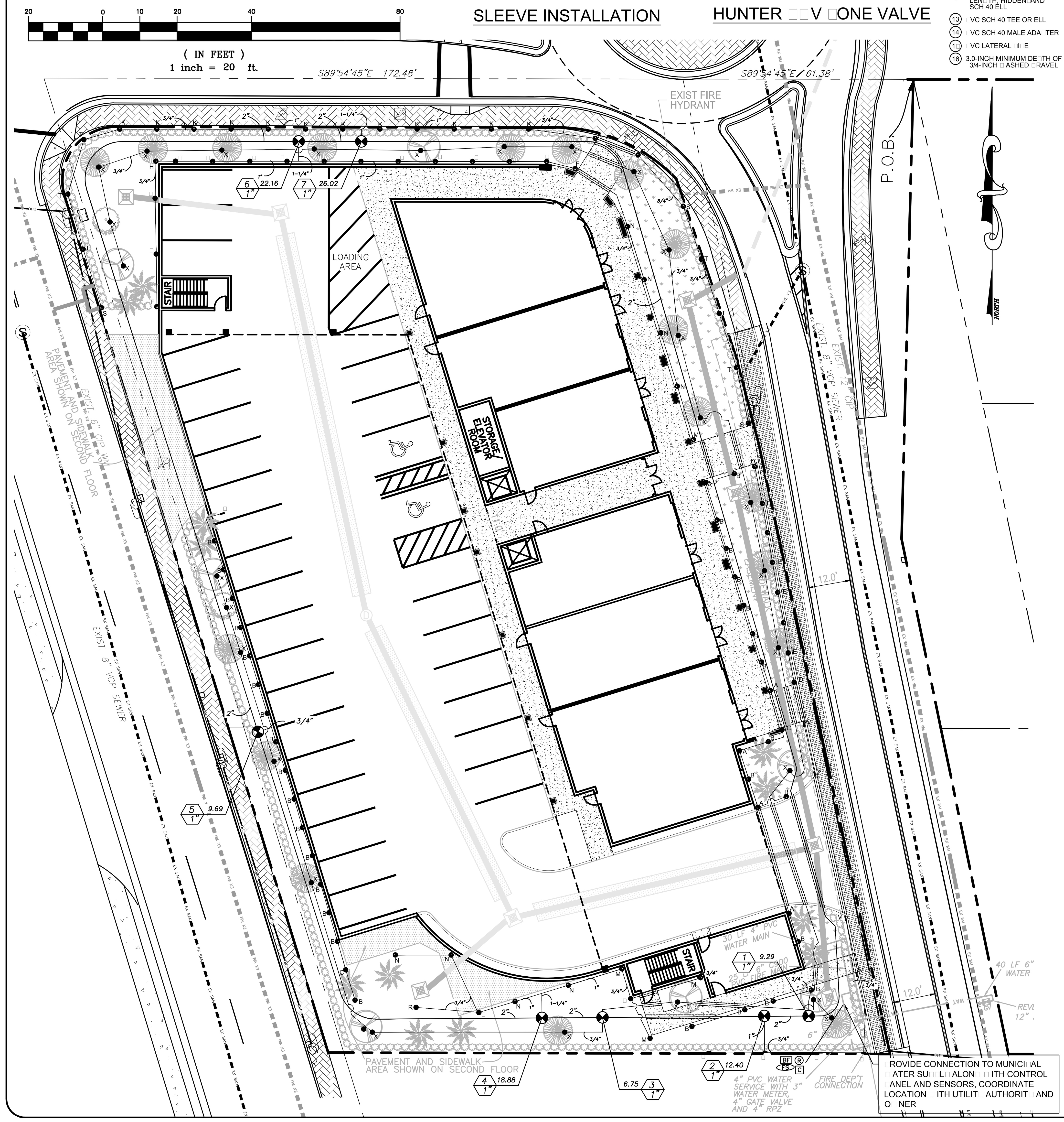
SLEEVE INSTALLATION



HUNTER □□V □ONE VALVE

1. 30-INCH LINEAR LEN□TH OF □ IRE, COILED
2. □ ATER□ROOF CONNECTION RAIN BIRD S□LICE-1 □1 OF 2□
3. ID TA□□RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE□
□. VALVE BOX □ ITH COVER□
6. FINISH □RADE/TO□ OF MULCH
7. □VC SCH □0 NI□□LE □CLOSE□
□. □VC SCH 40 ELL
9. □VC SCH □0 NI□□LE □LEN□TH AS RE□UIRED□
10. BRICK □1 OF 4□
11. □VC MAINLINE □I□E
12. SCH □0 NI□□LE □2-INCH LEN□TH, HIDDEN AND SCH 40 ELL
13. □VC SCH 40 TEE OR ELL
14. □VC SCH 40 MALE ADA□TER
1□. □VC LATERAL □I□E
16. 3.0-INCH MINIMUM DE□TH OF 3/4-INCH □ ASHED □RAVEL

GRAPHIC SCALE



IRRI□ATION E□UI□MENT SCHEDULE

SYMBOL	DESCRIPTION	QTY.
A	HUNTER PROS-04-CV-08-Q PRO SPRAY 4" POP-UP WITH CHECK VALVE 8' R. 90° PATTERN, 0.24 GPM	5
B	HUNTER PROS-04-CV-08-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 8' R. 180° PATTERN, 0.47 GPM	31
C	HUNTER PROS-04-CV-08-TQ PRO SPRAY 4" POP-UP WITH CHECK VALVE 8' R. 270° PATTERN, 0.87 GPM	2
D	HUNTER PROS-12-CV-08-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 8' R. 90° PATTERN, 0.24 GPM	2
E	HUNTER PROS-12-CV-08-H PRO SPRAY 12" POP-UP WITH CHECK VALVE 8' R. 180° PATTERN, 0.47 GPM	6
F	HUNTER PROS-04-CV-10-Q PRO SPRAY 4" POP-UP WITH CHECK VALVE 10' R. 90° PATTERN, 0.42 GPM	2
□	HUNTER PROS-04-CV-10-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 10' R. 180° PATTERN, 0.88 GPM	13
H	HUNTER PROS-04-CV-10-TQ PRO SPRAY 4" POP-UP WITH CHECK VALVE 10' R. 270° PATTERN, 1.47 GPM	1
K	HUNTER PROS-12-CV-10-H PRO SPRAY 12" POP-UP WITH CHECK VALVE 10' R. 180° PATTERN, 0.88 GPM	12
L	HUNTER PROS-12-CV-10-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 10' R. 90° PATTERN, 0.42 GPM	1
M	HUNTER PROS-04-CV-15-Q PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 90° PATTERN, 0.97 GPM	4
N	HUNTER PROS-04-CV-15-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 180° PATTERN, 1.86 GPM	8
□	HUNTER PROS-04-CV-15-TQ PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 270° PATTERN, 2.92 GPM	2
R	HUNTER PROS-04-CV-15-F PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 360° PATTERN, 3.75 GPM	1
S	HUNTER PROS-12-CV-15-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 15' R. 90° PATTERN, 0.97 GPM	4
T	HUNTER PROS-12-CV-15-H PRO SPRAY 12" POP-UP WITH CHECK VALVE 15' R. 180° PATTERN, 1.86 GPM	6
U	HUNTER PROS-12-CV-RCS-515 PRO SPRAY 12" POP-UP WITH CHECK VALVE RIGHT CORNER STRIP 5'x15' PATTERN, 0.65 GPM	1
V	HUNTER PROS-12-CV-LCS-515 PRO SPRAY 12" POP-UP WITH CHECK VALVE LEFT CORNER STRIP 5'x15' PATTERN, 0.65 GPM	3
□	HUNTER PROS-12-CV-SS-530 PRO SPRAY 12" POP-UP WITH CHECK VALVE SIDE STRIP 5'x30' PATTERN, 1.30 GPM	6
X	HUNTER RZWS-18-CV-25 ROOT ZONE WATERING SYSTEM WITH CHECK VALVE 18", 0.25 GPM	27
	HUNTER PGV-100G ELECTRIC REMOTE CONTROL VALVE, 1" PLASTIC GLOBE VALVE	7
C	HUNTER PC-900 ELECTROMECHANICAL CONTROLLER, 9 STATIONS, OUTDOOR MODEL	1
R	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1
BF	FABCO 785 1" PRESSURE VACUUM BREAKER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED	1
———	IRRIGATION MAIN LINE, PVC SCHEDULE 40	
———	IRRIGATION LATERAL LINE, PVC CLASS 200 SDR 21 ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE AS INDICATED ON THE PLAN, WITH ALL OTHERS BEING ¾" IN SIZE	
=======	PIPE SLEEVE, PVC SCHEDULE 40, TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SHALL ALLOW FOR IRRIGATION PIPING AND RELATED COUPLING TO EASILY SLIDE THROUGH SLEEVE. EXTEND SLEEVE 18" BEYOND EDGES OF PAVING OR CONSTRUCTION	

□ENERAL IRRI□ATION S□ECIFICATIONS AND NOTES

A. EXTENT□

INCLUDES FURNISHIN□ ALL LABOR, MATERIALS AND E□UI□MENT FOR THE □RO□ER INSTALLATION OF THE IRRI□ATION S□STEM. THE □ ORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLO□ IN□□1□TRENCHIN□ AND BACKFILL, □2□AUTOMATICALL□ CONTROLLED IRRI□ATION S□STEM, □3□TEST ALL S□STEMS AND MAKE O□ERATIVE, □4□"AS-BUILT" DRA□ IN□S.

B. □ENERAL□

1. □ERMITS AND FEES□OBTAIN ALL □ERMITS AND □A□ RE□UIRED FEES TO AN□ □OVERNMENTAL A□ENC□ HAVIN□ □URISDICTION OVER THE □ ORK. INS□ECTIONS RE□UIRED B□ LOCAL ORDINANCES DURIN□ THE COURSE OF CONSTRUCTION SHALL BE ARRAN□ED AS RE□UIRED. ON COM□LETION OF THE □ ORK, SATISFACTOR□ EVIDENCE SHALL BE FURNISHED TO THE O□ NER□S CONSTRUCTION RE□RESENTATIVE TO SHO□ THAT ALL □ ORK HAS BEEN INSTALLED IN ACCORDANCE □ ITH THE FLORIDA BUILDIN□ CODE - □LUMBIN□ / A□□ENDIX □F□AND CODE RE□UIREMENTS.

2. A□□ROVAL□□ HEREVER THE TERMS "A□□ROVE" OR "A□□ROVED" ARE USED IN THE S□ECIFICATIONS, THE□ SHALL MEAN THE A□□ROVAL OF THE O□ BER□S CONSTRUCTION RE□RESENTATIVE IN □ RITIN□.

3. BEFORE AN□ □ ORK IS STARTED, A CONFERENCE SHALL BE HELD BET□ EEN THE CONTRACTOR AND THE O□ NER□S CONSTRUCTION RE□RESENTATIVE CONCERNIN□ THE □ ORK UNDER THIS CONTRACT.

4. COORDINATION□COORDINATE AND COO□ERATE □ ITH OTHER CONTRACTORS TO ENABLE THE □ ORK TO □ROCEED AS RA□IDL□ AND EFFICIENTL□ AS □OSSIBLE

□. INS□ECTION OF SITE□
   - A CONTRACTOR SHALL AC□UAINT HIMSELF □ ITH ALL SITE CONDITIONS. SUBMISSION OF HIS □RO□OSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHO□ N ON THE □LANS BE FOUND DURIN□ EXCAVATIONS, CONTRACTOR SHALL □ROM□TL□ NOTIF□ THE O□ NER□S CONSTRUCTION RE□RESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO □ ILL MAKE CONTRACTOR LIABLE FOR AN□ AND ALL DAMA□E THERETO ARISIN□ FROM HIS O□ERATIONS SUBSE□UENT TO DISCOVER□ OF SUCH UTILITIES NOT SHO□ N IN □LANS.
   - B CONTRACTOR SHALL MAKE NECESSAR□ AD□USTMENTS IN THE LA□OUT AS MA□ BE RE□UIRED TO CONNECT TO EXISTIN□ STUB-OUTS, SHOULD SUCH STUBS NOT BE LOCATED EXACTL□ AS SHO□ N, AND AS MA□ BE RE□UIRED TO □ ORK AROUND EXISTIN□ □ ORK AT NO INCREASE IN COST TO THE O□ NER□S CONSTRUCTION RE□RESENTATIVE.

6. □ROTECTION OF EXISTIN□ □LANTS AND SITE CONDITIONS□THE CONTRACTOR SHALL TAKE NECESSAR□ □RECAUTIONS TO □ROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMA□E BE INCURRED, THE CONTRACTOR SHALL RE□AIR THE DAMA□E TO ITS ORI□INAL CONDITION AT THE CONTRACTOR□S EX□ENSE.

7. THE O□ NER RESERVES THE RI□HT TO SUBSTITUTE, ADD, OR DELETE AN□ MATERIAL OR □ ORK AS THE □ ORK □RO□RESSES. AD□USTMENTS TO THE CONTRACT □RICE SHALL BE NE□OTIATED IF DEEMED NECESSAR□ B□ THE O□ NER ON A □ER DIEM BASIS.

□. THE O□ NER RESERVES THE RI□HT TO RE□ECT MATERIAL OR □ ORK □ HICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. RE□ECTED □ ORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME □OSSIBLE.

9. □ ORK SCHEDULE□□ ITHIN 10 DA□S AFTER A□ ARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE O□ NER A □ ORK SCHEDULE.

10. "AS-BUILT" IRRI□ATION DRA□ IN□S□□RE□ARE AN "AS-BUILT" DRA□ IN□ ON A BLUE□RINT □ HICH SHALL SHO□ DEVIATIONS FROM THE BID DOCUMENTS MADE DURIN□ CONSTRUCTION AFFECTIN□ THE MAIN LINE □I□E, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND □UICK COU□LIN□ VALVES. THE DRA□ IN□S SHALL ALSO INDICATE AND SHO□ A□□ROVED SUBSTITUTIONS OF SI□E, MATERIAL AND MANUFACTURERS NAME AND CATALO□ NAME AND CATALO□ NUMBER. THE DRA□ IN□S SHALL BE DELIVERED TO THE TENANT□S CONSTRUCTION RE□RESENTATIVE BEFORE FINAL ACCE□TANCE OF □ ORK

11. FINAL ACCE□TANCE□FINAL ACCE□TANCE OF THE □ ORK MA□ BE OBTAINED FROM THE O□ NER□S CONSTRUCTION RE□RESENTATIVE U□ON THE SATISFACTOR□ COM□LETION OF ALL □ ORK.

12. □UARANTEE□THE CONTRACTOR SHALL □ROVIDE ALL □ ARRANTIES, CERTIFICATIONS, □UARANTIES, AND □ ARRANT□ BONDS AS S□ECIFIED IN THE CONTRACT DOCUMENTS AND □ERMIT CONDITIONS. ALL □ ORK SHALL BE □UARANTEED FOR ONE □EAR FROM DATE OF ACCE□TANCE A□AINST ALL DEFECTS IN MATERIAL, E□UI□MENT AND □ ORKMANSHI□. □UARANTEE SHALL ALSO COVER RE□AIR OF DAMA□E TO AN□ □ART OF THE □REMISES RESULTIN□ FROM LEAKS OR OTHER DEFECTS IN MATERIAL, E□UI□MENT AND □ ORKMANSHI□ TO THE SATISFACTOR□ OF THE O□ NER□S CONSTRUCTION RE□RESENTATIVE. RE□AIRS, IF RE□UIRED, SHALL BE DONE □ROM□TL□ AT NO COST TO THE O□ NER.

C. MATERIALS□

1. □ENERAL□ALL MATERIALS THROU□HOUT THE S□STEM SHALL BE NE□ AND IN □ERFECT CONDITION.

2. □LASTIC □I□IN□□ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 O-RIN□ □OL□VIN□L CHLORIDE □□VC□ □I□E AND SHALL COM□L□ □ ITH ONE OF THE FOLLO□ IN□ STANDARDS□ASTM D 17□□, ASTM D-2241, A□ □ A C-900, OR A□ □ A C-90□. SDR-□R □I□E SHALL HAVE A MINIMUM □ ALL THICKNESS AS RE□UIRED B□ SDR-26. □VC □ASKETS FITTIN□S SHALL CONFORMIN□ TO ASTM D 3139. □ASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-□ ELD □VC FITTIN□S SHALL MEET THE RE□UIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED □VC □I□E FIRIN□S SHALL MEET THE RE□UIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464. CONFORMIN□ TO ASTM D-17□4 AND D-2241.

3. □LASTIC FITTIN□S□ALL SOLVENT-□ ELD □VC FITTIN□S SHALL MEET THE RE□UIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT-□ ELD, □OL□VIN□L CHLORIDE □□VC□STANDARD □ EI□HT AS MANUFACTURED B□ SLOANE, LASCO, OR A□□ROVED E□UAL.

4. SOLVENT CEMENT□□VC CEMENT SHALL MEET ASTM D 2□64 AND □VC CLEANER-T□□E ALL MEET ASTM F 6□6.

□. S□RINKLER HEAD RISERS□SCHEDULE 40 □VC FOR RISERS. □I□E SHALL BE CUT □ ITH A STANDARD □I□E CUTTIN□ TOOL □ ITH SHAR□ CUTTERS. REAM ONL□ TO FULL DIAMETER OF □I□E AND CLEAN ALL ROU□H ED□ES OR BURRS. CUT ALL THREADS ACCURATEL□ □ ITH SHAR□ DIES. NOT MORE THAN THREE □3□FULL THREADS SHALL SHO□ BE□OND FITTIN□S □ HEN □I□E IS MADE U□. ASSEMBLIES SHALL BE AS DETAILED.

6. AUTOMATIC CONTROLLERS□SEE LE□END

7. REMOTE CONTROL VALVES□SEE LE□END

□. CONTROL □ IRIN□□24 VOLT SOLID UL A□□ROVED FOR DIRECT BURIAL IN □ROUND. MINIMUM □ IRE SI□E□14 □AU□E. ALL S□LICES SHALL BE MADE □ ITHIN VALVE BOX.

9. SLEEVES FOR CONTROL □ IRIN□□UNDER ALL □ ALKS AND □AVED AREAS AND □ HERE INDICATED ON DRA□ IN□S. MINIMUM □VC 1220-200 □SI □LASTIC □I□E.

10. S□RINKLER HEADS□SEE LE□END

11. □UICK COU□LIN□ VALVES□SHALL BE NOTED ON DRA□ IN□S.

D. □ ORKMANSHI□□

1. LA□ OUT □ ORK AS ACCURATEL□ AS □OSSIBLE TO THE DRA□ IN□S. THE DRA□ IN□S, THOU□H CAREFULL□ DRA□ N, ARE □ENERALL□ DIA□RAMMATIC TO THE EXTENT THAT S□ IN□ □OINTS, OFFSETS, AND ALL FITTIN□S ARE NOT SHO□ N.

2. THE CONTRACTOR SHALL BE RES□ONSIBLE FOR FULL AND COM□LETE COVERA□E OF ALL IRRI□ATED AREAS AND SHALL MAKE AN□ NECESSAR□ MINOR AD□USTMENTS AT NO ADDITIONAL COST TO THE O□ NER□S CONSTRUCTION RE□RESENTATIVE.

3. AN□ MA□OR REVISIONS TO THE IRRI□ATION S□STEM MUST BE SUBMITTED AND ANS□ ERED IN □ RITTEN FORM, ALON□ □ ITH AN□ CHAN□E IN CONTRACT □RICE.

E. INSTALLATION□

1. EXCAVATION AND TRENCHIN□□
   - A □ERFORM ALL EXCAVATIONS AS RE□UIRED FOR THE INSTALLATION OF THE □ ORK INCLUDIN□ UNDER THIS SECTION, INCLUDIN□ SHORIN□ OF EARTH BANKS TO □REVENT CAVE-INS. RESTORE ALL SURFACES, EXISTIN□ UNDER□ROUND INSTALLATIONS, ETC., DAMA□ED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER A□□ROVED B□ THE O□ NER.
   - B TRENCHES SHALL BE MADE □ IDE ENOU□H TO ALLO□ A MINIMUM OF 6 INCHES BET□ EEN □ARALLEL □I□E LINES. TRENCHES FOR □I□E LINES SHALL BE MADE OF SUFFICIENT DE□THS TO □ROVIDE THE MINIMUM COVER FROM FINISH □RADE AS FOLLO□ S□
     1□ 1□" MINIMUM COVER OVER IRRI□ATION LINES FOR VEHICLE TRAFFIC AREAS.
     2□ MINIMUM COVER OVER IRRI□ATION LINES TO HEADS EXCE□T VEHICLE TRAFFIC AREAS ARE AS FOLLO□ S□
     ½" - 1½" □ 6" COVER
     2" - 3" □ 12" COVER
     4" - 6" □ 1□" COVER
     □6" □ 24" COVER
   - C MAINTAIN ALL □ ARNIN□ SI□NS, SHORIN□, BARRICADES, FLARES AND RED LANTERNS AS RE□UIRED B□ THE SAFET□ ORDERS OF THE DIVISION OF INDUSTRIAL SAFET□ AND LOCAL ORDINANCES.

2. □I□E LINE ASSEMBL□□
   - A INSTALL REMOTE CONTROL VALVES □ HERE SHO□ N AND □ROU□ TO□ETHER □ HERE □RACTICAL, □LACE NO CLOSER THAN 12 INCHES TO □ ALK ED□ES, BUILDIN□S AND □ ALLS.
   - B □LASTIC □I□E AND FITTIN□S SHALL BE SOLVENT □ ELDED USIN□ SOLVENTS AND METHODS RECOMMENDED B□ MANUFACTURER OF THE □I□E, EXCE□T □ HERE SCRE□ ED CONNECTIONS ARE RE□UIRED. □I□E AND FITTIN□S SHALL BE THOROU□HL□ CLEANED OF DIRT, DUST AND MOISTURE BEFORE A□□L□IN□ SOLVENT □ ITH A NON-S□NTHETIC BRISTLE BRUSH.
   - C □I□E MA□ BE ASSEMBLED AND □ ELDED ON THE SURFACE. SNAKE □I□E FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLO□ FOR EX□ANSION AND CONTRACTION.
   - D MAKE ALL CONNECTIONS BET□ EEN □LASTIC □I□E AND METAL VALVES OR STEEL □I□E □ ITH THREADED FITTIN□S USIN□ □LASTIC MALE ADA□TERS.

3. S□RINKLER HEADS□
   - A INSTALL ALL S□RINKLERS AS DETAILED ON DRA□ IN□S.
   - B DO NOT SCALE □LANS FOR EXACT HEAD LOCATION.
   - C □ROVIDE A MINIMUM OF 12" BET□ EEN S□RINKLERS AND □AVEMENT AND 12 INCHES BET□ EEN S□RINKLERS AND BUILDIN□S.

4. CLOSIN□ OF □I□E AND FLUSHIN□ LINES□
   - A CA□ OR □LU□ ALL O□ENIN□S AS SOON AS LINES HAVE BEEN INSTALLED TO □REVENT THE ENTRANCE OF MATERIALS THAT □ OULD OBSTRUCT THE □I□E. LEAVE IN □LACE UNTIL REMOVAL IS NECESSAR□ FOR COM□LETION OF INSTALLATION.
   - B THOROU□HL□ FLUSH OUT ALL □ ATER LINES BEFORE INSTALLIN□ HEADS, VALVES AND OTHER H□DRANTS.
   - C TEST IN ACCORDANCE □ ITH □ARA□RA□H ON H□DROSTATIC TESTS.
   - D U□ON COM□LETION OF THE TESTIN□, THE CONTRACTOR SHALL COM□LETE ASSEMBL□ AND AD□UST S□RINKLER HEADS FOR □RO□ER DISTRIBUTION.

□. INS□ECTIONS□
   - A S□RINKLER LA□OUT AND S□ACIN□ INS□ECTION□VERIFICATION THAT THE IRRI□ATION DESI□N IS ACCURATEL□ INSTALLED IN THE FIELD. IT □ ILL ALSO □ROVIDE FOR ALTERATION OR MODIFICATION OF THE S□STEM TO MEET FIELD CONDITIONS. S□ACIN□ SHOULD BE □ ITHIN □□ OF THE DESI□N S□ACIN□.
   - B □I□E INSTALLATION DE□TH INS□ECTION□ALL □I□ES IN THE S□STEM SHALL BE INSTALLED TO DE□THS AS □REVIOUSL□ DESCRIBED IN SECTION □E□OF THESE S□ECIFICATIONS.
   - C O□EN TRENCH INS□ECTION□THE TRENCH AND ALL □OINTS AND EVER□ TRANSITION IN □I□E SI□E, □ ILL BE O□EN □ HERE O□EN TRENCH INS□ECTION IS RE□UIRED.
   - D INS□ECTIONS □ ILL BE □ERFORMED THROU□HOUT THE DURATION OF THE INSTALLATION AND □ ILL BE MADE B□ THE □OVERNIN□ A□ENC□ AND/OR THE O□ NER AND EN□INEERS TO ENSURE COM□LIANCE □ ITH DESI□N INTENT, S□ECIFICATIONS, AND THE IRRI□ATION CODES.

6. H□DROSTATIC TESTS□
   - A RE□UEST THE □RESENCE OF THE O□ NER AND EN□INEER IN □ RITIN□ AT LEAST 4□ HOURS IN ADVANCE OF TESTIN□.
   - B TESTIN□ TO BE ACCOM□LISHED AT THE EX□ENSE OF THE CONTRACTOR AND IN THE □RESENCE OF THE O□ NER AND EN□INEER.
   - C CENTER LOAD □I□IN□ □ ITH SMALL AMOUNT OF BACKFILL TO □REVENT ARCHIN□ OR SLI□□IN□ UNDER □RESSURE.
   - D A□□L□IN□ A CONTINUOUS AND STATIC □ ATER □RESSURE OF 12□□SI □ HEN □ ELDED □LASTIC □OINTS HAVE CURED AT LEAST 3 HOURS AND □ ITH THE RISERS CA□□ED AS FOLLO□ S□
     1□ MAIN LINES AND SUB-MAINS TO BE TESTED FOR 2 HOURS.
   - E FOR □VC AND O-RIN□ □ASKET □I□E THE ALLO□ ABLE LEAKA□E SHALL NOT EXCEED THE NUMBER OF □ALLONS □ER HOUR AS DETERMINED B□ THE FOLLO□ IN□ FORMULA□

     L□ND□□□
     ―――――
     7400

     IN □ HICH□ L □ALLO□ ABLE LEAKA□E, IN □ALLONS □ER HOUR
     N □NUMBER OF □OINTS
     D □ □I□E DIAMETER IN INCHES
     □ □AVERA□E TEST □RESSURE IN □SI □AU□E
   - F RE□AIR LEAKS RESULTIN□ FROM TESTS.

7. AUTOMATIC CONTROLLERS□
   - A CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCK□ ISE SE□UENCE TO CORRES□OND □ ITH STATION SETTIN□ BE□INNIN□ □ ITH STATIONS 1, 2, 3, ETC.

□. AUTOMATIC CONTROL □ IRIN□□
   - A INSTALL CONTROL □ IRIN□, S□RINKLER MAINS AND LATERALS IN COMMON TRENCHES □ HEREVER □OSSIBLE.
   - B INSTALL CONTROL □ IRES AT LEAST 1□" BELO□ FINISH □RADE AND LA□ TO THE SIDE AND BELO□ THE MAIN LINE. □ROVIDE LOO□ED SLACK AT VALVES AND SNAKE □ IRES IN TRENCH TO ALLO□ FOR CONTRACTION OF □ IRES TIE □ IRES IN BUNDLES AT INTERVALS.
   - C CONTROL □ IRE S□LICES □ ILL BE ALLO□ ED ONL□ RUNS OVER 1000 FT. CONNECTIONS SHALL BE AS DETAILED.
   - D ALL □ IRIN□ □ASSIN□ UNDER EXISTIN□ OR FUTURE □AVIN□, CONSTRUCTION, ETC., SHALL BE ENCASED IN □LASTIC OR □ALVANI□ED STEEL CONDUIT EXTENDIN□ AT LEAST 12" BE□OND ED□ES OF □AVIN□ OR CONSTRUCTION.

9. BACKFILL AND COM□ACTIN□□
   - A AFTER S□STEM IS O□ERATIN□ AND RE□UIRED TESTS AND INS□ECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES □ ITH CLEAN SOIL, FREE OF RUBBISH. INITIAL BACKFILL MATERIAL TO 6 INCHES ABOVE THE TO□ OF □I□E SHALL BE FREE OF ROCKS OR STONES LAR□ER THAN ONE INCH IN DIAMETER FINAL BACKFILL MATERIAL SHALL BE FREE OF ROCKS OR STONES LAR□ER THAN 3 INCHES IN DIAMETER.
   - B BACKFILL FOR ALL TRENCHES, RE□ARDLESS OF THE T□□E OF □I□E COVERED, SHALL BE COM□ACTED TO MINIMUM 9□□ DENSIT□.
   - C COM□ACT TRENCHES IN AREAS TO BE □LANTED B□ THOROU□HL□ FLOODIN□ THE BACKFILL. □ETTIN□ □ROCESS MA□ BE USED IN THOSE AREAS.
   - D DRESS OFF ALL AREAS TO FINISH □RADES.

F. CLEAN-U□□

1. REMOVE FROM THE SITE ALL DEBRIS RESULTIN□ FROM □ ORK OF THIS SECTION.

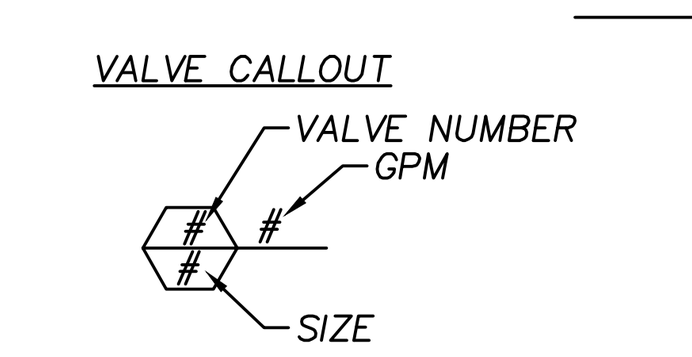
□. SUBMITTALS□

1. FOR ALL SITE □ ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT □RODUCT DATA IN THE FORM OF MANUFACTURERS□CUT SHEETS AND CATALO□ DATA FOR ALL □RODUCTS, MATERIAL AND E□UI□MENT CLEARL□ INDICATIN□ THE S□ECIFIC □ART OR □RODUCT CATALO□ NUMBER□S□FOR A□□ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO□ DRA□ IN□S FOR ALL □RODUCTS, MATERIALS AND E□UI□MENT RE□UIRED TO BE FABRICATED, OR □ HEN STANDARD □UBLISHED □RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO□IES OF RE□UESTED INFORMATION, NEATL□ BOUND AND INDEXED □ER CATE□OR□ FOR THE FOLLO□ IN□□
   IRRI□ATION□
   ALL LINES, S□STEM E□UI□MENT COM□ONENTS, MATERIALS INCLUDIN□ □I□ES, VALVES, FITTIN□S, S□RINKLER HEADS, AND MISCELLANEOUS A□□URTENANCES.
4. ALLO□ T□ O □ EEKS FOR THE EN□INEER TO COM□LETE REVIE□ AND A□□ROVAL OF □RODUCT DATA, COORDINATION DRA□ IN□S AND SHO□ DRA□ IN□S. EN□INEER □ ILL NOT BE RES□ONSIBLE FOR □RO□ECT DELA□S RELATED TO DELIVER□ AND TRANSMISSION OF THE INFORMATION AND DOCUMENTATION ONCE INFORMATION HAS LEFT EN□INEER□S OFFICE. ITEMS RE□UIRIN□ A LON□ LEAD TIME SHOULD BE SUBMITTED AS SOON AS □OSSIBLE.
□. CONTRACTOR SHALL □ROVIDE THE O□ NER □ ITH O□ERATION AND MAINTENANCE MANUALS FOR ALL O□ERABLE E□UI□MENT □□UM□ STATIONS AND CONTROLS, AUTOMATIC CONTROLLERS, CONTROL VALVES, AND ALL OTHER IRRI□ATION S□STEM COM□ONENTS ETC.□
6. O□ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A □RE-RE□UISITE TO THE □RO□ECT BEIN□ DEEMED SUBSTANTIALL□ COM□LETE.

IRRI□ATION SCHEDULE

ZONE	GPM/ZONE	DURATION	DAYLIGHT SAVINGS TIME	EASTERN STANDARD TIME
1	9.29	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
2	12.40	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
3	6.75	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
4	18.88	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
5	9.69	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
6	22.16	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
7	26.02	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY

NOTES:
1. OPTIMUM START TIME FOR THE IRRIGATION SYSTEM IS 4:00 AM.
2. TOTAL RUN TIME FOR THE SYSTEM IS 105 MINUTES (1 HOUR AND 45 MINUTES).
3. WATER WINDOW IS FROM 12:01 AM AND 10:00 AM.



SLEEVE SI□E SCHEDULE

□I□E SI□E □CLASS 200□	SLEEVE SI□E □SCHEDULE 40□
3/4"	1-1/2"
1"	2"
1-1/4"	2-1/2"
1-1/2"	3"
2"	4"
2-1/2"	6"

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

DATE	REVISION	MARK
12/16/15	REVISED PER COFP	1

DRAWING	15177-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	10/31/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

IRRIGATION PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

ENGINEER CERTIFICATION
□ JOSEPH W. SCHULKE FL. REG. NO. 47048
□ JODAH B. BITTLE FL. REG. NO. 57396
□ WILLIAM P. STODDARD FL. REG. NO. 57605
DATE:

SHEET 10

PROJECT NO. 15-177

LEGEND

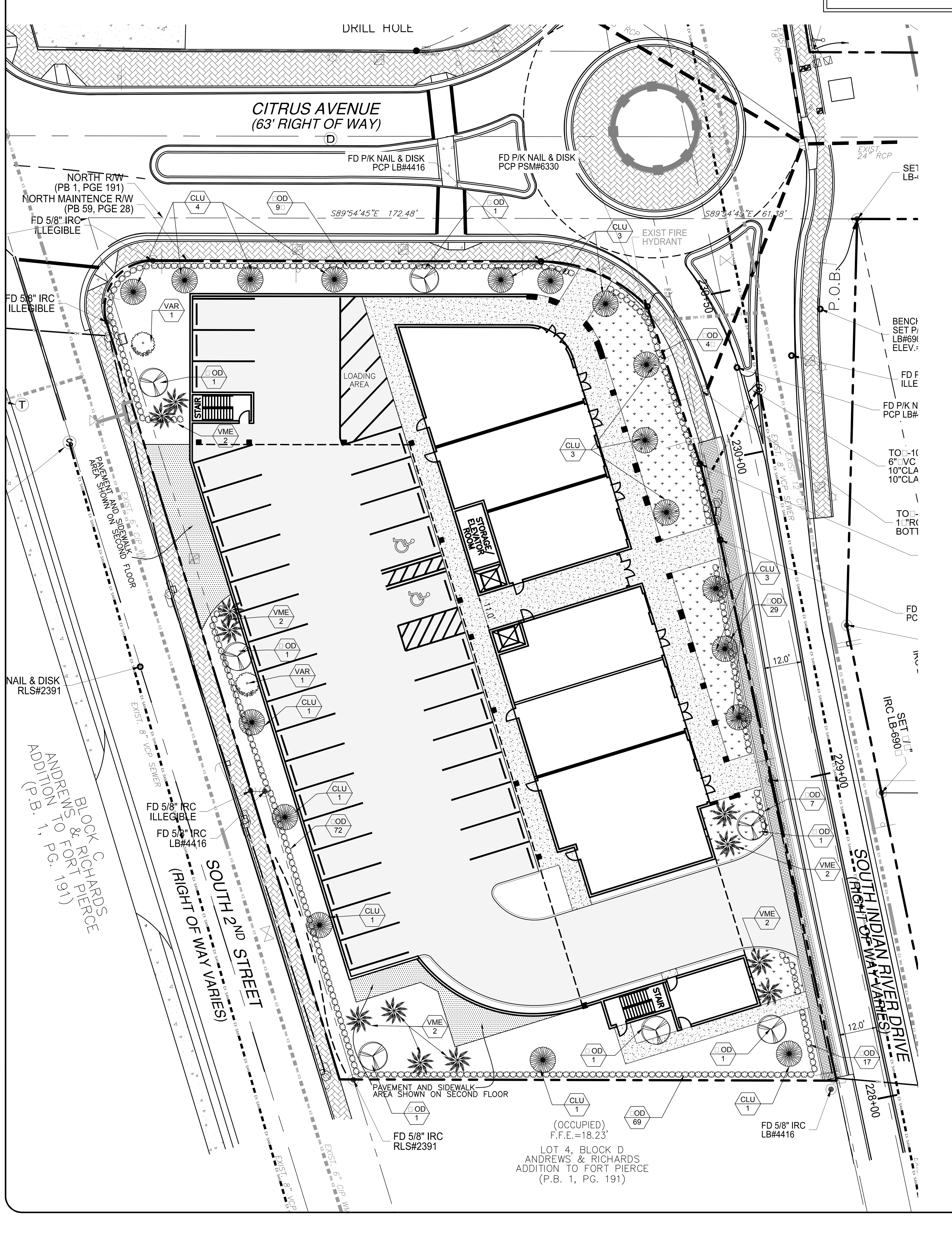
EX SAN — EX SAN	EXISTING SANITARY SEWERLINE
SAN — SAN	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM — EX WM	EXISTING WATER MAIN
WAT — WAT	PROPOSED WATER MAIN
SF — SF — SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
Ⓓ	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
Ⓢ	SEWER MANHOLE

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
CLU	17	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
VME	13	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
WOD	7	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
VAR	2	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
POD	334	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
FIC	768	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES



NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SECTION 22–187. GENERAL LANDSCAPE CACLULATIONS
SECTION 22–187 (4) a and b
NORTH PROPERTY LINE: 181.6 MINUS 10 LF (SIDEWALK) = 171.6 LF
REQUIRED:
1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 171.6 LF X 10 LF X 1 TREE/300 SF = 5.7 OR 6 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THERAFTER.
171.6 LF X 1 SHRUB / 2 LF = 85.8 OR 86 SHRUBS

EAST PROPERTY LINE: 242.5 MINUS 60 LF (DRIVEWAY & SIDEWALKS) = 182.5 LF
REQUIRED:
1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 182.5 LF X 10 LF X 1 TREE/300 SF = 6.0 OR 6 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THERAFTER.
182.5 LF X 1 SHRUB / 2 LF = 91.3 OR 92 SHRUBS

WEST PROPERTY LINE: 240.9 MINUS 47.2 LF (DRIVEWAY & SIDEWALK) = 193.7 LF
REQUIRED:
1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 193.7 LF X 10 LF X 1 TREE/300 SF = 6.5 OR 7 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THERAFTER.
193.7 LF X 1 SHRUB / 2 LF = 96.9 OR 97 SHRUBS

SECTION 22–187 (6) a and b
SOUTH PROPERTY LINE: 108.2 LF
REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 147.0 LF X 10 LF X 1 TREE/200 SF = 7.4 OR 8 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER..
147.0 LF X 1 SHRUB / 2 LF = 73.5 OR 74 SHRUBS

SECTION 22–187 (7) a and b
INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:
TOTAL TREES REQUIRED: 6 + 6 + 7 + 8 = 27 TREES
TOTAL SHRUBS REQUIRED: 86 + 92 + 97 + 74 = 349 SHRUBS

Legend & Abbre□i□ions□s□mbo□s no□sc□e□b□e for si□e□

□LS	-	□ROFESSIONAL LAND SURVE□OR
□SM	-	□ROFESSIONAL SURVE□OR & MA□□ER
LB	-	LAND SURVE□IN□ BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LEN□TH
△	-	DELTA AN□LE
E/□	-	ED□E OF □AVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
□OC	-	□OINT OF COMMENCEMENT
□OB	-	□OINT OF BE□INNIN□
○	-	□□C□□□ERMANENT CONTROL □OINT
□C□	-	□ERMANENT CONTROL □OINT
◙	-	□□RM□□ERMANENT REFERENCE MONUMENT
□RM	-	□ERMANENT REFERENCE MONUMENT
O	-	□□□IRON □I□E
I□	-	IRON □I□E
◉	-	□IRC□IRON ROD & CA□
IRC	-	IRON ROD & CA□
⊡	-	□CM□CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
□M□	-	MEASURED
□□□	-	□LAT
□C□	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	□U□ □IRE
	-	□OOD UTILIT□ □OLE
	-	TELE□HONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LI□HT □OST
	-	□ELL
	-	H□DRANT
	-	□ATE VALVE
	-	IRRI□ATION VALVE
	-	□ATER METER
	-	SANITAR□ MANHOLE
	-	SANITAR□ SERVICE
	-	SE□TIC TANK
	-	DRAINA□E MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCE□TUAL DRAINA□E
	-	STREET SI□N
23.□	-	□RO□OSED □RADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
23.□	-	T□□ICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDIN□ SETBACK LINE
EL./ELEV.	-	ELEVATION
R□□	-	RI□HT OF □A□
AB	-	AS-BUILT
		□ARKER-KALON

LANDSCAPE NOTES

SEC. 22–187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE–HALF (2½) INCHES AT A POINT FOUR AND ONE–HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

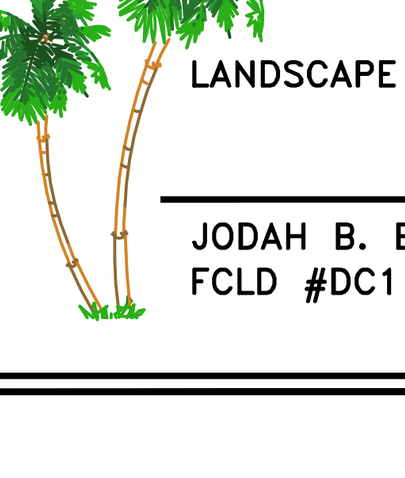
H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.



LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

DATE	REVISION	MARK
12/16/15	REVISED PER COFP	1

DRAWING 15177-CON
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1:20
DATE 10/31/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
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TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

LANDSCAPE PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605
DATE:

SHEET 9

PROJECT NO. 15–177

LEGEND

EX SAN — EXISTING SANITARY SEWERLINE	9.0'R — PROPOSED EOP RADIUS
SAN — PROPOSED SANITARY SEWERLINE	PROPANE — 1,000 GAL UNDERGROUND PROPANE TANK
EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
PROPOSED DRAINAGE PIPE	STORMTECH DRAIN
EX WM — EXISTING WATER MAIN	PROPOSED WALL
WAT — PROPOSED WATER MAIN	TRENCH DRAIN
SF SF — FILTER FENCE/SEDIMENT BARRIER	STREET LIGHT
EXISTING WOOD FENCE	MODIFIED TYPE 'C' INLET
PROPOSED FENCE	JUNCTION MANHOLE
24.45 — PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1 — DRAINAGE STRUCTURE LABEL
25.0 — PROPOSED GRADE / CONTOUR	FIRE HYDRANT
PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
	SEWER MANHOLE

DRAINAGE OUTFALL STATEMENT

THE PROJECT CONSISTS OF A COMBINATION OF DRY RETENTION AND EXFILTRATION TRENCH THAT WILL MEET WATER QUALITY AND QUANTITY CRITERIA. THE SITE HAS ONE OUTFALL IN THE SOUTHEAST CORNER (D1). THE OUTFALL DISCHARGES INTO THE INDIAN RIVER DRIVE STORMWATER SYSTEM.

1. SUBMITTALS
A. RODUCT DATA AND SHO DRA IN S
1. FOR ALL SITE ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT RODUCT DATA IN THE FORM OF MANUFACTURERS CUT SHEETS AND CATALO DATA FOR ALL RODUCTS, MATERIAL AND E UI MENT CLEARL INDICATIN THE S ECIFIC ART OR RODUCT CATALO NUMBER S FOR A ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO DRA IN S FOR ALL RODUCTS, MATERIALS AND E UI MENT RE URED TO BE FABRICATED, OR HEN STANDARD UBLISHED RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO IES OF RE UESTED INFORMATION, NEATL BOUND AND INDEXED ER CATE OR FOR THE FOLLO IN
A. UTILITIES
ALL T E, FITTIN S, VALVES, OTHER MISCELLANEOUS A URTENANCES, CONTROLS, UM STATION E UI MENT, COM ONENTS AND STRUCTURES, AND ALL OTHER UTILIT S STEM RODUCTS, MATERIALS AND COM ONENTS AND SIMILAR CONTROLS.
B. DRAINA E
ALL T E, FITTIN S, AND COM ONENTS THEREOF, STRUCTURES, FRAMES, RATES, LIDS, ASKETS,FASTNERS, COU LIN S AND SIMILAR, AND ALL OTHER DRAINA E S STEM RODUCTS, MATERIALS, AND COM ONENTS AND SIMILAR CONTROLS.
C. AVIN AND RADIN
FDOT CERTIFICATIONS AND LAB ANAL SIS/RESULTS FOR AVEMENT, BASE, SUB RADE, AND FILL MATERIALS. INCLUDE EVIDENCE CERTIFICATIONS THAT THE MATERIALS RO OSED TO BE USED MEET OR EXCEED FDOT S ECIFICATIONS AND THE CONTRACT DOCUMENTS.
D. SI NIN AND AVEMENT MARKIN
SI N AND AVEMENT MARKIN RODUCTS AND MATERIALS, AND EVIDENCE THAT THE RODUCTS AND MATERIALS RO OSED TO BE USED MEET OR EXCEED RE UIREMENTS S ECIFIED IN THE CONTRACT DOCUMENTS, LOCAL EN INEERIN DE ARTMENT, MUTCO AND FDOT S ECIFICATIONS.
E. IRRI ATION
ALL T E, FITTIN S, VALVES, OTHER MISCELLANEOUS A URTENANCES, CONTROLS, UM STATION E UI MENT, COM ONENTS AND STRUCTURES, AND ALL OTHER UTILIT S STEM RODUCTS, MATERIALS AND COM ONENTS AND SIMILAR CONTROLS. ELLS, AND/OR OTHER IRRI ATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRI ATION COORDINATION DRA IN INDICATIN CONTRACTOR S RO OSED LOCATION OF MAIN LINES, SECONDAR LINES, HEAD LOCATIONS, ELL, UM CONTROL ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA IN SHOULD CLEARL DE ICT AD USTMENTS OR CHAN ES THE CONTRACTOR RO OSES. THE DRA IN S SHALL INDICATE ALL RO OSED SUBSTITUTIONS OF SI E, MATERIAL, AND/OR MANUFACTURER.
4. ALLO T O EEKS FOR THE EN INEER TO COM LETE REVIE OF RODUCT DATA AND SHO DRA IN S. EN INEER ILL NOT BE RES ONSIBLE FOR AN RO ECT DELA S RELATED TO DELIVER AND TRANSMISSON OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN INEER S OFFICE. ITEMS RE UIRIN A LON LEAD TIME SHOULD BE SUBMITTED AS SOON AS OSSIBLE.
5. THE CONTRACTOR SHALL ROVIDE A STAM INDICATIN ITS REVIE AND A ROVAL, INITIALED OR SI NED,CERTIF IN TO REVIE OF SUBMITTAL, VERIFICATION OF RODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION ITHIN THE SUBMITTAL ITH RE UIREMENTS OF THE ORK AND OF CONTRACT DOCUMENTS, INCLUDIN LANS AND S ECIFICATIONS OF OTHER DESI N ROFESSIONALS I.E.: ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN INEERS.

B. TESTIN
1. ATER RESSURE MAIN AND TA S.; BACTERIOLO ICAL, BACKFILL DENSITIES, BACKFLO REVENTOR TESTS AND CERTIFICATION; AND AS ER RO ECT S ECIFICATIONS, LOCAL UTILITIES DE ARTMENT, AND FDE RE UIREMENTS.
2. SE ER,EXFIL TV, AND BACKFILL DENSITIES RESSURE TEST MAINS AND TA S. LIFT STATION START-U ALL ER RO ECT S ECIFICATIONS, COVB AND FDE RE UIREMENTS.
3. DRAINA E EXFIL,LAM IN FIELD, AND BACKFILL DENSITIES ER RO ECT S ECIFICATIONS AND LOCAL EN INEERIN RE UIREMENTS.
4. EARTH ORK & AVIN DENSITIES, LBR'S AND FBV'S AS ER RO ECT S ECIFICATIONS AND LOCAL EN INEERIN RE UIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR EN INEERIN REVIE ITHIN 3 DA S OF TESTIN FAILURE TO ROVIDE TEST RESULTS, OR ROVIDIN FAILIN TEST RESULTS ILL BE ROUNDS FOR DELA AND/OR RE ECTION OF A RE UEST A LICATIONS.

C. AS-BUILTS
1. RADIN LOCATION AND ELEVATION OF ALL CONCRETE AND AVEMENT VEHICLE USE AND EDESTRIAN USE IM ROVEMENTS AT HI/LO OINTS, ED E OF AVEMENT, AND CENTERLINE AT 0.ON CENTER AND AT CHAN E OF DIRECTION, RADE BREAKS RO ERT LINES CROSS SECTIONS 0.ON CENTER TO OF BANK AND TO E OF SLO E AND/OR CENTERLINE OF S ALES AND RETENTION AREAS. CROSS SECTIONS 0.ON CENTER ON STORM ATER LAKES FROM TO TO BOTTOM MECHANICAL ADS AND FINISHED FLOOR ELEVATIONS. DETAILED LOCATION AND TO O RA H OF DRIVE A TURNOUTS.
2. ATER AND SE ER FORCE MAINS. LOCATION, TO ELEVATION AND STATE LANE COORDINATES AT ALL FITTIN S, VALVES, CHAN ES OF DIRECTION AND AT 100.0N CENTER.
3. RAVIT SE ER
SE ER STRUCTURES: DIAMETER OR SI E, AND LOCATION AND ELEVATION OF STRUCTURES, TO , BOTTOMS, AND SE ER INVERTS.
- MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTIN S, AND TERMINATION.
- LIFT STATIONS: HORI ONTAL LA OUT AND LOCATION OF ALL E UI MENT, ANELS, VAULTS, ET ELL, VALVES: LOCATION OF CONDUIT RUNS AND ATER SERVICE/ HOSE BIBB LOCATION AND INVERT ELEVATIONS OF RAVIT AND FORCE MAINS TO AND FROM LIFT STATION ET ELL DIAMETER, TO AND BOTTOM ELEVATIONS. UM S SI E, T E, DISCHAR E DIAMETER, MANUFACTURER AND MODEL .
4. DRAINA E: ALL STRUCTURES DIAMETER OR SI E, LOCATION, AND ELEVATION OF TO , BOTTOM, AND INVERT ELEVATIONS. ALL T ES, DIAMETER, T E/MATERIAL LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTIN S, AND TERMINATION OINTS.
5. IRRI ATION: ALL LINES, S STEM E UI MENT COM ONENTS, MATERIALS INCLUDIN T ES, VALVES, FITTIN S, S RINKLER HEADS, AND MISCELLANEOUS A URTENANCES.

D. O ERATION AND MAINTENANCE MANUALS
1. CONTRACTOR SHALL ROVIDE THE O NER ITH O ERATION AND MAINTENANCE MANUALS FOR ALL O ERABLE E UI MENT UM STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E UI MENT. CONTROL ANELS, ETC.;
2. O ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A RE-RE UISITE TO THE RO ECT BEIN DEEMED SUBSTANTIALL COM LETE.

E. ARRANT
THE CONTRACTOR SHALL ROVIDE ALL ARRANTIES, CERTIFICATIONS, UARANTIES, AND ARRANT BONDS AS S ECIFIED IN THE CONTRACT DOCUMENTS AND ERMIT CONDITIONS INCLUDIN -UTILIT MAINTENANCE BOND - FOR ALL UBLIC ATER AND SE ER UTILITIES INFRASTRUCTURE - 2 OF CONTRACT VALUE.
-EN INEERIN MAINTENANCE BOND - FOR ALL AVIN , RADIN , AND DRAINA E IM ROVEMENTS AND INFRASTRUCTURE 2 OF CONTRACT VALUE.

4. O NER TRAININ
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF O NER TRAININ FOR EACH ATER, SE ER, DRAINA E, AND IRRI ATION S STEMS FOR ALL O ERABLE E UI MENT AND SHALL INCLUDE THE TIME FOR INITIAL AD USTMENTS OF E UI MENT AND TIME FOR ONE FOLLO U VISIT AND AD USTMENTS OF E UI MENT 60 DA S AFTER END USER HAD O ERATIONAL TIME ITH THE E UI MENT.

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

NOTES

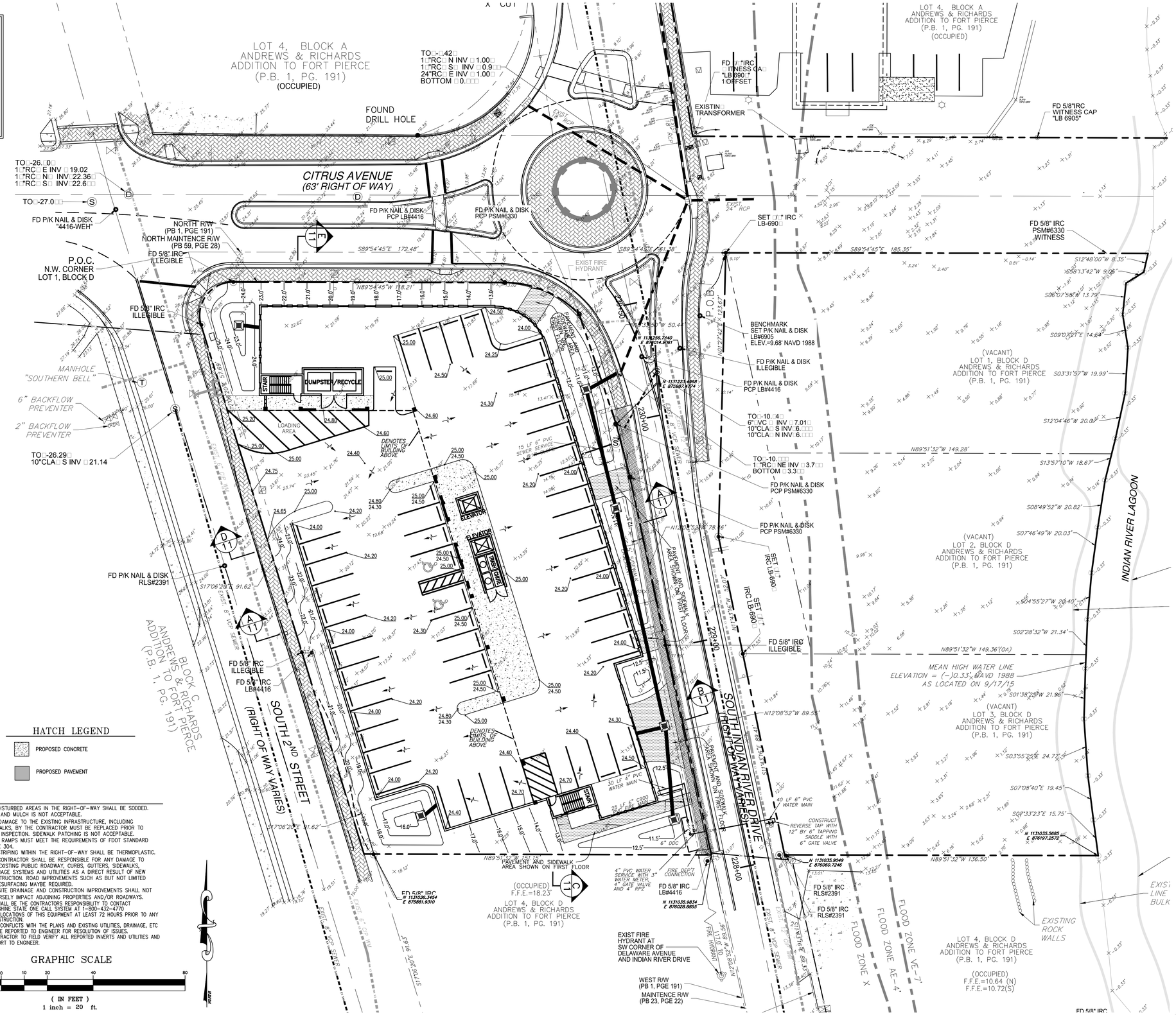
1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND SOD IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

GRAPHIC SCALE

20 0 10 20 40 80

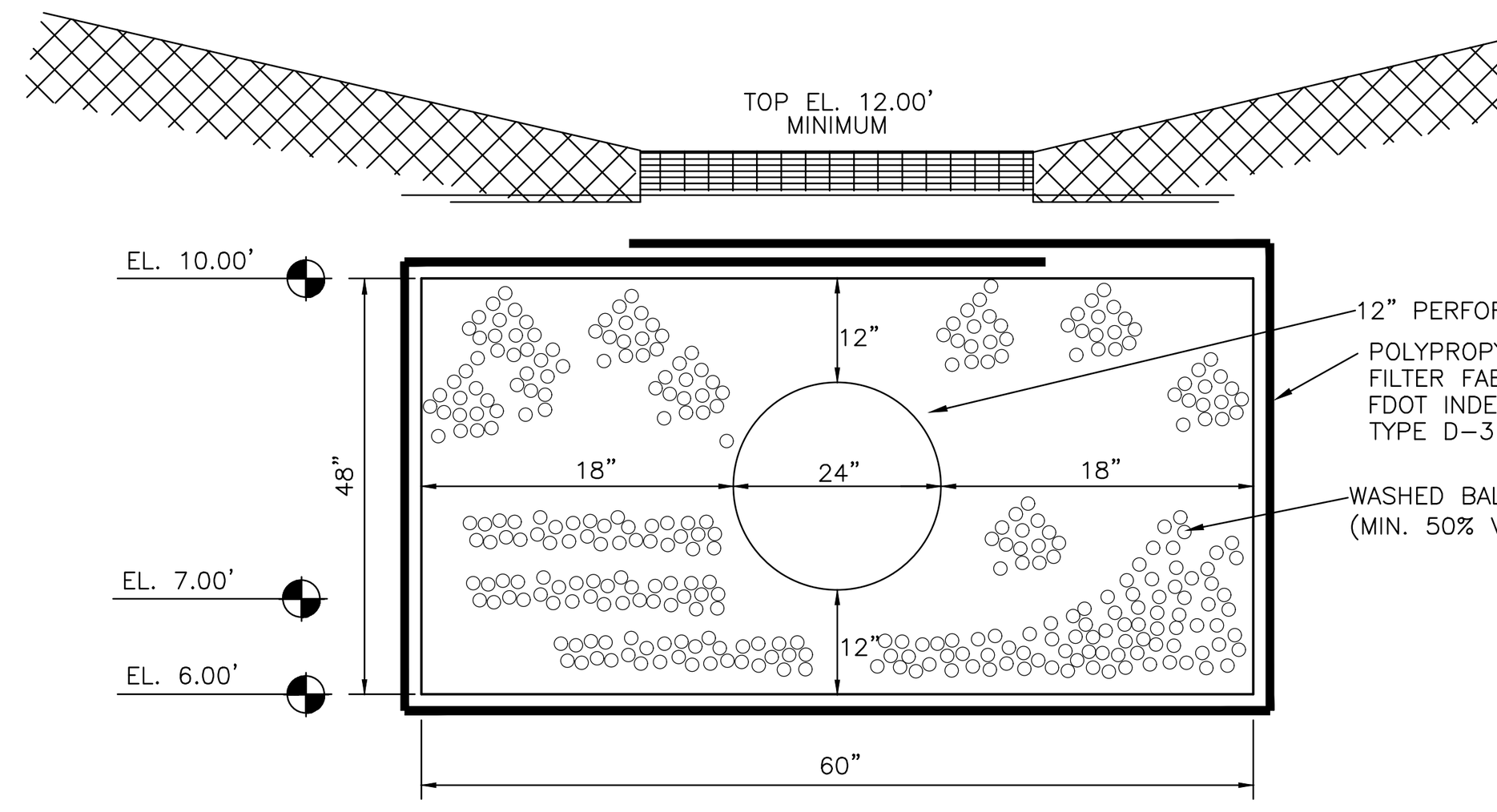
(IN FEET)
1 inch = 20 ft.

NORTH


LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
FOUND DRILL HOLE
CITRUS AVENUE (63' RIGHT OF WAY)
NORTH R/W (PB 1, PGE 191) NORTH MAINTENCE R/W (PB 59, PGE 28)
FD P/K NAIL & DISK "4416-WEH"
FD P/K NAIL & DISK PCP LB#4416
FD P/K NAIL & DISK PCP PSM#6330
FD 5/8" IRC ILLEGIBLE
P.O.C. N.W. CORNER LOT 1, BLOCK D
S89°54'45"E 172.48'
N89°54'45"W 172.21'
EXIST FIRE HYDRANT
EXISTIN TRANSFORMER
SET 1/2" IRC LB-690
FD 5/8"IRC WITNESS CAP "LB 6905"
FD 5/8" IRC PSM#6330 /WITNESS
S89°54'45"E 185.35'
BENCHMARK SET P/K NAIL & DISK LB#6905 ELEV.=9.68' NAVD 1988
N 1138236.7140 E 876074.9761
N 1137223.4063 E 875987.1774
P.O.B.
N01°27'42"E 121.61'
S12°48'00"W 8.35'
S58°13'42"W 9.06'
S06°07'58"W 13.79'
S09°07'21"E 14.89'
S03°31'57"W 19.99'
S12°04'46"W 20.03'
N89°51'32"W 149.28'
S13°57'10"W 18.67'
S08°49'52"W 20.82'
S07°46'49"W 20.03'
S04°55'27"W 20.40'
S02°28'32"W 21.34'
N89°51'32"W 149.36'(OA)
MEAN HIGH WATER LINE ELEVATION = (-)0.33' NAVD 1988 AS LOCATED ON 9/17/15
S01°38'25"W 21.96'
S03°55'25"E 24.77'
S07°08'40"E 19.45'
S08°33'23"E 15.75'
N89°51'32"W 136.50'
TO -10.4 6" VC INV 7.01 10"CLA S INV 6. 10"CLA N INV 6.
TO -10. 1"RC NE INV 3.7 BOTTOM 3.3
TO -26.42 1"RC N INV 1.00 1"RC S INV 0.9 24"RC E INV 1.00 / BOTTOM 0.
TO -26.0 1"RC E INV 19.02 1"RC N INV 22.36 1"RC S INV 22.6
TO -27.0
TO -26.29 10"CLA S INV 21.14
LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
(VACANT) LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(VACANT) LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(VACANT) LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(OCCUPIED) F.F.E.=10.64 (N) F.F.E.=10.72(S)
(OCCUPIED) F.F.E.=18.23' LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
LOT 1, BLOCK C ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
SOUTH 2ND STREET (RIGHT OF WAY VARIES)
SOUTH INDIAN RIVER DRIVE (RIGHT OF WAY VARIES)
S71°06'28"E 91.62'
N71°06'28"W 78.16'
S17°06'28"E 91.62'
N17°06'28"W 78.16'
FD P/K NAIL & DISK RLS#2391
SET 1/2" IRC LB-690
FD 5/8" IRC ILLEGIBLE
FD 5/8" IRC LB#4416
FD 5/8" IRC RLS#2391
FD 5/8" IRC LB#4416
FD 5/8" IRC N 1137035.9834 E 876028.8855
FD 5/8" IRC N 1137035.9049 E 876060.7246
FD 5/8" IRC N 1137035.5685 E 876197.2572
FD 5/8" IRC N 1137036.3454 E 875881.9310
EXIST FIRE HYDRANT AT SW CORNER OF DELAWARE AVENUE AND INDIAN RIVER DRIVE
WEST R/W (PB 1, PGE 191) MAINTENCE R/W (PB 23, PGE 22)
PAVEMENT AND SIDEWALK AREA SHOWN ON FIRST FLOOR
DUMPSTER/RECYCLE
STAIR
ELEVATOR
TRASH CHUTE
LOADING AREA
DENOTES LIMITS OF BUILDING ABOVE
MANHOLE "SOUTHERN BELL"
6" BACKFLOW PREVENTER
2" BACKFLOW PREVENTER
EXIST 8" W/P SEWER
EXIST 6" W/P SEWER
EXIST 12" W/P SEWER
EXIST 24" RCP
EXIST 30" RCP
EXIST 36" RCP
EXIST 42" RCP
EXIST 48" RCP
EXIST 54" RCP
EXIST 60" RCP
EXIST 72" RCP
EXIST 84" RCP
EXIST 96" RCP
EXIST 108" RCP
EXIST 120" RCP
EXIST 132" RCP
EXIST 144" RCP
EXIST 156" RCP
EXIST 168" RCP
EXIST 180" RCP
EXIST 192" RCP
EXIST 204" RCP
EXIST

LEGEND

EX SAN	EXISTING SANITARY SEWERLINE	9.0'R	PROPOSED EOP RADIUS
SAN	PROPOSED SANITARY SEWERLINE	PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	EXISTING DRAINAGE PIPE		24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE		STORMTECH DRAIN
EX WM	EXISTING WATER MAIN		PROPOSED WALL
WAT	PROPOSED WATER MAIN		TRENCH DRAIN
SF	FILTER FENCE/SEDIMENT BARRIER		STREET LIGHT
	EXISTING WOOD FENCE		MODIFIED TYPE 'C' INLET
	PROPOSED FENCE	D	JUNCTION MANHOLE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1	DRAINAGE STRUCTURE LABEL
25.0	PROPOSED GRADE / CONTOUR		FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION		PROPOSED SIGN
		S	SEWER MANHOLE



NOTE: A FOUR FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL

N.T.S.

DRAINAGE OUTFALL STATEMENT

THE PROJECT CONSISTS OF A COMBINATION OF DRY RETENTION AND EXFILTRATION TRENCH THAT WILL MEET WATER QUALITY AND QUANTITY CRITERIA. THE SITE HAS ONE OUTFALL IN THE NORTHEAST CORNER (D1). THE OUTFALL DISCHARGES INTO THE INDIAN RIVER DRIVE STORMWATER SYSTEM.

1. SUBMITTALS

A. □RODUCT DATA AND SHO□ DRA□ IN□S

1. FOR ALL SITE □ ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT □RODUCT DATA IN THE FORM OF MANUFACTURERS□CUT SHEETS AND CATALO□ DATA FOR ALL □RODUCTS, MATERIAL AND E□UI□MENT CLEARL□ INDICATIN□ THE S□ECIFIC □ART OR □RODUCT CATALO□ NUMBER□S□FOR A□□ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO□ DRA□ IN□S FOR ALL □RODUCTS, MATERIALS AND E□UI□MENT RE□UIRED TO BE FABRICATED, OR □ HEN STANDARD □UBLISHED □RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO□IES OF RE□UESTED INFORMATION, NEATL□ BOUND AND INDEXED □ER CATE□OR□ FOR THE FOLLO□ IN□□

   A. UTILITIES□
   ALL □I□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□ S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS.

   B. DRAINA□E□
   ALL □I□E, FITTIN□S, AND COM□ONENTS THEREOF, STRUCTURES, FRAMES, □RATES, LIDS, □ASKETS,FASTENERS, COU□LIN□S AND SIMILAR, AND ALL OTHER DRAINA□E S□STEM □RODUCTS, MATERIALS, AND COM□ONENTS AND SIMILAR CONTROLS.

   C. □AVIN□ AND □RADIN□□
   FDOT CERTIFICATIONS AND LAB ANAL□SIS/RESULTS FOR □AVEMENT, BASE, SUB□RADE, AND FILL MATERIALS. INCLUDE EVIDENCE □CERTIFICATIONS□THAT THE MATERIALS □RO□OSED TO BE USED MEET OR EXCEED FDOT S□ECIFICATIONS AND THE CONTRACT DOCUMENTS.

   D. SI□NIN□ AND □AVEMENT MARKIN□□
   SI□N AND □AVEMENT MARKIN□ □RODUCTS AND MATERIALS, AND EVIDENCE THAT THE □RODUCTS AND MATERIALS □RO□OSED TO BE USED MEET OR EXCEED RE□UIREMENTS S□ECIFIED IN THE CONTRACT DOCUMENTS, LOCAL EN□INEERIN□ DE□ARTMENT, MUTCO AND FDOT S□ECIFICATIONS.

   E. IRRI□ATION□
   ALL □I□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□ S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS, □ ELLS, AND/OR OTHER IRRI□ATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRI□ATION COORDINATION DRA□ IN□, INDICATIN□ CONTRACTOR□S □RO□OSED LOCATION OF MAIN LINES, SECONDAR□ LINES, HEAD LOCATIONS, □ ELL, □UM□, CONTROL □ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA□ IN□ SHOULD CLEARL□ DE□ICT AD□USTMENTS OR CHAN□ES THE CONTRACTOR □RO□OSES. THE DRA□ IN□S SHALL INDICATE ALL □RO□OSED SUBSTITUTIONS OF SI□E, MATERIAL, AND/OR MANUFACTURER.
4. ALLO□ T□ O □ EEKS FOR THE EN□INEER TO COM□LETE REVIE□ OF □RODUCT DATA AND SHO□ DRA□ IN□S. EN□INEER □ ILL NOT BE RES□ONSIBLE FOR □RO□ECT DELA□S RELATED TO DELIVER□ AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN□INEER□S OFFICE. ITEMS RE□UIRIN□ A LON□ LEAD TIME SHOULD BE SUBMITTED AS SOON AS □OSSIBLE.
□. THE CONTRACTOR SHALL □ROVIDE A STAM□ INDICATIN□ ITS REVIE□ AND A□□ROVAL, INITIALED OR SI□NED,CERTIF□IN□ TO REVIE□ OF SUBMITTAL, VERIFICATION OF □RODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION □ ITHIN THE SUBMITTAL □ ITH RE□UIREMENTS OF THE □ ORK AND OF CONTRACT DOCUMENTS, INCLUDIN□ □LANS AND S□ECIFICATIONS OF OTHER DESI□N □ROFESSIONALS □I.E.□ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN□INEERS□.

B. TESTIN□

1. □ ATER□□RESSURE □MAIN AND TA□S□, BACTERIOLO□ICAL, BACKFILL DENSITIES, BACKFLO□ □REVENTOR TESTS AND CERTIFICATION□AND AS □ER □RO□ECT S□ECIFICATIONS, LOCAL UTILITIES DE□ARTMENT, AND FDE□ RE□UIREMENTS.
2. SE□ ER□ EXFIL, TV, AND BACKFILL DENSITIES. □RESSURE TEST □MAINS AND TA□S□LIFT STATION START-U□, ALL □ER □RO□ECT S□ECIFICATIONS, COVB AND FDE□ RE□UIREMENTS.
3. DRAINA□E□EXFIL, LAM□IN□ □FIELD□, AND BACKFILL DENSITIES □ER □RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
4. EARTH□ ORK & □AVIN□□DENSITIES, LBR□S AND FBV□S AS □ER □RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
□. SUBMIT ALL TEST RESULTS FOR EN□INEERIN□ REVIE□ □ ITHIN 3 DA□S OF TESTIN□. FAILURE TO □ROVIDE TEST RESULTS, OR □ROVIDIN□ FAILIN□ TEST RESULTS □ ILL BE □ROUNDS FOR DELA□ AND/OR RE□ECTION OF □A□ RE□UEST A□□LICATIONS.

C. AS-BUILTS

1. □RADIN□□LOCATION AND ELEVATION OF ALL□CONCRETE AND □AVEMENT □VEHICLE USE AND □EDESTRIAN USE IM□ROVEMENTS□AT HI/LO□ □OINTS, ED□E OF □AVEMENT, AND CENTERLINE AT □0□ON CENTER AND AT CHAN□E OF DIRECTION, □RADE BREAKS□□RO□ERT□ LINES □CROSS SECTIONS □0□ON CENTER□□TO□ OF BANK AND T.O.E. OF SLO□E AND/OR CENTERLINE OF S□ ALES AND RETENTION AREAS□CROSS SECTIONS □0□ON CENTER ON STORM□ ATER LAKES FROM TO□ TO BOTTOM□MECHANICAL □ADS AND FINISHED FLOOR ELEVATIONS□DETAILED LOCATION AND TO□O□RA□H□ OF DRIVE□ A□ TURNOUTS.
2. □ ATER AND SE□ ER FORCE MAINS□LOCATION, TO□ ELEVATION AND STATE □LANE COORDINATES AT ALL FITTIN□S, VALVES, CHAN□ES OF DIRECTION AND AT 100□ON CENTER.
3. □RAVIT□ SE□ ER□
   - SE□ ER STRUCTURES□DIAMETER OR SI□E, AND LOCATION AND ELEVATION OF STRUCTURES, TO□, BOTTOMS, AND SE□ ER INVERTS.
   - MAINS AND LATERALS□LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTIN□S, AND TERMINATION.
   - LIFT STATIONS□HORI□ONTAL LA□OUT AND LOCATION OF ALL E□UI□MENT, □ANELS, VAULTS, □ ET □ ELL, VALVES□LOCATION OF CONDUIT RUNS AND □ ATER SERVICE/ HOSE BIBB□LOCATION AND INVERT ELEVATIONS OF □RAVIT□ AND FORCE MAINS TO AND FROM LIFT STATION□□ ET □ ELL DIAMETER, TO□ AND BOTTOM ELEVATIONS□□UM□S□SI□E, T□□E, DISCHAR□E DIAMETER, MANUFACTURER AND MODEL □.
4. DRAINA□E□ALL STRUCTURES DIAMETER OR SI□E, LOCATION, AND ELEVATION OF TO□, BOTTOM, AND INVERT ELEVATIONS. ALL □I□ES, DIAMETER, T□□E/MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTIN□S, AND TERMINATION □OINTS.
□. IRRI□ATION□ALL LINES, S□STEM E□UI□MENT COM□ONENTS, MATERIALS INCLUDIN□ □I□ES, VALVES, FITTIN□S, S□RINKLER HEADS, AND MISCELLANEOUS A□□URTENANCES.

D. O□ERATION AND MAINTENANCE MANUALS

1. CONTRACTOR SHALL □ROVIDE THE O□ NER □ ITH O□ERATION AND MAINTENANCE MANUALS FOR ALL O□ERABLE E□UI□MENT □□UM□ STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E□UI□MENT□CONTROL □ANELS, ETC.□
2. O□ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A □RE-RE□UISITE TO THE □RO□ECT BEIN□ DEEMED SUBSTANTIALL□ COM□LETE.

E. □ ARRANT□

THE CONTRACTOR SHALL □ROVIDE ALL □ ARRANTIES, CERTIFICATIONS, □UARANTIES, AND □ ARRANT□ BONDS AS S□ECIFIED IN THE CONTRACT DOCUMENTS AND □ERMIT CONDITIONS INCLUDIN□□
-UTILIT□ MAINTENANCE BOND - FOR ALL □UBLIC □ ATER AND SE□ ER UTILITIES INFRASTRUCTURE - □2□□ OF CONTRACT VALUE□
-EN□INEERIN□ MAINTENANCE BOND - FOR ALL □AVIN□, □RADIN□, AND DRAINA□E IM□ROVEMENTS AND INFRASTRUCTURE □2□□ OF CONTRACT VALUE□

4. O□ NER TRAININ□
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF O□ NER TRAININ□ □FOR EACH □ ATER, SE□ ER, DRAINA□E, AND IRRI□ATION S□STEMS□FOR ALL O□ERABLE E□UI□MENT AND SHALL INCLUDE THE TIME FOR INITIAL AD□USTMENTS OF E□UI□MENT AND TIME FOR ONE FOLLO□ -U□ VISIT AND AD□USTMENTS OF E□UI□MENT 60 DA□S AFTER END USER HAD O□ERATIONAL TIME □ ITH THE E□UI□MENT.

PROPOSED DRAINAGE STRUCTURES

D1	MODIFIED TYPE 'C' INLET TOP = 12.25' S. INV = 7.00' E. INV = 4.00'
D2	MODIFIED TYPE 'C' INLET TOP = 12.25' N. INV = 7.25' S. INV = 7.25'
D3	MODIFIED TYPE 'C' INLET TOP = 12.35' S. INV = 8.00' N. INV = 7.00' W. INV = 7.00'
D4	MODIFIED TYPE 'C' INLET TOP = 12.25' N. INV = 8.00'
D5	MODIFIED TYPE 'C' INLET TOP = 12.00' N. INV = 7.00' W. INV = 8.00' E. INV = 7.00'
D6	MODIFIED TYPE 'C' INLET TOP = 17.50' S. INV = 8.00'
D7	JUNCTION MANHOLE W/SUMP TOP = 12.50' N. INV = 7.00' S. INV = 7.00'
D8	MODIFIED TYPE 'C' INLET TOP = 12.00' S. INV = 7.00' W. INV = 7.50'
D9	MODIFIED TYPE 'C' INLET TOP = 23.75' S. INV = 8.50'

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT

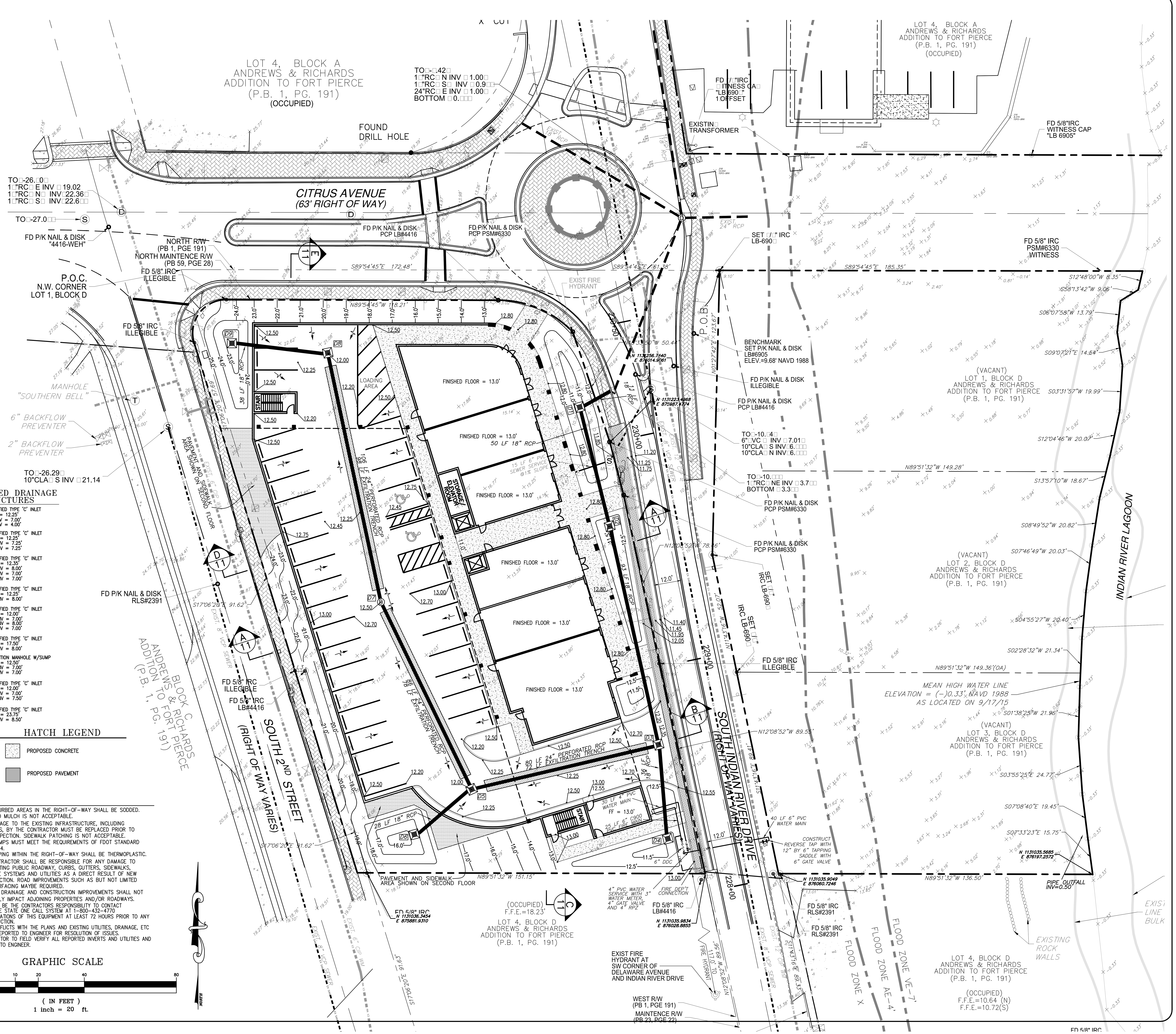
NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
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TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

FIRST FLOOR PAVING, GRADING & UTILITY PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

MARK	REVISION	DATE
1	REVISED PER COFP	12/16/15

DRAWING	15177-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	10/31/15

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ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47048
- JODAH B. BITTLE FL. REG. NO. 57496
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 7

PROJECT NO. 15-177

Legend & Abbre□i□tions □s□mbo□s no□sc□□e□ b□e for si□e□

□LS	-	□ROFESSIONAL LAND SURVE□OR	□□□	-	□LAT
□SM	-	□ROFESSIONAL SURVE□OR & MA□□ER	□C□	-	CALCULATED
LB	-	LAND SURVE□ IN□ BUSINESS		-	TRAFFIC CONTROL BOX
℄	-	CENTERLINE		-	□U□□IRE
R	-	RADIUS		-	□OOD UTILIT□□OLE
L	-	LEN□TH		-	TELE□HONE SERVICE
△	-	DELTA AN□LE		-	CABLE T.V. BOX
E/□	-	ED□E OF □AVEMENT		-	ELECTRIC BOX
B/C	-	BACK OF CURB		-	LI□HT □OST
B.M.	-	BENCHMARK		-	□ELL
□OC	-	□OINT OF COMMENCEMENT		-	H□DRANT
□OB	-	□OINT OF BE□INNIN□		-	□ATE VALVE
○	-	□C□□ERMANENT CONTROL □OINT		-	IRRI□□ATION VALVE
□□	-	□ERMANENT REFERENCE MONUMENT		-	□ATER METER
□RM	-	□ERMANENT REFERENCE MONUMENT		-	SANITAR□ MANHOLE
O	-	I□□IRON □□E		-	SANITAR□ SERVICE
I□	-	IRON □□E		-	SE□TIC TANK
●	-	IRC□IRON ROD & CA□		-	DRAINA□E MANHOLE
IRC	-	IRON ROD & CA□		-	CURB INLET
□	-	CM□CONCRETE MONUMENT		-	SURFACE INLET
CM	-	CONCRETE MONUMENT		-	MITERED END SECTION
FD	-	FOUND		-	CONCE□TUAL DRAINA□E
M□	-	MEASURED		-	STREET SI□N

23.	-	□RO□OSED □RADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
□2□	-	T□□ICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDIN□ SETBACK LINE
EL./ELEV.	-	ELEVATION
R□	-	RI□HT OF □A□
AB	-	AS-BUILT
□/K	-	□ARKER-KALON

NOTES

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9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

GRAPHIC SCALE

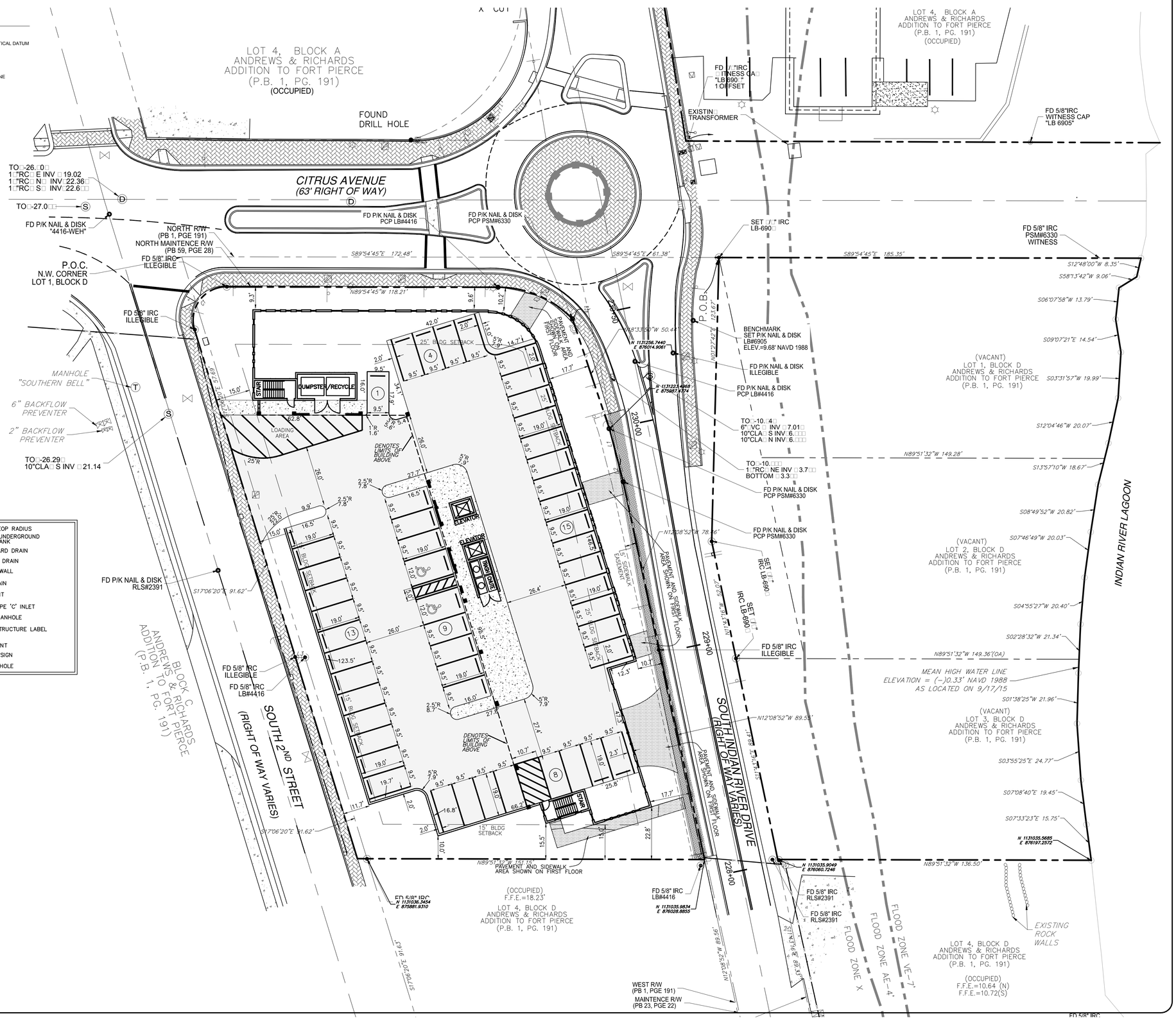
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

LEGEND

EX SAN / EX SAN		EXISTING SANITARY SEWERLINE
SAN / SAN		PROPOSED SANITARY SEWERLINE
		EXISTING DRAINAGE PIPE
		PROPOSED DRAINAGE PIPE
EX WM / EX WM		EXISTING WATER MAIN
WAT / WAT		PROPOSED WATER MAIN
SF SF SF		FILTER FENCE/SEDIMENT BARRIER
		EXISTING WOOD FENCE
		PROPOSED FENCE
24.45		PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0		PROPOSED GRADE / CONTOUR
		PROPOSED DRAINAGE FLOW DIRECTION
9.0'R		PROPOSED EOP RADIUS
PROPANE		1,000 GAL UNDERGROUND PROPANE TANK
		24" ADS YARD DRAIN
		STORMTECH DRAIN
		PROPOSED WALL
		TRENCH DRAIN
		STREET LIGHT
		MODIFIED TYPE 'C' INLET
		JUNCTION MANHOLE
DS-1		DRAINAGE STRUCTURE LABEL
		FIRE HYDRANT
		PROPOSED SIGN
S		SEWER MANHOLE



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NO.	REVISIONS	DATE
1	REVISED PER CITY	12/16/15

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SECOND FLOOR
SITE PLAN

INDIAN RIVER
COMMERCE CENTER
PLANNED
DEVELOPMENT

DESIGNED BY:
□ JOSEPH R. SCHULKE
T□ TOR NO. 47048
□ JOHN H. BITTLE
T□ TOR NO. 57586
□ WILLIAM P. STODDARD
T□ TOR NO. 57625

DATE:

SHEET
6

PROJECT NO.
15-177

Legend & Abbre□i□ions □s□mbo□s no□sc□□e□b□e for si□e□

□LS	-	□ROFESSIONAL LAND SURVE□OR	□□	-	□LAT
□SM	-	□ROFESSIONAL SURVE□OR & MA□□ER	C□	-	CALCULATED
LB	-	LAND SURVE□IN□ BUSINESS		-	TRAFFIC CONTROL BOX
℄	-	CENTERLINE		-	□U□□ IRE
R	-	RADIUS		-	□OOD UTILIT□□OLE
L	-	LEN□TH		-	TELE□HONE SERVICE
△	-	DELTA ANG□LE		-	CABLE T.V. BOX
E/□	-	ED□E OF □AVEMENT		-	ELECTRIC BOX
B/C	-	BACK OF CURB		-	LI□HT □OST
B.M.	-	BENCHMARK		-	□ELL
□OC	-	□OINT OF COMMENCEMENT		-	H□DRANT
□OB	-	□OINT OF BE□INNIN□		-	□ATE VALVE
○	-	□C□□ERMANENT CONTROL □OINT		-	IRRI□ATION VALVE
□C□	-	□ERMANENT CONTROL □OINT		-	□ATER METER
⊞	-	□RM□ERMANENT REFERENCE MONUMENT		-	SANITAR□ MANHOLE
□RM	-	□ERMANENT REFERENCE MONUMENT		-	SANITAR□ SERVICE
O	-	I□ IRON □I□E		-	SE□TIC TANK
I□	-	IRON □I□E		-	DRAINA□E MANHOLE
●	-	IRC□IRON ROD & CA□		-	CURB INLET
IRC	-	IRON ROD & CA□		-	SURFACE INLET
⊡	-	□CM□CONCRETE MONUMENT		-	MITERED END SECTION
CM	-	CONCRETE MONUMENT		-	CONCE□TUAL DRAINA□E
FD	-	FOUND		-	STREET SI□N
M□	-	MEASURED			

23.□	-	□RO□OSED □RADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
23-	-	T□□ICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDIN□ SETBACK LINE
EL./ELEV.	-	ELEVATION
R□	-	RI□HT OF □A□
AB	-	AS-BUILT
□K	-	□ARKER-KALON

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

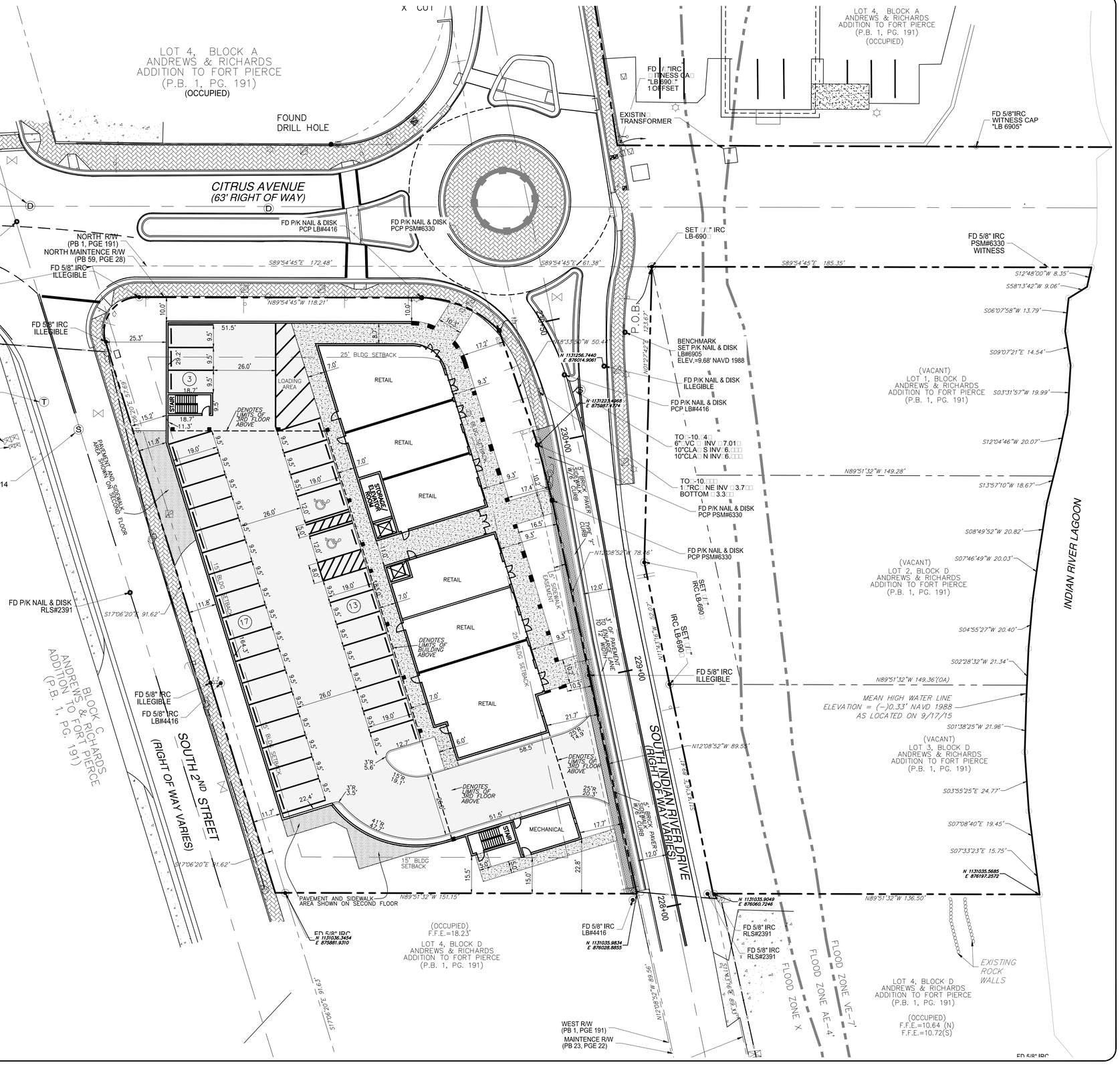
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

EX SAN — EX SAN	EXISTING SANITARY SEWERLINE	9.0'R — PROPOSED EOP RADIUS
SAN — SAN	PROPOSED SANITARY SEWERLINE	PROPANE — 1,000 GAL UNDERGROUND PROPANE TANK
	EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE	STORMTECH DRAIN
EX WM — EX WM	EXISTING WATER MAIN	PROPOSED WALL
WAT — WAT	PROPOSED WATER MAIN	TRENCH DRAIN
SF — SF — SF	FILTER FENCE/SEDIMENT BARRIER	STREET LIGHT
	EXISTING WOOD FENCE	MODIFIED TYPE 'C' INLET
	PROPOSED FENCE	JUNCTION MANHOLE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1 — DRAINAGE STRUCTURE LABEL
25.0	PROPOSED GRADE / CONTOUR	FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
		SEWER MANHOLE



SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

FIRST FLOOR SITE PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

SHEET CERTIFICATION
□ DAVID K. SCHULKE FL. REG. NO. 47048
□ DAVID S. BITTLE FL. REG. NO. 57396
□ WILLIAM R. STODDARD FL. REG. NO. 57665

DATE:

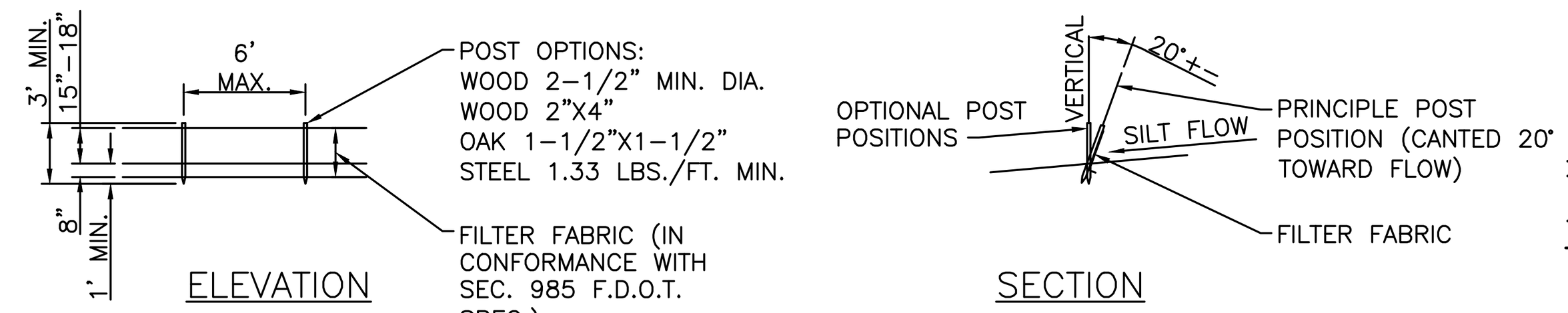
SHEET 5

PROJECT NO 15-177

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPYING OR REUSE WITHOUT WRITTEN CONSENT WITH THE ENGINEER IS PROHIBITED. USE SHALL BE PROSECUTED UNDER STATE COPYRIGHT LAWS.

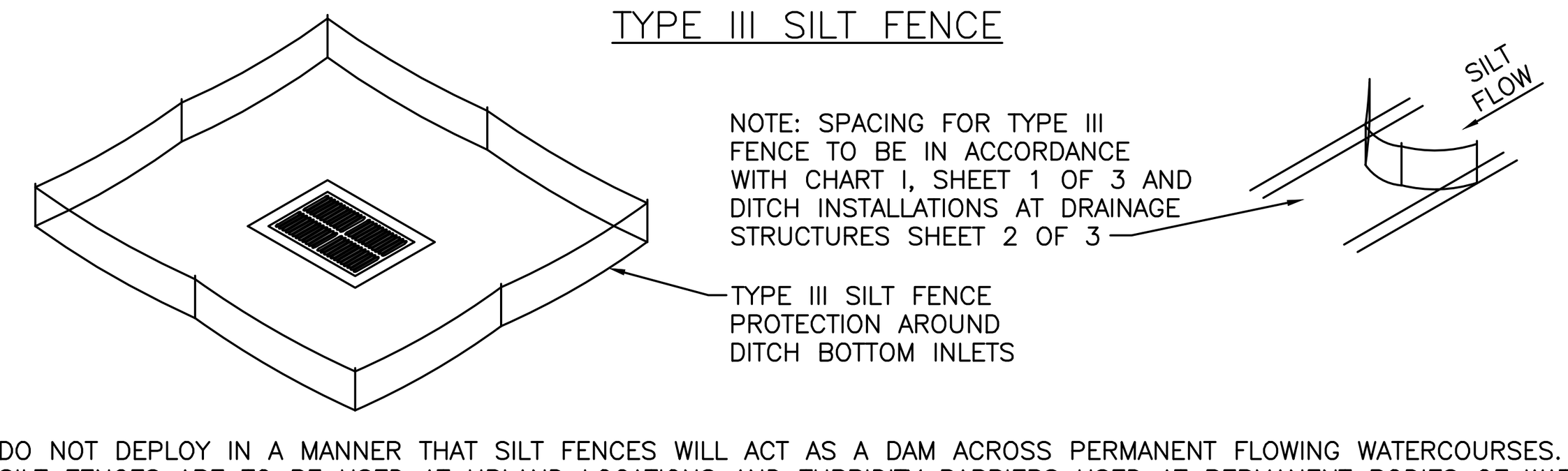
MARK	DESCRIPTION	DATE
1	REVISED PER COMM	12/16/15

DRAWING STATUS/DATE
SCHEMO J.B.S.
DRAWN J.B.S.
CHECKED J.B.S.
SCALE 1"=20'
DATE 10/30/15



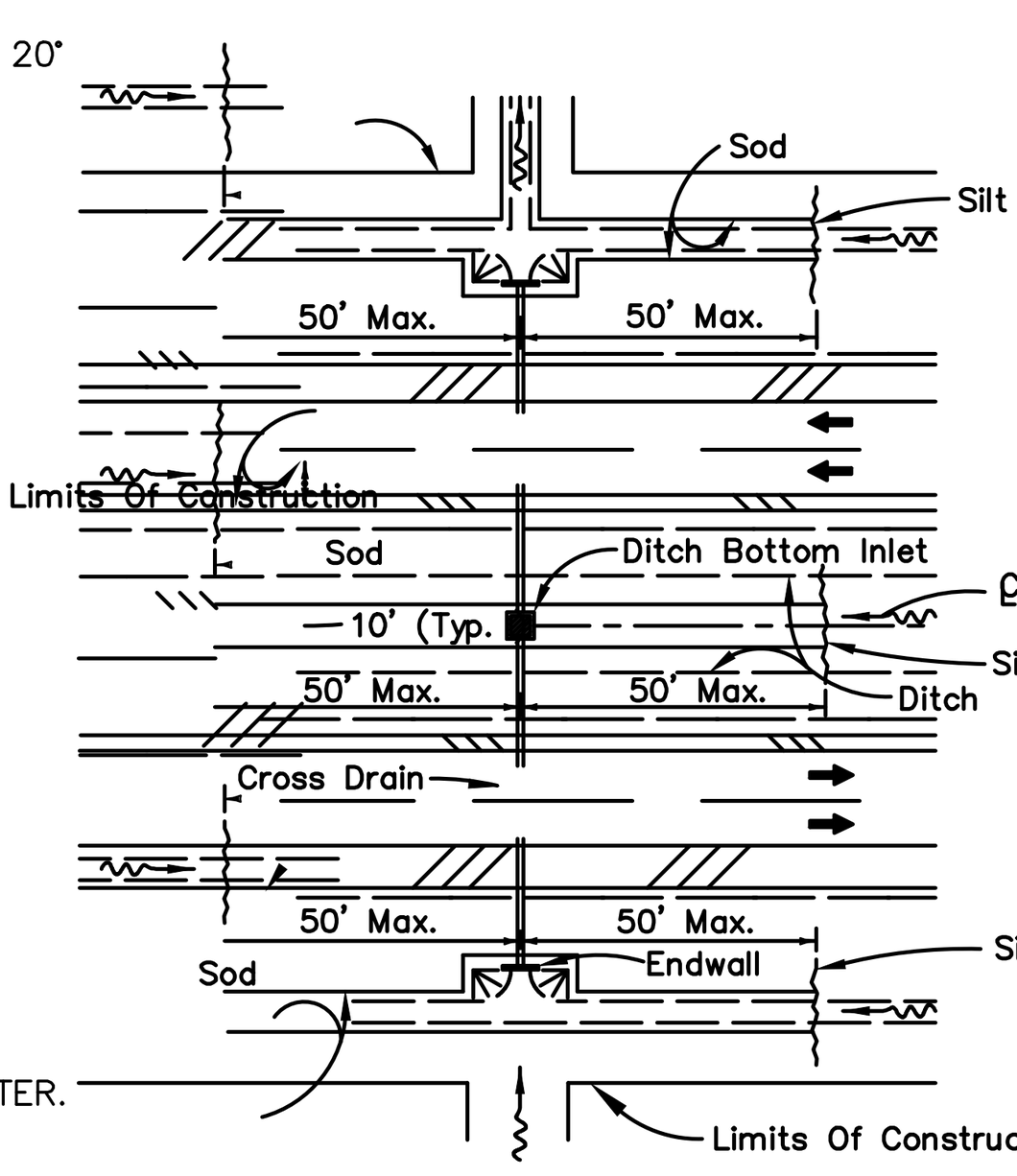
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

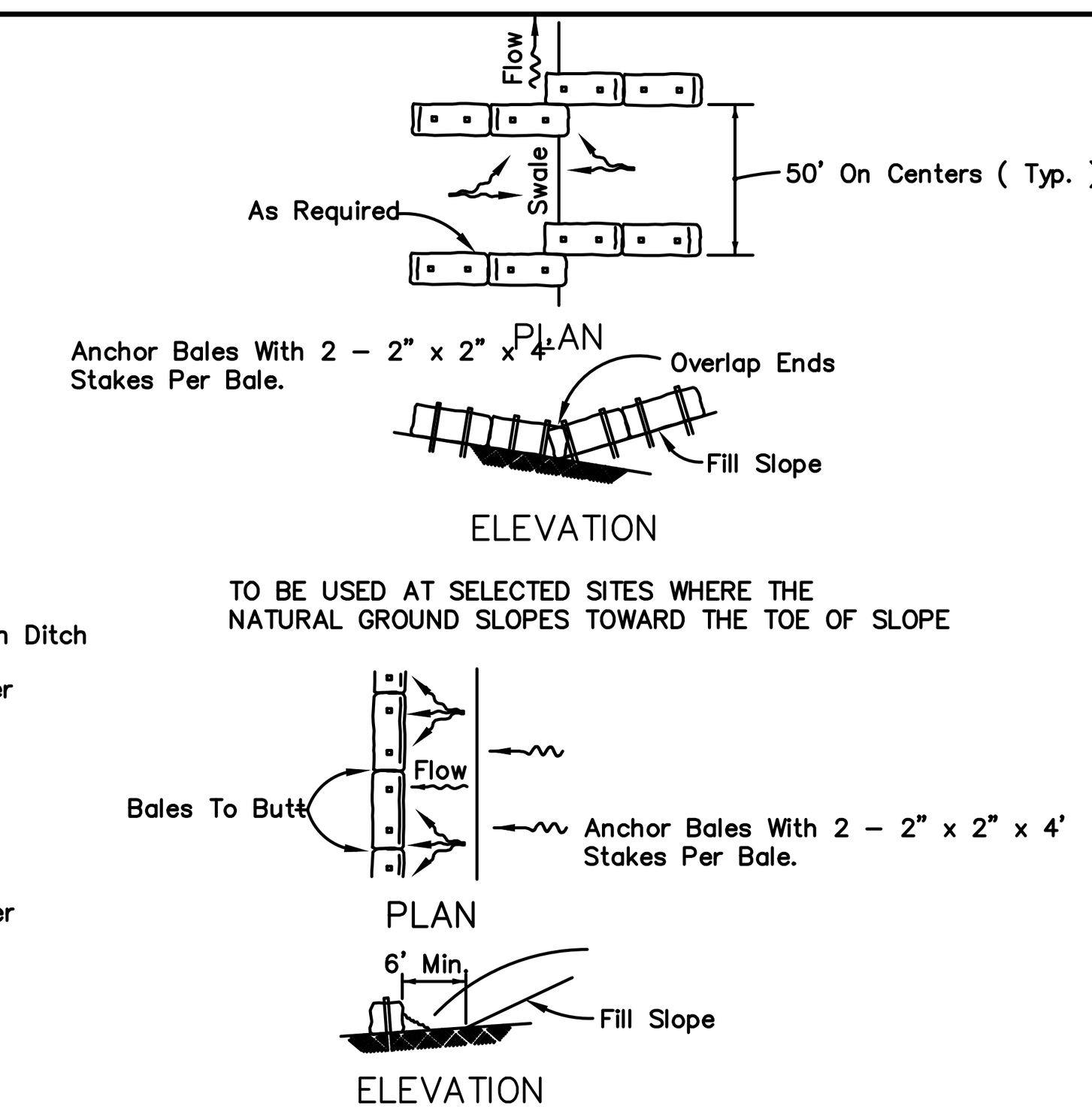


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

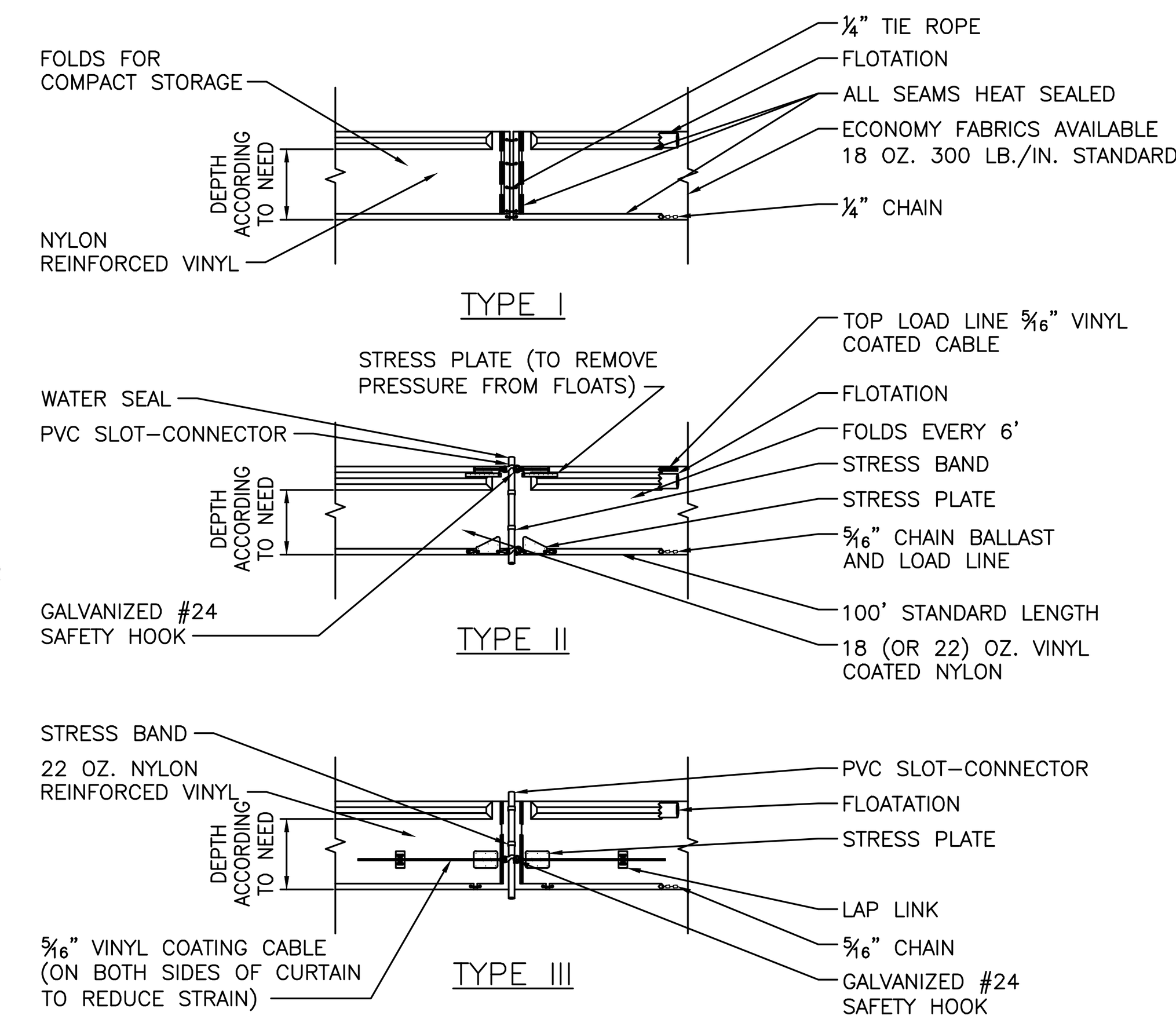


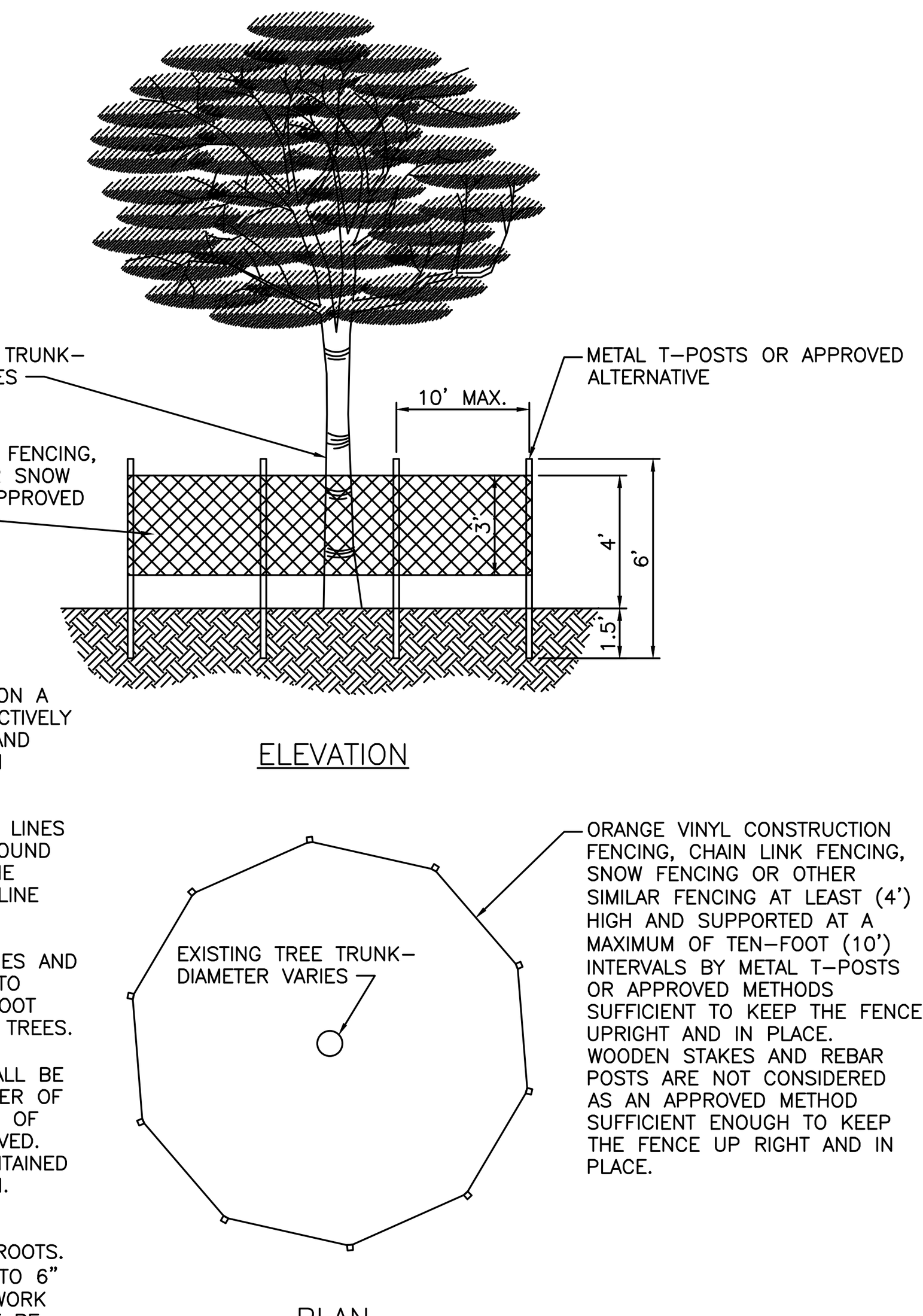
BARRIERS FOR FILL SLOPES

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

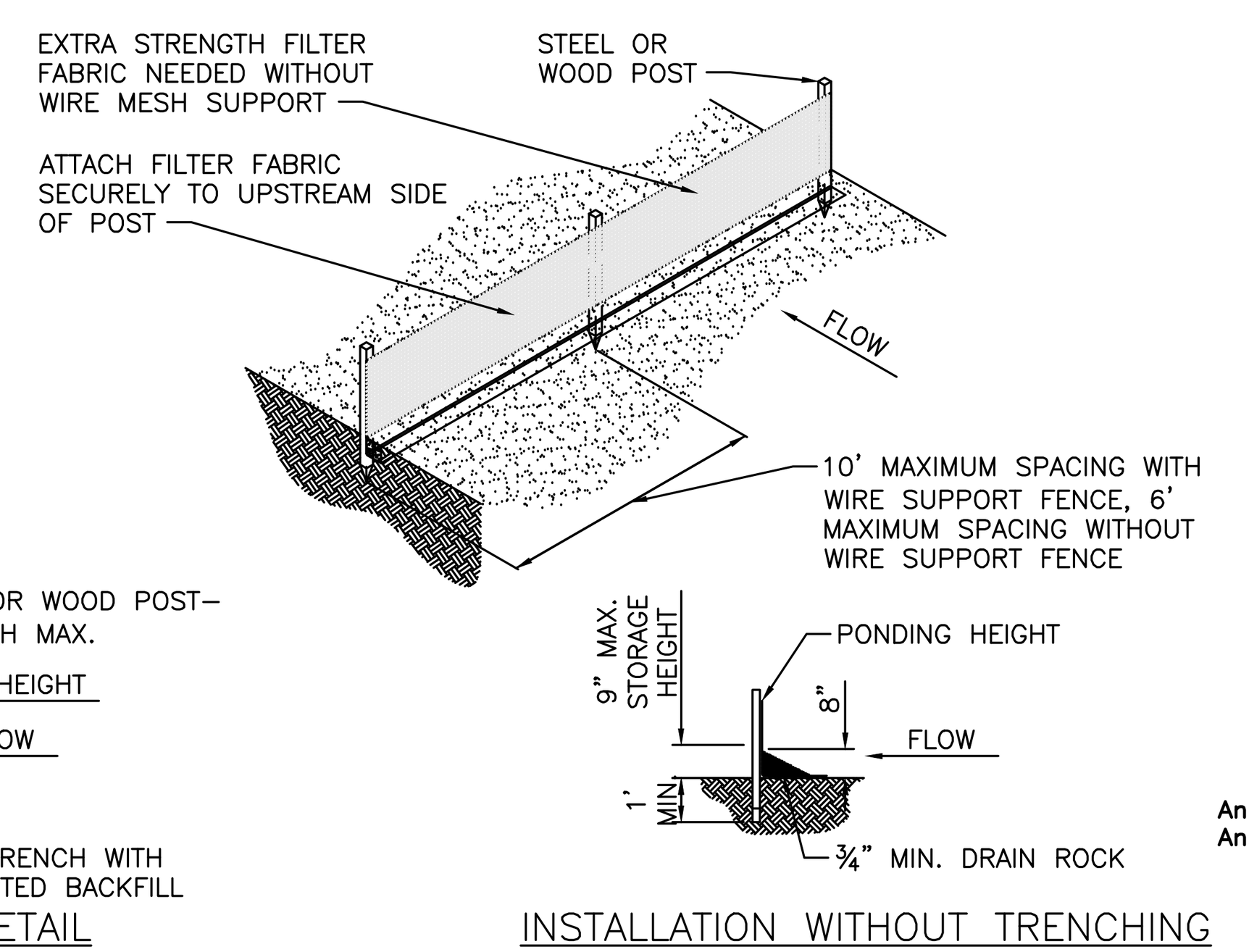




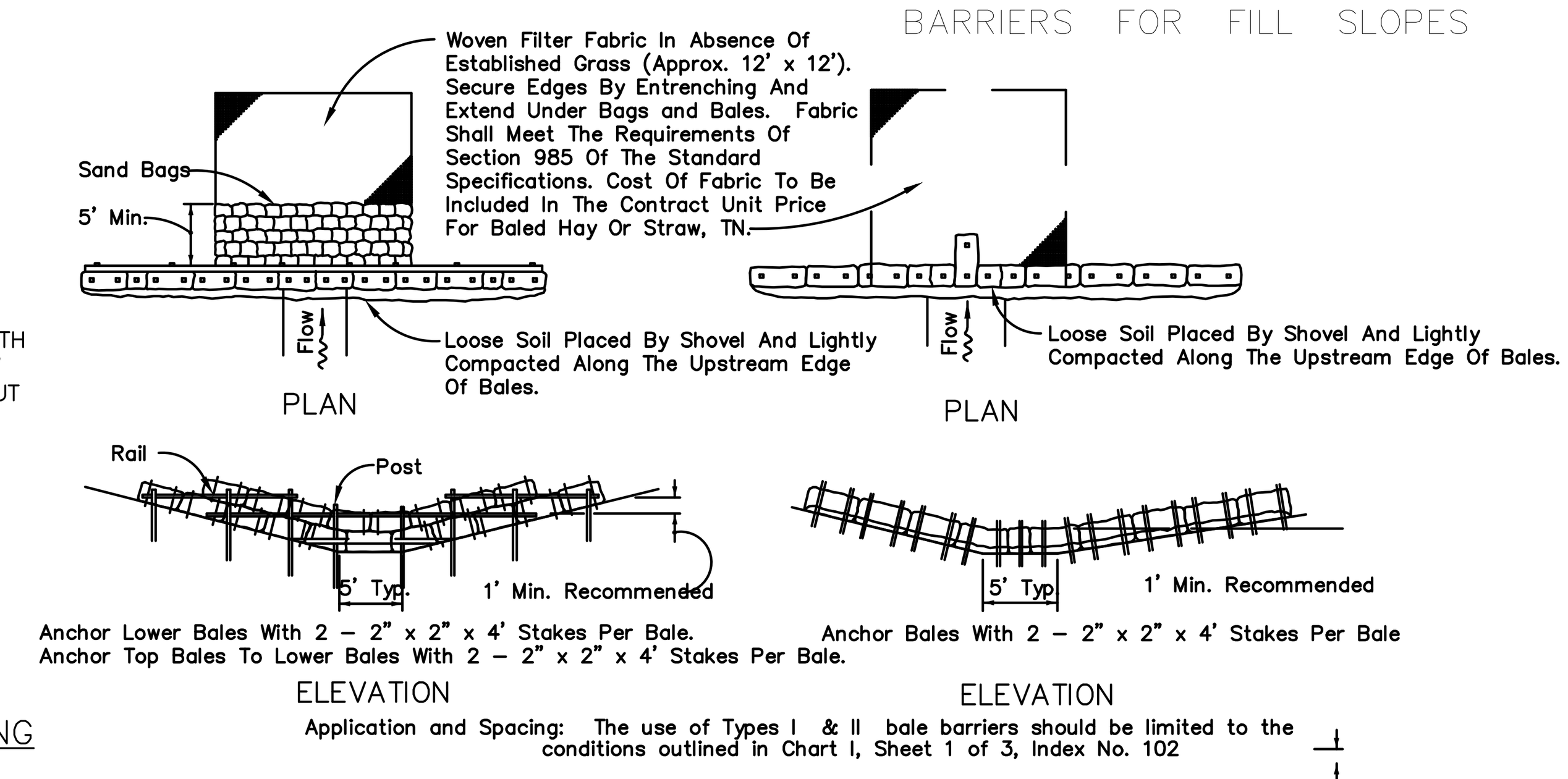
NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

PROTECTIVE FENCING FOR TREES-N.T.S.

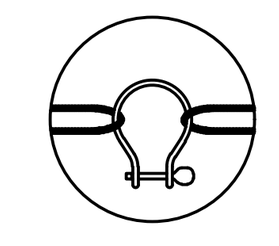
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



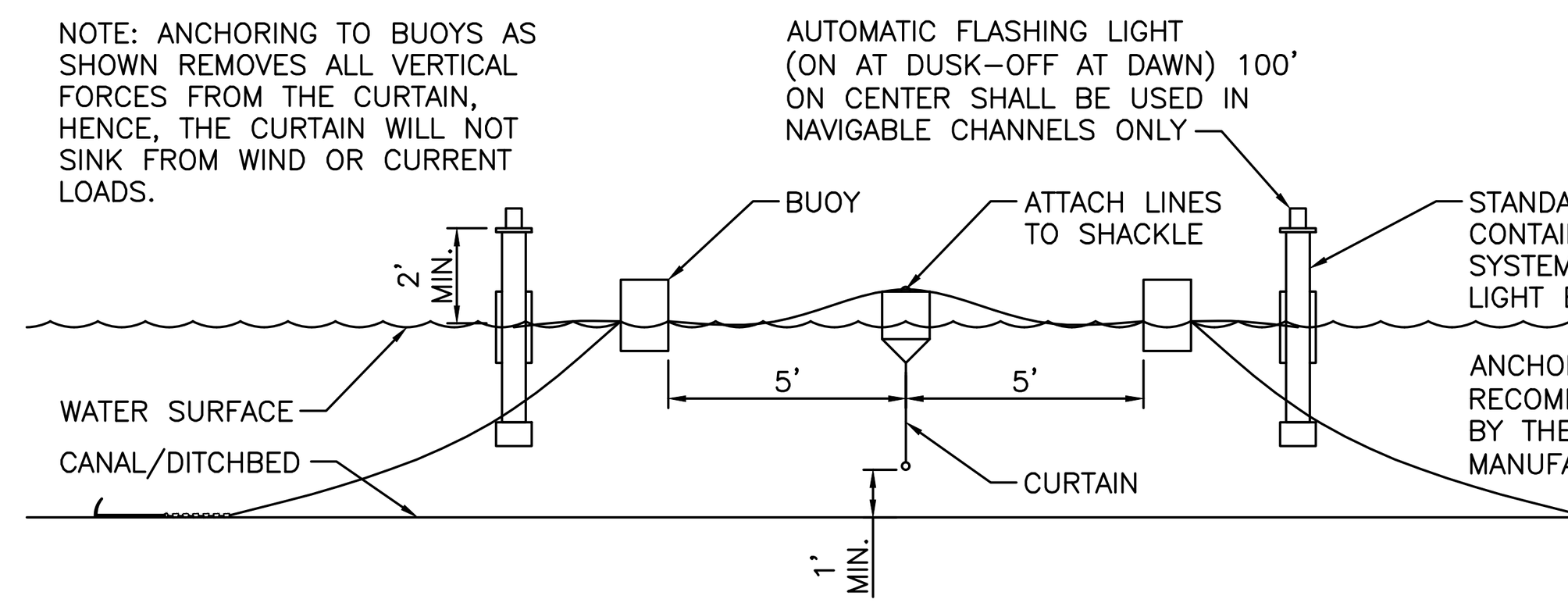
TYPE IV SILT FENCE-N.T.S.



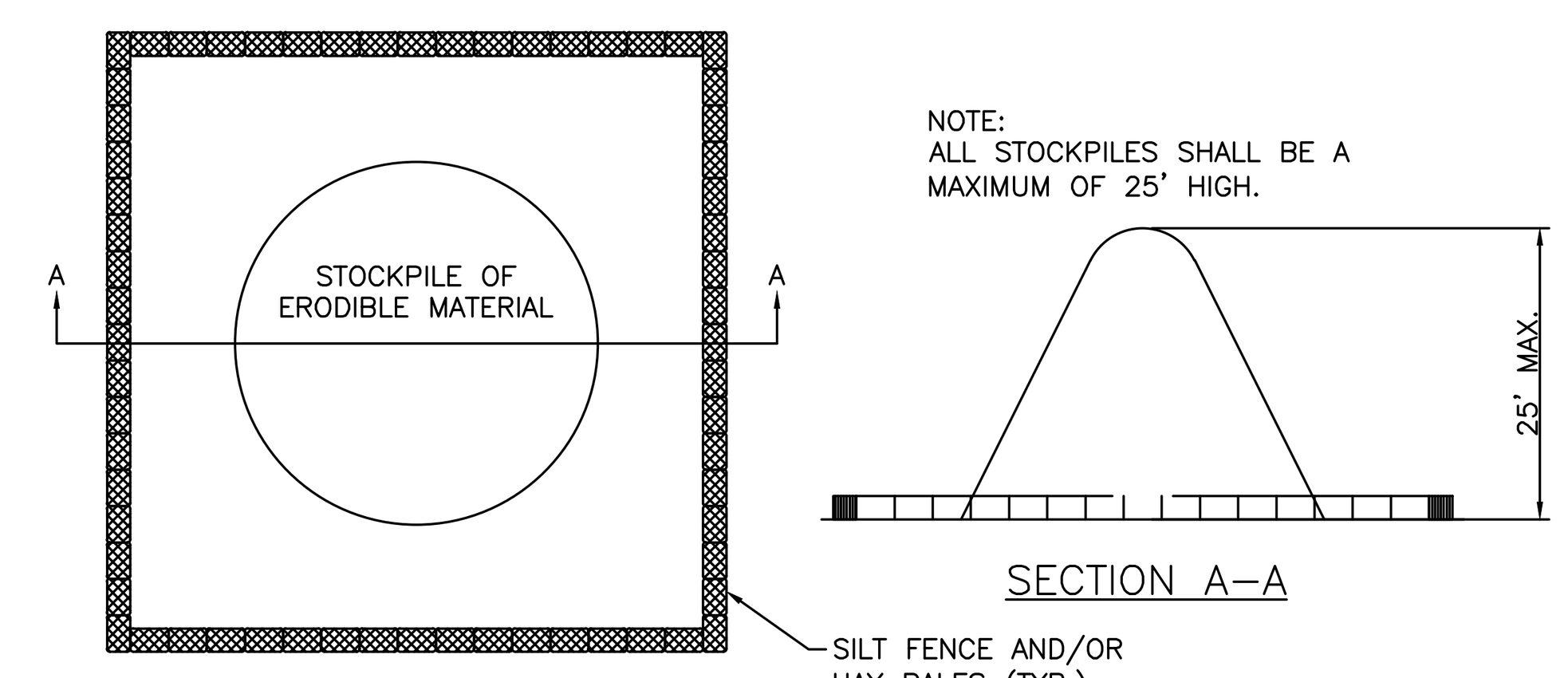
BARRIER FOR UNPAVED DITCHES



BLOW-UP OF SHACKLE CONNECTION

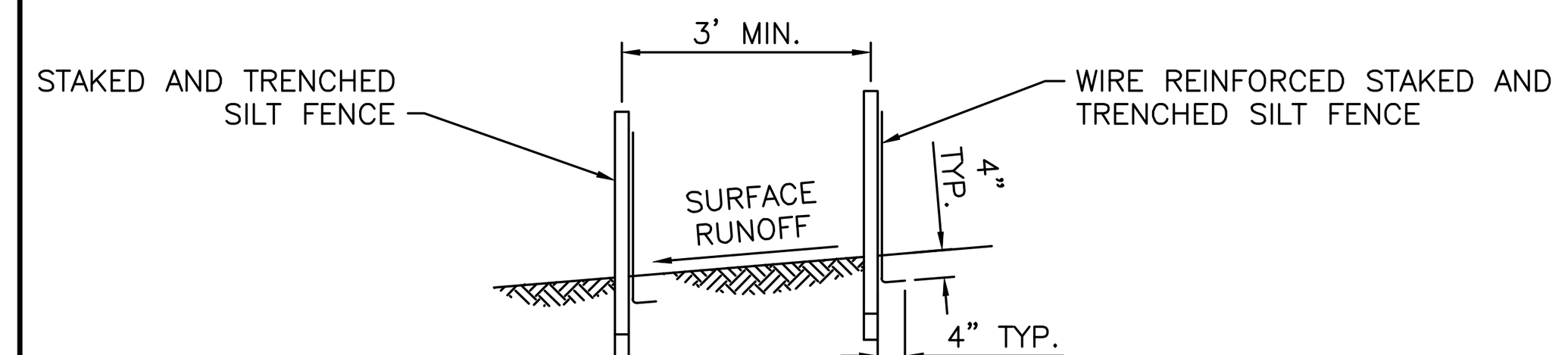


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

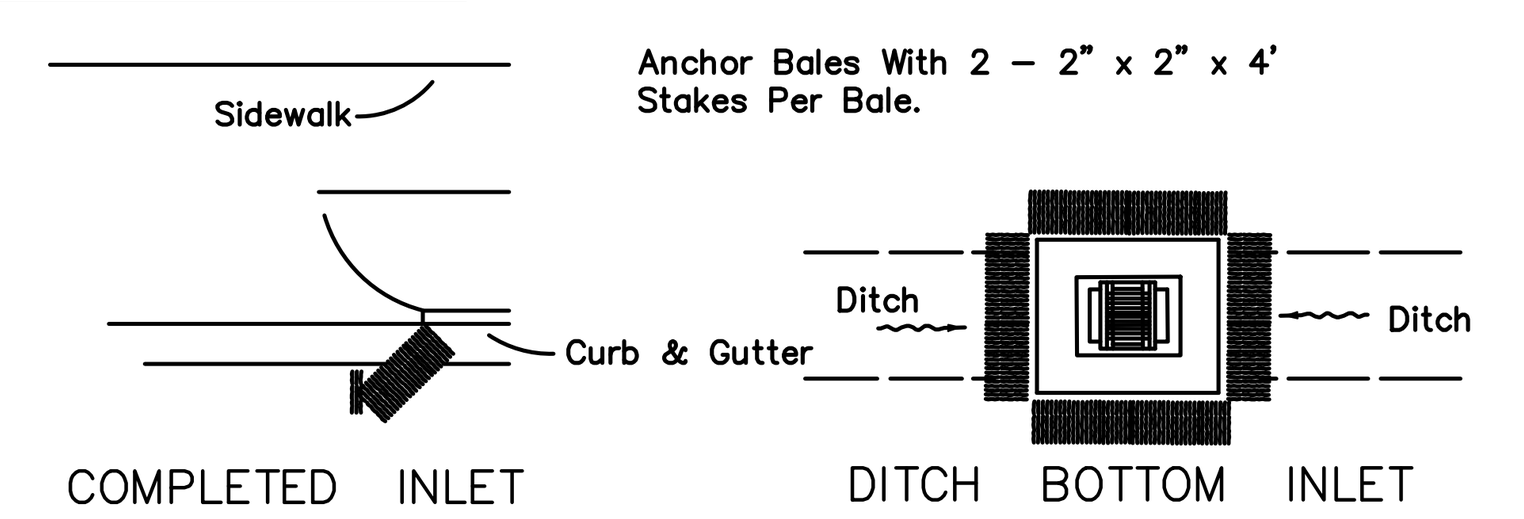


NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

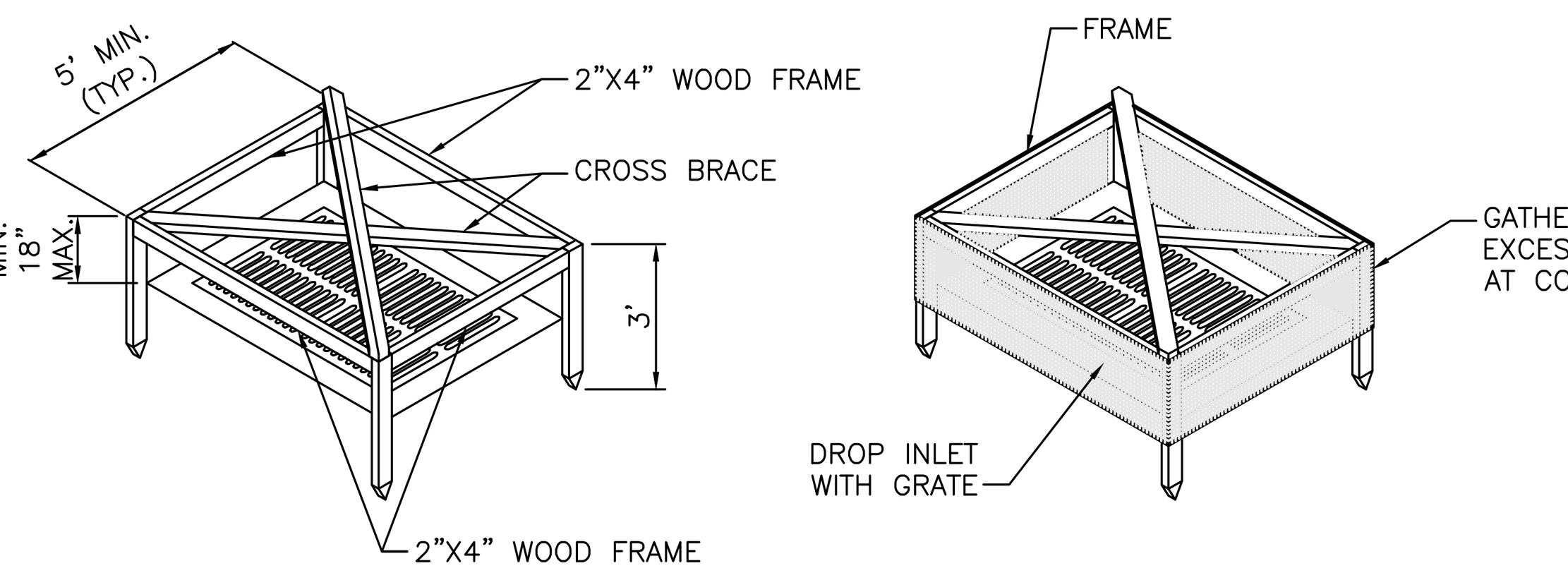
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.



DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

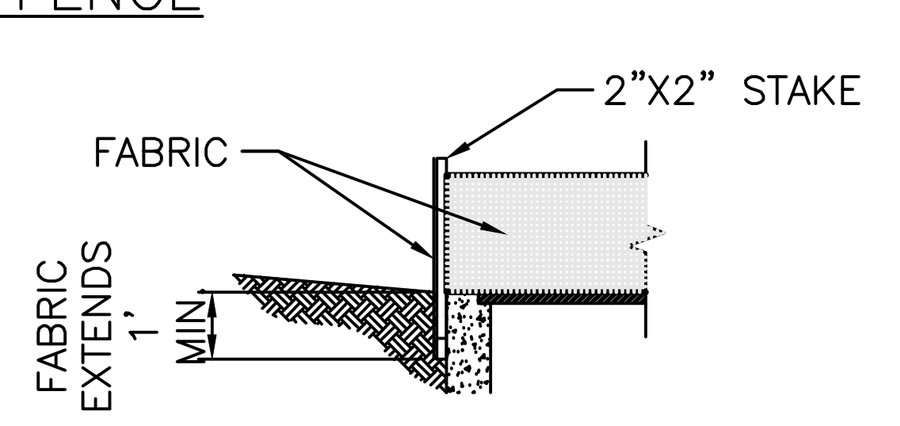


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

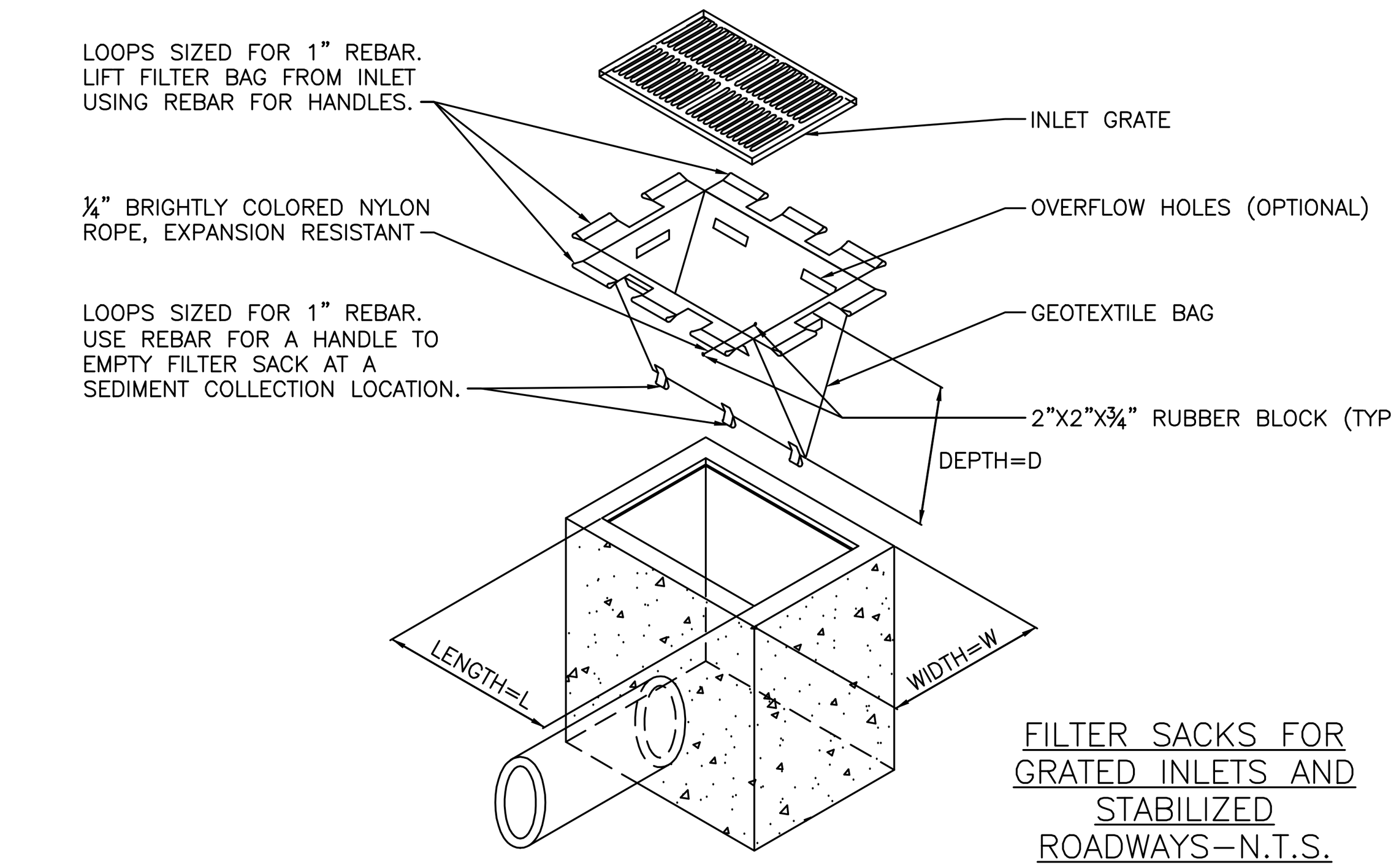


VIEW OF FRAME WITHOUT SILT FENCE

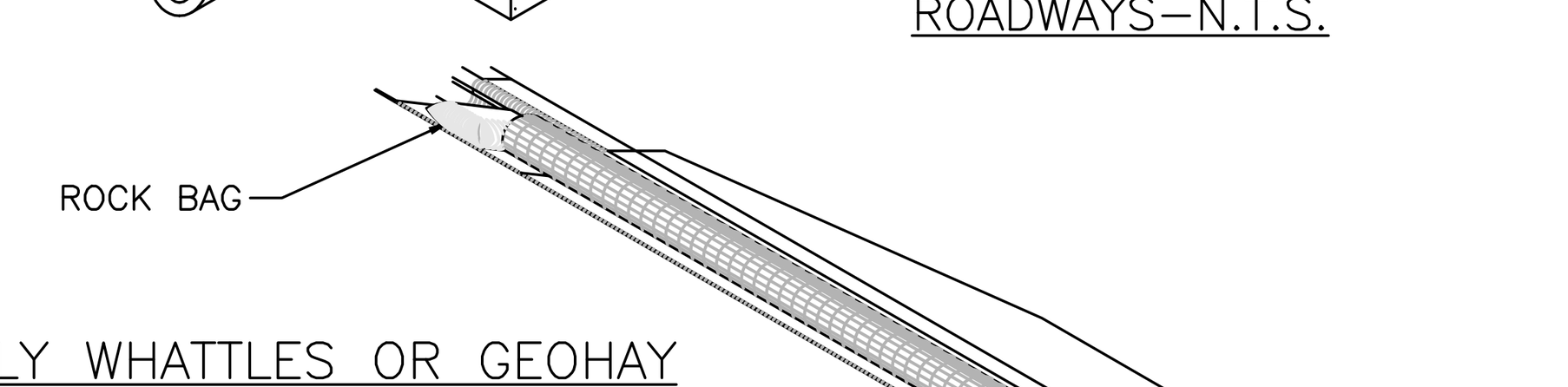
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.



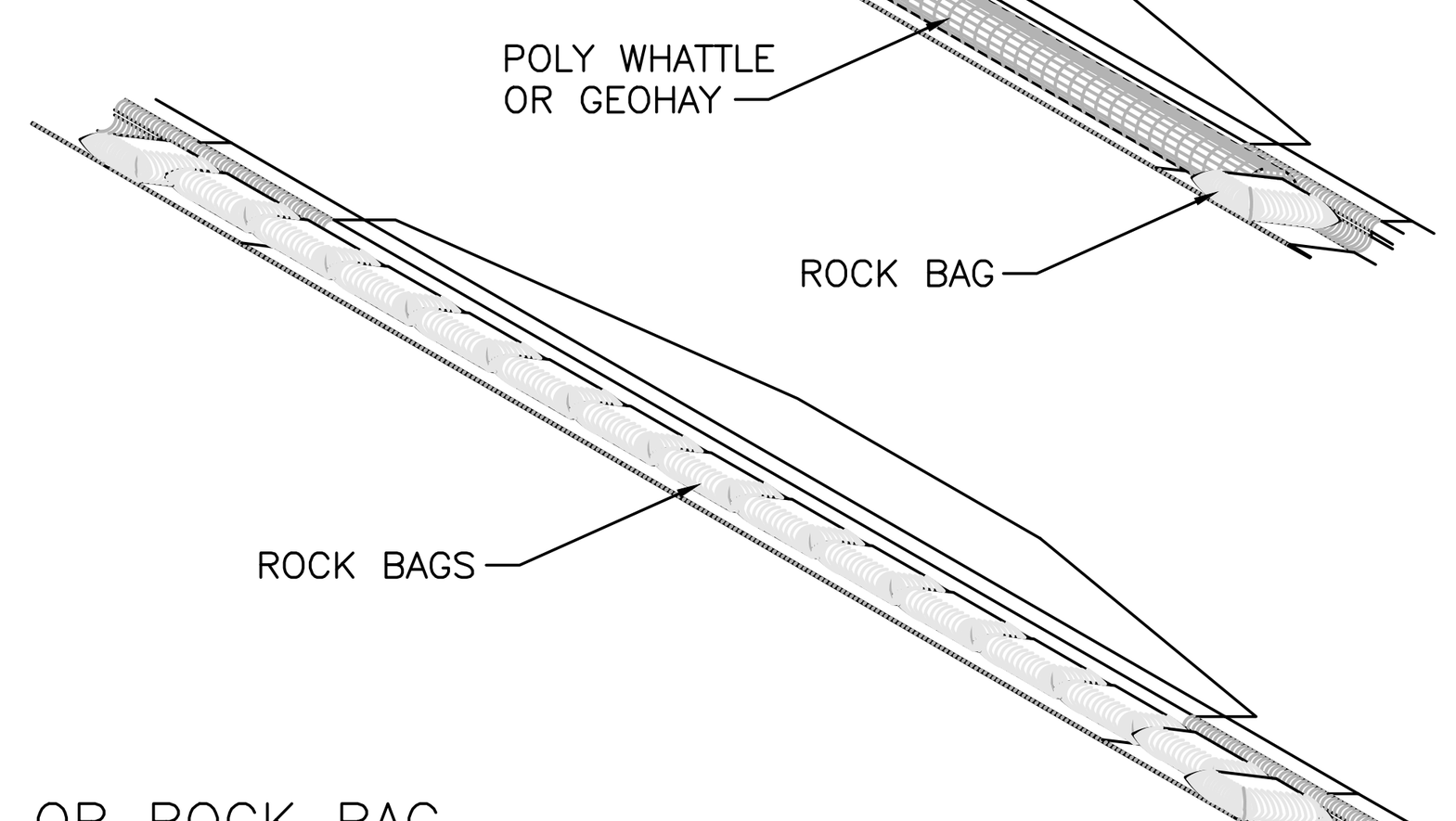
FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



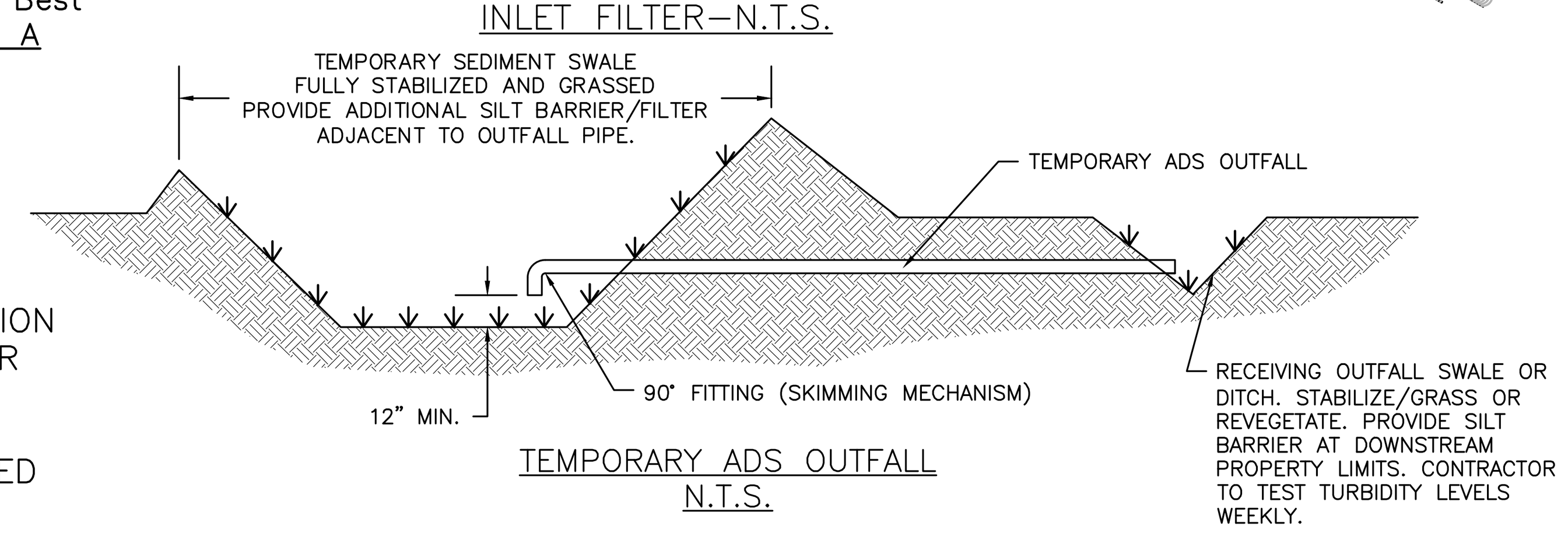
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC. -1

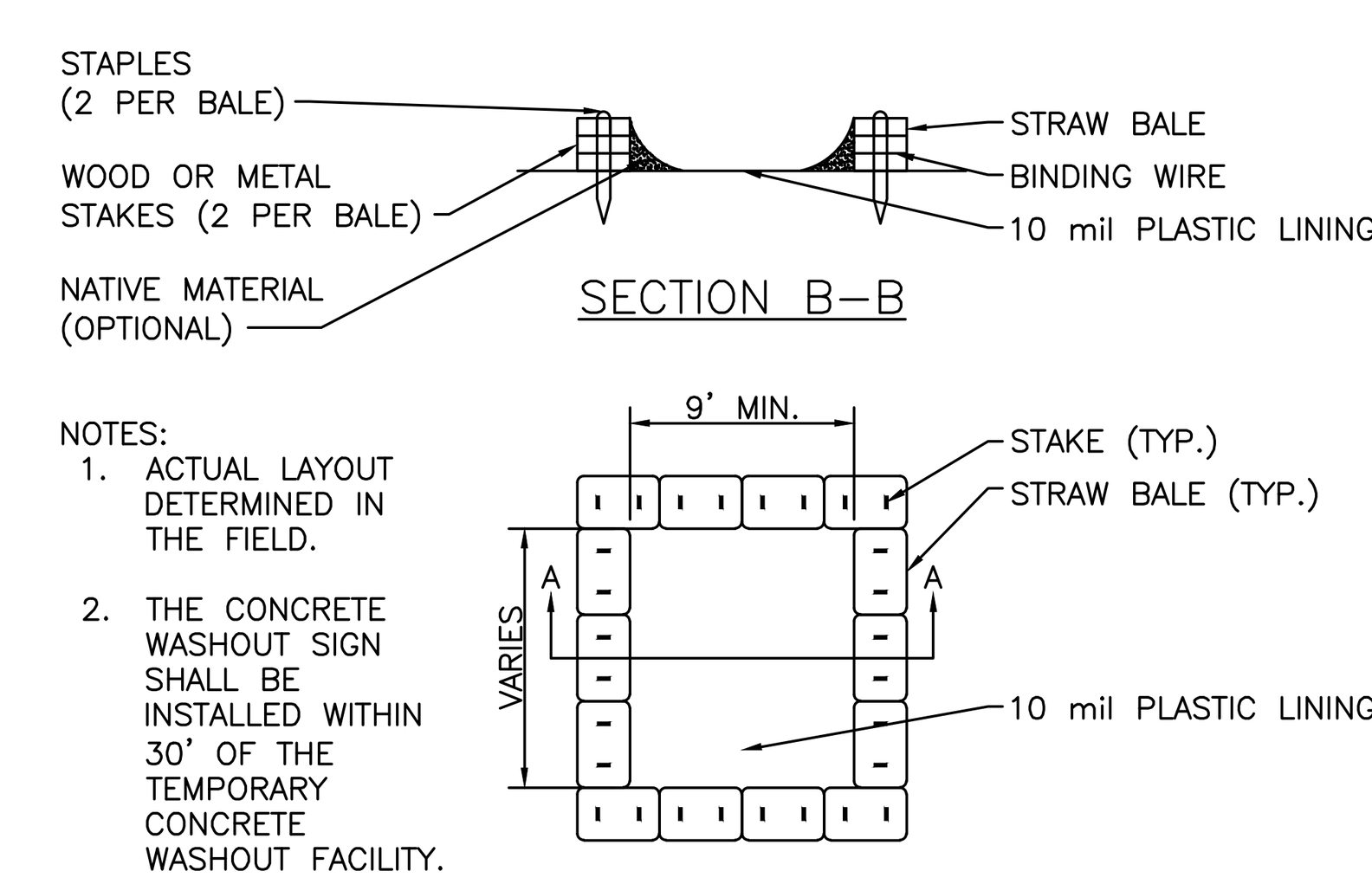
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1



SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

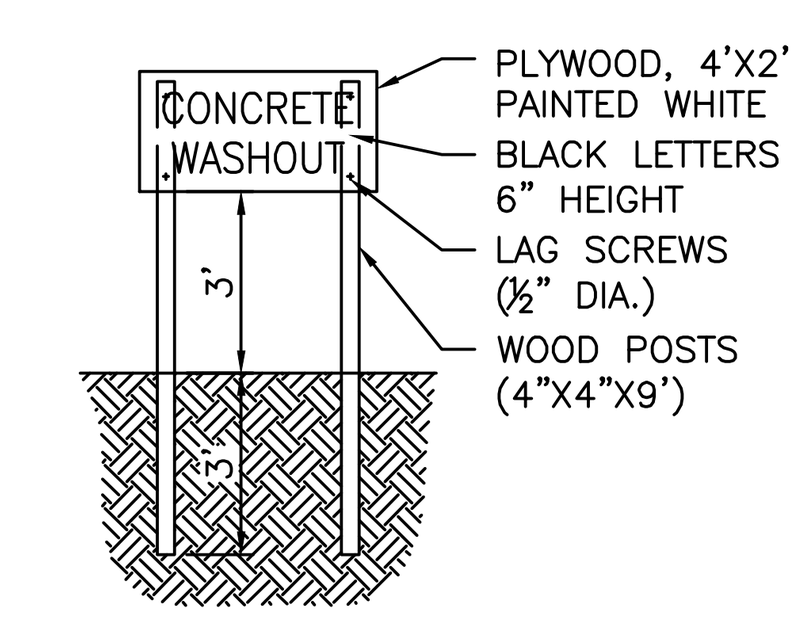


TEMPORARY ADS OUTFALL N.T.S.

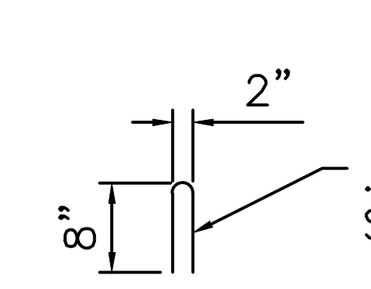


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TYPE "ABOVE GRADE" WITH STRAW BALES

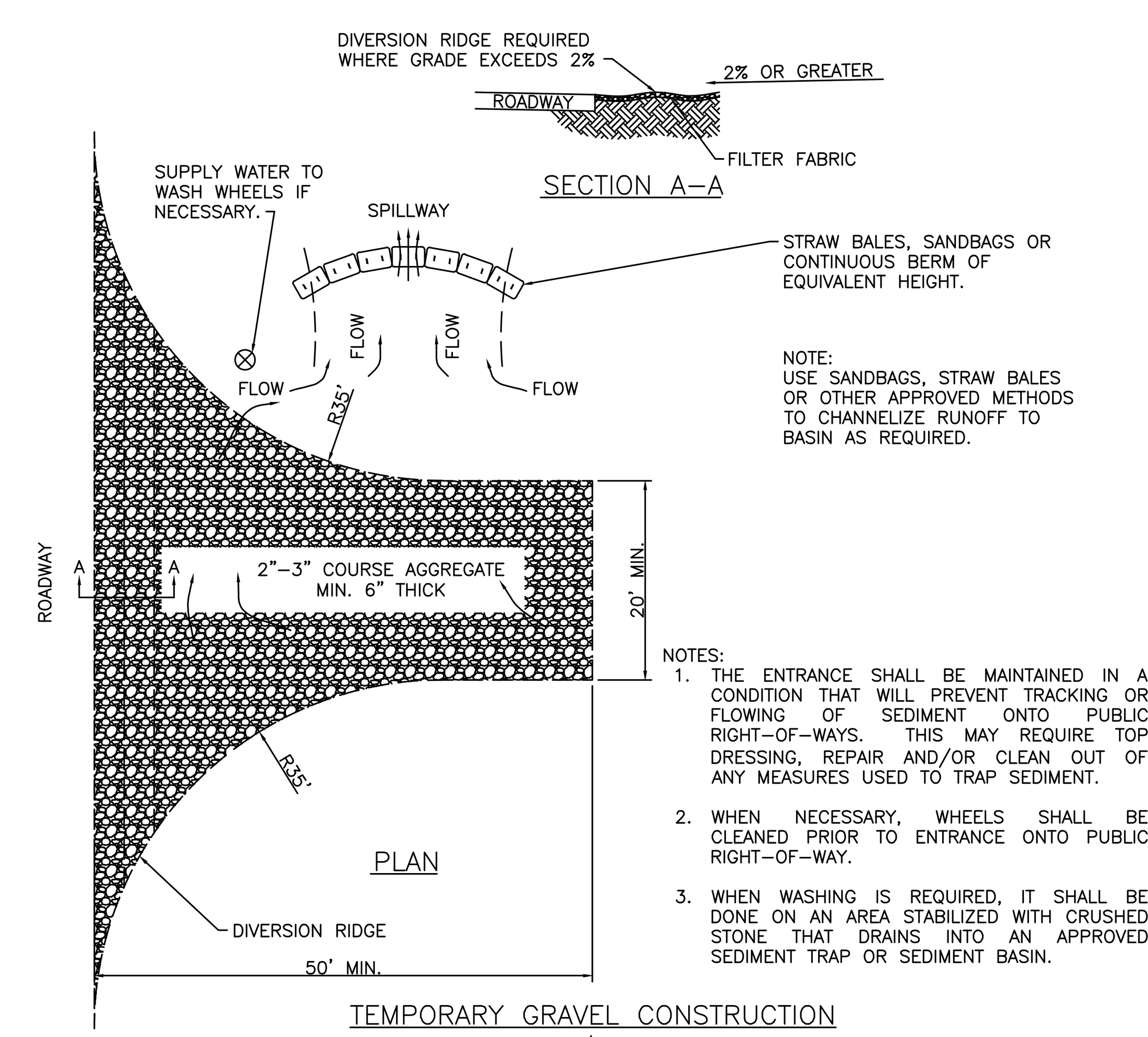


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.

- All turbidity, erosion, and sedimentation controls shall be in accordance with 'Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

EROSION CONTROL DETAILS

N.T.S.

NOTES:
WETLAND PROTECTION PLAN
a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES - RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
    A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    C - NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
    D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
    A. BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL, 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DEWATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
    B. THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREEING VALUES.
    C. MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.

Parameter	SCREENING VALUES FOR DISCHARGE INTO: Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 μg/L	0.025 μg/L
Total Recoverable Cadmium	9.3 μg/L	9.3 μg/L
Total Recoverable Copper	2.9 μg/L	2.9 μg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 μg/L	86.0 μg/L
Total Recoverable Chromium (Hex.)	11.0 μg/L	50.0 μg/L
Benzene	1.0 μg/L	1.0 μg/L
Naphthalene	100.0 μg/L	100.0 μg/L

D. IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E. IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTEWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.

MARK	REVISION	DATE
1	REVISED PER COFP	12/16/15

DRAWING 15177-CON
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE NTS
DATE 10/31/15

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STORMWATER POLLUTION PREVENTION DETAILS

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57655
DATE:

SHEET 3

PROJECT NO. 15-177

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRA□S□ □ERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRA□ SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STE□ IN AN□ LAND DISTURBIN□ ACTIVIT□ AND SHALL BE MADE FUNCTIONAL BEFORE U□SLO□E LAND DISTURBANCE TAKES □LACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE AD□USTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED □RIOR TO AN□ □RADIN□ OR DISTURBANCE OF EXISTIN□ SURFACE MATERIAL ON BALANCE OF SITE. □ERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO □REVENT SEDIMENT OR TRASH FROM FLO□ IN□ OR FLOATIN□ ON TO AD□ACENT □RO□ERTIES.
3. □ERMANENT OR TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□□LIED TO DENUDED AREAS □ITHIN SEVEN □7□DA□S AFTER FINAL □RADE IS REACHED ON AN□ □ORTION OF THE SITE. TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□□LIED □ITHIN SEVEN □7□DA□S TO DENUDED AREAS THAT MA□ NOT BE AT FINAL □RADE BUT □ILL REMAIN UNDISTURBED FOR LON□ER THAN 30 DA□S. □ERMANENT STABILI□ATION SHALL BE A□□LIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE □EAR.
4. DURIN□ CONSTRUCTION OF THE □RO□ECT, SOIL STOCK□ILES SHALL BE STABILI□ED, COVERED OR CONTAINED □ITH SEDIMENT TRA□□IN□ MEASURES. THE CONTRACTOR IS RES□ONSIBLE FOR THE TEM□ORAR□□ROTECTION AND □ERMANENT STABILI□ATION OF ALL SOIL STOCK□ILES ON SITE AS □ELL AS SOIL INTENTIONALLY TRANS□ORTED FROM THE □RO□ECT SITE. A □ERMANENT VE□ETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHER□ISE □ERMANENTLY STABILI□ED.
5. AFTER AN□SI□NIFICANT RAINFALL, ½" OR □REATER, SEDIMENT CONTROL STRUCTURES □ILL BE INS□ECTED FOR INTE□RIT□ AN□ DAMA□ED DEVICES SHALL BE CORRECTED IMMEDIATEL□.
6. CONCENTRATED RUNOFF SHALL NOT FLO□ DO□N CUT OR FILL SLO□ES UNLESS CONTAINED □ITHIN AN ADE□UATE TEM□ORAR□ OR □ERMANENT CHANNEL, FLUME, SLO□E DRAIN STRUCTURE OR A□□ROVED CONTROL.
7. SEDIMENT □ILL BE □REVENTED FROM ENTERIN□ AN□ STORM□ATER S□STEM, DITCH OR CHANNEL. ALL STORM□ATER INLETS THAT ARE MADE O□ERABLE DURIN□ CONSTRUCTION SHALL BE □ROTECTED SO THAT SEDIMENT-LADEN□ATER CANNOT ENTER THE CONVE□ANCE S□STEM □ITHOUT FIRST BEIN□ FILTERED OR OTHER□ISE TREATED TO REMOVE SEDIMENT.
8. □HEN □ORK IN A LIVE □ATERCOURSE IS □ERFORMED, □RECAUTIONS SHALL BE TAKEN TO MINIMI□E ENCROACHMENT, CONTROL SEDIMENT TRANS□ORT AND STABILI□E THE□ ORK AREA TO THE□ REATEST EXTENT □OSSIBLE DURIN□ CONSTRUCTION.
9. □ERODIC INS□ECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE □ROVIDED TO ENSURE INTENDED □UR□OSE IS ACCOM□LISHED. THE DEVELO□ER, O□NER AND/OR CONTRACTOR SHALL BE CONTINUALLY□RES□ONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN□ ORKIN□ CONDITION AT THE END OF EACH□ ORKIN□ DA□.
10. □HERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT □AVED □UBLIC ROADS, □ROVISIONS SHALL BE MADE TO MINIMI□E THE TRANS□ORT OF SEDIMENT B□ TRACKIN□ ONTO THE □AVED SURFACE. □HERE SEDIMENT IS TRANS□ORTED ONTO A □UBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROU□HL□ AT THE END OF EACH DA□. SEDIMENT SHALL BE REMOVED FROM THE ROADS B□ SHOVELIN□ OR S□EE□IN□ AND TRANS□ORTED TO A SEDIMENT CONTROL DIS□OSAL AREA. STREET□ASHIN□ SHALL BE ALLO□ED ON□ AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS □ROVISION SHALL A□□LY TO INDIVIDUAL SUBDIVISION LOTS AS □ELL AS TO LAR□ER LAND-DISTURBIN□ ACTIVITIES.
12. ALL TEM□ORAR□ EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED □ITHIN 30 DA□S AFTER FINAL SITE STABILI□ATION OR AFTER THE TEM□ORAR□ MEASURES ARE NO LON□ER NEEDED.
13. □RO□ERTIES AND □ATER□S AD□OINTSTREAM FROM CONSTRUCTION SITES SHALL BE □ROTECTED FROM SEDIMENT DE□OSITION AND EROSION.
14. EROSION CONTROL DESI□N AND CONSTRUCTION SHALL FOLLO□ THE RE□UIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF THE F.D.O.T. ROAD□A□ AND TRAFFIC DESI□N STANDARDS, IN ADDITION TO THESE □LANS.
15. CONTRACTOR IS RES□ONSIBLE FOR ALL SURFACE□ATER DISCHAR□ES, RAINFALL RUN-OFF OR DE□ATERIN□ ACTIVITIES.
16. CONTRACTOR MUST INCOR□ORATE ALL BM□S NECESSAR□TO MEET OR EXCEED STATE□ATER□UALIT□RE□UIREMENTS.
17. □OLLUTION□REVENTION □LAN IS A MINIMUM □UIDELINE ONL□ ADDITIONAL BM□S MA□ BE NECESSAR□AT CONTRACTOR'S EX□ENSE. NOI TO BE□OSTED ON SITE.
18. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER.
19. DE□ATERIN□ ACTIVITIES□
   A. DISCHAR□E MUST NOT EXCEED STATE□ATER□UALIT□STANDARDS.
   B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE S□R□MD CONSUM□TIVE USE□ERMIT KNO□N AS A "NOTICED □ENERAL□ERMIT FOR SHORT TERM CONSTRUCTION DE□ATERIN□". UNLESS DE□ATERIN□ ACTIVITIES □ILL RESULT IN LESS THAN 300,000 □ D FOR 90 DA□S OR LESS.
   C. NO H□DRAULIC□UM□S MA□ BE USED FOR DE□ATERIN□ UNLESS A□□ROVED B□THE□ATER MANA□EMENT DISTRICT FOR THAT AREA. DE□ATERIN□EXISTIN□STORM□ATER RETENTION AREAS □ONDS/LAKES MA□ BE EXEM□T FROM THIS CONDITION. CONTRACTOR TO CONFIRM□ITH S□R□MD.
   D. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER AND TO CIT□OF TT□IERCE.
20. SEE ADDITIONAL DETAILS, S□ECIFICATIONS AND RE□UIREMENTS OF SHEET 4, 11-13.

STORM□ATER□OLLUTION□REVENTION□LAN

A SITE□LAN MUST BE DEVELO□ED AND MUST CONTAIN, AT A MINIMUM, THE FOLLO□IN□ INFORMATION□
1. DRAINA□E□ATTERNS□SEE SURVE□ AND DRAINA□E□LAN SHEET 3 & 7
2. A□□ROXIMATE SLO□ES AFTER MA□OR□RADIN□ ACTIVITIES□SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE□SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED□NIA.
5. LOCATION OF ALL MA□OR STRUCTURAL AND NON-STRUCTURAL CONTROLS□THIS SHEET.
6. THE LOCATION OF EX□ECTED STABILI□ATION □RACTICES□THIS SHEET.
7. NO□□ETLANDS AND SURFACE□ATERS□
8. LOCATIONS□HERE STORM□ATER MA□DISCHAR□E TO A SURFACE□ATER OR MS4, SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVIT□□
DEMOLITION, LAND CLEARIN□, EARTH□ORK, □AVIN□AND UTILIT□□ ORK FOR BUILDIN□, □ARKIN□AND SITE IM□ROVEMENTS.

DESCRIBE THE INTENDED SE□UENCE OF MA□OR SOIL DISTURBIN□ ACTIVITIES□
1. SITE□RE□ARATION AND STABILI□ CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND□ERIMETER OF SITE, INSTALL TURBIDIT□BARRIERS AT ALL OUTFALL LOCATIONS, CLEAR LAND, CONSTRUCT BERM ON□ERIMETER AND TEM□ORAR□ S□ALES AS SHO□N ON□LANS. BERM SHALL BE CONSTRUCTED USIN□ INITIAL IM□ORTED FILL MATERIAL. THE BERM AND S□ALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE□ 0.904 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED□0.904 ACRES

EXISTIN□ DATA DESCRIBIN□ THE SOIL OR □UALIT□OF AN□ STORM□ATER DISCHAR□E□
SEE SOIL BORIN□S B□ SHEETS 2, NO DISCHAR□E FROM DISTURBED AREAS IS ANTICI□ATED.

DRAINA□E AREA SI□E FOR EACH DISCHAR□E□E□OINT□
ENTIRE SITE □0.904 ACRES

LATITUDE AND LON□ITUDE OF THE SITE□
LATITUDE = N 27° 26' 38.6"
LONGITUDE = W 80° 19' 19.0"

BEST MANA□EMENT□RACTICES (BM□S) AND MEASURES THAT□□ILL BE IM□LEMENTED AT THE CONSTRUCTION SITE AND TIME FRAMES IN□HICH THE CONTROLS□□ILL BE IM□LEMENTED□
THE CONTRACTOR□□ILL USE HA□BALES, SILT FENCE, FILTER BARRIERS, AND OTHER BM□S, THE TIME FRAMES FOR CLEARIN□, EARTH□ORK, AND ANTICI□ATED BM□S ARE□□

1. INSTALL SILT FENCE AT□ERIMETER OF SITE AND SILT BARRIERS AT DO□NSTREAM DITCHES/S□ALES.
2. CLEAR□RUB AREA NECESSAR□FOR TEM□ORAR□□RAVEL DRIVE□A□AND AD□ACENT S□ALE.
3. CONSTRUCT TEM□ORAR□□RAVEL DRIVE□A□□ITH S□ALE, AND □RADE/SOD S□ALE AT ENTRANCE.
4. CLEAR BALANCE OF SITE.
5. CONSTRUCT 12" RC□AND MITERED END SECTIONS.
6. IM□ORT FILL MATERIAL□
   -CONSTRUCT CONTAINMENT BERMS□SEED/MULCH BERMS.
   -FILL BALANCE OF SITE.
7. MAINTAIN DO□NSTREAM SILT BARRIERS AND □ERIMETER SILT FENCE, DURIN□ CONSTRUCTION.
8. INCOR□ORATE ADDITIONAL BM□S□HEN NEEDED DURIN□ THE COURSE OF CONSTRUCTION.
   -□ALL□ADDLE/ SILT FENCE/ FILTER SACKS AS INLETS AND□ IES ARE INSTALLED.
   - ROVIDE STOCK□ILE□ROTECTION, CONCRETE/ STUCCO□ASH AREAS, AND OTHER BM□S□HEN NECESSAR□TO CONTAIN□RO□OSED□ORK.

TEM□ORAR□AND□ERMANENT STABILI□ATION□RACTICES□
TEM□HA□BALES/SILT FENCES/FLOATIN□TURBIDIT□BARRIERS□ER□LAN. FILTER FABRIC SHALL BE□LACED UNDER THE ROCK□RAVEL DRIVE□A□AT ALL S□ALE OUTFALLS, AND RETENTION□ OND OUTFALLS.
□ERM□SEEDDMULCHED,SOD, CONTROLLED□RADIN□AND DRAINA□E TO DETENTION BASINS.
-STABILI□E ALL DE-NUDED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DA□S□USE R□E□RASS□ER MANUFACTURER'S A□□LICATION RATES, AND MULCHED□ITH STRA□AT 4000 LB□ER ACRE.

STRUCTURAL CONTROLS TO BE IM□LEMENTED TO DIVERT STORM□ATER FLO□FROM RECEIVIN□□ATERS□
-TEM□□RAVEL ENTRANCE ROAD□RADED TO DRAIN TO A TEM□ORAR□SEDIMENT S□ALE OR RETENTION AREA.
-TEM□DRAINS TO RETENTION□ONDS
-TEM□BERMS AT□RO□ECT□ERIMETER□ER□LAN.
-INLETS/OUTLETS□ILL BE□ROTECTED□ITH FILTER FABRIC AND□RO□ERL□INSTALLED HA□BALES.
-SILT FENCE SHALL BE□LACED AROUND THE ENTIRE□ERIMETER OF DISTURBED AREAS.
-A DOUBLE RO□□OF SILT FENCE□ILL BE□ROVIDED AROUND ALL STOCK□ILE AREAS.

□ERMANENT STORM□ATER MANA□EMENT CONTROLS SUCH AS, DETENTION OR RETENTION S□STEMS OR VE□ETATED S□ALES. □ET DETENTION S□STEMS INCOR□ORATED AS□ERMANENT IM□□ROVEMENTS.

DESCRIBE IN DETAIL CONTROLS FOR THE FOLLO□IN□ □OTENTIAL □OLLUTANTS□
□ASTE DIS□OSAL□
-ON SITE□ASTE□ILL BE CONTAINER□ED, CONTRACTOR IS RES□ONSIBLE FOR REC□CLIN□ALL□ASTE MATERIALS,
□ITH A MINIMUM RE□UIREMENT OF 7□□
-CONCTERE/ STUCCO□ASH AREA SHALL BE□ROVIDED.
-STOCK□ILE AREAS SHALL BE□ROTECTED□ITH SILT FENCE AND STABILI□ED/ SEEDED IF LEFT UNATTENDED FOR MORE THAN 7 DA□S.

OFFSITE VEHICLE TRACKIN□□
□ROVIDE HARD SURFACE AT TEM□DRIVE□A□□ROCK/□RAVEL DRIVE□A□□
-RE□ULAR MAINTENANCE OF AD□ACENT ROAD RI□HT OF□A□INCLUDIN□STREET S□EE□IN□, & RUT RE□AIR IN NON-□AVED AREAS.

A□□LICATION RATES OF ALL FERTILI□ERS, HERBICIDES AND□ESTICIDES□
-NONE□RO□OSED.

STORA□E, A□□LICATION, □ENERATION AND MI□RATION OF ALL TOXIC SUBSTANCES□
-NONE□RO□OSED.

DESCRI□TION OF THE MAINTENANCE□LAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS.
□CONTRACTOR SHALL HAVE S□□□□COM□ONENTS INS□ECTED B□A FDE□CERTIFIED INS□ECTOR AND MAINTAIN ALL CONTROLS DAIL□, AND HAVE□EEKL□S□□□□INS□ECTION RE□ORTS□RE□ARED, AND□ITHIN 24 HOURS OF THE END OF AN□RAINFALL EVENT THAT IS ½" OR□REATER. -EN□INEER SHALL INS□ECT□ERIODICALL□.

NOTES:
1.THIS□LAN□SHEETS 4 AND □□CO□□OF FDE□NOI□STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES□AND ALL RE□UIRED INS□ECTION RE□ORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KE□T AT THE□RO□ECT SITE.
2.THE FOLLO□IN□CERTIFICATION SHALL BE COM□LETED B□AL CONTRACTORS/ SUB-CONTRACTORS RES□ONSIBLE FOR AN□□ORTION OF THE IM□LEMENTATION OF THE S□□□□□□

CERTIFICATION□□
" I CERTIF□UNDER THE□ENALT□OF LA□THAT I UNDERSTAND AND SHALL COM□L□□ITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM□ATER□OLLUTION□REVENTION□LAN□□RE□ARED THEREUNDER."

S□□□□ DESCRI□TION OF□ORK/ RES□ONSIBILIT□	NAME TITLE	CONTRACTOR OR SUB CONTRACTOR NAME, ADDRESS, □HONE□	NAME/SI□NATURE TO CERTIFICATION	DATE
			E□ SI□NATURE	
			E□ SI□NATURE	
			E□ SI□NATURE	

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20 0 10 20 40 80

□LAN□RE□ARATION□□
1. THIS□LAN ORI□INALL□□RE□ARED B□THE O□NER'S EN□INEER, THIS□LAN□ILL BE MADE AVAILABLE TO CONTRACTOR TO EDIT, CHAN□E, MODIF□AS IT DEEMS NECESSAR□FOR COM□LIANCE□ITH FDE□RE□ULATIONS, □ERMIT CONDITIONS, AND AS RE□UIRED FOR CONTRACTOR TO SI□N THE CERTIFICATION BELO□□
2. THE FOLLO□IN□CERTIFICATION SHALL BE SI□NED B□THE ENTIT□CONTRACTOR□ RES□ONSIBLE FOR S□□□□LAN IM□LEMENTATION□□

" I CERTIF□UNDER□ENALT□OF LA□□ THAT THIS DOCUMENT AND ALL ATTACHMENTS□ERE□RE□ARED UNDER M□DIRECTION OR SU□ERVISION IN ACCORDANCE□ITH A S□STEM DESI□NED TO ASSURE THAT□UALIFIED□ERSONNEL PRO□ERL□□ATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON M□IN□UIR□OF THE□ERSON OR□ERSONS□HO MANA□E THE S□STEM, OR THOSE□ERSONS DIRECTL□RES□ONSIBLE FOR□ATHERIN□THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF M□KNO□LED□E AND BELIEF TRUE, ACCURATE, AND COM□LETE. I AM A□ARE THAT THERE ARE SI□NIFICANT□ENALTIES FOR SUBMITTIN□FALSE INFORMATION, INCLUDIN□THE□OSSIBILIT□OF FINE AND IM□RISONMENT FOR KNO□IN□ VIOLATIONS."

B□□_____ DATE□□

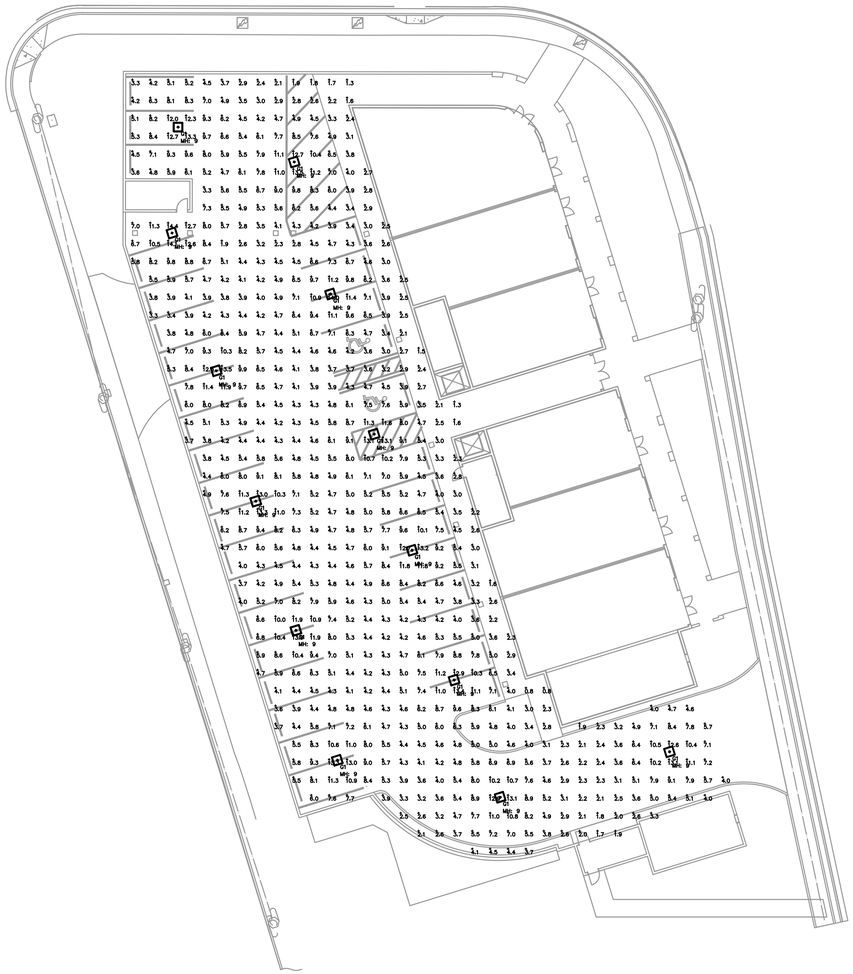
SI□NATURE_____

ARCHAEOLO□ICAL□
IF□REHISTORIC OR HISTORIC ARTIFACTS, SUCH AS□OTTER□OR CERAMICS, STONE TOOLS, OR METAL IM□LEMENTS, OR AN□OTHER□UMAN□ISTORICAL REMAINS THAT COULD BE ASSOCIATED□ITH THE NATIVE AMERICAN CULTURES, OR EARL□COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT AN□TIME□ITHIN THE□RO□ECT SITE AREA, THE□ERMITTED□RO□ECT SHOULD CEASE ALL ACTIVITIES INVOLVIN□SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINIT□OF SUCH DISCOVERIES. THE□ERMITEE, OR OTHER DESI□NEE, SHOULD CONTACT THE FLORIDA DE□ARTMENT OF STATE, DIVISION HISTORICAL RESOURCES, REVIE□AND COM□LIANCE SECTION AT□□0 24□6333 OR□00□□47-727□AS□ELL AS THE A□□RO□RIATE□ERMITTIN□A□ENC□OFFICE□RO□ECT MANA□ER. SHOULD HUMAN REMAINS AND/OR□RITTEN AUTHORI□ATION FROM THE DIVISION OF HISTORICAL RESOURCES, IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURIN□□ERMITTED ACTIVITIES, ALL□ORK SHALL STO□IMMEDIATEL□AND THE□RO□ER AUTHORITIES NOTIFIED IN ACCORDANCE□ITH SECTION□72.0□, FLORIDA STATUTES.

EROSION AND SEDIMENTATION CONTROL
A. THE LAND DISTURBIN□ACTIVIT□SHALL CONFORM TO EXISTIN□TO□O□RA□H□ AND SOIL T□□E SO AS TO□CREATE THE LO□ES□RACTICAL EROSION □OTENTIAL.
B. LAND DISTURBIN□ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMI□IN□ EROSION.
C. THE DISTURBED AREA AND THE DURATION OF EX□OSURE TO EROSIVE ELEMENTS SHALL BE KE□T TO A□RACTICABLE MINIMUM.
D. EROSION CONTROL MUST BE STRICTL□MAINTAINED DURIN□□UT AND FILL O□ERATIONS
E. DISTURBED SOIL SHALL BE STABILI□ED AS□UICKL□AS□RACTICABLE.
F. □HENEVER FEASIBLE, NATURAL VE□ETATION OR MULCHIN□SHALL BE EM□LO□ED TO□ROTECT EX□OSED CRITICAL AREAS DURIN□DEVELO□MENT.
G. □ERMANENT VE□ETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS□RACTICABLE.
I. ADE□UATE□ROVISIONS MUST BE□ROVIDED TO MINIMI□E DAMA□E FROM SURFACE□ATER TO THE CUT FACE OF EXCAVATION OR TH□ SLO□IN□SURFACE OF FILLS.
□ TO THE EXTENT NECESSAR□, SEDIMENT IN RUNOFF□ATER MUST BE TRA□□ED B□THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRA□S OR SIMILAR MEASURESUNTIL HE DISTURBED AREA IS STABILI□ED.
K. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDAN□ER AD□OININ□□RO□ERT□.
L. FILLS MA□NOT ENCROACH U□ON NATURAL□ATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSEL□AFFECT OTHER□RO□ERT□O□NERS□ITHOUT ADE□UATE□ROVISIONS FOR AN E□UIVALENT ALTERANTE S□STEM□ITH A□OSITIVE OUTFALL.
M. ALL R.O□.S□ATER□A□S, STREETS AND SIDE□ALKS SHALL BE BUFFERED B□ A T□ENT□20□FOOT□IDE STRI□OF□RASS OR OTHER SUITABLE MEANS.
N. □RADIN□E□UI□MENT MUST CROSS FLO□IN□STREAMS B□MEANS OF BRID□ES OR CULVERTS EXCE□T□HEN SUCH METHODS NOT FEASIBLE AND □ROVIDED IN AN□CASE, THAT SUCH CROSSIN□S ARE KE□T TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE□ROVIDED.

LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
FOUND DRILL HOLE
CITRUS AVENUE (63' RIGHT OF WAY)
P.O.C. N.W. CORNER LOT 1, BLOCK D
FD P/K NAIL & DISK "4416-WEH"
NORTH R/W (PB 1, PGE 191) NORTH MAINTENCE R/W (PB 59, PGE 28)
FD 5/8" IRC ILLEGIBLE
S89°54'45"E 172.48'
S89°54'45"E 181.38'
EXIST FIRE HYDRANT
EXISTIN□ TRANSFORMER
EXISTING TRANSFORMERS TO BE MOVED
FD 5/8"IRC WITNESS CAP "LB 6905"
SET □/□" IRC FD LB-690□ (NO CAP) 1.23'W
30' MANGROVE CLUSTER
FD 5/8" IRC PSM#6330 WITNESS
S89°54'45"E 185.35'
S12°48'00"W 8.35'
S28°13'42"W 9.06'
S06°07'58"W 13.79'
S09°07'21"E 14.64'
S03°31'57"W 19.99'
S12°04'46"W 20.03'
S13°57'10"W 18.67'
S08°49'52"W 20.82'
S07°46'49"W 20.03'
S04°55'27"W 20.40'
S02°28'32"W 21.34'
N89°51'32"W 149.36'(OA)
MEAN HIGH WATER LINE ELEVATION = (−)0.33', NAVD 1988 AS LOCATED ON 9/17/15
S01°38'28"W 21.96'
S03°55'25"E 24.72'
S07°08'40"E 19.45'
S00°33'23"E 15.75'
N 1131035.5685 E 879197.2572
N89°51'32"W 136.50'
INDIAN RIVER LAGOON
(VACANT) LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(VACANT) LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(VACANT) LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(OCCUPIED) LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) F.F.E.=10.64 (N) F.F.E.=10.72(S)
FD 5/8" IRC ILLEGIBLE 2.6'W
BENCHMARK SET P/K NAIL & DISK LB#6905 ELEV.=9.68' NAVD 1988
FD P/K NAIL & DISK ILLEGIBLE
FD P/K NAIL & DISK PCP LB#4416
FD P/K NAIL & DISK PCP PSM#6330
FD 5/8" IRC RLS#2391
FD 5/8" IRC LB#4416
SET □/□" IRC LB-690
SET P/K NAIL & DISK LB#6905
FD 5/8" IRC "BEC-0129"
FD 5/8" IRC ILLEGIBLE
SET □/□" IRC LB-690
N 1131223.4968 E 879387.4174
N 1131256.7440 E 879014.5167
N 1131035.9049 E 876060.7246
N 1131035.9834 E 876028.8855
N 1131035.3454 E 875881.8310
N 1131035.5685 E 879197.2572
TOP OF BANK
TOE
EXIST 24" RCP
EXIST 18" RCP
EXIST 8" VCP SEWER
EXIST 6" CIP IRR
EXIST 8" VCP SEWER
EXIST 8" VCP SEWER
EXIST 8" VCP SEWER


LOADING
SB
MH 30'
SB
MH 30'
SB
MH 30'



FIRST FLOOR PHOTOMETRICS PLAN

1"=20'-0" NORTH

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	6.16	14.4	1.7	3.62	8.47

Luminaire Schedule										
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
→	13	G1	VISIONAIRE PGA-1-T5W-48LC-7-4K-UNV	N.A.	0.900	0.900	1.000	0.810	102.19	1328.47

PERMIT ISSUED -
CONSTRUCTION ISSUED -

#	revision	date

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1744 Fax 772.595.1745
engineering@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Brady L Brown
Florida License #58232

date
signed

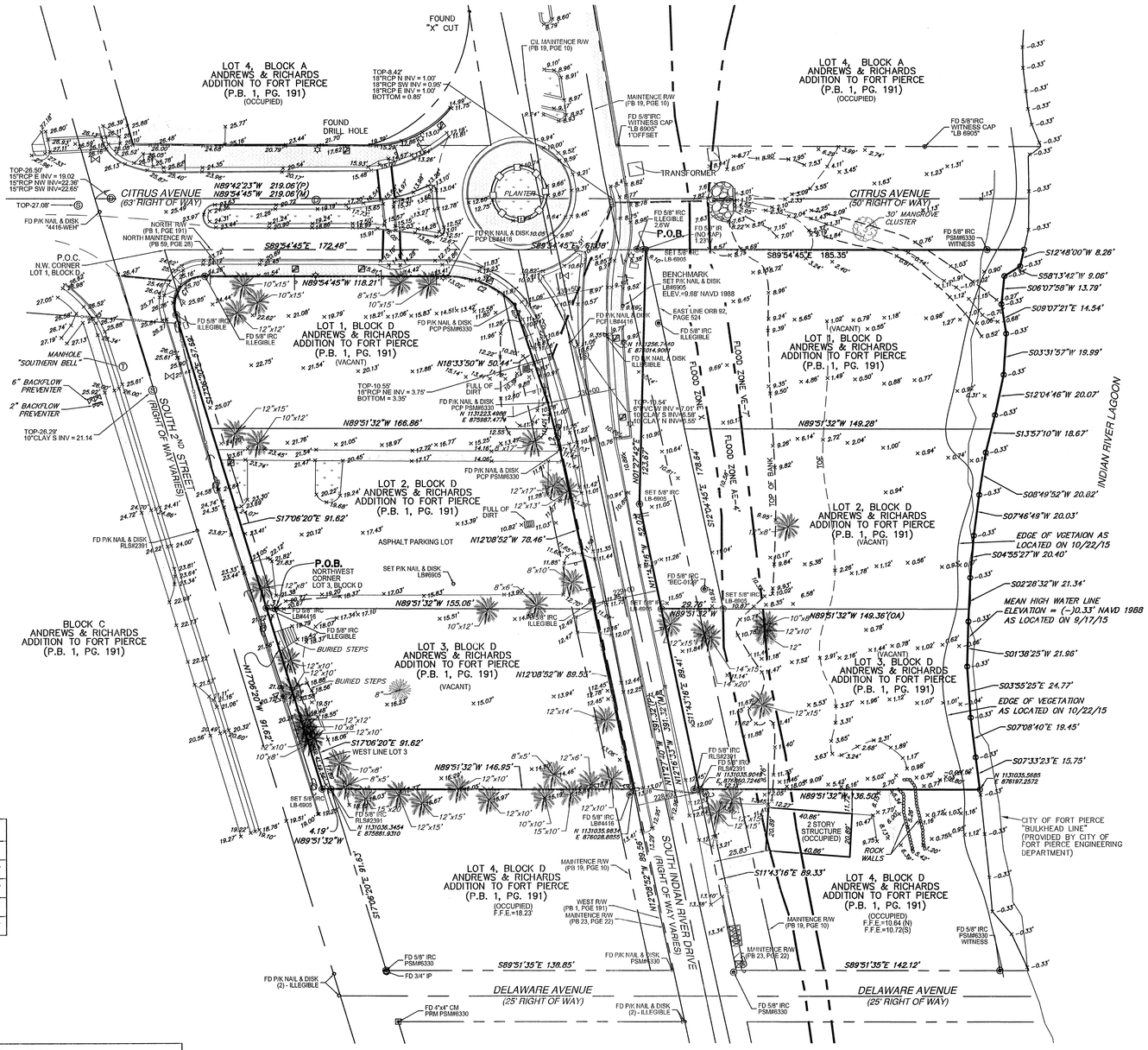
project title: INDIAN RIVER COMMERCE CENTER
INDIAN RIVER DRIVE, FT PIERCE, FL

sheet title: PHOTOMETRIC PLAN
FIRST FLOOR

projt. no.:	2015-1011
project manager:	DM
checked by:	BLB
scale:	AS NOTED
date:	12/17/2015

sheet
E1.1
project

NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.


LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
FOUND "X" CUT
FOUND DRILL HOLE
CITRUS AVENUE (63' RIGHT OF WAY)
N89°42'23"W 219.06'(P)
N89°54'45"W 219.06'(M)
NORTH R/W (PB 1, PGE 191) NORTH MAINTENCE R/W (PB 59, PGE 28)
S89°54'45"E 172.46'
P.O.C. N.W. CORNER LOT 1, BLOCK D
N89°54'45"W 118.21'
LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
SOUTH 2ND STREET (RIGHT OF WAY VARIES)
N89°51'32"W 166.86'
S17°06'20"E 91.62'
LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
ASPHALT PARKING LOT
N12°08'52"W 78.46'
P.O.B. NORTHWEST CORNER LOT 3, BLOCK D
N89°51'32"W 155.06'
LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
N12°08'52"W 89.53'
S17°06'20"E 91.62'
WEST LINE LOT 3
N89°51'32"W 146.95'
4.19'
N89°51'32"W
BLOCK C ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED) F.F.E.=18.23'
SOUTH INDIAN RIVER DRIVE (RIGHT OF WAY VARIES)
S89°51'35"E 138.85'
DELAWARE AVENUE (25' RIGHT OF WAY)
OIL MAINTENCE R/W (PB 19, PGE 10)
MAINTENCE R/W (PB 19, PGE 10)
LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
CITRUS AVENUE (50' RIGHT OF WAY)
30" MANGROVE CLUSTER
P.O.B.
S89°54'45"E 185.35'
BENCHMARK SET P/K NAIL & DISK LB#6905 ELEV.=9.68' NAVD 1988
EAST LINE ORB 92, PAGE 524
LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
FLOOD ZONE AE-7'
FLOOD ZONE VE-7'
N89°51'32"W 149.28'
LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
EDGE OF VOETATION AS LOCATED ON 10/22/15
MEAN HIGH WATER LINE ELEVATION = (-)0.33' NAVD 1988 AS LOCATED ON 9/17/15
N89°51'32"W 149.36'(OA)
LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
EDGE OF VEGETATION AS LOCATED ON 10/22/15
N89°51'32"W 136.50'
2 STORY STRUCTURE (OCCUPIED)
ROCK WALLS
S11°43'16"E 89.33'
LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED) F.F.E.=10.64 (N) F.F.E.=10.72(S)
MAINTENCE R/W (PB 19, PGE 10)
MAINTENCE R/W (PB 23, PGE 22)
S89°51'35"E 142.12'
DELAWARE AVENUE (25' RIGHT OF WAY)
CITY OF FORT PIERCE "BULKHEAD LINE" (PROVIDED BY CITY OF FORT PIERCE ENGINEERING DEPARTMENT)
INDIAN RIVER LAGOON
S12°48'00"W 8.26'
S58°13'42"W 9.06'
S06°07'58"W 13.79'
S09°07'21"E 14.54'
S03°31'57"W 19.99'
S12°04'46"W 20.07'
S13°57'10"W 18.67'
S08°49'52"W 20.82'
S07°46'49"W 20.03'
S04°55'27"W 20.40'
S02°26'32"W 21.34'
S01°38'25"W 21.96'
S03°55'25"E 24.77'
S07°08'40"E 19.45'
S07°33'23"E 15.75'
FD P/K NAIL & DISK "4416-WEH"
FD P/K NAIL & DISK RLS#2391
FD P/K NAIL & DISK PCP LB#6416
FD P/K NAIL & DISK PCP LB#6418
FD P/K NAIL & DISK PCP PSM#6330
FD P/K NAIL & DISK (2) - ILLEGIBLE
FD 5/8" IRC ILLEGIBLE
FD 5/8" IRC WITNESS CAP "LB 6905"
FD 5/8" IRC "BEC-013"
FD 5/8" IRC PSM#6330 WITNESS
FD 5/8" IRC RLS#2391
FD 5/8" IRC LB#4416
FD 3/4" IP
FD 4"x4" CM PRM-PSM#6330
SET 5/8" IRC LB-6905
SET P/K NAIL & DISK LB#6905
TRANSFORMER
PLANTER
BURIED STEPS
MANHOLE "SOUTHERN BELL"
6" BACKFLOW PREVENTER
2" BACKFLOW PREVENTER
TOP-26.28' 10"CLAY S INV = 21.14
TOP-26.59' 15"RCP E INV = 19.02 15"RCP NW INV=22.38' 15"RCP SW INV=22.65'
TOP-27.08'
TOP-10.55' 18"RCP NE INV = 3.75' BOTTOM = 3.35'
TOP-8.42' 18"RCP N INV = 1.00' 18"RCP SW INV = 0.95' 18"RCP E INV = 1.00' BOTTOM = 0.85'
TOP-10.54' 6"VCP W INV = 7.01' 10"CLAY S INV=6.58' 24"RCP N INV=6.55'
FULL OF DIRT
10"x15'
12"x15'
10"x12'
12"x12'
10"x10'
8"x10'
8"x6'
12"x8'
12"x17'
12"x13'
8"x15'
12"x14'
15"x10'
8"x5'
12"x6'
12"x10'
10"x8'
8"x8'
12"x15'
10"x12'
12"x10'
8"x16'
12"x17'
14"x15'
14"x20'
12"x15'
10"x10'
8"x10'
12"x12'
10"x8'
12"x10'
12"x8'
10"x15'
12"x10'
12"x15'
10"x12'
12"x10'
10"x10'
15"x10'
12"x12'
10"x8



15-086

15

INDIAN RIVER
COMMERCE CENTER
PLANNED
DEVELOPMENT

AERIAL PLAN

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

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DRAWING	15177-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1"=50'
DATE	9/29/15

MARK	REVISION	DATE



INDIAN RIVER COMMERCE

FT. PIERCE FL

FEBRUARY 9TH, 2016

CITRUS & S. INDIAN RIVER DR.

HOOS ARCHITECTURE

SCHULKE, BITTLE, & STODDARD

Foglia Contracting Corp., d.b.a.
FOGLIA CUSTOM HOMES
954·444·6125
State License #CGC038434





Foglia Contracting Corp., d.b.a.
FOGLIA CUSTOM HOMES
954·444·6125
State License #CGC038434

IR COMMERCE COLOR PALETTE



BM: JAMESTOWN BLUE
HC - 148



BM: SHAKER BEIGE
HC - 45

BM: MONETERY WHITE
HC - 45

INDIAN RIVER VILLAS COLOR PALETTE



SW: ST. BARTS
7614



SW: URBAN PUTTY
7532

SW: NUETRAL GOUND
7568



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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ARCHITECTURE
1446 19TH PLACE #100
VERO BEACH, FL 32960
PHONE: 772-494-6785
AA 26002522
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INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER
A105

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EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-02-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER
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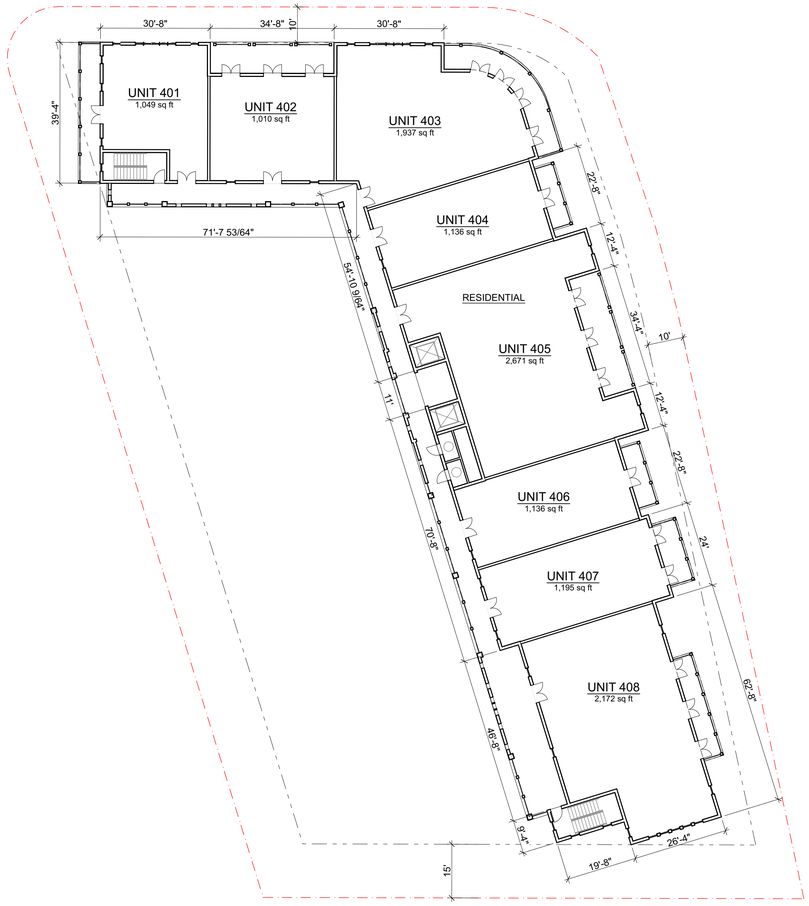
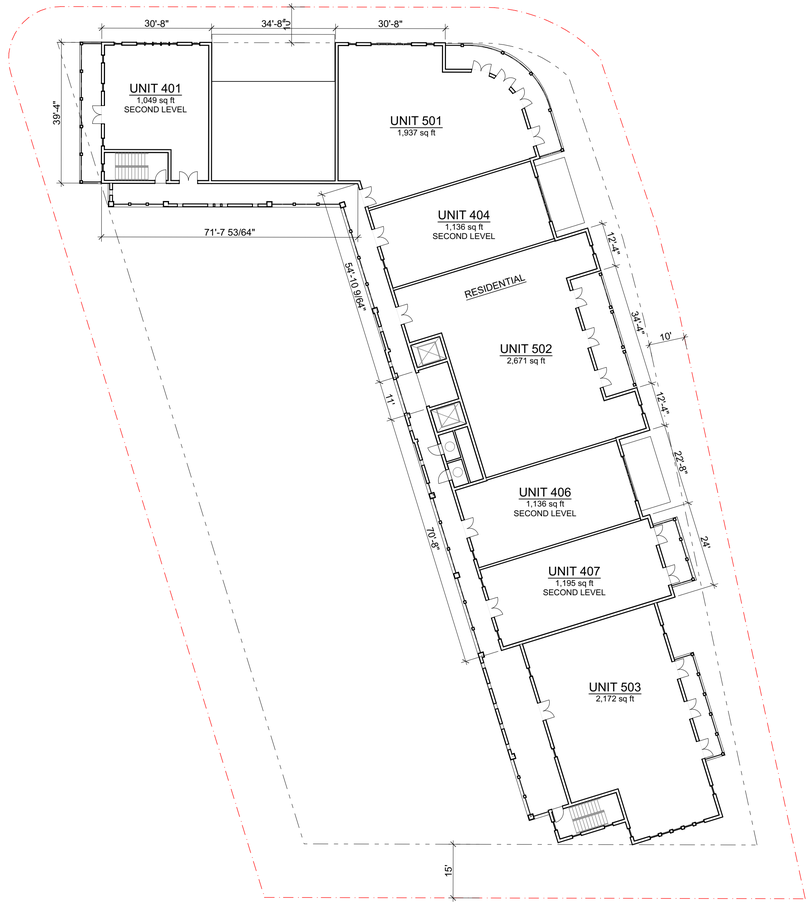


1 4th FLOOR
SCALE: 1" = 20'

0 10' 20' 40'



2 5th FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

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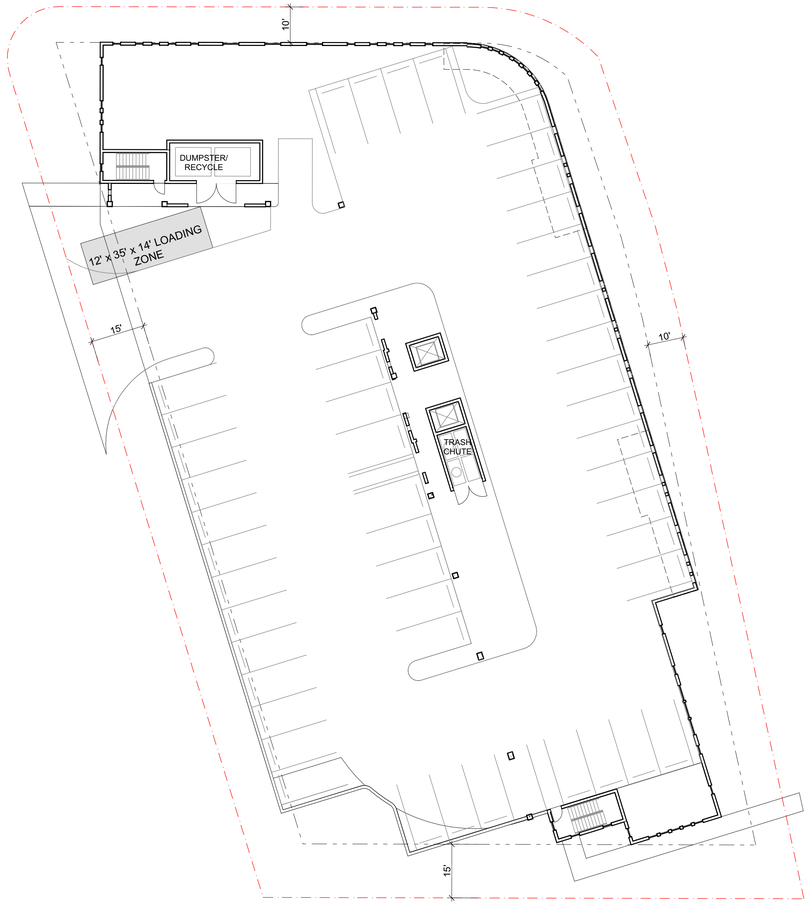
INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-25-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

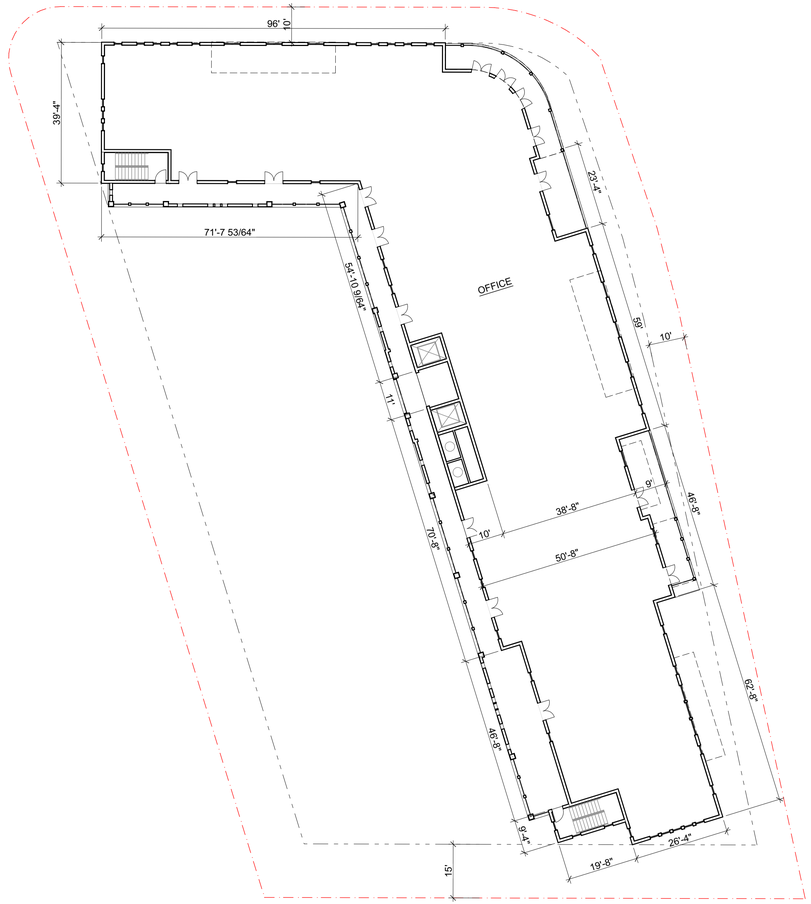
JOB NO. 1519

SHEET NUMBER
A103



1 2nd FLOOR
SCALE: 1" = 20'

0 10' 20' 40'



2 3rd FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

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ARCHITECTURE
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FT. PIERCE, FL

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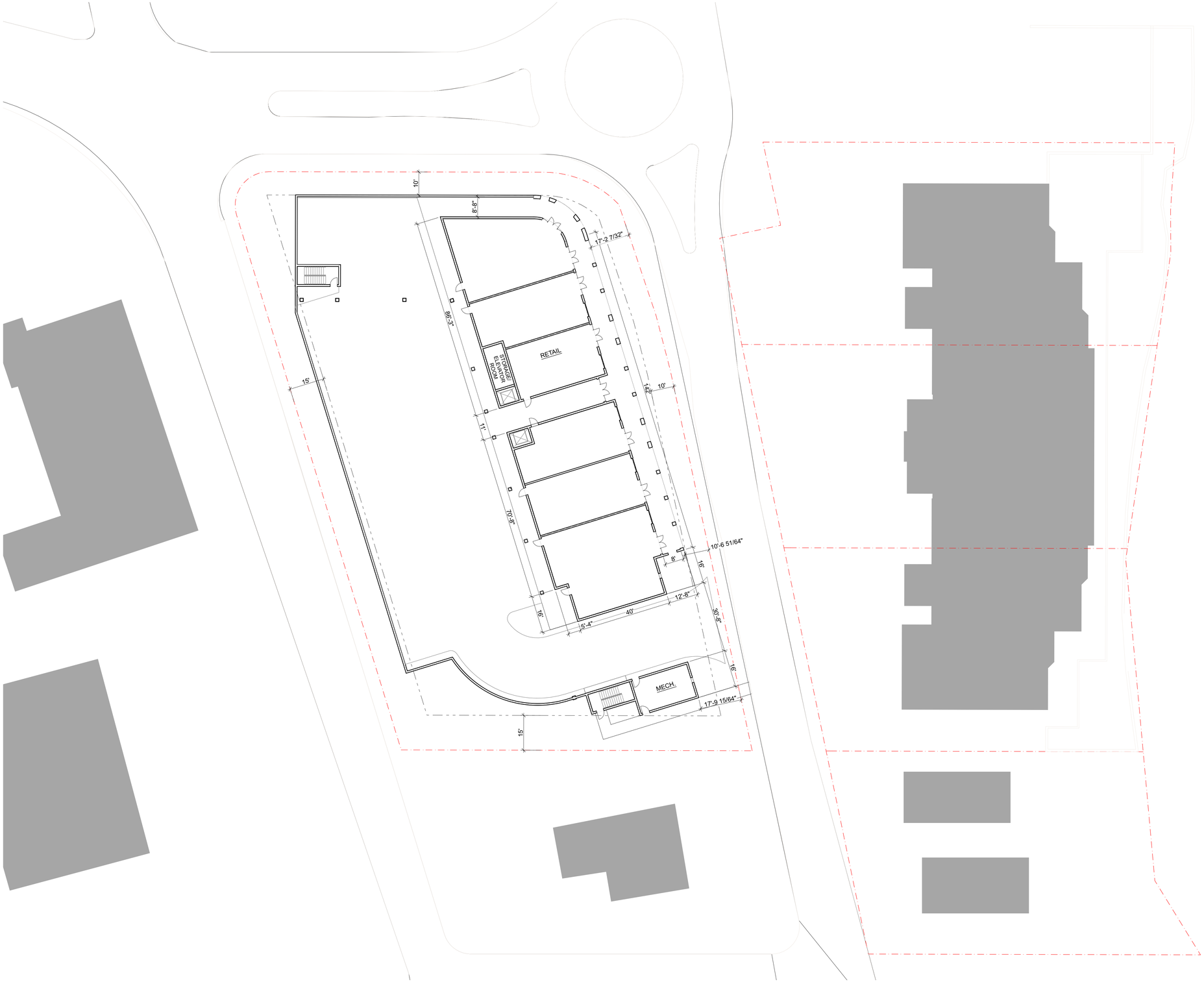
JOB NO. 1519

SHEET NUMBER
A102



SQUARE FOOTAGE

BUILDING	UNDER A/C
OFFICE	12,966
RESIDENTIAL	1,050
RESIDENTIAL	8,058
RESIDENTIAL	12,352
RETAIL	7,354
A/C TOTAL	**41,780**

SQUARE FOOTAGE CALCULATIONS - LOT	SF	PERCENTAGE
LOT AREA	40,004 SF	100.00%
BUILDING FOOTPRINT	16,653 SF	41.6%

INDEX

ARCHITECTURAL

A101 COVER & FIRST FLOOR SITE PLAN
A102 SECOND & THIRD FLOOR PLANS
A103 FOURTH & FIFTH FLOOR PLANS
A104 EXTERIOR ELEVATIONS
A105 EXTERIOR ELEVATIONS
A106 NORTH EAST PERSPECTIVE
A107 NORTH WEST PERSPECTIVE
A108 SOUTH EAST PERSPECTIVE
A109 NORTH WEST PERSPECTIVE
A110 SOUTH EAST PERSPECTIVE

1 1st FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

HOOS
ARCHITECTURE
1446 19TH PLACE #100
VERO BEACH, FL 32960
PHONE: 772-494-6785
AA 26002522

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INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

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PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER
A101

Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Indian River Drive Properties:

401 S. Indian River Drive
411 S. Indian River Drive
426 S. Indian River Drive
500 S. Indian River Drive
507 S. Indian River Drive
509 S. Indian River Drive
519 S. Indian River Drive

Fort Pierce, Florida

Property Tax ID Numbers:

2410-808-0017-000-7
2410-808-0019-000-1
2410-808-0020-010-4
2410-809-0001-000-5
2410-809-0002-000-2
2410-809-0004-000-6
2410-810-0001-000-9

Prepared by:

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Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520
Email: danna@dlsenvironmentalservices.com

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3.4 JURISDICTIONAL WETLANDS 6
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FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
Figure 3 FLUCFCS Map

APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 401 S. Indian River Drive, 411 S. Indian River Drive, 426 S. Indian River Drive, 500 S. Indian River Drive, 507 S. Indian River Drive, 509 S. Indian River Drive, and 519 S. Indian River Drive was conducted by DLS Environmental Services, Inc. The project area associated with the seven parcels totals 3.27 acres which are located on the east and west side of South Indian River Drive in Fort Pierce in Section 10, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on April 10, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Paola Sand (28)

This nearly level to sloping soil is excessively drained. It is on high dune-like ridges and in undulating areas. Slopes are smooth to convex or concave. Included in this mapping layer of Paola soil are small areas of Astatula, St. Lucie, and Welaka Variant soils. This soil does not have a water table within a depth of 80 inches, and usually it is not within a depth of 120 inches annually and permeability is very rapid. Typical natural vegetative associations include sand pine, scrub live oak, rosemary, and cabbage palms.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

3.1.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridamus*), Florida gopher frogs (*Rana capito*), and eastern indigo snake (*Drymarchon corais couperi*) which may be present within the project area.

3.1.2 Methodology

Biologist followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopher polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida;* Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFG) [now known as FFWCC], Tallahassee, Florida, December 1987.

- Biologist conducted parallel transects 10 meters (32± feet) apart;
- Biologist conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located will be flagged as either active or inactive;
- All gopher tortoise burrows located will be assigned an identification number and recorded;
- Biologist will field locate all gopher tortoise burrows on a 1" = 100' scale aerial.
- Additional data and notes will be collected by biologists for the occurrence of the eastern indigo snake, Florida gopher frog, and the Florida mouse.

3.1.3 Conclusion

No gopher tortoise or other commensal species such as eastern indigo snake, Florida mouse, or Florida gopher frog were observed by the biologist during this environmental assessment.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on April 10, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	not likely
Least tern (*Sterna antillarum*)	not likely
Little blue heron (*Egretta caerulea*)	not likely
Snowy egret (*Egretta thula*)	not likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	not likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely

Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely
Rain lily (*Zephyranthes simpsonii*)	not likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds

COMMON NAME	SCIENTIFIC NAME	PROTECTED SPECIES	
		STATE	FEDERAL
Blue jay	*Cyanocitta cristata*	----	----

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***133 – Multiple dwelling units, low rise***
  This property is currently a 4-unit apartment complex. There is a narrow strip of wetlands adjacent to the shoreline associated with this property which has been assigned a different FLUCFCS number appropriate to that community.

- ***143 – Professional services***
  This property is currently a mixed use with a residence and an attorney's office.

- ***191 – Undeveloped land in urban areas***
  It appears that the majority of the properties involved in this environmental assessment would fall into this category since there are no structures on most of them. The only remaining vegetation on these vacant parcels is mowed ground cover and some cabbage palms.

- ***193 – Urban land in transition***
  This property contains an asphalt parking lot however the future use is unknown.

- ***642 – Saltwater marshes***
  A narrow strip of property adjacent to the shoreline on the northern parcels contained cordgrass (*Spartina alterniflora*), three-square (*Scirpus americanus)*, and salt grass (*Distichlis spicata)*.

- ***540 – Bays and estuaries***
  The properties involved in this site assessment all have frontage on the Indian River. This location of the Indian River does support seagrasses.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, a strip of wetlands was identified adjacent to the shoreline on the northern parcels identified in this site assessment.

4.0 PREVIOUS IMPACTS

Based upon a review of aerials from 2000, all of the currently vacant properties within the project area had structures at that time. The majority of these structures appear to be residential except for the parcel at the southwest corner of Citrus and Indian River Drive. It appears that these structures were removed between 2007 and 2011 and the properties remain vacant.

5.0 SUMMARY

Based upon the historic use and the current use of these properties, the proposed change of the future land use from Office Professional (OP) to Central Business District (CBD) would not result in additional environmental impacts. The majority of the properties involved in this request are currently vacant uplands which were previously developed.

Any impacts to the wetland area or any proposed docking facilities would require authorizations from both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers regardless of the land use assigned to the properties.



N

ST. LUCIE COUNTY



SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Location Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 1



Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on April 12, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PAOLA SAND (28)

DLS Environmental Services, Inc.
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Soils Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 2



FLUCFCS CODES:

MULTIPLE DWELLING UNITS, LOW RISE (133)
PROFESSIONAL SERVICES (143)
UNDEVELOPED LAND IN URBAN AREAS (191)
URBAN LAND IN TRANSITION (193)
SALTWATER MARSHES (642)
BAYS AND ESTUARIES (540)

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FLUCFCS Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:			
N.T.S.		APRIL 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS



Photo looking north at wetland area in the northeast corner of 401 S. Indian River Drive.
Mangroves in the background are off-site.



Photo looking south at strip of wetlands along shoreline of 401, 411, and 426 S. Indian River Drive.

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking south along area on east side of Indian River Drive for 500, 507, 509, and 519 S. Indian River Drive.



Photo showing bank and existing vegetation associated with 507, 509, and 519 S. Indian River Drive.

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking north along east side of Indian River Drive.



Photo of 519 S. Indian River Drive – law office and possibly residence.

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www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking at vacant parcels 500, 507, and 509 S. Indian River Drive.



Photo looking at vacant parcel with parking area at 401 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Environmental Statement/Assessment**
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1

Dear Ms. Grohall:
Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Environmental Assessment for the impacts of the site from the zoning change of R-4A to PD.

History of the site:
The site was previously developed with a commercial building with parking lot. The building was demolished. The current site is vacant with mostly grass, trees and the old parking lot.

Existing Zoning:
The current zoning of Office Commercial (C-1) is primarily for a commercial or mixed use. C-1 zoning allows for a maximum 60% lot coverage and a minimum 25% open space.

Proposed Zoning:
The proposed Zoning is Planned Development (PD). This zoning allows for flexibility in the code to satisfy the needs of the development. The submittal states that we are submitting for the same maximum 60% lot coverage and the same minimum 25% open space. The code actually allows for the PD Zone to have a 20% open space.

Impacts of the Zoning Change and the Proposed Development:
We feel that the Zoning change and Proposed Development will have no anticipated impacts to the environment for the following reasons:

1. The Zoning change and Proposed Development have the same lot coverage and open space as the existing zoning.
2. The parcels do not contain native habitat.
3. The stormwater system has the same requirements for either zoning.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
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SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Map Amendment to the Zoning Atlas Map
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1
Drainage Analysis

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Drainage Analysis as part of the application for Map Amendment to the Zoning Atlas Map. The Map Amendment to the Zoning Atlas Map proposes changing the current zoning from Office Commercial (C-1) to Planned Development (PD). The Land Use will remain Central Business District (CBD).

Current Future Land Use: Central Business District (CBD):
Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- *Compact and intensive development pattern on a pedestrian scale;*
- *Buildings oriented to the street and define the streetscape and civic spaces;*
- *Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people; Vertical and horizontal integration of residential and on-residential uses;*
- *Good connection to transit and pedestrian facilities;*
- *Public parks and open space areas within walking distance of development;*
- *Parking that is integrated into street design and buildings or places in separate structures; and wide sidewalks with appropriate pedestrian amenities.*

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

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Certification of Authorization No: 00008668

Current Zoning District:

Sec. 22-29. - Office Commercial Zone (C-1).

(a) Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Code requirements:

a. Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area.
b. Open space. No minimum requirements.

Proposed Zoning District:
Section 22-40 – Planned Development Zone (PD)

(a) Purpose. The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. In so doing, the PD district is designed to:

A stormwater management system is required to be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances and is required for all site plan application submittals. It is not anticipated that the proposed change in Zoning District will have an adverse impact on the City of Fort Pierce public stormwater system for the following reasons:

1. The allowable building lot coverage under the proposed zoning district C-1 is 60%. We are proposing the same allowable lot coverage for the PD rezoning. The actual site plan shows a lot coverage of 23.0%.
2. The PD Zoning allows for a minimum of 20% open space. We are proposing the PD with a minimum of 25%. The actual submitted site plan shows open space at 28.0%.

It is reasonable to conclude that the proposed change will result in equal or less stormwater runoff than the existing zoning.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Date: 11/1/15

Jodah B. Bittle, P.E.
FL. Reg. No. 57396

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Historical Report**
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the above parcels in preparation of this Historical Report as part of the application for Zoning Atlas Map Amendment.

The two vacant parcels at 401 and 411 Indian River Drive have no historical significance to the City of Ft. Pierce.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E.

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Certification of Authorization No: 00008668

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Indian River Drive LUPA

Prepared for:

Michael Abinanti
266 Park Drive
Palantine, IL 60067

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

SR15013.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 4/29/15 License #: 42684

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SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

April 29, 2015

Mr. Michael Abinanti
266 Park Drive
Palantine, IL 60067

Re: Indian River Drive, 8 lots LUPA

Dear Mr. Abinanti:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from OP to CBD. The land use amendment affects 8 lots with a total of 3.87 acres east of Indian River Drive in Fort Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
Susan E. O'Rourke, P.E.

Registered Civil Engineer – Traffic

C 5.s.Indian River Drive 8lots report 4 18 15

969 SE Federal Highway
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Stuart, FL 34994

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APPENDIX

APPENDIX A: Traffic Counts and Level of Service Report Fall 2014 and 2013 Growth Rate Calculation
APPENDIX B 2035 Traffic Volumes and Roadway Network Data

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 3.87 acres of land with a land use category of OP Professional and business office. The proposal is to change the land use to CBD which is Central Business District. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- summary of the project description; existing land use and proposed land use,
- summary of existing lane geometrics,
- assessment of the change in trip generation
- summary of 2020 traffic volumes
- summary of 2035 traffic volumes

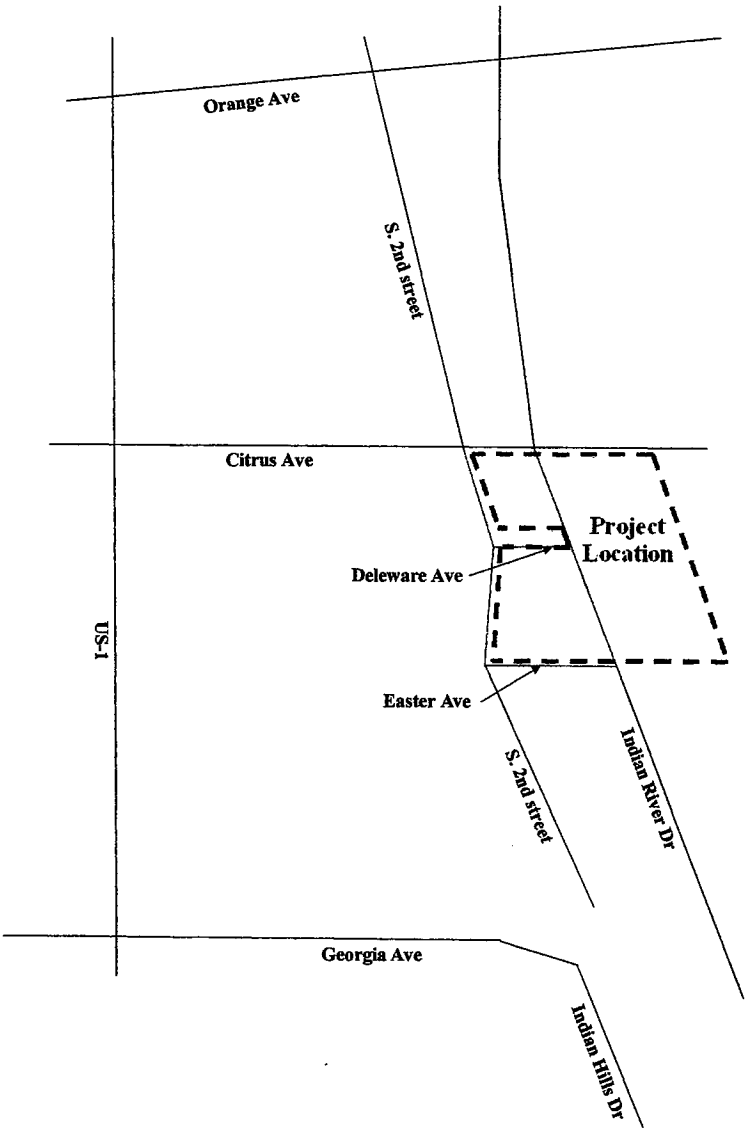
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves 8 parcels of land located south of Citrus Avenue, North of Easter Avenue, east of 2nd Street to the Indian River. **Figure 1** shows the project's location.

The existing land use designation for the site is OP. OP allows for up to 20% of the land to be residential and an FAR (floor area ratio) of 1.0 for the site. The worst case would be to have all non-residential. Professional office of 168,577 square feet was assumed. The proposal is to change the land use to CBD. CBD allows all the land to be used as high density residential but a minimum of 25% of square footage must be residential. An FAR of 3.0 is allowed. However, given the proximity to the River and the constraints of parking and other site restrictions, it is unlikely that an FAR of 3.0 would be achieved. Therefore, a 2.0 FAR was used for this analysis. 252,866 square feet of professional office and 56 multi family dwelling units were assumed.

The analysis of the project impacts in the five year period and the long range scenario, 2035 are discussed herein.



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 1

Project Location

Indian River Drive

TRIP GENERATION

To estimate the trips generated by the existing future land use 168,577 square feet of office were assumed. ITE 9th edition, Land Use code 710 was applied to estimate the trips associated with the project. The trip generation for the land use under the existing future land use category is shown in **Table 1**.

For the proposed future land use, 56 multi- family units were assumed with 252,866 square feet of office on site. **Table 2** summarizes the trip generation associated with the proposed future land use.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be an increase of 3,033 daily trips, 137 AM peak hour trips and 125 PM peak hour trips.

LANE GEOMETRICS

The study area was reviewed to determine the existing number and type of lanes along the roadway. Each roadway is described below.

Indian River Drive is a two lane arterial with a north/ south alignment.

Citrus Avenue is a four lane divided east/west arterial.

2nd Street is a two lane collector with a north/south alignment.

US 1 is a four lane divided major arterial with a north/south alignment.

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations.

The project percent assignment is shown in **Figure 2.**

Table 4 shows the project percent impact on the study area network.

Table 1: Trip Generation- Existing Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	168,577	T= 32.2 (x)	5445	0	5445
Total		168577		5445		5445

AM

Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	Ln(t)=0.80+1.57	291	88	12	256	35	0	291	256	35
Total		168577		291			256	35		291	256	35

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	T=1.12(x)+78.45	267	17	83	45	222	0	267	45	222
Total		168577		267			45	222		267	45	222

Source: Trip Generation, 9th Edition

Table 2: Trip Generation- Proposed Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	252,866	T= 32.2 (x)	8168	0.47%	8129
Condo Units	230	56	Ln(t)=0.87Ln(x)+2.46	388	10%	349
Total				8556		8478

AM

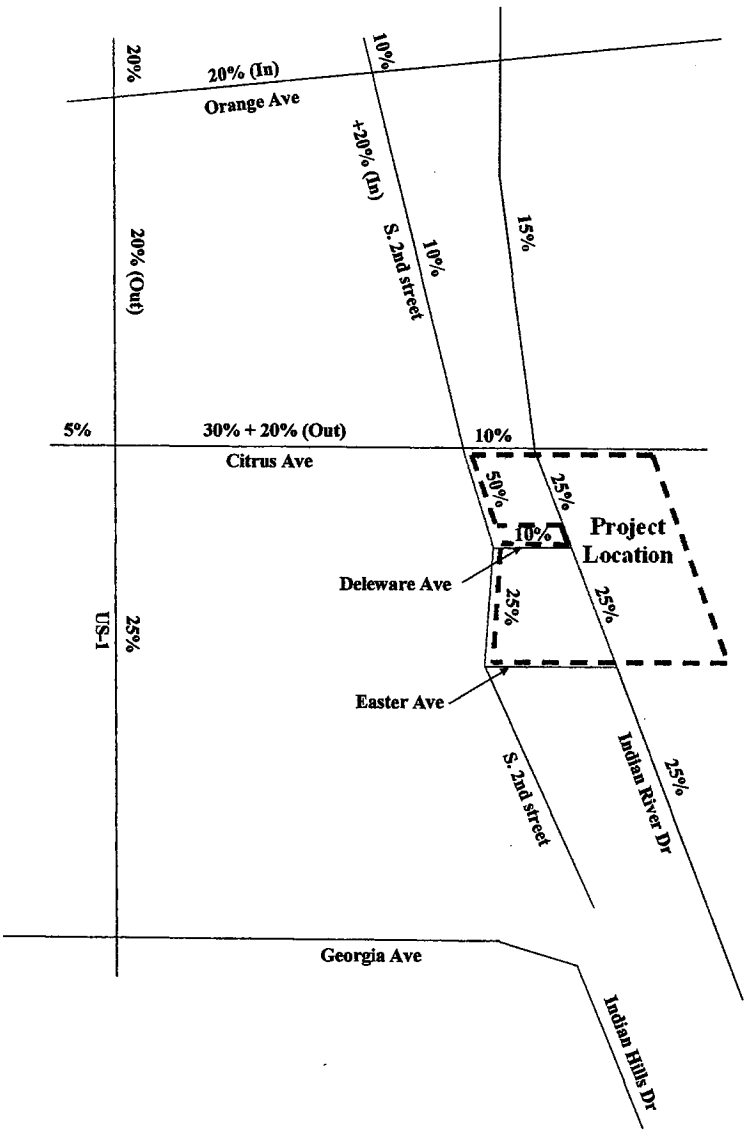
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	Ln(t)=0.80+1.57	402	88	12	354	48	0.75%	399	351	48
Condo Units	230	56	Ln(t)=0.80+0.26	32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	T=1.12(x)+78.45	362	17	83	61	301	1%	358	61	297
Condo Units	230	56	Ln(t)=0.82Ln(x)+0.32	37	67	33	25	12	10%	34	23	11
Total				399			86	313		392	84	308

Source: Trip Generation, 9th Edition

Table 3: Net Trips			
	Existing FLU	Proposed FLU	Difference
Daily	5445	8478	3033
AM Peak Hour Trips	291	428	137
PM Peak Hour Trips	267	392	125



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 2

Project Percent Assignment

Indian River Drive

TABLE 4: Project Percent Impact

Segment		To	Lanes	(1) Roadway Classification	>=3% or >= 1% Adjacent Link	(2) LOS D Capacity	Project Traffic	Project % of Capacity	Project Percent Assignment
Orange Ave	7th Street	US 1	2	State Interrupted Flow Class I	NO	17700	0	0.00%	0%
	US 1 (3)	2nd Street	4LD+	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	0	0.00%	0%
Citrus Avenue	7th Street	US 1	4LD	State Interrupted Flow Class I	NO	39800	152	0.38%	5%
	(4)US 1	2nd Street	4LD	State Interrupted Flow Class I	Yes	39800	1213	3.05%	50%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	10%
US 1	Avenue A	Orange Avenue	4LD	State Interrupted Flow Class I	NO	39800	607	1.52%	20%
	(5)Orange Ave	Citrus Avenue	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	Citrus	Delaware	4LD	State Interrupted Flow Class I	NO	39800	758	1.91%	25%
2nd Street	North	Orange Avenue	2L	Non-State Interupted Flow ClassII	NO	13320	303	2.28%	10%
	(6)Orange Ave	Citrus Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	607	4.55%	30%
	Citrus Ave	Easter Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	1517	11.39%	50%
Indian River Drive	Avenue A	Orange	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Orange Ave	Citrus Avenue	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Citrus Ave	Easter Avenue	2L	State Interrupted Flow Class I	Yes	17700	758	4.28%	25%
	Easter Avenue	Savannah	2L	Uniterrupted Flow Highway	Yes	24200	758	3.13%	25%
	Savannah	South	2L	Uniterrupted Flow Highway	Yes	24200	607	2.51%	20%

1) St. Lucie County Comprehensive Plan Classification

2) FDOT 2012 Corresponding LOS

3) Inbound only

4) Inbound /outbound 30% plus 20% outbound

5) 20% Outbound Only

6) 10% plus 20% Inbound Only

Daily Trips In	1,517
Daily Trips Out	1,516
	1.010
	5
Total	3033

FUTURE TRAFFIC VOLUMES – 2020

Links where the project traffic has an impact of 3% or more were considered in the link analysis. Future traffic estimates were developed for those links. The 2013 and 2014 traffic volumes were taken from the TPO Traffic Counts and Level of Service Report Fall 2013 and 2014 to reflect existing conditions and grown to reflect the 2020 volumes before the project traffic was added. The growth rate is negative however, a 1% per year rate was used to project to 2020. The project traffic was then added to that volume to create the 2020 total traffic volumes.

Table 5 shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place for 2020. As shown, all links will be operating at acceptable levels of service with the amendment in place.

Appendix A provides the TPO Traffic Counts and Level of Service Report 2013 and 2014 as well as the historic growth rate calculations.

FUTURE TRAFFIC – 2035 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use. To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used.

Table 6 summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions. As shown, all links will be operating at acceptable levels of service for the long range scenario with the amendment in place.

Appendix B contains the 2035 volumes and network data.

CONCLUSION

The proposed land use will result in an increase in trips of 3,033 daily trips.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment. However, the analysis has demonstrated that the roadway network will accommodate the change in land use.

Table 5 - Daily LINK ANALYSIS-2020

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2014 (1)	Years Grown	2020 + Growth	Existing FULA Trips	2020 Growth + Committed	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2020 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	4680	6	4968	817	5785	14800	455	6240	3.07%	YES	15%	C
	Orange Ave	Citrus Ave	2	Yes	4524	6	4802	817	5619	14800	455	6074	3.07%	YES	15%	C
*	Citrus Ave	Easter Ave	2	Yes	4100	6	4352	1361	5713	17700	758	6472	4.28%	YES	25%	C
*	Easter Ave	Savannah Rd	2	Yes	4100	7	4396	1361	5757	24200	758	6515	3.13%	YES	25%	A
*	Savannah Rd	South	2	Yes	5369	7	5756	1089	6845	24200	607	7452	2.51%	YES	20%	B
Citrus Ave	US 1	2nd St	4LD	Yes	4020	6	4267	2723	6990	39800	1213	8203	3.05%	YES	50%	C
2nd Street	Orange Ave	Citrus Ave	2	Yes	2400	6	2548	1634	4181	13320	607	4788	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2400	6	2548	2723	5270	13320	1517	6787	11.39%	YES	50%	C

(1)St. Lucie County TPO 2014 ADT

*2014 Counts N/A on Indian River Drive south of Citrus Avenue; 2013 ADT used

	Net	Existing
Daily:	3033	5445
Growth	1.01	

Table 6 - Daily LINK ANALYSIS-2035

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2035	Years Grown	2035 AADT	Existing FULA Trips	2035 PM Growth	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2035 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Orange Ave	Citrus Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Citrus Ave	Easter Ave	2	Yes	16556	0	16556	0	16556	17700	758	17314	4.28%	YES	25%	D
	Easter Ave	Savannah Rd	2	Yes	16556	0	16556	0	16556	24200	758	17314	3.13%	YES	25%	D
	Savannah Rd	South	2	Yes	15506	0	15506	0	15506	24200	607	16113	2.51%	YES	20%	C
Citrus Ave	US 1	2nd St	4LD	Yes	5108	0	5108	0	5108	39800	1213	6321	3.05%	YES	50%	C
2nd Street (1)	Orange Ave	Citrus Ave	2	Yes	2814	0	2814	0	2814	13320	607	3421	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2814	0	2814	0	2814	13320	1517	4331	11.39%	YES	50%	C

2035 Traffic Volumes

Note: The Future Volumes assume EFLU volumes are included.

(1) 2035 Volume Estimated based on 2014 Volume grown to 2035 w/ 1% growth

	Net	Existing
Daily	3033	5445

APPENDIX A

2013 and 2014 Traffic Counts and Level of Service Report Fall Growth Rate Calculation

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2013

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	0.321	153	B	0.364
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,900	1,120	393	B	0.936	341	B	0.812
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	0.563	153	B	0.638
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	1,783	830	135	B	0.281	123	B	0.256
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,000	830	401	B	0.835	358	B	0.746
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,800	830	294	B	0.613	266	B	0.554
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	0.811	175	B	0.648
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,451	1,140	240	B	0.600	219	B	0.548
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	0.657	297	B	0.646
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	0.816	297	B	0.803
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	0.570	297	C	0.560
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	447	740	32	B	0.133	29	B	0.121
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,600	600	229	B	0.654	269	B	0.769
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,400	1,140	326	B	0.815	357	B	0.893
INDIAN RIVER DR	WALTON RD to MIDWAY RD	3,800	1,140	297	B	0.743	298	B	0.745
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,369	1,140	465	C	0.581	484	C	0.605
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	4,100	1,140	366	B	0.915	383	B	0.958
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,423	730	263	C	0.526	301	C	0.602
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,639	790	271	B	0.589	264	B	0.574
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,876	600	343	D	0.572	404	D	0.673
INDIAN RIVER DR	AVENUE A to AVENUE D	5,876	630	343	B	0.927	404	C	0.685
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,318	1,120	96	B	0.229	104	B	0.248
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,318	3,130	96	B	0.057	104	B	0.062
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	10,129	3,130	579	B	0.347	609	B	0.365
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	10,129	640	579	C	0.965	609	D	0.952
INDRIO RD	JOHNSTON RD to EMERSON RD	10,129	800	579	C	0.772	609	C	0.812
INDRIO RD	EMERSON RD to KINGS HWY	9,745	840	587	C	0.743	494	C	0.625

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	0.844	173	C	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	0.488	123	C	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	510	41	C	0.164	41	C	0.164
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	710	72	C	0.206	85	C	0.243
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	710	118	C	0.337	116	C	0.331
7TH ST	CITRUS AVE to ORANGE AVE	2,168	640	118	C	0.369	116	C	0.363
7TH ST	ORANGE AVE to AVENUE C	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	0.776	202	C	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE D to AVENUE H	1,700	640	108	C	0.338	107	C	0.334
10TH ST	DELAWARE AVE to ORANGE AVE	150	510	11	C	0.044	14	C	0.056
10TH ST	ORANGE AVE to AVENUE C	150	510	11	C	0.044	14	C	0.056
10TH ST	AVENUE C to AVENUE D	150	510	11	C	0.044	14	C	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	640	405	D	0.633	367	D	0.573
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	710	405	D	0.570	367	D	0.517
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	640	269	C	0.841	269	C	0.841
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	640	315	C	0.984	308	C	0.963
13TH ST	ORANGE AVE to AVENUE B	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE B to AVENUE D	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE D to AVENUE H	3,600	640	204	C	0.638	194	C	0.606
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	0.816	194	C	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	510	139	C	0.556	133	C	0.532
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	710	305	C	0.871	297	C	0.849
17TH ST	ORANGE AVE to AVENUE D	3,367	640	168	C	0.525	166	C	0.519
17TH ST	AVENUE D to AVENUE Q	3,367	640	168	C	0.525	166	C	0.519
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	0.582	1,090	C	0.542

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				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	640	299	C	0.934	286	C	0.894
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	710	528	D	0.744	448	D	0.631
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,540	510	C	0.739	528	C	0.765
CITRUS AVE	7TH ST to US 1	900	680	129	C	0.391	129	C	0.391
CITRUS AVE	US 1 to 2ND ST	4,020	710	239	C	0.683	244	C	0.697
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,540	162	C	0.235	143	C	0.207
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	640	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	640	159	C	0.497	148	C	0.463
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,540	336	C	0.487	318	C	0.461
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	2,850	589	C	0.212	559	C	0.201
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	2,850	899	C	0.323	868	C	0.312
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	2,850	692	C	0.249	620	C	0.223
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	2,850	743	C	0.267	677	C	0.244
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	2,850	779	C	0.280	792	C	0.285
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	2,850	550	C	0.198	533	C	0.192
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	2,850	410	C	0.147	406	C	0.146
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	830	269	C	0.345	292	C	0.374
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	710	81	C	0.231	74	C	0.211
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	830	462	C	0.592	407	C	0.522
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	830	653	C	0.837	667	C	0.855
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	830	605	C	0.776	544	C	0.697
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	750	202	C	0.285	218	C	0.307
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	750	237	C	0.334	277	C	0.390

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Fall 2014

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				Volume	LOS	V/C	Volume	LOS	V/C
I-95	DRANGE AVE to INDRID RD	40,869	7,320	1,966	B	0.437	1,809	B	0.402
INDIAN RIVER DR	CITRUS AVE to DRANGE AVE	4,524	640	269	C	0.841	308	C	0.963
INDIAN RIVER DR	DRANGE AVE to AVENUE A	4,680	640	273	C	0.853	266	C	0.831
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,792	710	338	C	0.966	398	D	0.561
INDIAN RIVER DR	AVENUE A to AVENUE D	5,792	510	338	D	0.663	398	D	0.780
INDRID RD	PRIVATE RD to I-95 W RAMP	1,056	810	77	B	0.257	83	B	0.277
INDRID RD	I-95 W RAMP to I-95 E RAMP	1,056	3,240	77	B	0.043	83	B	0.046
INDRID RD	I-95 E RAMP to KDBLEGARD RD	9,713	3,240	555	B	0.307	584	B	0.323
INDRID RD	KOBLEGARD RD to JOHNSTDN RD	9,713	660	555	C	0.895	584	C	0.942
INDRID RD	JDHNSTDN RD to EMERSDN AVE	9,713	840	555	C	0.703	584	C	0.739
INDRID RD	EMERSDN RD to SEMINDLE RD	9,247	920	557	C	0.640	469	C	0.539
INDRID RD	SEMINDLE RD to KINGS HWY	9,247	790	557	D	0.705	469	D	0.594
INDRID RD	KINGS HWY to SLASH PINE TRL	5,525	710	377	D	0.531	357	D	0.503
INDRID RD	SLASH PINE TRL to US 1	5,525	830	377	C	0.483	357	C	0.458
INDRID RD	US 1 to DLD DIXIE HWY	900	640	61	C	0.191	76	C	0.238
JENNINGS RD	US 1 to LENNARD RD	3,833	1,890	308	C	0.171	221	C	0.123
JENKINS RD	EDWARDS RD to DKEECHDBEE RD	7,179	750	360	C	0.507	367	C	0.517
JENKINS RD	DKEECHDBEE RD to GRAHAM RD	9,848	830	592	C	0.759	521	C	0.668
JENKINS RD	GRAHAM RD to PETERSDN RD	9,848	590	592	F	1.003	521	C	0.930
JENKINS RD	PETERSDN RD to ORANGE AVE	9,848	830	592	C	0.759	521	C	0.668
JDHNSTDN RD	ANGLE RD to L20	2,100	800	151	B	0.539	122	B	0.436
JDHNSTDN RD	L20 to MEADDWDDD DR	1,800	1,020	123	B	0.342	116	B	0.322
JDHNSTDN RD	MEADDWDOD DR to DLD JDHNSTDN RD	1,800	800	123	B	0.439	116	B	0.414
JDHNSTDN RD	DLD JDHNSTDN RD to INDRID RD	1,800	800	123	B	0.439	116	B	0.414
JOHNSTON RD	INDRID RD to RUSSDS RD	6,674	800	428	C	0.751	432	C	0.758
JDHNSTDN RD	RUSSOS RD to INDIAN RIVER C.L.	6,674	800	428	C	0.751	432	C	0.758
JUANITA AVE	53RD ST to 25TH ST	2,200	640	127	C	0.397	135	C	0.422
JUANITA AVE	25TH ST to US 1	3,300	640	223	C	0.697	202	C	0.631
KEEN RD	ANGLE RD to JUANITA AVE	2,566	590	220	C	0.393	225	C	0.402

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	C	0.390	790	C	0.393
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	C	0.456	861	C	0.428
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	D	0.564	1,123	D	0.657
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	C	0.936	749	D	0.460
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	C	0.887	749	C	0.973
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	D	0.962	749	E	0.986
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	D	0.705	454	D	0.811
ORANGE AVE	7TH ST to US 1	6,904	280	440	D	0.786	391	D	0.698
ORANGE AVE	US 1 to 2ND ST	3,109	250	198	C	0.792	193	C	0.772
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	320	198	C	0.619	193	C	0.603
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	C	0.484	110	C	0.440
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	C	0.123	66	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	C	0.500	236	C	0.421
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	830	609	C	0.781	502	C	0.644
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	1,890	0	B	0.000	0	B	0.000
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	C	0.408	132	C	0.528
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	C	0.396	93	C	0.372
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	590	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	2,720	1,703	C	0.643	1,507	C	0.569
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	2,850	2,395	C	0.862	2,128	C	0.765
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	2,850	3,214	F	1.128	2,917	F	1.024
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	2,720	3,214	F	1.182	2,917	F	1.072

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
US 1	S OF SAEGER AVE to EASY ST	30,989	3,170	1,515	C	0.490	1,372	C	0.444
US 1	EASY ST to MIDWAY RD	29,394	3,170	1,370	C	0.443	1,332	C	0.431
US 1	MIDWAY RD to WEATHERBEE RD	29,824	2,100	1,401	C	0.697	1,418	C	0.705
US 1	WEATHERBEE RD to FARMER'S MARKET RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	FARMER'S MARKET RD to EDWARDS RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	EDWARDS RD to SAVANNAH RD	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	GARDENIA AVE to VIRGINIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	SAVANNAH RD to GARDENIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	VIRGINIA AVE to OHIO AVE	27,870	2,000	1,342	C	0.703	1,352	C	0.708
US 1	OHIO AVE to GEORGIA AVE	27,870	1,630	1,342	D	0.823	1,352	D	0.829
US 1	GEORGIA AVE to DELAWARE AVE	24,720	1,630	1,275	D	0.782	1,218	D	0.747
US 1	DELAWARE AVE to CITRUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	CITRUS AVE to ORANGE AVE	24,421	1,630	1,216	D	0.746	1,096	D	0.672
US 1	ORANGE AVE to AVENUE A	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE A to AE BACKUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AE BACKUS AVE to AVENUE D	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE D to SR A1A SOUTH	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	SR A1A SOUTH to AVENUE H	28,000	2,100	1,496	C	0.744	1,378	C	0.686
US 1	AVENUE H to OLD DIXIE HWY	28,000	2,000	1,496	C	0.783	1,378	C	0.721
US 1	OLD DIXIE HWY to AVENUE O	23,190	2,000	1,610	C	0.843	1,258	C	0.659
US 1	AVENUE O to SR A1A NORTH	23,190	2,100	1,610	C	0.801	1,258	C	0.626
US 1	SR A1A NORTH to JUANITA AVE	15,177	2,100	911	C	0.453	729	C	0.363
US 1	JUANITA AVE to ST LUCIE BLVD	15,177	2,100	911	C	0.453	729	C	0.363
US 1	ST LUCIE BLVD to 25TH ST	15,795	2,100	940	C	0.468	902	C	0.449
US 1	25TH ST to INDRIO RD	15,795	2,100	940	C	0.468	902	C	0.449
US 1	INDRIO RD to TURNPIKE FEEDER RD	18,319	2,100	997	C	0.496	991	C	0.493
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	18,319	2,100	997	C	0.496	991	C	0.493
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	16,500	1,890	1,080	C	0.600	1,027	C	0.571
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	13,500	1,890	804	C	0.447	780	C	0.433

*. Volumes shown were adjusted using FDOT Seasonal Factors

*. AADT = Annual Average Daily Traffic

Historical Growth Calculation

Roadway	From	To	2008	2013	Growth
Indian River Drive	Savannah	Citrus	4720	4100	0.87
	Citrus	Orange	5333	4423	0.83
	Orange	Ave A	5102	4639	0.91
Orange Ave	25th St	US 1	7514	7175	0.95
US 1	Delaware	Citrus	31419	27451	0.87
	Citrus	Orange	29995	22239	0.74
Citrus	US 1	2nd St	5607	3237	0.58
Total			91698	75277	0.82
					-1.04

APPENDIX B
2035 Traffic Volumes and Roadway Network Data

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's **Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,400	64,000	77,900	84,600
6	69,900	95,200	116,600	130,600
8	92,500	126,400	154,300	176,600
10	115,100	159,700	194,500	222,700
12	162,400	216,700	256,600	268,900

Urbanized

Lanes	B	C	D	E
4	45,800	61,500	74,400	79,900
6	68,100	93,000	111,800	123,300
8	91,500	123,500	148,700	166,800
10	114,800	156,000	187,100	210,300

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	8,600	17,000	24,200	33,300
4	Divided	36,700	51,800	65,600	72,600
6	Divided	55,000	77,700	98,300	108,800

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

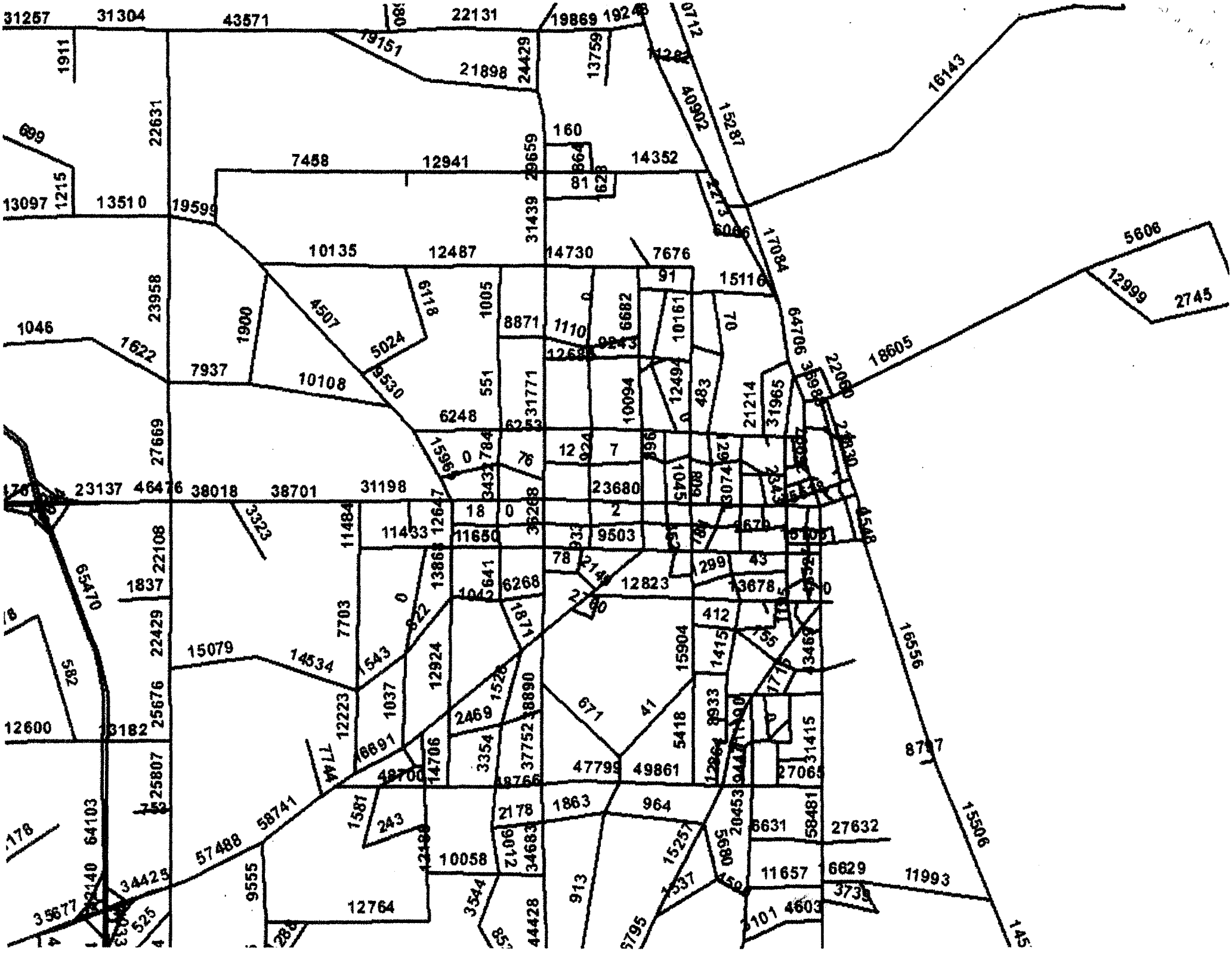
[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Jodah B. Bittle, P.E.

FROM: Clarissa Davis, Planner

RE: Indian River Commerce: PD, Planned Development (Zoning Atlas Amendment)

DATE: November 18th, 2015

Mr. Bittle,

I have reviewed the proposed Indian River Commerce project located at 401 and 411 S Indian River Drive and have produced the following comments:

1. This review is contingent upon the approval of the Minor Replat application.

2. Photometric Plan is needed.

3. Retail parking requirement is 1 space per 200 square feet. Plans indicate three-hundred. **Code Section 22-60(d)(2)(a)4 Other retail establishments which do not exceed 50,000 square feet of gross floor area; 1space for each 200 square feet of gross floor area.**

4. The small business parking exemption of 1,200 square feet was divided and applied to the retail and office space. A total of 96 parking spaces are required. Please partner with property owners at 415 S 2nd Street or/and 505 S 2nd Street to establish a joint parking agreement to be submitted prior to City Commission. If not available please submit payment in lieu of for required spaces.

5. Will there be assigned/reserved parking spaces for the residents?

6. Please note what the acreage will be for the residual parcel with and without the right-of-way abandonment.

7. Proposed setbacks are drastically reduced by 60% and 33%. Please note that proposed setbacks should reflect what the abutting zoning district requires, however, the City Commission has the authority to amend or approve what is proposed. Conditions that a setback reduction may be considered can be found in code Section 22-40(b)2.

8. If Minor Plat is approved, please conduct a Unity of Title for the residual properties on west side of Indian River Drive.

9. Please notate within narrative if uses will comply with a specific zoning district within the City code or if uses will be determined and be proposed by the applicant.

10. West and South elevations are not within the submittal.

11. Landscaped area is deficient 4 trees. Please provide.
    Code Section 22-187(4)b The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,



Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

SUBJECT: **Indian River Commerce Planned Development**
401 South Indian River Drive
TRC Project No. 15-43900003

RECEIVED
DEC 31 2015
CITY OF FORT PIERCE
PLANNING & ZONING

DATE: December 31, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 29, 2015

- [x] Planned Development Plans
- [ ] P/D Drawings & Approved Site Plan
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we [x] Recommend; [ ] Do Not Recommend

- [x] Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for comments

JRA/tst

Indian River Commerce Center
Site Plan
November 12, 2015

St. Lucie County Public Works/Engineering Comments

1. The applicant is advised that a St. Lucie County Right of way permit shall be required for construction activities within the County right of way for Indian River Drive. Please contact Selena Griffett, P.E. at 462-2153.
2. The applicant is advised that a St. Lucie County Road Improvement Agreement (RIA) together with the appropriate surety may be required for the proposed improvements within the County right of way. Please contact Ron Harris, County Surveyor at 462-1721 for additional details. Please note that a County right of way permit will not be issued until the agreement and surety have been provided.
3. The applicant is advised that a St. Lucie County Right of way permit shall be required for the proposed water and wastewater connections. It is noted that an RIA and surety will not be required provided that FPUA is submitting and signing the permit application. Please contact Selena Griffett, P.E. at 462-2153.
4. What is the status of the SFWMD permit and FDEP permit?
5. Sheet 2; Temporary construction access; the reference to Seaway Drive should be revised to indicate Indian River Drive.
6. Sheet 5; Building setbacks; will the applicant be seeking a variance from the City of Ft. Pierce BOA?
7. Sheet 5; a portion of the proposed brick paver sidewalk will be on private property. The City of Ft. Pierce will require a pedestrian easement.

Ron Harris, PLS
County Surveyor

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Foglia Contracting Corp.

SITE PLAN: Indian River Commerce – 401 S Indian River Drive (PD, Planned Development; Minor Plat) TRC Project #15-43900003

REVIEW DATE: 11/16/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: __X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Parking Garage Needs to support 38 tons.**
4. **Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#15-63 ■ **HISTORIC PRESERVATION BOARD APPROVAL** ❑ **ADMINISTRATIVE APPROVAL**

Site address 401 & 411 S. Indian River Drive

❑Contributing ■Non-Contributing ❑Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Construction of the **Indian River Commerce** – retail space, office space and 11 residential units with parking and landscaping, as shown on the attached side plan.	City Commission approval of the proposed PD Zoning and Abandonment of the part of 2nd Street Right-of-Way.	Secretary of Interior's Standards for the Rehabilitation of Historic Properties, number 9 and 10 and City Code Section 22-59. *Design Review Standards.*

APPROVED:

Board Approval

ML FOR CHAIRMAN SAMSON 2/29/2016

Paul Samson, Chair — 2/22/2016 Date
Historic Preservation Board

Administrative Approval

Maria Lewicka — Date
Historic Preservation Planner

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	TMH, LLC 2277 North Circle, Palatine, IL 60067 TA1 (IRD) LLC 266 Park Drive, Palatine, IL 60067	Mail
Applicant	Foglia Contracting Corp. 1555 Indian River Blvd Vero Beach, FL 32960	Mail
Other	Marc Meyers, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Linda Cox, City Clerk (***via email***)

FROM: Robert V. Schwerer, City Attorney

SUBJECT: 401 & 411 South Indian River Drive – Rezoning

DATE: March 16, 2016

The attached Ordinance No. 16-008 providing for a rezoning of properties located on the west side of 401 & 411 South Indian River Drive is approved as to form and correctness. Attached to the Ordinance is an Exhibit "B" setting out the Development Plan for the subject Planned Development which includes a strip of land currently a part of the South Second Street Right-of-Way (ROW) located on the east side of the street. From a logistics standpoint, the companion ROW abandonment ordinance (Ordinance No. 16-007) should be coupled with this rezoning when it is presented to the City Commission for public hearing and approval.

Additionally, as set out in previous memos from Legal, we are recommending that the abandonment of the ROW be conditioned on site plan approval and issuance of a building permit for the Development Plan. This would be consistent with the City Commission's prior approval and conditions imposed on both the St. Andrews School and Mosaics ROW abandonments and assure the development is actually built.

We further note there is discussion in prior Planning Department memos of the need for a utility easement in the area of the abandoned ROW adjacent to South Second Street. It is unclear from the Staff reports whether a new easement will be needed, or whether there will be a reservation of an easement to the City in the abandonment ordinance. In either event, something should be mentioned in the Ordinance concerning a utility easement and this was pointed out in our March 1, 2016 memorandum, a copy attached.

Finally, it is assumed that Staff will be presenting to the City Commission an acceptable Appraisal of the value of the ROW parcel being abandoned for purposes of compensation to the City.

Please let me know if you have any questions concerning the above.

Robert V. Schwerer, Esq.
City Attorney

/mlp
cc: Fort Pierce Mayor and Commissioners (***via email***)
Nicholas Mimms, City Manager (***via email***)
John R. Andrews, City Engineer (***via email***)
Rebecca Grohall, Planning Manager (***via email***)

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: Nicholas Mimms, City Manager (***via email***)

FROM: Robert V. Schwerer, City Attorney

SUBJECT: 401 South Indian River Drive – City Surplus Parcel
411 South Indian River Drive – Right of Way Abandonment

DATE: March 1, 2016

Legal was previously provided with a package of documents, copy attached, from the Planning Manager by way of memorandum dated February 11, 2016 seeking review and approval of two (2) proposed right of way abandonment Ordinances. The following is an abbreviated narrative of what you and I have already discussed in detail.

After review of the City's records and certain instruments that are recorded in the public records, it is determined that the described parcel of land in the vicinity of 401 South Indian River Drive is not right-of-way, but rather, a City owned property. This has been confirmed in consultation with the City Engineer. Accordingly, the ROW abandonment process is not applicable. Instead, if it is Staffs' recommendation, the parcel may be disposed of as surplus property in accordance with the procedure set out at Section 13 of the City Charter, copy attached for reference.

Concerning the parcel located adjacent to 411 South Indian River Drive, such parcel is confirmed as platted right-of-way. Accordingly, the process for ROW abandonment would apply, and the matter can proceed accordingly but the Ordinance will need revisions as discussed below.

First, the title of the proposed Ordinance abandoning the South Second Street right of way is incorrect. It refers to the right of way as "Lying on the West Side of South 2nd Street" , when in fact the ROW strip is on the East side of South 2nd Street. This needs to be corrected.

Second, there is no information in the packet of documents showing that each of these parcels have been researched as to location of utilities or other facilities such as stormwater drainage structures for which the City will need to retain an easement. Please request Staff provide documentation that each of these parcels have been researched and

the appropriate utility providers have been notified accordingly. It is also suggested that the City Engineer provide input as to whether a general easement should be retained for such future utilities or other underground facilities as may be needed for future use. In reference to the Second Street abandonment, the Staff Report indicates the applicant will provide a replacement easement along with property for utilities, sidewalks and lighting. The location and legal description of this easement should be identified and the proposed Ordinance abandoning the right of way should specify a reservation of such easement, or in the event the easement exceeds the width of the strip being abandoned, there should be a grant of easement document separately executed by the current owner.

As you are aware, it has been the past practice of the City as demonstrated by the right of way abandonments recently approved for the St. Andrew's and the Mosaic's projects that the City generally conditions the abandonment on the applicant or its successor obtaining site plan approval and commencing construction of the improvements on the parent parcel. In order to remain consistent with the City's past practices, it is recommended that the right of way abandonment on Second Street be subject to such condition, and that this condition be included in the Ordinance.

Please let me know if you have any questions concerning this memorandum or the comments of this office.

Robert V. Schwerer, Esq.
City Attorney

/mlp
Attachment
cc: Fort Pierce Mayor and Commissioners (***via email***)
John R. Andrews, City Engineer (***via email***)
Rebecca Grohall, Planning Manager (***via email***)

Sec. 13. - Sale or lease of certain city owned property; notice; deposit or bond.

(a) The city commissioners of the city are hereby expressly authorized to lease or sell and convey any property, real or personal, belonging to the city and not required for public purposes, provided, however, that no lease beyond a term of one year or sale of any real property shall be made unless notice thereof shall be published once a week for two (2) consecutive weeks in some newspaper of general circulation published in the said city, calling for bids for the lease or purchase of the real estate so advertised to be leased or sold and in each case the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted unless the commissioners shall reject any and all bids. The city commissioners may require a deposit to be made or a surety bond to be given in such form or in such amount as the commission shall determine with each bid submitted.

(b) In exercising the powers conferred in section 13(a) of this charter the city commissioners may lease or sell any such property, real or personal, for such price and upon such terms and conditions as the said commissioners shall deem proper provided, however, that in giving notice for the lease or sale of the real estate the terms and conditions shall be stated in such notice. In making any lease or sale or [of] property under this act, the commission is hereby authorized and empowered to lease or convey title to such property to the lessee or purchaser thereof and to execute a proper lease or conveyance thereof.

(c) Whenever, in the opinion of the commission of the city, the city holds and possesses any real or personal property not needed for city purposes and such property may be to the best interest of the city, exchanged for other real or personal property which the city may desire to acquire for city purposes, the said commission of the city is authorized and empowered to make such an exchange; provided, however, before any exchange of property shall be effected a notice setting forth the terms and conditions of any such exchange of property shall be first published once a week for two (2) consecutive weeks in a newspaper of general circulation published in the city before the adoption by the commission of a resolution authorizing the exchange of such properties.

(d) If the United States of America, or any department or agency thereof, the State of Florida or any political subdivision or agency thereof, or any municipality of this state should desire any real or personal property that may be owned by the city for public or community interest and welfare, then the United States of America, or any department or agency thereof, state or political subdivision[,] agency or municipality may apply to the commission for a conveyance or lease of such property. The commission, if satisfied that such property is required for such use and is not needed for city purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such commission may fix regardless of the actual value of such property. The fact of such application being made, the purpose for which the property is to be used and the price or rent therefor shall be set out in a resolution duly adopted by such commission. In case of a lease the terms of such lease shall be recited in such resolution. No advertisement shall be required.

(e)

The provisions of section 13, subsections a, b, c, and d, shall not be construed to cover the sale or disposition of those lands conveyed to the city for a specific purpose and containing a reversionary clause whereby said lands shall revert to the grantor or grantors upon failure to use said real property for such purposes.

(f) The provisions of this section shall not apply to the sale of any public utility plant owned by the city.

(g) The provisions of this section shall not apply to the sale or exchange by the city of any obsolete, outmoded, unusable or unserviceable piece of equipment or parts or supplies therefor.

(Laws of Fla., Ch. 65-1556, § 1)

Amendment note—Subsection (g) was added to § 13 by Ch. 65-1556, § 1.

City Commission Regular Meeting **Agenda Item # 11. h.**

Meeting Date: 03/21/2016

Re: Conditional Use w/ New Construction & Design Review – Indian River Villas – 401 S. Indian River Drive

---

SUBJECT:

Approve with conditions an application Conditional Use w/ New Construction & Design Review submitted by Foglia Contracting Corp. to construct a multi-family development at 401 & 411 S. Indian River Drive. Property is zoned C-1, Office Commercial. (Parcel ID 2410-808-0017-000-7; 2410-808-0019-000-1).

SUMMARY:

Approval of a Design Review and Conditional Use with New Construction application proposing 23 multi-family units.

RECOMMENDATION:

Staff recommends that the City Commission approve the Conditional Use with New Construction application with the following conditions:

1. Right-of-way abandonment must be approved by City Commission.
2. Provide easements for all FPUA utilities.
3. The property is deeded to separate the west side from the east side of Indian River Drive prior to building permit.

ALTERNATIVES:

Approve w/ additional conditions.

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Manager

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Staff Report

Applications
Property Record Cards
Deeds
Site Plan, Civil, Landscape, etc.
Elevations
Capacity Analysis
Environmental Assessment
TRC Comments
COA #15-62

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:33 PM

Form Started By: Clarissa Davis
Started On: 03/01/2016 03:09 PM
Final Approval Date: 03/14/2016

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use w/ New Construction & Design Review – Indian River Villas – 401 S. Indian River Drive

DATE: March 1st, 2016

STAFF REPORT

Owner: TMH, LLC
2277 North Circle Drive, Palatine, IL 60067

TA1 (IRD) LLC
266 Park Drive, Palatine, IL, 60067

Applicant/Representative: Foglia Contracting Corp.
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

Requested Action: Approval of a Design Review and Conditional Use with New Construction application proposing 23 multi-family units

Location: 401 & 411 S. Indian River Drive

Parcel IDs: 2410-808-0017-000-7; 2410-808-0019-000-1

Current Zoning: C-1, Office Commercial

Current Future Land Use: CBD, Central Business District

Surrounding Zoning:

North	East	South	West
C-1	n/a	C-1	C-1

Parcel(s) Size: 1.46 acres

Staff Analysis:

The applicant, Foglia Contracting, LLC, is proposing a 23 unit condominium located at 401 South Indian River Drive. The location is made up of two parcels, however the project will only encompass the east side of Indian River Drive. Both properties are zoned C-1, Office Commercial which allows multi-family developments via Conditional Use approval. The property also has an underlying future land use of CBD, Central Business District which allows a maximum of 30 dwelling units per acre.

The project contains one residential building on .96 acres of land. The structure will be a total height of 64'-8 ½" and will encompass 40 percent of the lot. A total of 46 parking spaces are provided including 2 handicap spaces and motorcycle parking. While 12 of the parking spaces are exposed to weather, the remainder is located underneath the first floor of the building. Though parking and building footprint claim 64 percent of the site, green open space is noted at 35 percent.

The architectural style will be of Key West aesthetic with stucco material on the elevation and a standing seam metal roof. Such a style complies with City Design Review standards, as it encourages the use of regional architectural patterns in new developments. Appropriate detailing and fenestrations are present on both the east and west elevation, enhancing the architectural style and giving visual relief along the long stretch of frontage visible from the public right-of-way. These features along with the many facets of the project have been reviewed and comply with Design Review standards present in code Section 22-59.

Vegetation is also installed throughout the site. A Plum Pine hedge will be aligned along the north, south and west property line. A number of Coconut Palms, Montgomery Palms, Foxtail Palms and more will be provided.

The applicant is also proposing infrastructure for the continuation of the Citrus Avenue right-of-way. A kayak launch with 10 parking spaces and 1 handicap space will be installed and open for the public to use.

This property is part of the River's Edge Historic District which was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is confident that this new development would be an appropriate addition to the area.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their December 8th, 2015 meeting the Planning Board approved the application with a 9-1 vote.

Historic Preservation Board Recommendation:

The Historic Preservation Board at their January 11th meeting approved COA 15-62.

Staff Comments:

Staff recommends that the City Commission approve the Conditional Use with New Construction application with the following conditions:

1. Right-of-way abandonment must be approved by City Commission.
2. Provide easements for all FPUA utilities.
3. The property is deeded to separate the west side from the east side of Indian River Drive prior to building permit.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
OCT 26 2015
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 401 and 411 S Indian River Dr

Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1

Project description Indian River Villas - 23 multi-family residential units

TMH, LLC	Foglia Contracting Corp.
Property Owner(s)	**Applicant/Representative, Title, Company**
2277 No Circle Dr	1555 Indian River Boulevard, Unit B141
Street Address	Street Address
Palatine, IL 60067	Vero Beach, FL 32960
City State Zip	City State Zip
846-337-1756	954-444-6125
Phone Number	Phone Number
mabinanti@comcast.net	jf33067@aol.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Thomas Mbinanti as MANAGER
Thomas M Abinanti
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ ILLINOIS -- COUNTY Cook

The foregoing instrument was acknowledged before me this 23 day of October, 2015, by Thomas Abinanti who is personally known to me or has produced Drivers License as identification.

"OFFICIAL SEAL"
LIZA V DANIEL
Notary Public, State of Illinois
My Commission Expires June 24, 2018

Signature of Notary

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

City of Fort Pierce

Planning Department

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊Urban Design ◊ Zoning

Design Review

Property address or Location 401 and 411 S Indian River Dr
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1
Project Description Indian River Villas - 23 multi-family residential units

TA1 (IRD), LLC	Foglia Contracting Corp.
Property Owner(s)	Applicant/Representative, Title, Company
266 Park Dr	1555 Indian River Blvd, Unit B141
Street Address	Street Address
Palatine, IL 60067	Vero Beach, FL 32960
City State Zip	City State Zip
846-337-1756	954-444-6125
Phone Number	Phone Number
mabinanti@comcast.net	jf33067@aol.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Thomas Abinanti
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Illinois -- COUNTY Cook
The foregoing instrument was acknowledged before me this 23 day of October, 2015, by

Thomas Abinanti who is personally known to me or has produced

Drivers License as identification.

Liza V Daniel
Signature of Notary

"OFFICIAL SEAL"
LIZA V DANIEL
Notary Public - State of Illinois
My Commission Expires June 24, 2018
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Property Identification

Site Address:	401 S INDIAN RIVER DR
Parcel ID:	2410-808-0017-000-7
Account #:	23895
Map ID:	24/10G
Use Type:	1000
Zoning:	C1
City/County:	Fort Pierce

Ownership

TA1 (IRD) LLC

266 Park Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)



Current Values

Just/Market Value:	$631,700
Assessed Value:	$631,700
Exemptions:	$0
Taxable Value:	$631,700

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.93
Land Size (SF):	40,686

Sale History

Date:	Jul 3, 2013
Book/Page:	3546 / 2306
Sale Code:	0130
Deed:	WD
Grantor:	DCGG LLC,
Price:	$635,000
Date:	Jun 25, 2004
Book/Page:	2008 / 0416
Sale Code:	00
Deed:	WD
Grantor:	Bryan Jr,Ben L
Price:	$1,500,000
Date:	Dec 1, 1986
Book/Page:	0526 / 1175
Sale Code:	00
Deed:	CV
Grantor:	

Price:	$300,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$631,700
Just/Market:	$631,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$631,700
Exemption(s):	$0
Taxable:	$631,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	4	Fort Pierce Stormwater Charge	$216.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F01-0000415
Description:	Additions to existing construction
Amount:	$1,344
Fee:	$0
Number:	F98-001205
Date:	Sep 22, 1998
Description:	Roof
Amount:	$7,500
Fee:	$7,500
Number:	MC2003-19
Date:	Feb 20, 2003
Description:	Air Conditioning Only
Amount:	$2,350
Fee:	$75
Number:	0800001239
Date:	Mar 30, 2009
Description:	Alterations/Remodeling
Amount:	$2,000
Fee:	$50
Number:	BP09-1483
Date:	Oct 15, 2010
Description:	Demolition
Amount:	$0
Fee:	$130
Number:	BP09-1483
Date:	Nov 15, 2010
Description:	Demolition
Amount:	$0
Fee:	$200

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address:	411 S INDIAN RIVER DR
Parcel ID:	2410-808-0019-000-1
Account #:	23896
Map ID:	24/10G
Use Type:	0000
Zoning:	C1
City/County:	Fort Pierce

Ownership

TMH LLC

2277 No Circle Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOT 3 (MAP 24/10G)
(OR 1814-1626)

Current Values

Just/Market Value:	$332,000
Assessed Value:	$332,000
Exemptions:	$0
Taxable Value:	$332,000

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.53
Land Size (SF):	22,898

Sale History

Date:	Sep 25, 2003
Book/Page:	1814 / 1626
Sale Code:	00
Deed:	WD
Grantor:	MMG Holdings Llc,
Price:	$400,000
Date:	Sep 20, 2001
Book/Page:	1444 / 1613
Sale Code:	00
Deed:	WD
Grantor:	Rech,Mitchell E
Price:	$282,000
Date:	Aug 1, 1972
Book/Page:	0205 / 1844
Sale Code:	00
Deed:	CV
Grantor:	

Price:	$30,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$332,000
Just/Market:	$332,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$332,000
Exemption(s):	$0
Taxable:	$332,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	1.4	Fort Pierce Stormwater Charge	$75.60

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F93-001012
Date:	Jul 16, 1993
Description:	Roof
Amount:	$175
Fee:	$175
Number:	F94-001036
Date:	Aug 25, 1994
Description:	Roof
Amount:	$500
Fee:	$500
Number:	F98-001468
Date:	Dec 21, 1998
Description:	Fence
Amount:	$2,200
Fee:	$2,200
Number:	BP09-1419
Date:	Dec 8, 2009
Description:	Demolition
Amount:	$0
Fee:	$0
Number:	BP09-1419
Date:	Oct 6, 2010
Description:	Demolition
Amount:	$0
Fee:	$130

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3863371 OR BOOK 3546 PAGE 2306, Recorded 08/07/2013 at 11:30 AM
Doc Tax: $4445.00

This Instrument Prepared by/Return To:
FRANK H. FEE, III, ESQUIRE
FEE, DEROSS & FEE, P.L.
426 Avenue A
Fort Pierce, Florida 34950

Consideration: $635,000.00
DOCUMENTARY STAMPS: $4,445.00
Tax ID No: 2410-808-0017-000-7

COPY

WARRANTY DEED

THIS WARRANTY DEED, made this 3 day of July, 2013 by **DCGG, LLC, a Florida limited liability company,** whose post office address is 426 Avenue A, Fort Pierce, FL 34950, hereinafter called the Grantor, to **TA1 (IRD), LLC, a Florida limited liability company** whose address is 266 Park Drive, Palatine, IL, 60067, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

COPY

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

This deed was prepared without the benefit of title examination. Grantor and Grantee agree to hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a current search of the public records.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the Presence of:

Witness Signature

Deborah L Carver

Printed Name

Witness Signature

DAVID S. CARVER

Printed Name

DCGG, LLC, a Florida limited liability company

By:MMG HOLDINGS, LLC, an Illinois limited liability company, its Sole Member and Manager

By: _____

Eugene Jozwiak, Manager of MMG HOLDINGS, LLC

STATE OF Illinois
COUNTY OF Cook

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company, as Sole Member and Manager of DCGG, LLC, a Florida limited liability company,** the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said person is personally known to me. ☐Said person provided the following type of identification: DL.

Witness my hand and official seal in the County and State last aforesaid this 3 day of July, 2013.

NOTARY RUBBER STAMP SEAL

Ann E Rocchi

Notary Signature

OFFICIAL SEAL
ANN E. ROCCHI
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION NO. 623870
MY COMMISSION EXPIRES MAY 13, 2017

Printed Notary Name: Ann E Rocchi
Commission No.: _____
Commission Exp.: 5-13-17

COPY COPY COPY

EXHIBIT "A"

Lots 1 and 2, Block D, of ANDREWS AND RICHARDS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida; AND

From the NW corner of Lot 1, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida, public records, run South 89°58' East, 233.86 feet to the point of beginning of the lands herein described: From said point of beginning continue South 89°58' East, 59.9 feet to the West shore of Indian River; thence, meandering the West shore of Indian River, run South 8°26' East, 176.9 feet to the Eastward projection of the South line of Lot 2, Block D, of said ANDREWS AND RICHARDS RE-SUBDIVISION; thence West along the projection of the South line of said Lot 2, 48.3 feet; thence North 12°08' West, 178.9 feet to the point of beginning.

ALSO: A strip of land 4 feet in width measured at right angles to the East line of South Second Street, bounded on the East by the West lines of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida public records; on the North and South by the Westward extensions of the North and South lines, respectively, of said Lots 1 and 2; and on the West by the East edge of existing sidewalk on the East side of South Second Street, in the City of Fort Pierce, Florida; LESS AND EXCEPT right-of-way for Citrus Avenue.

TOGETHER WITH all riparian and littoral rights appertaining to the above described property and all right, title and interest of the grantor in and to any land lying in the bed of any street, road, alley, avenue or highway in front of, adjoining or contained within the above described real property; LESS AND EXCEPT the real property described in Circuit Court Minute Book 26, Page 309, and in O.R. Book 92, Page 524 and 525, respectively.

COPY

COPY

COPY

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, KOBLEGARD & DeROSS
401 So. Indian River Dr.
Fort Pierce, FL 34950
Courthouse Box #25
Property Appraiser's Parcel Identification (Folio Number):
2410-808-0019-000/1
Grantee(s) S.S. #(s):

WARRANTY DEED

COPY

THIS WARRANTY DEED, made the 25th day of September, 2003, by **MMG HOLDINGS, LLC, an Illinois limited liability company**, having its principal place of business at **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173,** hereinafter called the Grantor, to **TMH, LLC, an Illinois limited liability company**, whose post office address is **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173**, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

* Doc Assump: $ 0.00
* Doc Tax : $ 2,800.00
* Int Tax : $ 0.00

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

All of Lot 3, Block D, of RICHARDS AND JAMES ANDREWS RE-SUBDIVISION of Lots 3, 4, 5 and 6 East of the Florida East Coast Railway of Tyler's Subdivision of Government Lot 4, in Section 10, Township 35 South, Range 40 East, being ANDREWS AND RICHARDS ADDITION to Fort Pierce, according to the Plat thereof as recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida, together with all riparian rights.

COPY

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2283353 OR BOOK 1814 PAGE 1626
Recorded:10/06/03 15:53

COPY

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

MMG HOLDINGS, LLC, an Illinois limited liability company

Witness Signature

By: _____
Eugene Jozwiak, Manager

David S. Carver
Printed Name

COPY

Witness Signature

(CORPORATE SEAL)

LYNNE M. FOWLER
Printed Name

STATE OF ILLINOIS
COUNTY OF Cook

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company**, the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said persons is personally known to me. ☐Said person provided the following type of identification:__ _____.

COPY

Witness my hand and official seal in the County and State last aforesaid this 25th day of September, 2003.

NOTARY RUBBER STAMP SEAL

_____
Notary Signature
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

"OFFICIAL SEAL"
DAVID S. CARVER
Notary Public, State of Illinois
My Commission Exp. 02/05/2005

OR BOOK 1814 PAGE 1627

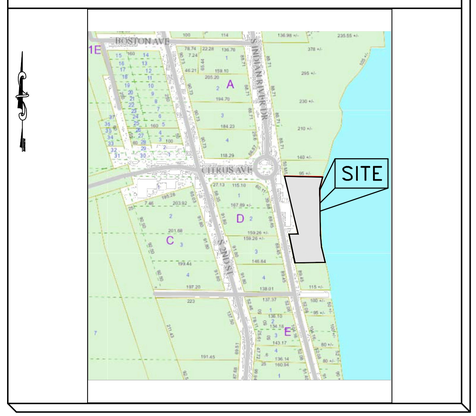
SITE PLAN

FOR

INDIAN RIVER VILLAS

SECTION 10, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND UTILITY PLAN
7A	LANDSCAPE PLAN
7B	IRRIGATION PLAN
8	CROSS SECTIONS
9–11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY

LEGAL DESCRIPTION

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OF LESS.

SITE DATA

OWNER	TA1 (IRD), LLC 266 PARK DRIVE PALATINE, IL 60067-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1505 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	TWENTY THREE (23) MULTI-FAMILY UNITS
PROJECT LOCATION	SOUTHEAST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7
SECTION-TOWNSHIP-RANGE	SECTION 10, TOWNSHIP 35S, RANGE 40E
EXISTING LAND USE	OP (OFFICES – PROFESSIONAL AND BUSINESS SERVICES)
PROPOSED LAND USE	CBD (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)

DEVELOPMENT PARAMETERS :	EXISTING C-1 ZONING	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF	41,707 SF
MINIMUM LOT WIDTH	70 FT	262.3 FT
MINIMUM LOT DEPTH	90 FT	139.7 FT
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	36.3'
SIDE (NORTH)	15'	15.0'
SIDE (SOUTH)	15'	15.2'
REAR (EAST)	15'	15.0'
MAX. LOT COVERAGE BY BLDGS	60%	40.4% (16,847 SF)
MIN. OPEN SPACE	25%	35.3%
MAX. IMPERVIOUS AREA	75%	64.7%
MAXIMUM DENSITY	30 UNITS/ACRE	24.0 UNITS/ACRE
MAX. BLDG. HEIGHT	65'	64'-8 1/2"

AREA CALCULATIONS:

SITE AREAS:		PROPOSED		
EXISTING SITE AREA:	41,707 SF	0.957 AC		
TOTAL DEVELOPABLE AREA::	41,707 SF	0.957 AC	100.0%	
IMPERVIOUS AREA:	26,967 SF	0.619 AC	64.7%	
BUILDING AREA: (FIRST FLOOR)	1,761 SF	0.040 AC	4.2%	
DRIVING AISLE:	21,280 SF	0.489 AC	51.0%	
CONCRETE/SIDEWALK AREA:	2,126 SF	0.049 AC	5.1%	
POOL/PATIO AREA:	1,800 SF	0.041 AC	4.3%	
PERVIOUS AREA:	14,740 SF	0.338 AC	35.3%	
GREEN SPACE:	14,740 SF	0.338 AC	35.3%	

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: 1.5 SPACE PER UNIT
23 UNITS X 1.5 SPACES/UNIT = 35 SPACES
PROVIDED: 46 PARKING SPACES (2-12' HANDICAP SPACES, 12-9.0' SPACES, 32-9.5' SPACES)

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
23 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 179 TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
4/16	4/17

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4', X, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0179 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    - ALL POLES MUST BE BLACK OR BRONZE
    - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT "J 123", ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

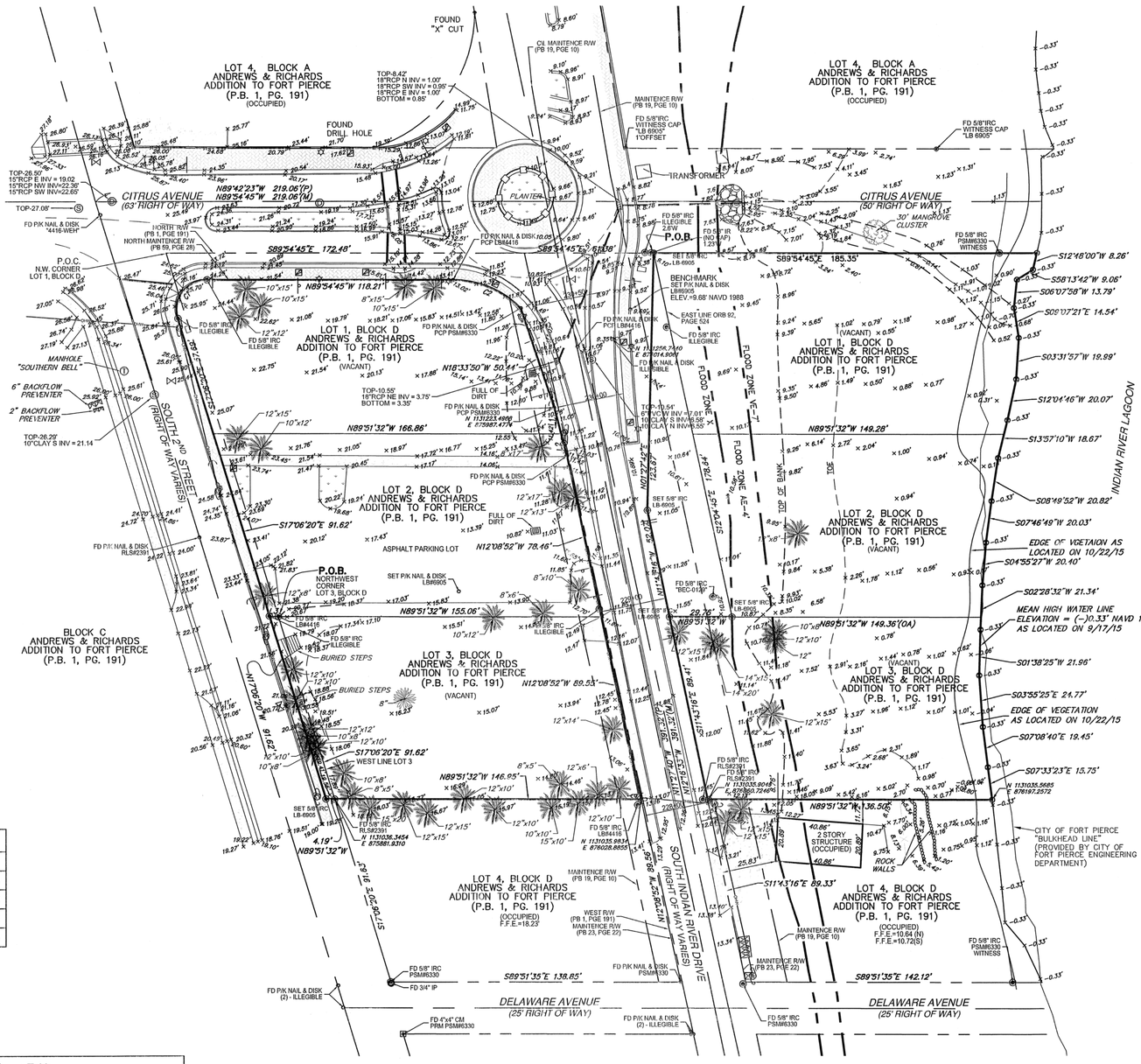
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:

☐ JOSEPH W. SCHULKE, P.E. REG. No 47048
☐ JODAH B. BITTLE, P.E. REG. No 57396
☐ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605

NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.



Report of Survey:

* TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE, & STODDARD, INC.
  d/b/a/ MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BLVD. Suite 201 VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755
* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
* THE LAST DATE OF FIELD WORK WAS: 9/17/15.
* THE BEARING BASE FOR THIS SURVEY IS N 89°51'35"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE, PER THE PLAT, AND SHOWN THEREON.
* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
* NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
* UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
* THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, PER THE NAD 83, (1990) ADJUSTMENT.
* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
* THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD), OF 1988. THE PRIMARY BENCHMARK IS N.G.S. MONUMENT "J 123." ELEVATION = 25.57' (NAVD 1988). THE SECONDARY BENCHMARK IS AS SHOWN.
* THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES: X, AE-4', & VE-7' PER FLOOD INSURANCE RATE MAP # 12111C0179 J, DATED FEB 16th, 2012.

Legal Description:

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,708.39 SQUARE FEET OR 1.87 ACRES, MORE OF LESS.

Line Table		
LINE	LENGTH	BEARING
L1	12.83'	N14°35'01"W
L2	11.21'	N14°35'01"W
L3	4.19'	S89°51'35"E
L4	26.82'	S77°59'10"W

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	27.13'	14.50'	107°11'36"	S36°29'27"W	23.34'
C2	36.28'	45.00'	46°11'35"	N66°48'58"W	35.30'

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
◦ – (PCP) PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
● – (IRC) IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
(OA) – OVERALL
(ORB) – OFFICAL RECORD BOOK
(R) – RADIAL
(NR) – NON-RADIAL
– MANGROVE TREE W/ DIA.
– EXOTIC TREE W/ DIA.
– PINE TREE W/ DIA.
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
NAVD – NORTH AMERICAN VERTICAL DATUM
– TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R/W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON
– PALM TREE W/ DIA.

Certified to:

1. FOGLIA CONTRACTING CORP
2.
3.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

TYPE: Boundary & Topographic Survey		5.			
PROJECT#: 15-055		4.			
DATE: 09/17/15	F.B. 222 PG. 36	3.	11/24/15	REVISE BOUNDARY	CHB
DRAWN BY: SPT		2.	10/21/15	REVISE BOUNDARY	CHB
CHECKED BY: CHB		1.	10/05/15	ADDITIONAL TOPO	CHB
SCALE: 1" = 100'	SHEET: 1 OF 1	NO.	DATE	REVISIONS	BY

PLAT OF SURVEY FOR:

FOGLIA CONTRACTING CORP.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

STATE OF FLORIDA
CHARLES H. BLANCHARD, L.S. #5755



15-086

12

INDIAN RIVER VILLAS

AERIAL PLAN

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
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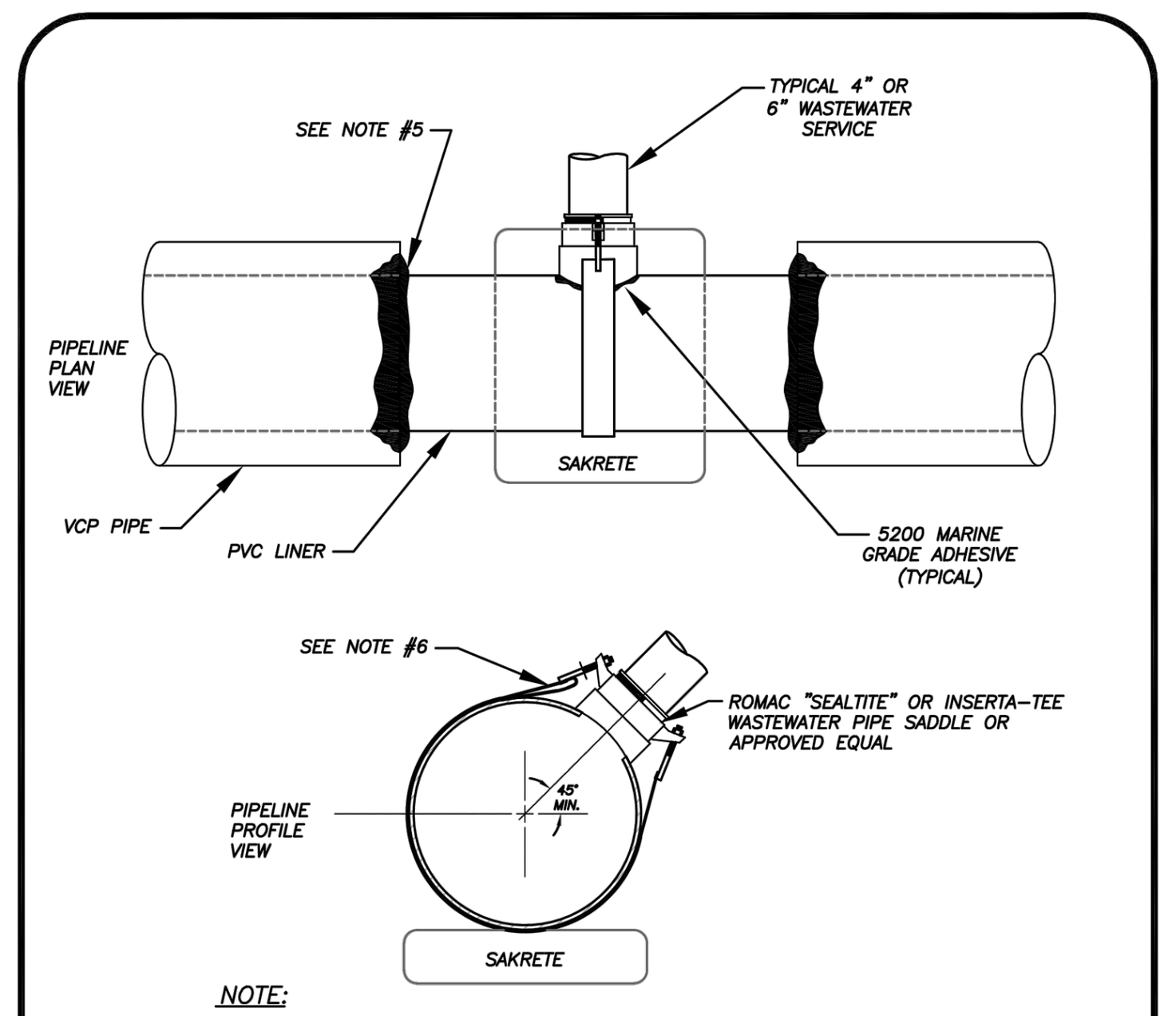
DRAWING	15086-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1"=30'
DATE	9/29/15

MARK	REVISION	DATE
1	REVISED PER C.O.E.P.	10/30/15

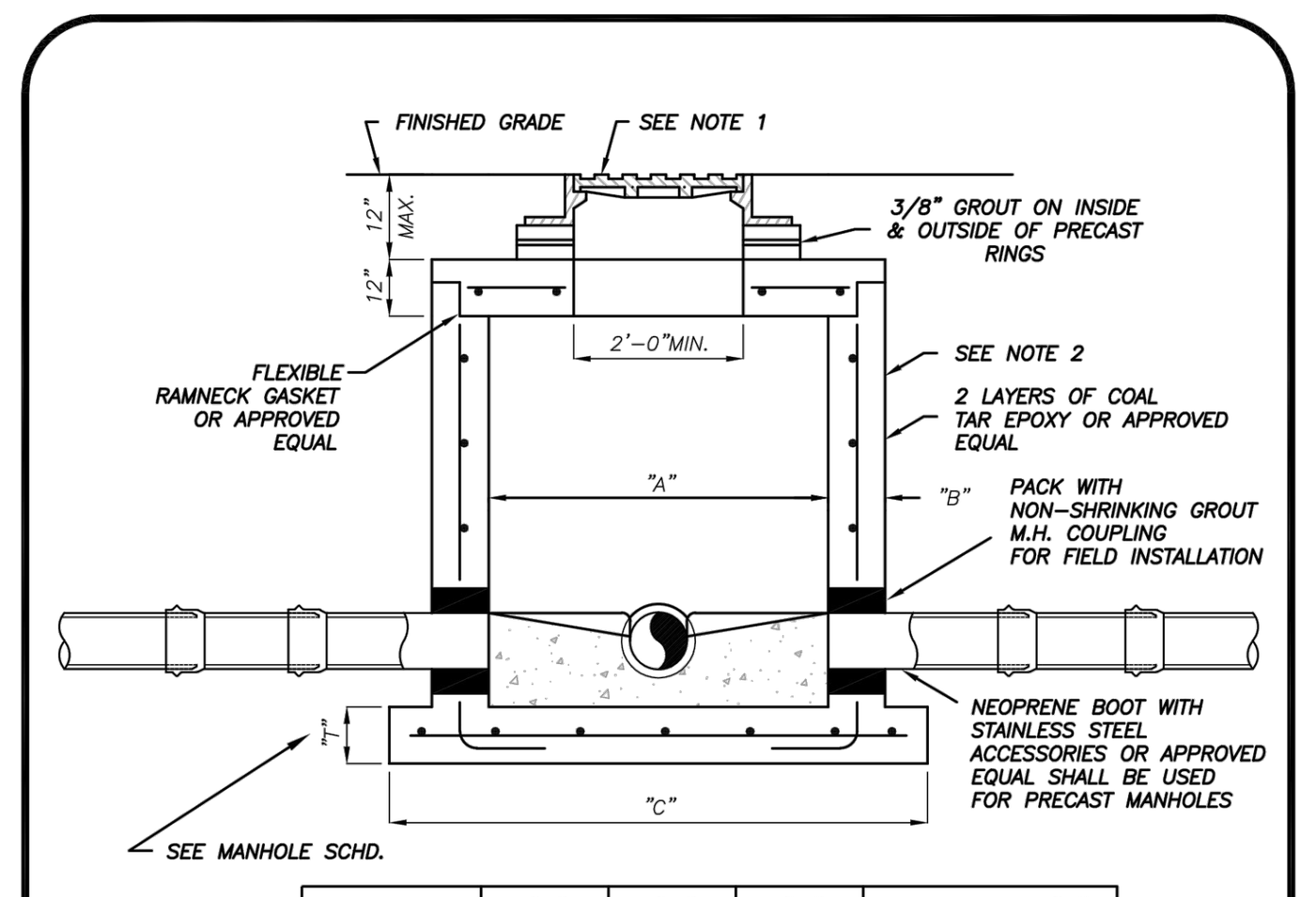


NOTE:

1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN) — S-5
06-2012 | JLC | Dept. — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # SEWER DETAIL 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"8"	76"	8"
30"-36"	5'-0"	"8"	88"	10"
42"-48"	6'-0"	"8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.

2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.

3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.

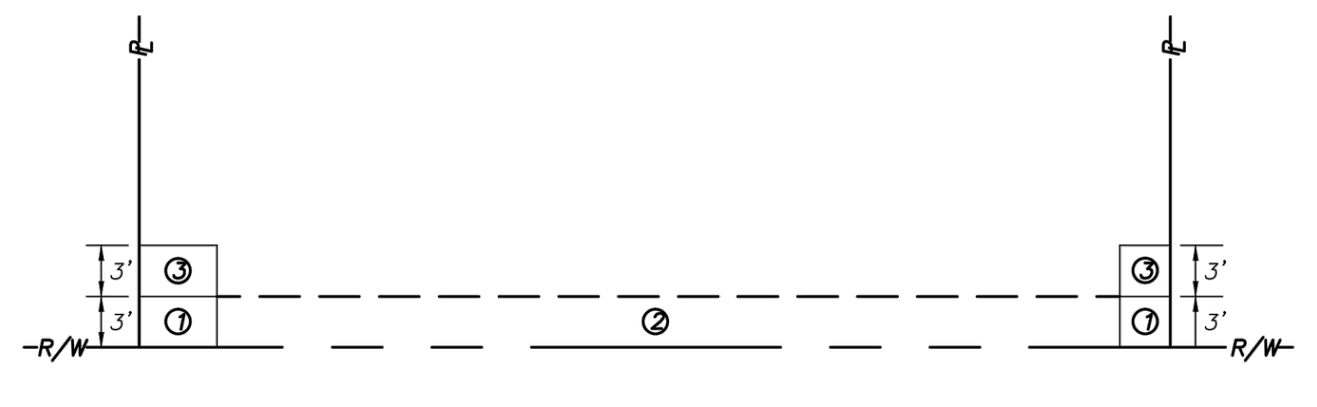
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0" — S-6
02-06 — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # SEWER DETAIL 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:

1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

WATER METER PLACEMENT POLICY — W-1
DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATER DETAILS 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
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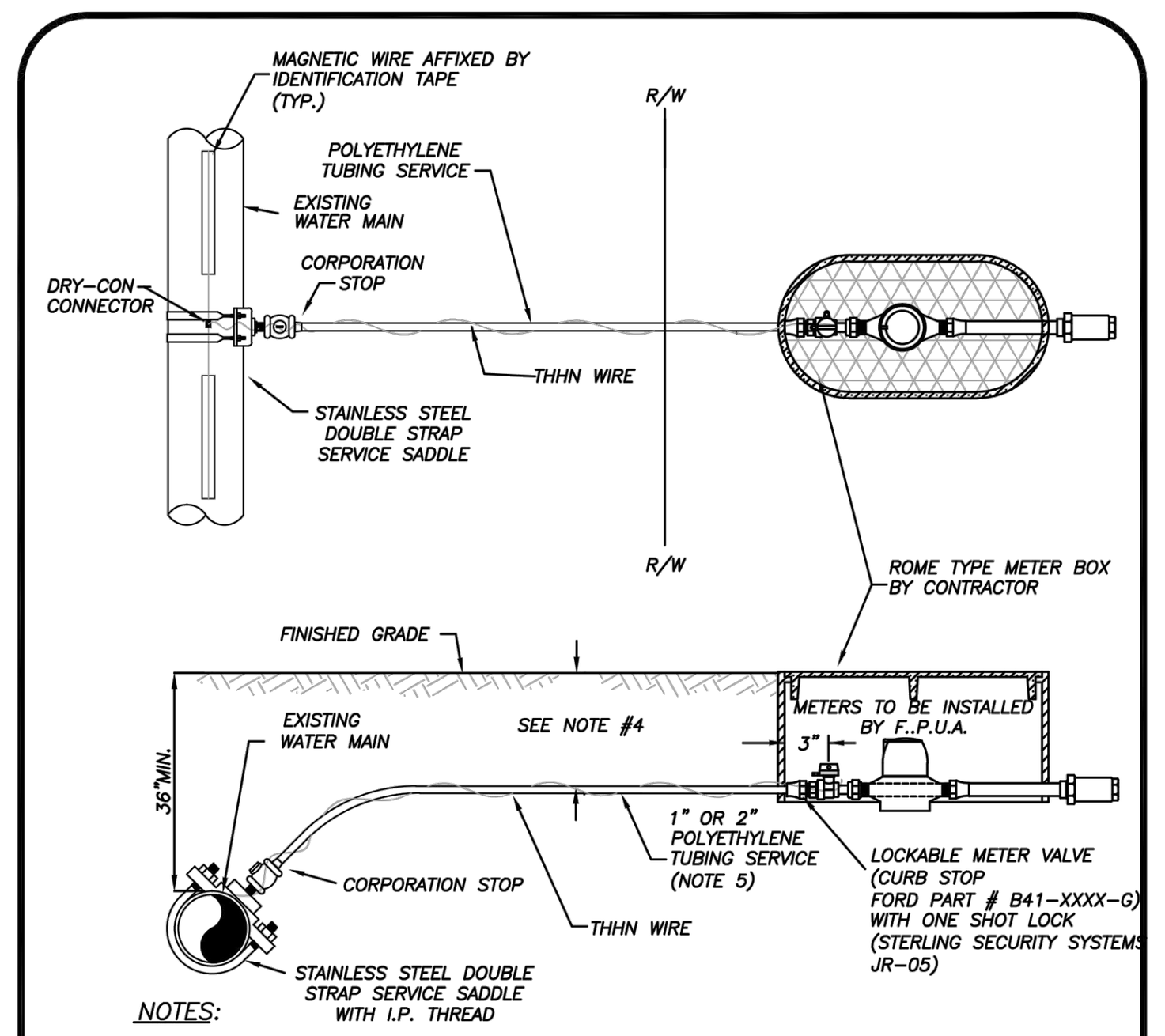
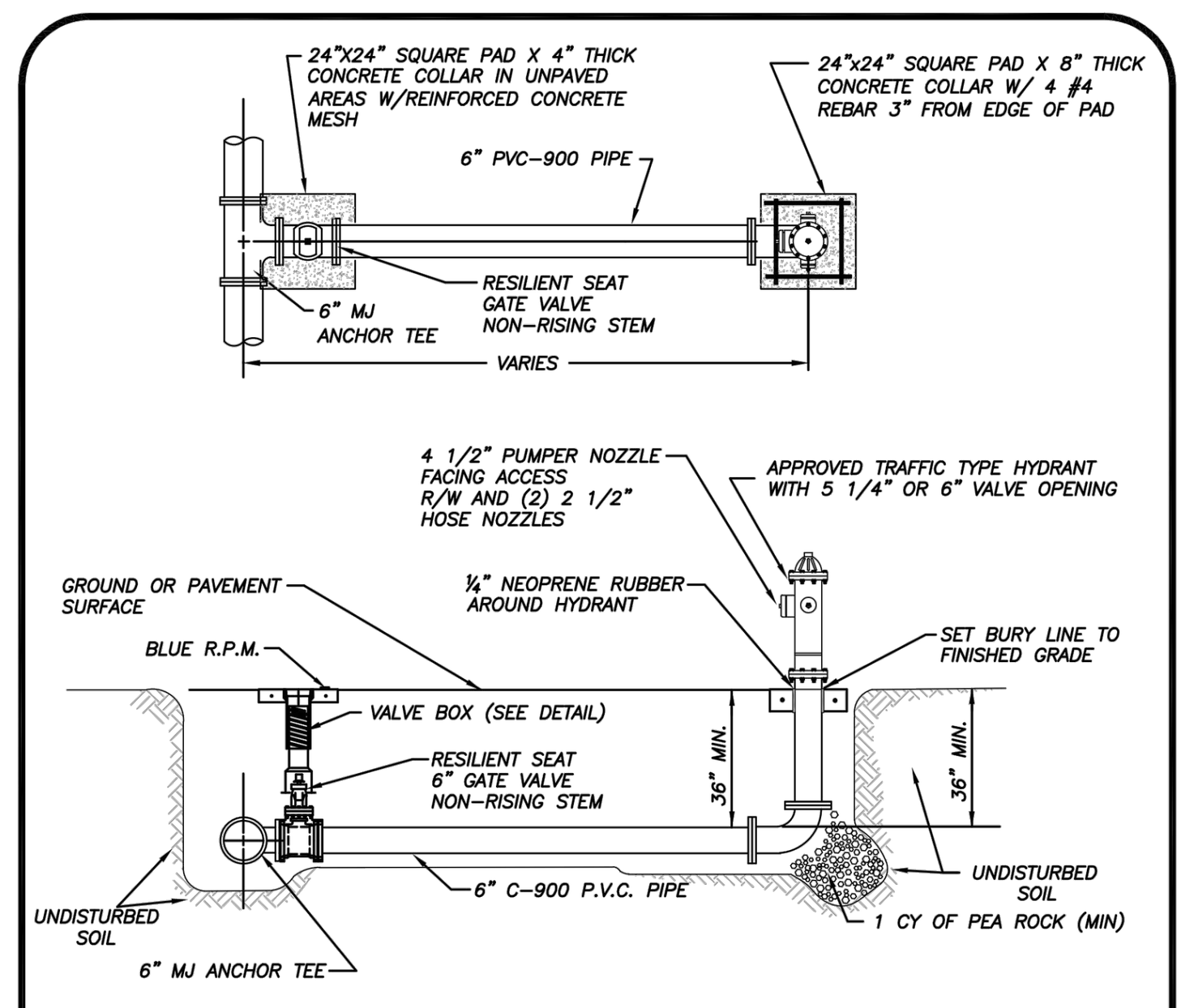


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION — W-2
03-09 | DESIGN | SLL | JLC — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATER DETAILS 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, & AMERICAN AVK, CLOW OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY — W-5
03-09 | DESIGN | SLL | JLC — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
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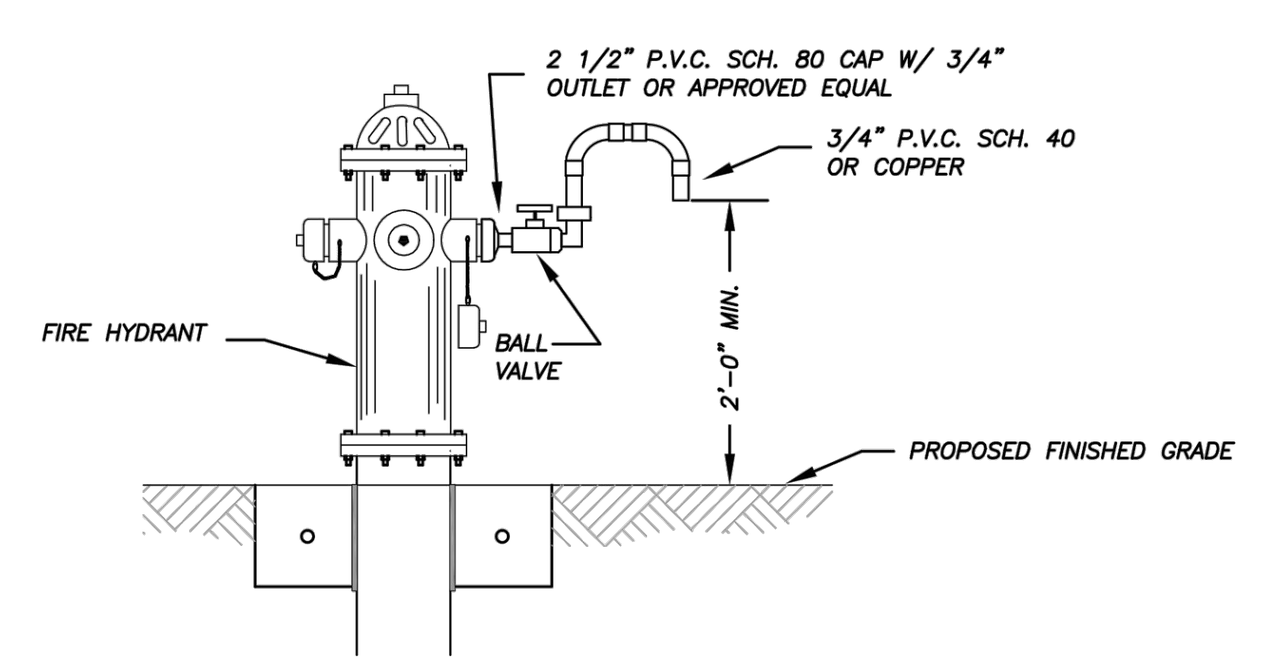
APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BATERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT — W-5A
03-09 | DESIGN | SLL | JLC — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
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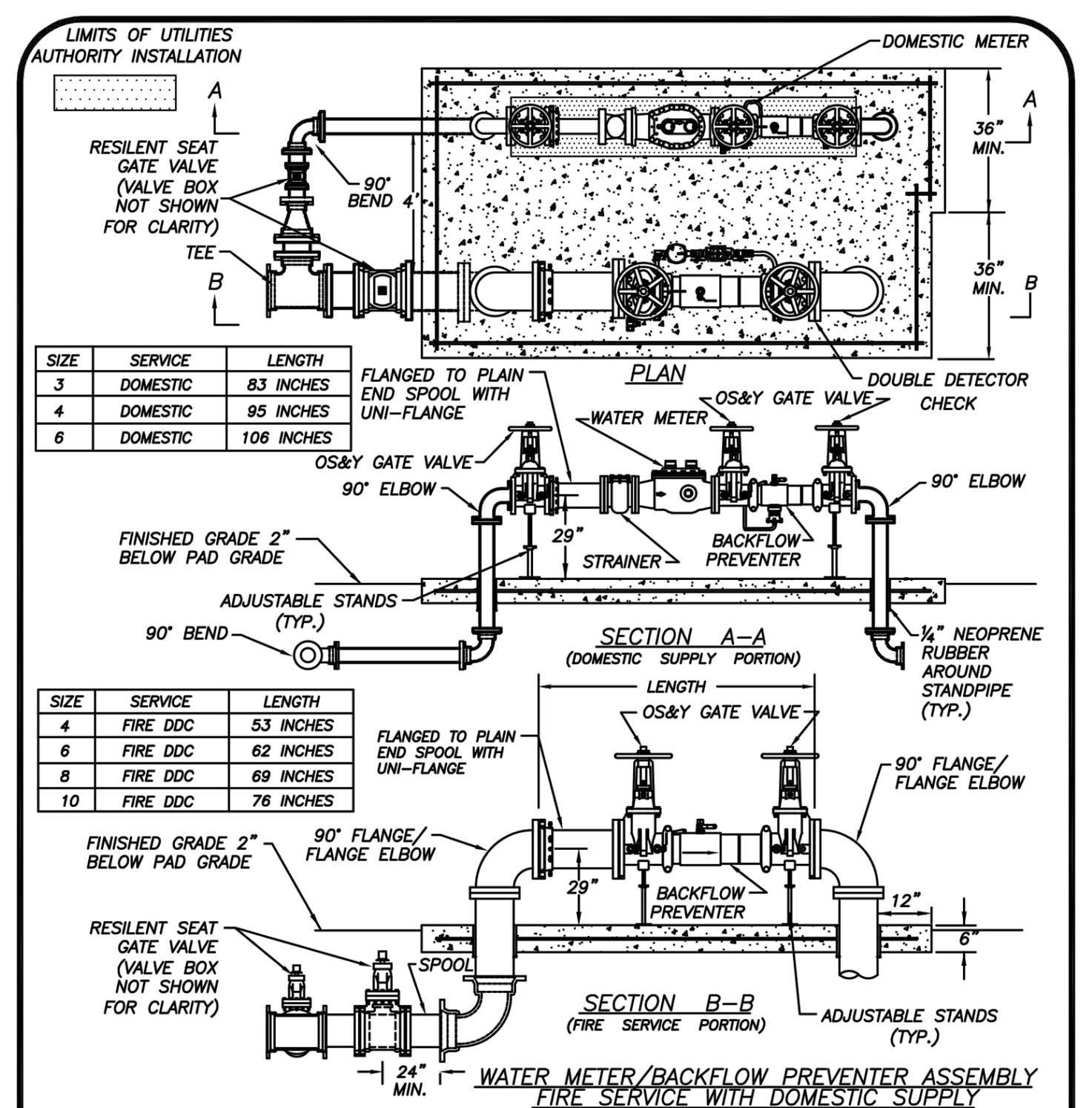
APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	95 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY — W-11
03-09 | CONCRETE PAD | SLL | JLC — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATER DETAILS 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE — ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS — ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS — ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

4) FIRE HYDRANTS — ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES — ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE — 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

MATERIAL UPGRADE NOTES — M-13
2015 — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # MISC DETAILS 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
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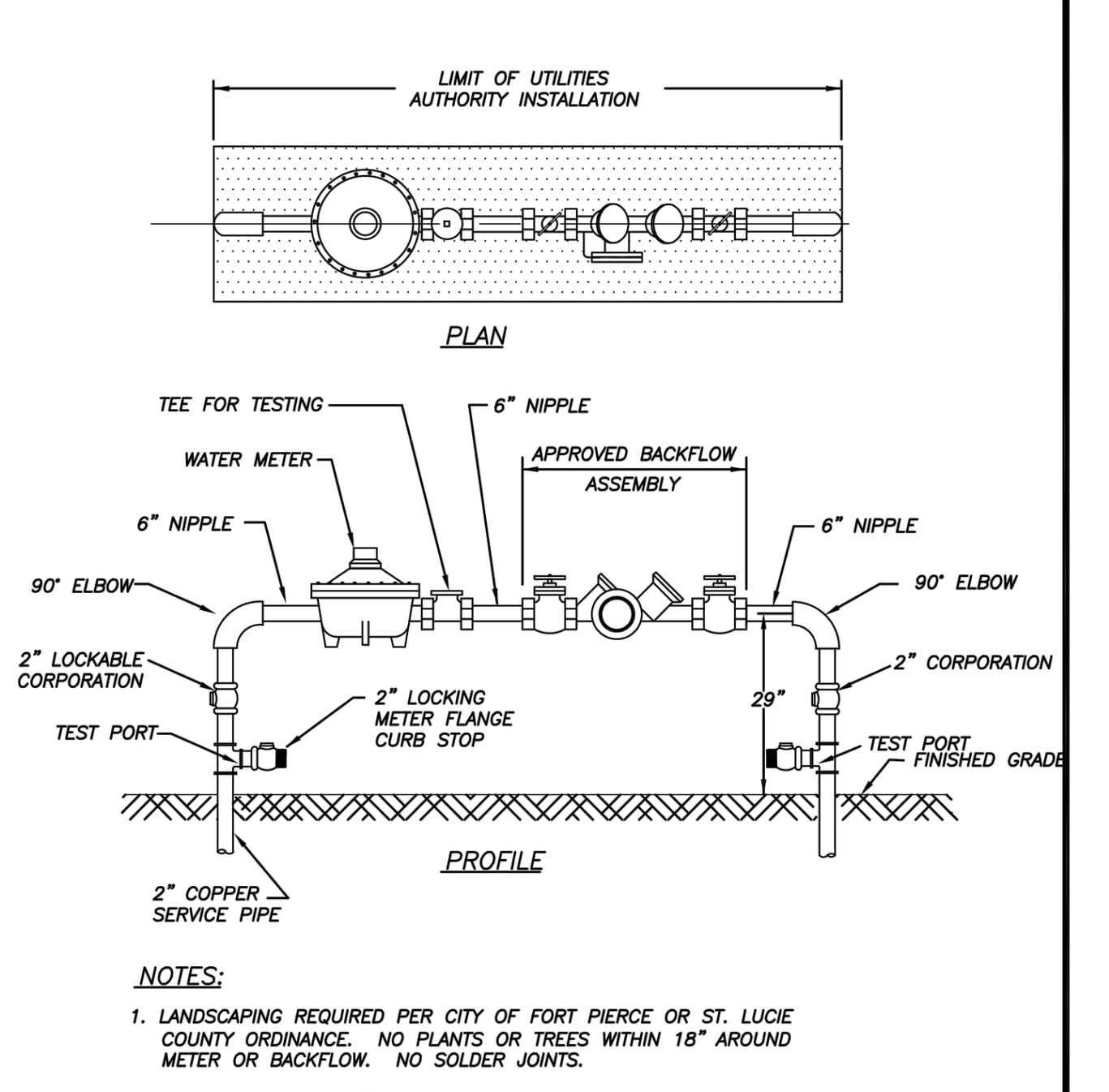

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.

2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS) — W-8
03-09 | DESIGN | SLL | JLC — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATER DETAILS 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.
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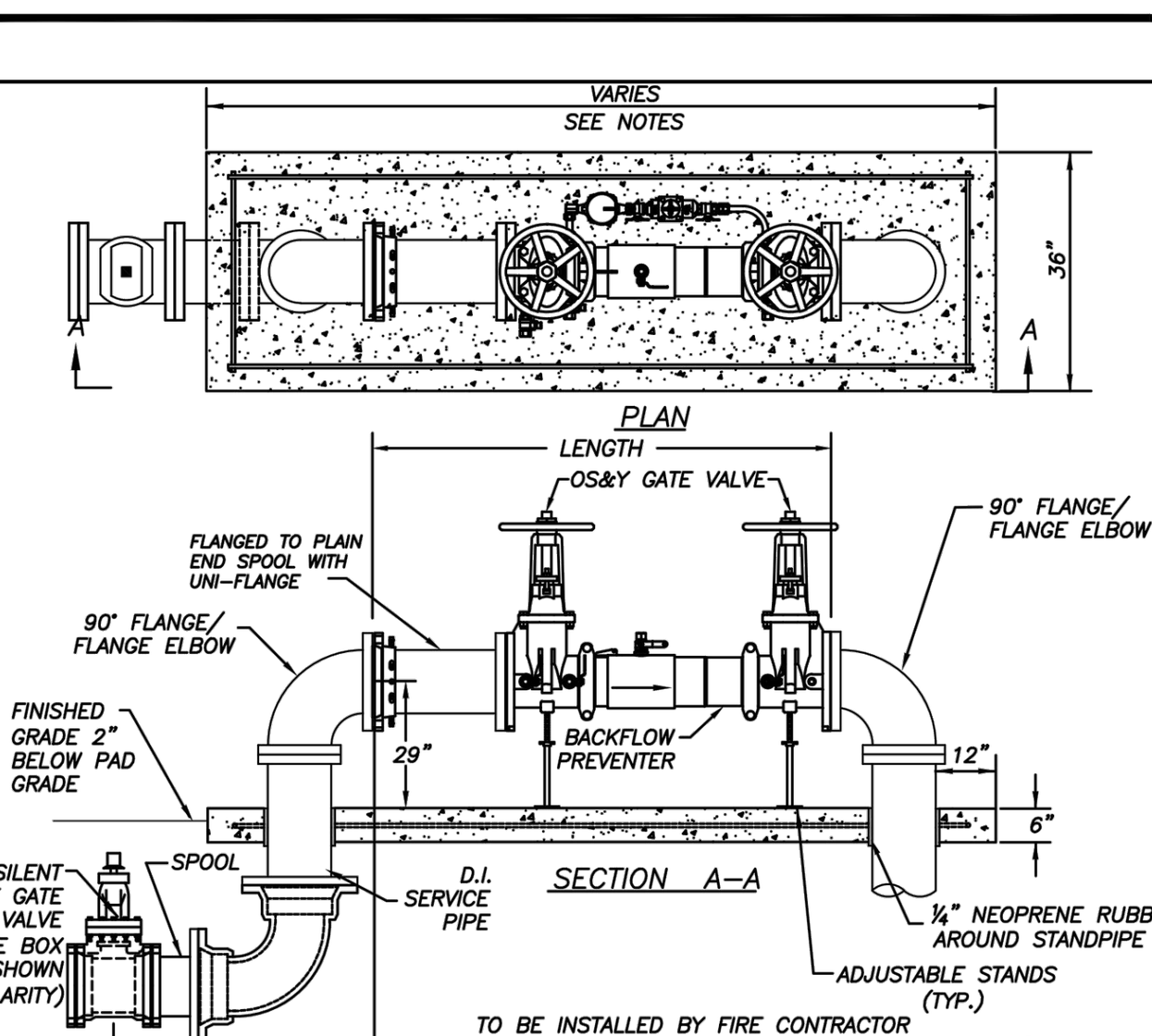


NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

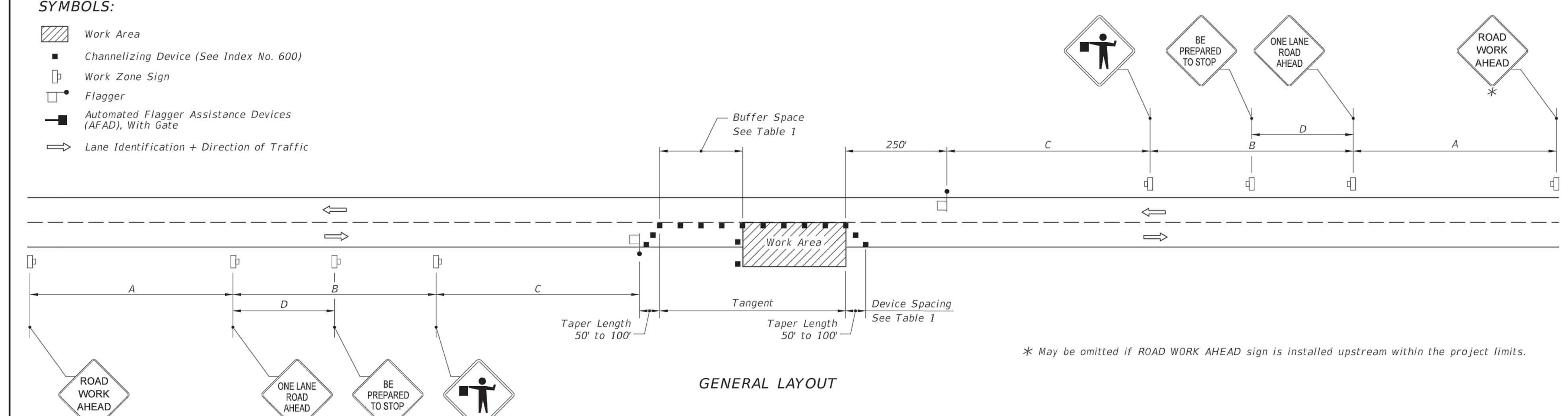
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE — W-10
03-09 | CONCRETE PAD | SLL | JLC — DATE: | REVISION: | BY: | APPD: — WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATER DETAILS 200602.DWG — FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.
APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1

SYMBOLS:

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Flagger
- Automated Flagger Assistance Devices (AFAD), With Gate
- Lane Identification + Direction of Traffic



∗ May be omitted if ROAD WORK AHEAD sign is installed upstream within the project limits.

GENERAL LAYOUT

GENERAL NOTES:

1. Special Conditions may be required in accordance with these notes and the following sheets.

2. If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 2 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.

3. Temporary Raised Rumble Strips:
   a. Use when both of the following conditions are met concurrently:
      i. Existing Posted Speed is 50 mph or greater;
      ii. Work duration is greater than 60 minutes.
   b. Use a consistent Strip color throughout the work zone.
   c. Place each Rumble Strip Set transversely across the lane at locations shown.
   d. Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.

4. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle;
   b. Official vehicle;
   c. Pilot vehicles;
   d. Traffic signals.

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.

5. When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ Indexes.

6. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.

7. When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 200 ft.

8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

9. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Speed limit is 45 mph or less.
   c. There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
   d. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   e. Volume and complexity of the roadway has been considered.
   f. If a railroad crossing is present, vehicles will not queue across rail tracks.
   g. AFADs are not in use.

10. See Index 600 for general TCZ requirements and additional information.

11. Automated Flagger Assistance Devices (AFADs) may be used in accordance with the Notes on Sheet 3.

TABLE 1

Posted Speed	DEVICE SPACING: Maximum Spacing of Cones or Tubular Markers — On a Taper	On a Tangent	Maximum Spacing of Type I or Type II Barricades/Panels/Drums — On a Taper	On a Tangent	Distance Between Signs — A	B	C	D	Buffer Space
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	350'	350'	350'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	2640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	2640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	2640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	2640'	1500'	1000'	500'	730'

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

6/16/2015 10:46:45 AM

LAST REVISION	REVISION	DESCRIPTION:	FDOT 2016 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO.	SHEET NO.
07/01/15					603	1 of 3

DRAWING	15086-CON	MARK	REVISION	DATE
DESIGNED	J.B.B.	1	REVISED PER C.O.F.P.	10/30/15
DRAWN	J.B.B.			
CHECKED	J.B.B.			
SCALE	NTS			
DATE	9/28/15			

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SCHULKE, BITTLE & STODDARD, L.L.C.
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CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MISCELLANEOUS DETAILS & SPECIFICATIONS

INDIAN RIVER VILLAS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605
DATE:

SHEET 11

PROJECT NO. 15-086

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, DR-18, CLASS 235 PSI. WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE #
DRAWN BY:	MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIRE- MENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS ARE EQUIDISTANT AND AS FAR APART AS POSSIBLE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT LEAST TWO FULL LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND HAVE EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2
NOTES	CONSTRUCTION NOTES
DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
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CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

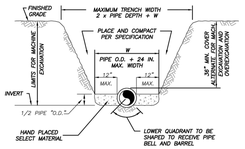
IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) WHEN A MINIMUM VERTICAL DISTANCE OF 6 INCHES THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3
NOTES	WATER/SEWER CONFLICT
DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DRAWN BY:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY

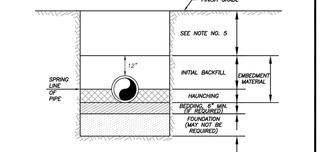
TYPICAL TRENCH DETAIL
N.T.S.



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAILS	M-1
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
DRAWN BY:	SCALE: N.T.S.
CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
AJC	



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED FINISHED GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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CHECKED BY:	DATE: 2013
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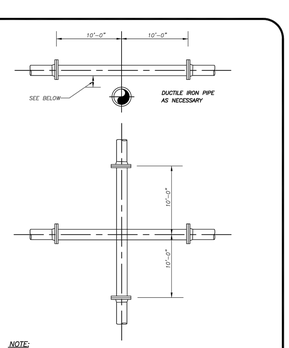

NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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CHECKED BY:	DATE: 2015
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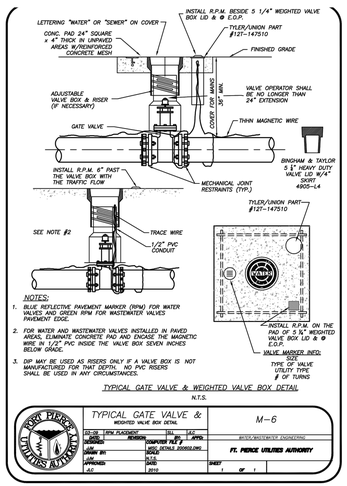

NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS INSIDE ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL	M-6
NOTES: SEW. PLACEMENT	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
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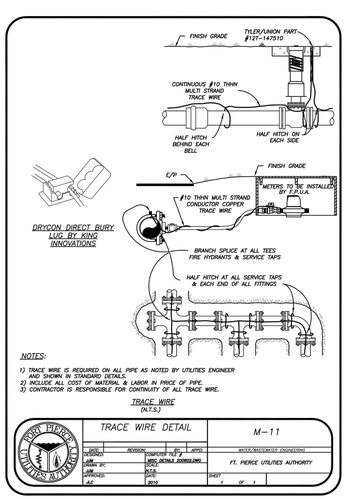

NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
NOTES	WATER/WASTEWATER ENGINEERING
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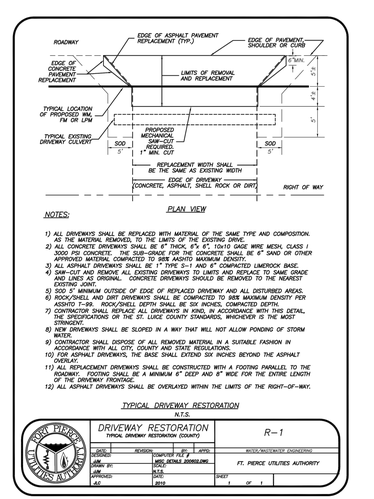

PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"X6", 10/10 GAGE WIRE MESH, CLASS I CONCRETE. ASPHALTIC DRIVEWAYS SHALL BE CONSTRUCTED WITH 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) 500 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1
NOTES: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DATE:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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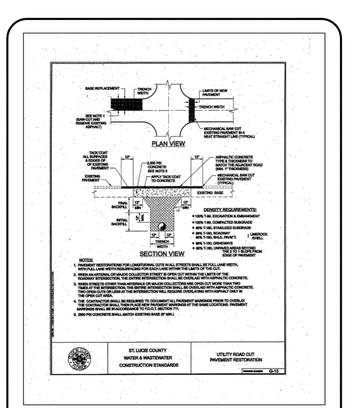

DENSITY REQUIREMENTS:
- 100% T-99, EXCAVATION & EMBANKMENT
- 100% T-180, COMPACTED SUBGRADE
- 100% T-180, STABILIZED SUBGRADE
- 98% T-180, ROADWAY
- 98% T-180, LIMEROCK BASE
- 98% T-180, DRIVEWAYS
- 98% T-180, LIMEROCK STREET BEYOND THE EDGE OF PAVEMENT

NOTES:
1. PAVEMENT RESTORATION FOR LONGITUDINAL CUTS IN ALL STREETS SHALL BE FULL LANE WIDTH.
2. MEDIAN OPENINGS, CROSS OVER AND CUL-DE-SAC TURNAROUNDS SHALL BE FULL WIDTH.
3. WHEN AN INTERIOR CUT OR HOLE EXCEEDS 10 SQUARE FEET, THE ENTIRE AREA SHALL BE REMOVED AND REPLACED AS SPECIFIED ABOVE. (NO PATCHING OF CONCRETE).
4. ALL CUTS SHALL BE SAWED TO A NEAT STRAIGHT LINE. (NO RAGGED EDGES).
5. ALL EXISTING ASPHALT SURFACES SHALL BE PAINTED WITH ASPHALT EMULSION TACK COAT PRIOR TO PLACING NEW ASPHALT.
6. ALL EXISTING CONCRETE SURFACES SHALL BE PAINTED WITH ASPHALT EMULSION TACK COAT PRIOR TO PLACING NEW ASPHALT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL THEN PLACE NEW PAVEMENT MARKINGS AT THE SAME LOCATIONS. PAVEMENT MARKINGS SHALL BE PLACED WITHIN 30 DAYS.
8. SEE FDOT CONCRETE SHALL MATCH EXISTING BASE (IF MIN.).

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

UTILITY ROAD CUT PAVEMENT RESTORATION

PAVEMENT RESTORATION (COUNTY)	R-2
NOTES: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
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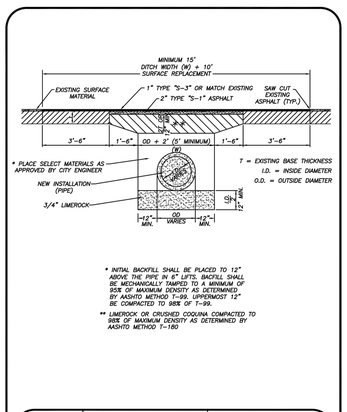

* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99, UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS	R-3
NOTES: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DATE:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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CHECKED BY:	DATE: 2015
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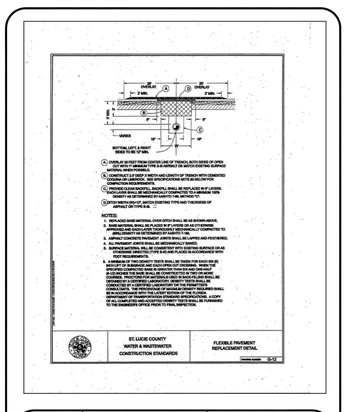
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SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION AND/OR THEIR SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO THOROUGHLY INSPECT AND TEST THE WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION, ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS. ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONSISTING OF NO MUCK, ROOTS, BRUSH, VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, MATERIAL SHALL BE "TYPE 2 MATERIAL".
COMPACTION: 12" COMPACTED LIFTS, MINIMUM 98% MAXIMUM DRY DENSITY (AASHTO T-180).
- MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS
COMPENSATION: COMPENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - ¾" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL, AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL NOT CONTAIN CLODS, STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN ½ INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS. ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT
PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350. PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3 FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROOFROLLED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./ L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF. / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3-1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./ L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF. / 10,000 SF OR CLOSER (MIN. OF 3-1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT PIPE DEPTHS GREATER THAN 5 FT, AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES:
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SAND/TIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948.2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4" LIFTS TO THE SPRINGLINE MAXIMUM 8" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED ON THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND, IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM), SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

RECORD DRAWINGS
CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CONSTRUCTION IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOTS/BLDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

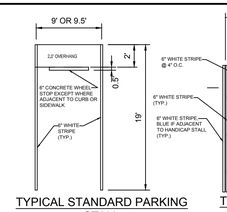
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

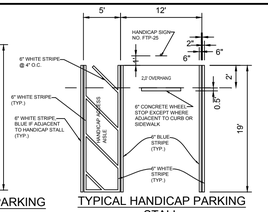
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATIONS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010, SECTION NO. 710.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 17324&.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN WITH F.D.O.T. TRAFFIC DESIGN STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION NO. 711.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 17346.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGNS SHALL BE TYPE "C" SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 11860, 11863, 11865. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17302.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. ALL MATERIALS AND CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
2. THE APPLICANTS ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR, THROUGH THE SERVICES OF A QUALIFIED CONTRACTOR, SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED BY THE FIELD REPRESENTATIVE OF THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
3. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
4. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
6. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
7. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 561-465-7396 OR 1-800-300-8236.
8. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
9. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
10. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE. IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED BEFORE 9:00 AM AND ALL LANES ARE TO OPENED BY 4:00 PM.
12. PAVEMENT SPECIFICATION: MATCH EXISTING TYPE AND DEPTH OF ASPHALT TO 3 1/2" MAXIMUM., INCLUDING FRICTION COURSE.

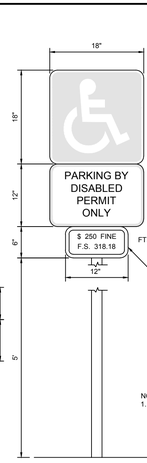


TYPICAL STANDARD PARKING STALL
N.T.S.



TYPICAL HANDICAP PARKING STALL
N.T.S.

NOTE:
A) ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROADS& BRIDGE CONSTRUCTION, 1996, SECTION 710.
B) ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.

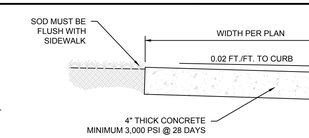


THESE SIGNS TYPICAL AT EACH ACCESSIBLE PARKING SPACE



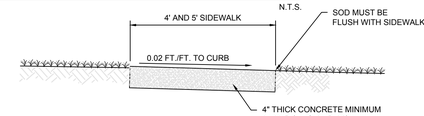
TYPICAL ACCESSIBLE STRIPING
SCALE: N.T.S

NOTES:
1. THIS SIGN MAY ALSO BE WALL MOUNTED

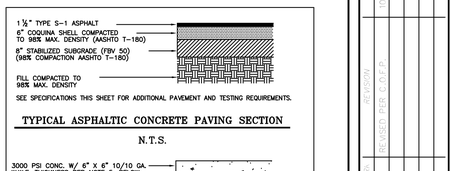


NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 98% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE.

SIDEWALK DETAIL AND SPECIFICATIONS WHERE ADJACENT TO TYPE 'D' CURB
N.T.S.

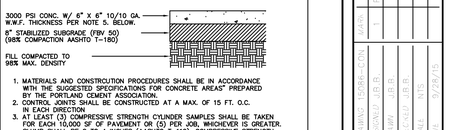


SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. CONST. 6" THICK AT DRIVEWAYS

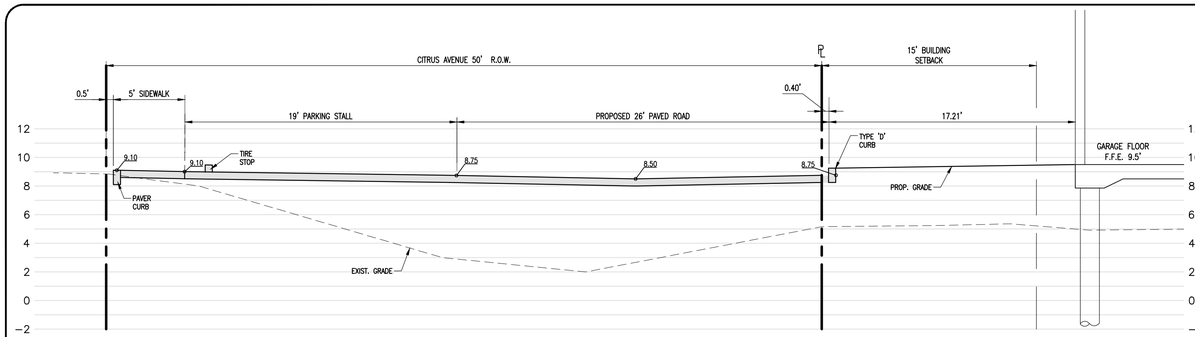


SEE SPECIFICATIONS THIS SHEET FOR ADDITIONAL PAVEMENT AND TESTING REQUIREMENTS.

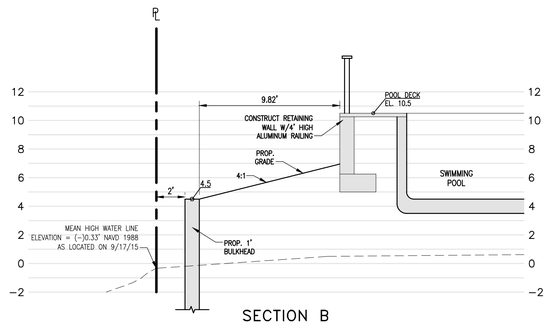
TYPICAL ASPHALTIC CONCRETE PAVING SECTION
N.T.S.



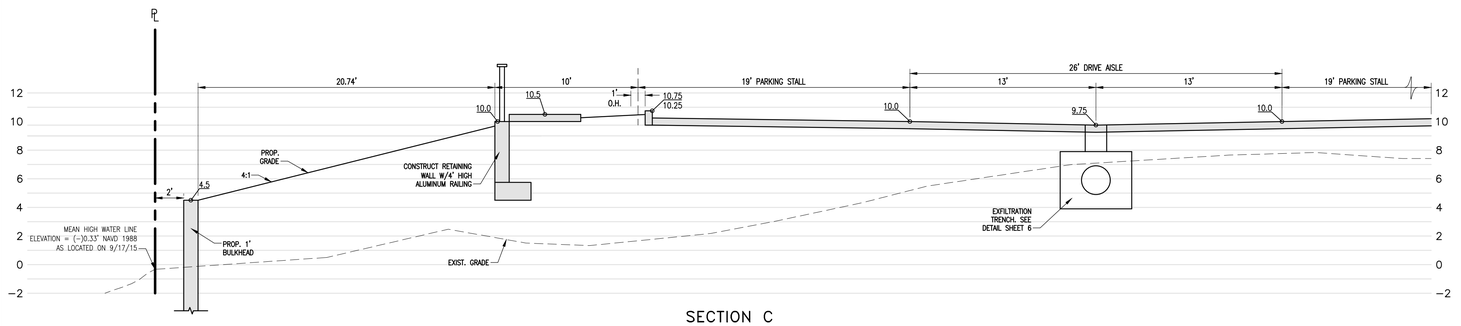
1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAX. OF 15 FT. O.C. IN EACH DIRECTION.
3. AT LEAST (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SF OF PAVEMENT OR (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14 AND 28 DAYS.
4. A MIN. OF 2 FBV TESTS SHALL BE PERFORMED ON THE SUB-BASE, AND AT LEAST 1 MO



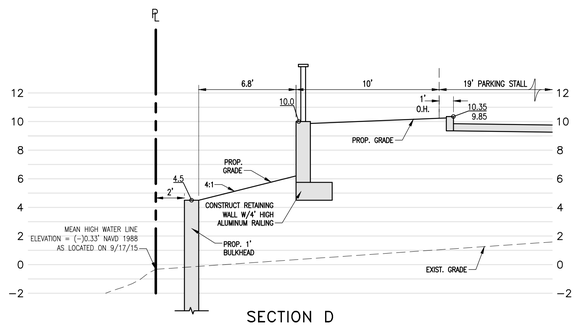
SECTION A



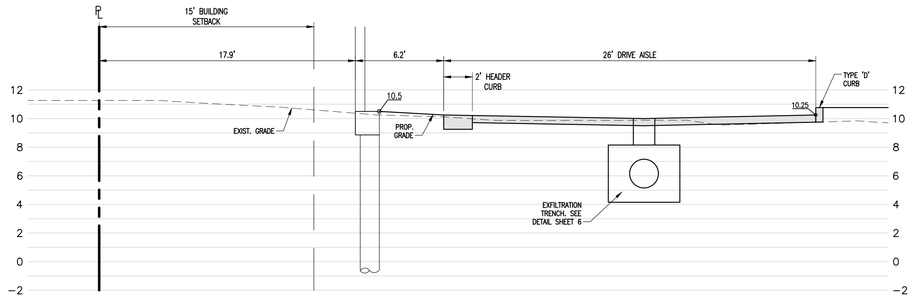
SECTION B



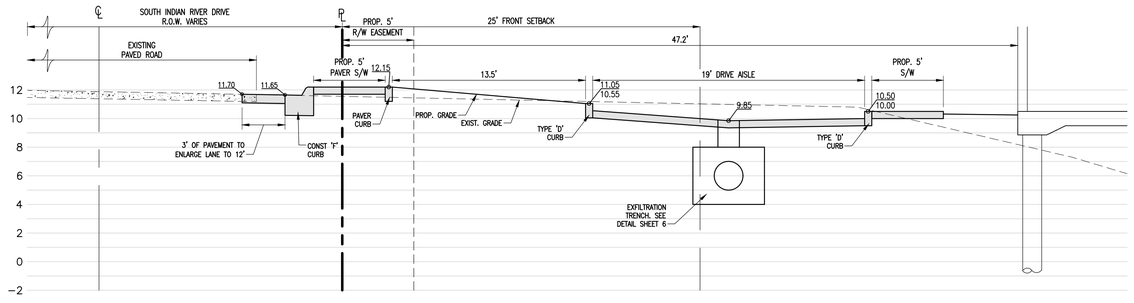
SECTION C



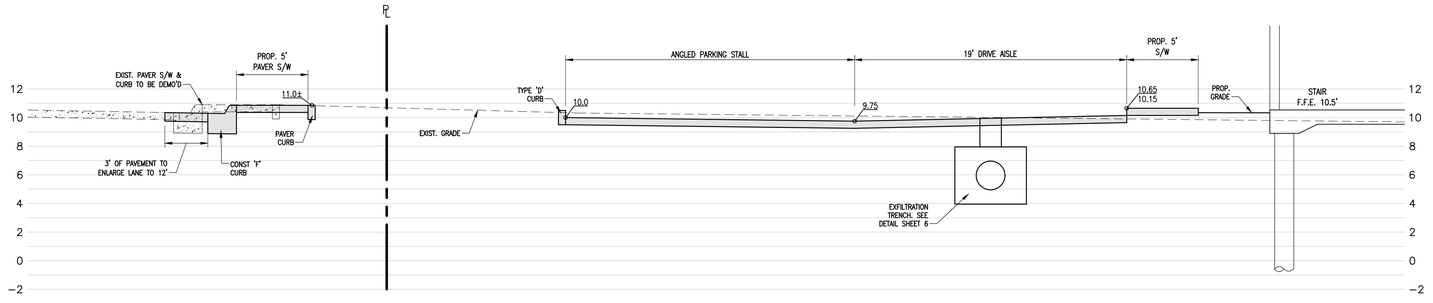
SECTION D



SECTION E



SECTION F



SECTION G

MARK	REVISION	DATE
1	REVISED PER C.O.F.P.	10/30/15
2	REVISED PER C.O.F.P.	11/24/15

DRAWING DESIGNATION	DESIGN	DRAWN	CHECK
SCHEMATIC	JLR	JLR	JWS
PRELIMINARY	JLR	JLR	JWS
CONSTRUCTION	JLR	JLR	JWS
AS-BUILT			

ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY WORK EXECUTED OR NOT EXECUTED, OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. IF REPRODUCED ONLY BY ENGINEER, UNAUTHORIZED REPRODUCTION IS A VIOLATION OF COPYRIGHT LAWS.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00036868
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
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CROSS SECTIONS

INDIAN RIVER VILLAS

ENGINEER CERTIFICATION
☐ ERIC T. W. SCHULKE
FL. REG. NO. 47095
☐ JOHN S. BITTLE
FL. REG. NO. 57366
☐ RUSSELL T. STODDARD
FL. REG. NO. 57605

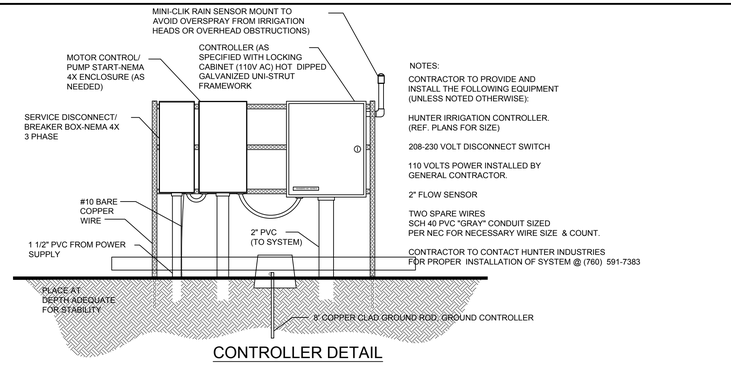
DATE:

SHEET
8

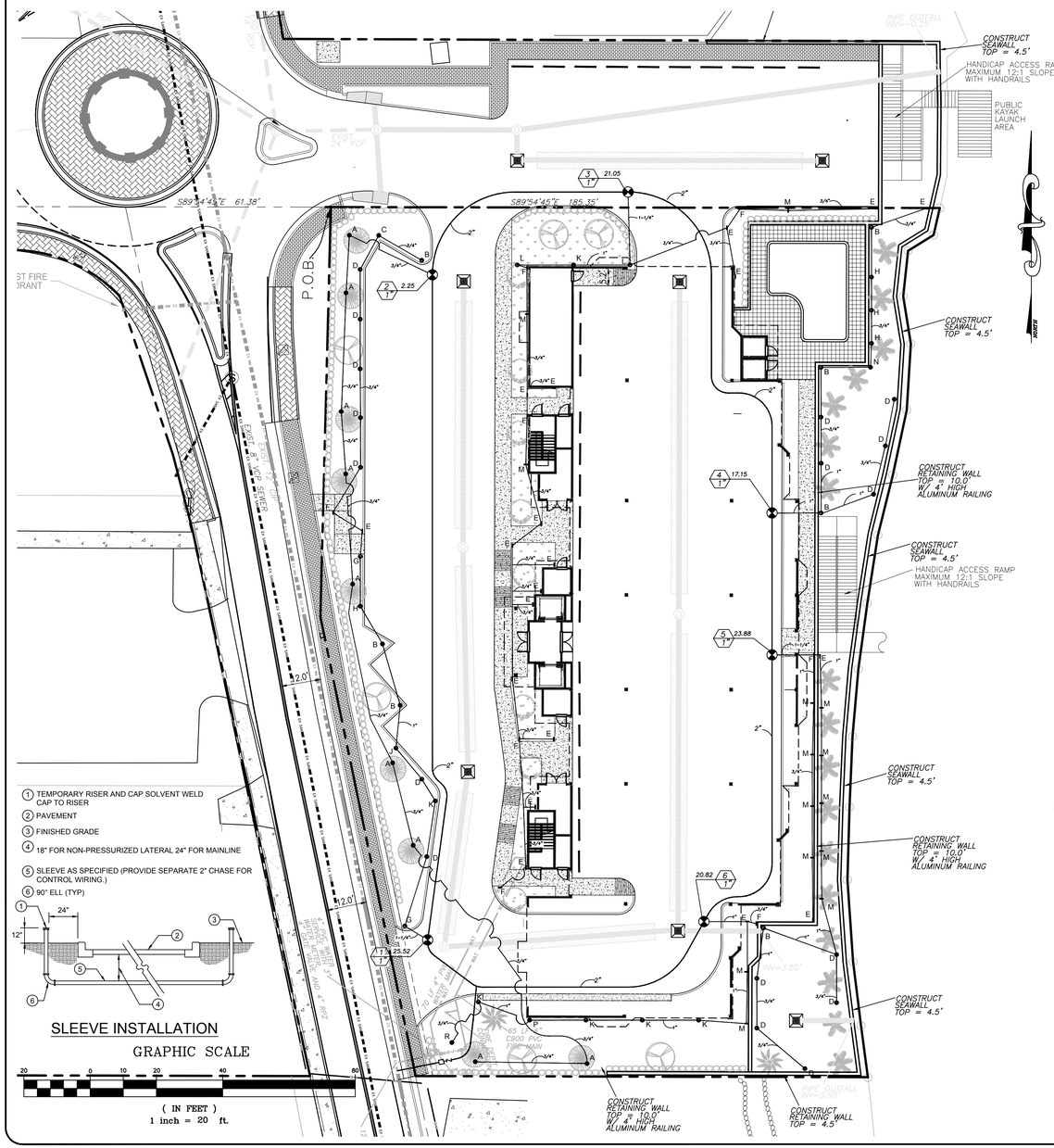
PROJECT NO.
15-086

IRRIGATION NOTES

1. DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
2. SPRINKLER HEADS SHALL BE PLACED ON RISERS IN SHRUB AREAS. RISERS SHALL BE PAINTED FLAT BLACK.
3. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
4. THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.
6. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
7. ALL MAIN LINE SLEEVE LOCATIONS ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
8. VELOCITY SHALL NOT EXCEED A FLOW RATE OF 5' PER SECOND.
9. 4" POP-UP HEADS SHALL BE USED IN SODDED AREAS AND 12" POP-UP HEADS SHALL BE USED IN LANDSCAPED AREAS.
10. LOCATION OF IRRIGATION MAIN LINE AND VALVES IS FOR CLARITY ONLY. ACTUAL LOCATION OF MAIN LINE SHALL BE 6" OFF BACK OF CURB WHERE POSSIBLE. ACTUAL LOCATION OF VALVES SHALL BE IN THE NEAREST LANDSCAPE AREA.
11. SPRINKLER HEADS SHALL BE 12" MIN. FROM THE EDGE OF THE SIDEWALKS AND WALKWAYS.
12. IRRIGATION SYSTEM DESIGN PARAMETERS; 30GPM @ 30PSI



CONTROLLER DETAIL


CONSTRUCT SEAWALL TOP = 4.5'
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
PUBLIC KAYAK LAUNCH AREA
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
CONSTRUCT SEAWALL TOP = 4.5'
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
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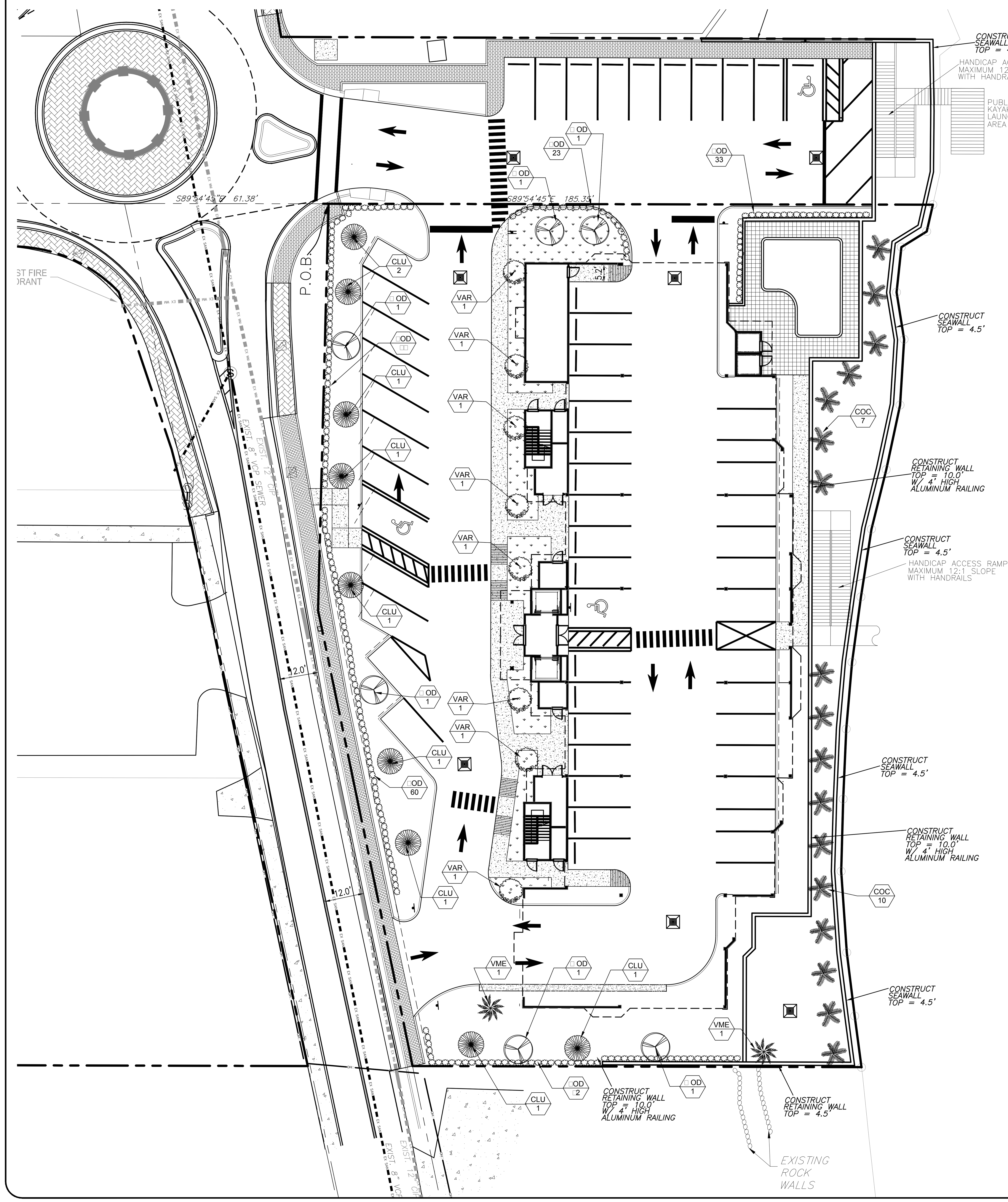
CONSTRUCT SEAWALL TOP = 4.5'
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
CONSTRUCT RETAINING WALL TOP = 4.5'
P.O.B.
S89°54'45"E 61.38'
S89°54'45"E 185.35'
PIPE OUTFALL INV=-0.25
INV=-1.50
INV=-1.50
INV=-1.50

LEGEND

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT

EX SAN — EX SAN	EXISTING SANITARY SEWERLINE
SAN — SAN	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM — EX WM	EXISTING WATER MAIN
WAT — WAT	PROPOSED WATER MAIN
SF — SF — SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
D	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
S	SEWER MANHOLE



LANDSCAPE MATERIAL SCHEDULE

SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
CLU	9	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
VME	2	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
WOD	6	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
COC	17	Cocus nucifera	MAYPAN COCONUT	10' CLEAR TRUNK	12'	5' SPREAD	YES
VAR	8	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
POD	223	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
FIC	431	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SECTION 22–187. GENERAL LANDSCAPE CACLULATIONS
SECTION 22–187 (4) a and b
NORTH PROPERTY LINE: 185.4 MINUS 45 LF (DRIVEWAYS) = 140.4 LF
REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 140.4 LF X 6 LF X 1 TREE/300 SF = 2.8 OR 3 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER.
140.4 LF X 1 SHRUB / 2 LF = 70.2 OR 71 SHRUBS

WEST PROPERTY LINE: 265.8 MINUS 42 LF (DRIVEWAY) = 223.8 LF
REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 223.8 LF X 6 LF X 1 TREE/300 SF = 4.5 OR 5 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER.
223.8 LF X 1 SHRUB / 2 LF = 111.9 OR 112 SHRUBS

SECTION 22–187 (6) a and b
SOUTH PROPERTY LINE: 108.2 LF
REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 108.2 LF X 10 LF X 1 TREE/200 SF = 5.4 OR 6 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER..
108.2 LF X 1 SHRUB / 2 LF = 54.1 OR 55 SHRUBS

EAST PROPERTY LINE: NOT APPLICABLE BECAUSE IT BORDERS THE LAGOON

SECTION 22–187 (7) a and b
INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:
TOTAL TREES REQUIRED: 3 + 5 + 6 = 14 TREES
TOTAL SHRUBS REQUIRED: 71 + 112 + 55= 238 SHRUBS

Legend & Abbre□i□ions□s□mbo□s no□sc□e□b□e for si□e□

□LS	-	□ROFESSIONAL LAND SURVE□OR
□SM	-	□ROFESSIONAL SURVE□OR & MA□□ER
LB	-	LAND SURVE□IN□ BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LEN□TH
Δ	-	DELTA AN□LE
E/□	-	ED□E OF □AVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
□OC	-	□OINT OF COMMENCEMENT
□OB	-	□OINT OF BE□INNIN□
	-	□□C□□□ERMANENT CONTROL □OINT
□C□	-	□ERMANENT CONTROL □OINT
	-	□□RM□□ERMANENT REFERENCE MONUMENT
□RM	-	□ERMANENT REFERENCE MONUMENT
	-	□I□□IRON □I□E
I□	-	IRON □I□E
	-	□IRC□IRON ROD & CA□
IRC	-	IRON ROD & CA□
	-	□CM□CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
□M□	-	MEASURED
□□□	-	□LAT
□C□	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	□U□ □IRE
	-	□ OOD UTILIT□ □OLE
	-	TELE□HONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LI□HT □OST
	-	□ ELL
	-	H□DRANT
	-	□ATE VALVE
	-	IRRI□ATION VALVE
	-	□ ATER METER
	-	SANITAR□ MANHOLE
	-	SANITAR□ SERVICE
	-	SE□TIC TANK
	-	DRAINA□E MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCE□TUAL DRAINA□E
	-	STREET SI□N
23.□	-	□RO□OSED □RADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
23.□	-	T□□ICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDIN□ SETBACK LINE
EL./ELEV.	-	ELEVATION
R□□	-	RI□HT OF □ A□
AB	-	AS-BUILT
		□ARKER-KALON

LANDSCAPE NOTES

SEC. 22–187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE–HALF (2½) INCHES AT A POINT FOUR AND ONE–HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

MARK	REVISION	DATE
1	REVISED PER C.O.F.P.	10/30/15
2	REVISED PER C.O.F.P.	11/24/15

DRAWING 15086–CON
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1:20
DATE 9/28/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
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LANDSCAPE PLAN

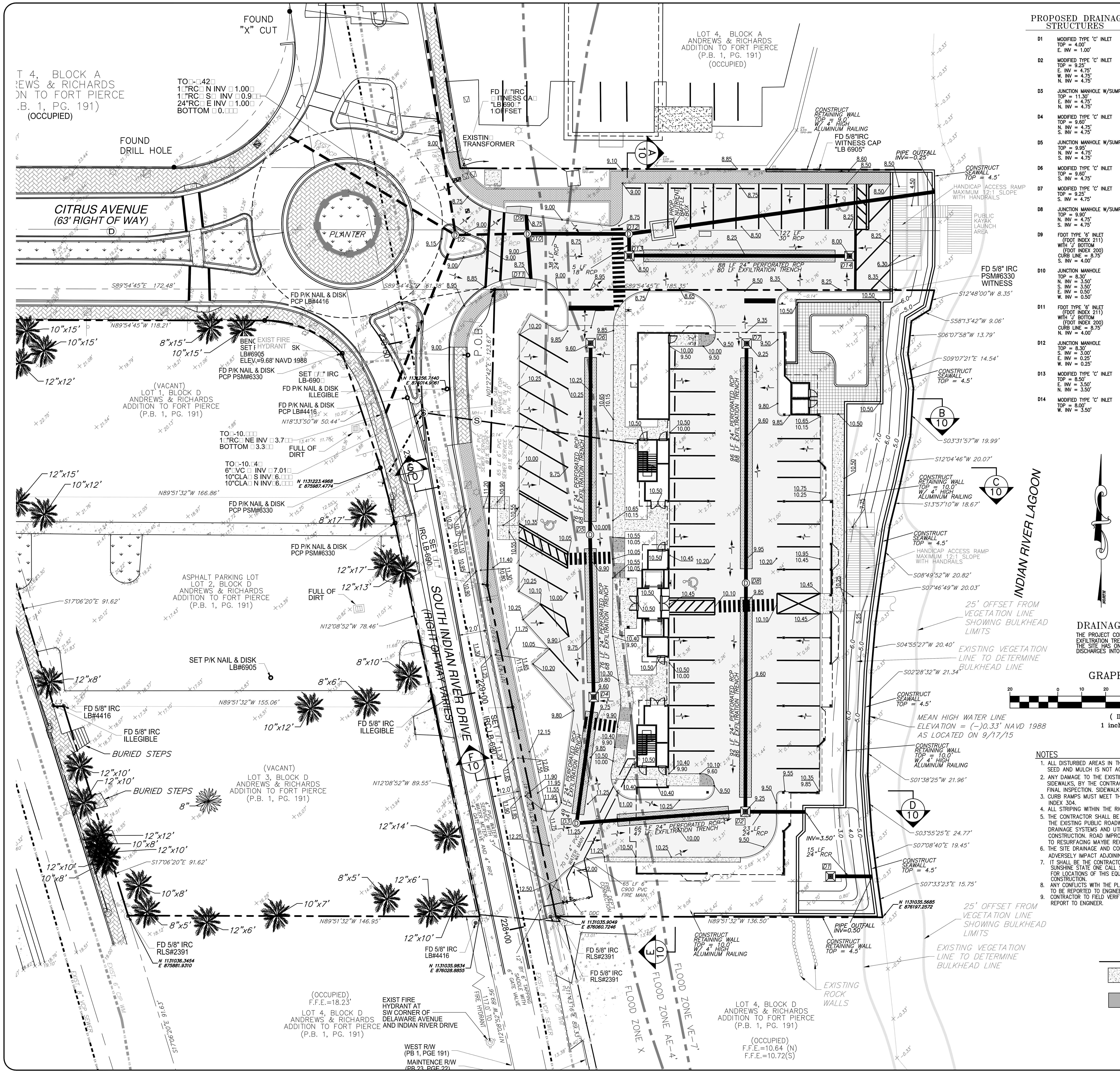
INDIAN RIVER VILLAS

ENGINEER CERTIFICATION
□ JOSEPH W. SCHULKE FL. REG. NO. 47048
□ JODAH B. BITTLE FL. REG. NO. 57396
□ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET
7A

PROJECT NO.
15–086



PROPOSED DRAINAGE STRUCTURES

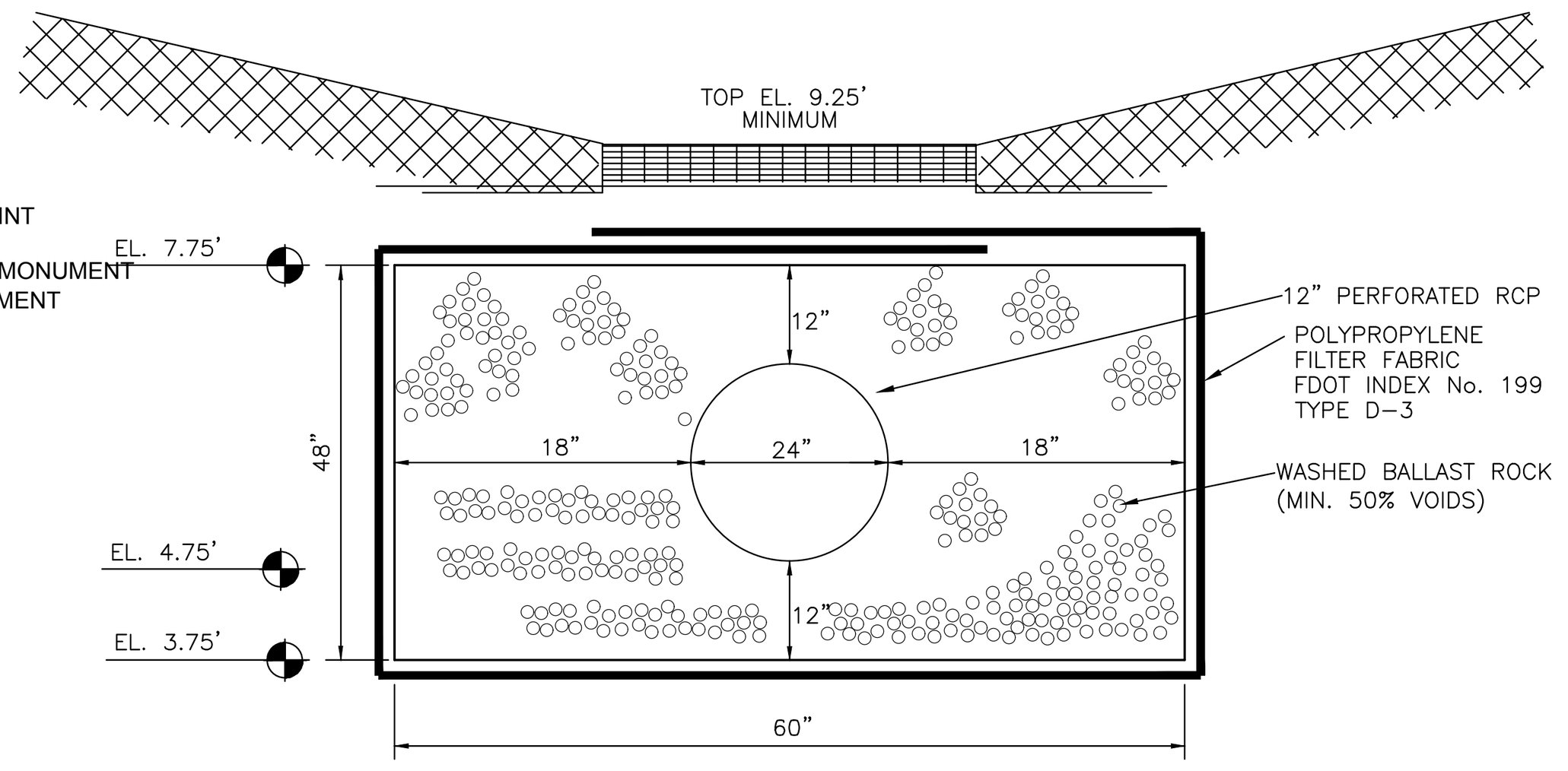
D1	MODIFIED TYPE 'C' INLET TOP = 4.00' E. INV = 1.00'
D2	MODIFIED TYPE 'C' INLET TOP = 9.25' E. INV = 4.75' W. INV = 4.75' N. INV = 4.75'
D3	JUNCTION MANHOLE W/SUMP TOP = 11.30' E. INV = 4.75' N. INV = 4.75'
D4	MODIFIED TYPE 'C' INLET TOP = 9.60' N. INV = 4.75' S. INV = 4.75'
D5	JUNCTION MANHOLE W/SUMP TOP = 9.95' N. INV = 4.75' S. INV = 4.75'
D6	MODIFIED TYPE 'C' INLET TOP = 9.60' S. INV = 4.75'
D7	MODIFIED TYPE 'C' INLET TOP = 9.25' S. INV = 4.75'
D8	JUNCTION MANHOLE W/SUMP TOP = 9.90' N. INV = 4.75' S. INV = 4.75'
D9	FDOT TYPE '6' INLET (FDOT INDEX 211) WITH 'J' BOTTOM (FDOT INDEX 200) CURB LINE = 8.75' S. INV = 4.00'
D10	JUNCTION MANHOLE TOP = 8.30' N. INV = 3.50' S. INV = 3.50' E. INV = 0.50' W. INV = 0.50'
D11	FDOT TYPE '6' INLET (FDOT INDEX 211) WITH 'J' BOTTOM (FDOT INDEX 200) CURB LINE = 8.75' N. INV = 4.00'
D12	JUNCTION MANHOLE TOP = 8.30' S. INV = 3.00' E. INV = 0.25' W. INV = 0.25'
D13	MODIFIED TYPE 'C' INLET TOP = 8.50' E. INV = 3.50' N. INV = 3.50'
D14	MODIFIED TYPE 'C' INLET TOP = 8.00' W. INV = 3.50'

LEGEND

— EX SAN —	EXISTING SANITARY SEWERLINE	9.0'R	PROPOSED EOP RADIUS
— SAN —	PROPOSED SANITARY SEWERLINE	PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	EXISTING DRAINAGE PIPE		24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE		STORMTECH DRAIN
— EX WM —	EXISTING WATER MAIN		PROPOSED WALL
— WAT —	PROPOSED WATER MAIN		TRENCH DRAIN
— SF —	FILTER FENCE/SEDIMENT BARRIER		STREET LIGHT
	EXISTING WOOD FENCE		MODIFIED TYPE 'C' INLET
	PROPOSED FENCE	D	JUNCTION MANHOLE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1	DRAINAGE STRUCTURE LABEL
25.0	PROPOSED GRADE / CONTOUR		FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION		PROPOSED SIGN
		S	SEWER MANHOLE

Legend & Abbre□i□ions□s□mbo□s no□sc□e□b□e for si□e□

□LS	-	□ROFESSIONAL LAND SURVE□OR
□SM	-	□ROFESSIONAL SURVE□OR & MA□□ER
LB	-	LAND SURVE□IN□ BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LEN□TH
△	-	DELTA AN□LE
E/□	-	ED□E OF □AVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
□OC	-	□OINT OF COMMENCEMENT
□OB	-	□OINT OF BE□INNIN□
	-	□□C□□□ERMANENT CONTROL □OINT
□C□	-	□ERMANENT CONTROL □OINT
	-	□□RM□□ERMANENT REFERENCE MONUMENT
□RM	-	□ERMANENT REFERENCE MONUMENT
	-	□□□IRON □I□E
I□	-	IRON □I□E
	-	□IRC□IRON ROD & CA□
IRC	-	IRON ROD & CA□
	-	□CM□CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
□M□	-	MEASURED
□□□	-	□LAT
□C□	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	□U□ □IRE
	-	□OOD UTILIT□ □OLE
	-	TELE□HONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LI□HT □OST
	-	□ELL
	-	H□DRANT
	-	□ATE VALVE
	-	IRRI□ATION VALVE
	-	□ATER METER
	-	SANITAR□ MANHOLE
	-	SANITAR□ SERVICE
	-	SE□TIC TANK
	-	DRAINA□E MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCE□TUAL DRAINA□E
	-	STREET SI□N
23.□	-	□RO□OSED □RADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
23.□	-	T□□ICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDIN□ SETBACK LINE
EL./ELEV.	-	ELEVATION
R□□	-	RI□HT OF □A□
AB	-	AS-BUILT
□/K		□ARKER-KALON



NOTE: A FOUR FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL

N.T.S.

DRAINAGE OUTFALL STATEMENT

THE PROJECT CONSISTS OF A COMBINATION OF DRY RETENTION AND EXFILTRATION TRENCH THAT WILL MEET WATER QUALITY AND QUANTITY CRITERIA. THE SITE HAS ONE OUTFALL IN THE SOUTHEAST CORNER (D1). THE OUTFALL DISCHARGES INTO THE INDIAN RIVER LAGOON.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT

1. SUBMITTALS

A. □RODUCT DATA AND SHO□ DRA□ IN□S

1. FOR ALL SITE □ ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT □RODUCT DATA IN THE FORM OF MANUFACTURERS□CUT SHEETS AND CATALO□ DATA FOR ALL □RODUCTS, MATERIAL AND E□UI□MENT CLEARL□ INDICATIN□ THE S□ECIFIC □ART OR □RODUCT CATALO□ NUMBER□S□FOR A□□ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO□ DRA□ IN□S FOR ALL □RODUCTS, MATERIALS AND E□UI□MENT RE□UIRED TO BE FABRICATED, OR □ HEN STANDARD □UBLISHED □RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO□IES OF RE□UESTED INFORMATION, NEATL□ BOUND AND INDEXED □ER CATE□OR□ FOR THE FOLLO□ IN□□

A. UTILITIES□
ALL □I□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□ S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS.

B. DRAINA□E□
ALL □I□E, FITTIN□S, AND COM□ONENTS THEREOF, STRUCTURES, FRAMES, □RATES, LIDS, □ASKETS,FASTENERS, COU□LIN□S AND SIMILAR, AND ALL OTHER DRAINA□E S□STEM □RODUCTS, MATERIALS, AND COM□ONENTS AND SIMILAR CONTROLS.

C. □AVIN□ AND □RADIN□□
FDOT CERTIFICATIONS AND LAB ANAL□SIS/RESULTS FOR □AVEMENT, BASE, SUB□RADE, AND FILL MATERIALS. INCLUDE EVIDENCE □CERTIFICATIONS□THAT THE MATERIALS □RO□OSED TO BE USED MEET OR EXCEED FDOT S□ECIFICATIONS AND THE CONTRACT DOCUMENTS.

D. SI□NIN□ AND □AVEMENT MARKIN□□
SI□N AND □AVEMENT MARKIN□ □RODUCTS AND MATERIALS, AND EVIDENCE THAT THE □RODUCTS AND MATERIALS □RO□OSED TO BE USED MEET OR EXCEED RE□UIREMENTS S□ECIFIED IN THE CONTRACT DOCUMENTS, LOCAL EN□INEERIN□ DE□ARTMENT, MUTCO AND FDOT S□ECIFICATIONS.

E. IRRI□ATION□
ALL □I□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□ S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS, □ ELLS, AND/OR OTHER IRRI□ATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRI□ATION COORDINATION DRA□ IN□, INDICATIN□ CONTRACTOR□S □RO□OSED LOCATION OF MAIN LINES, SECONDAR□ LINES, HEAD LOCATIONS, □ ELL, □UM□, CONTROL □ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA□ IN□ SHOULD CLEARL□ DE□ICT AD□USTMENTS OR CHAN□ES THE CONTRACTOR □RO□OSES. THE DRA□ IN□S SHALL INDICATE ALL □RO□OSED SUBSTITUTIONS OF SI□E, MATERIAL, AND/OR MANUFACTURER.

4. ALLO□ T□ O □ EEKS FOR THE EN□INEER TO COM□LETE REVIE□ OF □RODUCT DATA AND SHO□ DRA□ IN□S. EN□INEER □ ILL NOT BE RES□ONSIBLE FOR □RO□ECT DELA□S RELATED TO DELIVER□ AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN□INEER□S OFFICE. ITEMS RE□UIRIN□ A LON□ LEAD TIME SHOULD BE SUBMITTED AS SOON AS □OSSIBLE.
□. THE CONTRACTOR SHALL □ROVIDE A STAM□ INDICATIN□ ITS REVIE□ AND A□□ROVAL, INITIALED OR SI□NED,CERTIF□IN□ TO REVIE□ OF SUBMITTAL, VERIFICATION OF □RODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION □ ITHIN THE SUBMITTAL □ ITH RE□UIREMENTS OF THE □ ORK AND OF CONTRACT DOCUMENTS, INCLUDIN□ □LANS AND S□ECIFICATIONS OF OTHER DESI□N □ROFESSIONALS □I.E.□ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN□INEERS□.

B. TESTIN□

1. □ ATER□□RESSURE □MAIN AND TA□S□, BACTERIOLO□ICAL, BACKFILL DENSITIES, BACKFLO□ □REVENTOR TESTS AND CERTIFICATION□AND AS □ER □RO□ECT S□ECIFICATIONS, LOCAL UTILITIES DE□ARTMENT, AND FDE□ RE□UIREMENTS.
2. SE□ ER□EXFIL, TV, AND BACKFILL DENSITIES. □RESSURE TEST □MAINS AND TA□S□LIFT STATION START-U□, ALL □ER □RO□ECT S□ECIFICATIONS, COVB AND FDE□ RE□UIREMENTS.
3. DRAINA□E□EXFIL, LAM□IN□ □FIELD□, AND BACKFILL DENSITIES □ER □RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
4. EARTH□ ORK & □AVIN□□DENSITIES, LBR□S AND FBV□S AS □ER □RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
□. SUBMIT ALL TEST RESULTS FOR EN□INEERIN□ REVIE□ □ ITHIN 3 DA□S OF TESTIN□. FAILURE TO □ROVIDE TEST RESULTS, OR □ROVIDIN□ FAILIN□ TEST RESULTS □ ILL BE □ROUNDS FOR DELA□ AND/OR RE□ECTION OF □A□ RE□UEST A□□LICATIONS.

C. AS-BUILTS

1. □RADIN□□LOCATION AND ELEVATION OF ALL□CONCRETE AND □AVEMENT □VEHICLE USE AND □EDESTRIAN USE IM□ROVEMENTS□AT HI/LO□ □OINTS, ED□E OF □AVEMENT, AND CENTERLINE AT □0□ON CENTER AND AT CHAN□E OF DIRECTION, □RADE BREAKS□□RO□ERT□ LINES □CROSS SECTIONS □0□ON CENTER□□TO□ OF BANK AND T.O.E. OF SLO□E AND/OR CENTERLINE OF S□ ALES AND RETENTION AREAS□CROSS SECTIONS □0□ON CENTER ON STORM□ ATER LAKES FROM TO□ TO BOTTOM□MECHANICAL □ADS AND FINISHED FLOOR ELEVATIONS□DETAILED LOCATION AND TO□O□RA□H□ OF DRIVE□ A□ TURNOUTS.
2. □ ATER AND SE□ ER FORCE MAINS□LOCATION, TO□ ELEVATION AND STATE □LANE COORDINATES AT ALL FITTIN□S, VALVES, CHAN□ES OF DIRECTION AND AT 100□ON CENTER.
3. □RAVIT□ SE□ ER□
- SE□ ER STRUCTURES□DIAMETER OR SI□E, AND LOCATION AND ELEVATION OF STRUCTURES, TO□, BOTTOMS, AND SE□ ER INVERTS.
- MAINS AND LATERALS□LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTIN□S, AND TERMINATION.
- LIFT STATIONS□HORI□ONTAL LA□OUT AND LOCATION OF ALL E□UI□MENT, □ANELS, VAULTS, □ET □ELL, VALVES□LOCATION OF CONDUIT RUNS AND □ ATER SERVICE/ HOSE BIBB□LOCATION AND INVERT ELEVATIONS OF □RAVIT□ AND FORCE MAINS TO AND FROM LIFT STATION□□ ET □ ELL DIAMETER, TO□ AND BOTTOM ELEVATIONS□□UM□S□SI□E, T□□E, DISCHAR□E DIAMETER, MANUFACTURER AND MODEL □.
4. DRAINA□E□ALL STRUCTURES DIAMETER OR SI□E, LOCATION, AND ELEVATION OF TO□, BOTTOM, AND INVERT ELEVATIONS. ALL □I□ES, DIAMETER, T□□E/MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTIN□S, AND TERMINATION □OINTS.
□. IRRI□ATION□ALL LINES, S□STEM E□UI□MENT COM□ONENTS, MATERIALS INCLUDIN□ □I□ES, VALVES, FITTIN□S, S□RINKLER HEADS, AND MISCELLANEOUS A□□URTENANCES.

D. O□ERATION AND MAINTENANCE MANUALS

1. CONTRACTOR SHALL □ROVIDE THE O□ NER □ ITH O□ERATION AND MAINTENANCE MANUALS FOR ALL O□ERABLE E□UI□MENT □□UM□ STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E□UI□MENT□CONTROL □ANELS, ETC.□.
2. O□ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A □RE-RE□UISITE TO THE □RO□ECT BEIN□ DEEMED SUBSTANTIALL□ COM□LETE.

E. □ ARRANT□

THE CONTRACTOR SHALL □ROVIDE ALL □ ARRANTIES, CERTIFICATIONS, □UARANTIES, AND □ ARRANT□ BONDS AS S□ECIFIED IN THE CONTRACT DOCUMENTS AND □ERMIT CONDITIONS INCLUDIN□□
-UTILIT□ MAINTENANCE BOND - FOR ALL □UBLIC □ ATER AND SE□ ER UTILITIES INFRASTRUCTURE - □2□□ OF CONTRACT VALUE□
-EN□INEERIN□ MAINTENANCE BOND - FOR ALL □AVIN□, □RADIN□, AND DRAINA□E IM□ROVEMENTS AND INFRASTRUCTURE □2□□ OF CONTRACT VALUE□

4. O□ NER TRAININ□
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF O□ NER TRAININ□ □FOR EACH □ ATER, SE□ ER, DRAINA□E, AND IRRI□ATION S□STEMS□FOR ALL O□ERABLE E□UI□MENT AND SHALL INCLUDE THE TIME FOR INITIAL AD□USTMENTS OF E□UI□MENT AND TIME FOR ONE FOLLO□ -U□ VISIT AND AD□USTMENTS OF E□UI□MENT 60 DA□S AFTER END USER HAD O□ERATIONAL TIME □ ITH THE E□UI□MENT.

MARK	REVISION	DATE
1	REVISED PER C.O.F.P.	10/30/15
2	REVISED PER C.O.F.P.	11/24/15

DRAWING	15086-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1:20
DATE	9/28/15

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PAVING, GRADING & UTILITY PLAN

INDIAN RIVER VILLAS

ENGINEER CERTFICATION
☐ JOSEPH W. SCHULKE P.E. REG. NO. 47048
☐ JODAH B. BITTLE P.E. REG. NO. 57396
☐ WILLIAM P. STODDARD P.E. REG. NO. 57605

DATE:

SHEET 6

PROJECT NO. 15-086

LEGEND

EX SAN / EX SAN — EXISTING SANITARY SEWERLINE	9.0'R / PROPANE — PROPOSED EOP RADIUS; 1,000 GAL UNDERGROUND PROPANE TANK
SAN / SAN — PROPOSED SANITARY SEWERLINE	24" ADS YARD DRAIN
EXISTING DRAINAGE PIPE	STORMTECH DRAIN
PROPOSED DRAINAGE PIPE	PROPOSED WALL
EX WM / EX WM — EXISTING WATER MAIN	TRENCH DRAIN
WAT / WAT — PROPOSED WATER MAIN	STREET LIGHT
SF / SF / SF — FILTER FENCE/SEDIMENT BARRIER	MODIFIED TYPE 'C' INLET
EXISTING WOOD FENCE	JUNCTION MANHOLE
PROPOSED FENCE	DS-1 — DRAINAGE STRUCTURE LABEL
24.45 — PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	FIRE HYDRANT
25.0 — PROPOSED GRADE / CONTOUR	PROPOSED SIGN
PROPOSED DRAINAGE FLOW DIRECTION	SEWER MANHOLE

Legend & Abbreviations symbols not to be for size

PLS	-	PROFESSIONAL LAND SURVEYOR	LAT	-	LATITUDE
PSM	-	PROFESSIONAL SURVEYOR & MAPPER	CALC	-	CALCULATED
LB	-	LAND SURVEYING BUSINESS	TCB	-	TRAFFIC CONTROL BOX
℄	-	CENTERLINE	R	-	RADIUS
L	-	LENGTH	U/G	-	UNDERGROUND
Δ	-	DELTA ANGLE	OHU	-	OVERHEAD UTILITY LINE
EOP	-	EDGE OF PAVEMENT	TELE	-	TELEPHONE SERVICE
B/C	-	BACK OF CURB	CATV	-	CABLE T.V. BOX
BM	-	BENCHMARK	ELEC	-	ELECTRIC BOX
POC	-	POINT OF COMMENCEMENT	LP	-	LIGHT POST
POB	-	POINT OF BEGINNING	ELL	-	ELL
ø	-	CONCRETE MONUMENT CONTROL POINT	HYD	-	HYDRANT
PCP	-	PERMANENT CONTROL POINT	ATV	-	ATE VALVE
RM	-	PERMANENT REFERENCE MONUMENT	IRR	-	IRRIGATION VALVE
RM	-	PERMANENT REFERENCE MONUMENT	WM	-	WATER METER
IRON	-	IRON PIPE	SMH	-	SANITARY MANHOLE
IRC	-	IRON ROD & CAP	SS	-	SANITARY SERVICE
CM	-	CONCRETE MONUMENT	STANK	-	SEPTIC TANK
FD	-	FOUND	DMH	-	DRAINAGE MANHOLE
M	-	MEASURED	CBI	-	CURB INLET
			SAI	-	SURFACE INLET
			MES	-	MITERED END SECTION
			CDP	-	CONCRETE DRAINAGE PIPE
			STSN	-	STREET SIGN
			23	-	PROPOSED GRADE
			NAVD	-	NORTH AMERICAN VERTICAL DATUM
			TOC	-	TYPICAL ELEVATION
			A/C	-	AIR CONDITIONER
			CONC	-	CONCRETE
			F.F.	-	FINISH FLOOR
			BSB	-	BUILDING SETBACK LINE
			EL/ELEV.	-	ELEVATION
			R	-	RIGHT OF WAY
			AB	-	AS-BUILT
			PK	-	PARKER-KALON

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT

MARK	REVISION	DATE
3	REVISED PER C.O.P.	10/30/15
2	REVISED PER C.O.P.	11/24/15
1		

DRAWN: DMR — JSB
CHECKED: JSB
DRAWN: JSB
CHECKED: JSB
APPROVED: JSB
SHEET: 12/24
DATE: 9/16/15

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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SITE PLAN

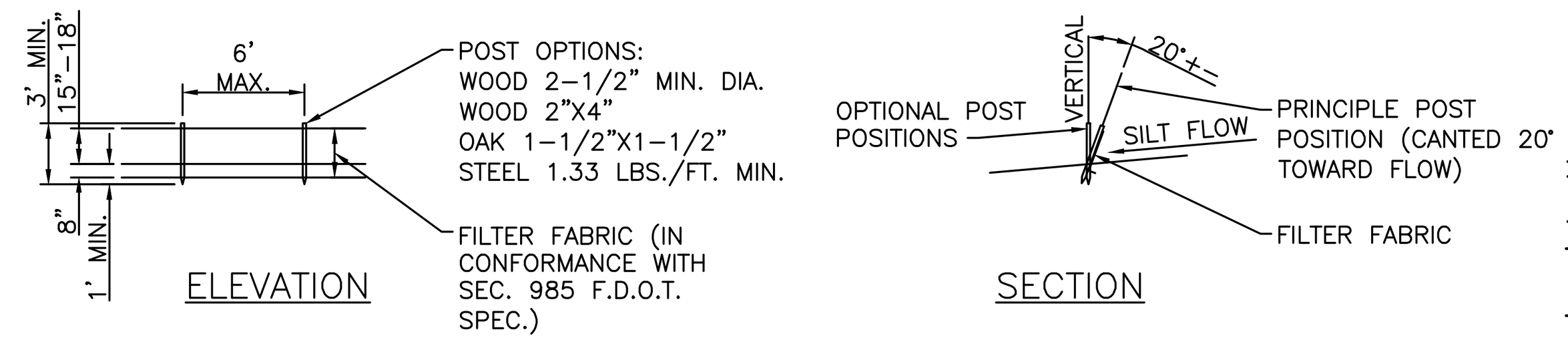
INDIAN RIVER VILLAS

OWNER'S CERTIFICATE
- JOSEPH W. SCHULKE FL. REG. NO. 47918
- DONALD S. BITTLE FL. REG. NO. 57366
- WILLIAM A. STODDARD FL. REG. NO. 57605

DATE:

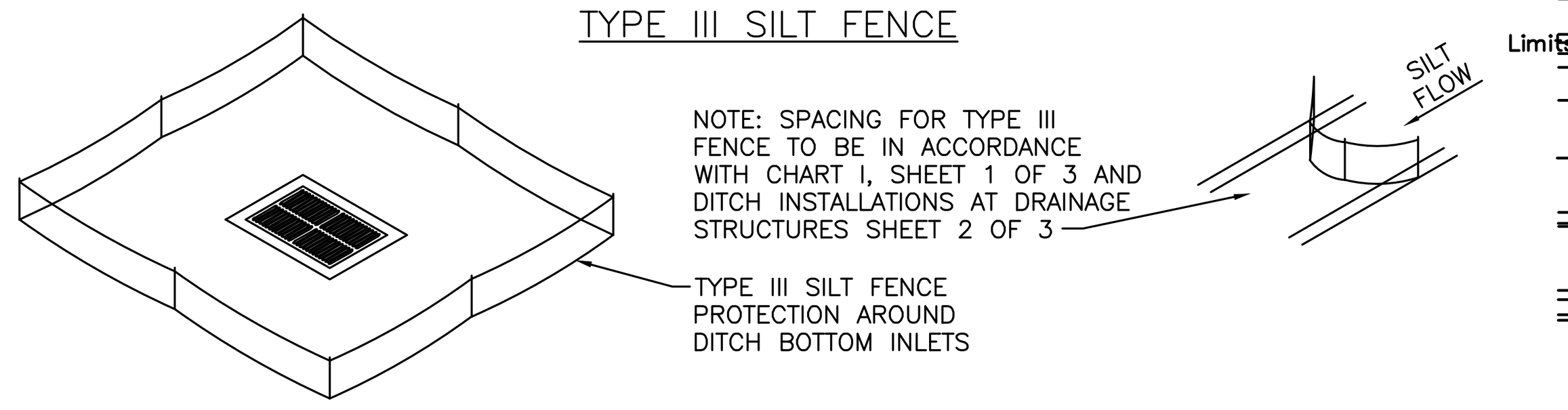
SHEET 5

PROJECT NO. 15-086



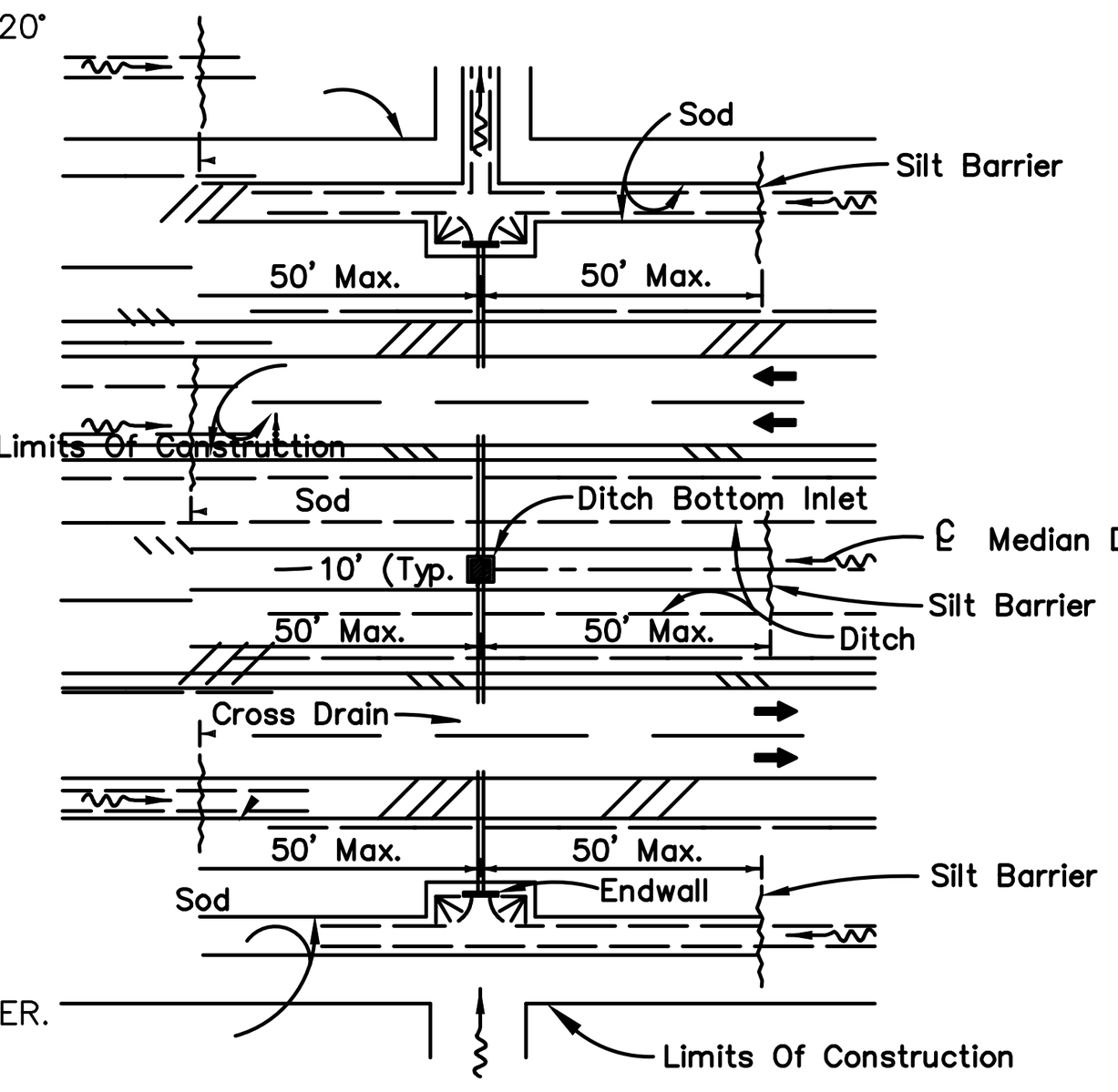
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

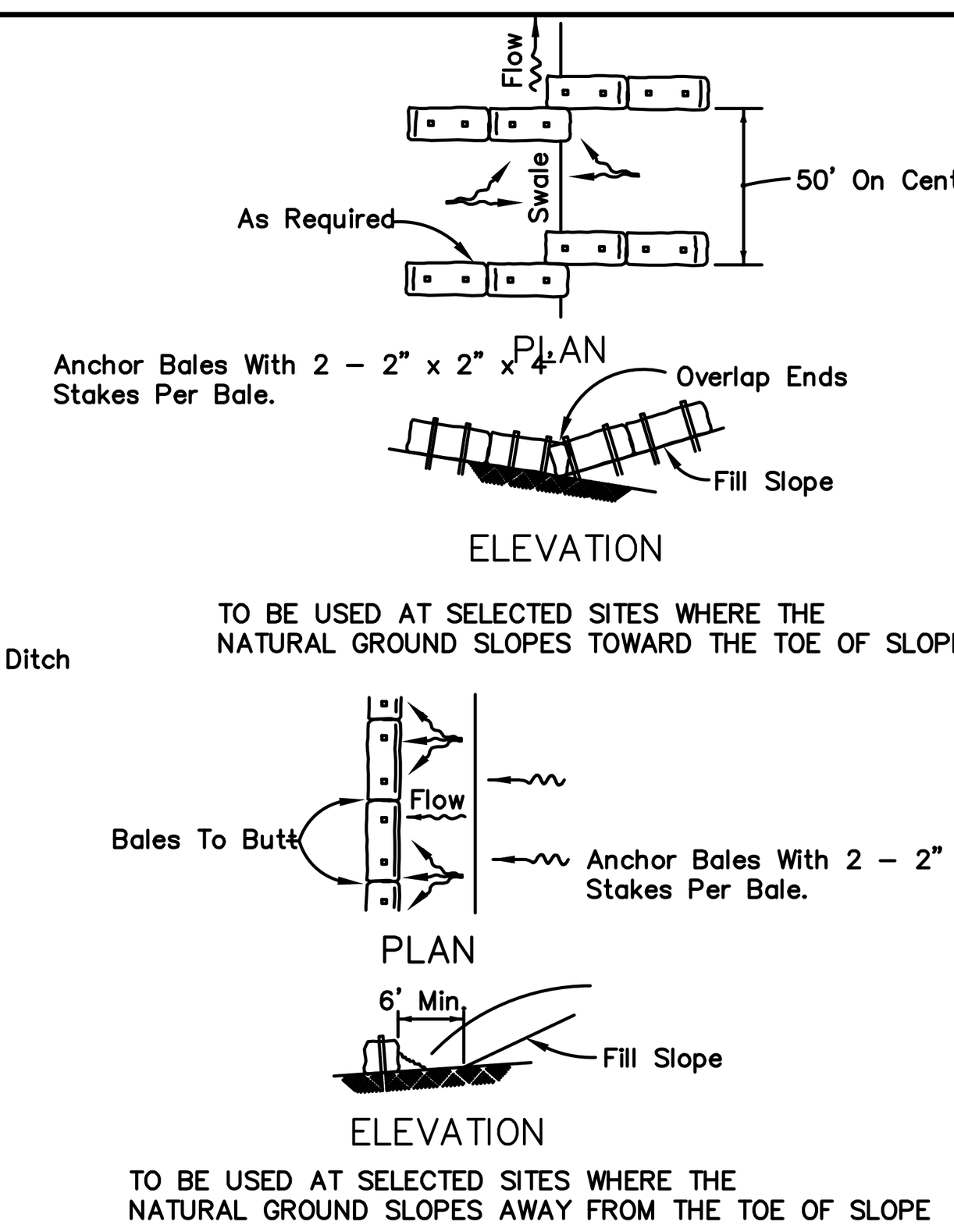


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS—N.T.S.

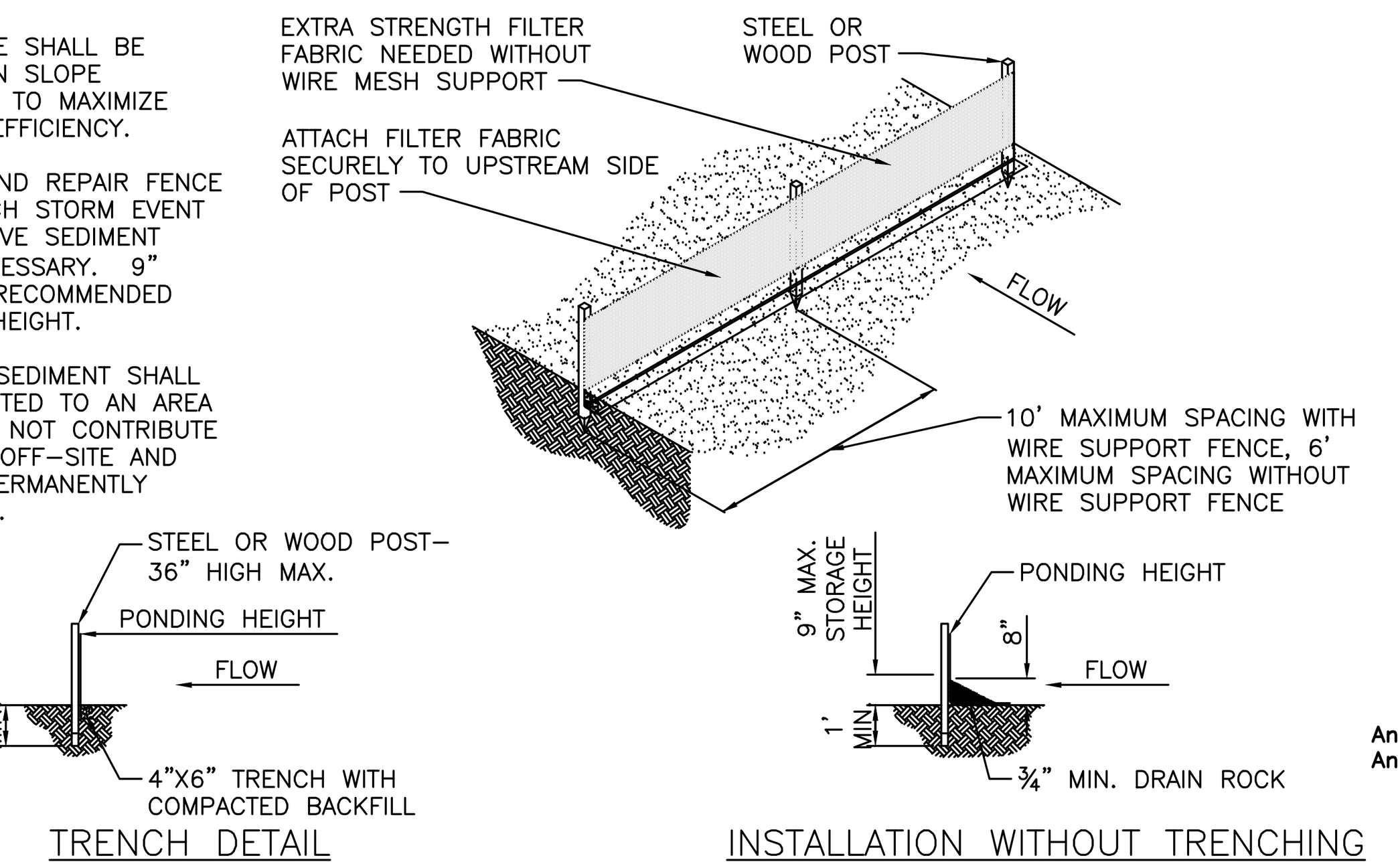


DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

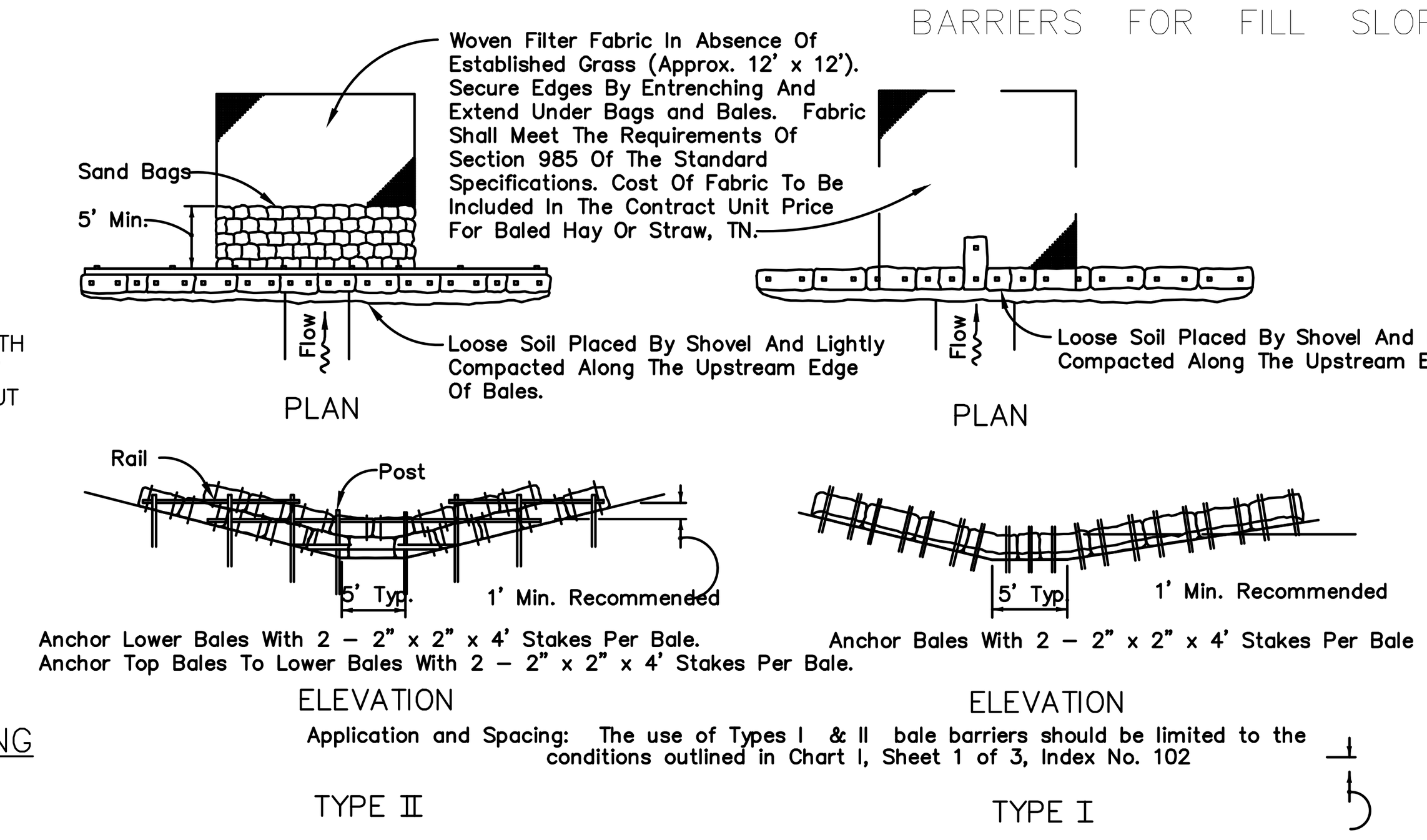


BARRIERS FOR FILL SLOPES

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



TYPE IV SILT FENCE—N.T.S.

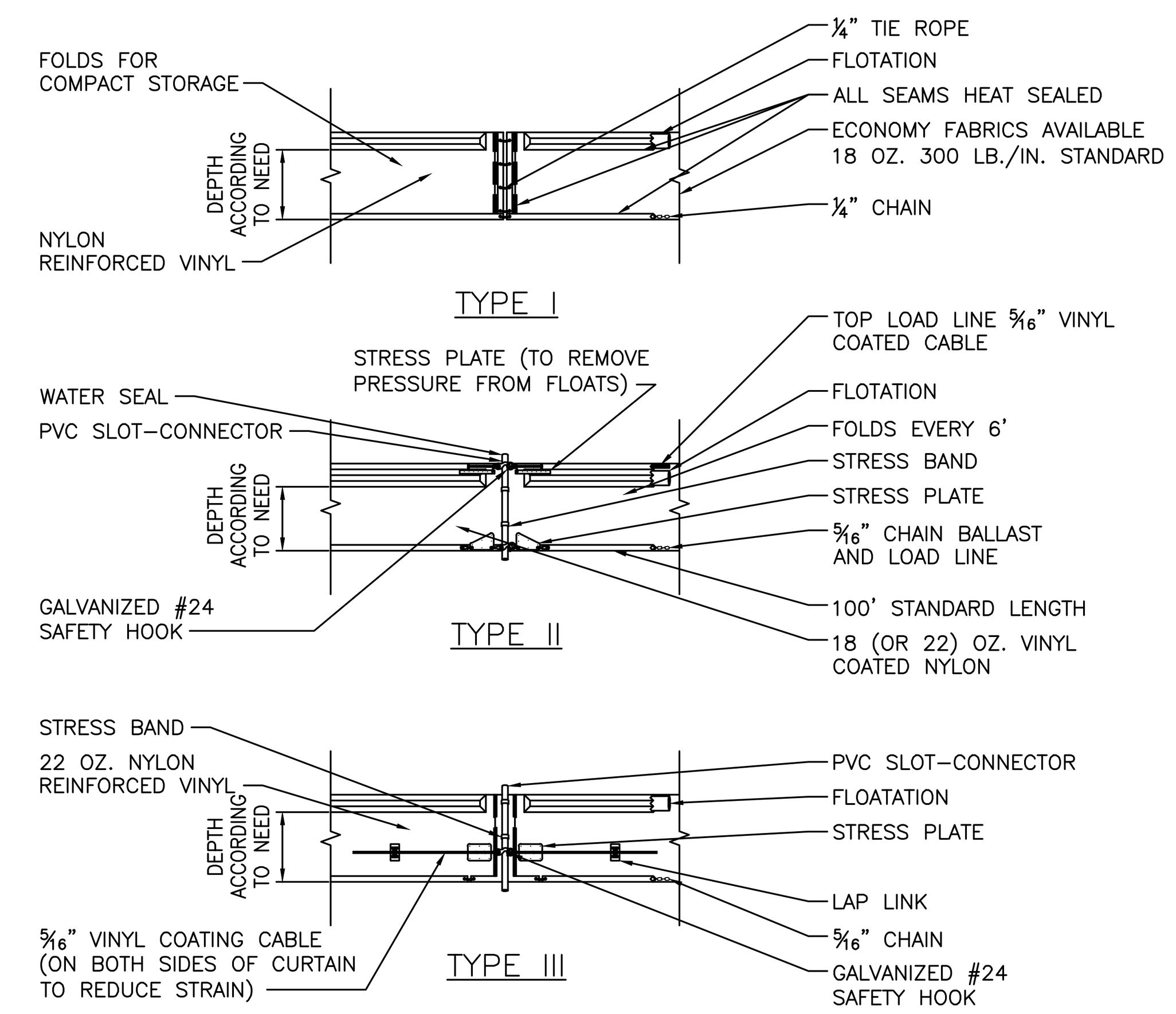


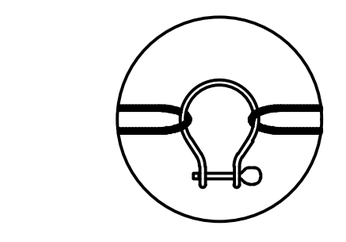
BARRIER FOR UNPAVED DITCHES

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

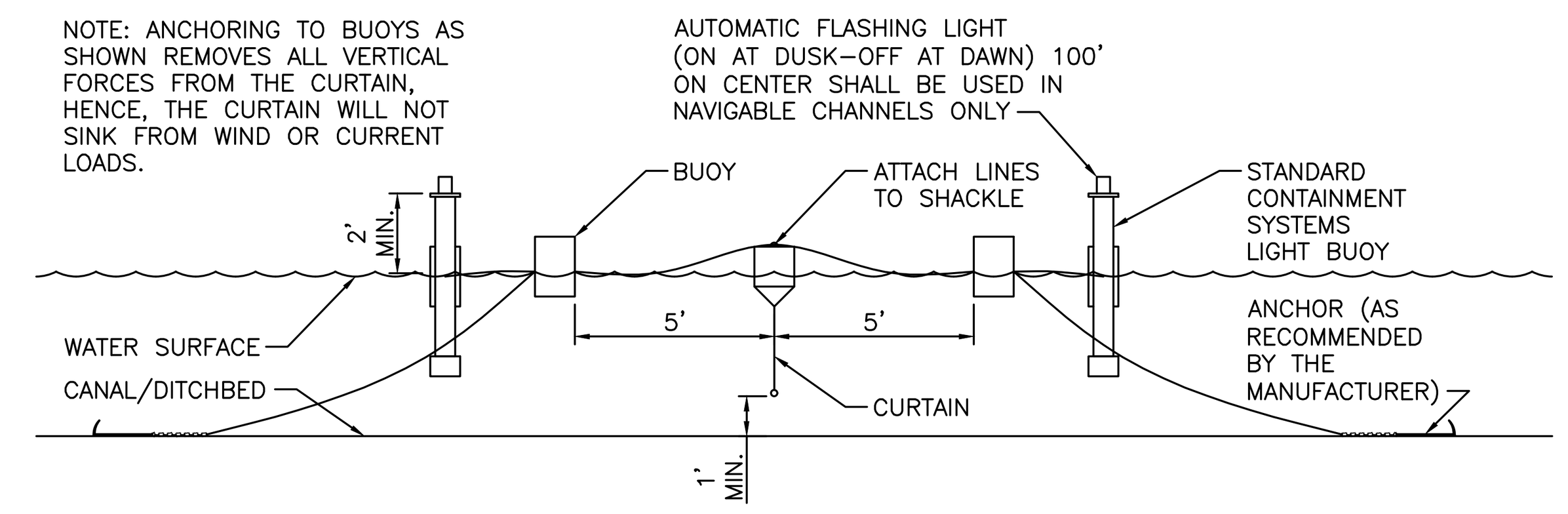
TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

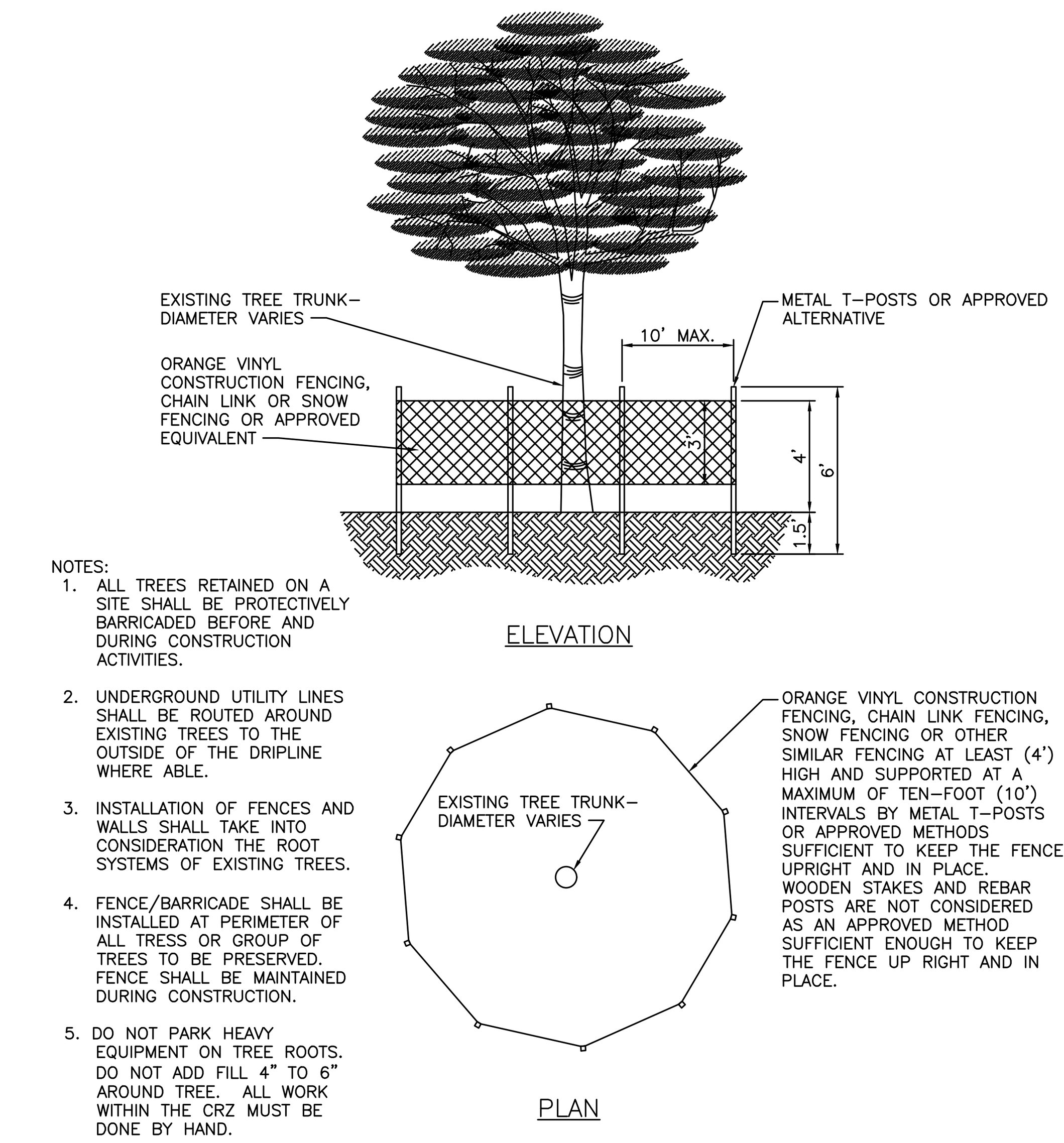




BLOW-UP OF SHACKLE CONNECTION

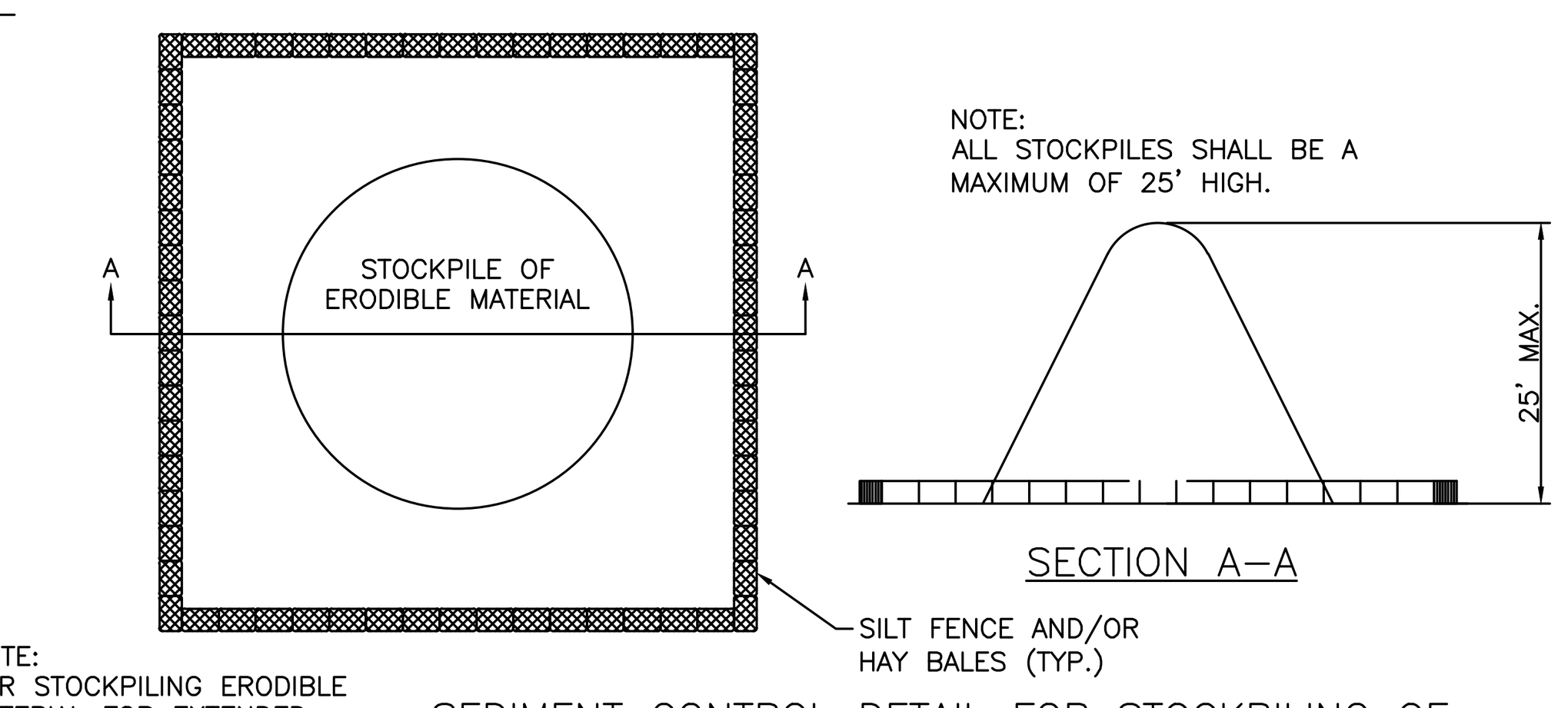


ORIENTATION WHEN INSTALLED (TIDAL SITUATION—TYPE III)—N.T.S.



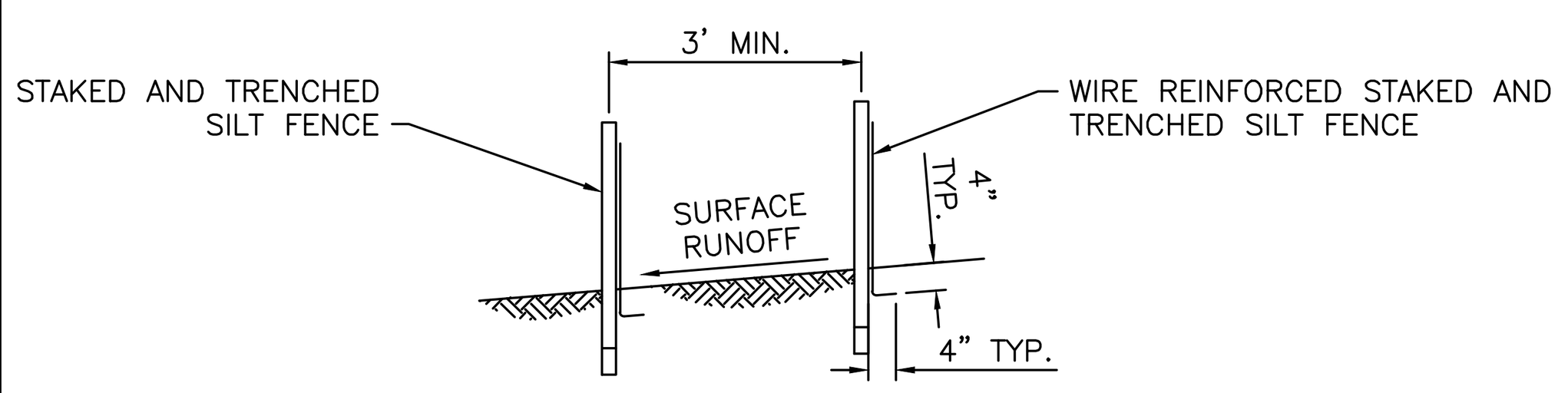
NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

PROTECTIVE FENCING FOR TREES—N.T.S.

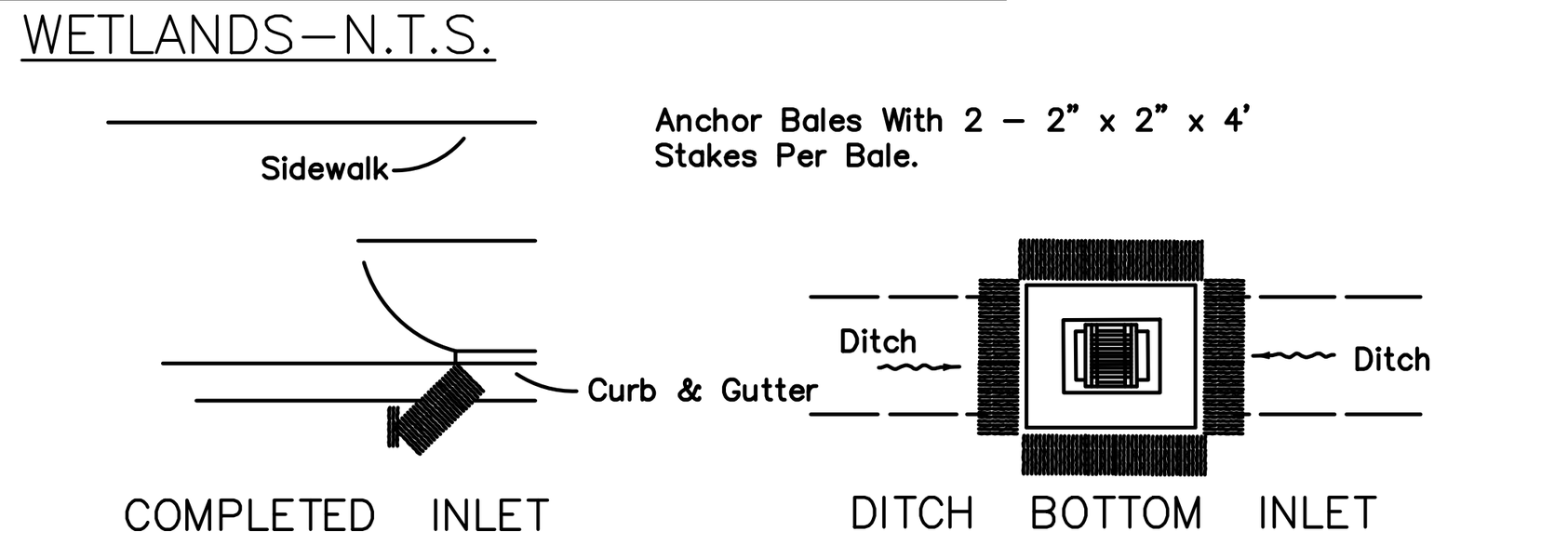


NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

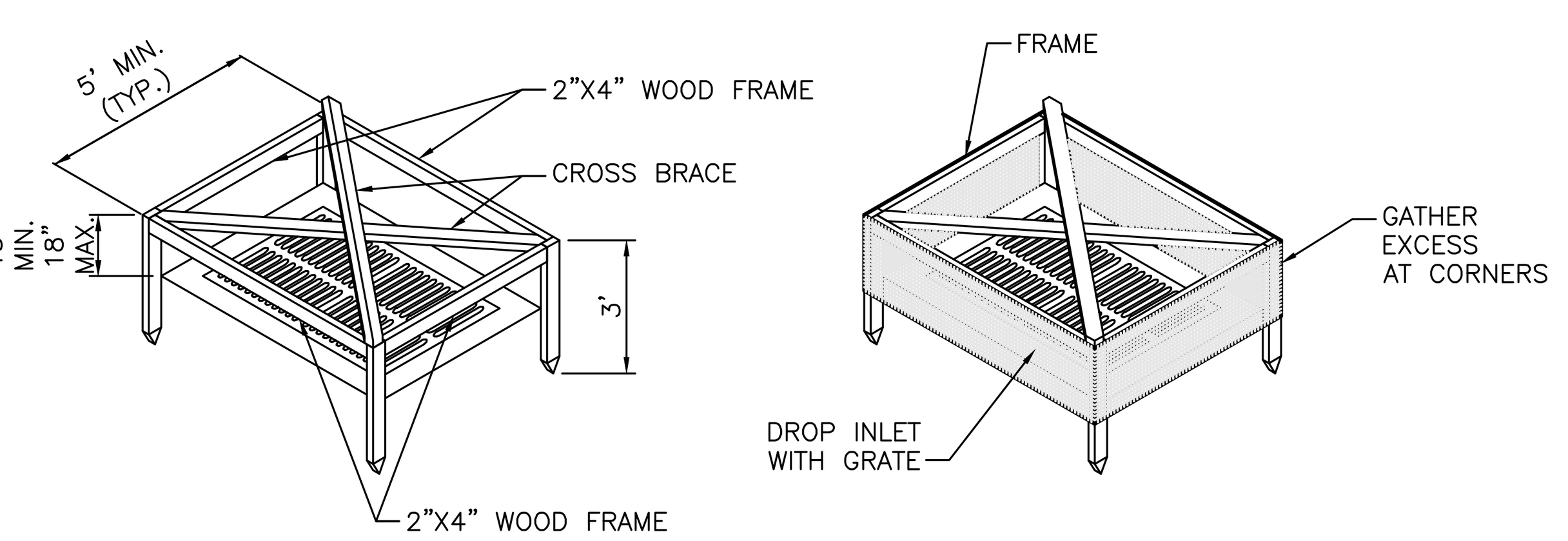
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL—N.T.S.



DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS—N.T.S.

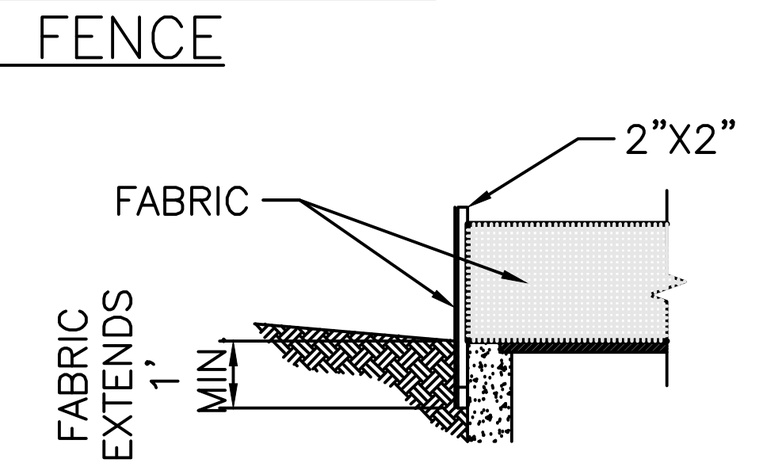


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

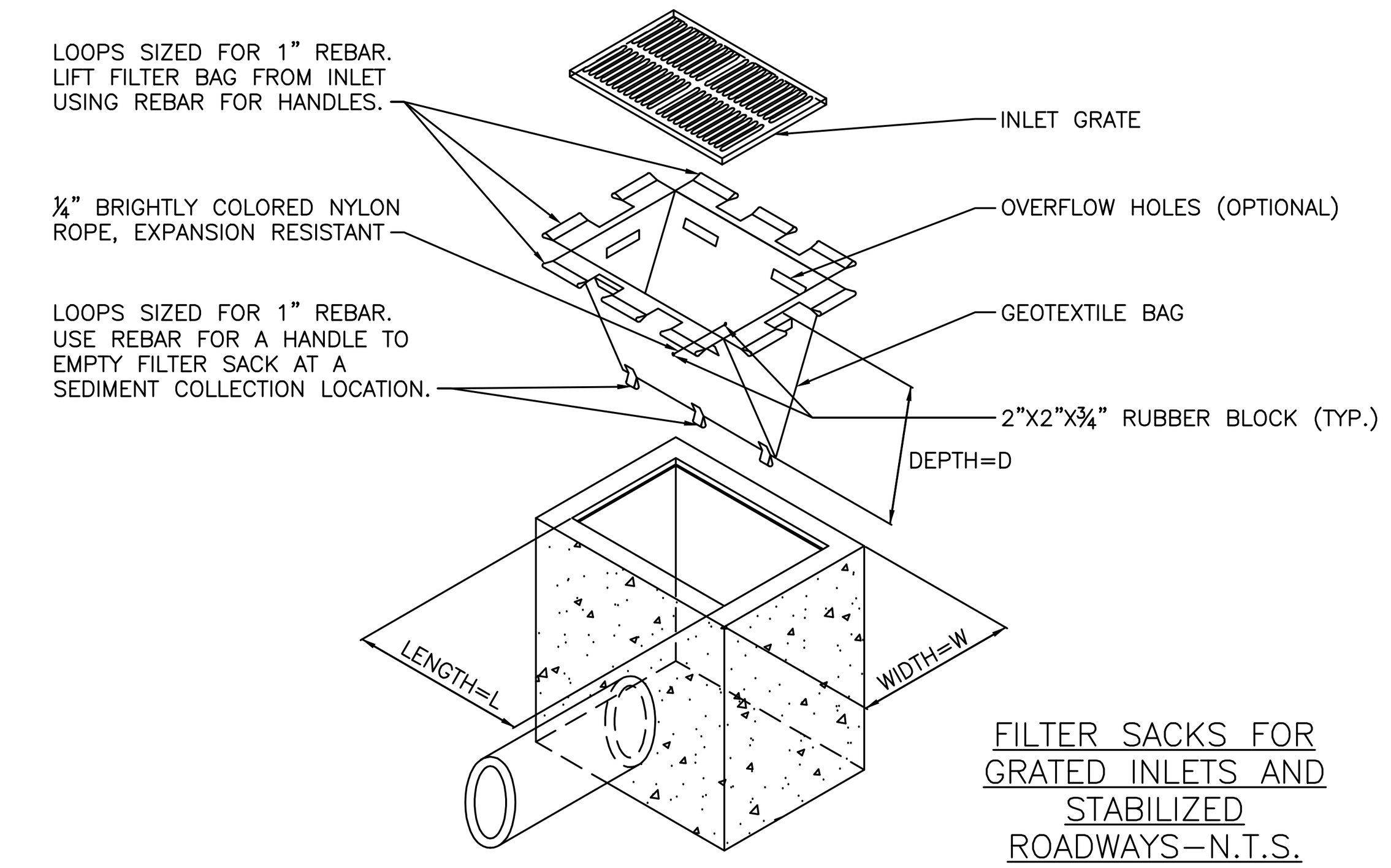


VIEW OF FRAME WITHOUT SILT FENCE

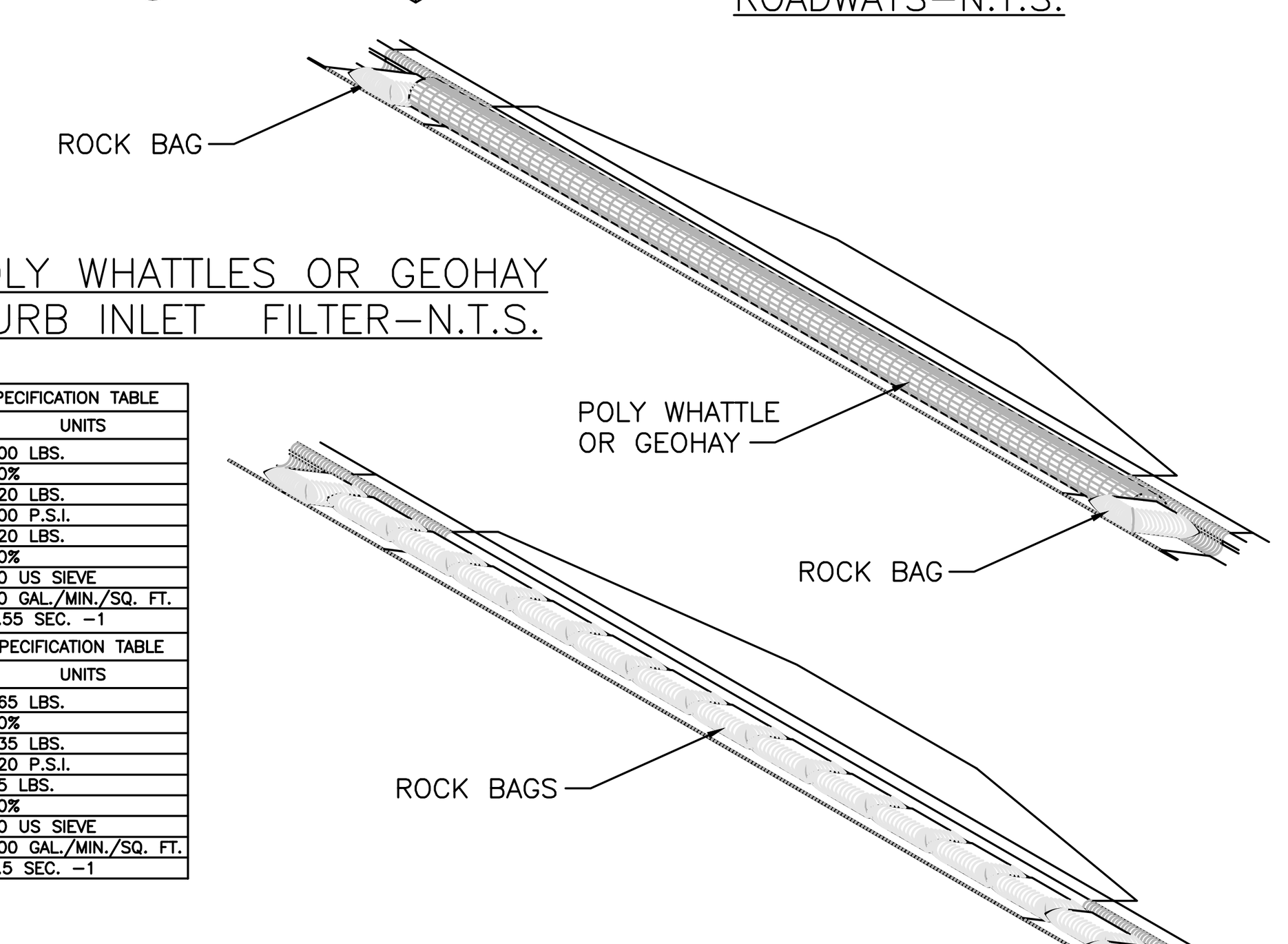
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION—N.T.S.



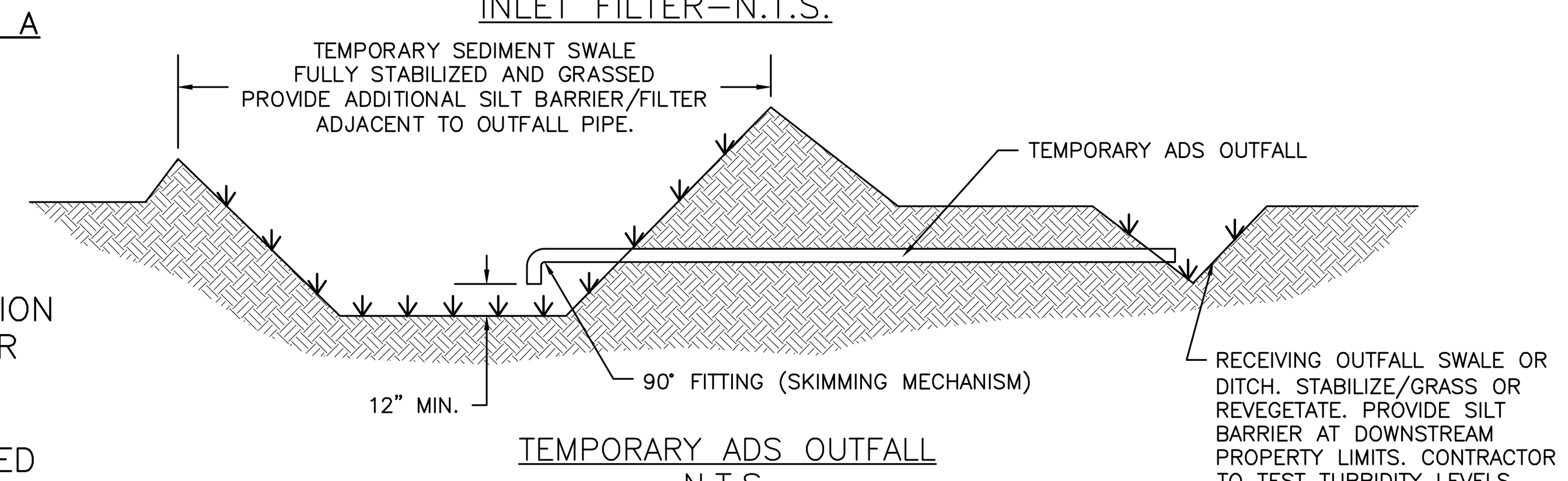
FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS—N.T.S.



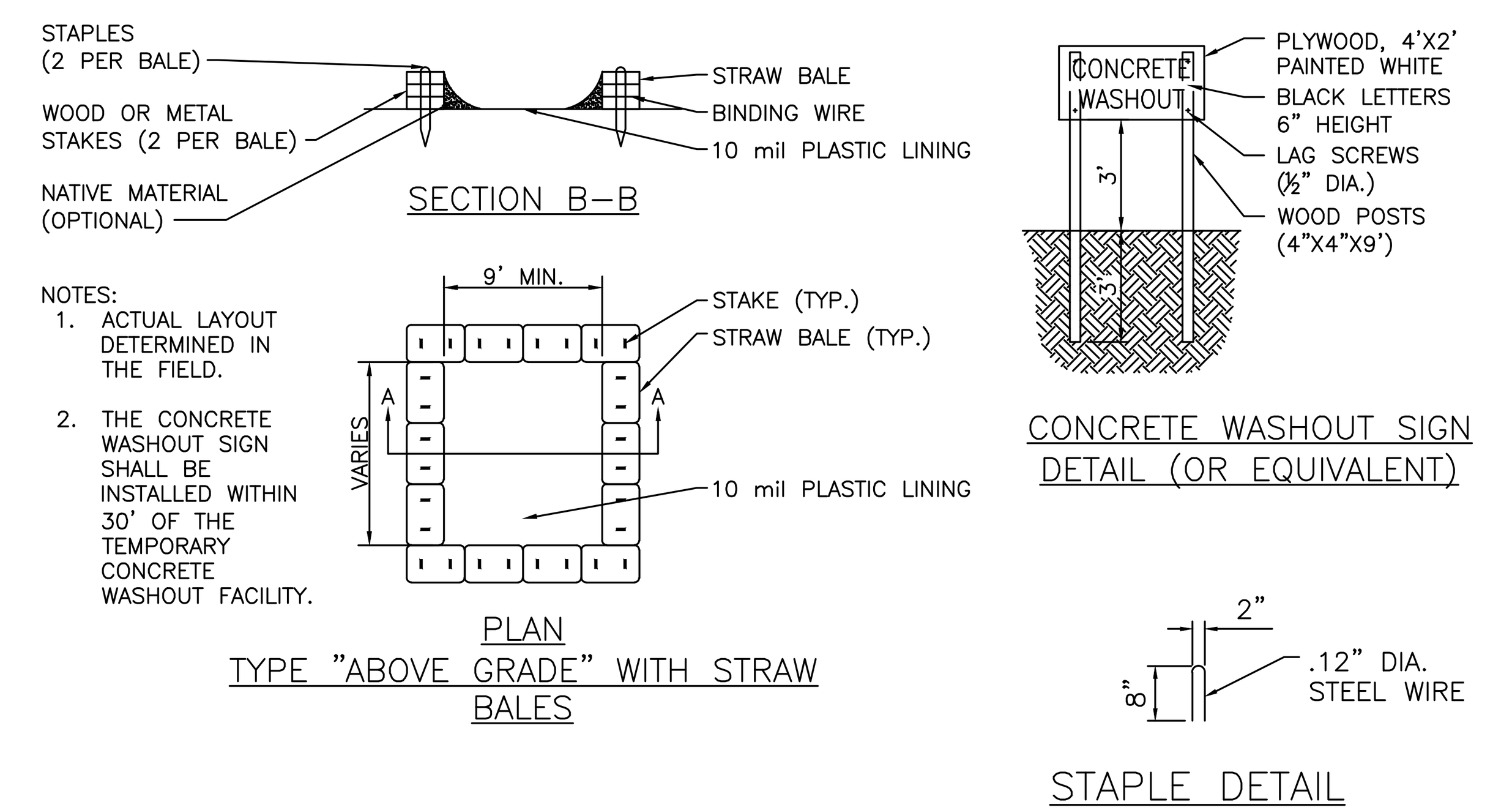
POLY WHATTLES OR GEOHAY CURB INLET FILTER—N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC. -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1

SOCK-PIPE OR ROCK BAG INLET FILTER—N.T.S.

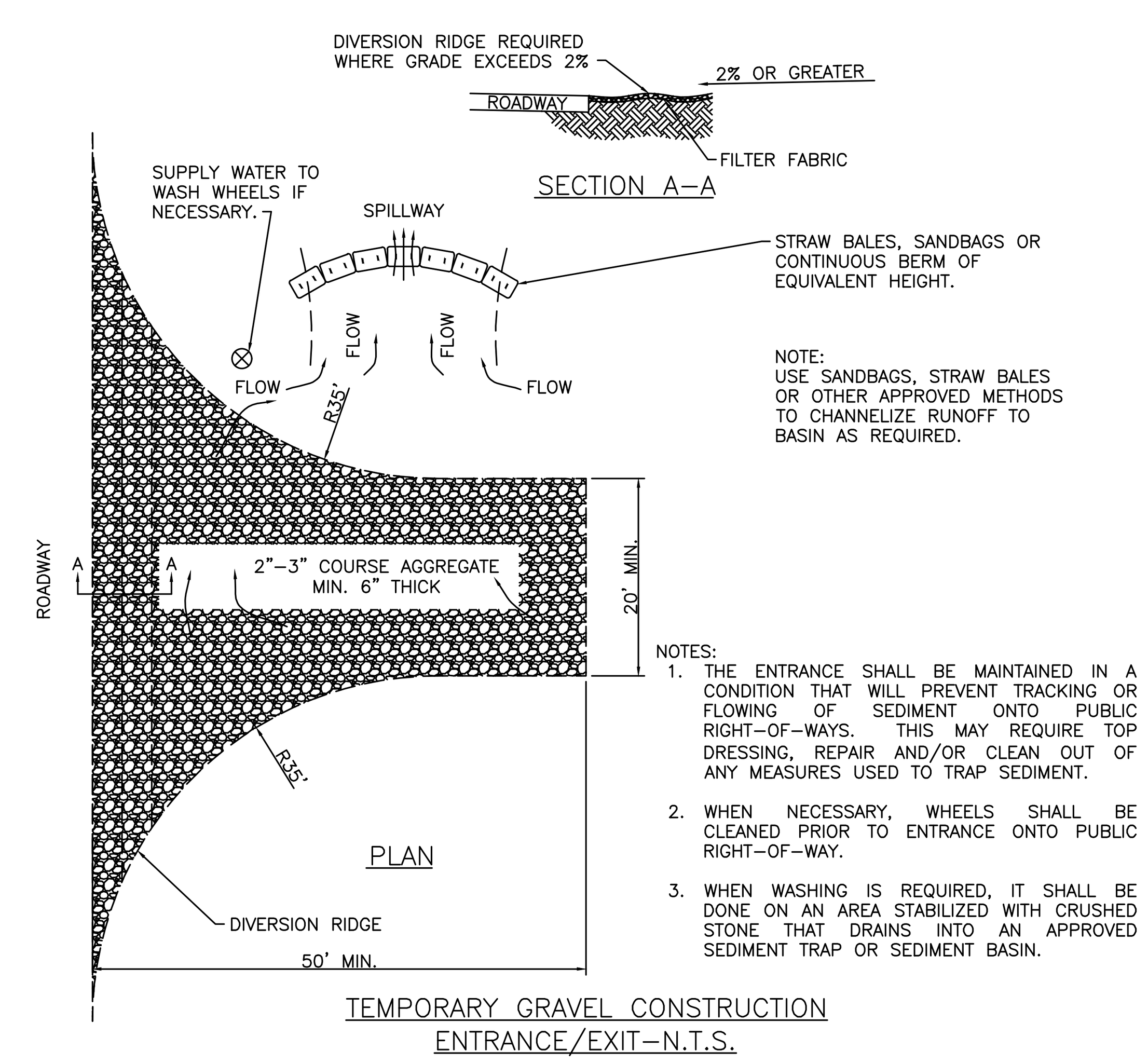


TEMPORARY ADS OUTFALL N.T.S.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE & STUCCO WASTE MANAGEMENT—N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT—N.T.S.

- All turbidity, erosion, and sedimentation controls shall be in accordance with 'Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

EROSION CONTROL DETAILS

N.T.S.

NOTES:
WETLAND PROTECTION PLAN
a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE—SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES — RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
   A — DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
   B — CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
   C — NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
   D — NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
   A. BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL, 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DEWATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
   B. THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREEING VALUES.
   C. MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.

Parameter	SCREENING VALUES FOR DISCHARGE INTO: Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0–8.5	6.5–8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

   D. IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
   E. IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTEWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.

MARK	REVISION	DATE
1	REVISED PER C.O.F.P.	10/30/15

DRAWING 15086-CON
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE NTS
DATE 9/28/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
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STORMWATER POLLUTION PREVENTION DETAILS

INDIAN RIVER VILLAS

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57805

DATE:

SHEET 3

PROJECT NO. 15-086

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRA□S, □ERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRA□ SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STE □IN AN□ LAND DISTURBIN□ACTIVIT□ AND SHALL BE MADE FUNCTIONAL BEFORE U□SLO□E LAND DISTURBANCE TAKES □LACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE AD USTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED □RIOR TO AN□ □RADIN□ OR DISTURBANCE OF EXISTIN□ SURFACE MATERIAL ON BALANCE OF SITE. □ERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO □REVENT SEDIMENT ON TRASH FROM FLO□ IN□ OR FLOATIN□ ON TO AD ACENT □RO□ERTIES.
3. □ERMANENT OR TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□LIED TO DENUDED AREAS □ITHIN SEVEN □7□DA□S AFTER FINAL□RADE IS REACHED ON AN□ □ORTION OF THE SITE. TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□LIED □ITHIN SEVEN □7□DA□S TO DENUDED AREAS THAT MA□ NOT BE AT FINAL □RADE BUT □ILL REMAIN UNDISTURBED FOR LON□ER THAN 30 DA□S. □ERMANENT STABILI□ATION SHALL BE A□LIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE □EAR.
4. DURIN□ CONSTRUCTION OF THE □RO□ECT, SOIL STOCK□ILES SHALL BE STABILI□ED, COVERED OR CONTAINED □ITH SEDIMENT TRA□□IN□ MEASURES. THE CONTRACTOR IS RES□ONSIBLE FOR THE TEM□ORAR□□ROTECTION AND □ERMANENT STABILI□ATION OF ALL SOIL STOCK□ILES ON SITE AS □ELL AS SOIL INTENTIONALLY□TRANS□ORTED FROM THE □RO□ECT SITE.
□. A□ERMANENT VE□ETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHER□ISE□ERMANENTL□STABILI□ED.
6. AFTER AN□SI□NIFICANT RAINFALL□/□ OR□REATER SEDIMENT CONTROL STRUCTURES□ILL BE INS□ECTED FOR INTE□RIT□ AN□DAMA□ED DEVICES SHALL BE CORRECTED IMMEDIATEL□.
7. CONCENTRATED RUNOFF SHALL NOT FLO□DO□N CUT OR FILL SLO□ES UNLESS CONTAINED □ITHIN AN ADE□UATE TEM□ORAR□OR□ERMANENT CHANNEL, FLUME, SLO□E DRAIN STRUCTURE OR A□□ROVED CONTROL.
□. SEDIMENT□ILL BE□REVENTED FROM ENTERIN□AN□STORM□ATER S□STEM, DITCH OR CHANNEL. ALL STORM□ATER INLETS THAT ARE MADE O□ERABLE DURIN□ CONSTRUCTION SHALL BE□ROTECTED SO THAT SEDIMENT□LADEN□ATER CANNOT ENTER THE CONVE□ANCE S□STEM□ITHOUT FIRST BEIN□FILTERED OR OTHER□ISE TREATED TO REMOVE SEDIMENT.
9. □HEN□ORK IN A LIVE□ATERCOURSE IS□ERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMI□E ENCROACHMENT, CONTROL SEDIMENT TRANS□ORT AND STABILI□E THE□ORK AREA TO THE□REATEST EXTENT□OSSIBLE DURIN□ CONSTRUCTION.
10. □ERIODIC INS□ECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE□ROVIDED TO ENSURE INTENDED□UR□OSE IS ACCOM□LISHED. THE DEVELO□ER, O□NER AND/OR CONTRACTOR SHALL BE CONTINUALL□ RES□ONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN□ORKIN□ CONDITION AT THE END OF EACH□ORKIN□DA□.
11. □HERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT□AVED□UBLIC ROADS, □ROVISIONS SHALL BE MADE TO MINIMI□E THE TRANS□ORT OF SEDIMENT B□TRACKIN□ONTO THE□AVED SURFACE. □HERE SEDIMENT IS TRANS□ORTED ONTO A□UBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROU□HL□AT THE END OF EACH DA□. SEDIMENT SHALL BE REMOVED FROM THE ROADS B□SHOVELIN□ OR S□EE□IN□ AND TRANS□ORTED TO A SEDIMENT CONTROL DIS□OSAL AREA. STREET□ASHIN□ SHALL BE ALLO□ED ONL□ AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS□ROVISION SHALL A□L□ TO INDIVIDUAL SUBDIVISION LOTS AS□ELL AS TO LAR□ER LAND-DISTURBIN□ ACTIVITIES.
12. ALL TEM□ORAR□EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED□ITHIN 30 DA□S AFTER FINAL SITE STABILI□ATION OR AFTER THE TEM□ORAR□MEASURES ARE NO LON□ER NEEDED.
13. □RO□ERTIES AND□ATER□A□S DO□NSTREAM FROM CONSTRUCTION SITES SHALL BE□ROTECTED FROM SEDIMENT DE□OSITION AND EROSION.
14. EROSION CONTROL DESI□N AND CONSTRUCTION SHALL FOLLO□THE RE□UIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROAD□A□ AND TRAFFIC DESI□N STANDARDS, IN ADDITION TO THESE□ REQUIREMENTS.
1□. CONTRACTOR IS RES□ONSIBLE FOR ALL SURFACE□ATER DISCHAR□ES, RAINFALL RUN-OFF OR DE□ATERIN□ ACTIVITIES.
16. CONTRACTOR MUST INCOR□ORATE ALL BM□S NECESSAR□TO MEET OR EXCEED STATE□□ATER□UALIT□RE□UIREMENTS.
17. □OLLUTION□REVENTION□LAN IS A MINIMUM□UIDELINE ONL□ ADDITIONAL BM□S MA□BE NECESSAR□AT CONTRACTOR'S EXPENSE. NOT□ BE□OSTED ON SITE.
1□. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER.
19. DE□ATERIN□ ACTIVITIES□
   A. DISCHAR□E MUST NOT EXCEED STATE□□ATER□UALIT□STANDARDS.
   B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE S□R□MD CONSUM□TIVE USE□ERMIT KNO□N AS A "NOTICED □ENERAL□ERMIT FOR SHORT TERM CONSTRUCTION DE□ATERIN□", UNLESS DE□ATERIN□ ACTIVITIES□ILL RESULT IN LESS THAN 300,000□□D FOR 30 DA□S OR LESS.
   C. NO□H□DRAULIC□UM□S MA□BE USED FOR DE□ATERIN□UNLESS A□□ROVED B□THE□ATER MANA□EMENT DISTRICT FOR THAT AREA. DE□ATERIN□EXISTIN□STORM□ATER RETENTION AREAS□ONDS/LAKES□MA□BE EXEM□T FROM THIS CONDITION. CONTRACTOR TO CONFIRM□ITH S□R□MD.
   D. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER AND TO CIT□OF FT□IERCE.
20. SEE ADDITIONAL DETAILS, S□ECIFICATIONS AND RE□UIREMENTS OF SHEET 4, 11-13.

STORM□ATER□OLLUTION□REVENTION□LAN

A SITE□LAN MUST BE DEVELO□ED AND MUST CONTAIN, AT A MINIMUM, THE FOLLO□IN□ INFORMATION□
1. DRAINA□E□ATTERNS□SEE SURVE□AND DRAINA□E□LAN SHEET 3 & 7.
2. A□□ROXIMATE SLO□ES AFTER MA□OR□RADIN□ ACTIVITIES□SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE□SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED□N□.
□. LOCATION OF ALL MA□OR STRUCTURAL AND NON-STRUCTURAL CONTROLS□THIS SHEET.
6. THE LOCATION OF EX□ECTED STABILI□ATION□RACTICES□THIS SHEET.
7. NO□□ETLANDS AND SURFACE□□ATERS□
□. LOCATIONS□HERE STORM□ATER MA□DISCHAR□E TO A SURFACE□□ATER OR MS4. SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVIT□□ DEMOLITION, LAND CLEARIN□, EARTH□ORK, □AVIN□ AND UTILIT□□□ ORK FOR BUILDIN□, □ARKIN□ AND SITE IM□ROVEMENTS.

DESCRIBE THE INTENDED SE□UENCE OF MA□OR SOIL DISTURBIN□ ACTIVITIES□
1. SITE□RE□ARATION AND STABILI□ CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND□ERIMETER OF SITE. INSTALL TURBIDIT□BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND, CONSTRUCT BERM ON□ERIMETER AND TEM□ORAR□ S□LES AS SHO□N ON□LANS. BERM SHALL BE CONSTRUCTED USIN□INITIAL IM□ORTED FILL MATERIAL. THE BERM AND S□ALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE□ 0.97□ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED□0.97□ACRES

EXISTIN□ DATA DESCRIBIN□ THE SOIL OR□UALIT□OF AN□STORM□ATER DISCHAR□E□ SEE SOIL BORIN□S□B□ SHEETS 2, NO DISCHAR□E FROM DISTURBED AREAS IS ANTICI□ATED.

DRAINA□E AREA SI□E FOR EACH DISCHAR□E□OINT□ ENTIRE SITE□0.97□ACRES

LATITUDE AND LON□ITUDE OF THE SITE□ LATITUDE = N 27° 26' 38.6" LONGITUDE = W 80° 19' 19.0"

BEST MANA□EMENT□RACTICES□BM□S AND MEASURES THAT□ILL BE IM□LEMENTED AT THE CONSTRUCTION SITE AND TIME FRAMES IN□ HICH THE CONTROLS□ILL BE IM□LEMENTED□
THE CONTRACTOR□ILL USE HA□BALES, SILT FENCE, FILTER BARRIERS, AND OTHER BM□S. THE TIME FRAMES FOR CLEARIN□, EARTH□ORK, AND ANTICI□ATED BM□S ARE□

1. INSTALL SILT FENCE AT□ERIMETER OF SITE AND SILT BARRIERS AT DO□NSTREAM DITCHES/S□ALES.
2. CLEAR/□RUB AREA NECESSAR□FOR TEM□ORAR□□RAVEL DRIVE□A□AND AD□ACENT S□ALE.
3. CONSTRUCT TEM□ORAR□□RAVEL DRIVE□A□□ITH S□ALE, AND□RADE/SOD S□ALE AT ENTRANCE.
4. CLEAR BALANCE OF SITE.
□. CONSTRUCT 12" RC□ AND MITERED END SECTIONS.
6. IM□ORT FILL MATERIAL□
   -CONSTRUCT CONTAINMENT BERMS□SEED/MULCH BERMS.
   -FILL BALANCE OF SITE.
7. MAINTAIN DO□NSTREAM SILT BARRIERS AND□ERIMETER SILT FENCE, DURIN□ CONSTRUCTION.
□. INCOR□ORATE ADDITIONAL BM□S□HEN NEEDED DURIN□THE COURSE OF CONSTRUCTION.
   -□OLL□ADDLE/ SILT FENCE/ FILTER SACKS AS INLETS AND□I□ES ARE INSTALLED.
   -□ROVIDE STOCK□ILE□ROTECTION, CONCRETE/ STUCCO□□ASH AREAS, AND OTHER BM□S□HEN NECESSAR□TO CONTAIN□RO□OSED□ORK.

TEM□ORAR□AND□ERMANENT STABILI□ATION□RACTICES□
-TEM□□HA□BALES/SILT FENCES/FLOATIN□TURBIDIT□BARRIERS□ER□LAN, FILTER FABRIC SHALL BE□LACED UNDER THE ROCK□RAVEL DRIVE□A□AT ALL S□ALE OUTFALLS, AND RETENTION□OND OUTFALLS.
-□ERM□SEEDED/MULCHED,SOD□CONTROLLED□RADIN□AND DRAINA□E TO DETENTION BASINS.
-STABILI□E ALL DE-NUDED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DA□S - USE R□E□RASS□ER MANUFACTURER'S A□□LICATION RATES, AND MULCHED□ITH STRA□□AT 4000 LB□ER ACRE.

STRUCTURAL CONTROLS TO BE IM□LEMENTED TO DIVERT STORM□ATER FLO□FROM RECEIVIN□□ATERS□
-TEM□□RAVEL ENTRANCE ROAD□RADED TO DRAIN TO A TEM□ORAR□SEDIMENT S□ALE OR RETENTION AREA.
-TEM□DRAINS TO RETENTION□ONDS
-TEM□BERMS AT□RO□ECT□ERIMETER□ER□LAN.
-INLETS/OUTLETS□ILL BE□ROTECTED□ITH FILTER FABRIC AND□RO□ERLY INSTALLED HA□BALES.
-SILT FENCE SHALL BE□LACED AROUND THE ENTIRE□ERIMETER OF DISTURBED AREAS.
-A DOUBLE RO□□OF SILT FENCE□ILL BE□ROVIDED AROUND ALL STOCK□ILE AREAS.

□ERMANENT STORM□ATER MANA□EMENT CONTROLS SUCH AS, DETENTION OR RETENTION S□STEMS OR VE□ETATED S□ALES. □ET DETENTION S□STEMS INCOR□ORATED AS□ERMANENT BM□FOR□ATER□UALIT□CONTROL.

DESCRIBE IN DETAIL CONTROLS FOR THE FOLLO□IN□POTENTIAL□OLLUTANTS□
□ASTE DIS□OSAL□
-ON SITE□ASTE□ILL BE CONTAIN□RS□ED, CONTRACTOR IS RES□ONSIBLE FOR REC□CLIN□ALL□ASTE MATERIALS, □ITH A MINIMUM RE□UIREMENT OF 7□□□.
-CONCTERE/ STUCCO□ASH AREA SHALL BE□ROVIDED.
-STOCK□ILE AREAS SHALL BE□ROTECTED□ITH SILT FENCE AND STABILI□ED/ SEEDED IF LEFT UNATTENDED FOR MORE THAN 7 DA□S.

OFFSITE VEHICLE TRACKIN□□
-□ROVIDE HARD SURFACE AT TEM□DRIVE□A□ROCK/□RAVEL DRIVE□A□□.
-RE□ULAR MAINTENANCE OF AD□ACENT ROAD RI□HT OF□A□, INCLUDIN□STREET S□EE□IN□, & RUT RE□AIR IN NON-□AVED AREAS.

A□□LICATION RATES OF ALL FERTILI□ERS, HERBICIDES AND□ESTICIDES□
-NONE□RO□OSED.

STORA□E,A□□LICATION,□ENERATION AND MI□RATION OF ALL TOXIC SUBSTANCES□
-NONE□RO□OSED.

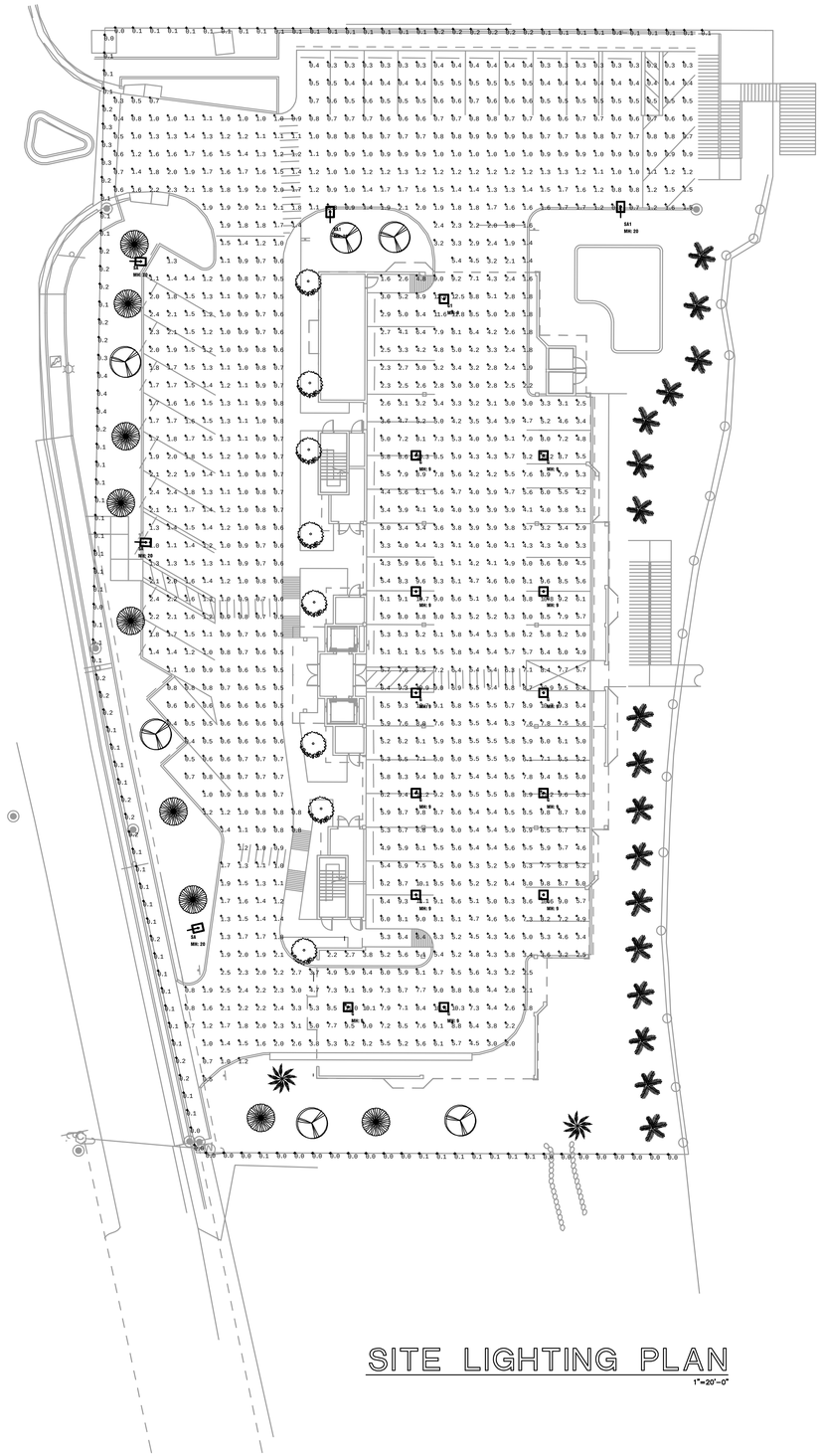
DESCRI□TION OF THE MAINTENANCE□LAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS
-CONTRACTOR SHALL HAVE S□□□□ COM□ONENTS INS□ECTED B□A FDE□CERTIFIED INS□ECTOR AND MAINTAIN ALL CONTROLS DAIL□, AND HAVE□EEKL□S□□□□INS□ECTION RE□ORTS□RE□ARED, AND□ITHIN 24 HOURS OF THE END OF AN□RAINFALL EVENT THAT IS□/□" OR□REATER. -EN□INEER SHALL INS□ECT□ERIODICALL□.

NOTES:
1.THIS□LAN□SHEETS 4 AND □,□O□□ OF FDE□NO□STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES. AND ALL RE□UIRED INS□ECTION RE□ORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KE□T AT THE□RO□ECT SITE.
2.THE FOLLO□IN□CERTIFICATION SHALL BE COM□LETED B□AL CONTRACTORS/ SUB-CONTRACTORS RES□ONSIBLE FOR AN□□ORTION OF THE IM□LEMENTATION OF THE S□□□□□□□.

CERTIFICATION□
"I CERTIF□UNDER THE□ENALT□OF LA□THAT I UNDERSTAND AND SHALL COM□L□□□ITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM□ATER□OLLUTION□REVENTION□LAN □RE□ARED THEREUNDER□"

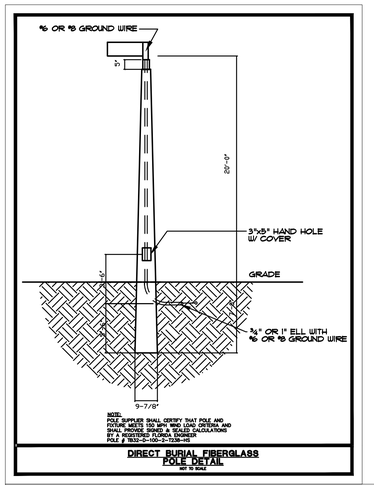
S□□□□ DESCRI□TION OF□ORK/ RES□ONSIBILIT□	NAME TITLE	CONTRACTOR OR SUB.CONTRACTOR /NAME, ADDRESS, □HONE□	NAME/SI□NATURE TO CERTIFICATION	DATE
			B□ SI□NATURE	
			B□ SI□NATURE	
			B□ SI□NATURE	

B□□□□□□□



SITE LIGHTING PLAN

1"=20'-0"



DIRECT BURIAL FIBERGLASS POLE DETAIL

NOT TO SCALE

Luminaire Schedule

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	12	G	VISIONAIRE PSA-1-TTW-32LC-7-HS-UNV	N.A.	0.900	0.900	1.000	0.810	71	852
	1	G1	VISIONAIRE PSA-1-TTW-48LC-7-HS-UNV	N.A.	0.900	0.900	1.000	0.810	102.19	102.19
	3	SA	PHILIPS GARDCO ECP-3-75LA-4053-MW-IS POLE MOUNT 20' A.F.G.	N.A.	0.900	0.900	1.000	0.810	77.4	232.2
	2	SA1	PHILIPS GARDCO ECP-3-55LA-3253-MW-IS POLE MOUNT 20' A.F.G.	N.A.	0.900	0.900	1.000	0.810	51.8	103.2

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
SPILL, HORIZONTAL	0.11	0.4	0.0	N.A.	N.A.
SPILL, VERTICAL	0.20	0.5	0.0	N.A.	N.A.
GARAGE PARKING	5.92	12.5	1.6	3.70	7.81
OPEN PARKING	1.19	5.4	0.3	3.97	18.00

revision	date
4	
3	
2	
1	

KAMM Consulting

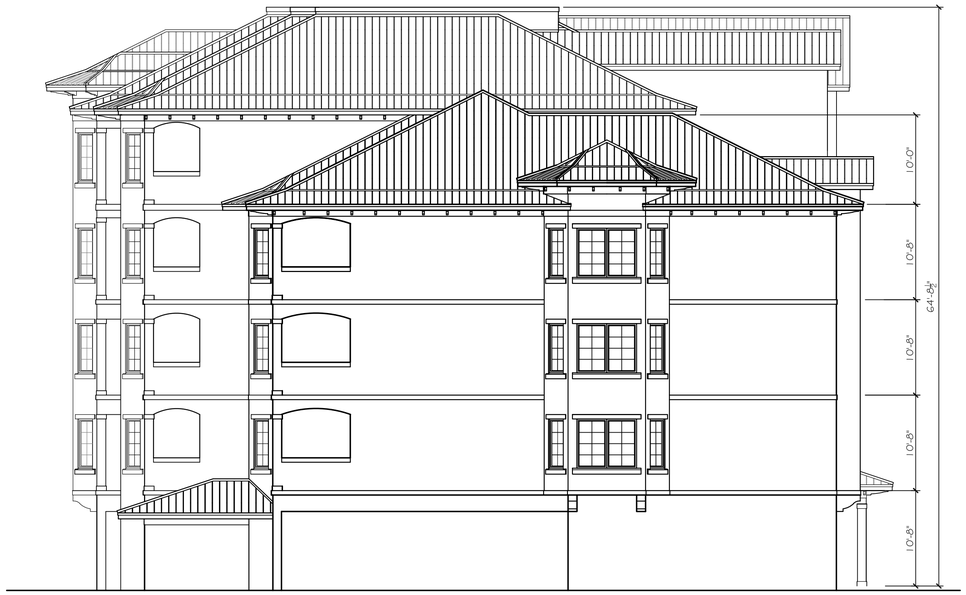
project title: INDIAN RIVER VILLAS

sheet title: SITE LIGHTING PLAN

projt. no.:	2015-0969
project manager:	DM
checked by:	BLB
scale:	AS NOTED
date:	11/25/2015







1 LEFT (NORTH) ELEVATION
1/8" = 1'-0"



2 RIGHT (SOUTH) ELEVATION
1/8" = 1'-0"

Hal Lambert
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AR0010952

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INDIAN RIVER VILLAS
A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

LEFT &
RIGHT
ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
	-	-

PROJECT NUMBER:
DRAWN BY: HL
PERMIT SET DATE: -
PRINT DATE: 10.15.15

SHEET
A7 OF **7**



1 FRONT (WEST) ELEVATION
1/8" = 1'-0"



2 REAR (EAST) ELEVATION
1/8" = 1'-0"

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INDIAN RIVER VILLAS
A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

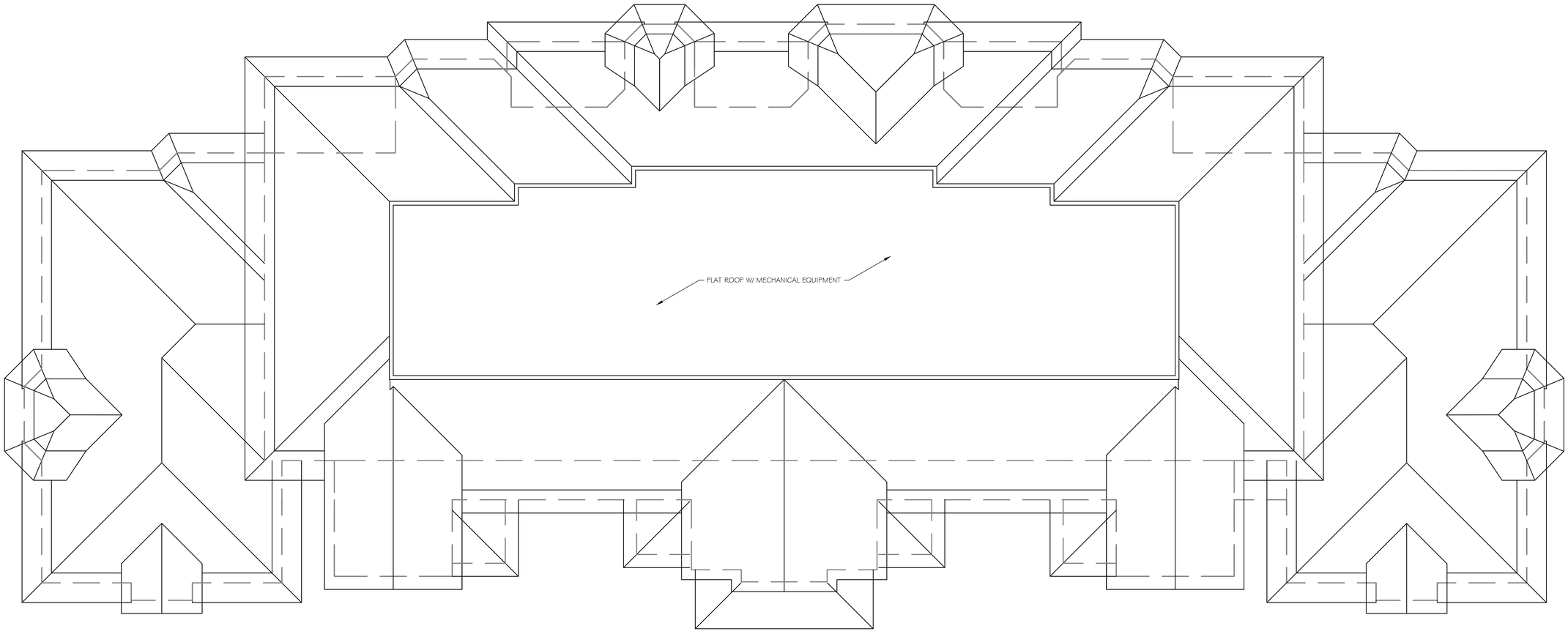
FRONT & REAR ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
	-	-

PROJECT NUMBER:
DRAWN BY: HL
PERMIT SET DATE: -
PRINT DATE: 10.15.15

SHEET
A6 OF **7**



N

1 ROOF PLAN
1/8" = 1'-0"

Hal Lambert
architecture
& construction
2935 20th St., Vero Beach, FL 32960
tel. 772-469-3101 fax. 772-778-8692
email: Hal@regency-windsor.com
architect: Roy Harold (Hal) Lambert, Jr.
AR0010952

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INDIAN RIVER VILLAS
A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

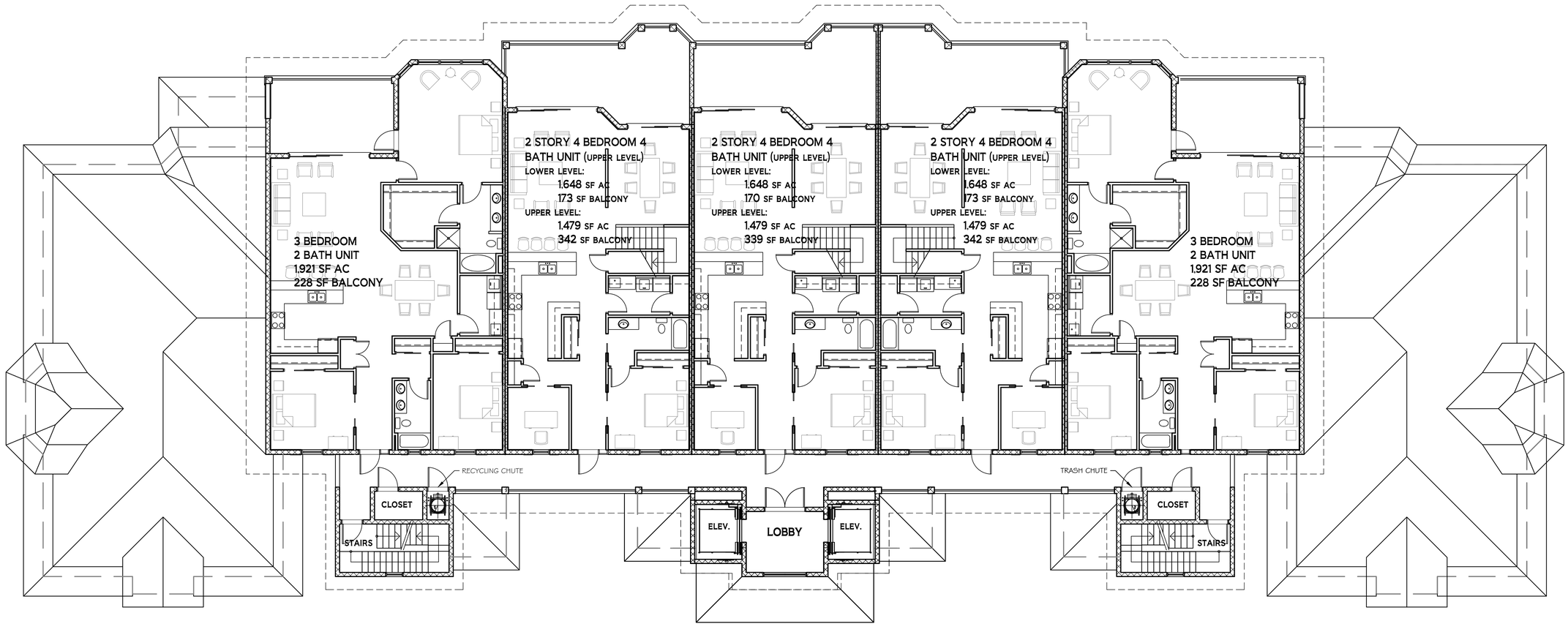
ROOF PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
DATE 10.17.15

SHEET
A5 OF 7



N

1 FOURTH FLOOR PLAN
1/8" = 1'-0"

Hal Lambert

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tel. 772-469-3101 fax. 772-778-8692
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INDIAN RIVER VILLAS

A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

FOURTH FLOOR PLAN

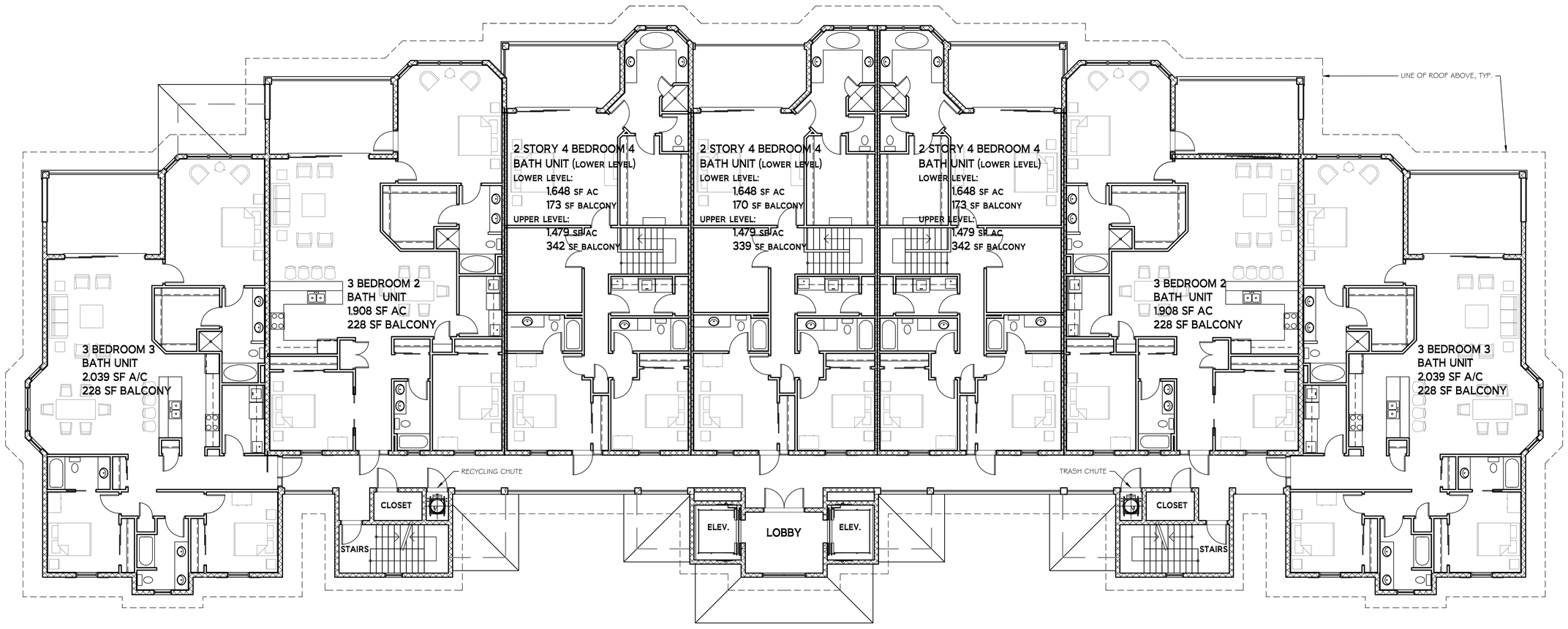
REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
DATE 10.17.15

SHEET

A4 OF **7**



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1 THIRD FLOOR PLAN
1/8" = 1'-0"

Hal Lambert
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tel. 772-469-3101 fax. 772-778-8692
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INDIAN RIVER VILLAS

A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

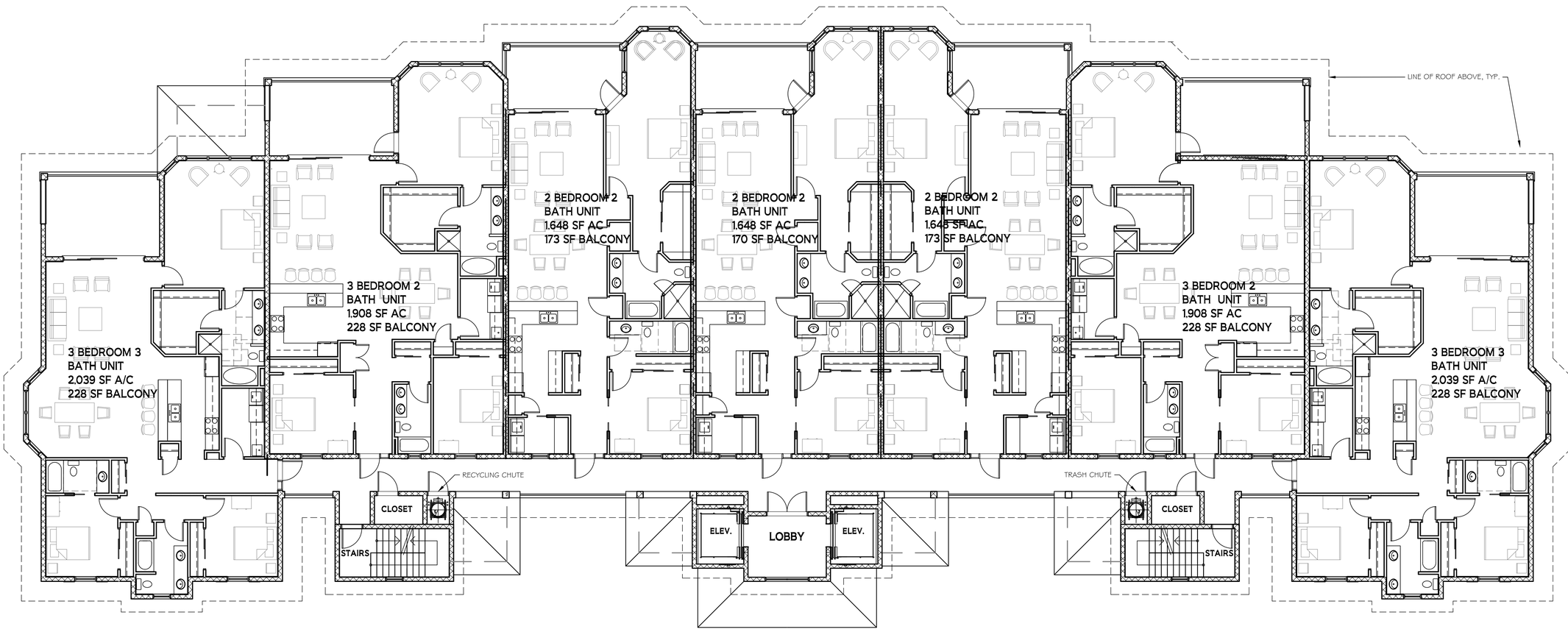
THIRD FLOOR PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
DATE 10.17.15

SHEET
A3 OF 7



N

1 FIRST & SECOND FLOOR PLAN
1/8" = 1'-0"

Hal Lambert

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tel. 772-469-3101 fax. 772-778-8692
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INDIAN RIVER VILLAS

A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

FIRST & SECOND FLOOR PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
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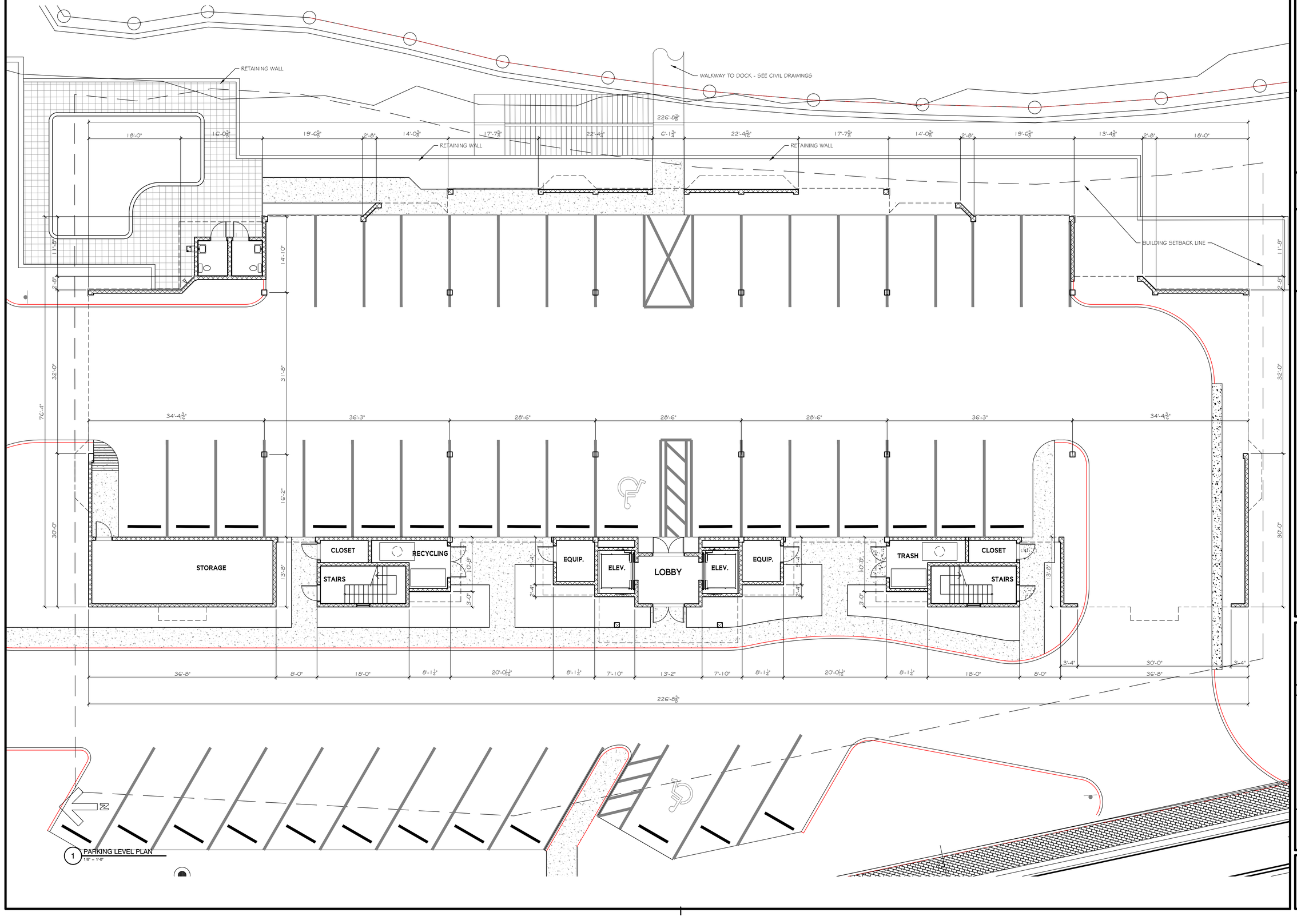
DATE 10.17.15

SHEET

A2 OF **7**



1 PARKING LEVEL PLAN
1/8" = 1'-0"

Hal Lambert

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INDIAN RIVER VILLAS

A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

PARKKING LEVEL

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
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SHEET

A1 OF **7**

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Institutional	CBD	C1
South	Multi-Family Residential	OP	C1
East	Indian River Lagoon	NA	NA
West	Vacant	OP	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C1	8.00	0.967	AE-4 & X
****Proposed**	CBD	C1	30.0	0.967	VE-7 N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 5,980
Current Zoning/FLU	Total gallons per day 5,980
**Proposed Zoning/FLU	Total gallons per day 5,980
**Change in Demand	Total gallons per day 5,980

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 5,980
Current Zoning/FLU	Total gallons per day 5,980
**Proposed Zoning/FLU	Total gallons per day 5,980
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2.21	2.21	0.00
Urban District	5 acres per 1,000 people	8.86	8.86	0.00
Community	2.5 acres per 1,000 people	17.71	17.71	0.00
Neighborhood	1.36 acres per 1,000 people	32.56	32.56	0.00

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Lawnwood Elem./ Dan McCarty Middle/Lincoln Park Academy	
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	3.33	1.43
****Proposed Zoning/FLU Enrollment Demand**	3.33	1.43
****Change in Demand**	0.00	0.00

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum 4
Current Zoning/FLU	4
****Proposed Zoning/FLU**	4
***Change in Demand**	0

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	No volume discharge increase proposed

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

See Traffic Study

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity Land Use Code 210 and Land Use Code 230		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum 179	Maximum
Current Zoning/FLU	179	23
****Proposed Zoning/FLU**	179	23
***Change in Demand**	0 r ated to zoning 66 for site plan Trips	23 Trips
Impact to Capacity	de minimis	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	1	23	0.967	4/16	4/17
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [X] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Indian River Drive Properties:

401 S. Indian River Drive
411 S. Indian River Drive
426 S. Indian River Drive
500 S. Indian River Drive
507 S. Indian River Drive
509 S. Indian River Drive
519 S. Indian River Drive

Fort Pierce, Florida

Property Tax ID Numbers:

2410-808-0017-000-7
2410-808-0019-000-1
2410-808-0020-010-4
2410-809-0001-000-5
2410-809-0002-000-2
2410-809-0004-000-6
2410-810-0001-000-9

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520
Email: danna@dlsenvironmentalservices.com

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FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
Figure 3 FLUCFCS Map

APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 401 S. Indian River Drive, 411 S. Indian River Drive, 426 S. Indian River Drive, 500 S. Indian River Drive, 507 S. Indian River Drive, 509 S. Indian River Drive, and 519 S. Indian River Drive was conducted by DLS Environmental Services, Inc. The project area associated with the seven parcels totals 3.27 acres which are located on the east and west side of South Indian River Drive in Fort Pierce in Section 10, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on April 10, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Paola Sand (28)

This nearly level to sloping soil is excessively drained. It is on high dune-like ridges and in undulating areas. Slopes are smooth to convex or concave. Included in this mapping layer of Paola soil are small areas of Astatula, St. Lucie, and Welaka Variant soils. This soil does not have a water table within a depth of 80 inches, and usually it is not within a depth of 120 inches annually and permeability is very rapid. Typical natural vegetative associations include sand pine, scrub live oak, rosemary, and cabbage palms.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

3.1.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridamus*), Florida gopher frogs (*Rana capito*), and eastern indigo snake (*Drymarchon corais couperi*) which may be present within the project area.

3.1.2 Methodology

Biologist followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopher polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida;* Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFG) [now known as FFWCC], Tallahassee, Florida, December 1987.

- Biologist conducted parallel transects 10 meters (32± feet) apart;
- Biologist conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located will be flagged as either active or inactive;
- All gopher tortoise burrows located will be assigned an identification number and recorded;
- Biologist will field locate all gopher tortoise burrows on a 1" = 100' scale aerial.
- Additional data and notes will be collected by biologists for the occurrence of the eastern indigo snake, Florida gopher frog, and the Florida mouse.

3.1.3 Conclusion

No gopher tortoise or other commensal species such as eastern indigo snake, Florida mouse, or Florida gopher frog were observed by the biologist during this environmental assessment.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on April 10, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	not likely
Least tern (*Sterna antillarum*)	not likely
Little blue heron (*Egretta caerulea*)	not likely
Snowy egret (*Egretta thula*)	not likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	not likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely

Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely
Rain lily (*Zephyranthes simpsonii*)	not likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds

COMMON NAME	SCIENTIFIC NAME	PROTECTED SPECIES	
		STATE	FEDERAL
Blue jay	*Cyanocitta cristata*	----	----

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***133 – Multiple dwelling units, low rise***
  This property is currently a 4-unit apartment complex. There is a narrow strip of wetlands adjacent to the shoreline associated with this property which has been assigned a different FLUCFCS number appropriate to that community.

- ***143 – Professional services***
  This property is currently a mixed use with a residence and an attorney's office.

- ***191 – Undeveloped land in urban areas***
  It appears that the majority of the properties involved in this environmental assessment would fall into this category since there are no structures on most of them. The only remaining vegetation on these vacant parcels is mowed ground cover and some cabbage palms.

- ***193 – Urban land in transition***
  This property contains an asphalt parking lot however the future use is unknown.

- ***642 – Saltwater marshes***
  A narrow strip of property adjacent to the shoreline on the northern parcels contained cordgrass (*Spartina alterniflora*), three-square (*Scirpus americanus)*, and salt grass (*Distichlis spicata)*.

- ***540 – Bays and estuaries***
  The properties involved in this site assessment all have frontage on the Indian River. This location of the Indian River does support seagrasses.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, a strip of wetlands was identified adjacent to the shoreline on the northern parcels identified in this site assessment.

4.0 PREVIOUS IMPACTS

Based upon a review of aerials from 2000, all of the currently vacant properties within the project area had structures at that time. The majority of these structures appear to be residential except for the parcel at the southwest corner of Citrus and Indian River Drive. It appears that these structures were removed between 2007 and 2011 and the properties remain vacant.

5.0 SUMMARY

Based upon the historic use and the current use of these properties, the proposed change of the future land use from Office Professional (OP) to Central Business District (CBD) would not result in additional environmental impacts. The majority of the properties involved in this request are currently vacant uplands which were previously developed.

Any impacts to the wetland area or any proposed docking facilities would require authorizations from both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers regardless of the land use assigned to the properties.



N

ST. LUCIE COUNTY



SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Location Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 1



Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on April 12, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PAOLA SAND (28)

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Soils Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 2



FLUCFCS CODES:

MULTIPLE DWELLING UNITS, LOW RISE (133)
PROFESSIONAL SERVICES (143)
UNDEVELOPED LAND IN URBAN AREAS (191)
URBAN LAND IN TRANSITION (193)
SALTWATER MARSHES (642)
BAYS AND ESTUARIES (540)

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FLUCFCS Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:			
N.T.S.		APRIL 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS



Photo looking north at wetland area in the northeast corner of 401 S. Indian River Drive.
Mangroves in the background are off-site.



Photo looking south at strip of wetlands along shoreline of 401, 411, and 426 S. Indian River Drive.

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking south along area on east side of Indian River Drive for 500, 507, 509, and 519 S. Indian River Drive.



Photo showing bank and existing vegetation associated with 507, 509, and 519 S. Indian River Drive.

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Port Saint Lucie, FL 34953

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking north along east side of Indian River Drive.



Photo of 519 S. Indian River Drive – law office and possibly residence.

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Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking at vacant parcels 500, 507, and 509 S. Indian River Drive.



Photo looking at vacant parcel with parking area at 401 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Jodah B. Bittle, P.E.

FROM: Clarissa Davis, Planner

RE: Indian River Villas: Conditional Use with New Construction

DATE: November 10th, 2015

Mr. Bittle,

I have reviewed the resubmittal of the proposed Indian River Villas project located at 401 and 411 S Indian River Drive and have produced the following comments:

1. Due to the nature of this particular project, it is believed that a photometric plan should be submitted with your proposed package prior to Building permit.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Indian River Villas
Site Plan
Condominium
Re-submittal
November 10, 2015

St. Lucie County Public Works/Engineering Comments

1. It is noted that the right of way configuration for Indian River Drive indicated on the site plan and survey is in conflict with the information shown on the Property Appraiser's Map. The applicant is advised to review Orb 92, page 524. Additional right of way for Indian River Drive was conveyed to the City of Ft. Pierce June of 1964. Advisory comment has been addressed.

New Comments

1. The graphic scale indicated on the re-submitted survey is not correct.
2. The applicant is advised that a St. Lucie County Right of way permit shall be required for construction activities within the County right of way for Indian River Drive. Please contact Selena Griffett, P.E. at 462-2153.
3. The applicant is advised that a St. Lucie County Road Improvement Agreement (RIA) together with the appropriate surety may be required for the proposed improvements within the County right of way. Please contact Ron Harris, County Surveyor at 462-1721 for additional details. Please note that a County right of way permit will not be issued until the agreement and surety have been provided.
4. The applicant is advised that a St. Lucie County Right of way permit shall be required for the proposed water and wastewater connections. It is noted that an RIA and surety will not be required provided that FPUA is submitting and signing the permit application. Please contact Selena Griffett, P.E. at 462-2153.
5. What is the status of the SFWMD permit and FDEP permit?
6. Is a typical section of the proposed seawall available?

Ron Harris, PLS
County Surveyor

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Indian River Villas – 401 S Indian River Drive. TRP #15-07000005

REVIEW DATE: 10/06/2015, 10/07/2015, 11/17/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: __X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
4. **Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
NOV 18 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: November 17, 2015

PROJECT: **Indian River Villas Site Plan – 401 S. Indian River Drive**
TRC Project No. 15-07000005

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Site Plan
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for recommended revisions

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

During the last TRC Meeting it was brought to our attention that a Quit Claim Deed was recorded in 1964 which deeded property along Indian River Drive to the City of Fort Pierce. The applicant has submitted a separate application requesting abandonment of said right-of-way. The following review comments assume that the applicant will receive Indian River Drive R/W abandonment approval from the City Commission, Saint Lucie County, and affected utility companies. Should this abandonment not be approved, the applicant shall submit a revised site plan delineating the corrected Indian River Drive Right-of-Way.

1. The boundary and topographic survey indicates a scale of 1" = 100' which is incorrect; please revise accordingly.
2. The survey and engineering plans shall identify the SLC maintenance limits of Indian River Drive as recorded in Plat Book 19, Pages 10, 10A, and 10B.
3. The 18' deep parking stalls located on the north end of the Citrus Avenue Right-of-Way are required to be 19' in depth. If the developer would like to maintain the 18' stalls then the sidewalk will need to be revised from a 5' to a 6' width.
4. We are recommending that the re-routed 24" outfall pipe be retrofitted with a nutrient separating baffle box as this system currently discharges untreated into the Indian River Lagoon.

JRA/tst

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
NOV 18 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: November 17, 2015

PROJECT: **Indian River Villas Site Plan – 401 S. Indian River Drive**
TRC Project No. 15-07000005

cc:

Attachment(s): None

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JRA/tst

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

CERTIFICATE OF APPROPRIATENESS

TO ALTER A DESIGNATED HISTORIC SITE

COA#15-62 ■ **HISTORIC PRESERVATION BOARD APPROVAL** ❑ **ADMINISTRATIVE APPROVAL**

Site address 401 S. Indian River Drive

❑Contributing ■Non-Contributing ❑Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Construction of the Indian River Villas - 23 multi-family units with parking and landscaping as shown on the attached site plan.	City Commission approval for Abandonment of the eastern part of Citrus Avenue Right-of-Way.	City Code Section 22-59. Design Review Standards.

APPROVED:

Board Approval *Administrative Approval*

Paul Samson, Chair — 1/11/2016 Date
Historic Preservation Board

Maria Lewicka — Date
Historic Preservation Planner

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	TMH, LLC 2277 North Circle Drive, Palatine, IL 60067 TA1 (IRD) LLC 266 Park Drive, Palatine, IL 60067	Mail
Applicant	Foglia Contracting Corp. 1555 Indian River Blvd Vero Beach, FL 32960	Mail
Other	Marc Meyers, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

City Commission Regular Meeting **Agenda Item # 11. i.**

Meeting Date: 03/21/2016

Re: Zoning Atlas Amendment, Planned Development Plan and Preliminary Plat - Village at Midway – 9850 Midway Road

---

SUBJECT:

Ordinance 16-009 - Zoning Atlas Amendment, Planned Development Plan and Preliminary Plat submitted by Walton Acquisitions FL, LLC to propose a mixed-use park including flex-warehouse, flex-commercial, mulit-family at 9850 Midway Road. Property is zoned AG 2.5, County Agriculture; AG-1, Agriculture, PUD, Planned Unit Development. (Parcel ID 2334-340-0000-000-7; 2334-410-0000-000-1).

SUMMARY:

The applicant, Walton Acquisitions FL, LLC, is proposing a zoning change from the current zoning districts to PD, Planned Development, a Planned Development Plan, as well as a Preliminary Plat located on 9850 Midway Road and a parcel to the northeast (2334-410-0000-000-1). The parcels are currently 516.3 acres.

RECOMMENDATION:

Staff recommends that the Preliminary Plat decision be decided in a separate motion. Staff also recommends that the City Commission approve the Zoning Atlas Amendment and Planned Development Plan with the following conditions:

1. Signed Proportionate Fair Share Agreement with SLC is provided; A right-of-way dedication of 42 ½ feet and 6 feet of sidewalk dedication or provide payment in-lieu of sidewalk.
2. A traffic statement is submitted with each Site Plan application.
3. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:

(a) the total right-of-way for Arterial A shall not exceed a width of 160 feet; and
(b) the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval.

Staff recommends that the City Commission approve the Preliminary Plat with the following conditions:

1. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network

Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:

a. the total right-of-way for Arterial A shall not exceed a width of 160 feet; and

(b) the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval

ALTERNATIVES:

Approve with additional conditions

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

16-009
Staff Report
Applications
Unified Control
Property Record Cards
Survey
Planned Development Plan
Planned Development Guidelines
Infrastructure Phasing Plan
Dedication of Easements

Easement Agreement
Environmental Assessment
Trip Analysis
Trip Generation
Preliminary Plat
TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/15/2016 01:18 PM

Form Started By: Clarissa Davis
Started On: 03/02/2016 04:16 PM
Final Approval Date: 03/15/2016

ORDINANCE NO. 16-009

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REZONING PROPERTIES** GENERALLY LOCATED AT **9850 MIDWAY ROAD**, FROM COUNTY ZONING, TO PD, PLANNED DEVELOPMENT ZONE; FURTHER **APPROVING A DEVELOPMENT PLAN** PURSUANT TO SECTION 22-58 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

SECTION 1. From and after the effective date hereof, the following properties legally described as:

a.) 9850 Midway Road, Parcel ID: 2334-340-0000-000-7
Parcel 1 Legal Description: THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. CONTAINING: 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

Parcel 2 Legal Description : THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. CONTAINING: 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.

b.) Parcel ID: 2334-410-0000-000-1
Legal Description: A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHTOF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39

EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHTOF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHTOF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°04'39"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF Page 4 of 38 SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-

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shall be and the same is hereby rezoned from AG 2.5, County Agriculture; AG-1, Agriculture, PUD, Planned Unit Development, to PD, Planned Development Zone shown in Exhibit "A"; said properties being generally located at 9850 Midway Road in Fort Pierce, Florida.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit "B", attached hereto and incorporated herein by reference, be in the same is hereby approved, and shall serve as the Development Plan associated with the subject Planned Development.

SECTION 3. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage thereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney
STATE OF FLORIDA)
ST. LUCIE COUNTY)SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-___ was duly advertised by title only in the St. Lucie News Tribune on _____; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____ and was duly introduced, read by title only, and passed on second and final reading on _____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

Exhibit A: Existing Zoning

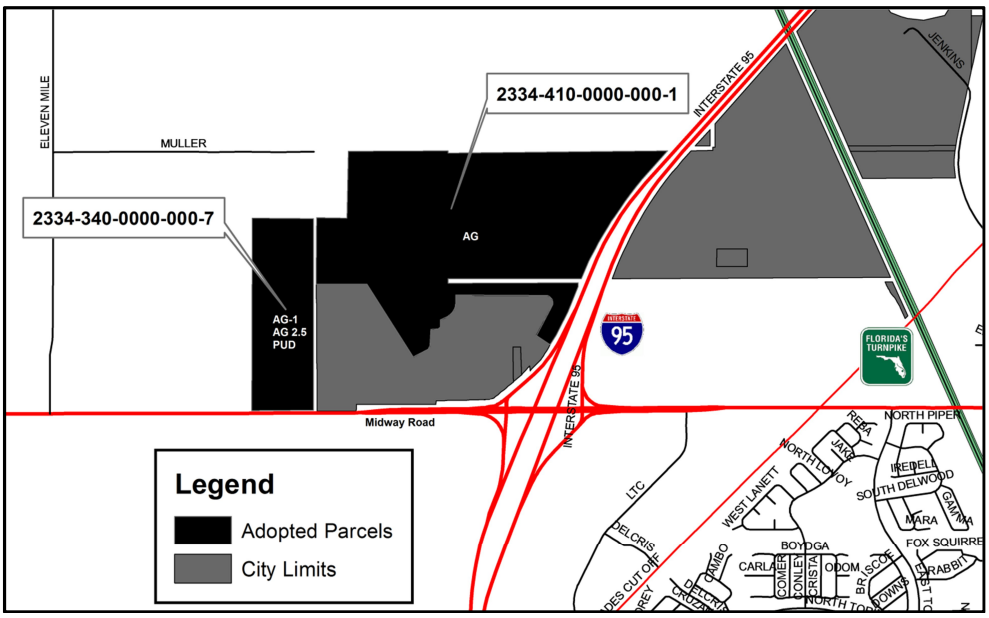
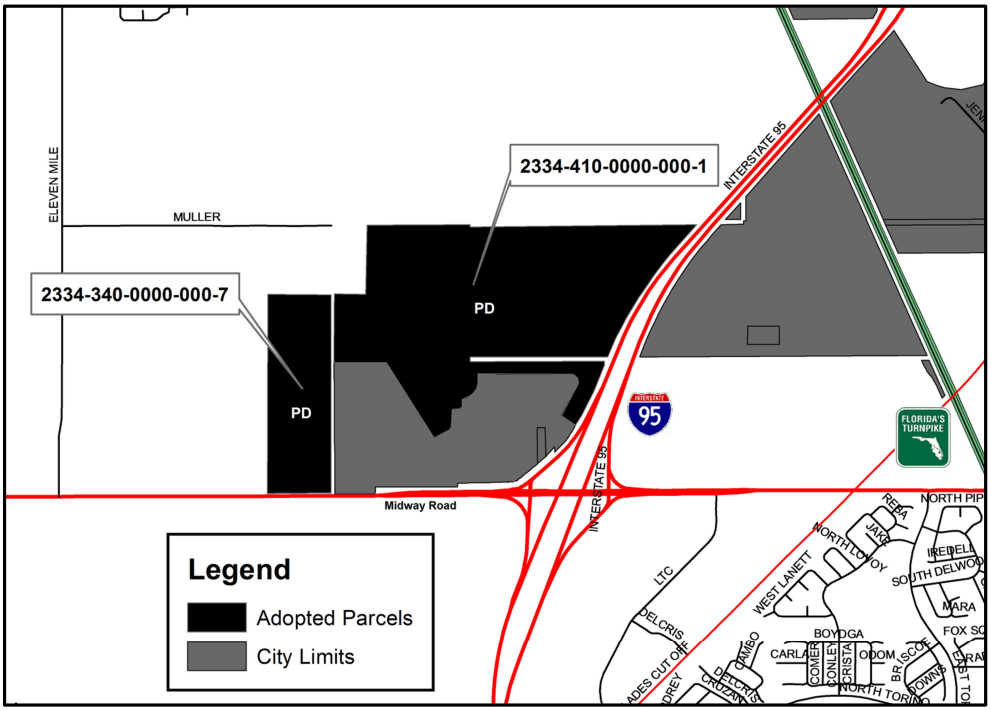


Exhibit B: Future Zoning



Planned Development Plan (Attached)

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Zoning Atlas Amendment, Planned Development Plan and Preliminary Plat Village at Midway – 9850 Midway Road

DATE: March 2nd, 2016

STAFF REPORT

Owner/Applicant:	Walton Acquisitions FL, LLC 4800 North Scottsdale Road, Suite 4000 Scottsdale AZ, 85251
Representative:	Mark E. Jacobson, P.E., LEED AP Senior Planning and Development Manager – Florida Walton Development and Management 8390 Champions Gate Blvd., Suite 315 Champions Gate, FL 33896
Requested Action:	Approval of a Zoning Atlas Amendment, Planned Development Plan and Preliminary Plat application
Location:	9850 Midway Road
Parcel IDs:	2334-340-0000-000-7; 2334-410-0000-000-1
Current Zoning:	AG 2.5, County Agriculture; AG-1, Agriculture, PUD, Planned Unit Development
Proposed Zoning:	PD, Planned Development
Current Future Land Use:	MXD, Mixed-Use Development

Surrounding Zoning:

North	East	South	West
AG-1; AG-2.5 (County)	I1; IL (County)	AG 2.5 (County)	AG 2.5 (County)

Parcel(s) Size:	516.3 acres
Utility Provider:	FPL; St. Lucie County Water and Wastewater

Staff Analysis:

The applicant, Walton Acquisitions FL, LLC, is proposing a zoning change from the current zoning districts to PD, Planned Development, a Planned Development Plan, as well as a Preliminary Plat located on 9850 Midway Road and a parcel to the northeast (2334-410-0000-000-1). The parcels are currently 516.3 acres. The largest parcel was annexed in 2010 and retained its County zoning AG 2.5, Agriculture, while the 116 acre parcel was the first annexation of 2015. The future land use designation is MXD, Mixed-Use Development.

The intent of this project is to become a commercial and industrial park with a separate residential component. This property is immediately off the Midway Road exit of I-95, an exit that shares industrial as well as commercial businesses. The proposal is to allow for many different uses that are briefly notated in Exhibit A, as well as their allocated square footage. Walton Acquisitions will provide the land for multiple developers to relocate or start their industrial or commercial industries.

Exhibit A
USE AND INTENSITY ALLOCATION

General Use	Applicable Lot Type(s)	Intensity Allocation
Warehouse	Flex-Industrial/Warehouse;	1,500,000 sf.
Multifamily Residential	Residential - Multifamily	650 Units
Shopping Center	Commercial General;	160,000 sf.
General Light Industrial	Flex Industrial/Warehouse;;	1,200,000 sf.
Convenience Store	Commercial General;	5,000 sf.
Fast Food Restaurant	Commercial General	10,000 sf.
High Turnover Restaurant	Commercial General	25,000 sf.

Planned Development Plan

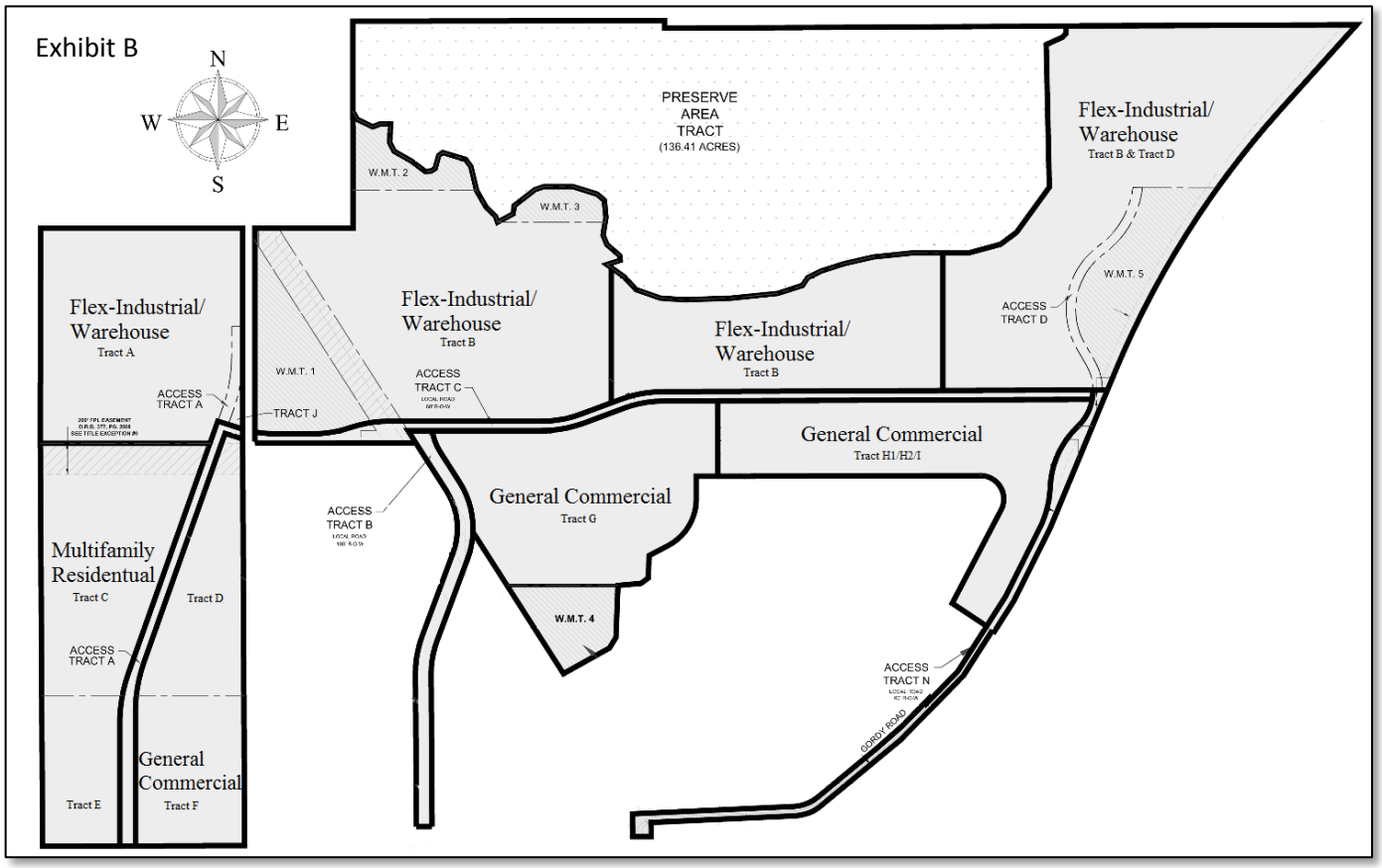
Walton Acquisitions is proposing development guidelines that divide certain uses by the lot type: Flex Industrial/Warehouse, General Commercial, and Multifamily Residential. Each lot type has a designated area within the property as shown in Exhibit B.

The lot type “Flex Industrial/Warehouse” allows light to heavy industrial uses, manufacturing, wholesale, etc. This lot type will support uses from communications, personal and business services and agriculture to manufacturing fabricated metal products, industrial/commercial machinery and electronics.

Lot type “Commercial – General” supports a variety of retail, service establishments and more. This lot type allows uses that are very similar to the City of Fort Pierce’s C3, General Commercial zoning district. It gives the opportunity to operate businesses such as general merchandise stores, florists, grocery stores, restaurants, and boutiques.

“Residential – Multifamily” lot type is specifically designated for the parcel to the west. This lot type allows multifamily developments at 15 dwelling units per acre with the cap at 650 dwelling units. The conservation area will be open to these residents for passive recreation.

Each lot type has permitted uses and restricted uses. The restricted uses are very similar to what the City of Fort Pierce calls “Conditional Uses”. If a developer desires to implement a restricted use, such applicant will seek approval from Walton Acquisitions where they will approve, approve with conditions or deny the application. You can find a list of permitted and restricted uses on page 13 of the Planned Development Guidelines.



Architectural Design Standards

The architectural aesthetic will be reviewed at the time of Site Plan and will conform to Fort Pierce Design Review standards.

Preliminary Plat and Infrastructure Plan

The Village at Midway Preliminary Plat is made up of 14 large tracts of land. Each tract has an approximate size notated. Developers will be able to purchase and shape their own lots to accommodate their businesses. When each tract is tapped into by a developer it triggers infrastructure to be built to access that parcel of land. For example, if a developer purchases and forms a lot in Tract B, Phase 1B is triggered where roadwork including storm water conveyance, sidewalks, street lighting, etc. is implemented. This Preliminary Plat that was provided and complied with the following: *Proposed name of the subdivision, Name and address of owner of record, Name, address and telephone number of subdivider , Scale, north arrow, and the date plat was drawn, Boundary lines of the tract indicated by a heavy line giving approximate dimensions, Approximate number of lots, and typical lot sizes, Divisions or state development, if any, proposed by the subdivider, Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features, Contour lines, having a one-foot interval, Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose, Names of adjacent platted subdivisions, Names of adjacent unplatted property owners, Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision, Certificate of preliminary plat preparation, Vicinity sketch showing the relation of the proposed subdivision to adjoining property and the city, Name and address of the engineer*

and/or surveyor who prepared the plat and design improvements be listed on the preliminary plat, Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.

Final Plat
If the Preliminary Plat is approved, Walton Acquisitions themselves will not apply for Final Plat. Once a developer forms its own lot, the developer will submit a Final Plat application along with their Site Plan Application. Both applications will be reviewed concurrently.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their February 9th meeting, the Planning Board recommended approval with staff recommendations.

Staff Recommendation:

Staff recommends that the Preliminary Plat decision be decided in a separate motion. Staff also recommends that the City Commission approve the Zoning Atlas Amendment and Planned Development Plan with the following conditions:

1. Signed Proportionate Fair Share Agreement with SLC is provided; A right-of-way dedication of 42 ½ feet and 6 feet of sidewalk dedication or provide payment in-lieu of.
2. A traffic statement is submitted with each Site Plan application.
3. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:
   (a) the total right-of-way for Arterial A shall not exceed a width of 160 feet; and
   (b) the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

   If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval.

Staff recommends that the City Commission approve the Preliminary Plat with the following conditions:

1. If Arterial A (also known as Access Tract A) is on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the land owner shall dedicate to the County any additional right-of-way which is needed to make Arterial A the width required by the County's Thoroughfare Network Right-of-Way Protection Plan, but only if:

(a) the total right-of-way for Arterial A shall not exceed a width of 160 feet; and

(b) the County enters into an agreement with the land owner, that the land owner shall receive compensation from the County for the right-of-way dedication, which may be in the form of cash or impact fee credits, and that the County shall accept the dedication of Arterial A and shall maintain Arterial A as a County Road.

If Arterial A is not on the County's Thoroughfare Network Right-of-Way Protection Plan at the time of final plat approval of the first plat within the Villages at Midway which includes a segment of Arterial A, then the width of the Arterial A right-of-way shall remain as shown in this approval.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: NW corner of the I-95/Midway Road interchange
2. Property Tax ID(s): 233441000000001; 233434000000007
3. Total Acreage: 516.32 ac.
4. Existing Future Land Use Designation: MXD
5. Existing Zoning Classification: AG-1; AG-2.5; PUD

6. Proposed Zoning Classification: Planned Development (PD)

7. Other applications being submitted concurrent with this application, if any: Preliminary Plat

8. Describe the existing uses, improvements and structures on the amendment lands: The subject parcels are currently vacant; there exist FPL transmission lines and billboards within the subject parcel

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: Rezone subject parcels to PD to allow for the construction of a Mixed-Use development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	AG-2.5; MXD; SD (County)	AG-1; AG-2.5 (County)
South	Vacant; FPL Substation	ROI; CG;CH;CS (City of PSL)	TBD; U (City of PSL)
East	Tropicana facility; SLC Landfill	IND (County); INST (City of FP)	IL (County); I1 (City of FP)
West	Vacant	AG-2.5	AG-2.5 (County)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1; AG-2.5; PUD	571 units	516.32	Zone X
Proposed	No Change	Planned Development	Up To 650 Multifamily Units	516.32	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 694,000 gpd
Current Zoning	Total gallons per day 571 x 100 x 2.6 = 148,460 gpd
Proposed Zoning	Total gallons per day (650 x 100 x 2.6) + (4,200,000 x .125) = 694,000 gpd

Change in Demand	**Total gallons per day** 545,540 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 589,000 gpd
Current Zoning	Total gallons per day 571 x 100 x 2.6 = 148,460
Proposed Zoning	Total gallons per day (650 x 100 x 2.6)+ (4,200,000 x 0.1) = 589,000
Change in Demand	**Total gallons per day** 440,540 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	914 ac.	918 ac.	+4 ac.
Urban District	5 acres per 1,000 people	228 ac.	229 ac.	+1 ac.
Community	2.5 acres per 1,000 people	114 ac.	115 ac.	+1 ac.
Neighborhood	1.36 acres per 1,000 people	62 ac.	62 ac.	No Change

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

Current: 571 SF Units / Proposed: 650 MF Units	K-8	High
School Name	Samuel Gains Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	5 miles	5 miles
Current Zoning Enrollment Demand	162 Students	69 Students
Proposed Zoning Enrollment Demand	94 Students	40 Students
Change in Demand	-68 Students	-29 Students

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	7.5 yds x 571 Units = 76 yds.
Proposed Zoning	7.5 yds x 650 Units = 87 yds.
Change in Demand	+11 yds.

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	Increase in volume discharge is not anticipated for this site. Any increased in runoff will be contained on-site within a stormwater management system.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Walton Acquisitions FL, LLC
Mailing Address: 4800 North Scottsdale Rd., Suite 4000
City Scottsdale State AZ Zip 85251
Phone # _____
E-mail: mjacobson@walton.com

13. Name of Applicant: Mark E. Jacobson, Senior Planning and Development Manager, WDM
Mailing Address: 8309 ChampionsGate Blvd., Suite 315
City ChampionsGate State FL Zip 33896
Phone # 727.744.7283 Fax # _____
E-mail: mjacobson@walton.com

14. Name of Representative: Mark E. Jacobson, Senior Planning & Development Manager - Walton Development and Mgmt
Mailing Address: 8309 ChampionsGate Blvd. Suite 315
City ChampionsGate State FL Zip 33896
Phone # 727.744.7283 Fax # _____
E-mail: mjacobson@walton.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

_____ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

✓ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

8390 ChampionsGate Blvd., Suite 315 FL 33896

Address State Zip

727.744.7283 mjacobson@walton.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Walton Acquisitions FL, LLC (800) 959 6048

Property Owner's Name (Please Print) Phone

4800 North Scottsdale Road, Suite 4000, Scottsdale Arizona 85251

Address State Zip

Please see attached signature page

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20_____, by _____ who is personally known to me or has produced as identification.

_____

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of the application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act on it's behalf for the purposes of seeking this change to the City Land Development Regulations for the property described herein.

WALTON ACQUISITIONS FL, LLC
a Florida limited liability company

By: **Walton International Group, Inc.,**
a Nevada Corporation,
Its Manager

By: C Herbert
Name: Carey Herbert
Its: Authorized Signatory

By: Gordon A Price
Name: GORDON A. PRICE
Its: AUTHORIZED SIGNATORY

STATE OF ARIZONA }
MARICOPA COUNTY }

The foregoing instrument was acknowledged before me this 9th day of July, 2015, by Carey Herbert and Gordon A Price, who are personally known to me.

Joy R Frerking
Signature of Notary

JOY R. FRERKING
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My commission Expires
July 23, 2017

SEAL

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Subdivision

Property address or Location NW corner of the I-95/Midway Road interchange

Parcel ID #(s) 233441000000001; 233434000000007

Project description Mixed Use Development consisting of Flex-Industrial, Warehouse, Flex-Office, Commercial and Multifamily uses.

Walton Acquisitions FL, LLC	Mark E. Jacobson - Walton Development and Management
Property Owner(s)	**Applicant/Representative, Title, Company**
4800 North Scottsdale Rd., Suite 4000	8390 Championsgate Blvd., Suite 315
Street Address	Street Address
Scottsdale AZ 85251	Championsgate FL 33896
City State Zip	City State Zip
	727.744.7283
Phone Number	Phone Number
mjacobson@walton.com	mjacobson@walton.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Please see attached signature page

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

Please see attached signature page

Signature of Notary (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

Property Owner Acknowledgements: - *This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in their behalf for the purposes of seeking approval for the application described herein.*

Property Owner Signatures:

WALTON ACQUISITIONS FL, LLC
a Florida limited liability company

By: **Walton International Group, Inc.,**
a Nevada Corporation,
Its Manager

By: _____
Name: Carey Herbert
Its: Authorized Signatory

By: _____
Name: GORDON A. PRICE
Its: AUTHORIZED SIGNATORY

STATE OF ARIZONA }
MARICOPA COUNTY }

The foregoing instrument was acknowledged before me this 9th day of July, 2015, by Carey Herbert and Gordon A. Price, who are personally known to me.

_____
Signature of Notary

(SEAL)

JOY R. FRERKING
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My commission Expires
July 23, 2017

Walton™
APPRECIATE THE LAND

November 21, 2014

Planning Department
City of Fort Pierce
100 N. US 1
Fort Pierce, FL 34954
Attn: Rebecca Grohall

Re: Technical Review – Annexation
Parcel ID#24334-340-0000-0007
Authority of Walton Acquisitions FL, LLC ("Walton") to submit annexation application to the City of Fort Pierce without the express written consent of all property owners of record of the real property subject to the above-referenced annexation application ("Property").

Dear Ms. Grohall:

This letter is in response to the Planning Department's request for additional clarification regarding Walton's authority to pursue the annexation of the Property without the express written consent of all owners of record. The Property, and all interests in the Property held by the owners of record, are subject to that certain Declaration of Covenants, Conditions and Restrictions Village at Midway, recorded in the Office of the Clerk of the Circuit Court, Saint Lucie County, Florida, OR Book 3594, Page 557-573 ("Declaration").

The Declaration designates the owners of the Property as "Cotenants" or "Unit Owners" (See Recital D of the Declaration) and Walton as the "Operator" of the Property (See Section A.1 of the Declaration). Section A.2 of the Declaration provides as follows:

> None of the Cotenants shall have the right to use, possess or occupy all or any portion of the Property either exclusively or in common with the other Cotenants, each such Cotenant having assigned (and each hereby assigns) to the Operator all such rights. Accordingly, **the Operator is and shall be fully authorized to operate the Property and may, but shall not be obligated to, enter into and make, sign, execute and deliver, in recordable or unrecordable form, on behalf of each and all Unit Owners, without the need to submit such matters to the Unit Owners for vote of approval, any and all** (i) leases, (ii) licenses, (iii) easements, (iv) rights-of-way, (v) conveyances of any interest in the Property to any city, county, town, state or other public or quasi-public authority or entity (collectively, "**Governmental Authorities**") for any public purpose (including any deed in lieu of condemnation or in lieu of the exercise of the right of eminent domain before or in response to a threat of condemnation) in order to facilitate the Unit Owners' cooperation with such Governmental Authorities, or any sale or exchange with any party of less than 10% of the entire Property in order to facilitate cooperation with neighboring property owners and to obviate contentions and risk-related liability to the Unit Owners, (vi) covenants, **(vii) inclusion of the Property or any portion thereof in a facilities, utility or improvement district** and the conveyance of less than 10% of the entire Property to any third party in order to facilitate the creation of a facilities, utility or

Walton™
APPRECIATE THE LAND

improvement district to benefit the Property, or **(viii) any arrangements benefiting or burdening all or any portion of the Property as the Operator shall, in its sole discretion, deem advisable.** (emphasis added).

In addition to the ability of Walton to act without approval consent or approval of the owners of record as provided in Section A.2, Walton also has the authority to pursue "Planning Activities" as provided in Section A.3(i)(b) of the Declaration. Section A.3(i)(b) states as follows:

> "**Planning Activities**": Any and all activities undertaken by or at the direction of the Operator in connection with planning the potential future development of the Property, including, without limitation, predevelopment concept planning, and/or application for rezoning and various development approvals by the Operator on behalf of the Unit Owners, and obtaining assurances from utility providers to provide utility services to the Property. **The Operator is hereby authorized to undertake any Planning Activities that the Operator deems desirable, in its discretion.** (emphasis added).

Based on these provisions of the Declaration, Walton, as the Operator, has ample authority to act on behalf of the property owners of record with regard to the matter submitted. Should you have any question, or require any additional documentation, please call me.

Very truly yours,

Andrew R. Devin
Vice President, Law – Development
Walton International Group (USA), Inc.

Upon recording, please return to:

Return to:
First American Title Insurance Co.
2425 E. Camelback Rd., Ste 300
Phoenix, AZ 85016

Parcel Identification Nos.:
2334-340-0000-000-7
3303-210-0000-000-4
2334-410-0000-000-1

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3913748 01/08/2014 at 03:33 PM
OR BOOK 3594 PAGE 557 - 573 Doc Type: DEC
RECORDING: $146.00

635627 V1

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

VILLAGE AT MIDWAY

This Declaration of Covenants, Conditions and Restrictions (the "**CC&R**") is effective as of January 2, 2013 and is made and executed by **WALTON ACQUISITIONS FL, LLC**, a Florida limited liability company, whose address is c/o Walton International Group (USA), Inc., 4800 N. Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251 ("**Walton**").

RECITALS

A. Walton is the beneficial and record owner of that certain tract or parcel of real property located in St. Lucie County, Florida consisting of approximately 516.320 gross acres, more particularly described on **Schedule "A"** attached hereto and made a part hereof (the "**Property**");

B. Walton intends to sell undivided interests in the Property as tenancies-in-common with all other owners thereof, while retaining at least a five percent (5%) ownership interest in the Property as a Unit Owner (as defined in Recital D herein); and

C. This CC&R is to run with the title to the Property and with the title to each Unit (as hereinafter defined) and is imposed thereon for the purpose, among others, of providing for the effective operation, leasing, positioning, marketing, sale and conveyance of the Property;

D. This CC&R shall be binding upon each and every cotenant owning an undivided interest in and to the Property and their successors and assigns and is for the benefit of each such cotenant as well as his, her or its successors and assigns (with each such cotenant's undivided interest in the Property being herein referred to as a "**Unit**" and with the owners of Units being herein sometimes referred to as "**Cotenants**" or as "**Unit Owners**"); and

E. Title to each Unit is to be deeded to and held by the trustee of a revocable trust (each a "**Trust**") with the initial settlor being the initial trustee and sole beneficiary during such settlor's lifetime.

DECLARATION

NOW, THEREFORE, for and in consideration of the premises and the reliance of the Cotenants herein, Walton hereby imposes upon and subjects the title to the Property to this CC&R, and hereby declares as follows:

ARTICLE A
OPERATIONS

A.1. Walton shall be the initial operator of each Unit and of the Property as a whole, Walton having been or to be so appointed by the owner of each Unit under the terms of those certain Agreements of Purchase and Sale pursuant to which each of the Unit Owners acquired from Walton his, her or its Unit (hereinafter Walton and/or such other party as shall be appointed a successor operator is sometimes referred to as the "**Operator**").

A.2. None of the Cotenants shall have the right to use, possess or occupy all or any portion of the Property either exclusively or in common with the other Cotenants, each such Cotenant having assigned (and each hereby assigns) to the Operator all such rights. Accordingly, the Operator is and shall be fully authorized to operate the Property and may, but shall not be obligated to, enter into and make, sign, execute and deliver, in recordable or unrecordable form, on behalf of each and all Unit Owners, without the need to submit such matters to the Unit Owners for vote of approval, any and all (i) leases, (ii) licenses, (iii) easements, (iv) rights-of-way, (v) conveyances of any interest in the Property to any city, county, town, state or other public or quasi-public authority or entity (collectively, "**Governmental Authorities**") for any public purpose (including any deed in lieu of condemnation or in lieu of the exercise of the right of eminent domain before or in response to a threat of condemnation) in order to facilitate the Unit Owners' cooperation with such Governmental Authorities, or any sale or exchange with any party of less than 10% of the entire Property in order to facilitate cooperation with neighboring property owners and to obviate contentions and risk-related liability to the Unit Owners, (vi) covenants, (vii) inclusion of the Property or any portion thereof in a facilities, utility or improvement district and the conveyance of less than 10% of the entire Property to any third party in order to facilitate the creation of a facilities, utility or improvement district to benefit the Property, or (viii) any arrangements benefiting or burdening all or any portion of the Property as the Operator shall, in its sole discretion, deem advisable. If the Property is subject to a lease or other encumbrance at the time the title thereto is acquired by the Cotenants, then the Operator shall assume the Cotenants' obligations thereunder.

A.3. Income from and operating expenses of the Property shall be handled in accordance with this Section A.3.

(i) For purposes of this CC&R, the following terms shall be defined as set forth below:

(a) "**Property Expenses**": All costs and expenses of the Property, which are normally associated with the purchase, ownership and sale of real property, including, but not limited to, (a) real property taxes, insurance premiums, utilities, operating expenses and costs of maintenance and repair; (b) all costs, expenses and fees incurred in connection with the conveyance of the Units from Walton to the Unit Owners; (c) all real estate transfer and recording taxes due and owing in connection with the conveyance of the Units from Walton to the Unit Owners; and (d) all costs, fees, premiums and other expenses (including, without limitation, Walton's reasonable legal fees) associated with obtaining: (x) a new policy of title insurance in favor of each Unit Owner as a named insured with respect to its interest in its Unit upon such Unit Owner's purchase of its Unit from Walton, and (y) a policy of general liability or similar insurance, or any interest in a master policy of general liability insurance, which the Operator shall have the right, but not the obligation, to bind and procure with respect to the Property and the respective interest of the Owners therein.

(b) "**Planning Activities**": Any and all activities undertaken by or at the direction of the Operator in connection with planning the potential future development of the Property, including, without limitation, predevelopment concept planning, and/or application for rezoning and various development approvals by the Operator on behalf of the Unit Owners, and obtaining assurances from utility providers to provide utility services to the Property. The Operator is hereby authorized to undertake any Planning Activities that the Operator deems desirable, in its discretion.

(c) "**Planning Costs**": Any and all costs and expenses incurred by Operator in connection with any Planning Activities.

(ii) All rental or other income generated by or through the Property shall be paid to the Operator and shall be used by the Operator to pay the Property Expenses and/or the Planning Costs. To the extent that Property income in any calendar year or other appropriate period exceeds Property Expenses and Planning Costs, such excess may be held by the Operator to defer future Property Expenses and/or Planning Costs until such time as the Property may be sold, at which time any such surplus will be accounted for and distributed as provided in Section C.6 below.

(iii) If the Property Expenses and Planning Costs are in excess of any Property income received by the Operator in any calendar year or other appropriate period, Walton will make available to the Operator an amount equal to a minimum of 17.964% of the purchase price of each Unit of the Property (the "**Initial Amount**"), which may be utilized by the Operator for the payment of Property Expenses and/or Planning Costs. Any portion of the Initial Amount not used by the Operator for the payment of Property Expenses and/or Planning Costs shall be returned to the Unit Owners upon a sale of the

Property (or, if the Operator is entitled to reimbursement pursuant to Section A.3(vi) below, such unused portion may be credited against the Reimbursable Amount).

(iv) If the Property Expenses and Planning Costs are in excess of the sum of (A) any Property income received by the Operator in any calendar year or other appropriate period; and (B) the Initial Amount, then the Operator may, in its discretion, and without seeking any approval of the Unit Owners, make available an additional amount not to exceed the aggregate sum of (1) Property income; and (2) the Initial Amount; and (3) 10% of the Purchase Price of the Units of the Property (item (3) above being defined as the "**Discretionary Amount**"), all for the payment of Property Expenses and/or Planning Costs . The Operator shall provide written notice to the Unit Owners when it first advances any portion of the Discretionary Amount pursuant to this subsection, such notice to be provided within 120 days of such advance occurring. The Discretionary Amount shall be reimbursable to the Operator in accordance with Section A.3(vi) below.

(v) If the Property Expenses and Planning Costs are in excess of the sum of (A) any Property income received by the Operator in any calendar year or other appropriate period; and (B) the Initial Amount; and (C) the Discretionary Amount (such excess amount referred to herein as the "**Excess Costs and Expenses**"), then the Operator may, from time to time, upon a Unit Owners' Vote (defined in Section F.15) make available an amount equal to the Excess Costs and Expenses.

(vi) The Operator shall be entitled to withhold an amount from the proceeds of the sale of the Property to pay and reimburse itself for:

(a) The Discretionary Amount referred to in Section A.3(iv)

(b) The Excess Costs and Expenses, pursuant to Section A.3(v) above; and

(c) legal fees actually incurred by the Operator; and

(d) any other amounts expended by the Operator, not previously reimbursed and which are specifically stated to be reimbursable to it.

(such amounts, plus interest accruing thereon as set out below, collectively referred to as the "**Reimbursable Amount**"). The Reimbursable Amount is to be paid to the Operator by the Operator deducting it from the proceeds which would have been otherwise distributable to the Unit Owners upon sale of the Property. To the extent of each Unit Owner's respective prorata share of the Reimbursable Amount, each Unit Owner hereby irrevocably assigns, sets aside, transfers and sets over to the Operator, and further hereby irrevocably assigns and pledges as collateral to secure payment to the Operator of the Reimbursable Amount such Unit Owner's interest in the proceeds of any such sale for the purpose of fully repaying the Reimbursable Amount to the Operator. The Reimbursable Amount shall earn interest payable to the sole benefit of the Operator at the rate of Wells Fargo Prime, calculated monthly, in respect of each cost forming a part of the Reimbursable Amount paid by the Operator, from the date that each such cost is paid by the Operator on behalf of

the Unit Owners pursuant to this CC&R until sale of the Property. For the purposes of this paragraph, "**Wells Fargo Prime**" means, for any day, the prime rate expressed as a rate per annum which Wells Fargo Bank (or its successor) adopts and adjusts from time to time as the variable reference rate of interest in order to determine interest rates it will charge for commercial loans made in the U.S. in U.S. dollars as the same is in effect from time to time. Each Unit Owner hereby consents to the execution, acknowledgment and recordation by the Special Signatory Co-Trustee (as defined in each Trust), on behalf of each Unit Owner, of such documents and instruments authorized under Section A.2 above, and such documents and/or instruments necessary to perfect the Operator's lien associated with the Reimbursable Amount, notwithstanding such Unit Owner's election to vote against or failure to vote for any such expenditure, in accordance with Section A.3(vi) above.

A.4. The Operator's rights, authority and obligations concerning the sale of the Property and collection and distributions of sale proceeds are and shall be as set forth in this CC&R.

A.5. **Cotenants voting, in the aggregate, undivided cotenancy interests representing 60% or more of the undivided cotenancy interests in the Property in favor of termination of the Operator, shall have the right to terminate the appointment of the Operator and to appoint a new operator from time to time. Upon the delivery of such a notice of termination, the appointment of Walton as the Operator shall terminate on the first business day to occur thirty (30) days thereafter. Such termination of Walton as the Operator shall immediately release Walton from its obligations to make any payments by reason of the applicability of Section A.3(iv) and A.3(v) above, accruing from and after the time of termination.**

A.6. An Operator may resign from its obligations as the Operator by giving written notice of resignation to the Cotenants. The resignation of the Operator shall become effective upon the earlier of: (i) the appointment of a successor Operator, or (ii) the sixtieth (60th) day following the notice of resignation. If the Operator shall provide notice of resignation, be removed or become incapable of acting, or if a vacancy shall occur in the office of the Operator for any reason, the Unit Owners shall promptly appoint a successor Operator and provide notice of such appointment to the prior Operator. A prior Operator shall have no further obligation hereunder except as set forth in Section A.7 below.

A.7. Upon termination or resignation of an Operator, such Operator shall cause to be made an accounting of the costs and expenses of the Operator in performance of its duties hereunder. Such accounting and any amounts owed by the Operator to the Cotenants (along with a copy of all books and records of the Operator relating to its performance hereunder) shall be promptly delivered to any successor Operator or to the Unit Owners. **Notwithstanding a termination or resignation of Walton as the Operator, Walton shall still be entitled to the Reimbursable Amount upon the sale or exchange of the Property or any portion thereof. The Reimbursable Amount constitutes funds advanced by Walton on the Unit Owners' behalf and is an indebtedness due to Walton secured by a lien on the title to the Property.**

A.8. Until such time as Walton concludes selling Units in the Property (in Walton's sole and absolute discretion), the allocation of all Property Expenses and Planning Costs shall be 95%

to the Unit Owners and 5% to Walton (the "**Initial Allocation**"). At such time as Walton concludes selling Units (in Walton's sole and absolute discretion), Walton shall determine the final allocation of ownership of the Property as between Walton and the Unit Owners (the "**Final Allocation**"). From and after such time, the allocation of all Property Expenses and Planning Costs shall be based upon the Final Allocation. If the Initial Allocation differs from the Final Allocation, then the party benefitting therefrom (either Walton on the one hand or the Unit Owners collectively on the other) shall be responsible for paying all Property Expenses and Planning Costs until the ratio of the amount expended by each such party is equal to the Final Allocation. Thereafter, all Property Expenses and Planning Costs shall be allocated based on the Final Allocation described above.

A.9. Notwithstanding anything herein to the contrary, it is the express intention and understanding of the Unit Owners and Walton that given the nature of the direct deeded, undivided ownership interest of each Unit Owner in and to the Property, management, by Walton, of the Property is not required and will not be undertaken.

ARTICLE B
RESTRICTIONS ON TRANSFER

B.1. Except in connection with an Accepted Purchase Offer (as hereinafter defined) or as a result of being a beneficiary of a Trust, no Unit or any portion thereof or interest therein may be owned by a person that is a U.S. Person, (as defined in Section F.5 below), and no Unit Owner, other than in connection with an Accepted Purchase Offer, shall sell or otherwise dispose (other than as a beneficiary of a Trust) of his, her or its Unit any portion thereof or any interest therein to any person that is a U.S. Person, with any such purported sale or disposition to be of no force or effect.

B.2. Other than in connection with an Accepted Purchase Offer, no person shall obtain an interest in the Unit or any portion thereof: (i) unless and until such person has expressly assumed in writing this CC&R and agreed in writing that it, and its successors and assigns are and shall be bound hereby, and (ii) unless such person has expressly in writing assumed and agrees to comply with all terms and agreements of the Agreement of Purchase and Sale pursuant to which the original Unit Owner purchased the Unit from Walton (the "**Purchase Agreement**"). Subject to Section D.2 below a Unit Owner may sell his, her or its Unit to a non-U.S. Person but only if the purchaser of such Unit complies with Section B.1 above and only so long as such sale would not violate Section B.1 above or Section B.3 below; provided, however if such purchaser is an entity and not a natural person, then such purchaser shall not be required to establish a revocable trust or contribute the Unit to a revocable trust and shall not be bound by provisions of Sections 2(h) or 2(i) of the Purchase Agreement.

B.3. It is acknowledged that Walton sold the Units without registration under any state or federal law relating to the registration of securities and the reliance on certain exemptions from registration under applicable state and federal laws. Other than in connection with an Accepted Purchase Offer, no Unit or any portion of or interest in a Unit can be offered for sale, sold or transferred in the United States or to a U.S. Person (unless such transfer is the result of such

transferee being named as a beneficiary of a Trust) unless the transfer of the Unit is registered under the Securities Act (as defined in Section F.5 below) or otherwise in compliance with the Securities Act.

ARTICLE C
SALE

C.1. The Operator is authorized to market the Property on such terms and conditions as it deems advisable, provided that the marketing materials contain a statement that any sale is conditioned upon a Unit Owners' Vote in approval of such sale. The Operator's marketing activities may include, without limitation, accepting nonbinding letters of intent or offers.

C.2. The Operator is authorized to enter into a contract for the sale of the Property on such terms and conditions as the Operator deems desirable; provided that such contract (unless it is a conveyance or sale to a city, county, town, state or other public or quasi-public entity for any public purpose or any sale or exchange with any party of less than 10% of the entire Property, which matters, pursuant to Section A.2 above, are within the power of the Operator to complete without obtaining the Unit Owners' Approval Procedure, as defined below) must contain a provision that the sale of the Property is conditioned upon (and the Operator is not authorized to sell the Property unless it first obtains) an affirmative vote to accept the contract for sale and the terms and conditions contained therein by Cotenants voting 60% or greater of the undivided cotenancy interests in the Property actually casting votes on the matter (pursuant to the "Unit Owners' Approval Procedure" described in Section C.4 below). A contract so approved is herein referred to as an "**Accepted Purchase Offer**". Any third party purchasing the Property pursuant to such contract shall be entitled to rely conclusively upon the Operator's written, signed certificate that it has received the necessary Unit Owners' approvals for such sale ("**Certificate of Approval**"). Upon Operator's receipt of an Accepted Purchase Offer, all Unit Owners whether or not they have approved the terms of such contract shall be bound by such contract and shall be bound to convey their Units pursuant to such contract. The Operator is authorized to sign deeds conveying all Units at a properly approved sale pursuant to the powers of attorney granted to it by the Unit Owners on their acquisition of the Units, or each Special Signatory Co-Trustee (as defined in Section E.3 below) is authorized to execute any and all such deeds and other documents necessary to consummate the sale pursuant to an Accepted Purchase Offer.

C.3. Any purchaser of the Property shall be entitled to pay the purchase price therefor directly to the Operator which is unconditionally and irrevocably authorized to accept the same on behalf of the Unit Owners; and no such purchaser shall have any responsibility or obligation with respect to the distribution of the net sales proceeds by the Operator to the Unit Owners.

C.4. The Operator shall submit the terms of any contract for sale of the Property (other than those within that specified in Section A.2 above) for approval by the Unit Owners by delivering a copy of such contract together with a form providing space for the Unit Owner to indicate its acceptance or rejection of the contract for sale, and for each Unit Owner owning more than one

undivided cotenancy interest in the Property, the ability for such Unit Owner to submit separate votes for each (or any subset of) undivided cotenancy interest that it owns (a "**Ballot**"). Such notice shall be mailed to the address of each Unit Owner in accordance with the terms of any separate agreement executed by the Unit Owner and the Operator or, if no such agreement exists, to the last address provided to the Operator by the Unit Owner. The Unit Owner shall return its Ballot indicating partial or complete acceptance or rejection of the contract to the Operator, and the Operator shall keep a record of such Ballots until the first to occur of: (i) the sale of the Property, or (ii) the contract for sale has been terminated. Any Unit Owner not returning its Ballot within the timeframe for submission of the Ballot specified thereon shall be deemed to have returned a Ballot rejecting the contract for sale of the Property. The Operator shall tabulate the total votes of the Unit Owners. If and only if the Ballots show an affirmative vote to accept the contract for sale by 60% or greater of the undivided cotenancy interests in the Property actually casting votes on the matter shall such Ballots be deemed the action of all of the Unit Owners and permit the Operator to proceed with the sale (an "**Accepted Purchase Offer**") of the Property. The foregoing process shall be referred to herein as the "**Unit Owners' Approval Procedure**".

C.5. Upon the closing of a sale of the Property with respect to which Operator issued to the purchaser its Certificate of Approval, no Unit Owner shall have any cause of action against or right to contest the sale or to bring any action against the purchaser at such sale for any reason which may be based upon or in any way connected with the Unit Owner's disapproval of such sale, the terms and conditions of such sale, the procedure followed by Operator in obtaining approval of such sale or for any other reason whatsoever in any way relating to the sale itself. In the event any Unit Owner believes that it has been wronged in some way related to the sale of such Property, any and all remedies such Unit Owner may have at law or equity may be sought only against the Operator and only then on the grounds that the Operator made a material misrepresentation as to the terms and conditions of such a sale or that the Operator did not have the requisite Unit Owners' Vote for such sale. It is hereby acknowledged and agreed that the purchaser at an approved sale and any title insurance company insuring the purchaser's title or the title of any lender financing purchaser's acquisition of the Property shall have the right to rely unconditionally upon this CC&R.

C.6. At the closing of the sale of the Property pursuant to an Accepted Purchase Offer, the sales price, after adjustments and prorations as provided for in the Accepted Purchase Offer, shall be paid to the Operator as agent for the Unit Owners. Upon receipt of such sales price, the Operator shall distribute to each Unit Owner a sum equal to such Unit Owner's allocable share of such sales price less: (i) any withholding of a portion of the sales proceeds required under applicable state or federal laws and regulations, and (ii) such Unit Owners allocable share of costs of closing and the Reimbursable Amount. The Operator shall provide each Unit Owner with an accounting of any withholding, the costs of closing and the Reimbursable Amount. Such distribution shall occur within a reasonable time after the closing of the sale of the Property and pursuant to such procedure as the Operator shall deem, in its reasonable business judgment, the most efficient after soliciting from the Unit Owners information such as identification of bank accounts, addresses, wire transfer instructions and the like.

C.7. In addition to the rights of Walton specified in Article D (below) and not in limitation or constriction thereof, Walton, or any one or more entities directly or indirectly affiliated with it, including any one or more principals, members, shareholders, partners (general or limited), officers or directors of any one or more of the foregoing, or Walton in combination with any one or more of the foregoing, shall have the right, but not the obligation, to tender and offer a contract to purchase all or any portion of the Property on such price, terms and conditions as such offeror may elect, in its sole discretion, provided, however, such offer to purchase shall, at all times, remain subject to and conditioned upon a Unit Owners' Vote as is provided for in Section F.15 hereof.

ARTICLE D
RIGHT OF FIRST REFUSAL

D.1. (i) Walton, in its personal capacity, shall have a right of first refusal ("**ROFR**") to purchase the Property or any part thereof at such purchase price and on such financial and other material terms as set out in the Accepted Purchase Offer, and Walton shall have ten (10) days from the Acceptance Date (as defined below) to exercise its ROFR to purchase the Property, or any part thereof, on the terms and conditions of the Accepted Purchase Offer, such right to be exercised by giving written notice to the Unit Owners;

(ii) If Walton fails to give the Unit Owners written notice of exercise of the ROFR within ten (10) days of the Acceptance Date, or otherwise waives its ROFR within such time, then the Operator shall on behalf of all of the Unit Owners conclude the sale on the terms set out in such Accepted Purchase Offer, provided, however, that if the Unit Owners: (A) do not sell the Property to the buyer identified in the Accepted Purchase Offer as specified in the Accepted Purchase Offer within 365 days of the Acceptance Date, or (B) agree to vary the sales price of the Property, or other financial terms, or (C) vary any other material term of the Accepted Purchase Offer, or (D) otherwise fail to sell the Property in accordance with the Accepted Purchase Offer, then Walton shall have a renewed ROFR in accordance with this Section D.1; and

(iii) If Walton notifies the Unit Owners of the exercise of such ROFR within the ten (10) day period provided in this Section D.1, then Walton shall purchase the Property or portion thereof subject to the terms and conditions of the Accepted Purchase Offer.

D.2. (i) No Unit Owner may sell its Unit or any interest therein without first providing Walton the right of first refusal as described below. Accordingly, any offer to purchase a Unit which that Unit's Owner wishes to accept (an "**Accepted Unit Purchase Offer**") must be transmitted to the Operator and cannot be accepted by the Unit Owner without first providing Walton its right of first refusal. Walton, in its personal capacity, shall have a ROFR to purchase the Unit or any portion thereof at such purchase price and on such financial and other material terms as set out in the Accepted Unit Purchase Offer, and Walton shall have ten (10) days from the Acceptance Date (as defined below) to exercise its ROFR to purchase the Unit, or any part thereof, on the terms and conditions of the Accepted Unit Purchase Offer, such right to be exercised by giving written notice to the Unit Owner;

(ii) If Walton fails to give the Unit Owner written notice of exercise of the ROFR within ten (10) days of the Acceptance Date, or otherwise waives its ROFR within such time, then the Operator shall on behalf of the Unit Owner conclude the terms of the purchase on the terms set out in such Accepted Unit Purchase Offer, provided, however, that if the Unit Owner: (A) does not sell the Property to the buyer identified in the Accepted Purchase Offer as specified in the Accepted Purchase Offer within 365 days of the Acceptance Date, or (B) agrees to vary the sales price of the Unit, or other financial terms, or (C) varies any other material term of the Accepted Unit Purchase Offer, or (D) otherwise fails to sell the Unit in accordance with the Accepted Unit Purchase Offer, then Walton shall have a renewed ROFR in accordance with this Section D.2; and

(iii) If Walton notifies the Unit Owner of the exercise of such ROFR within the ten (10) day period provided in this Section D.2 then Walton shall purchase the Unit or portion thereof subject to the terms and conditions of the Accepted Unit Purchase Offer;

D.3. "**Acceptance Date**" shall mean: (A) the date upon which Unit Owners pursuant to a Unit Owners' Vote have advised the Operator that they have accepted the Property offer as contemplated in Section C.2, or (B) the date upon which the Unit Owner has advised the Operator that he, she or it wishes to accept a Unit purchase offer as contemplated in Section D.2(i).

ARTICLE E
TRUSTS

E.1. Each Unit constitutes an undivided interest in the Property at least initially to be held by the trustee of a trust ("**Trust**") as a tenant in common with all other Unit Owners.

E.2. While each Trust is a revocable trust, by its terms and pursuant to these restrictions and requirements no purported revocation of the Trust shall be effective or shall be deemed in any way to have occurred unless and until the trustee of such Trust has executed and recorded in the real property records of St. Lucie County, Florida a deed conveying legal title to the Unit to the Trust settlor or beneficiary. Absent the execution and recordation of such a deed, Operator and all third parties may rely upon the continued existence of the Trust and upon authority of such Trust's trustee or its attorney in fact. The foregoing restriction as it is contained in each Trust, along with certain other provisions of such Trust, may not be modified since such provisions are intended to be for the common benefit of all of the Cotenants by providing, among other things, a system for the authorization and consummation of any sale of the Property which may be relied upon by the Operator and third parties.

E.3. Any purchaser of the Property or any interest therein shall be entitled to rely upon the Operator's written certificate as to the existence and status of each of the Trusts and as to the trustee or successor trustee therein and as to the authority of any Special Signatory Co-Trustee (as defined in each Trust Agreement) to execute deeds, documents of conveyance, and other documents necessary to consummate the sale of the Property and/or the conveyance of each

and all of the Units.

E.4. Each Trust instrument provides that certain of its provisions are not subject to amendment, which provisions include without limitation the appointment and method of appointment of the Special Signatory Co-Trustee (as that term is defined in each Trust Agreement).

E.5. Each Trust instrument provides that the Special Signatory Co-Trustee is irrevocably granted the authority to execute, acknowledge, deliver and record such documents and instruments authorized under Section A.2 above, and such documents and/or instruments as may be necessary to perfect the Operator's lien associated with the Reimbursable Amount.

ARTICLE F
GENERAL PROVISIONS

F.1. The provisions of this CC&R and the terms of each Trust including without limitation the provisions dealing with the Special Signatory Co-Trustee (as that term is defined in each Trust Agreement) are for the benefit of the Operator and each of the Cotenants, and are necessary for the orderly operation, marketing and disposition of the Property of which each Unit comprises a part. This CC&R runs with the title to the Property and each Unit.

F.2. Notwithstanding any law granting the Unit Owners, as tenants-in-common, a right to petition any court or governing authority to divide the Property among the Cotenants or to force a sale of the Property and the distribution of the proceeds of such sale among the unit holders, no Cotenant shall have any right to petition the court to grant or to receive such a division or disposition of the property; and each Cotenant hereby waives any and all rights of partition. This provision is for the benefit of the Operator and each of the Cotenants, and is necessary for the orderly operation, marketing and disposition of the Property of which each Unit comprises a part.

F.3. The costs and expenses of the Operator and its attorneys arising: (i) in connection with the performance of its duties as Operator, or (ii) from any lawsuit arising under this CC&R or relating to the Property shall be reimbursable to the Operator and shall be included in the Reimbursable Amount hereunder to the extent that they are not directly caused by the gross negligence or willful misconduct of the Operator.

F.4. In the event the Property or any Cotenant's interest in the Property is offered for sale pursuant to the United States Bankruptcy Code, Sections 363(h) and 363(i), or is offered under the bankruptcy, insolvency or similarly identified laws of a country other than the United States of America, then, each and all of the Cotenants do and hereby unconditionally transfer and assign to Operator any and all rights each may have to purchase the Property or any other Cotenant's interest therein.

F.5. For purposes of this CC&R, the term "**U.S. Person**" means (i) any natural person resident in the United States; (ii) any partnership or corporation organized or incorporated under the laws of the United States; (iii) any estate of which any executor or administrator is a U.S. Person;

(iv) any trust of which any trustee is a U.S. Person; (v) any agency or branch of a foreign entity located in the United States; (vi) any non-discretionary account or similar account (other than an estate or trust) held by a dealer or similar fiduciary for the benefit of or account of a U.S. Person; (vii) any discretionary account or similar account (other than an estate or trust) held by a dealer or other fiduciary organized, incorporated, or (if an individual) resident in the United States; and (viii) any partnership or corporation if (A) organized or incorporated under the laws of any foreign jurisdiction; and (B) formed by a U.S. Person principally for the purpose of investing in securities not registered under the Securities Act, unless it is organized or incorporated, and owned, by accredited investors (as defined in Rule 501(a) under the Securities Act) who are not natural persons, estates or trusts; all as further defined and pursuant to the rules contained in Regulation S of the *United States Securities Act of 1933*, as amended (the "**Securities Act**").

F.6. In no event shall the terms of this CC&R in any way related to (a) the Operator's right to be repaid the Reimbursable Amount; or (b) the lien created by this CC&R securing the Reimbursable Amount be modified, amended, waived or otherwise revised without Walton's prior, express, written and recorded consent, granted or withheld in Walton's sole and absolute discretion.

F.7 For purposes of any matter that requires a vote or approval by the Unit Owners hereunder, any particular Unit Owner whose Unit is composed of more than one undivided cotenancy interest in the Property, may, in its sole discretion, issue a separate vote or approval as to each of his, her or its undivided cotenancy interests in the Property, which vote or approval need not be the same as the vote or approval issued for any other undivided cotenancy interest owned by such Unit Owner. For example, if a Unit Owner's Unit is composed of ten (10) undivided cotenancy interests in the Property, the Unit Owner shall not be required to cast all of its undivided cotenancy interests for or against any matter requiring a vote or approval hereunder, but instead may elect to cast all or any part of its ten (10) undivided cotenancy interests for and the remainder of its (10) undivided cotenancy interests against the matter (e.g. seven (7) votes in favor of the matter and three (3) votes in opposition of the matter).

F.8. In addition to the specific amendment rights set forth elsewhere in this CC&R, Walton may unilaterally amend this CC&R or any portion thereof, on its own motion, to: (a) satisfy the requirements of any local, state or federal government agency; (b) correct typographical errors or to eliminate scrivener's errors; or (c) bring any provisions into compliance with any applicable governmental statute, rule, regulation, or judicial determination. As to other types of proposed amendments, except as otherwise specifically provided elsewhere herein, this CC&R may be amended only by an affirmative Unit Owners' Vote. All proposed amendments which are subject to the vote of Unit Owners shall be submitted to a vote to the Unit Owners in the same manner as the Unit Owner's Approved Procedure referenced above.

F.9. Walton reserves the right to assign, and/or delegate, any of its rights and obligations in this CC&R in whole or in part to affiliated or unaffiliated entities.

F.10. If any provision of this CC&R would violate the rule against perpetuities or any other

limitation on the duration of the provisions contained herein and imposed by law, then such provision shall be deemed to remain in effect only for the maximum period permitted by law or until twenty-one (21) years after the death of the last survivor of the now living descendants of former President George W. Bush and the original Owners of Units in the Property.

F.11. In all cases, the provisions of this CC&R shall be given that reasonable interpretation or construction which will best effect consummation of the general plan of effective administration of the Property, which will carry out the intent as expressed in the recitals of the CC&R.

F.12. Failure to enforce any provision of this CC&R shall not operate as a waiver of any such provision or of any other provisions of this CC&R.

F.13. In the event of the consummation of the sale of all or a portion of the subject Property pursuant to an Accepted Purchase Offer, Walton shall have the ability, in its sole discretion, to terminate this CC&R, in whole or in part, and reflect such termination of record in St. Lucie County.

F.14. Walton is not licensed to sell or otherwise deal in or with any real property located in Hong Kong. This transaction does not deal in or with any real property located in Hong Kong.

F.15. For all purposes of this CC&R and except where otherwise provided herein, whenever any matter is the subject of a vote of Unit Owners, then the affirmative vote of 60% or greater of the undivided cotenancy interests in the Property *actually casting votes* on the matter shall be deemed the action of all of the Unit Owners and shall be binding upon all Unit Owners (known herein as a "***Unit Owners' Vote***").

[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has caused this document to be executed as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Yvette Ratliff
Print Name: Yvette Ratliff
First Witness

Christine Silver
Print Name: Christine Silver
First Witness

WALTON ACQUISITIONS FL, LLC,
a Florida limited liability company

By: Walton International Group, Inc.,
a Nevada corporation,
its Manager

By: Gordon A. Price
Name: GORDON A. PRICE
Title: AUTHORIZED SIGNATORY

By: Wayne G. Souza
Name: WAYNE G. SOUZA
Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this 2nd day of January, 2014, by Gordon A. Price and Wayne G. Souza, each an Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of the company. Both such persons are personally known to me.

VANESSA CHIZMESHYA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My commission Expires
June 20, 2017

[SEAL]

Notary Public, State of Arizona
Print Name: Vanessa Chizmeshya
Commission No.: 525394
My Commission Expires: June 20, 2017

SCHEDULE "A"

PROPERTY DESCRIPTION – *VILLAGE AT MIDWAY*

Parcel 1:

Parcel 1:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OFWAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY

LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

Parcel 2:

Parcel A:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 1,701,018 square feet or 39.05 acres, more or less.

Parcel B:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 3,378,514 square feet or 77.56 acres, more or less.

Property Identification

Site Address: 9850 MIDWAY RD
Sec/Town/Range: 34/35S/39E
Map ID: 23/34S
Zoning: AG-2

Parcel ID: 2334-340-0000-000-7
Account #: 14561
Use Type: 6000
Jurisdiction: Saint Lucie County

Ownership

Walton Acquisitions FL LLC
Maki Asai (TR)
Tan H Ngan (TR)

PO Box 2249
Cumming, GA 30028

Legal Description

34 35 39 SE 1/4 OF SW 1/4-LESS E 39 FT FOR CANAL R/W- AND E 1/2 OF NW 1/4 OF 3 36 39- LESS RD R/W AS IN OR 44-447 AND LESS E 39 FT FOR CANAL R/W- (116.61 AC - 5,079,532 SF) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2581; 2593 thru 2977 ; 3641- 899 thru 1205; 1605 thru 2859; 3642-2688 thru 2916; 3643-77 thru 251; 3645-1347 thru 1485; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082, thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3664-916 thru 922 thru 988 ; 1032 thru 1122 ; 3670-2079 thru 2163 ; 3672 - 962 thru 1016 ; 3672 - 1037 ; 3681-1069 thru 1081: 3730-35 : 3730-42 ; 3730-49)

Total Areas

Land Size (acres):	116.61
Land Size (SF):	5,079,532

Current Values

Just/Market Value:	$1,154,439
Assessed Value:	$32,068
Exemptions:	$0
Taxable Value:	$32,068

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 5,079,532 SF / 116.61 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	116.61 Market Acres	0
Sequence Number	**Number/Type of Units**	**Depth for Front Feet**
2	116.61 Class Acres	0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Permits

Number	Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.

Property Identification

Site Address: TBD
Sec/Town/Range: 34/35S/39E
Map ID: 23/34S
Zoning: AG-2

Parcel ID: 2334-410-0000-000-1
Account #: 14562
Use Type: 6000
Jurisdiction: Fort Pierce



Ownership

Juni Jusuf (TR)

% Walton International Group (USA) INC
4800 N Scottsdale Road Ste 4000
Scottsdale, AZ 85251

Legal Description

34/35 35 39 AND 2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 2622.04 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 AND POB,TH N 00 20 10 E ALG E R/W LI 1318.99 FT TO S LI OF W 1/2 OF NW 1/4 OF SE 1/4 OF SEC 34-35-39,TH S 89 46 53 E ALG S LI 624.96 FT,TH N 00 16 46 E 1319.04 FT TO 1/4 SEC LI OF SEC 34,TH S 89 47 10 E ALG 1/4 SEC LI 1987.99 FT TO E LI OF SEC,TH S 00 06 37 W ALG E LI 49 FT TO S R/W LI OF NSLRWCD CANAL NO. 101,TH S 89 59 09 E ALG S R/W LI 2664.42 FT TO 1/4 SEC LI OF SEC 35,TH N 00 12 25 E ALG 1/4 SEC LI 2.00 FT,TH S 89 52 23 E 1750.18 FT TO W R/W LI OF I-95,TH S 42 14 14 W ALG W R/W LI 727.09 FT TO CURVE CONC SE,R OF 5903.58 FT,TH SWLY ALG ARC 1998.21 FT,TH S 22 50 38 W 363.01 FT TO N R/W LI OF NSLRWCD CANAL NO. 102,TH N 89 48 50 W 60.02 FT,TH N 89 53 51 W 1760.14 FT TO W LI OF SW 1/4 OF SEC 35,TH S 00 04 39 W ALG W LI 42.50 FT TO NW COR OF NW 1/4 OF SEC 2-36-39,TH S 00 06 35 W ALG W LI 42.50 FT TO S R/W LI OF NSLRWCD CANAL NO. 102,TH S 89 53 51 ALG S R/W LI 2630.08 FT TO W R/W LI OF 30 FT RD R/W,TH S 00 03 15 W ALG R/W LI 129.69 FT,TH S 22 50 38 W 470.73 FT,TH S 26 50 37 W 519.99 FT,TH S 32 49 14 W 230.02 FT,TH N 56 07 55 W 323.59 FT,TH N 27 59 51E 671.72 FT TO CURVE CONC SW,R OF 150 FT,TH NWLY ALG ARC 308.52 FT,TH N 89 50 50 W 1811.20 FT,TH S 00 00 00 E 142.46 FT TO CURVE CONC NW,R OF 335 FT,TH SWLY ALG ARC 365.79 FT,TH S 62 33 43 W 139.15 FT,TH S 01 56 01 W 142.19 FT,TH S 53 57 44 W 58.71 FT,TH S 85 17 03 W 146.97 FT,TH S 02 37 14 W 332.85 FT,TH S 31 56 28 W 78.35 FT,TH S 61 15 41 W 335.12 FT TO E R/W LI OF 60 FT FP&L ESMT,TH N 32 18 17 W ALG E R/W LI 1746.02 FT TO N R/W LI OF 200 FT FP&L ESMT,TH N 89 46 35 W ALG N R/W LI 1026.62 FT TO E R/W LI OF NSLRWCD CANAL NO. 93 ,TH N 00 02 49 E ALG E R/W LI 52.50 FT TO N SEC LI OF SEC 3 AND POB-(402.69 AC) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2977; 3641- 899 thru 1205; 1605 thru 1887 ; 2092 thru 2392 ; 2577 thru 2859 ; 3642-2688 thru 2916 ; 3643- 77 thru 251; 3647-1347 thru 1485 ; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082 thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3064 - 916 thru 922,928 thru 988 ; 1032 thru 1122 ; 3670 - 2079 thru 2163 ; 3672-962 thru 1016 ; 3672-1037 ; 3681-1069 thru 1081 : 3730-35 ; 3730-42 : 3730-49)

Total Areas

Land Size (acres):	402.69
Land Size (SF):	17,541,176

Current Values

Just/Market Value:	$3,543,672
Assessed Value:	$110,740
Exemptions:	$0
Taxable Value:	$110,740

Taxes for this parcel: SLC Tax Collector's Office

Land Information

Total Area: 17,541,176 SF / 402.69 acres

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

WALTON PARCEL (399.71 ACRES)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

FEE PARCEL:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. 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CONTAINING 17,412,284 SQUARE FEET OR 399.73 ACRES, MORE OR LESS.

BEING ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903,58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999,10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363,01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60,02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900,00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430,07 FEET;THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330,07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06,37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42,50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42,50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330,04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129,69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470,73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519,99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229,66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323,65 FEET; THENCE N27°59'51"E A DISTANCE OF 671,72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150,00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308,52 FEET THROUGH A CENTRAL ANGLE OF 117°50,41"; THENCE N89°50'50"W A DISTANCE OF 1811,20 FEET; THENCE S00°00'00"E A DISTANCE OF 142,46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335,00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365,79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139,15 FEET; THENCE S01°56'01"W A DISTANCE OF 142,19 FEET; THENCE S53°57'44"W A DISTANCE OF 58,71 FEET; THENCE S85°17'03"W A DISTANCE OF 146,97 FEET; THENCE S02°37'14"W A DISTANCE OF 332,85 FEET; THENCE S31°56'28"W A DISTANCE OF 78,35 FEET; THENCE S61°15'41"W A DISTANCE OF 335,42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745,80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026,62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,411,399 SQUARE FEET OR 399,71 ACRES, MORE OR LESS.

EASEMENT PARCELS:
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE ,EASEMENT PROPERTY, AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:
TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

IBERIA PARCEL: (116.61 ACRES)

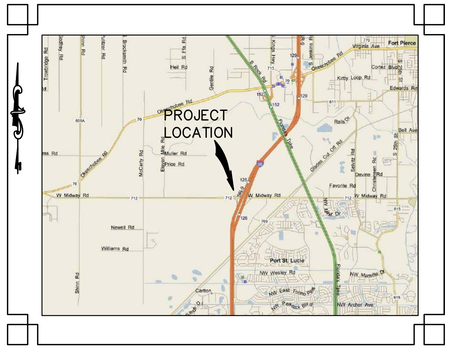
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39,00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39,00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

LEGEND

A	= ARC LENGTH
A.P.U.	= APPARENT PHYSICAL USE
ALTA	= AMERICAN LAND TITLE ASSOCIATION
ACSM	= AMERICAN CONGRESS ON SURVEYING AND MAPPING
(C)	= CALCULATED DATA
CCR	= CERTIFIED CORNER RECORD
C.R.	= COUNTY ROAD
(D)	= DEED DATA
D.B.	= DEED BOOK
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FL.	= FLORIDA
FPL	= FLORIDA POWER AND LIGHT
FT. PIERCE	= FORT PIERCE
G.P.S.	= GLOBAL POSITIONING SYSTEM
I.D.	= IDENTIFICATION
INC.	= INCORPORATED
LB	= LICENSED BUSINESS
LTD	= LIMITED
NSPS	= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NO.	= NUMBER
#	= NUMBER
N.S.L.R.W.C.D.	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
O.R.B.	= OFFICIAL RECORDS BOOK
PCN	= PARCEL CONTROL NUMBER
PG.	= PAGE
R	= RADIUS
R.T.K.	= REAL TIME KINEMATICS
R/W	= RIGHT-OF-WAY
SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
U.S.	= UNITED STATES
34-T35S-R39E	= SECTION-TOWNSHIP-RANGE
△	= CENTRAL ANGLE
-x-x-x-	= FENCE
○	= BOLLARD
-10-	= CONTOUR ELEVATION
	= CONCRETE POWER POLE
	= FIRE HYDRANT
	= WATER VALVE
W	= WELL
	= WOOD POWER POLE
-OHUL-	= OVERHEAD UTILITY LINE
→	= GUY ANCHOR
⊡	= FOUND 4X4 CONCRETE MONUMENT
○	= FOUND IRON ROD
	= CABBAGE PALM TREE
	= OAK TREE

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, SURVEYOR'S NOTES AND LEGEND
SHEET 2	TITLE COMMITMENTS
SHEET 3	ALTA BOUNDARY SURVEY
SHEET 4	WETLANDS AND CONTOURS
SHEETS 5-13	TOPOGRAPHIC SURVEY

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, (F.A.C.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE BOUNDARY SURVEY SHOWN ON SHEET 3 WAS PERFORMED IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AND INCLUDES ITEMS 1, 3, 4, 6A, 11B, 13, 14, 19, 20A AND 21 OF TABLE "A" AND WAS PERFORMED IN ACCORDANCE WITH THE "MEASUREMENT STANDARDS FOR LAND TITLE SURVEYS", AS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND THE AMERICAN LAND TITLE ASSOCIATION. SAID BOUNDARY SURVEY WAS PREPARED UTILIZING FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-635627-PHX1, EFFECTIVE DATE OCTOBER 11, 2013, AMENDED DECEMBER 16, 2013, FOR THE WALTON PARCEL AND FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE DECEMBER 19, 2013, FOR THE IBERIA PARCEL. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

2. THE BEARINGS SHOWN HEREON ARE DEED BEARINGS, RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING NORTH 89°46'35" WEST.

3. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL POSITIONAL TOLERANCE OF 0,10 FEET.

4. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAPS NUMBER 12111C0169J,AND 12111C0170J, BOTH DATED FEBRUARY 16, 2012.

5. THE EXPECTED USE OF THE LANDS BOUND BY THIS SURVEY, AS CLASSIFIED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS" IS "COMMERCIAL/HIGH RISK" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 10,000 FEET (1:10,000). THE ACCURACY OBTAINED BY MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO MEET SAID REQUIREMENT.

6. SUBSURFACE OR UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.

7. THE ZONING OF THIS PROPERTY IS "AG", BUILDING SETBACKS PER ST. LUCIE COUNTY ARE:
FRONT : 50' FROM PROPERTY LINE
SIDE: 20' FROM PROPERTY LINE
REAR: 30' FROM PROPERTY LINE

8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

9. APPARENT PHYSICAL USES:
ABOVE GROUND UTILITIES AND FENCES MEANDER THE PROPERTY LINE. FENCE OWNERSHIP IS NOT DETERMINED.

IBERIA PARCEL:
1) A) 4' BARBED WIRE FENCE MEANDERS 1.4' EAST OF PROPERTY LINE.
B) 4' BARBED WIRE FENCE MEANDERS 2.0' EAST OF PROPERTY LINE.
C) 4' BARBED WIRE FENCE MEANDERS 4.0' EAST OF PROPERTY LINE.
2) A) 8' WIDE TRAIL CENTERLINE 13' EAST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.
B) 8' WIDE TRAIL CENTERLINE 13' WEST OF PROPERTY LINE. APPEARS TO BE INGRESS/ EGRESS FOR SUBJECT PROPERTY.

WALTON PARCEL:
3) DOWN GUY ANCHORS ALONG EAST RIGHT-OF-WAY LINE OF CANAL NO. 93 LIE OUTSIDE EASEMENT AREA.
4) RIGHTS OF OTHERS IN AND TO THE USE OF THE TRAILS TRAVERSING THROUGH OUT THE SUBJECT PROPERTY WITH NO APPARENT EASEMENT.
5) FENCES MEANDER THE PROPERTY LINE. FENCE OWNERSHIP IS NOT DETERMINED.
6) RIGHTS OF OTHERS IN AND TO THE USE OF THE LAKE ALONG THE SOUTHEAST PORTION OF THE SUBJECT PROPERTY WITH NO APPARENT EASEMENT.
7) CULVERTS LOCATED ALONG NORTHERN BOUNDARY LINE WITH NO APPARENT EASEMENT.

10. THE RIGHT-OF-WAY LINES SHOWN HEREON FOR STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO, 95) ARE BASED UPON RIGHT-OF-WAY MAP SECTION 94001-2414 PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 4, 3400 WEST COMMERCIAL BOULEVARD, FORT LAUDERDALE, FLORIDA 33309-3421.

11. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PART OR PARTIES.

12. THE WETLANDS SHOWN HEREON ARE AS DEPICTED WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, NO. 56-02538-P.

13. CANAL RIGHT-OF-WAYS SHOWN HEREON ARE BASED UPON THE LEGAL DESCRIPTION AND SUPPORTED BY THE "GENERALIZED CANAL ELEVATIONS MAP FOR THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT" FOUND ON THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT WEBSITE: nslrwcd.org.

SURVEYOR'S CERTIFICATION:

TO: WALTON ACQUISITION FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WALTON INTERNATIONAL GROUP (USA), INC., AN ARIZONA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1, 3, 4, 6A, 11B, 13, 14, 19, 20A AND 21 THEREOF. PURSUANT TO THE MEASUREMENT STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED.

ALSO

I FURTHER CERTIFY THAT THIS "ALTA/ACSM L

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
SAINT LUCIE COUNTY, FLORIDA

ALTA COMMITMENT - WALTON PARCEL
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II

TITLE COMMITMENT: FILE NO. 5011612-NCS-635627-PHX1, EFFECTIVE DATE: OCTOBER 11TH, 2013, AMENDED DECEMBER 16, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
SEE EXCEPTION #24.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL DOES ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. This item has been intentionally deleted.

8. The lien of the taxes for the year 2013 and all subsequent years, which are not yet due and payable.
NOT A SURVEY ITEM.

9. 110' Right of Way Easement Agreement granted to Florida Power & Light Company recorded in Deed Book 234, Page 7; as affected by Modification of Right of Way Agreement increasing the width to 170' recorded in Deed Book 235, Page 356, as affected by Right of Way Agreements recorded in OR Book 119, Page 404, OR Book 119, Page 407, OR Book 119, Page 410, OR Book 119, Page 413, OR Book 119, Page 416, OR Book 119, page 419, OR Book 119, page 422, and OR Book 119, page 425; and further affected by Supplement to Right of Way Agreement recorded in OR Book 249, Page 389.
AFFECTS PROPERTY AS SHOWN.

10. 170' Right of Way Easement Agreements granted to Florida Power & Light Company recorded in OR Book 119, Page 405, OR Book 119, Page 408, OR Book 119, Page 411, OR Book 119, Page 414, OR Book 119, Page 417, OR Book 119, Page 420, OR Book 119, Page 423 and OR Book 119, page 426.
AFFECTS PROPERTY AS SHOWN.

11. Order of Taking granting an Easement to Florida Power & Light Company recorded in Official Records Book 377, Page 2069.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS PROPERTY AS SHOWN.

12. 110' Right of Way Easement granted to Southern Bell and Telegraph Company recorded in Official Records Book 587, Page 235.
THIS IS A 10 FOOT RIGHT OF WAY EASEMENT, ADJACENT TO THE WESTERLY RIGHT OF WAY OF I-95. AFFECTS THE PROPERTY AS SHOWN.

13. Terms, conditions and other provisions contained in Ordinance No. 95-039 recorded in Official Records Book 981, Page 1615, and duplicate recorded in Official Records Book 992, Page 2862; as affected by Amended Ordinance No. 00-002 recorded in Official Records Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. NOT A SURVEY ITEM.

14. This item has been intentionally deleted.

15. The terms, provisions and conditions contained in that certain Easement Agreement recorded in Official Records Book 2035, Page 1430; Amending, Modifying and Restating the Easements Terms contained in Deed recorded in Official Records Book 1324, Page 936, as corrected by Deed recorded in Official Records Book 1330, Page 2972, Dedication of Easements recorded in Official Records Book 1333, Page 1940, as affected by Scrivener's Affidavit recorded in Official Records Book 1375, Page 1674.
THIS IS AN EASEMENT AGREEMENT BETWEEN MIDWAY PROPERTIES, WILLOW LAKES, AND HHHP ASSOCIATES WHICH AMENDS THE EASEMENTS REFERENCED ABOVE, BUT SPECIFICALLY DOES NOT EXTINGUISH THEM. IT CREATES A 60 FOOT ACCESS, UTILITY, DRAINAGE, AND BILLBOARD EASEMENT ACROSS THIS PROPERTY AND THE PROPERTIES TO THE ABUTTING TO THE NORTH AND SOUTH. IN ADDITION, IT STATES THE OWNERSHIP OF THE INCOME FOR THE BILLBOARD LEASES AND THEIR CONTINUANCE IN THE EVENT OF LAND TITLE TRANSFER.

16. This item has been intentionally deleted.

17. The terms, provisions and conditions contained in that certain Temporary Easement Agreement recorded in Official Records Book 2035, Page 1456.
THIS IS A TEMPORARY INGRESS-EGRESS EASEMENT BETWEEN MIDWAY PROPERTIES, LLC AND WILLOW LAKES, LLC THAT RUNS FROM MIDWAY ROAD AND CONNECTS TO THE SOUTHERLY PROPERTY LINE OF THIS PARCEL, IT TERMINATES ONLY WHEN AN AN ALTERNATE LOCATION IS AGREED UPON BETWEEN THE TWO PARTIES AND RECORDED. AFFECTS PROPERTY AS SHOWN.

18. The terms, provisions and conditions contained in that certain Provences Developer's Agreement recorded in Official Records Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS AND ALSO CONVEYANCE OF ANY PROPERTIES.. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

19. Terms, provisions and other conditions contained in Ordinance No. L-127 by the City Commission of the City of Fort Pierce, Florida, recorded in Official Records Book 3214, Page 1254.
THIS IS AN ORDINANCE THAT ANNEXES THIS PARCEL OF LAND INTO THE CITY OF FT. PIERCE.

20. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE EXCEPTION # 23 FOR UNRECORDED CATTLE GRAZING LEASE.

21. 170' Right of Way Easement Agreement granted to Florida Power & Light Company recorded in OR Book 96, Page 58, re-recorded in OR Book 97, Page 174.
AFFECTS THE PROPERTY AS SHOWN.

22. 10' and 15' Easement granted to Florida Power & Light Company recorded in OR Book 547, Page 1431.
AFFECTS THE PROPERTY AS SHOWN.

23. An unrecorded Cattle Grazing Lease dated April 9, 2010, executed by City National Bank as lessor and Mr. Clyde Crouch as lessee, as disclosed to the Company.
AFFECTS THE PROPERTY AS SHOWN.

24. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Patrick B. Meeds of Creech Engineers, Inc. on November 7, 2013, designated Job Number 13184.00:
SEE SURVEYOR'S NOTE #9.

ALTA COMMITMENT - IBERIA PARCEL
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
TITLE COMMITMENT: FILE NO. 5011612-NCS-641890-PHX1, EFFECTIVE DATE: DECEMBER 19TH, 2013.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
NOT A SURVEY ITEM.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
NONE APPARENT.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
SEE SURVEY NOTE #9.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
NOT A SURVEY ITEM.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
THIS PARCEL OF LAND DOES NOT ABUT ANY NAVIGABLE RIVERS OR STREAMS. THERE ARE DRAINAGE CANALS ADJACENT TO THE PROPERTY BOUNDARY.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
NOT A SURVEY ITEM.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
NOT A SURVEY ITEM.

8. Taxes and assessments for the year 2013, which are not yet due and payable, but not yet delinquent.
NOT A SURVEY ITEM.

9. 200-foot easement in favor of Florida Power & Light Company as described in that certain Order of Taking recorded in Book 377, Page 2069 as affected by Book 564, Page 15 and Stipulated Judgment - Parcel 49 recorded in Book 582, Page 2901 and Book 616, Page 1590.
THIS IS A FLORIDA POWER & LIGHT COMPANY EASEMENT - NO BUILDINGS OR STRUCTURES ALLOWED. AFFECTS THE PROPERTY AS SHOWN.

10. The terms, provisions and conditions contained in that certain Ordinance No. 95-039 establishing a "Library Impact Fee" recorded in Book 981, Page 1615; Book 992, Page 2862, and as amended in Book 1301, Page 2302.
THESE ORDINANCES CREATE AND AMEND ST. LUCIE COUNTY LIBRARY IMPACT FEES. THIS IS NOT A SURVEY MATTER.

11. The terms, provisions and conditions contained in that certain Resolution 01-012 regarding granting a preliminary planned nonresidential development recorded in Book 1389, Page 1236, and amended in Book 1403, Page 2281.
THIS IS A RESOLUTION GRANTING A PRELIMINARY PLANNED NONRESIDENTIAL DEVELOPMENT AND CHANGE OF ZONING. AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

12. The terms, provisions and conditions contained in that certain Preliminary Development Agreement for the Provences Development of Regional Impact recorded in Book 2399, Page 1777.
THIS IS AN AGREEMENT BETWEEN WILLOW LAKE LLC, RED RIVER PROPERTIES LLC AND THE DEPARTMENT OF COMMUNITY AFFAIRS (STATE OF FLORIDA) WHICH DISCUSSES DEVELOPMENT PLANS FOR PARCEL 2. AFFECTS PARCEL 2 AS SHOWN.

13. The terms, provisions and conditions contained in that certain Provences Developer's Agreement recorded in Book 2956, Page 2462.
THIS IS AN AGREEMENT BETWEEN MIDWAY PROPERTIES, RED RIVER, AND WILLOW LAKES WHICH DISCUSSES THE COSTS, DEDICATION OF LANDS, AND ALSO CONVEYANCE OF ANY PROPERTIES. HOWEVER, THE LEGAL DESCRIPTIONS ARE NOT COMPLETE AND THE LANDS IT AFFECTS CANNOT BE PLOTTED.

14. The terms, provisions and conditions contained in that certain Lease as referenced by that certain Lease for Grazing of Cattle recorded in Book _____, Page _____.
AFFECTS PARCEL 1 AND PARCEL 2 AS SHOWN.

15. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
SEE TITLE EXCEPTION #14.

16. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Creech Engineers, Inc. on December 4, 2013, designated Job Number 13184.00:
Overhead utilities along West boundary line without an apparent easement thereto.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: P:\010230 – Village at Midway\010230-01-001 (SUR)\Survey\ALL POINTS CONTOURS 2014\010230 W-I BNDY TOPO 2015_.dwg 8/3/2015

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8050
BOARD OR PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
301 SW Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

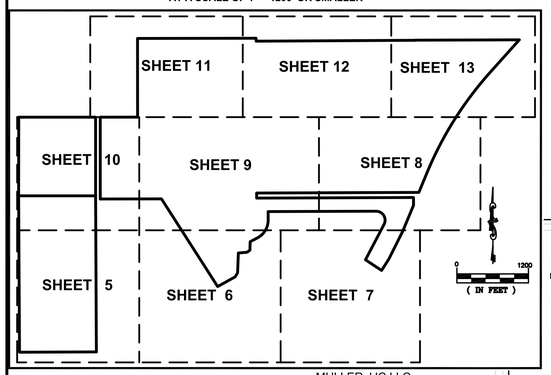
DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28, 30-39, 47-48
13-116	
14-124,129,130	
15-131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD
SCALE H: N.T.S. V: N.T.S.
JOB No. 010230-01-003
DATE MARCH 2, 2015
FILE No. 010230 W-1 BNDY TOPO 2015

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST SAINT LUCIE COUNTY, FLORIDA

KEY MAP
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 1200' OR SMALLER



GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 inch = 300 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER

SFWMD
PCN: 2326-231-0001-000-4

RESERVOIR

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

A.P.U. #7 CULVERT (SEE NOTE #9)

N.S.L.R.W.C.D. CANAL NO. 101 (63.00' R/W)

S89°47'10"E (D) 1987.99' (D)

A.P.U. #7 CULVERT (SEE NOTE #9)

FOUND 1" IRON PIPE (NO ID.)

S00°06'37"W (D) 49.00' (D)

49.00'

N.S.L.R.W.C.D. CANAL NO. 101 (98.00' R/W)

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

N00°12'25"E (D) 2.00'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N.S.L.R.W.C.D. CANAL NO. 101 (94.00' R/W)

NORTH LINE OF THE SE 1/4 OF SECTION 35

47.00'

FOUND 5/8" IRON ROD (NO ID.)

GATE (COMBINATION LOCK)

EAST LINE OF NOT INCLUDED PARCEL

1/4 SECTION LINE OF SECTION 34

FOUND 5/8" IRON ROD (NO ID.)

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

S89°59'09"E (D) 2664.42' (D)

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 101

NORTH LINE OF THE SW 1/4 OF SECTION 35

SEE DETAIL "A"

S89°52'23"E (D) 1331.59'(D)

47.00'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

CULVERTS SEE WALTON TITLE EXCEPTION #24 F

BILLBOARD SEE WALTON TITLE EXCEPTION #15

S89°52'23"E (D) 418.59'(D)

FOUND 5/8" IRON ROD (NO ID.)

8' WIDE TRAIL SEE WALTON TITLE EXCEPTION #24 C

S42°14'14"W(D) 727.09'(D)

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

4' HOG WIRE FENCE

MULLER JJC LLC
PCN: 2334-311-0000-000-7

RONALD L. EVERLY, ETAL
TAMMY S. EVERLY
PCN: 2334-422-0000-000-8

A.P.U. #5 4' BARBED WIRE FENCE (SEE NOTE #9)

N00°16'46"E (D) 1319.04' (D)

A.P.U. #4 TRAILS BEING USED BY OTHERS (SEE NOTE #9)

8' WIDE TRAIL

WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-410-0000-000-1

EAST LINE OF SECTION 34

CITY NATIONAL BANK OF FL
PCN: 2334-410-0000-000-1
399.71 ACRES, MORE OR LESS

1/4 SECTION LINE OF SECTION 35

SEE SHEET 4 FOR WETLAND INFORMATION.
SEE SHEETS 5-13 FOR ADDITIONAL TOPOGRAPHIC INFORMATION, APPARENT PHYSICAL USE AND EASEMENT DETAILS

10' S.B.T.&T. RIGHT OF WAY UTILITY EASEMENT O.R.B. 587, PG. 235 SEE WALTON TITLE EXCEPTION #12

R = 5903.58'
Δ = 03°54'07"
A = 402.05' (D)

OVERHEAD UTILITY LINE

MEANDERS PROPERTY LINE

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

R = 5903.58'
Δ = 05°47'41"
A = 597.06' (D)

STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

SE 1/4 OF SECTION 35-T35S-R39E

BILLBOARD SEE WALTON TITLE EXCEPTION #15

8' WIDE TRAIL

R = 5903.58'
Δ = 09°41'46"
A = 999.10' (D)

10' FPL EASEMENT O.R.B. 547, PAGE 1431 SEE WALTON TITLE EXCEPTION #22

170' FPL R/W O.R.B. 119, PAGES 405, 408, 411, 414, 417, 420, 423, AND 426 SEE WALTON TITLE EXCEPTION #10

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N89°48'50"W 60.02'

SOUTH LINE OF THE SW 1/4 OF SECTION 35

GATE (NO LOCK)

FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.)

N89°53'51"W (D) 430.07'(D)

N89°53'51"W(D) 900.00'(D)

GATE (NO LOCK)

S22°50'39"W (D) 363.01(D)

FOUND 1/2" IRON ROD (NO ID.)

POINT OF COMMENCEMENT 10' AND 15' FPL EASEMENT O.R.B. 547, PAGE 1431 INTERSECTION OF NORTH R/W OF CANAL 102 AND WESTERLY R/W OF I-95 (POINT "A") SEE WALTON TITLE EXCEPTION #22

POINT OF BEGINNING 10' FPL EASEMENT O.R.B. 547, PAGE 1431 SEE WALTON TITLE EXCEPTION #22

S00°03'15"W(D) 129.69'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "CREECH INC LB 6705"

S22°59'38"W (D) 470.73(D)

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE WALTON TITLE EXCEPTION #22

FOUND 1/2" IRON ROD (NO ID.)

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

EASEMENT 2: 60' ACCESS, UTILITY, DRAINAGE, & BILLBOARD EASEMENT O.R.B. 2035, PG. 1430 SEE WALTON TITLE EXCEPTION #15

S26°30'37"W (D) 519.99' (D)

FOUND 1/2" IRON ROD (NO ID.)

N27°39'51"E (D) 67.72' (D)

GATE (NO LOCK)

GATE (NO LOCK)

FOUND 5/8" IRON ROD (NO ID.)

N56°07'55"W (D) 323.59' (D) 323.65' (M)

S32°49'14"W (D) 230.02' (D) 229.66' (M)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' HOG WIRE FENCE WITH BARBED WIRE

8' WIDE DIRT ROAD

SHELL ROCK ROAD

GATE (NO LOCK)

70' ACCESS R/W PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE WALTON TITLE EXCEPTION #22

ASPHALT ROAD (GORDY EXD)

NE 1/4 OF SECTION 2-T36S-R39E

DETAIL "A"
NOT TO SCALE

N.S.L.R.W.C.D. (98.00' R/W)

CANAL NO. 101 (94.00' R/W)

49'

47'

5.17'

2.75'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.)

MULLER JJC LLC
PCN: 2334-322-0002-000-5

WEST TOP OF BANK MEANDERS WEST PROPERTY LINE

WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SECTION 34-T35S-R39E

EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-T35S-R39E

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) N 0.20', E 0.20'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.87', E 0.23'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

S89°40'53"E (C) 1288.94' (C)

A.P.U. #1A GUY ANCHORS (SEE NOTE #9)

A.P.U. #1C 4' BARBED WIRE FENCE 4.0' EAST (SEE NOTE #9)

S89°46'53"E (D) 624.96'(D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.12', W 6.31'

4' BARBED WIRE FENCE

SOUTH LINE OF THE W 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 34 AND NORTH LINE OF SW 1/4 OF SE 1/4

SE 1/4 OF SECTION 34-T35S-R39E

RESOLUTION 01-012 O.R.B. 1389, PG. 1236 SEE IBERIA TITLE EXCEPTION #11

LEASE FOR GRAZING OF CATTLE SEE IBERIA TITLE EXCEPTION #14

PARCEL 1
SE 1/4 OF THE SW 1/4 OF 34-T35S-R39E
WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-340-0000-000-7
39.05 ACRES, MORE OR LESS

A.P.U. #3 GUY ANCHORS (SEE NOTE #9 AND SHEET 10)

4' BARBED WIRE FENCE

ACTIVE PASTURE

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) 15.33' NORTH AND 1.18' EAST OF SECTION LINE

POINT OF COMMENCEMENT WALTON PARCEL NW CORNER OF SECTION 3-T36S-R39E FOUND 1 1/4" IRON PIPE AND CAP STAMPED "CREECH INC LB 6705" COR 10513

S00°04'39"W (D) S00°06'37"W (M) 42.50' (D)

S00°06'35"W (D) 42.50' (D)

GATE (NO LOCK)

APPARENT N.S.L.R.W.C.D. CROSSING PERMIT TO FPL, NOT PROVIDED

N.S.L.R.W.C.D. CANAL NO. 102 (65.00' R/W)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' BARBED WIRE FENCE

N89°53'51"W(D) 1330.07'(D)

42.50'

N89°53'51"W (D) 1330.04' (D)

NORTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

FOUND 5/8" IRON ROD (NO I.D.)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) 43.13' SOUTH AND 37.24' EAST OF SECTION LINE

N89°53'51"E 1300.04' (D)

FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) S 0.16', E 0.17'

WEST R/W LINE OF 30' ROAD PER D.B. 116, PAGE 379

N89°46'35"W (M) (BEARING BASE) 2622.04' (M)

NORTH LINE OF SECTION 3

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

N89°46'35"W (D) 1026.62' (D)

PARCEL 49

PARCEL 50A

8' WIDE TRAIL

S00°00'00"E (D) 142.46' (D)

N89°50'50"W(D) 1811.20' (D)

A.P.U. #6 TOP OF BANK MEANDERS ALONG PROPERTY LINE (SEE NOTE #9)

R = 150.00'
Δ = 117°50'41"
A = 308.52' (D)

R = 335.00'
Δ = 62°33'43"
A = 365.79' (D)

S62°33'43"W (D) 139.15' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

GATE (NO LOCK)

GATE (NO LOCK)

FOUND 5/8" IRON ROD (NO ID.)

S01°56'01"W (D) 142.19' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

170' FPL EASEMENT O.R.B. 96, PG. 58, O.R.B. 97, PAGE 174 SEE WALTON TITLE EXCEPTION #21

LAKE A.P.U. #6 (SEE NOTE #9)

S85°17'03"W (D) 146.97' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

S53°57'44"W (D) 58.71' (D)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" N 0.33', E 0.14'

S02°37'14"W (D) 332.85' (D)

S31°56'28"W 78.35'

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286".

S61°15'41"W (D) 335.12' (D) 335.42' (M)

N22°18'17"W(D) 1745.02' (D) 1745.80' (M)

WILLOW LAKES LLC
PCN: 3302-212-0001-000-4

NW 1/4 OF SECTION 2-T36S-R39E

SOUTH LINE OF NORTH 1/2 OF NW 1/4 OF SECTION 2

NORTH LINE OF SW 1/4 OF NW 1/4 OF SECTION 2

WILLOW LAKES, LLC
PCN: 3302-212-0001-000-4

170' FPL EASEMENT O.R.B. 119, PAGES 405, 408, 411, 414, 417,420,423 AND 426 SEE WALTON TITLE EXCEPTION #10

WILLOW LAKES PARCEL 1

WEST LINE OF THE NW 1/4 OF SECTION 2

MULLER JJC LLC
PCN: 3303-221-0000-000-8

POINT OF BEGINNING O.R.B. 377, PAGE 2069

4' BARBED WIRE FENCE

NORTH LINE OF THE NW 1/4 OF SECTION 3-T36S-R39E

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE IBERIA TITLE EXCEPTION #9

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE WALTON TITLE EXCEPTION #11

APPARENT N.S.L.R.W.C.D. CROSSING PERMIT TO FPL, NOT PROVIDED

A.P.U. #1B 4' BARBED WIRE FENCE 2.0' EAST (SEE NOTE #9)

RESOLUTION 01-012 O.R.B. 1389, PG. 1236 SEE IBERIA TITLE EXCEPTION #11

PRELIMINARY DEVELOPER'S AGREEMENT O.R.B. 2399, PG. 1729 SEE IBERIA TITLE EXCEPTION #12

LEASE FOR GRAZING OF CATTLE SEE IBERIA TITLE EXCEPTION #14

APPROXIMATE PROPERTY LINE

WEST LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 3-T36S-R39E

EAST LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 3-T36S-R39E

CATTLE GATE (NO LOCK)

110' FPL R/W D.B. 234, PAGE 7, MODIFIED IN D.B. 249, PAGE 389, D.B. 235, PAGE 356 SEE WALTON TITLE EXCEPTION #9

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE WALTON TITLE EXCEPTION #11

60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, AND 425 SEE WALTON TITLE EXCEPTION #9

PARCEL 50A

CLYDE C THOMPSON JR
PCN: 3303-224-0006-000-9

POND

CATTLE GATE (NO LOCK)

PARCEL 2
E 1/2 OF NW 1/4 OF 3-T36S-R39E
WALTON ACQUISITIONS FL LLC, ETAL
PCN: 2334-340-0000-000-7
77.56 ACRES, MORE OR LESS

N00°00'33"E (C) 2622.25' (C)

N00°02'49"E (C) 2617.42' (C)

APPROXIMATE PROPERTY LINE

A.P.U. #2B 8' WIDE TRAIL (SEE NOTE #9)

UTILITIES SEE IBERIA TITLE EXCEPTION #16

A.P.U. #1A 4' BARBED WIRE FENCE 1.4' EAST (SEE NOTE #9)

A.P.U. #2A 8' WIDE TRAIL (SEE NOTE #9)

GATE (LOCKED)

SOUTH LINE OF THE NW 1/4 OF 3-T36S-R39E

N89°52'26"W (C) 1288.78' (C)

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

4' BARBED WIRE FENCE

NORTH EDGE OF PAVEMENT MIDWAY ROAD

LESS AND EXCEPT R/W (VARYING WIDTH) O.R.B. 44, PG. 447

70' R/W

1435.79'

EASEMENT 1: 100' TEMPORARY INGRESS & EGRESS EASEMENT O.R.B. 2035, PG. 1456 SEE WALTON TITLE EXCEPTION #17

N.S.L.R.W.C.D. CANAL NO. 93 (78.00' R/W)

N00°02'10"E (D) 1318.96' (D)

N00°24'17"E (C) 1318.47' (C)

EAST R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 93

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

PARCEL 50C

PARCEL 50B

200'

8' WIDE TRAIL

EAST R/W OF 60' FPL O.R.B. 119 PAGES 404

CATTLE GATES (COMBINATION LOCK)

500'

ASPHALT ROAD

W. MIDWAY ROAD (C.R. 712)

R/W WIDTH VARIES

PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

POINT OF BEGINNING D.B. 249, PAGE 389 SEE WALTON TITLE EXCEPTION #9

82' 100'±(D)

S.E. CORNER OF NE 1/4 OF SECTION 3

DETAIL "B"

0 30
(IN FEET)
1 inch = 30 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER

POINT OF COMMENCEMENT PARCELS AND O.R.B. 377, PAGE 2069 NW CORNER OF THE NE 1/4 OF SECTION 3-T36S-R39E

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286" 0.07' S., 0.25' E.

FOUND 5/8" IRON ROD AND CAP STAMPED "PLS 2391" 0.05' S., 0.3' E.

N.S.L.R.W.C.D. CANAL NO. 93 (78.00' R/W)

EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-T35S-R39

POINT OF BEGINNING WALTON PARCEL FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.)

N89°46'35"W 39.00'

S89°46'35"E 39.00'

N89°46'35"W 2622.04' (M)

34 35 3 2

FOUND 5/8" IRON ROD AND CAP STAMPED "C & T LB 4286"

NW CORNER OF NW 1/4 OF SECTION 2-T36S-R39E FOUND 1 1/4" IRON PIPE AND CAP STAMPED "CREECH INC LB 6705" CCR 105131

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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO 010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
13–115	19–28
13–116	30–39
14–124,129,130	47–48
15–131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 300' V: N/A

JOB No.010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

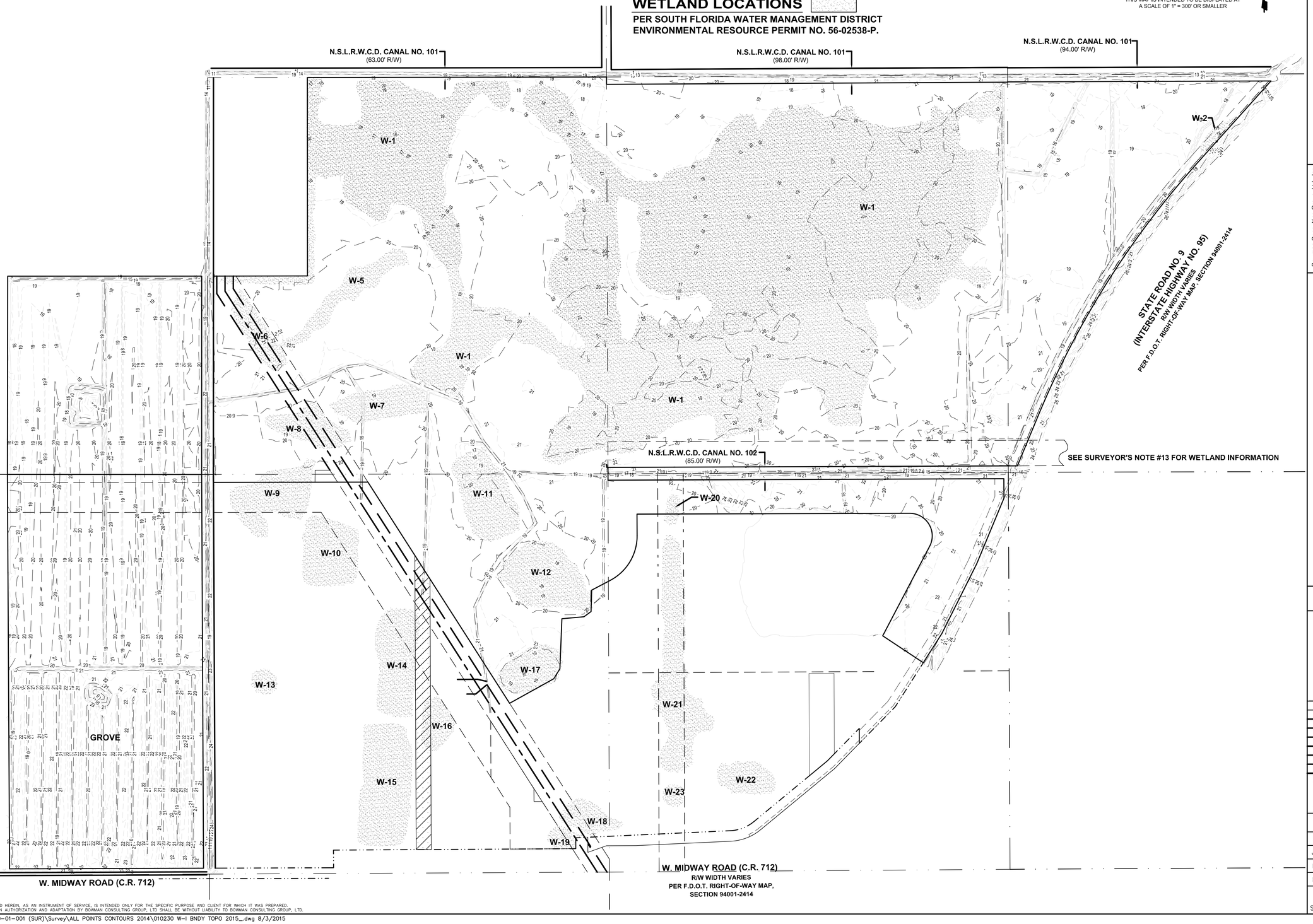
SHEET 3 OF 13

ALTA/ACSM LAND TITLE SURVEY
VILLAGE AT MIDWAY
LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST SAINT LUCIE COUNTY, FLORIDA

WETLAND LOCATIONS

PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE PERMIT NO. 56-02538-P.

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER



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D.J.I., D.A.L. (DRAWN) | S.N.B. (CHKD)

SCALE H: 1" = 300' V: N/A

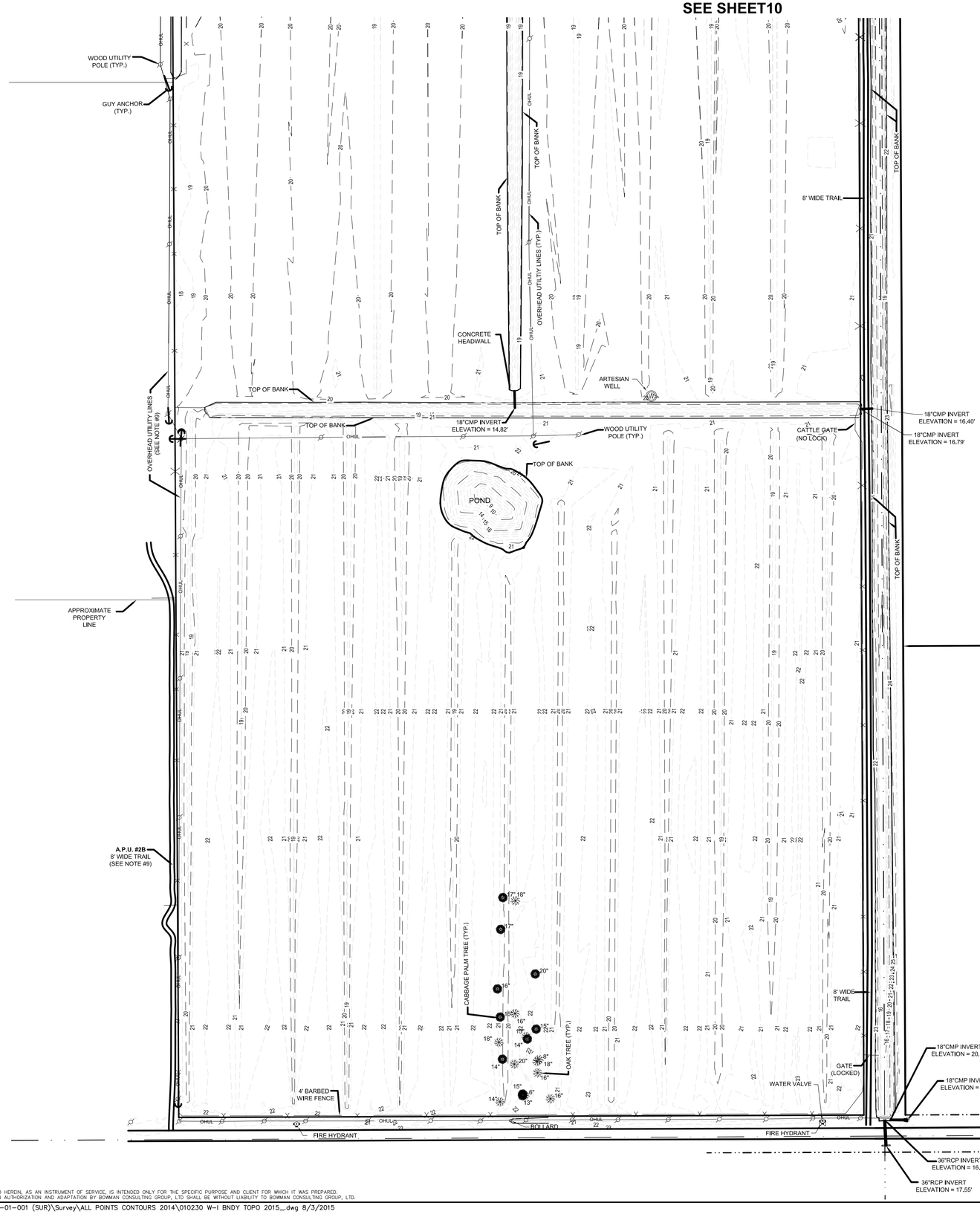
JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 4 OF 13

SEE SHEET10



SEE SHEET 6

NE 1/4 OF SECTION
3-T36S-R39E

GRAPHIC SCALE
10 0 50 100
(IN FEET)
1 inch = 100 ft.
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PAGE: 19-28; 30-39; 47-48

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 100' V: N/A

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SHEET 5 OF 13

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SEE SHEET 9

SEE SHEET 5

SEE SHEET 7

110' FPL R/W
D.B. 234, PAGE 7,
MODIFIED IN D.B. 249,
PAGE 389, D.B. 235, PAGE 356
SEE TITLE EXCEPTION #9

200' FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

8' WIDE TRAIL

PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

BOUNDARY LIMITS

12"CMP INVERT
ELEVATION = 18.60'

12"CMP INVERT
ELEVATION = 18.51'

OVERHEAD UTILITY LINES (TYP.)

TREELINE
(TYP.)

18"CMP INVERT
ELEVATION = 18.22'

18"CMP INVERT
ELEVATION = 18.18'

FIBER OPTIC
MARKER

ACTIVE
PASTURE

TOP OF BANK

TOP OF BANK

TREELINE
(TYP.)

TOP OF BANK

TOP OF BANK

BOUNDARY LIMITS

170' FPL
EASEMENT
O.R.B. 96, PG. 58.
O.R.B. 97, PAGE 174
SEE TITLE
EXCEPTION #21

WEST 500' OF THE NORTH 1/2 OF
THE NW 1/4 OF SECTION 2

SOUTH LINE OF NORTH 1/2 OF
NW 1/4 OF SECTION 2

NORTH LINE OF SW 1/4 OF
NW 1/4 OF SECTION 2

NE 1/4 OF
SECTION
3-T36S-R39E

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 100' OR SMALLER

EASEMENT 1:
100' TEMPORARY INGRESS
& EGRESS EASEMENT
O.R.B. 2035, PG. 1456
SEE TITLE EXCEPTION #17

60' FPL EASEMENT
O.R.B. 119, PAGES 404, 407, 410,
413, 416, 419, 422, 425, AND
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #9

170' FPL
EASEMENT
O.R.B. 119,
PAGES 405,
408, 411, 414,
417,420,423
AND 426
SEE TITLE
EXCEPTION #10

NW 1/4 OF
SECTION
2-T36S-R39E

WEST LINE OF THE NW 1/4 OF SECTION 2

WEST 1435.79'
PER O.R.B. 2035, PG. 1456

8' WIDE TRAIL

PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

170'

UTILITY POLES AND
GUY ANCHORS (TYP.)

CENTERLINE OF D.B. 249, PAGE 389

200'

PARCEL 50B
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

WEST 500' OF THE SW 1/4 OF THE
NW 1/4 OF SECTION 2

PARCEL 50C
FPL EASEMENT
O.R.B. 377, PG. 2069
SEE TITLE EXCEPTION #11

8' WIDE TRAIL

CATTLE
GATES

ASPHALT ROAD

W. MIDWAY ROAD (S.R. 712)

ASPHALT ROAD

POINT OF COMMENCEMENT
D.B. 249, PAGE 389
SEE TITLE EXCEPTION #9

82'
100'± (D)

S.E. CORNER OF NE 1/4 OF
SECTION 3

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D.J.I., D.A.L. DRAWN | S.N.B. CHKD

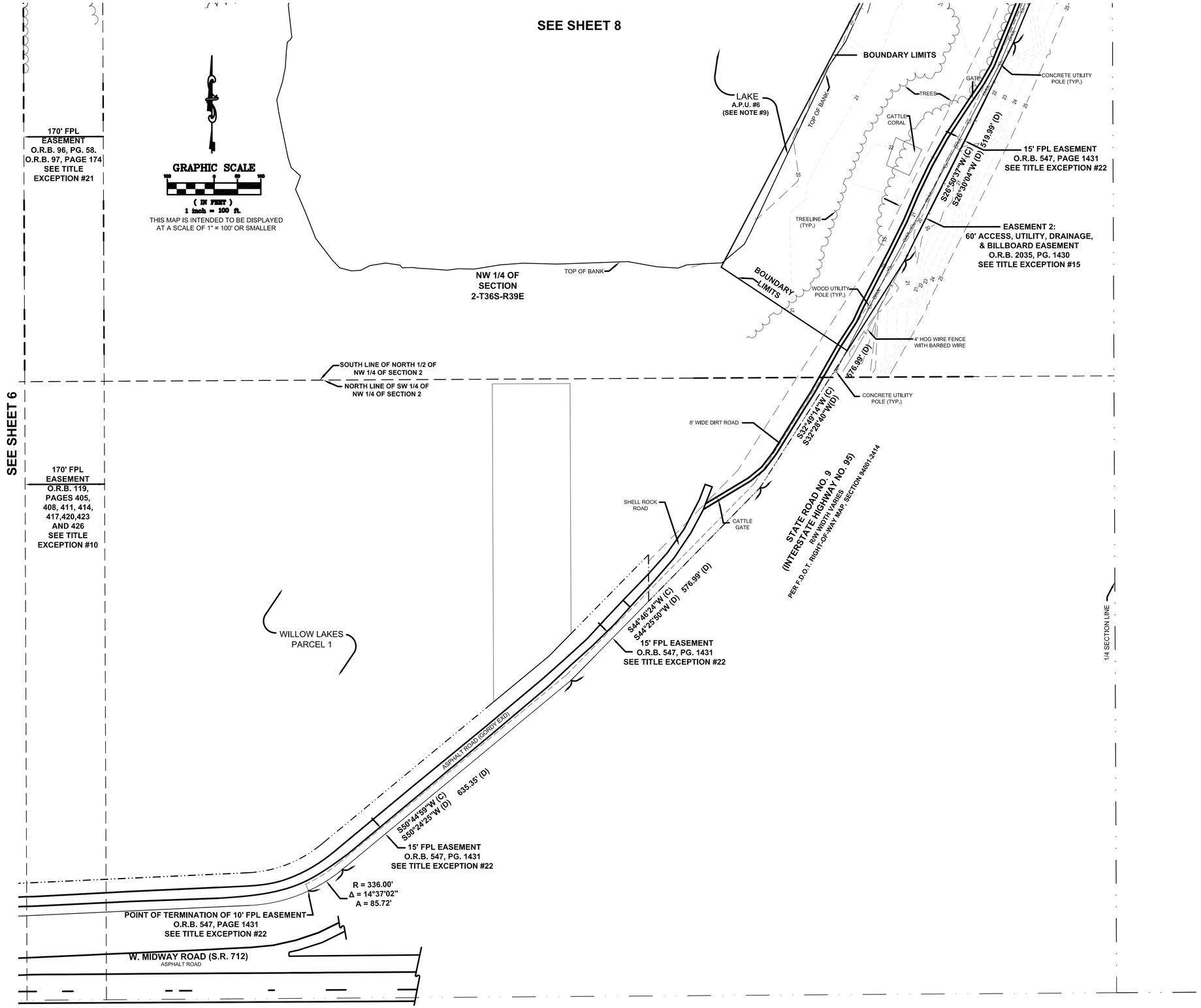
SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 6 OF 13



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D.J.I., D.A.L.	S.N.B.
DRAWN	CHKD

SCALE H: 1" = 100'
V: N/A

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DATE MARCH 2, 2015

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SHEET 7 OF 13

SEE SHEET 13

SW 1/4 OF
SECTION
35-T35S-R39E

ACTIVE PASTURE

SEE SHEET 9

170' FPL R/W
O.R.B. 119, PAGES 405, 408, 411,
414, 417, 420, 423, AND 426
SEE TITLE EXCEPTION #10

WELL

TREELINE (TYP.)

TOP OF BANK

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

WARNING
UNDERGROUND
CABLE SIGN

4' BARBED WIRE
FENCE MEANDERS
PROPERTY LINE

BILLBOARD
SEE TITLE
EXCEPTION #15

GUY ANCHOR
(TYP.)

WOOD UTILITY
POLE (TYP.)

USED COWS
FOR SALE SIGN

EASEMENT 2:
60' ACCESS, UTILITY, DRAINAGE,
& BILLBOARD EASEMENT
O.R.B. 2035, PG. 1436
SEE TITLE EXCEPTION #15

8' WIDE TRAIL

WARNING
UNDERGROUND
CABLE SIGN

SEE DETAIL "C"
AT RIGHT

STATE ROAD NO. 9
(INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

WESTERLY R/W
OF I-95

SE 1/4 OF
SECTION
35-T35S-R39E

4' BARBED WIRE FENCE
MEANDERS PROPERTY LINE

170'

212.5

BOUNDARY LIMITS

N.S.L.R.W.C.D. CANAL NO. 101

42.50'

42.50'

NORTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

SOUTH LINE OF THE SW 1/4 OF SECTION 35

TOP OF BANK

6'X6' BOX CULVERT INVERT
ELEVATION = 13.51'

6'X6' BOX CULVERT INVERT
ELEVATION = 13.15'

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 102

18" CMP INVERT
ELEVATION = 16.47'

18" CMP INVERT
ELEVATION = 17.25'

N.S.L.R.W.C.D. CANAL NO. 102
(85.00' R/W)

BOUNDARY LIMITS

WEST R/W LINE OF 30' ROAD
PER D.B. 116, PAGE 379

WOOD UTILITY
POLE (TYP.)

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

15' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

NE 1/4 OF
SECTION
2-T36S-R39E

TREES

BOUNDARY LIMITS

TOP OF CMP
ELEVATION = 19.67'
(COULD NOT DETERMINE
SIZE OR INVERT ELEVATION)

TOP OF CMP
ELEVATION = 18.88'
(COULD NOT DETERMINE
SIZE OR INVERT ELEVATION)

NW 1/4 OF
SECTION
2-T36S-R39E

LAKE
A.P.U. #6
(SEE NOTE #9)

8' WIDE TRAIL

S22°30'38"W (C)
S22°30'04"W (D)
608.76' (D)

TREES

SEE SHEET 7

GRAPHIC SCALE

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 100' OR SMALLER

DETAIL "C"

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 200' OR SMALLER

POINT OF
TERMINATION
N00°05'07"E (C)
N00°14'14"W (D)
65.00' (D)

10' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

POINT OF
TERMINATION
25.00'

N89°53'51"W (C)
S89°45'46"W (D)
301.08'

TOP OF BANK

8' WIDE TRAIL

POINT "B"

10" PVC INVERT
ELEVATION = 18.51'

10" PVC INVERT
ELEVATION = 18.56'

S22°30'38"W (C)
N22°30'04"E (D)

POINT OF COMMENCEMENT
10' AND 15' FPL EASEMENT
O.R.B. 547, PAGE 1431
INTERSECTION OF NORTH R/W
OF CANAL 102 AND WESTERLY
R/W OF I-95 (POINT "A")
SEE TITLE EXCEPTION #22

WARNING
UNDERGROUND CABLE
SIGNS

6'X6' BOX CULVERT
INVERT
ELEVATION = 13.51'

S22°30'04"W 92.10' (D)
S22°50'38"W 94.67' (C)

48" CMP INVERT
ELEVATION = 15.94'

48" CMP INVERT
ELEVATION = 15.63'

POINT OF BEGINNING
10' FPL EASEMENT
O.R.B. 547, PAGE 1431
SEE TITLE EXCEPTION #22

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DRAWN	CHKD

SCALE H: 1" = 100'
V: N/A

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DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

SHEET 8 OF 13

SEE SHEET 11

SEE SHEET 12

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

SE 1/4 OF SECTION 34-T35S-R39E

SEE SHEET 10

TOP OF BANK

TOP OF BANK

TOP OF BANK

TOP OF BANK

ACTIVE PASTURE

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE TITLE EXCEPTION #11

FIBER OPTIC MARKER

12"CMP INVERT ELEVATION = 19.01'

12"CMP INVERT ELEVATION = 19.07'

60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, 425, AND O.R.B. 547, PAGE 1431 SEE TITLE EXCEPTION #9

8' WIDE TRAIL

UTILITY POLES AND GUY ANCHORS (TYP.)

NORTH LINE OF SECTION 3

NE 1/4 OF SECTION 3-T36S-R39E

ACTIVE PASTURE

TREELINE

SEE SHEET 6

WEST LINE OF THE SW 1/4 OF SECTION 35

SEE SHEET 8

170' FPL R/W O.R.B. 119, PAGES 405, 408, 411, 414, 417, 420, 423, AND 426 SEE TITLE EXCEPTION #10

TREELINE (TYP.)

4' BARBED WIRE FENCE MEANDERS PROPERTY LINE

170'

TOP OF BANK

12"CMP INVERT ELEVATION = 17.67'

34

35

3

2

TOP OF BANK

TOP OF BANK

TOP OF BANK

4' BARBED WIRE FENCE

12"CMP INVERT ELEVATION = 17.36'

TOP OF BANK

N.S.L.R.W.C.D. CANAL NO. 101 (85.00' R/W)

42.50'

42.50'

36"CMP INVERT ELEVATION = 15.76'

36"CMP INVERT ELEVATION = 15.79'

TOP OF BANK

BOUNDARY LIMITS

BOUNDARY LIMITS

170' FPL EASEMENT O.R.B. 96, PG. 58, O.R.B. 97, PAGE 174 SEE TITLE EXCEPTION #21

TOP OF BANK

LAKE
A.P.U. #6
(SEE NOTE #9)

SEE SHEET 7

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SHEET 9 OF 13

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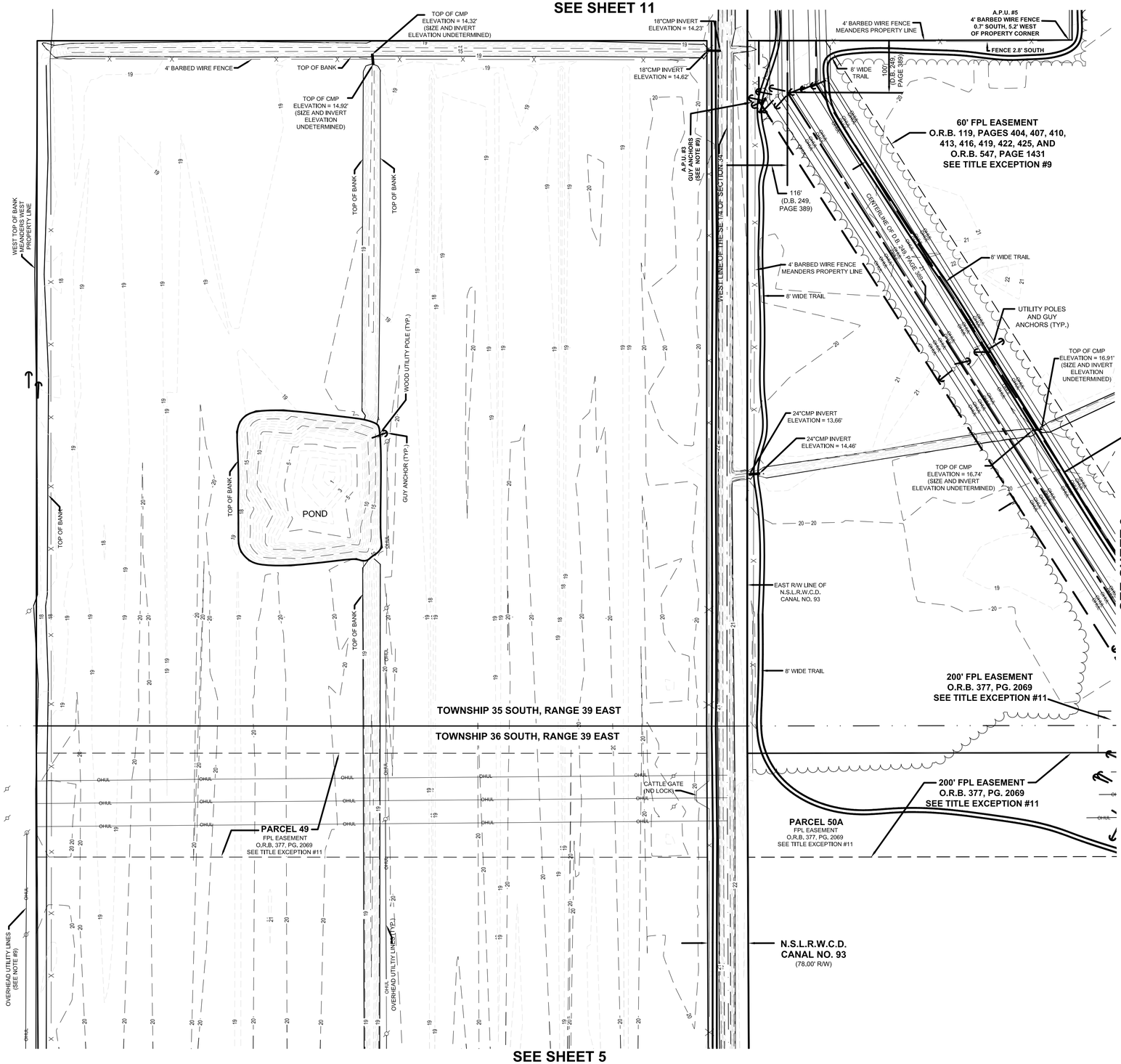

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SEE SHEET 11

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.
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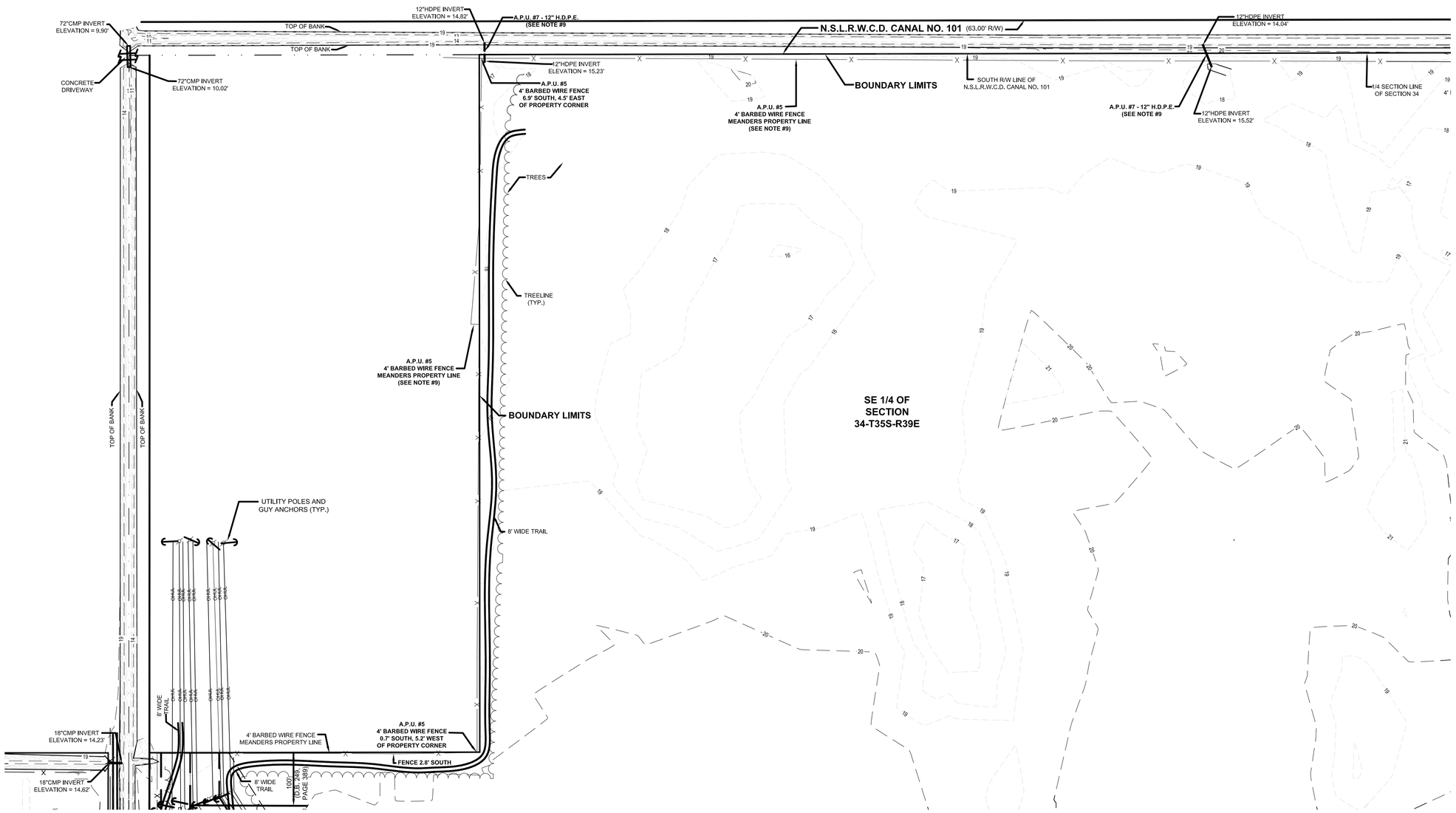

SEE SHEET 12

SEE SHEET 10

SEE SHEET 9

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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY
FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

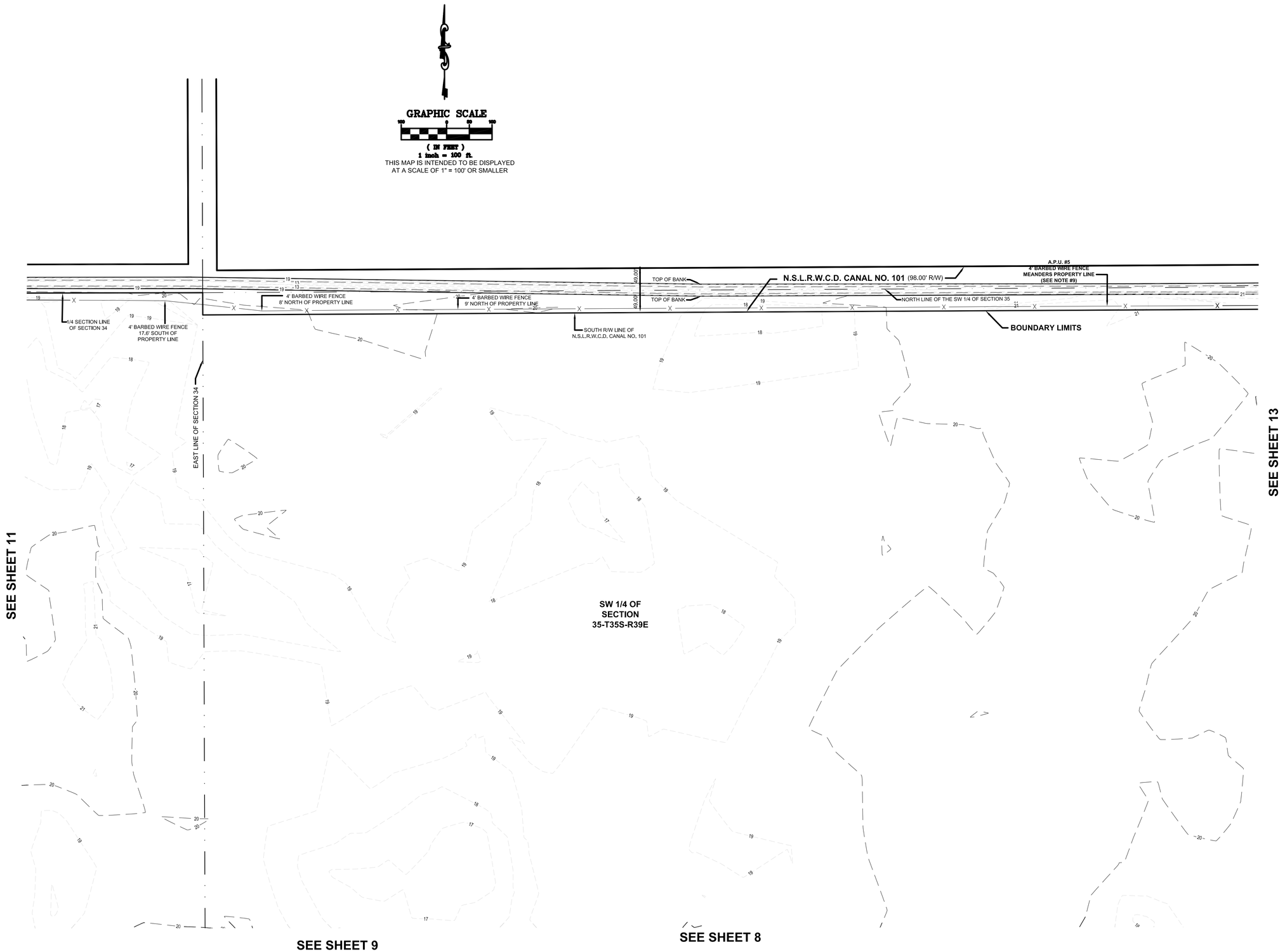
DATE	DESCRIPTION

FIELD BOOK	PAGE
13-115	19-28
	30-39
13-116	47-48
14-124,129,130	
15-131	

D.J.I., D.A.L.	S.N.B.
DRAWN	CHKD

SCALE H: 1" = 100' V: N/A
JOB No. 010230-01-003
DATE MARCH 2, 2015
FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 11 OF 13



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VILLAGE AT MIDWAY

ALTA BOUNDARY & TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK: 13-115, 13-116, 14-124,129,130, 15-131
PAGE: 19-28, 30-39, 47-48

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

SCALE H: 1" = 100' V: N/A

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

SHEET 12 OF 13

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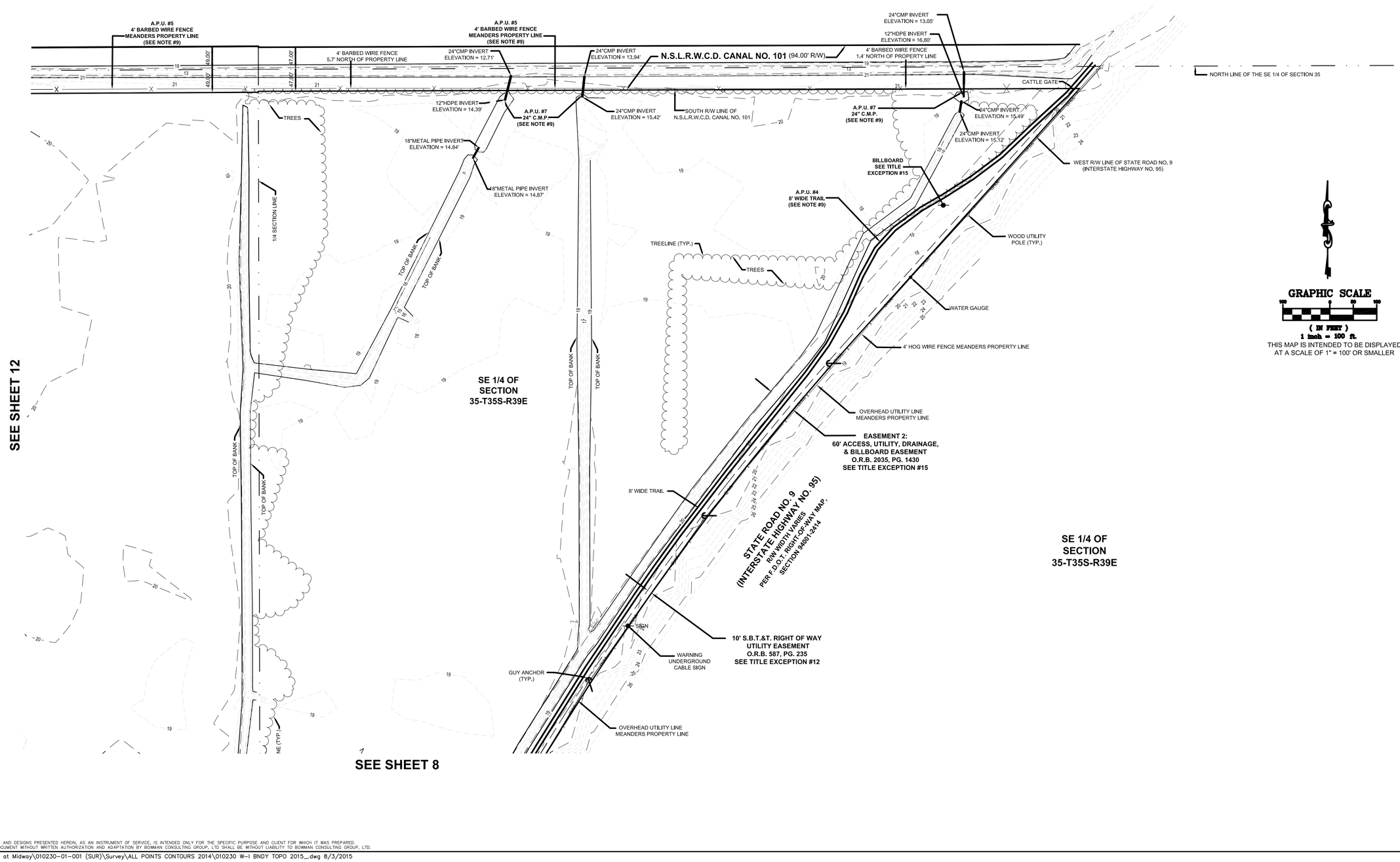

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

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SCALE H: 1" = 100' V: N/A

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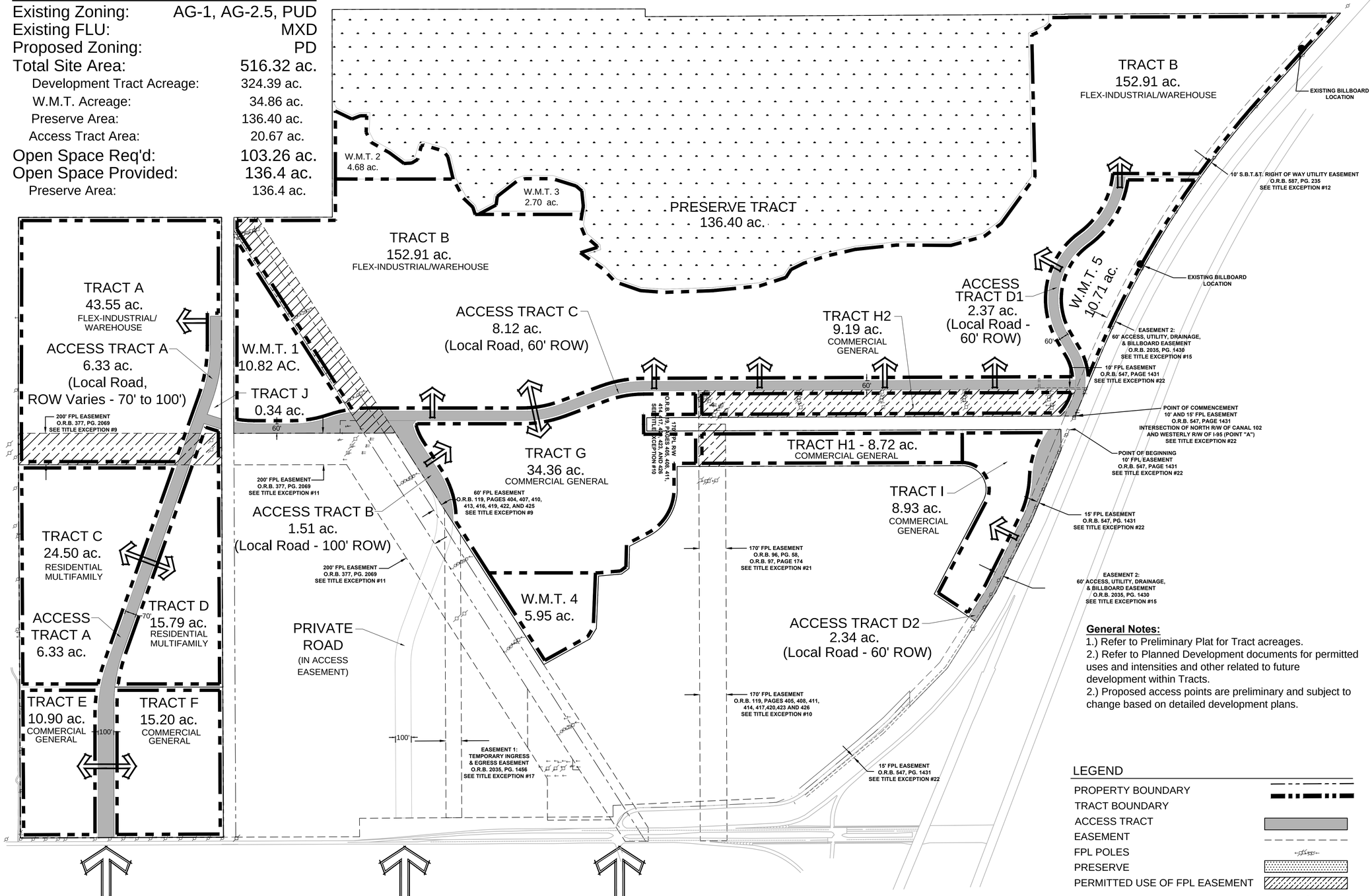
Site Data:

Existing Zoning:	AG-1, AG-2.5, PUD
Existing FLU:	MXD
Proposed Zoning:	PD
Total Site Area:	516.32 ac.
Development Tract Acreage:	324.39 ac.
W.M.T. Acreage:	34.86 ac.
Preserve Area:	136.40 ac.
Access Tract Area:	20.67 ac.
Open Space Req'd:	103.26 ac.
Open Space Provided:	136.4 ac.
Preserve Area:	136.4 ac.



General Notes:

1.) Refer to Preliminary Plat for Tract acreages.
2.) Refer to Planned Development documents for permitted uses and intensities and other related to future development within Tracts.
2.) Proposed access points are preliminary and subject to change based on detailed development plans.

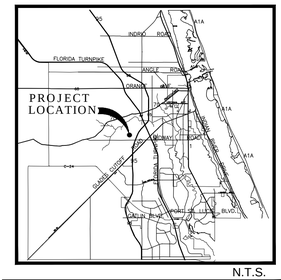
LEGEND

- PROPERTY BOUNDARY
- TRACT BOUNDARY
- ACCESS TRACT
- EASEMENT
- FPL POLES
- PRESERVE
- PERMITTED USE OF FPL EASEMENT
- PROPOSED ACCESS POINT

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Walton Acquisitions, LLC 4800 N Scottsdale Rd #4000 Scottsdale, AZ 85251
Planner/Landscape Architect:	Lucido & Associates Land Planners & Landscape Architects 701 East Ocean Boulevard Stuart, Florida 34994
Civil Engineer & Surveyor:	Bowman Consulting Group, Ltd 10 815 SW Tradition Square Port St Lucie, Fl 34987
Environmental Consultant:	Susan E. O'Rourke, P.E., Inc. Traffic Engineering and transportation Planning 969 SE Federal Highway Suite 402 Stuart, Fl 34994
Environmental Consultant:	EW Consultants, Inc 1000 SE Monterey Commons Blvd Suite 208 Stuart, Fl 34996

Walton™

Village
at Midway

City of Fort Pierce

Planned Development Site Plan

Date	By	Description
8.5.15	TJ	Initial Submittal
10.15.15	BW	Revisions based on PD document revisions.
1.5.16	TJ	Revisions based on PD document revisions.

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

Designer	TJ
Manager	BN
Project Number	15-130
Municipal Number	---
Computer File	VillageAtMidway_PD Plan2_REV-12.21.15.dwg

Sheet **1 of 1**

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Drawing Name: J:\Projects Active\14-290 Midway Villages.Walton Management\Site Plan\ Jan 05, 2016 - 8:34am VillageAtMidway_PD Plan2_REV-12.21.15.dwg

Village at Midway

City of Fort Pierce, Florida

Planned Development Guidelines

Prepared For:

Walton™

Prepared By:

lucido & associates

August 5, 2015
Resubmittal: November 3, 2015
Resubmittal #2: January 5, 2016
City Commission: March 21, 2016

Consultant Team

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Table of Contents

Development Plan Review Applications

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Location Exhibit 2

Legal Descriptions 3

General Site Data 7

Project Phasing 8

Quantitative Development Data 10

Land Use Conversion Matrix 11

Design and Development Guidelines 12

Traffic Concurrency 34

Zoning Ordinance Exceptions 37

List of Attachments (Tabbed)

1.) State Historic Preservation Office letter
2.) Draft of Conservation Easement
3.) Evidence of Unified Control
4.) Property Identification Cards
5.) Boundary and Topographic Survey (24”x36” format attached as a separate document)
6.) Preliminary Plat (24”x36” format attached as a separate document)
7.) Planned Development Master Plan (24”x36” format attached as a separate document)
8.) Project Phasing Plan
9.) Trip Generation Summary Tables (entire Traffic Impact Report is attached as a separate document)
10.) Environmental Assessment

PROJECT NARRATIVE

lucido & associates

Rebecca Grohall, AICP
Planning Manger
City of Fort Pierce
100 N. US Hwy. 1
Fort Pierce FL, 34950

Re: Village at Midway – Project Narrative
Our Reference Number: 15-130

Dear Ms. Grohall:

Village at Midway is a proposed mixed use project situated on approximately 516.32 ac. of land lying immediately north of Midway Road, west of I-95, within the City of Fort Pierce. The project is comprised of two parcels of land, one of which is approximately 116 ac. and was recently annexed into the City, while the second parcel is approximately 400 ac. and was annexed into the City on July 19, 2010.

The intent of the proposed project is to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Planned Development zoning district. Uses within the proposed development include flex industrial and warehouse, flex office and highway oriented commercial development along with neighborhood commercial, general commercial and limited multi-family residential uses on the western portion of the project site.

As proposed, approval of an overall Planned Development master plan and preliminary plat, along with Planned Development guidelines, which will provide for a cohesive project build-out, will provide the foundation for future tenants to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the City, developer and potential tenants, a clear, agreed to path to provide for the most efficient and flexible development of the subject parcels.

As contained in the Planned Development Guidelines, design and development parameters by lot type, such as, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long term maintenance of common areas, such as parks, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services.

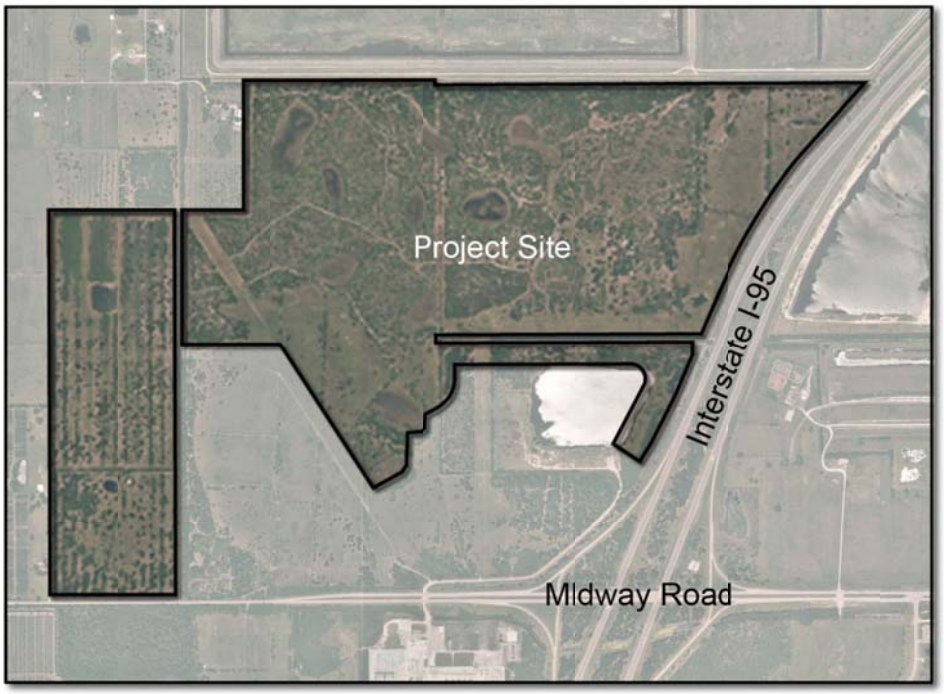
We appreciate the opportunity to work with you in making this project become a reality and encourage any feedback and constructive dialogue you may have to lend. Should you have any questions, please do not hesitate to contact me directly.

Respectfully,

Brian Nolan, ASLA, APA
Senior Project Manager

LOCATION EXHIBIT





LEGAL DESCRIPTIONS

LEGAL DESCRIPITON: (MIDWAY PARCEL)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
FEE PARCEL:
A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°04'39"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST

1/4 OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.59 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1746.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.
CONTAINING 17,412,284 SQUARE FEET OR 399.73 ACRES, MORE OR LESS.
BEING ALSO DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-

OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OFWAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET;THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06.37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50.41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-

WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,411,399 SQUARE FEET OR 399.71 ACRES, MORE OR LESS.

EASEMENT PARCELS:
EASEMENT 1:
TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE .EASEMENT PROPERTY. AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:
TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (IBERIA PARCEL)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:
THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS

GENERAL SITE DATA

Parcel ID Numbers: 233441000000001; 233434000000007

General Location: Northwest quadrant of the interchange of Midway Road and I-95 lying in Sections 2, 3, 34, and 35, Township 35 South and 36 South, Range 39 East

Overall Site Area: 516.32 ac.

Existing Zoning: St. Lucie County designations: AG-2.5, PNRD – Planned Non-residential Development, AG-1

Proposed Zoning: Planned Development (PD)

Future Land Use: MXD (Mixed-Use Development)

Maximum Allowable Residential Density: Not To Exceed 15 du's/ac.

Maximum Allowable Floor Area Ratio: 1.5 FAR

Surrounding Zoning, Future Land Use and Existing Use:

	Zoning	Future Land Use	Existing Use
North	AG-1 / AG-2.5	SD	Vacant/ACOE STA
South	TBD (Approved DRI – City of Port Saint Lucie)	CG/CS/TU (City of Port Saint Lucie	Vacant/LTC Ranch DRI
East	IL	IND	SLC Landfill
West	AG-2.5	AG-2.5	Vacant

PROJECT PHASING

As proposed, initial infrastructure improvements will be constructed by the developer, which include excavation of the lakes within the Water Management Tracts; clearing and rough grading development tracts; construction of certain roads or segments thereof. Installation of common utilities such as water and waste water lines, fiber optics and telecom among other general infrastructure improvements is yet to be determined. At this time, the developer will not be constructing any improvements on any tracts other than what is described above with regard to excavation, fill and utility installation. To provide for as much flexibility as possible in accommodating potential end-users, the developer reserves the right to implement construction on any one (1) or more phase at any such time it is deemed appropriate; i.e. based on market demand or other metrics utilized by the developer.

The Phase Schedule below provides for a general outline of the Phases of infrastructure construction.

PHASE SCHEDULE	
Phase Identification	General Description of Improvements
Phase 1A	• Roadwork consisting of a full access signalized intersection at Midway Road and two lanes of pavement and a landscaped median for western access road from Midway Road north to the intersection of E-W access road through Tract A. • Drainage associated with roadwork. • Potable water and wastewater service mains and stub-outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks • Street lighting
Phase 1B	• Roadwork, including stormwater conveyance, consisting of a full access signalized intersection at Midway Road and two lanes of pavement and a landscaped median for central access road from Midway Road north to the intersection of E-W Road through the Ingress/Egress Easement and Tract B. • Sidewalks • Street lighting
Phase 1C	• Roadwork consisting of two lanes of pavement for an east-west access road through Tract C. • Drainage associated with roadwork. • Potable water and wastewater service mains and stub-outs for future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks • Street lighting
Phase 1D	• Construction of a full-access signalized intersection at Midway Road and two lanes of pavement for Gordy Road from Midway Road north to the intersection of E-W Road. • Drainage associated with roadwork. • Potable water service main and stub outs for

	future phases. • Electric and telecom services and stub outs for future phases. • Reclaim water (IQ) service mains and stub outs for future phases. • Sidewalks • Street lighting
Phase 1E	• Rough site grading and excavation of water management area(s). • Roadwork within the phase limits that extends the western access road north into the property through Tract A. • Drainage associated with roadwork. • Potable Water and Wastewater services mains and stub-outs along access road extension. • Electric and telecom services and stub outs along access road extension. • Reclaim water (IQ) service mains and stub outs along access road extension. • Sidewalks along access road extension • Street lighting along access road extension
Phase 1F	• Rough site grading and excavation of water management area(s).
Phase 1G	• Rough site grading and excavation of water management area(s).
Phase 1H	• Roadwork within the phase limits that extends Gordy Road north into the property through Tract D. • Drainage associated with roadwork. • Potable Water and Wastewater services mains and stub-outs along Gordy Road extension. • Electric and telecom services and stub outs along Gordy Road extension. • Reclaim water (IQ) service mains and stub outs along Gordy Road extension. • Sidewalks along Gordy Road extension • Street lighting along Gordy Road extension
Future Phases	• To Be Determined

QUANTITATIVE DEVELOPMENT DATA

DEVELOPMENT DATA:

See attached Planned Development master plan for development data relating to site area calculations.

PROPOSED USES AND INTENSITY ALLOCATIONS:

Please refer to *Table 1-1 – Use and Intensity Allocation* for a list of general uses along with applicable intensities:

TABLE 1-1
USE AND INTENSITY ALLOCATION

General Use	Applicable Lot Type(s)	Intensity Allocation
Warehouse	Flex-Industrial/Warehouse;	1,500,000 sf.
Multifamily Residential	Residential - Multifamily	650 Units
Shopping Center	Commercial General;	160,000 sf.
General Light Industrial	Flex Industrial/Warehouse;;	1,200,000 sf.
Convenience Store	Commercial General;	5,000 sf.
Fast Food Restaurant	Commercial General	10,000 sf.
High Turnover Restaurant	Commercial General	25,000 sf.

Uses and Intensities listed above in Table 1-1 were derived from ITE Trip Generation Rates – Ninth Edition, which provides for a baseline intensity by which traffic impacts were analyzed and mitigated for, if applicable. The uses listed in the General Uses column above are general in nature and account for similar uses contained within each general use category, the subsets of which may have lower trip generation rates than those listed above in Table 1-1. Please refer to Table 1-2 for Lot Types accommodated by the Planned Development along with associated Lot and Dimensional Requirements and Permitted Uses allowed within each Lot Type.

To provide flexibility in the build-out of the proposed development, Intensity Allocations provided above in Table 1-1 may be increased or decreased based on the Land Use Conversion Matrix below.

Table 6: Villages at Midway Land Use Conversion Matrix

	Land Use	Equivalent Square feet/Units						
		Warehouse Equivalent	Apartment Equivalent	Shopping enter Equivalent	General Light Industrial	Convenience Store Equivalent	Fast Food Equivalent	High Turnover Equivalent
Land Use to Increase	Warehouse (1,000 SF)	1,000	0.48	112	154	17	18	62
	Apartment (I unit)	2086	1.00	234	322	35	38	130
	Shopping Center (1,000 SF)	8921	4.28	1,000	1,378	151	161	556
	General Light Industrial (1,000 SF)	6474	3.10	726	1,000	109	117	403
	Convenience Store (1,000 SF)	59211	28.39	6,637	9,146	1,000	1,071	3,689
	Fast Food Restaurant (1,000 SF)	55263	26.50	6,195	8,537	933	1,000	3,443
	High Turnover Restaurant (1,000 SF)	16053	7.70	1,799	2,480	271	290	1,000
	Hotel (1 room)	2559	1.23	287	395	43	46	159
	Office (1,000 SF)	9,013	4.32	1,010	1,392	152	163	561

DESIGN AND DEVELOPMENT GUIDELINES

The following section will govern overall design and development guidelines for development occurring within the Village at Midway Planned Development. Table 1-2 provides lot size and dimensional requirements by lot type followed by applicable development standards relating to permitted and restricted uses, landscaping, tree protection, irrigation, site lighting, signage and architectural design standards.

TABLE 1-2
LOT SIZE AND DIMENSIONAL REQUIREMENTS

Lot Type	Maximum Gross Density (DU/Ac.)	Min. Size	Min. Lot Width[1]	Min. Road Frontage	Minimum Yard[2]				Max. Bldg. Height[3]	Max. Lot Coverage By Bldg.
					Front	Rear	Side	Side Corner		
Flex Industrial/Warehouse,	N/A	1 ac.	100’	100’	25’	10’	0’	0’	60’	60%
Commercial - General	N/A	10,000 sf.	90’	70’	25’	10’	0’	0’	65’	60%
Residential – Multifamily	Up to 15 Units/Ac.	10,000 sf.	30’	30’	25’	10’	10’	15’	35’	60%

Where more than one lot, or parts of more than one lot, are owned by a single owner and subjected to a unity of title, the setbacks between such lots and any platted easements along the lot lines dividing such lots, shall be disregarded, and such lots or parts of lots may be developed pursuant to single unified site plan. In such event, the setbacks and platted lot line easements shall only apply to the outside boundaries of the property subjected to the unity of title, as if it were a single platted lot.

1 – Minimum Lot Depth to equal Minimum Lot Width.

2- Minimum Yard requirements abutting a Preserve Area to be a minimum of twenty five (25) feet from Preserve Area boundary. Unless otherwise noted, the minimum yard depth (if not the front yard) for portions of the property abutting a public or private right-of-way or residential district shall be fifteen (15) feet.

Minimum Yard Requirements for Townhomes:

The minimum depth of the front yard for townhome developments will be ten (10) feet.

The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.

The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.

Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet and are not required to have public road frontage.

3 – Maximum height for Hotel/Lodging buildings shall be a maximum of one hundred (100) feet if adjacent to I-95. If not adjacent to I-95, the sixty-five (65) foot maximum height limit shall apply.

Permitted and Restricted Uses by Lot Type:

Restricted Use:
With respect to each Lot Type, the terms "Permitted Uses" and "Restricted Uses" shall be defined as follows:

Permitted Uses: Uses which are allowed within such lot type, subject to all applicable conditions and requirements set forth herein.

Restricted Uses: Uses which are allowed only if approved in writing by Walton Acquisitions FL, LLC ("Developer") as the developer of the Village at Midway Planned Development, subject to all applicable conditions and requirements set forth herein. The Declaration of Covenants and Restrictions for the Village at Midway shall address the procedures for (a) lot owners to apply for approval from Developer of a Restricted Use, (b) the Developer to approve or deny such applications, and (c) the Developer to assign its right to approve or deny Restricted Uses to a successor or assign. With respect to any application to use a lot for a Restricted Use, the Developer may approve such application, deny the application or approve the application with conditions.

In the event that the provisions of these Planned Development Guidelines contain any conflict or ambiguity as to whether a use is a Permitted Use or a Restricted Use, the use shall be deemed a Restricted Use.

Agricultural Use:
The following uses are permitted on all Lot Types within the Village at Midway Planned Development, at any time prior to the commencement of construction on such lots:
a. Agricultural production – crops (01)
b. Agricultural production – livestock & animal specialties (02)

Flex Industrial/Warehouse: The purpose of the Flex Industrial/Warehouse Lot Type is to provide and protect an environment suitable for light to heavy manufacturing, wholesale, and warehousing activities that generally may produce undesirable noise, vibration, odor, dust, or other offensive effects on the immediate area, together with such other uses as may be necessary to and compatible with industrial and warehouse surroundings. The number in "( )" following each identified use corresponds to the Standard Industrial Classification (SIC) Code, as maintained by the U.S. Department of Labor, as may be amended. The number 999 applies to a use not defined under the SIC Code. Office and/or retail uses that are ancillary to the principal use associated with and located on any Flex Industrial/Warehouse Lot Type may not exceed 1,500 sf. or 15% of the overall floor area, whichever is greater, of the principal use which the office and/or retail use(s) is serving. The following uses shall be permitted within the Flex Industrial/Warehouse Lot Type.

Permitted Uses:

a. Agricultural services. (07)
b. Business services. (73)
c. Communications. (48)
b. Construction services:
    (1) Building construction - general contractor. (15)
    (2) Other construction - general contractors. (16)
    (3) Construction - special trade contractors. (17)
e. Docks and boathouses (private). (999)
f. Engineering services. (871)
g. Landscape and horticultural services. (078)
h. Local and suburban transit. (41)
i. Manufacturing:

(1) Food and kindred products. (20)

(2) Tobacco products. (21)

(3) Textile mill products. (22)

(4) Apparel and other finished products. (23)

(5) Lumber and wood products, except furniture. (24)

(6) Furniture and fixtures. (25)

(7) Printing and publishing and allied industries. (27)

(8) Chemicals and allied products:

(a) Drugs. (283)

(b) Soap, detergents and cleaning preparations; perfumes, cosmetics and other toilet preparations. (284)

(c) Agricultural chemicals. (287)

(9) Rubber and misc. plastic products. (30)

(10) Leather and leather products. (31)

(11) Glass:

(a) Flat glass. (321)

(b) Glass and glassware - pressed or blown. (322)

(c) Glass products - made of purchased glass. (323)

(12) Fabricated metal products (except ammunition and ordnance). (34)

(13) Industrial/commercial machinery and computer equipment. (35)

(14) Electronic and other electrical equipment and components, except computer equipment. (36)

(15) Transportation equipment. (37)

(16) Measuring, analyzing and controlling instruments. (38)

(17) Misc. manufacturing industries:

(a) Jewelry, silverware, and platedware. (391)

(b) Musical instruments and parts. (393)

(c) Dolls, toys, games and sporting goods. (394)

(d) Pens, pencils and other office and artists' materials. (395)

(e) Costume jewelry, costume novelties, and notions. (396)

(f) Brooms and brushes. (3991)

(g) Signs and advertising displays. (3993)

(h) Morticians goods. (3995)

(i) Manufacturing industries, NIC. (3999)

(18) Paper and allied products:

(a) Paperboard containers and boxes. (265)

(b) Converted paper and paperboard products. (267)

j. Mobile food vendors. (999)

k. Research, development, and testing services. (873)

l. Transportation services. (47)

m. Milwork and structural wood members. (243)

n. Motor freight transportation and warehousing. (42)
o. Motion pictures. (78)
p. Membership organizations. (86)
q. Personal and business services. (72)
r. Photographic, medical and optical goods. (38)
s. Plastic products – fabrication, molding, cutting, extrusion, and injection processing. (308)
t. Research, development, and testing services. (873)
u. Repair services:
    (1) Automotive and automotive parking. (75)
    (2) Electrical. (762)
    (3) Watch, clock and jewelry repair. (763)
    (4) Reupholstery and furniture repair. (764)
    (5) Misc. repairs and services. (769)
v. Retail trade:
    (1) Lumber and other building materials. (521)
    (2) Paint, glass and wallpaper. (523)
    (3) Hardware. (525)
    (4) Nurseries, lawn and garden supplies. (526)
    (5) Mobile home dealers. (527)
    (6) Automotive/boat/RV/motorcycle dealers. (55)
    (7) Gasoline service. (55)
    (8) Furniture and furnishings. (57)
w. Ship, boat building and repairing – less than forty-five feet. (373)
x. Sorting, grading and packaging services – citrus/vegetables. (0723)
y. Telecommunication towers (999)
z. Vocational schools. (824)
aa. Watches and Clocks. (38)
bb. Water transportation. (44)
cc. Wholesale trade - durable goods:
    (1) Motor vehicle and automotive equipment. (501)
    (2) Furniture and home furnishings. (502)
    (3) Lumber and other building materials. (503)
    (4) Professional and commercial equipment/supplies. (504)
    (5) Metals and minerals, except petroleum. (505)
    (6) Electrical goods. (506)
    (7) Hardware, plumbing and heating equipment, and supplies. (507)
    (8) Machinery, equipment, and supplies. (508)
    (9) Misc. durable goods:
        (a) Sporting and recreational goods. (5091)
        (b) Toys and hobby goods. (5092)
        (c) Jewelry, watches, precious stones and metals. (5094)

(d) Durable goods NEC. (5099)

dd. Wholesale trade - nondurable goods:

(1) Paper and paper products. (511)

(2) Drugs. (512)

(3) Dry goods and apparel. (513)

(4) Groceries and related products. (514)

(5) Farm products - raw materials. (515)

(6) Chemicals, and allied products. (516)

(7) Beer, wine, and distilled alcoholic beverages. (518)

(8) Misc. nondurable goods:

(a) Farm supplies. (5191)

(b) Books, periodicals, and newspapers. (5192)

(c) Flowers, nursery stock and florists' supplies. (5193)

(d) Tobacco/tobacco products. (5194)

(e) Paints, varnishes and supplies. (5198)

(f) Nondurable goods, NEC. (5199)

Restricted Uses:

a. Airport, landing and takeoff fields - general aviation. (4581)

b. Kennels.

c. Laundry, cleaning and garment services (721)

d. Manufacturing:

(1) Paper and allied products. (26)

(2) Chemicals and allied products. (28)

(3) Petroleum refining and related products. (29)

(4) Stone, clay, glass and concrete products. (32)

(5) Primary metal industries. (33)

(6) Ammunition and ordinance. (348)

e. Natural or manufactured gas storage and distribution points. (492)

f. Scrap, waste and land clearing and yard trash recycling operations (999).

g. Telecommunication towers (999)

h. Warehousing and storage services - stockyards. (999)

i. Wholesale trade - nondurable goods:

(1) Petroleum and petroleum products. (999)

Commercial – General: The purpose of the Commercial General Lot Type is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general commercial surroundings. The number in "( )" following each identified use corresponds to the Standard Industrial Classification (SIC) Code, as maintained by the U.S. Department of Labor, as may be amended. The number 999 applies to a use not defined under the SIC Code.The following uses shall be permitted within the Commercial - General Lot Type:

Permitted Uses:

a. Adjustment/collection and credit reporting services. (732)
b. Advertising. (731)
c. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks. (79)
d. Apparel and accessory stores. (56)
e. Beauty and barber services. (723/724)
f. Building materials, hardware and garden supply. (52)
g. Cleaning services. (7349)
h. Commercial printing. (999)
i. Communications - except towers. (48)
j. Computer programming, data processing and other computer serv. (737)
k. Contract construction serv. (office and interior storage only). (15/16/17)
l. Cultural activities and nature exhibitions. (999)
m. Depository institutions. (60)
n. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
o. Eating places. (581)
p. Educational services - except public schools. (82)
q. Engineering, accounting, research, management and related services. (87)
r. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
s. Farm labor and management services. (076)
t. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
u. Food stores. (54)
v. General merchandise stores. (53)
w. Health services. (80)
x. Home furniture and furnishings. (57)
y. Membership organizations (86)
z. Miscellaneous retail (see SIC Code Major Group 59):
    (1) Drug stores. (591)
    (2) Sporting goods. (5941)
    (3) Book and stationary. (5942/5943)
    (4) Jewelry. (5944)
    (5) Hobby, toy and games. (5945)

(6) Camera and photographic supplies. (5946)

(7) Luggage and leather goods. (5948)

(8) Florists. (5992)

(9) Optical goods. (5995)

(10) Misc. retail (See SIC Code for specific uses). (5999)

aa. Miscellaneous personal services (see SIC Code Major Group 72):

(1) Tax return services. (7291)

(2) Misc. retail (See SIC Code for specific uses). (7299)

bb. Mobile food vendors (eating places, fruits and vegetables-retail). (999)

cc. Motion pictures. (78)

dd. Motor vehicle parking-commercial parking and vehicle storage. (752)

ee. Museums, galleries and gardens. (84)

ff. Personnel supply services. (736)

gg. Postal services. (43)

hh. Real estate. (65)

ii. Repair services:

(1) Shoe repairs. (725)

(2) Watch, clock, jewelry, and musical instrument repair. (7631)

jj. Retail trade:

(1) Antiques. (5932)

(2) Apparel and accessories. (56)

(3) Books and stationery. (5942/5943)

(4) Cameras and photographic supplies. (5946)

(5) Drugs and proprietary. (5912)

(6) Eating places. (5812)

(7) Florists. (5992)

(8) Food stores. (54)

(9) Gifts, novelties, and souvenirs. (5947)

(10) Hobby, toy and game shops. (5945)

(11) Household appliances. (572)

(12) Jewelry. (5944)

(13) Newspapers and magazines. (5994)

(14) Optical goods. (5995)

(15) Nurseries, lawn and garden supplies. (526)

(16) Radios, TV's, consumer electronics and music supplies. (573)

(17) Sporting goods and bicycles. (5941)

(18) Tobacco products. (5993)

kk. Travel agencies. (4724)

Restricted Uses:

a. Amphitheaters. (999)

b. Automobile dealers. (55)

c. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)

d. Car washes (999)

e. Equipment rental and leasing services. (735)

f. Funeral and crematory services. (726)

g. Gasoline service stations. (5541)

h. Landscape and horticultural services. (078)

i. Laundry, cleaning and garment services. (721)

j. Miscellaneous Retail.

(1) Used merchandise stores. (593)

(2) Gifts, novelty and souvenir. (5947)

(3) Fabric and mill products. (5949)

(4) Catalog, mail order and direct selling. (5961/5963)

(5) Liquefied petroleum gas (propane). (5984)

(6) Tobacco. (5993)

(7) News dealers/newsstands. (5994)

k. Miscellaneous business services (see SIC Code Major Group 73):

(1) Detective, guard and armored car services. (7381)

(2) Security system services. (7382)

(3) News syndicate. (7383)

(4) Photofinishing laboratories. (7384)

(5) Business services - misc. (7389)

l. Mobile home dealers. (527)

m. Photo finishing services. (7384)

n. Photographic services. (722)

o. Recreation facilities. (999)

p. Repair services. (76)

q. Retail trade

(1) Nurseries, lawn and garden supplies. (526)

(2) Gasoline services - accessory to retail food stores under SIC-5411. (999)

(3) Undistilled alcoholic beverages accessory to retail sale of food. (5921-Except for liquor)

r. Social Services:

(1) Individual and family social services. (832/839)

(2) Child care services. (835)

(3) Job training and vocational rehabilitation services. (833)

s. Veterinary services. (074)

t. Drinking places (alcoholic beverages) - free-standing. (5813)

u. Disinfecting and pest control services. (7342)

v. Amusement parks. (7996)

w. Go-cart tracks. (7999)

x. Hotels and motels. (701)

y. Household goods warehousing and storage-mini-warehouses. (999)

z. Marina - recreational boats only. (4493)

aa. Motor vehicle repair services - body repair. (753)

bb. Sporting and recreational camps. (7032)

cc. Retail trade:

(1) Liquor stores. (592)

dd. Stadiums, arenas, and race tracks. (794)

ee. Telecommunication towers (999)

Residential – Multifamily: The purpose of the Residential – Multi-family Lot Type is to provide and protect an environment suitable for multiple-family dwellings at a maximum density of fifteen (15) dwelling units per acre, together with such other uses as may be necessary for and compatible with multiple-family developments. The number in "( )" following each identified use corresponds to the Standard Industrial Classification (SIC) Code, as maintained by the U.S. Department of Labor, as may be amended. The number 999 applies to a use not defined under the SIC Code. The following uses shall be permitted within the Residential Multi-family Lot Type:

Permitted Uses:

a. Multiple-family dwellings (three (3) or more units). (999)

Restricted Uses:

a. Community residential homes (999)

b. Family day care homes. (999)

c. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or the Department of Health and Rehabilitative Services (HRS) notifies the City Commission at the time of home occupancy that the home is licensed by HRS. (999)

d. Single-family detached dwellings. (999)

e. Two-family dwellings. (999)

Prohibited Uses:

In addition to those prohibited uses described above, the following uses are not permitted within the Village at Midway Planned Development:

- Adult Establishments: No establishment engaged in the sale, purveying, showing or exhibition and the like of erotica is permitted.
- Any other use or uses not specifically listed herein.

Open Space:

Pursuant to Sec. 22-40(b)(3) of the City of Fort Pierce Code of Ordinances, a minimum of 20% of the site area of this development is required to be set aside as Open Space (516.32 ac. x .2 = 103.26 ac.). As part of Phase I of the proposed development, a Preserve Area totaling 136.40 ac. will be placed under a Conservation Easement; this area shall satisfy the required minimum Open Space requirement for the entire site.

Site Plan Review:
Development proposed on any one (1) or more lots within the Planned Development shall be reviewed in accordance with Sec. 22-58 – Site Plan Review.

Landscaping, Tree Protection and Mitigation, and Irrigation:

General landscaping requirements:

All landscape plans shall meet or exceed the following general landscaping requirements which shall be considered complimentary to landscaping provisions contained in the Village at Midway Covenants, Conditions and Restrictions. A certificate of occupancy shall not be issued on any permit for the use, construction, repair or renovation of any structure within the Planned Development, whether residential, commercial, industrial or accessory, unless application for any such permit is accompanied by a detailed landscape plan meeting all requirements of this article.

(1) *Requirements for plant materials.* Plant materials used for conformance with this section shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection. Grass sod shall be clean and free of weeds, pests and diseases.

Trees:

a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

b. Trees used to meet the requirements of this section shall also be species which in St. Lucie County normally grow in a manner such that at maturity they will have a minimum crown spread of fifteen (15) feet and a minimum height of fifteen (15) feet. Trees which can meet the height requirement at maturity but not the crown requirements may be grouped to form a wider crown, but will be counted as one tree. Three palms may be substituted for one tree provided that fifty (50) per cent of requirement shall be trees.

c. Fifty (50) per cent of the required trees shall be species other than palm trees (Palmaceae family) except when planted in accordance with an approved plan prepared by a Florida registered landscape architect.

d. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than twelve (12) feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be three (3) feet times five (5) feet and five (5) feet deep, and for which the construction requirements shall be six-inch thick concrete with fiber mesh and no wire mesh or by a root barrier product approved by the city engineer.

e. None of the following trees shall be planted within the Village at Midway Planned Development and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca, leucadendron (punk tree), Schinus terebinthifolius (Brazilian pepper) and Casuarina sbp. (Australian pine). Nor may any of the following trees be planted for purposes of complying with requirements of this article: any species designated as category I on the Exotic Plant Pest Council's current list of "Florida's Most Invasive Species", Cupaniopsis anacardioides (Carrotwood), Dalbergia sissoo (Rosewood), Albizzia lebbeck (Woman's tongue), Araucaria heterophylia (Norfolk Island pine), Grevillea robusta (Silk oak), Melia azadaracha (Chinaberry), Ficus spp. (non-native Ficus), Eucalyptus spp. (Eucalyptus).

f. Shrubs and hedges. Shrubs used to meet the requirements of this section shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen.

g. Ground covers. Ground covers used in lieu of grass, or in part, to meet the requirements of this section, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (12) months after planting.

h. Grass. Grass used to meet the requirements of this section shall be planted with species normally grown as permanent lawns in the county. Grass areas will be sodded, except that plugging, sprigging or seeding of grassy areas may be permissible with respect to expansive areas. As to all lots, solid sod shall be used in swales, detention or retention areas and other areas subject to erosion.

i. Existing plant material. When plant material exists on a site prior to the date application for a permit is made, credit may be allowed for such plant material provided that it is protected during construction and incorporated into the required landscaping in a manner which satisfies the requirements of this article.

(2) *Landscaped areas.* Each separate landscaped area shall have at least one tree, one or more shrubs, or one or more hedges, and ground cover. So as to support long term plant health, planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be free of debris, roots, clay, stones, plants or other foreign materials. The planting soil meeting requirements of this subsection shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.

(3) *Landscape strips.* Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;

b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

(4) *Other property.* All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.

(5) *Vehicular use, building and retention/detention areas adjacent to other property.* Landscape standards for these areas are as follows:

a. Where a vehicular use area, building or retention/detention area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each three hundred (300) square feet of the required landscape area. The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. When the area to be screened abuts single-family, multi-family or agriculturally zoned land, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such area and the Multi-Family Lot Type or adjacent multi-family, single-family or

agriculturally zoned land. Such fence will be constructed from wood, stone, brick, PVC/vinyl or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting and shall be maintained in such condition. The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet or more. For "Other Areas" adjacent to single-family, multi-family or agriculturally zoned land, see number 8 below.

(6) *Interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas in a Flex Industrial/Warehouse Lot Type shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

c. When trees exist on a site prior to site development, the amount of the required interior landscaped area may be reduced by the following amount for preserving existing trees, provided that the total amount of the interior landscaped area is not reduced by more than fifty (50) per cent.

Diameter of tree	Reduction in interior
4.5 feet above ground level	Landscaped areas
Over 12 inches	500 square feet
6 inches to 12 inches	400 square feet
Under 6 inches but over 3 inches	100 square feet

These reductions in the interior landscaped areas shall only apply where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated.

(7) *Lands adjacent to street right-of-way.* Lands immediately adjacent to street right-of-way shall meet the following requirements:

a. Trees will be planted along the public right-of-way, but not in conflict with overhead or below ground utilities, to assure shading for sidewalks and to contribute to the streetscape design of the roadway;

(8) *Other areas (i.e., open stock or storage yards, container or trailer storage, etc.)* . When an area other than a vehicular use, building and retention/detention area of a developed lot in a Flex Industrial/Warehouse or Commercial- General Lot Type abuts a Multi-Family Lot Type or adjacent single-family, multi-family or agriculturally zoned land, such area *(i.e., open stock or storage yard, container or trailer storage, etc.)* in a commercial or industrial zone shall have a site

obscuring fence or planted material so as to provide a visual and noise buffer between such area and the Multi-Family Lot Type or adjacent multi-family, single-family or agriculturally zoned parcel or parcels of land. Such fence will be constructed from wood, stone, brick, PVC/vinyl or other suitable material and be a minimum of six (6) feet high. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. If planted material is used in lieu of a fence or wall, it shall be planted so as to form a thirty-six-inch or higher continuous, unbroken solid screen at time of planting and maintained in such condition. All planted material shall be a species which in the county normally grows to a height of six (6) feet or more.

(9) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized within any Lot Type shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view.

(10) *Installation of landscaping.* All landscaping required by this section shall be installed in compliance with these requirements:

a. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. In the event there are any changes to the approved landscape plan, such changes must be reviewed and approved by the City Planning Department and noted on the plan prior to notification for the final inspection for a certificate of occupancy.

b. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. The final inspection prior to issuance of certificate of occupancy, shall include verification that any mulch is installed at the requisite depth.

c. Trees which are balled and burlaped must have the burlap removed or folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting. Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) per cent above the landscape soil. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.

d. All landscaping required by this section must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.

e. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.

f. Soil, except for planting soil, in which required landscape is to be installed must be generally indigenous to the locale. Soil must be loose, friable, and free of limestone and other construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris. PH shall be adjusted where necessary to be compatible with the plant species being installed. Soil shall be slightly swaled to retain surface stormwater. Backfill soil material shall be thoroughly watered in and around plant root balls to prevent any air pockets. The use of amended and enriched soils may be required where necessary to increase the water retention capabilities of soil in order to reduce the amount of watering needed to meet the

landscaping water requirement. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.

g. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views as required by applicable City of Fort Pierce Code of Ordinances.

h. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.

i. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

(11) *Maintenance of landscaping.* Property owners shall maintain all required landscaping within their respective lot so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

a. Vegetation required by this section shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

(12) *Landscape Plans:*

(a) Refer to current City of Fort Pierce Code of Ordinances for applicable landscape plan submittal requirements.

(13) Irrigation plans:

(a) Refer to current City of Fort Pierce Code of Ordinances for applicable irrigation design and plan submittal requirements.

Tree Protection and Mitigation:

(a) Prior to the removal or grubbing of native vegetation for the purpose of implementing a final development order, the removal plan shall demonstrate that reasonable effort was made to micro-site impervious surfaces so as to protect such vegetation.

(b) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

(c) When a native tree is at least fourteen (14) inches DBH, except for palms which shall have a minimum clear trunk of ten (10) feet, is to be removed pursuant to a tree removal permit, such permit shall not be issued unless or until there is additionally approved by the department a mitigation plan. Any replacement trees which are the subject of such mitigation shall be planted, relocated, or preserved before issuance of the final development order.

(d) Mitigation shall be required for the loss of any native tree at least fourteen (14) inches DBH (except for palms which shall have a minimum clear trunk of ten (10) feet) and shall include the following:

(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree(s) approved for removal;

(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least twelve (12) feet tall and two and one-half (2½) inches DBH except for palms which shall have a minimum clear trunk of ten (10) feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:

a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;

b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

(3) The replanting design shall provide adequate space for root and crown development;

(4) The property owner shall be responsible for maintenance of the mitigation trees, such responsibility to include replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation twelve (12) months after the issuance of the final development order or permit approval. If it is determined that the planted vegetation is dead, diseased or otherwise not in compliance with provisions of this Code and the original approved mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all non-compliant materials within sixty (60) days.

(5) When the property being developed is not suitable for on-site mitigation, the applicant's plan, may, with city approval, provide for use of a site on city public lands providing that the applicant furnishes all necessary services incident to such mitigation on public property, including but not limited to funding of plant materials and labor. Alternatively, the applicant may contribute a fee established by the city commission by resolution per inch DBH required for mitigation to the city to be used by the city for acquisition, maintenance or planting of native trees on publicly owned lands. Any such monies contributed in satisfaction of the applicant's mitigation requirement shall be placed in a specially designated fund entitled the City of Fort Pierce Tree Preservation Funds, the use of which is limited as provided in this section.

(e) Tree protection as justification for variance relief from other land development regulations. Inasmuch as tree protection is determined to be a vital importance to the health, safety, aesthetics and well-being of the community, the interest in preserving a protected tree shall be considered prima facie a unique or special condition or circumstance peculiar to the land involved for the purpose of application for a variance from the literal requirements of a land development ordinance, or these design and development guidelines, such as building set backs, parking space requirements, or minor or residential street right-of-way widths, providing adjustments are made elsewhere on the site to preserve the maximum permitted lot coverage and the total minimum number of parking spaces, and provided safety precautions are taken to offset any hazard resulting from decreased right-of-way widths.

(f) Pruning and trimming. Trees shall be pruned only as necessary to promote uniform healthy growth. Trees shall be allowed to attain their natural size. Trees may be pruned to remove diseased or dying portions in areas where falling limbs may be a hazard to people or property. Lower limbs and suckers may be selectively removed to provide clearance for pedestrians. In addition, trees located in association with vehicular use areas shall also be pruned to allow for a clearance of seven (7) feet from ground level to avoid potential for damage or injury to vehicles and pedestrians. However, excessive pruning or pollarding of trees into round balls of crown or branches, which results in an unnecessary reduction of leaf mass shall be prohibited. Severe cutting back of lateral branches and canopy or topping or hatracking trees is expressly prohibited. All pruning shall be accomplished in accordance with National Arborists Association standards for pruning. The City planning department shall maintain a stock of these written standards to give out to permit applicants, particularly though not exclusively to homeowners. Pruning restrictions shall not apply to trees under power lines except for Historic trees, Live oak trees (Quercus virginiana) and other valuable trees specified by the department

that fall in the protected tree size range. In the event that any tree trimmer is found to be in violation of these guidelines, the director of development is authorized to direct that all tree trimming activities are halted until corrective measures are accomplished such as but not limited to installation of protective covers for electric wires that will eliminate the need for trimming specific trees.

Signs (Not including Off-premises Signs/Billboards):

(a) General. In addition to the requirements set forth herein below for Permitted Temporary Signs and Permitted Permanent Signs, this section shall apply to specific types of signs.

(b) *On-premises signs.*

(1) Wall signs:

a. Shall not extend more than eighteen (18) inches from the wall or facade of the building to which they are attached.

b. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.

c. Shall be located on the main street wall face of the establishment or building they identify except that up to fifty (50) per cent of such permitted sign area may be located on other wall faces.

d. Shall be adequately constructed and securely anchored in accordance with the requirements of Chapter 23 of the Standard Building Code.

(2) *Projecting signs:*

a. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.

b. Shall not extend closer (leading edge measured horizontally) than eighteen (18) inches to the curbface or, where no curb is installed, to the curblines as established by the city engineer, whichever is less.

c. Shall not extend more than twenty-four (24) inches above the roof or parapet of a building, whichever is greater.

d. Shall be adequately constructed and securely anchored in accordance with the requirements of Chapter 23 of the Standard Building Code.

(3) *Ground signs:*

a. Sites that are less than three (3) acres shall have a maximum height of ten (10) feet in height,

1. Sites that are greater than three (3) acres and less than five (5) acres shall have a maximum height of twelve (12) feet.

2. Sites that are greater than five (5) acres and less than ten (10) acres shall have a maximum height of fifteen (15) feet.

3. Sites that are greater than ten (10) acres and less than twenty (20) acres shall have a maximum height of eighteen (18) feet.

4. Sites that are greater than twenty (20) acres shall have a maximum height of twenty (20) feet.

b. Shall not be located less than five (5) feet from any public right of way line, adjacent property line, or structure.

c. Shall provide a vertical clearance of not less than nine (9) feet over any pedestrian walkway or fourteen (14) feet over any vehicular driveway.

d. Shall be adequately constructed and securely anchored in accordance with the requirements of Chapter 23 of the Standard Building Code.

e. Shall have a landscaped area around its base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of less than twelve (12) inches.

f. Shall conform to the clear vision areas of section 53 of the City of Fort Pierce Zoning Ordinance with support structures limited to a maximum two (2) feet in diameter.

Permitted Temporary Signs:

(a) General. The types and sizes or advertising structures in this section shall be permitted on a temporary basis subject to the following provisions.

(b) *Real estate signs.* Real estate signs:

(1) Shall be limited to one sign per parcel, establishment or dwelling unit.

(2) Shall not exceed the following maximum sign areas by Lot Type:

District	Square Feet
Flex Industrial/Warehouse, Commercial – General, Multi-Family	32

(3) Shall be removed within ten (10) days after the real estate transaction.

(4) Shall not be illuminated.

(c) *Construction project signs.* Construction project signs:

(1) Shall be limited to one sign per active construction project.

(2) Shall not exceed the following maximum sign areas by Lot Type:

District	Square Feet
Flex Industrial/Warehouse, Commercial – General, Multi-Family	32

(3) May contain the name of the project, contractor, subcontractor, architect, developer, supplier or financial institution.

(4) Shall not be erected prior to the issuance of a building permit and shall be removed prior to the issuance of a certificate of occupancy or certificate of completion.

(5) Shall not be illuminated.

(d) *Political signs:*

(1) Permitted to be located only on properties in the Flex Industrial/Warehouse and General Commercial Lot Types. Political signs may be no larger than four (4) square feet, excluding the freestanding supports. Said signs shall be freestanding on their own supports and not attached to utility poles, lampposts or other common area property. Said signs shall not have an aggregate height of the sign, including the support, exceeding three (3) feet, to be measured from the ground to the top of the actual sign, so as not to impede vision of traffic at intersections or on streetways, and said signs shall be placed on residential property no closer than twenty (20) feet from the road right-of-way or from any intersection abutting or adjacent to the property where the sign is placed so as not to impede vision of traffic at intersections. There shall be no more than one sign per political candidate or political issue per lot, and every sign in residential districts shall contain a posting date showing the date it was erected, and that date may be no sooner than thirty (30) days prior to the election in which the candidate or issue will be first on the ballot, and the date of election and the name of the person or entity erecting or posting said sign. Each sign shall be removed by the person stated on the sign within seven (7) days after the election in which the

candidate or issue was last on the ballot. The city may remove any sign posted on the property if the sign is not posted in a manner specified above or more than seven (7) days have passed since the election and/or ballot. If the city incurs costs and expenses for the removal of signs because they are posted in violation of any provisions of this subsection, the person or entity named on the sign as provided for above shall be billed by the city for the costs and/or expenses of said removal. In the event that litigation arises out of the enforcement of this subsection, the city shall be entitled to all litigation costs, including attorney's fees through the appellate level.

(2) May be erected no sooner than thirty (30) days prior to the election in which the candidate or issue will first be on the ballot.

(3) Shall be removed within seven (7) days after the election in which the candidate or issue was last on the ballot.

(e) *Special event signs:*

(1) May be permitted by the developer for a specific purpose and period of time.

(2) May be displayed up to fourteen (14) days prior to the special event, during the special event which shall not exceed sixty (60) days and shall be removed within seven (7) days after the event.

(3) Shall not exceed thirty-two (32) square feet in sign area, except that the combined area of all banners shall not exceed the sign area allowed for on-premises wall or projecting signs.

(4) Shall not be illuminated.

(f) *Streamers, pennants and flags.*

(1) Shall be maintained in good condition; torn, weathered or otherwise deteriorated streamers or flags shall be repaired, replaced or removed.

(g) *Proposed development signs.*

(1) Shall be limited to one sign per parcel or establishment or dwelling unit.

(2) Shall not exceed the following maximum sign area by Lot Type:

Lot Type	Square Feet
Flex Industrial/Warehouse, Commercial – General, Multi-Family,,	32

(3) Shall have the date of erection in the lower left-hand corner of sign in letters and/or numbers at least one inch high.

(4) Shall not remain on the premises more than two years.

Permitted Permanent Signs:

The following types and sizes of signs or advertising structures of a permanent nature shall be permitted within the following zoning districts:

(1) *Multi-Family Lot Type*

1. One nonilluminated nameplate per individual dwelling unit, which shall not exceed one square foot each in sign area.
2. One nonilluminated wall or ground sign per entrance identifying only the name and/or address of a permitted principal building or use, which shall not exceed eighteen (18) square feet in sign area. Ground signs shall not exceed six (6) feet in height.
3. Nonilluminated directional signs, which shall not exceed six (6) square feet in sign area, may be installed as needed to ensure adequate way-finding.

(2) *Flex Industrial/Warehouse and Commercial – General Lot Types.*

1. Off-premises signs.
2. One wall sign or one projecting sign per tenant, which shall not exceed a sign area equal to twenty (20) per cent of the total wall face area fronting on the main street.
3. Any establishment, or group of establishments, which has a main street lot frontage of sixty (60) linear feet or more, shall also be permitted one ground sign. Such sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street of lot frontage, up to a maximum of two hundred (200) square feet except that one additional ground sign shall be permitted when the main street lot frontage exceeds five hundred (500) feet. The second ground sign shall not exceed a sign area equal to one square foot for every three (3) linear feet of main street lot frontage in excess of the first five hundred (500) feet of frontage, up to a maximum of two hundred (200) square feet. Structures on out parcels with a single tenant having sixty (60) feet of frontage or more shall also be permitted a separate ground sign subject to the restrictions above. The out parcel frontage shall not be subtracted in calculating the frontage for the group of establishments.
4. One pedestrian sign per tenant, which shall not exceed six (6) square feet in sign area.
5. One rear entrance wall sign per tenant, which shall not exceed six (6) square feet in sign area.
6. Window display signs per tenant, which shall not exceed twenty-five (25) per cent of such open window area.
7. Directional signs, which shall not exceed six (6) square feet in sign area may be installed as needed to ensure adequate way-finding.
8. In addition to the other signage set forth herein, buildings with frontage on I-95 may have wall signage with a sign face area not to exceed 20% of the building façade facing I-95 or projecting wall signage not to exceed 20% of the building façade facing I-95.

Off-premises Signs/Billboards:

There currently exist two (2) two-sided billboards along the I-95 frontage, which lie within the Planned Development project boundary. The billboards are located approximately where shown on the attached Planned Development Site Plan. Developer does not own the billboards and both billboards lie within a 60' Access, Utility, Drainage and Billboard Easement, which provides for the right of the billboard owner to keep and maintain the billboards. The existence of the two (2) existing billboards shall be disregarded for purposes of determining what signage may be constructed for any development within the Planned Development. The sign face area of the two (2) existing billboards shall not be included in calculating or otherwise determining allowable sign face area for any development occurring within the Planned Development. Additionally, the sign face area of the two (2) existing billboards shall not be included in calculating or otherwise used to determine allowable sign face area of tenants or users within the Planned Development should tenants or users utilize billboard signage on one (1) or both sides of the two (2) existing two-sided billboards.

Lighting:

In addition to requirements relating to the type and style of allowable lamps, lighting fixtures, and light poles, as contained in the Village at Midway POA documents, the following lighting standards shall apply to all development internal to the Village at Midway Planned Development:

Lighting standards for streets:

All interior streets shall be illuminated as follows:

a. At least one (1) average foot-candle for streets classified as local, collector, arterial or higher classification;
b. At least one half (0.5) average foot-candle for streets other than collector, arterial or higher classification;

c. At least one (1) average foot-candle for sidewalks, pedestrian pathways and other pedestrian areas, other than parks, preserve areas,

Lighting standards for vehicular use areas (i.e., drive ways, drive aisles, parking areas and the like), other than a street, internal to a lot or parcel:

a. Flex Industrial/Warehouse Lot Type: A minimum of one half (0.5) foot-candle / maximum foot candle of ten (10);
b. Commercial General: A minimum of two (2) foot-candles / maximum foot-candle of ten (10);
c. Residential Multi-family: A minimum of one half (0.5) foot-candle / maximum foot-candle of six (6);

So as to prevent light pollution or spill-over onto adjacent properties, the maximum foot-candle reading at the property/line shall not exceed 0.01 foot-candles.

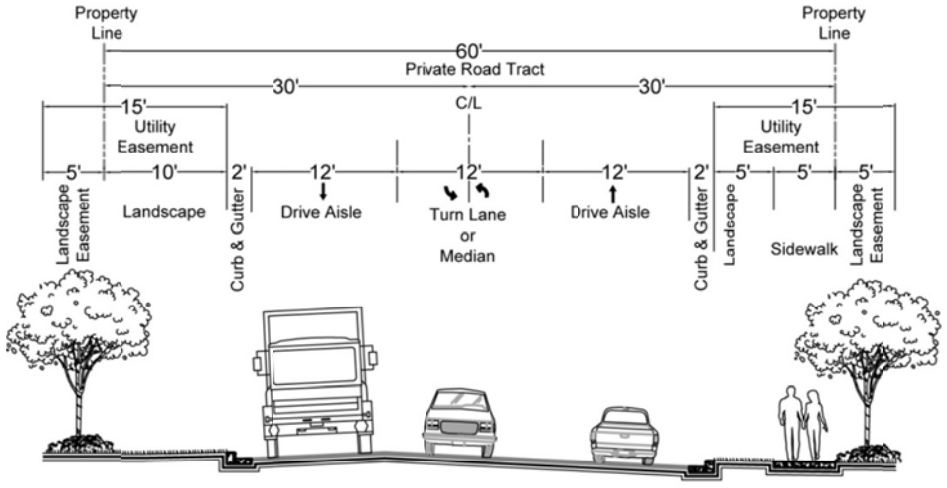
Lighting plan submittal requirements, along with applicable review and approval guidelines, shall be in accordance Section 22-59(g)(6) – Design Review, City of Fort Pierce Code of Ordinances.

Design Review:

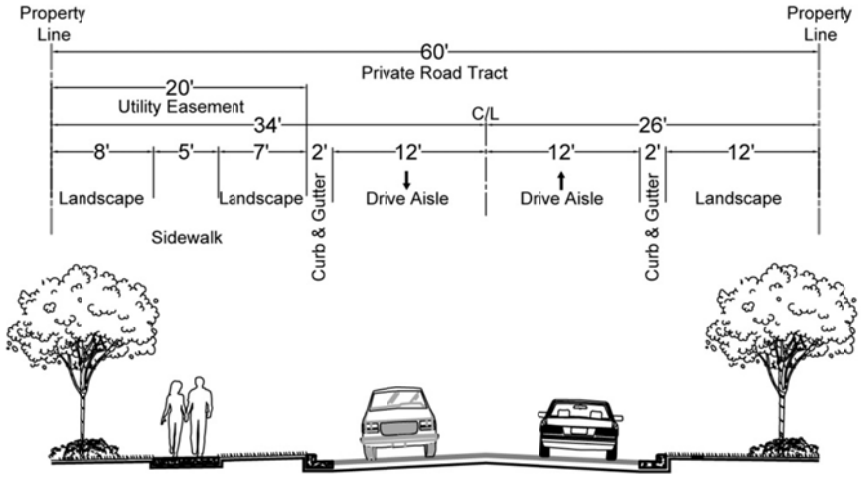
The Design Review Guidelines set forth in Section 22-59 of the City of Fort Pierce Code of Ordinances shall not apply to any development occurring within the boundary of the Village at Midway Planned Development; however, the City of Fort Pierce Building Code along with any applicable State or Federal building regulations shall apply. Design guidelines concerning roofs, entrances, windows, building elevations, streetscaping, walls and fences, awnings and renovations shall be addressed in the Declaration of Covenants and Restrictions governing the Planned Development.

Private Access Tract Street Sections:

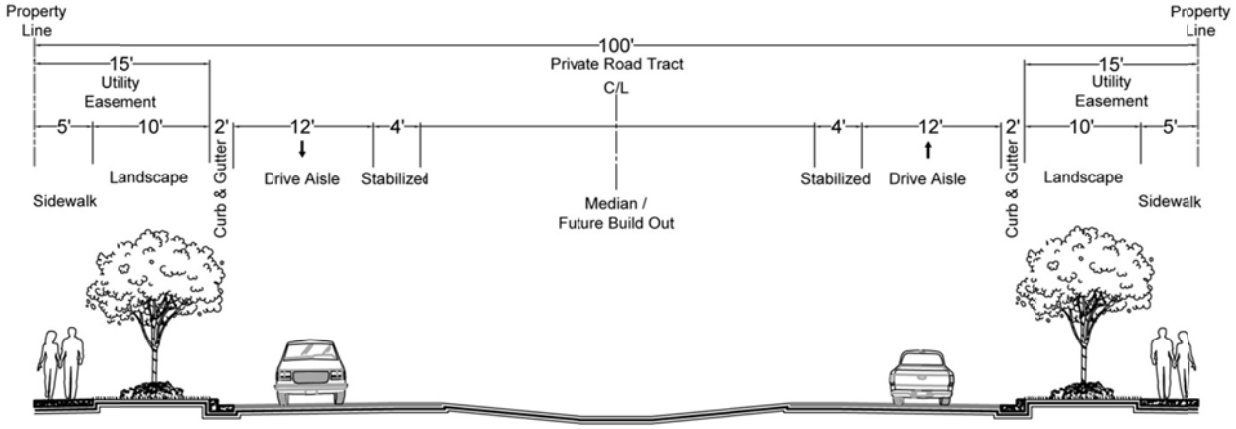
Please refer to the typical street sections below for dimensional requirements for the private internal streets proposed within the development:



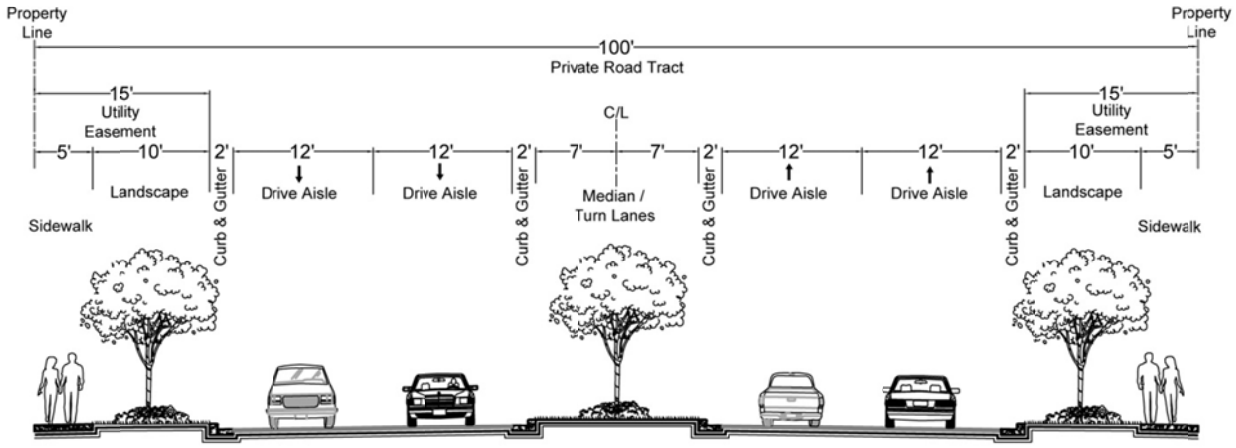
E - W ROAD
60' PRIVATE ROAD TRACT n.t.s.



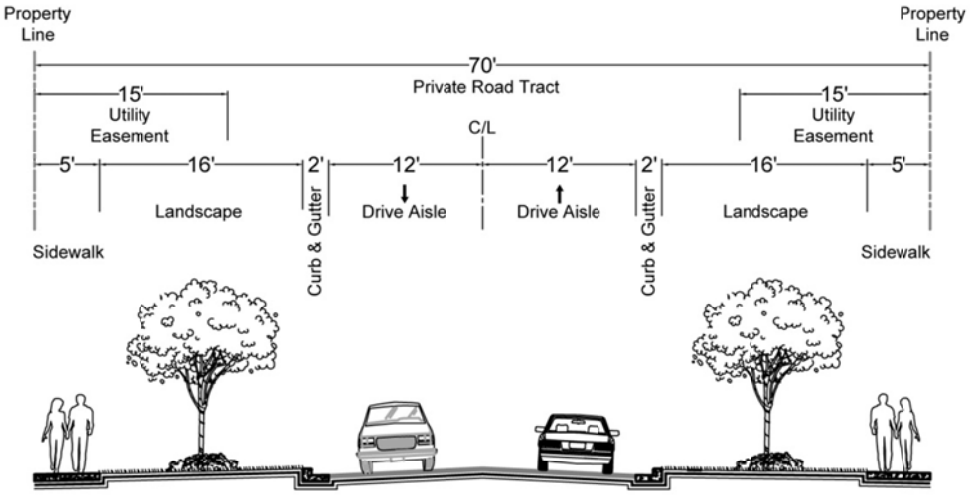
GORDY ROAD
60' PRIVATE ROAD TRACT n.t.s.



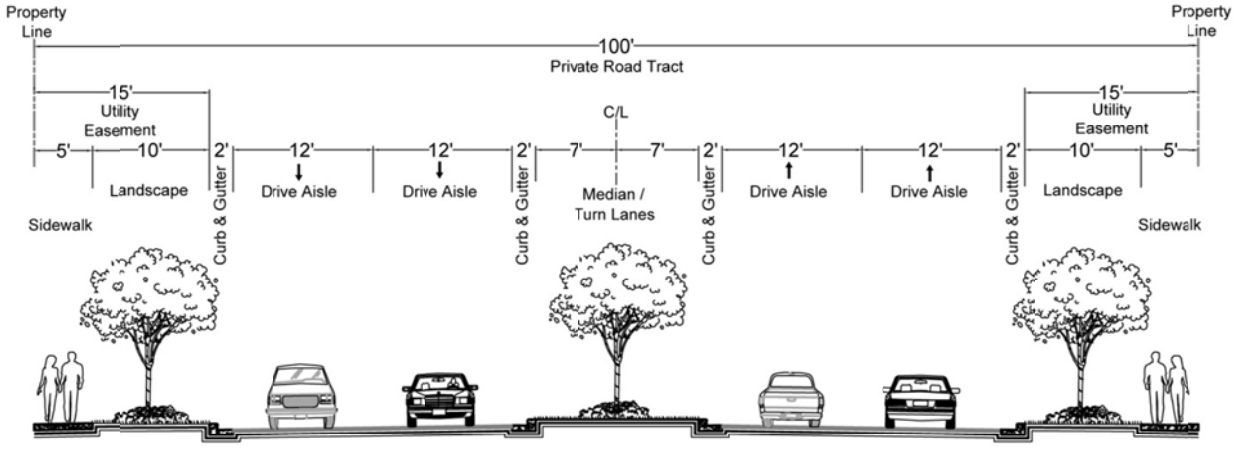
CENTER ROAD (PHASE 1)
100' PRIVATE ROAD TRACT n.t.s.



CENTER ROAD (PHASE 2)
100' PRIVATE ROAD TRACT n.t.s.



WESTERN ACCESS RD. (NORTHERN SECTION)
70' PRIVATE ROAD TRACT n.t.s.



WESTERN ACCESS RD. (SOUTHERN SECTION)
100' PRIVATE ROAD TRACT n.t.s.

TRAFFIC CONCURRENCY

Transportation Concurrency Condition

A. Tracking of Trips. The Developer is responsible for its proportionate share of the cost of constructing improvements required to achieve the adopted level of service standard for the road improvements identified below, which proportionate share totals $6,163,166 in 2015 dollars and which shall be adjusted to account for inflation using the latest edition of the Florida Department of Transportation's "Work Program Highway Construction Cost Inflation Factors." The cost shown in the table below under "Total Improvement Cost" includes 100% of the total construction costs as well as engineering design, inspection and right of way costs. Tracking of Project trips shall be required in conjunction with each final construction plan application or final plat to determine if an improvement in the table below is warranted based on cumulative estimated trips. When the cumulative tracking of Project trips confirms that an improvement is warranted due to a Peak Hour Directional Project Trip Threshold shown in the table below being exceeded, then the Project Share for the improvement must be paid by the Developer before such final construction plan application or final plat shall be approved. The Total Improvement Cost and Project Share for that improvement (as set forth below) shall be adjusted to account for inflation through that year.

B. Impact Fee Credits. The City and County Transportation Impact Fee will generate significant revenue from the Project. Based on the fee schedules in effect in 2015, it is anticipated that Transportation Impact Fees payable by the Project may exceed the required total Project Share for the Project. Transportation Impact Fees paid for development within the Project shall be credited against the Project Share for each improvement in accordance with §163.3180(5)(h)2.e. Florida Statutes (2015), which shall satisfy the Project Share for each improvement to the extent of the required credit. In the event that the Developer implements one of the three options below for one or more improvements, the Project Share for each improvement shall be credited against any Transportation Mobility Fee subsequently due for the Project.

C. Table. The Transportation Impact Study completed for the Project in accordance with the City-approved methodology confirms that the Project will result in the following transportation improvements set forth in the table below.

Proportionate Share of Project

Segment	Improvement	Total Improvement Cost	Project Proportionate Share	Project Share	Peak Hour Directional Project
Midway Road from Arterial A to just west of I-95-Eastbound	Widen from 2L to 4L	$1,745,395	100.%	$1,745,395	AM - 466 outbound trips or 639 PM outbound trips

Midway Road from Arterial A to just west of I-95- Westbound	Widen from 2L to 4L	$1,751,461	100%	$1,751,461	PM- 498 inbound trips or AM -752 inbound trips
Midway Road from Arterial A to I-95- Eastbound	Widen from 4L to 6L Add a WBL at I-95 (NB) Add an EBL at I-95 (SB)	$2,167,042 $803,601 $803,601	70.2% 67.0% 75.5%	$1,521,179 $538,412 $606,719	PM- 1679 outbound trips AM does not fail
Total Cost		$7,271,100		$6,163,166	

Note: The trip thresholds on this link refer to 82% of net trips and will be tracked accordingly plus 78% of pass-by trips which are "new" on this link.

For each required Project Share listed in the table, the Developer shall have the option of applying Transportation Impact Fee credits as described above or selecting one of the following options:

1) Pay the Project Share to the County when triggered based upon reaching the corresponding Peak Hour Directional Project Trip Threshold, as determined by the cumulative Project trip tracking.

2) Construct the improvement when triggered based upon reaching the corresponding Peak Hour Directional Project Trip Threshold, as determined by the cumulative Project trip tracking. If this option is selected, and the total cost to construct the improvement exceeds the Project Share for the improvement, then the Developer shall be credited for the difference between the total cost to construct the improvement and the Project Share for the improvement. This credit shall be applied against any remaining Project Share for other improvements listed in the table, pursuant to applicable laws.

3) Execute a Proportionate Share Agreement ("Agreement") with the City and County pursuant to s.163.3180(5), Florida Statutes. The Agreement shall identify one or more improvements that the Developer, the City and County agree will benefit a regionally significant roadway and benefit the Project ("Alternative Improvement") and pool all or a portion of the Project Share toward the completion of the selected Alternative Improvement.

The Developer's selection of one of the three options above or use of credits from Transportation Mobility Fees or Transportation Impact Fees, or any combination of the foregoing options, shall fully satisfy transportation concurrency for the Project.

D. Application of Project Share to Improvements. Any payments made by the Developer to the County of a Project Share pursuant to this Agreement or any payment of Transportation Impact Fees or

Mobility Fees credited against such Project Share, shall be applied by the County to the construction of the applicable improvements described in the Table above or the purchase of right-of-way for such improvements. In the event that an improvement required in the Table above has already been constructed at the time that the Project reaches the Peak Hour Directional Project Trip Threshold corresponding to such improvement, then the Developer shall not be required to pay the Project Share corresponding to such improvement.

ZONING ORDINANCE EXCEPTIONS

The following deviations from the current City of Fort Pierce Code of Ordinances are proposed within the Village at Midway Planned Development.

- **Sec. 18-12(e)(1):** ***Sidewalks shall be installed on both sides of all streets in the subdivision.***
  As proposed, the east/west street (referred to as Access Tract C on the PD master plan and Preliminary Plat) will have one (1) 5' wide sidewalk along the south side of the proposed street, as the north side of the proposed street will predominantly be developed with Flex-Industrial and Warehouse uses. Additionally, as Commercial uses are proposed along the west side of Gordy Road (referred to as Access Tracts D1 and D2), just south of the east/west street, one (1) 5' wide sidewalk along the west side of Gordy Road is proposed.

- **Chapter 22- Zoning:**
  - Hotels shall be permitted to be constructed to a height not to exceed one hundred (100) feet if constructed generally adjacent to the frontage of I-95. This 100' height allowance exceeds the sixty-five (65) foot height limit for Hotel uses found in Chapter 22 – Zoning, of the City of Fort Pierce Code of Ordinances.
  - A comprehensive list of permitted and semi-permitted uses has been included herein, which shall govern use allowances with the Planned Development; such permitted and semi-permitted uses included herein may or may not be found within Chapter 22 – Zoning.

- **Section 22-59 – Design Review:** The Village at Midway Planned Development shall not be subject to the City's Design Review Ordinance, but rather the project's Conditions, Covenants and Restrictions documents shall apply.

- **Chapter 15 – Signs and Billboards:** Excerpts of Chapter 15 of the City of Fort Pierce Code or Ordinances have been incorporated herein to address signage within the Village at Midway Planned Development. Under Permitted Permanent Signs, allowances for façade signage, for building facades within the Flex Industrial/Warehouse Lot Type facing I-95, have been provided for. Additionally, under Billboards/Off-premises signs, the existence of the two (2) existing double-faced billboards has been incorporated herein. Additional modifications to the City's Sign Code have been provided for to address the specific Lot Types within the Village at Midway Planned Development.

PRESERVE AREA TRACT (136.41 ACRES)

PHASE 1H

W.M.T. 2

W.M.T. 3

PHASING TO FLUCTUATE DEPENDING ON FILL NEEDED FROM LAKES

10' S.B.T.&T. RIGHT OF WAY UTILITY EASEMENT O.R.B. 587, PG. 235 SEE TITLE EXCEPTION #12

TRACT B FLEX-INDUSTRIAL / WAREHOUSE

INTERSTATE 95

W.M.T. 5

TRACT A FLEX-INDUSTRIAL / WAREHOUSE

PHASE 1F

TRACT B FLEX-INDUSTRIAL / WAREHOUSE

PHASE 1G

TRACT B FLEX-INDUSTRIAL / WAREHOUSE

ACCESS TRACT D LOCAL ROAD 60' R-O-W

EASEMENT 2: 60' ACCESS, UTILITY, DRAINAGE, & BILLBOARD EASEMENT O.R.B. 2035, PG. 1430 SEE TITLE EXCEPTION #15

PHASE 1E

W.M.T. 1

ACCESS TRACT C LOCAL ROAD 60' R-O-W

PHASE 1C

10' FPL EASEMENT O.R.B. 547, PAGE 1431 SEE TITLE EXCEPTION #22

ACCESS TRACT A

TRACT J

TRACT H2 COMMERCIAL GENERAL

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE TITLE EXCEPTION #9

CANAL 102

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE TITLE EXCEPTION #11

FUTURE PHASE

TRACT H1 COMMERCIAL GENERAL

TRACT I COMMERCIAL GENERAL

170' FPL R/W O.R.B. 119, PAGES 405, 408, 411, 414, 417, 420, 423, AND 426 SEE TITLE EXCEPTION #10

TRACT C MULTIFAMILY RESIDENTIAL

ACCESS TRACT B LOCAL ROAD 100' R-O-W

FUTURE PHASE

TRACT G COMMERCIAL GENERAL

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE TITLE EXCEPTION #22

200' FPL EASEMENT O.R.B. 377, PG. 2069 SEE TITLE EXCEPTION #11

170' FPL EASEMENT O.R.B. 96, PG. 58, O.R.B. 97, PAGE 174 SEE TITLE EXCEPTION #21

EASEMENT 2: 60' ACCESS, UTILITY, DRAINAGE, & BILLBOARD EASEMENT O.R.B. 2035, PG. 1430 SEE TITLE EXCEPTION #15

PHASE 1A

W.M.T. 4

PHASE 1D

ACCESS TRACT A

TRACT D MULTIFAMILY RESIDENTIAL

PHASE 1B

PHASE 1G

ACCESS TRACT N LOCAL ROAD 60' R-O-W

170' FPL EASEMENT O.R.B. 119, PAGES 405, 408, 411, 414, 417,420,423 AND 426 SEE TITLE EXCEPTION #10

60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, AND 425 SEE TITLE EXCEPTION #9

GORDY ROAD

SOUTH BOUND

NORTHBOUND

FUTURE PHASE

FUTURE PHASE

TRACT E COMMERCIAL GENERAL

TRACT F COMMERCIAL GENERAL

PRIVATE ROAD IN ACCESS EASEMENT

EASEMENT 1: TEMPORARY INGRESS & EGRESS EASEMENT O.R.B. 2035, PG. 1456 SEE TITLE EXCEPTION #17

15' FPL EASEMENT O.R.B. 547, PG. 1431 SEE TITLE EXCEPTION #22

N

W E

S

Graphic Scale

0 300 600

DECEMBER 17, 2015

SEE PD DOCS FOR PHASE DESCRIPTIONS

Full Access

Proposed Full - Access

Proposed Full - Access (Final location to be determined at construction plan level submittal)

Existing

Walton™ VILLAGE AT MIDWAY INFRASTRUCTURE PHASING PLAN

Bowman CONSULTING
10815 SW Tradition Square, Port St Lucie, FL 34987 office: 772.249.0733

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1847812 OR BOOK 1333 PAGE 1940
Recorded:10/09/00 08:56

This instrument was prepared by:
W. Lee Dobbins, III, Esquire
Dean, Mead, Minton & Klein
1903 So. 25th Street, Suite 200
Fort Pierce, Florida 34954
(561) 464-7700
Return To: Box 47

DEDICATION OF EASEMENTS

WHEREAS, HYMAN B. HENDLER and ALVIN D. SCHWARTZ, not individually, but solely as co-trustees under the provisions of an unrecorded trust agreement known as the RESTATED AND AMENDED REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, dated the 2nd day of January, 1995, as the same may, from time to time be amended ("HHHP Associates") own in fee simple title that certain real property located in St. Lucie County, Florida, more specifically described in **Exhibit "A"**, attached hereto and made a part hereof; and

WHEREAS, HYMAN B. HENDLER and ALVIN D. SCHWARTZ, not individually, but solely as co-trustees under the provisions of an unrecorded trust agreement known as the RESTATED AND AMENDED REVOCABLE LAND TRUST AGREEMENT FOR HHHP PROPERTIES, dated the 2nd day of January, 1995, as the same may, from time to time be amended ("HHHP Properties") own in fee simple title that certain real property located in St. Lucie County, Florida, more specifically described in **Exhibit "B"**, attached hereto and made a part hereof; and

WHEREAS, TJH, LTD., a Florida limited partnership ("TJH"), owns in fee simple title that certain real property located in St. Lucie County, Florida, more specifically described in **Exhibit "C"**, attached hereto and made a part hereof; and

WHEREAS, the real property described in **Exhibit "A"**, **Exhibit "B"** and **Exhibit "C"** shall hereinafter be collectively referred to as the "Property"; and

WHEREAS, TJH II, LTD., a Florida limited partnership ("TJH II"), leases from HHHP Associates that certain real property located in St. Lucie County, Florida, more specifically described in **Exhibit "D"**, attached hereto and made a part hereof (the real property described in **Exhibit "D"** is a portion of the real property in described in **Exhibit "A"**); and

WHEREAS, TJH II leases from HHHP Properties that certain real property more specifically described in **Exhibit "E"**, attached hereto and made a part hereof (the real property described in **Exhibit "E"** is a portion of the real property described in **Exhibit "B"**); and

WHEREAS, there exists on the Property a dirt road (the "Dirt Road") which runs along the southeast and east boundaries of the Property as more specifically depicted in **Exhibit "F"**, attached hereto and made a part hereof; and

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

COPY

WHEREAS, the Dirt Road provides access to and from the real property owned by HHHP Associates, more specifically described in **Exhibit "G"**, attached hereto and made a part hereof (the "Eleven-Acre Parcel"); and

WHEREAS, that certain Warranty Deed dated the 28th day of July, 2000, recorded in Official Records Book 1324, Page 936 (the "Warranty Deed"), and that certain Short Form Lease dated the 28th day of July, 2000, recorded in Official Records Book 1324, Page 984 (the "Short Form Lease"), both of the Public Records of St. Lucie County, Florida, establish an access and utility easement over certain portions of the east sixty (60) feet of the Property, as more specifically depicted in **Exhibit "H-1"**, attached hereto and made a part hereof and certain maintenance obligations with respect thereto; and

WHEREAS, HHHP Associates and HHHP Properties also desire to establish access and utility easements over that portion of the east sixty (60) feet of the Property more specifically depicted in **Exhibit "H-2"**, attached hereto and made a part hereof, and certain maintenance obligations with respect thereto (the portions of the Property on which the sixty (60) foot easements depicted in **Exhibit "H-1"** and **Exhibit "H-2"** are located shall hereinafter be collectively referred to as the "Southern Access Easement Area"); and

WHEREAS, pursuant to the Warranty Deed certain easements were also created over the Dirt Road where the Dirt Road departs from the Southern Access Easement Area as depicted in **Exhibit "G"**, and certain maintenance obligations were created with respect thereto; and

WHEREAS, HHHP Associates, HHHP Properties, TJH and TJH II (the "Declarants") desire to rededicate, restate and clarify the easement rights granted, and the maintenance and other obligations created, by the Warranty Deed and the Short Form Lease and establish (i) easements for pedestrian and vehicular ingress and egress and for utilities to benefit all of the Property, (ii) easements for billboards to benefit HHHP Associates, and their sublessors and assigns, and (iii) certain maintenance and other obligations with respect to such easements, as more specifically set forth in this Dedication of Easements ("Dedication").

WHEREAS, TJH also desires to establish ingress, egress and utility easements over the north eighty (80) feet of that portion of the Property located in Section 25, Township 35 South, Range 39 East of St. Lucie County, Florida, as more specifically depicted in **Exhibit "I"**, attached hereto and made a part hereof (the "Northern Access Easement Area"); and

NOW THEREFORE, in consideration of the foregoing and the mutual promises and covenants hereinafter set forth, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarants hereby agree as follows:

1. Recitals. The recitals set forth hereinabove are incorporated herein by this reference as fully as if set forth herein verbatim.

COPY

2. Access Easements. There are hereby declared, created and reserved for the benefit of the Property, and as an appurtenance thereto, perpetual, non-exclusive easements for (a) ingress and egress, and (b) the installation, operation, maintenance, repair and replacement of water, sewer, electrical, telecommunications and other utility equipment, in on, over and under (i) the Southern Access Easement Area (the "Southern Access Easement") (ii) the Dirt Road, where the Dirt Road departs from the Southern Access Easement Area (the "Road Easement"), and (iii) the Northern Access Easement Area (the "Northern Access Easement"). (The Southern Access Easement, the Road Easement and the Northern Access Easement shall hereinafter be collectively referred to as the "Access Easements" and the real property on which the Access Easements are located shall hereinafter be collectively referred to as the "Access Easement Parcels".) No person or entity owning any portion of the Access Easement Parcels shall use same in such a way as to impair the rights of other persons or entities having ownership or easement rights therein, thereon or thereunder, nor shall any such person or entity obstruct passage over or upon any portion of the Access Easements. Neither Declarants, nor their successors-in-title with respect to the Access Easement Parcels, shall have any liability or responsibility to the owner or owners of any part of the Property, or any agent, employee, independent contractor or invitee of, or any person or entity doing business with, the owner or owners of any part of the Property, who may utilize the Access Easements for ingress, egress or otherwise, except as otherwise specifically set forth herein.

3. Maintenance of Dirt Road. TJH and TJH II and/or their successors or assigns shall, at their sole cost and expense, construct, if necessary, and maintain roads over the Access Easement Parcels running from County Road 712 to the Eleven-Acre Parcel, and running, from the Eleven-Acre Parcel to the north boundary of the Property. Such maintenance shall include, but not be limited to, grading, maintaining, repairing and/or improving such roads as may be necessary for the exercise of the easement rights set forth hereinabove. All obligations and liabilities of TJH and TJH II arising pursuant to this Declaration of Easements shall be joint and several. HHHP Associates, HHHP Properties, and their successors-in-title with respect to the Access Easement Parcels shall have no obligation to grade, maintain, repair or improve the roadways now or hereafter existing upon any portion of the Access Easement Parcels.

4. Billboard Easement. There are hereby declared, created and reserved for the benefit of HHHP Associates, and its successors and assigns, lessees, beneficiaries, agents, contractors and invitees, non-exclusive and perpetual easements over and across the Southern Access Easement Area for the maintenance, repair and replacement of billboards, and for ingress and egress to and from the billboards, to and from a public road. HHHP Associates, and its successors and assigns, lessees, beneficiaries, agents, contractors, and invitees shall continue to receive all rent or other income from such billboards and shall have the right to renew or enter into new billboard leases for the existing billboard structures. No person or entity owning any portion of the real property on which the Southern Access Easement is located shall (i) use same in such way as to impair the easement rights set forth herein or (ii) charge HHHP Associates or its successors and assigns, lessees, beneficiaries, agents, contractors or invitees, any fee, cost or other sum for the exercise of its rights hereunder.

COPY

5. Insurance.

(a) TJH and TJH II, and/or their successors or assigns, shall maintain at their sole cost and expense, a policy of public liability insurance or other coverage satisfactory to HHHP Associates and HHHP Properties protecting all parties owning all or any part of the Access Easement Parcels against claims for personal injury, bodily injury, death or property damage on or in the Access Easement Parcels. Such policies of insurance shall have limits of not less than Three Million Dollars ($3,000,000.00) for bodily injury or death to one person, Five Million Dollars ($5,000,000.00) for bodily injury or death to more than one person, and One Million Dollars ($1,000,000.00) for property damage. The minimum policy limits referred to above shall be reviewed from time to time as inflation and prudent business circumstances require, by HHHP Associates and HHHP Properties and/or their successors or assigns owning any part of the Access Easement Parcels.

(b) All insurance provided for in this Paragraph 5 shall (i) be effected under valid and enforceable policies issued by insurers of recognized responsibility which are licensed to do business in the State of Florida, and which are acceptable to HHHP Associates and HHHP Properties, and/or their successors or assigns owning any part of the Access Easement Parcels, (ii) name such parties as insured and (iii) only be cancelable after thirty (30) days written notice to all such parties. TJH or TJH II shall upon request by HHHP Associates or HHHP Properties, or any of their successors or assigns owning any part of the Access Easement Parcels, deliver to such party certificates of insurance for all insurance required hereunder showing such party as an insured.

6. Covenants Running With the Land. This Dedication, and each of the easements established and created hereby, are hereby declared to be, and shall hereafter continue as, covenants running with the title to the Property. Such easements shall benefit and be appurtenant to the Property and shall be binding upon and burden the Access Easement Parcels. Accordingly, the Property shall hereafter be owned, held, transferred, sold, conveyed, demised, devised, assigned, leased, mortgaged, occupied, used and enjoyed subject to the benefits and burdens, as the case may be, of the easements established and created hereby. Following the recordation of this Dedication, each person or entity who or which shall acquire any right, title, interest, claim or lien in, to, or upon any portion of the Property shall be deemed in all respects to have acquired such right, title, interest, claim or lien subject to the benefits and burdens of the easements established and created hereby to the same extent as if (i) such person or entity had agreed and consented to such easements by its joinder in this Dedication, or (ii) such easements had been specifically agreed and consented to in the instrument or instruments pursuant to which such right, title, interest, claim or lien was acquired, created, imposed or granted.

7. Governing Law; Venue; Waiver of Jury Trial. This Dedication and the interpretation and enforcement of the same shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising under the terms of this Dedication shall lie exclusively in the circuit court of St. Lucie County, Florida and the parties

COPY

hereto do hereby waive any other jurisdiction or venue. The parties also hereby expressly waive all rights to trial by jury.

8. Construction. The provisions of this Dedication shall be liberally construed so as to effectuate and carry out the objectives and purposes specified in this Dedication. If any provision of this Dedication is held to be invalid, the remainder of this Dedication shall not be affected thereby.

9. Paragraph Headings. Section or paragraph headings contained in the Dedication are for convenience and reference only and in no way define, describe, expand or limit the intent, scope or content of the particular paragraphs or sections in which they are contained or to which they refer and, accordingly, the same shall not be considered or referred to in resolving questions of interpretation or construction.

10. Singular and Plural Usages. Whenever the context of this Dedication admits or requires, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

11. Attorneys' Fees and Costs. In connection with any administrative, arbitration or judicial proceedings (including appellate and bankruptcy proceedings) arising out of or predicated upon this Dedication, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorneys' fees, whether such proceedings arise before or after the entry of a final judgment.

12. Termination. The easements, restrictions and covenants set forth in this Dedication, relating to access only, shall automatically terminate without the recordation of any further instruments, when every part of the Property is benefitted by dedicated access to a public road, other than the access dedicated by this Dedication. The foregoing not withstanding, the provisions of this paragraph 12 shall not apply to easements relating to billboards as set forth in paragraph 4 hereof.

13. Counterparts. This Dedication may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Dedication, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

COPY

IN WITNESS WHEREOF, the Declarant has caused this Dedication to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

WITNESSES:

Jessica L. Hovland
Print Name: Jessica L. Hovland

Tracey A Spurr
Print Name: Tracey A Spurr

Jessica L. Hovland
Print Name: Jessica L. Hovland

Tracey A Spurr
Print Name: Tracey A Spurr

Jessica L. Hovland
Print Name: Jessica L. Hovland

Tracey A Spurr
Print Name: Tracey A Spurr

Jessica L. Hovland
Print Name: Jessica L. Hovland

Tracey A Spurr
Print Name: Tracey A Spurr

DECLARANTS:

HHHP ASSOCIATES:

By: H B Hendler IV

HYMAN B. HENDLER, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995

By: Alvin D. Schwartz

ALVIN D. SCHWARTZ, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995

HHHP PROPERTIES:

By: H B Hendler IV

HYMAN B. HENDLER, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Properties, dated the 2nd day of January, 1995

By: Alvin D. Schwartz

ALVIN D. SCHWARTZ, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Properties, dated the 2nd day of January, 1995

FL DL H534-522-09-346-0
FL DL J630-004-11-424-0

COPY

TJH:

TJH, LTD., a Florida limited partnership

BY: TJH, INC., a Florida corporation, its General Partner

BY: _____
James W. Hall, President

[CORPORATE SEAL]

_____
Print Name: _____

_____
Print Name: _____

TJH II:

TJH II, LTD., a Florida limited partnership

BY: TJH, INC., a Florida corporation, its General Partner

BY: _____
James W. Hall, President

[CORPORATE SEAL]

_____
Print Name: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 2000, by HYMAN B. HENDLER, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☑ produced other identification, to wit _____.

_____
Print Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

COPY

TJH:

TJH, LTD., a Florida limited partnership

BY: TJH, INC., a Florida corporation, its General Partner

BY:_____
James W. Hall, President

[CORPORATE SEAL]

_____
Print Name:_____

_____
Print Name:_____

_____
Print Name:_____

_____
Print Name:_____

TJH II:

TJH II, LTD., a Florida limited partnership

BY: TJH, INC., a Florida corporation, its General Partner

BY:_____
James W. Hall, President

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 **day of** September **2000, by HYMAN B. HENDLER, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995. Said person did not take an oath and (check one) ☐ is personally known to me, ☒ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit _____.**

_____
Print Name: Tracey Spurlin
Notary Public - State of Florida
Commission No._____
My Commission Expires:_____

TRACEY A. SPURLIN
MY COMMISSION # CC 848145
EXPIRES June 21, 2003
Bonded Thru Notary Public Underwriters

COPY

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 day of Sept, 2000, by ALVIN D. SCHWARTZ, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995. Said person did not take an oath and (check one) ☐ is personally known to me, ☒ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit _____.

COPY

Print Name: Tracey A Spurlin
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

TRACEY A. SPURLIN
MY COMMISSION # CC
EXPIRES: June 21,
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 day of Sept, 2000, by HYMAN B. HENDLER, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Properties, dated the 2nd day of January, 1995. Said person did not take an oath and (check one) ☐ is personally known to me, ☒ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit _____.

COPY

Print Name: Tracey A Spurlin
Notary Public - State of Florida
Commission No. _____
My Commission Expires:

TRACEY A. SPURLIN
MY COMMISSION #
EXPIRES: June
Bonded Thru Notary Public

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 7 day of Sept, 2000, by ALVIN D. SCHWARTZ, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Properties, dated the 2nd day of January, 1995. Said person did not take an oath and (check one) ☐ is personally known to me, ☒ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit _____.

COPY

Print Name: Tracey A Spurr
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

TRACEY A. SPURR
MY COMMISSION # [illegible]
EXPIRES: June 2 [illegible]
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 2000, by JAMES W. HALL, as President of TJH, INC., a Florida corporation, General Partner of TJH, LTD., a Florida limited partnership. Said person did not take an oath and (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit ___ _____.

Print Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 2000, by JAMES W. HALL, as President of TJH, INC., a Florida corporation, General Partner of TJH II, LTD, a Florida limited partnership. Said person did not take an oath and (check one) ☑ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit _____.

Print Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

COPY

Print Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF Miami - Dade

The foregoing instrument was acknowledged before me this 3 day of Dember, 2000, by JAMES W. HALL, as President of TJH, INC., a Florida corporation, General Partner of TJH, LTD., a Florida limited partnership. Said person did not take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit ____ _____.

OFFICIAL NOTARY SEAL
ELIANNE REGALADO
COMMISSION NUMBER
CC816822
MY COMMISSION EXPIRES
MAR. 7,2004
NOTARY PUBLIC STATE OF FLORIDA

Print Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF Miami - Dade

The foregoing instrument was acknowledged before me this 3 day of Dember, 2000, by JAMES W. HALL, as President of TJH, INC., a Florida corporation, General Partner of TJH II, LTD, a Florida limited partnership. Said person did not take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, ☐ produced other identification, to wit ____ _____.

OFFICIAL NOTARY SEAL
ELIANNE REGALADO
COMMISSION NUMBER
CC816822
MY COMMISSION EXPIRES
MAR. 7,2004
NOTARY PUBLIC STATE OF FLORIDA

Print Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____

COPY

EXHIBIT "A"

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of the Sunshine State Parkway, LESS AND EXCEPT right-of-way for North St. Lucie River Water Control District Canal No. 96.

TOGETHER WITH;

That portion of the Northwest 1/4 of Section 36, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of State Road No. 9 (Interstate 95) and Westerly of the Sunshine State Parkway, LESS AND EXCEPT right-of-way for North St. Lucie River Water Control District Canal No. 96.

COPY

TOGETHER WITH;

That portion of the Northeast 1/4 of Section 35, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of State Road No. 9 (Interstate 95), LESS AND EXCEPT right-of-way for North St. Lucie River Water Control District Canals No. 96 and 101.

TOGETHER WITH;

That portion of the South 1/2 of Section 35, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of State Road No. 9 (Interstate 95), LESS AND EXCEPT right-of-way for North St. Lucie River Water Control District Canals No. 101 and 102.

TOGETHER WITH;

The Southeast 1/4 of Section 34, Township 35 South, Range 39 East, St. Lucie County, Florida, LESS AND EXCEPT the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 34 and LESS AND EXCEPT right-of-way for North St. Lucie River Water Control District Canal No. 93.

COPY

TOGETHER WITH;

That portion of the Northeast 1/4 of Section 3, Township 36 South, Range 39 East, St. Lucie County, Florida, lying Northerly of County Road 712 (Midway Road) and lying Northerly of Access Road No. 1 as shown in Plat Book 24, Pages 4J and 4K of the Public Records of St. Lucie County, Florida, LESS the Easterly 785.43 feet of said Northeast 1/4 and LESS AND EXCEPT right-of-way for North St. Lucie River Water Control District Canal No. 93.

COPY

EXHIBIT "B"

That portion of the East 785.43 feet of the Northeast 1/4 of Section 3, Township 36 South, Range 39 East, St. Lucie County, Florida, lying North of County Road 712 (Midway Road) and lying North of Access Road No. 1 as shown in Plat Book 24, Pages 4J and 4K of the Public Records of St. Lucie County, Florida.

TOGETHER WITH;

That portion of the Northwest 1/4 of Section 2,Township 36 South, Range 39 East, St. Lucie County, Florida, LESS the East 30 feet thereof, and LESS the West 1/2 of the West 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 2 thereof, lying Northwesterly of State Road No. 9 (Interstate 95) and lying Northwesterly of Access Road No. 1 as shown in Plat Book 24, Pages 4J and 4K of the Public Records of St. Lucie County, Florida, LESS AND EXCEPT right-of-way for North St. Lucie River Water Control District Canal No. 102.

COPY

COPY

COPY

OR BOOK 1333 PAGE 1955

EXHIBIT "C"

Legal Description

PARCEL 3: That part of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 35 South, Range 39 East, lying Westerly of the Sunshine State parkway, less and excepting right of way for North St. Lucie River Water Control District Canal No. 96;

ALSO LESS the following described Parcel:
Commence at the Southwest corner of said Section 25, Township 35 South, Range 39 East; thence North 89°45'07" East, along the South line of said Section 25, a distance of 824.95 feet to the Point of Beginning of the following described Parcel: thence continue North 89°45'07" East, along said South line of Section 25, a distance of 471.97 feet to the Westerly right of way line of the Sunshine State Parkway; thence North 23°41'09" West along said Westerly right of way line, a distance of 1165.23 feet; thence South 00°12'26" West a distance of 1069.13 feet to the Point of Beginning.

PARCEL 4: That part of the Northwest 1/4 of Section 36, Township 35 South, Range 39 East, lying Westerly of the Sunshine State Parkway and Northwesterly of State Road No.9 (Interstate Highway No.95). Less and excepting right of way for North St. Lucie River Water Control District Canal No.96;

ALSO LESS the following described Parcel:
Commence at the Northwest corner of said Section 36, Township 35 South, Range 39 East; thence North 89°45'07" East, along the North line of said Section 36, a distance of 824.95 feet to the Point of Beginning of the following described parcel; thence continue North 89°45'O7" East along said North line of said Section 36, a distance of 471.97 feet to the Westerly right of way line of the Sunshine State Parkway; thence South 23°41'09" East, along said Westerly right of way line a distance of 170.06 feet to the Northerly right of way line of State Road No.9 (Interstate Highway No.95); thence South 42°14'14" West along said Northerly right of way line a distance of 741.23 feet; thence North 47°45'46" West a distance of 60.00 feet; thence North 00°12'26" East a distance of 662.15 feet to the Point of Beginning.

PARCEL 5: Being that part of the Northeast 1/4 of Section 35, Township 35 South, Range 39 East, lying Northwesterly of State Road No.9 (Interstate Highway No.95). Less and excepting right of way for North St. Lucie River Water Control District Canals No.96 and 101.

COPY

PARCEL 7: Being the South 1/2 of Section 35, Township 35 South, Range 39 East, lying Northwesterly of State Road No.9 (Interstate Highway No.95); LESS the following described Parcels "A" and "B";

PARCEL A: Being the North 1706.00 feet of the South 1748.50 feet of the East 900.00 feet of the Southwest one-quarter of said Section 35.

PARCEL B: Being that portion of the Southeast one-quarter of said Section 35, lying Westerly of State Road No.9 (Interstate 95) and Southerly of the Easterly prolongation of the North line of the afore-described Parcel "A"; less the South 42.50 feet thereof.

TOGETHER WITH the following described parcel:
Being the Southeast 1/4 of Section 34, Township 35 South, Range 39 East, LESS AND EXCEPTING the West 1/2 of the Northwest 1/4 of the Southeast one-quarter of said Section 34.

All less and excepting the right of ways for North St. Lucie Water Control District and lying and being in St Lucie County, Florida.

COPY

COPY

EXHIBIT "D"

THAT PORTION OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY OF COUNTY ROAD 712 (MIDWAY ROAD) AND LYING NORTHERLY OF ACCESS ROAD NO. 1 AS SHOWN IN PLAT BOOK 24, PAGES 4J AND 4K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE EASTERLY 785.43 FEET OF SAID NORTHEAST ¼ AND LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 93.

COPY

COPY

COPY

EXHIBIT "E"

THAT PORTION OF THE EAST 785.43 FEET OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD 712 (MIDWAY ROAD) AND LYING NORTH OF ACCESS ROAD NO. 1 AS SHOWN IN PLAT BOOK 24 AT PAGES 4J AND 4K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 30 FEET THEREOF, AND LESS THE WEST ½ OF THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 2 THEREOF, LYING NORTHWESTERLY OF STATE ROAD NO. 9 (INTERSTATE 95) AND LYING NORTHWESTERLY OF ACCESS ROAD NO. 1 AS SHOWN IN PLAT BOOK 24, PAGES 4J AND 4K OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102.

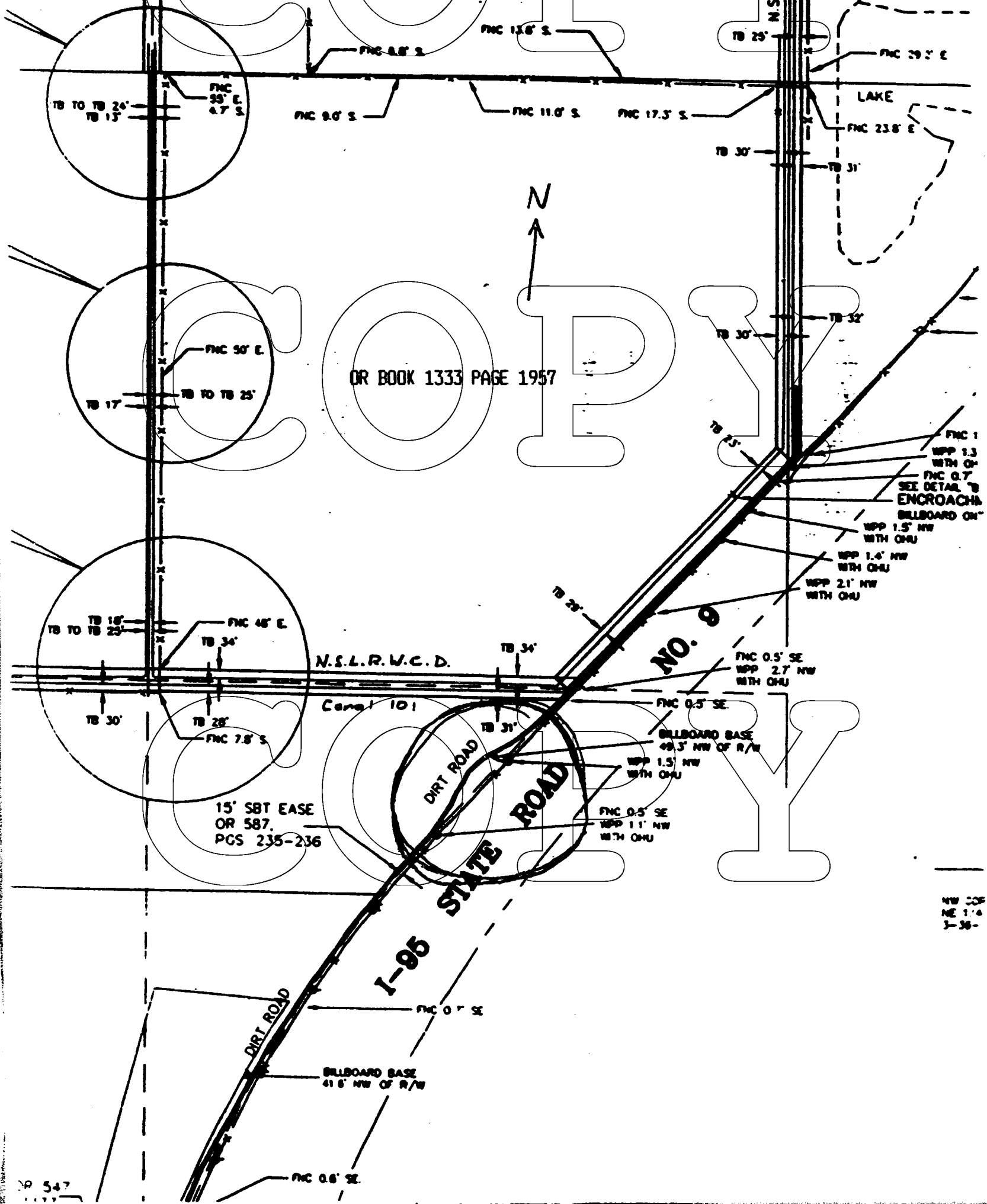
LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95; LESS AND EXCEPT THE WEST 500 FEET OF THE NORTH ½ OF THE NORTHWEST ¼; AND, LESS AND EXCEPT THE RIGHT-OF-WAY FOR THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL NO. 102; AND, LESS AND EXCEPT ANY PORTION OF THE EAST 30 FEET OF THE NORTH ½ OF THE NORTHWEST 1/4; SAID PARCEL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

COPY

COPY

EXHIBIT "F"



COPY

OR BOOK 1333 PAGE 1957

COPY

OR 547

COPY

EXHIBIT "G"

LEGAL DESCRIPTION

COPY

Being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 35 South, Range 39 East, lying Westerly of the Sunshine State Parkway, and being more particularly described as follows:

Commence at the Southwest corner of said Section 25, Township 35 South, Range 39 East; thence N 89°45'07" E, along the south line of said Section 25, a distance of 824.95 feet to the POINT OF BEGINNING of the following described Parcel:

Thence continue N 89°45'07" E, along said south line of Section 25, a distance of 471.97 feet to the westerly right-of-way line of the Sunshine State Parkway; thence N 23°41'09" W, along said westerly right-of-way line, a distance of 1165.23 feet; thence S00°12'26" W a distance of 1069.13 feet to the POINT OF BEGINNING.

Containing 5.79 acres, more or less.

COPY

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ACCOMPANYING SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6, ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTE 472.027.
DATE: 6/6/2000 BY: Richard C. Laventure RICHARD C. LAVENTURE, P.L.S. 5209.

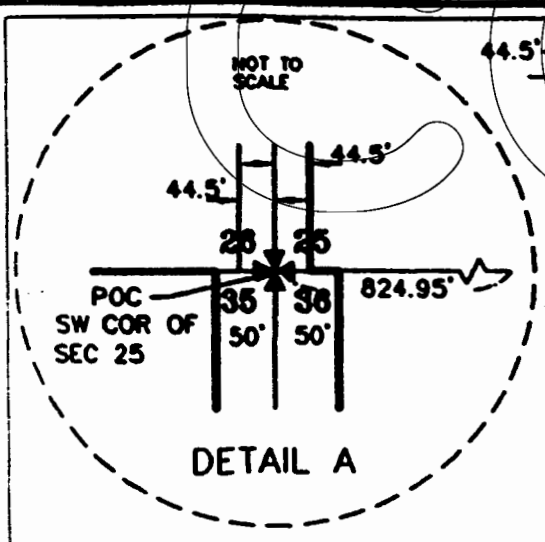
SKETCH OF DESCRIPTION
OF
Parcel "1"
Prepared For
HHHP ASSOCIATES/PROPERTIES

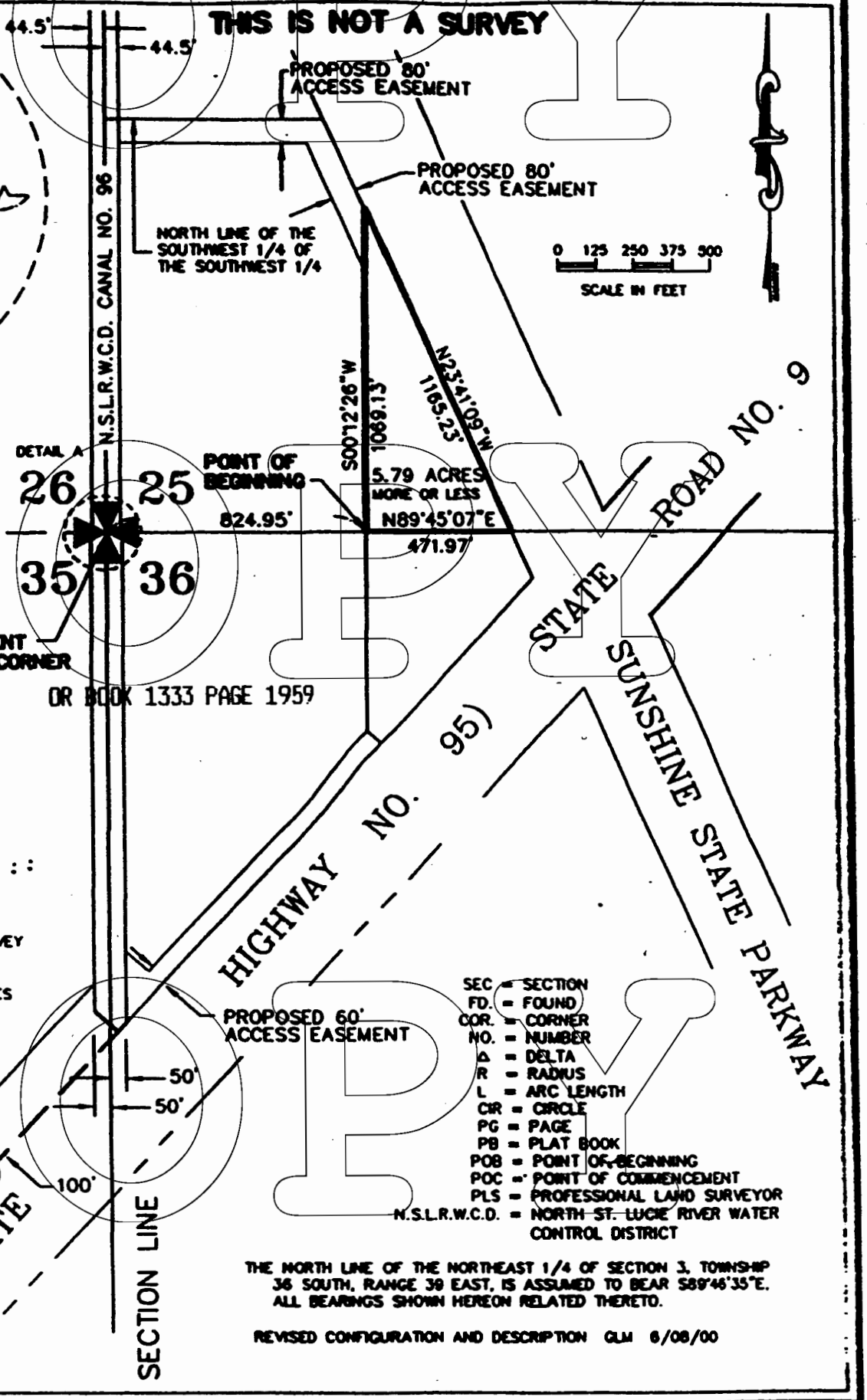
EXHIBIT "G"
PAGE 1 OF 4

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

COPY

THIS IS NOT A SURVEY





REFERENCE IS MADE TO BOUNDARY SURVEY PREPARED BY CULPEPPER & TERPENING, NUMBER 2023, DATED JUNE 17, 1994. ALL BEARINGS, DISTANCES AND ACREAGES SHOWN ARE DERIVED THEREFROM.

SEC = SECTION
FD. = FOUND
COR. = CORNER
NO. = NUMBER
Δ = DELTA
R = RADIUS
L = ARC LENGTH
CIR = CIRCLE
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, IS ASSUMED TO BEAR S89°46'35"E. ALL BEARINGS SHOWN HEREON RELATED THERETO.

REVISED CONFIGURATION AND DESCRIPTION GLM 6/08/00

SKETCH OF DESCRIPTION

OF

Parcel "1"

Prepared For

IHHHP ASSOCIATES/PROPERTIES

File: 2023sk.dwg
Date: 05-30-00
EXHIBIT "G"

PAGE 2 OF 4

CULPEPPER & TERPENING, Inc.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537

COPY

LEGAL DESCRIPTION

COPY

Being a portion of the Northwest 1/4 of Section 36, Township 35 South, Range 39 East, lying Westerly of the Sunshine State Parkway and Northwesterly of State Road No. 9 (Interstate Highway No. 95), and being more particularly described as follows:

Commence at the Northwest corner of said Section 36, Township 35 South, Range 39 East; thence N 89°45'07" E, along the north line of said Section 36, a distance of 824.95 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 89°45"07" E, along said north line of said Section 36, a distance of 471.97 feet to the westerly right-of-way line of the Sunshine State Parkway; thence S 23°41'09" E, along said westerly right-of-way line a distance of 170.06 feet to the Northerly right-of-way line of State Road No. 9 (Interstate Highway No. 95); thence S 42°14'14" W along said northerly right-of-way line a distance of 741.24 feet; thence N 47°45'46" W a distance of 60.00 feet; thence N 00°12'26" E a distance of 662.15 feet to the POINT OF BEGINNING.

Containing 5.47 acres, more or less.

COPY

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ACCOMPANYING SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO FLORIDA STATUTE 472.027.
DATE: 6/11/2002 BY: Richard C. Laventure RICHARD C. LAVENTURE, P.L.S. 5209.

SKETCH OF DESCRIPTION
OF
Parcel "2"
Prepared For
HHHP ASSOCIATES/PROPERTIES

EXHIBIT "G"

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

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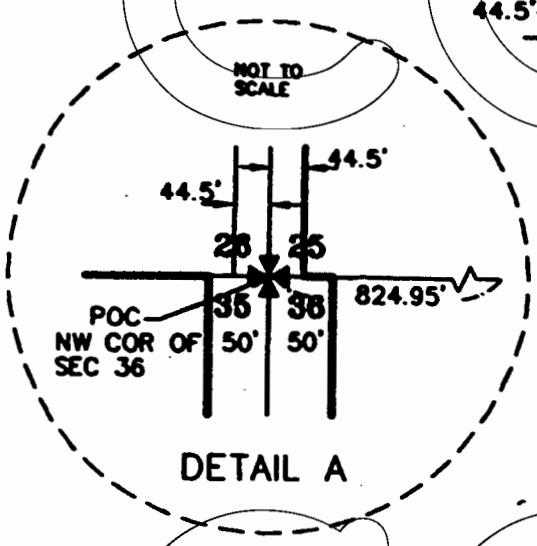

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N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

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SKETCH OF DESCRIPTION
OF
Parcel "2"
Prepared For
HHHP ASSOCIATES/PROPERTIES

File: 2023sk.dwg
Date: 05-31-00
EXHIBIT "G"

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537

OR BOOK 1333 PAGE 1961

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EXHIBIT "H-1"

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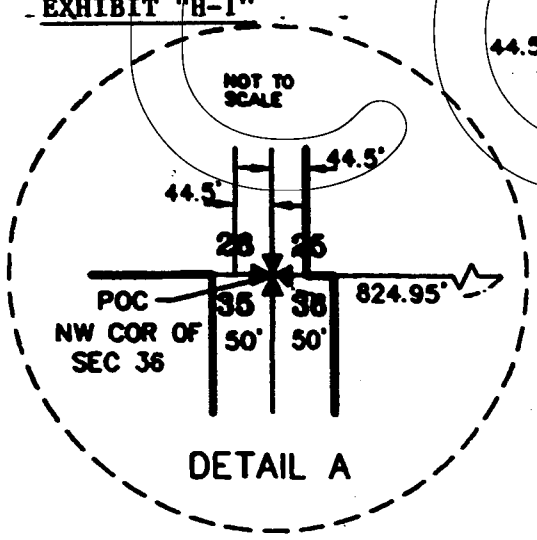

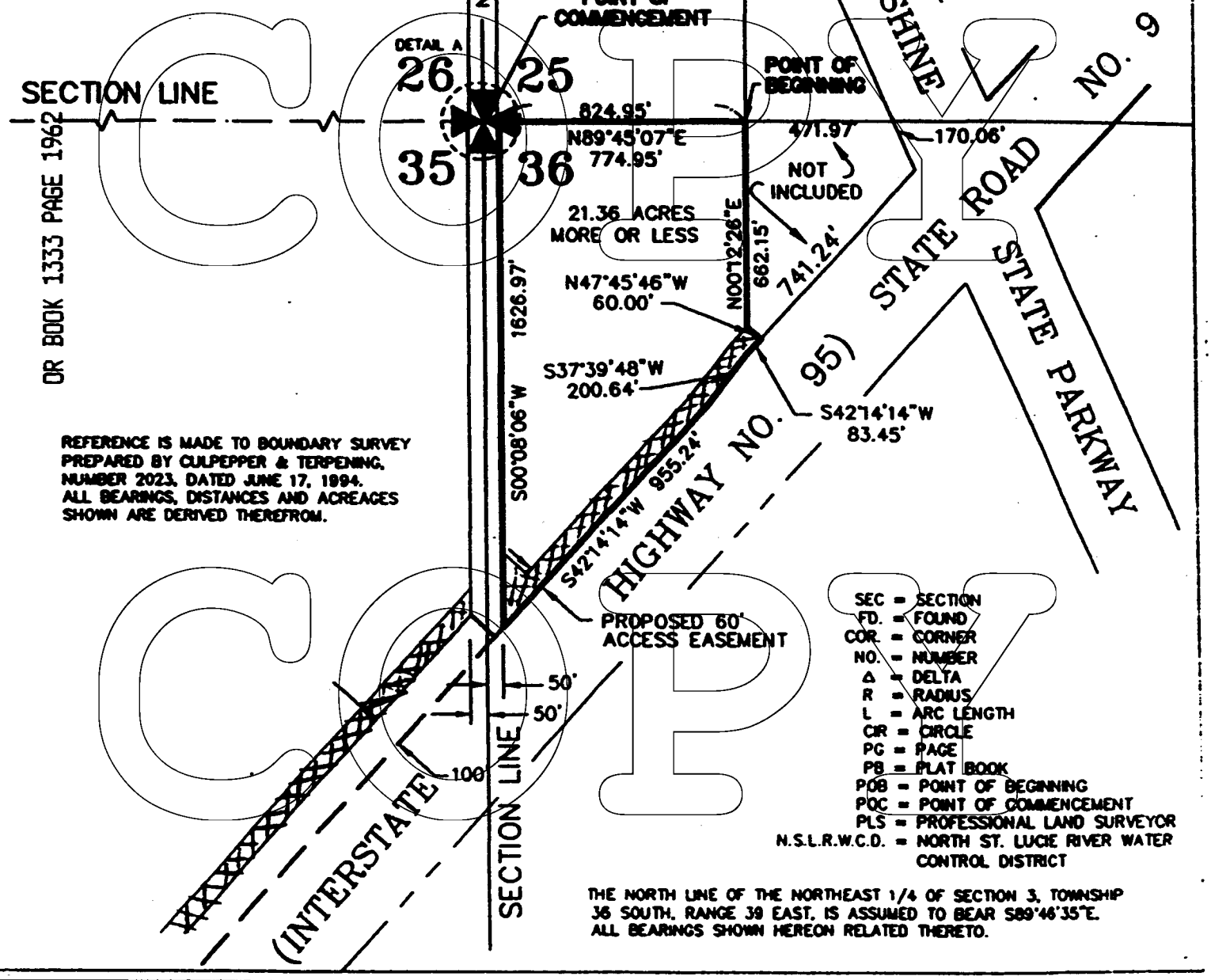

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N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

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SKETCH OF DESCRIPTION
OF
Parcel "4"
Prepared For
HHHP ASSOCIATES/PROPERTIES

File: 2023sk.dwg
Date: 05-31-00
EXHIBIT "H-1"
PAGE 1 OF 4
Tech: GLM

CULPEPPER & TERPENING INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537

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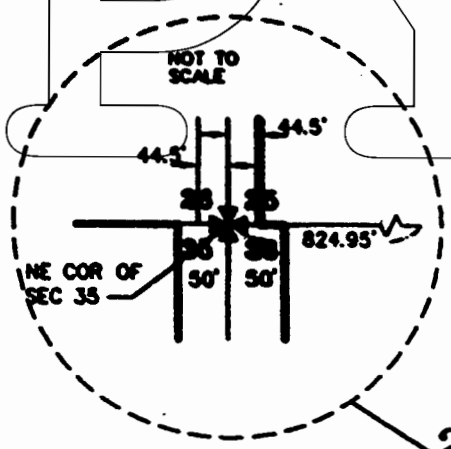
0 300 600

GRAPHIC SCALE IN FEET



N89°44'30"E

2609.96'

SECTION LINE

26 25

35 36

144.64 ACRES MORE OR LESS

OR BOOK 1333 PAGE 1963

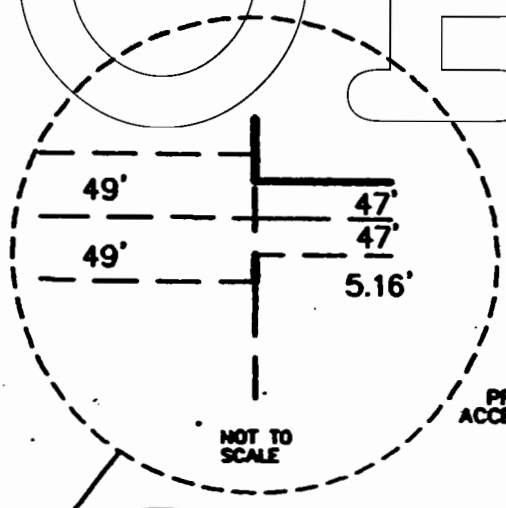
2580.39'

S00°12'25"W

CANAL NO. 96

N.S.L.R.W.C.D.

PROPOSED 60' ACCESS EASEMENT



1361.64'

50'

50'

100'

PROPOSED 60' ACCESS EASEMENT

N42°14'14"E

(INTERSTATE HIGHWAY NO. 95)

STATE ROAD NO. 9

1/4 SECTION LINE

S89°52'23"E

1700.22'

S89°52'23"E 1332.95'

N.S.L.R.W.C.D. CANAL NO. 101

1/4 SECTION LINE

REFERENCE IS MADE TO BOUNDARY SURVEY PREPARED BY CULPEPPER & TERPENING, NUMBER 2023, DATED JUNE 17, 1994. ALL BEARINGS, DISTANCES AND ACREAGES SHOWN ARE DERIVED THEREFROM.

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O.R. = OFFICAL RECORD
FPL = FLORIDA POWER & LIGHT
FD. = FOUND
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NO. = NUMBER
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PLS = PROFESSIONAL LAND SURVEYOR
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

SKETCH OF DESCRIPTION

OF

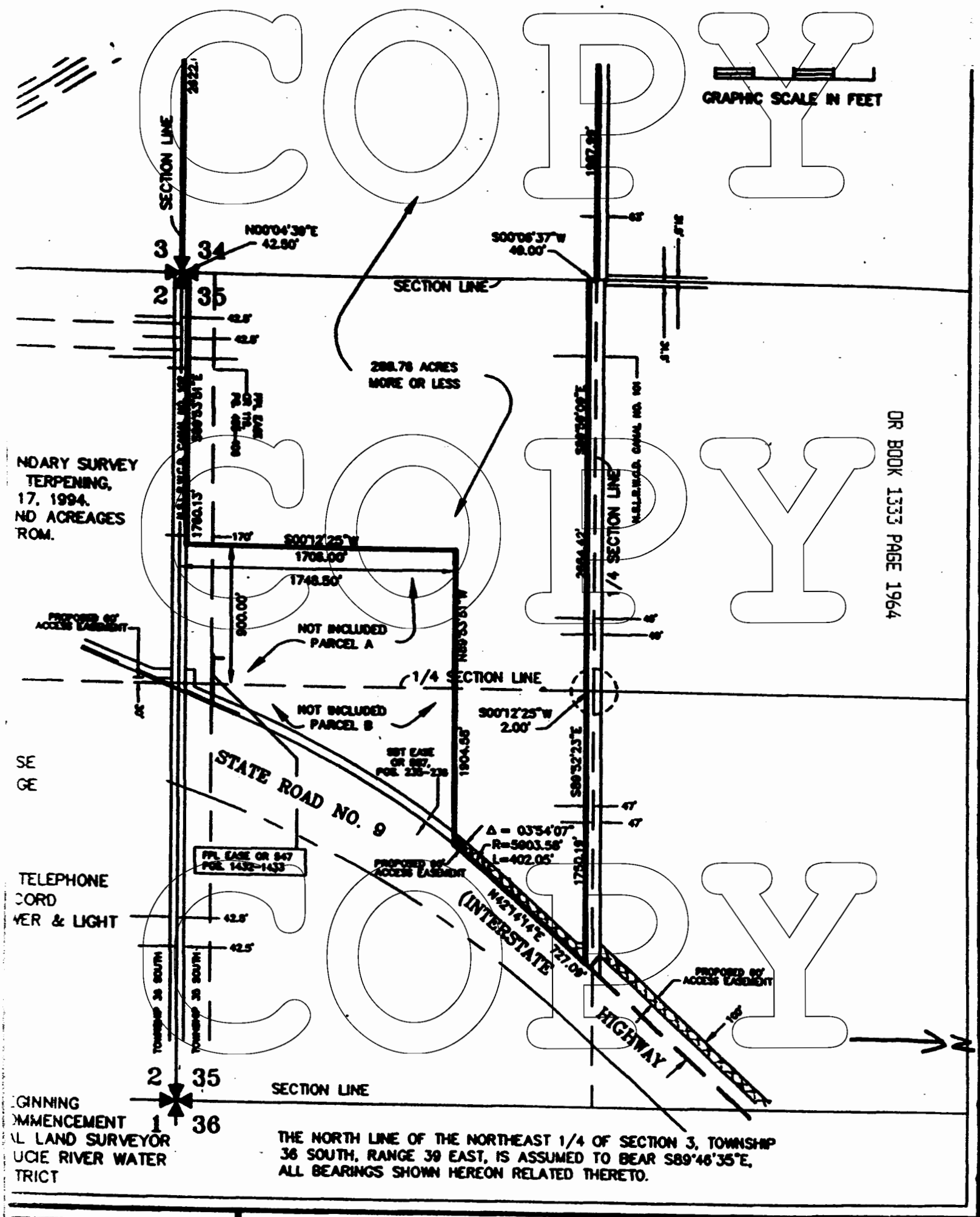
Parcel "5"

Prepared For

HHHP ASSOCIATES/PROPERTIES

File: 2023sk.dwg
Date: 05-31-00
EXHIBIT "H-1"
PAGE 2 OF 4
Tech: GLM

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537



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OR BOOK 1333 PAGE 1964

ESCRIPTION
"7"
For
S/PROPERITES

File: 2023sk.dwg
Date: 05-31-00

EXHIBIT "H-1"
PAGE 3 OF 4

Tech: GLM

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
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(561) 464-3537

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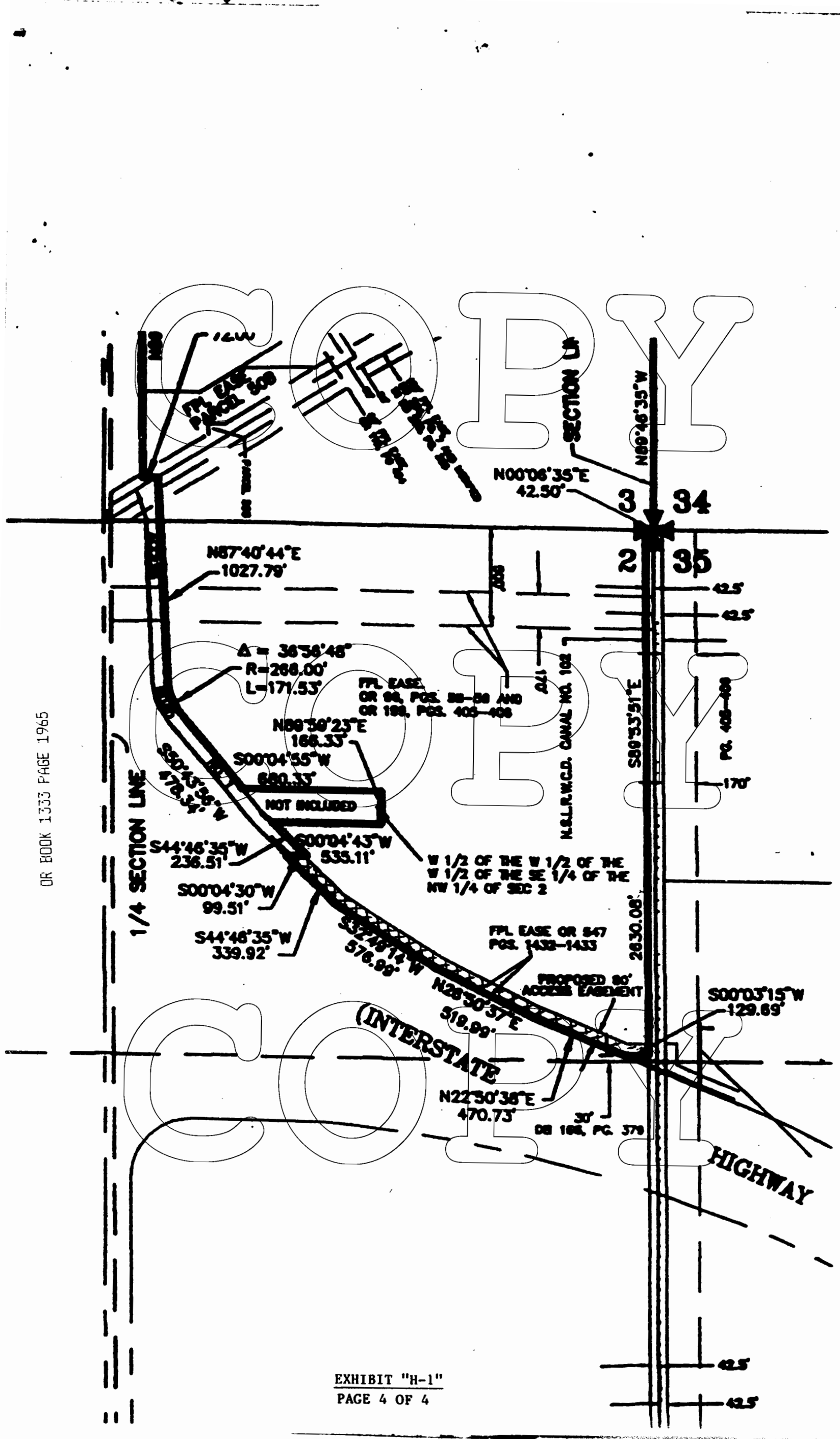

EXHIBIT "H-1"
PAGE 4 OF 4

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EXHIBIT "H-2"

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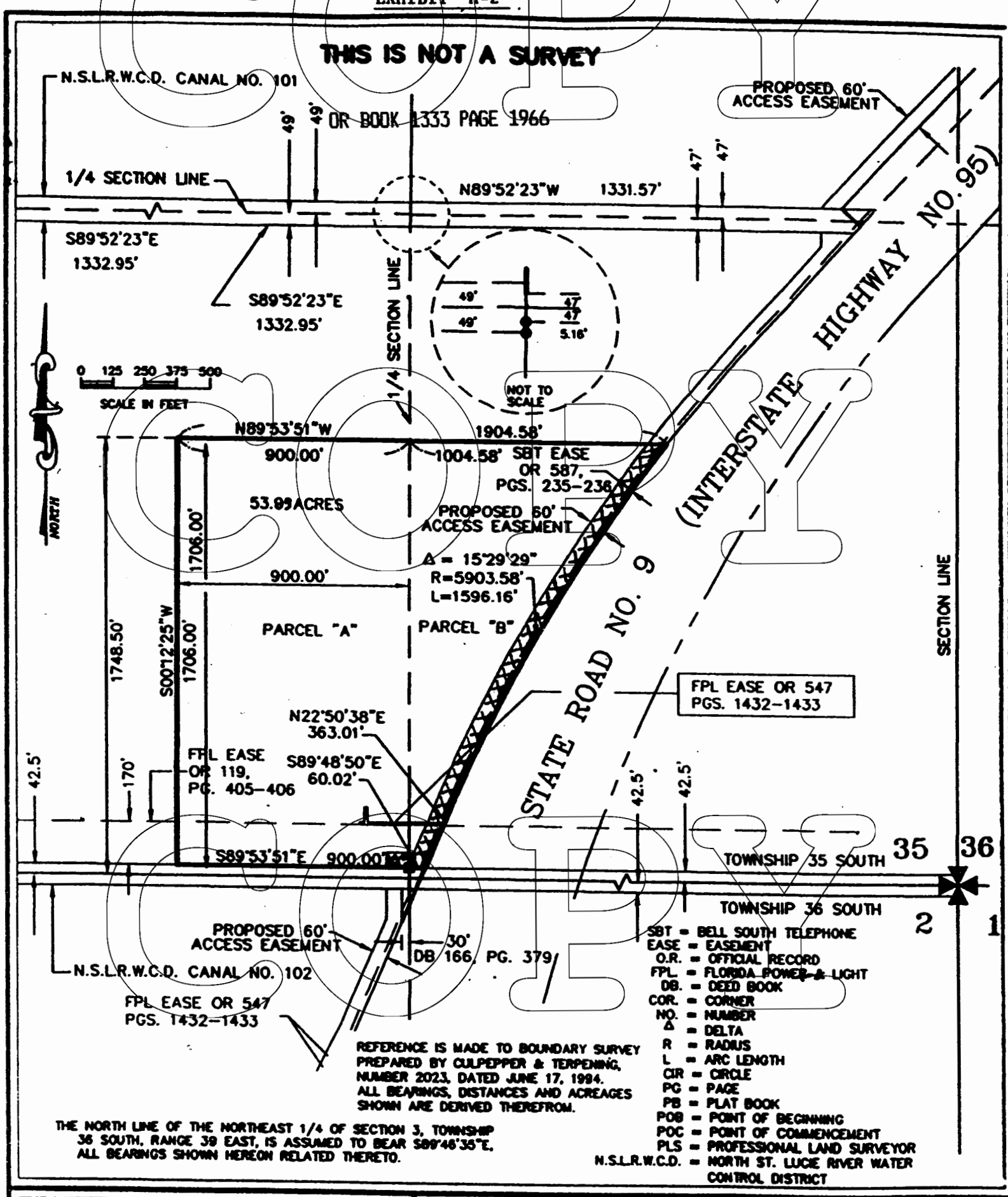

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SBT = BELL SOUTH TELEPHONE
EASE = EASEMENT
O.R. = OFFICIAL RECORD
FPL = FLORIDA POWER & LIGHT
DB. = DEED BOOK
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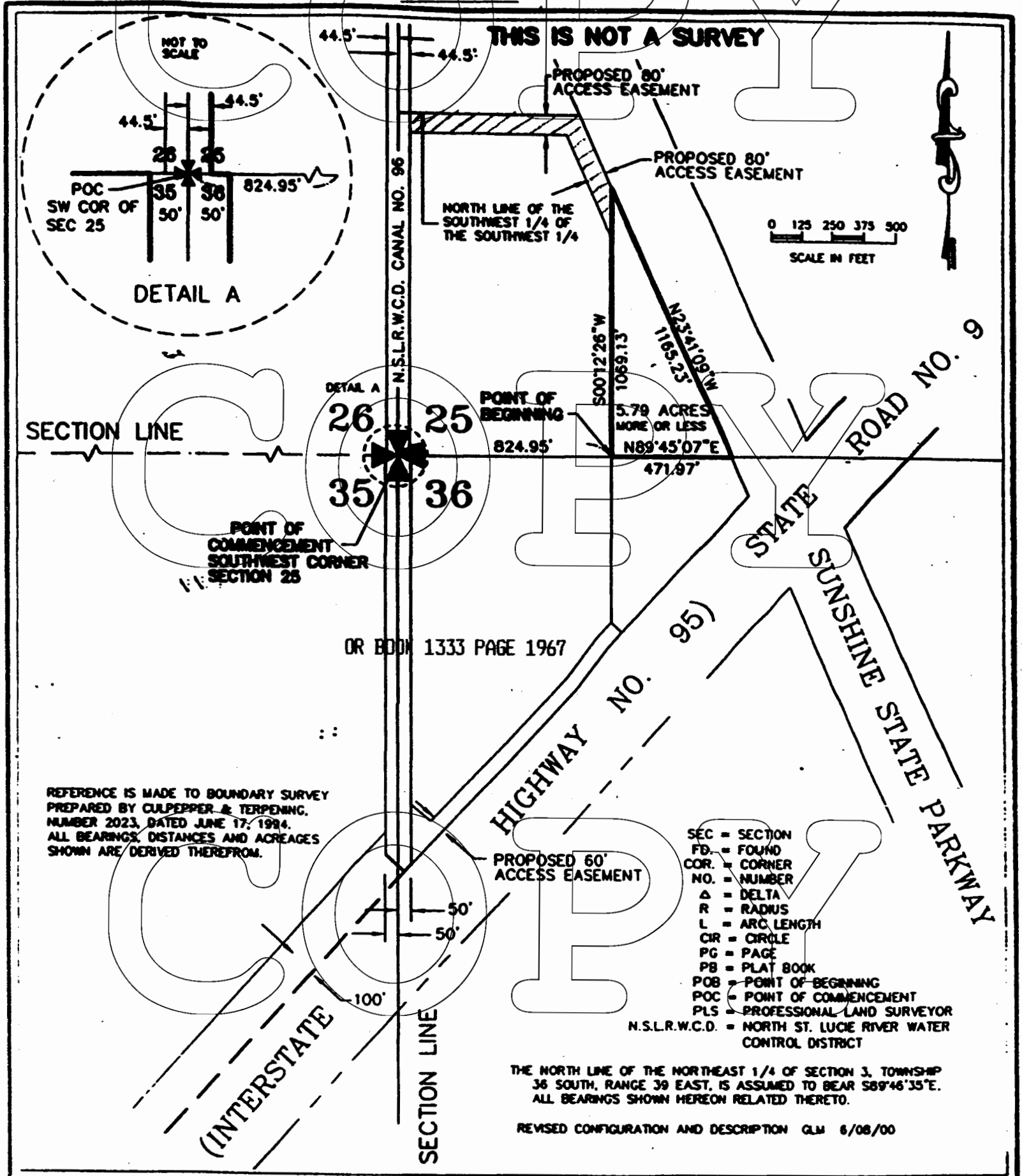
SKETCH OF DESCRIPTION
OF
Parcel "6"
Prepared For
HHHP ASSOCIATES/PROPERTIES

File: 2023sk.dwg
Date: 05-31-00
Tech: GLM

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537

COPY

EXHIBIT "I"



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REVISED CONFIGURATION AND DESCRIPTION GLM 6/08/00

SKETCH OF DESCRIPTION

OF

Parcel "1"

Prepared For

HHHP ASSOCIATES/PROPERTIES

File: 2023sk.dwg
Date: 05-30-00

Tech: GLM

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2960 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2454545 OR BOOK 2035 PAGE 1430
Recorded:08/04/04 14:05

This Instrument Prepared By:
Lawrence C. Griffin, Esquire
Haile, Shaw & Pfaffenberger, P.A.
249 Royal Palm Way, Suite 501
Palm Beach, Florida 33480

Mail

* Doc Assump:	$	0.00
* Doc Tax	: $	0.70
* Int Tax	: $	0.00

COPY

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (" Agreement") is made this 30th day of July, 2004 by and among Midway Properties LLC, a Florida limited liability company ("Midway"), Willow Lakes LLC, a Florida limited liability company ("Willow Lakes"), Hyman B. Hendler and Alvin D. Schwartz as Co-Trustees under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995 ("Associates Trust") and Repechage Development, Inc., a Florida corporation ("Repechage").

COPY

RECITALS:

Midway is the owner of that certain real property, as a successor in title to TJH I, Ltd., a Florida limited partnership, and/or TJH II, Ltd., a Florida limited partnership, and/or HIP Properties and/or HHHP Associates, described in the attached Exhibit "A" ("Midway Parcel").

Willow Lakes is the owner of that certain real property, as a successor in title to TJH I, Ltd., a Florida limited partnership, and/or TJH II, Ltd., a Florida limited partnership, and/or HHHP Properties and/or HHHP Associates described in the attached Exhibit "B" ("Willow Lakes Parcel").

Associates Trust is the fee simple owner of that certain real property as described in the attached Exhibit "C" ("11 Acre Parcel"), which property is subject to a long term lease between Associates Trust, as Lessor, and Repechage, as Lessee, dated October 1, 2003.

COPY

Pursuant to a deed recorded in Official Records Book 1324, Page 936, and corrected by that deed recorded in Official Records Book 1330, Page 2972 of the Public Records of St. Lucie County, Florida (collectively "Prior Deed") and Dedication of Easements recorded in Official Records Book 1333, Page 1940 of the Public Records of St. Lucie County, Florida ("Prior Dedication"), the parties hereto and/or their predecessors in title to the Midway Parcel, the Willow Lakes Parcel and the 11 Acre Parcel, created certain access easements, maintenance obligations and billboard easements over, across and affecting that property described therein..

The parties hereto intend for this Agreement to amend, modify and restate the easement terms of the Prior Deed and the Prior Dedication, but expressly confirm that they do not intend to extinguish or terminate the easement terms of the Prior Deed and the Prior Dedication.

NOW, THEREFORE, in consideration of the mutual provisions hereinafter set forth and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto covenant, agree and dedicate as follows:

1. Recitals. The above recitals are ratified and incorporated herein.

2. Easement Benefitting Midway Parcel. Willow Lakes hereby grants and conveys to Midway, in perpetuity, its licensees, beneficiaries, agents, contractors, invitees, successors and assigns, as an appurtenance to the Midway Parcel, a non-exclusive access and utility easement over, under and across that portion of the property more particularly described in Exhibit "D" as attached hereto ("Access Easement Parcel") lying within the Willow Lakes Parcel for the purpose of: (a) providing ingress and egress to the Midway Parcel, including construction operation maintenance, repair, replacement, relocation and maintenance of required swales, culverts, piping and drainage structures and drainage system components necessary or desirable for the present use and future development of the Midway Parcel; and (b) construction, installation, operation, maintenance, repair, replacement and relocation of water, sewer, natural gas, electrical, telecommunication and similar utility equipment distribution facilities, and lines to service the future development of the Midway Parcel.

3. Easements Benefitting the 11 Acre Parcel. Willow Lakes and Midway hereby grant and convey to Associates Trust in perpetuity and to Repechage for the duration that its leasehold interest in the 11 Acre Parcel exists and not beyond, their lessees, beneficiaries, agents, licensees, contractors, invitees, successors and assigns, as an appurtenance to their respective fee simple and leasehold interests in the 11 Acre Parcel, a non-exclusive access and utility easement over, under and across that portion of the Access Easement Parcel lying within the Midway Parcel and Willow Lakes Parcel for the purpose of: (a) providing ingress and egress to the 11 Acre Parcel, (b) construction, installation, operation, maintenance, repair, replacement and relocation of swales, culverts, piping and drainage structures and drainage system components necessary or desirable for the present use and future development of the 11 Acre Parcel; and (c) construction, installation, operation, maintenance, repair, replacement and relocation of water, reuse irrigation quality water, sewer, natural gas, electrical, telecommunications and other utility equipment, distribution facilities and lines necessary or desirable for the present use and future development of the 11 Acre Parcel.

4. Easement Benefitting the Willow Lakes Parcel. Midway hereby grants and conveys to Willow Lakes, its licensees and invitees, and successors and assigns, as an appurtenance to the Willow Lakes Parcel, a non-exclusive access and utility

COPY

easement over, under and across that portion of the Access Easement Parcel lying with the Midway Parcel for the purpose of: (a) providing ingress and egress to the Willow Lakes Parcel, including construction and maintenance of required swales, culverts and drainage; and (b) construction, installation, operation, maintenance, repair and replacement of water, sewer, natural gas, electrical, telecommunications and similar utility equipment and lines to service the Willow Lakes Parcel.

5. Maintenance of Easements and Culverts. Midway and Willow Lakes and their successors and assigns shall, at their sole cost and expense: (a) maintain and repair in their current condition, all existing roads, including but not limited to that road identified as the "Dirt Road" which is depicted in that Boundary Survey prepared by Culpepper & Terpening, Inc. for Willow Lakes bearing Job No. 03-090 and denominated as Sheet 4 of 4 with a last revision date of July 20, 2004 which Dirt Road meanders in and along and outside of the Access Easement Parcel, which provide ingress or egress to the 11 Acre Parcel and (b) maintain, repair and when necessary, replace all culverts lying in their respective parcels which are located within the Access Easement Parcel. Midway and Willow Lakes shall be obligated, at their sole cost and expense, to apply for, obtain and thereafter maintain in good standing all required permits authorizing existing or replacement culverts over all of said District's canals for all portions of the road(s) now or hereafter lying within the Access Easement Parcel, from the North St.Lucie River Water Control District. Neither Associates Trust or Repechage, their successors and assigns, lessees, beneficiaries, agents, contractors or invitees shall be responsible for any obligation or expense specified or required under this Section 5. In the event Midway and Willow Lakes fail refuse or neglect to fulfill their obligations under this Section 5 as to their respective parcels they shall indemnify and hold Associates Trust harmless from all losses, damages, claims, costs, expenses and fees including attorneys, engineers and other professional fees which Associates Trust may suffer, sustain or incur (including any diminution in the value of the 11 Acre Parcel) resulting from or caused by such failure, refusal or neglect.

6. Billboard Easement. Willow Lakes and Midway hereby grant and convey to Associates Trust, and its successors and assigns, lessees, beneficiaries, agents, licensees, contractors and invitees, non-exclusive and perpetual easements over, under and across those portions of the Access Easement Parcels lying within the Midway Parcel and the Willow Lakes Parcel, for the maintenance, repair, upgrading, demolition, replacement and relocation of existing billboards and any accessories now or hereafter used in connection with such billboards , and for ingress and egress to and from the billboards, to and from a publicly dedicated road. Associates Trust and its successors and assigns, lessees, beneficiaries, agents, licensees, contractors, and invitees shall continue to receive all rent or other income from such billboards and shall have the right to renew, extend, modify, replace and enter into new billboard leases, licensing agreements and instruments of any kind for the billboard structures and any accessories now or

COPY

hereafter used in connection with such billboards. No person or entity owning any portion of the real property on which the Access Easement Parcel is located shall (a) use same in such a way to impair the easement rights set forth herein; or (ii) charge Associates Trust, its successors and assigns, lessees, beneficiaries, agents, licensees, contractors or invitees, any fee, cost or other sum for the exercise of the rights hereunder.

7. Prior Deed and Prior Dedications Modified but not Extinguished. The terms of this Agreement shall amend, modify and restate in its entirety all easements, covenants and maintenance responsibilities provided for in the Prior Deed and Prior Dedication and this Agreement is not intended to and shall not be construed to terminate or extinguish the Prior Deed's easement provisions and the Prior Dedication, and the assumption of obligations by the parties hereto as successors in interest to the parties under the Prior Deed and Prior Dedication shall not constitute a novation resulting in the extinguishment or termination of the Prior Deed or Prior Dedication.

8. Governing Law; Venue; Waiver of Jury Trial. This Agreement and the interpretation and enforcement of same shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising under the terms of this Agreement shall lie exclusively in St. Lucie County, Florida and the parties hereto do hereby waive any other jurisdiction or venue. The parties hereby expressly waive all rights to a trial by jury.

9. Construction. The provisions of this Agreement shall be liberally construed so as to effectuate and carry out the objectives and purposes specified in this Agreement. If any provision of the Agreement is held to be invalid, the remainder of this Agreement shall not be affected thereby.

10. Paragraph Headings. Section or paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, expand or limited the intent, scope or content of the particular paragraphs or sections in which they are contained or to which they refer and, accordingly, the same shall not be considered or referred to in resolving questions or interpretation or construction.

11. Attorneys' Fees and Costs. In connection with any administrative, arbitration or judicial proceedings (including appellate and bankruptcy proceedings) arising out of or predicated upon this Agreement, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorneys' fees, whether such proceedings arise before or after the entry of a final judgment.

12. Counterparts. This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute on and the same instrument, and a copy of such

COPY

signature received through telefax transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

COPY

[SIGNATURE PAGES FOLLOW]

COPY

COPY

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered in their name and have intended the same to be and become effective as of the day and year first above written.

WITNESSES:

Print Name: Douglas E. Gronard

Print Name: Julie N. Krauss

HHHP ASSOCIATES

By: _____

HYMAN B. HENDLER, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995

Print Name: Douglas E. Gronard

Print Name: Julie N. Krauss

By: _____

ALVIN D. SCHWARTZ, not individually, but solely as co-trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated the 2nd day of January, 1995

WILLOW LAKES, LLC, a Florida limited liability company

Print Name: Douglas E. Gronard

Print Name: Julie N. Krauss

By: DEVCON WILLOW LAKES, LLC, a Florida limited liability company, Manager

By: _____

Name: Chad P. LaBonte

Its: Manager

By: WL ENTERPRISES, LLC, a Florida limited liability company, Manager

By: _____
Name: Richard P. Bellinger
Its: Manager

Print Name: _____

Print Name: _____

MIDWAY PROPERTIES, LLC, a Florida limited liability company

By: _____
Name: Ronald M. Hyman
Its: Authorized Managing Member

Print Name: _____

Print Name: _____

REPECHAGE DEVELOPMENT INC., a Florida corporation

By: _____
Name: James W. Hall
Its: President

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of July, 2004 by HYMAN B. HENDLER, as Co-Trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust for HHHP Associates, dated the 2nd day of January, 1995, on behalf of said Trust. He is personally known to me or presented a driver's license as identification.

_____
Notary Public

Official Seal:

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
Florida Notary Assn., Inc.
(800-432-4254)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of July, 2004 by ALVIN D. SCHWARTZ, as Co-Trustee under the provisions of an unrecorded trust agreement known as the Restated and Amended Revocable Land Trust for HHHP Associates, dated the 2nd day of January, 1995, on behalf of said Trust. He is personally known to me or presented a driver's license as identification.

Julie N Krauss
Notary Public

Official Seal:

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004 by Chad P. LaBonte, as Manager of DevCon Willow Lakes, LLC, a Florida limited liability company, as Manager of WILLOW LAKES, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or presented a driver's license as identification.

Julie N Krauss
Notary Public

Official Seal:

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

STATE OF FLORIDA
COUNTY OF Palm Beach

James W. Hall

The foregoing instrument was acknowledged before me this 30th day of July, 2004 by Richard P. Bellinger, as Manager of WL Enterprises, LLC, a Florida limited liability company, as Manager of WILLOW LAKES, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or presented a driver's license as identification.

Julie N Krauss
Notary Public

Official Seal:

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July 2004 by Ronald M. Hyman, as Authorized Managing Member of MIDWAY PROPERTIES, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or presented a driver's license as identification.

Julie N. Krauss
Notary Public

Official Seal:

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004 by James W. Hall, as President of REPECHAGE DEVELOPMENT, INC., a Florida corporation, on behalf of said corporation. He is personally known to me or presented a driver's license as identification.

Julie N. Krauss
Notary Public

Official Seal:

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

COPY

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE

COPY

N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°04'39"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE I-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.59 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1746.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 399.73 ACRES MORE OR LESS.

OR BOOK 2035 PAGE 1440

EXHIBIT "B"

WILLOW LAKES PARCEL

COPY

Parcel 1

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4J&K; THENCE N00°04'30"E A

DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N89°52'26"W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

CONTAINING 197.90 ACRES, MORE OR LESS

Parcel 2

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NE ¼ OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NE ¼ OF SAID SECTION 35 LYING 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) THE WEST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96 AS RECORDED IN OFFICIAL RECORDS BOOK 396, PAGE 2511, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9)

Parcel 3

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NW ¼ OF SECTION 36 TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COPY

COPY

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE N89°45'07"E, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 824.95 FEET; THENCE S00°12'26"W A DISTANCE OF 662.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S47°45'46'E A DISTANCE OF 60.00 FEET THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE ROAD 95); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES, S42°14'14"W A DISTANCE OF 83.45 FEET; THENCE S37°39'48"W A DISTANCE OF 200.64 FEET; THENCE S42°14'14"W A DISTANCE OF 955.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF CANAL NO. 96; THENCE N00°08'06"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 89.49 FEET; TO A POINT 60.00 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95; THENCE N42°14'14"E PARALLEL WITH SAID NW RIGHT-OF-WAY LINE A DISTANCE OF 886.45 FEET; THENCE N37°39'48"E A DISTANCE OF 200.54 FEET; THENCE N42°14'14"E A DISTANCE OF 85.85 FEET TO THE POINT OF BEGINNING.

Parcel 4

A PARCEL OF LAND 80.00 FEET IN WIDTH LYING IN SW ¼ OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE NORTH 89°45'07"EAST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 824.95 FEET; THENCE N00°12'26"E A DISTANCE OF 871.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE N00°12'26"E A DISTANCE OF 197.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE N23°41'09"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 320.73 FEET TO THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 25; THENCE N89°51'53"W ALONG SAID NORTH LINE A DISTANCE OF 650.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96; THENCE S00°11'53"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE S89°51'53"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 598.70 FEET TO A POINT 80.00 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHWEST OF THE WESTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY; THENCE S23°41'09"E PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 449.19 FEET TO THE POINT OF BEGINNING.

COPY

EXHIBIT "C"

11 Acre Parcel

Parcel 1:

Being a portion of the Southwest ¼ of the Southwest ¼ of Section 25, Township 35 South, Range 39 East, lying Westerly of the Sunshine State Parkway, and being more particularly described as follows:

Commence at the Southwest corner of said Section 25, Township 35 South, Range 39 East; thence N 89°45'07" E, along the south line of said Section 25, a distance of 824.95 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 89°45'07" E, along said south line of Section 25, a distance of 471.97 feet to the westerly right-of-way line of the Sunshine State Parkway, thence N 23°41'09" W, along said westerly right-of-way line, a distance of 1165.23 feet; thence S 00°12'26" W a distance of 1069.13 feet to the POINT OF BEGINNING.

Containing 5.79 acres, more or less

Parcel 2

Being a portion of the Northwest ¼ of Section 36, Township 35 South, Range 39 East, lying Westerly of the Sunshine State Parkway and Northwesterly of State Road No. 9 (Interstate No. 95), and being more particularly described as follows:

Commence at the Northwest corner of said Section 36, Township 35 South, Range 39 East; thence N 89°45'07" E, along the north line of said Section 36, a distance of 824.95 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 89°45'07" E, along said north line of said Section 36, a distance of 471.97 feet to the westerly right-of-way line of the Sunshine State Parkway, thence S 23°41'09" E, along said westerly right-of-way line a distance of 170.06 feet to the Northerly right-of-way line of State Road 9 (Interstate Highway No. 95); thence S 42°14'14" W along said northerly right-of-way line a distance of 741.24 feet; thence N 47°45'46" W a distance of 60.00 feet; thence N 00°12'26" E a distance of 662.15 feet to the POINT OF BEGINNING.

Containing 5.47 acres, more or less

COPY

EXHIBIT "D" TO EASEMENT AGREEMENT
(ACCESS EASEMENT PARCEL)

The Easterly 60 feet of Parcel 1 of the Willow Lakes Parcel, and the Easterly 60 feet of the Midway Parcel, as said Parcels are described in Exhibits "A" and "B" of this Easement Agreement, lying adjacent to Interstate I-95 (State Road No. 9), and lying northeast of the Northerly Terminus of County Access Road No. 1 as recorded in Plat Book 24, at Pages 4J through 4K;

together with

The Southeasterly 60 feet of that part of the Northeast ¼ of Section 35, Township 35 South, Range 39 East, lying Northwesterly of Interstate I-95 (State Road No. 9) less and excepting right-of-way for North St. Lucie River Water Control District Canals 96 and 101;

together with

The Southerly 60 feet of Parcel 2 of the Willow Lakes Parcel described in Exhibit "B" of this Easement Agreement;

together with

All of Parcels 3 and 4 of the Willow Lakes Parcel described in Exhibit "B" of this Easement Agreement.

Sketch to Accompany Description consisting of two pages is attached

COPY

COPY

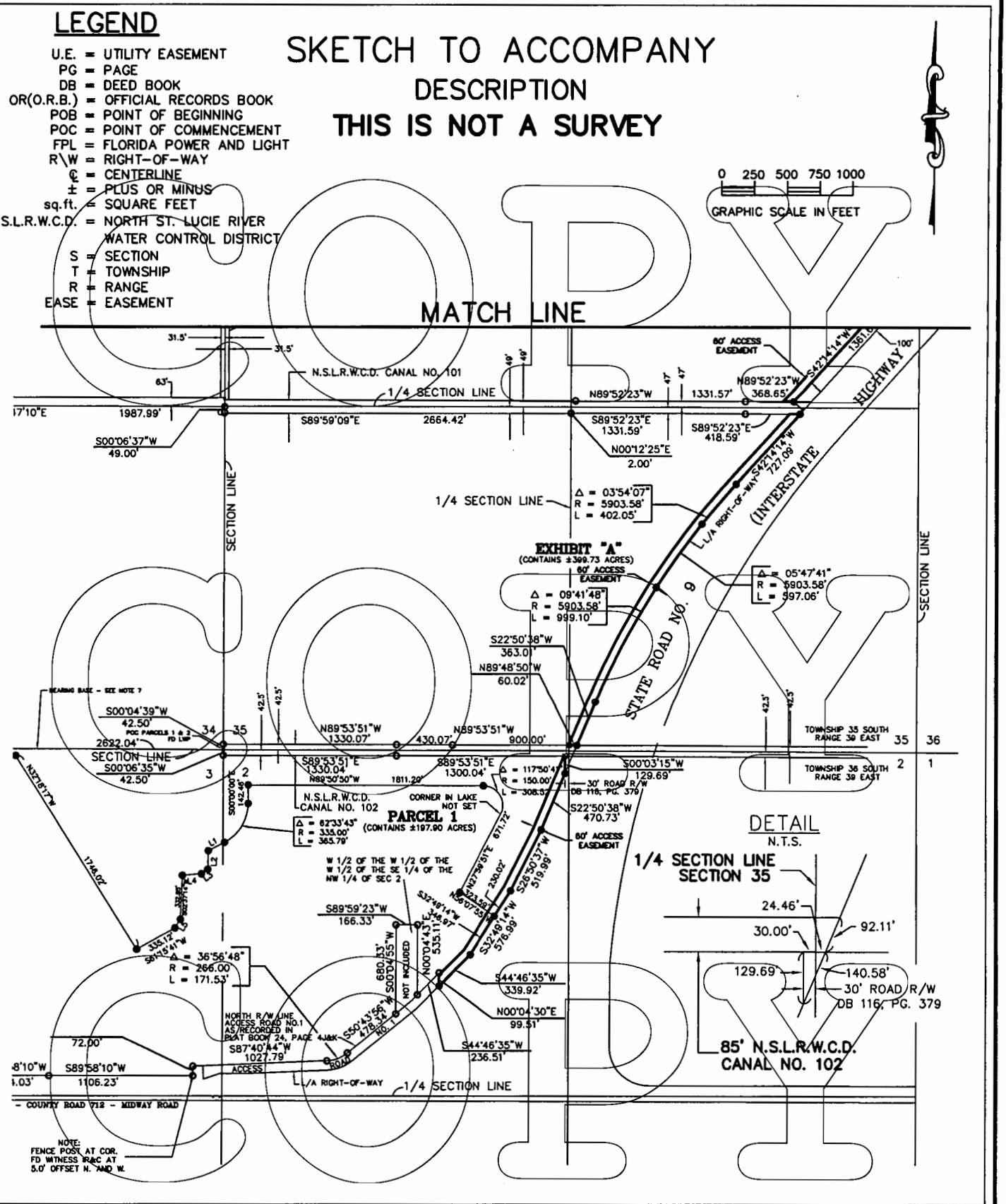
OR BOOK 2035 PAGE 1445

SKETCH TO ACCOMPANY DESCRIPTION

THIS IS NOT A SURVEY

LEGEND

U.E. = UTILITY EASEMENT
PG = PAGE
DB = DEED BOOK
OR(O.R.B.) = OFFICIAL RECORDS BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
FPL = FLORIDA POWER AND LIGHT
R\W = RIGHT-OF-WAY
℄ = CENTERLINE
± = PLUS OR MINUS
sq.ft. = SQUARE FEET
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
S = SECTION
T = TOWNSHIP
R = RANGE
EASE = EASEMENT



COPY

SKETCH OF DESCRIPTION Prepared For MIDWAY PROPERTIES L.L.C. And WILLOW LAKES L.L.C.	File: 04-186-60Foot -Easement.dwg Date: 08/02/04 Tech: BCS	CULPEPPER & TERPENING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 (772)-464-3537

OR BOOK 2035 PAGE 1446

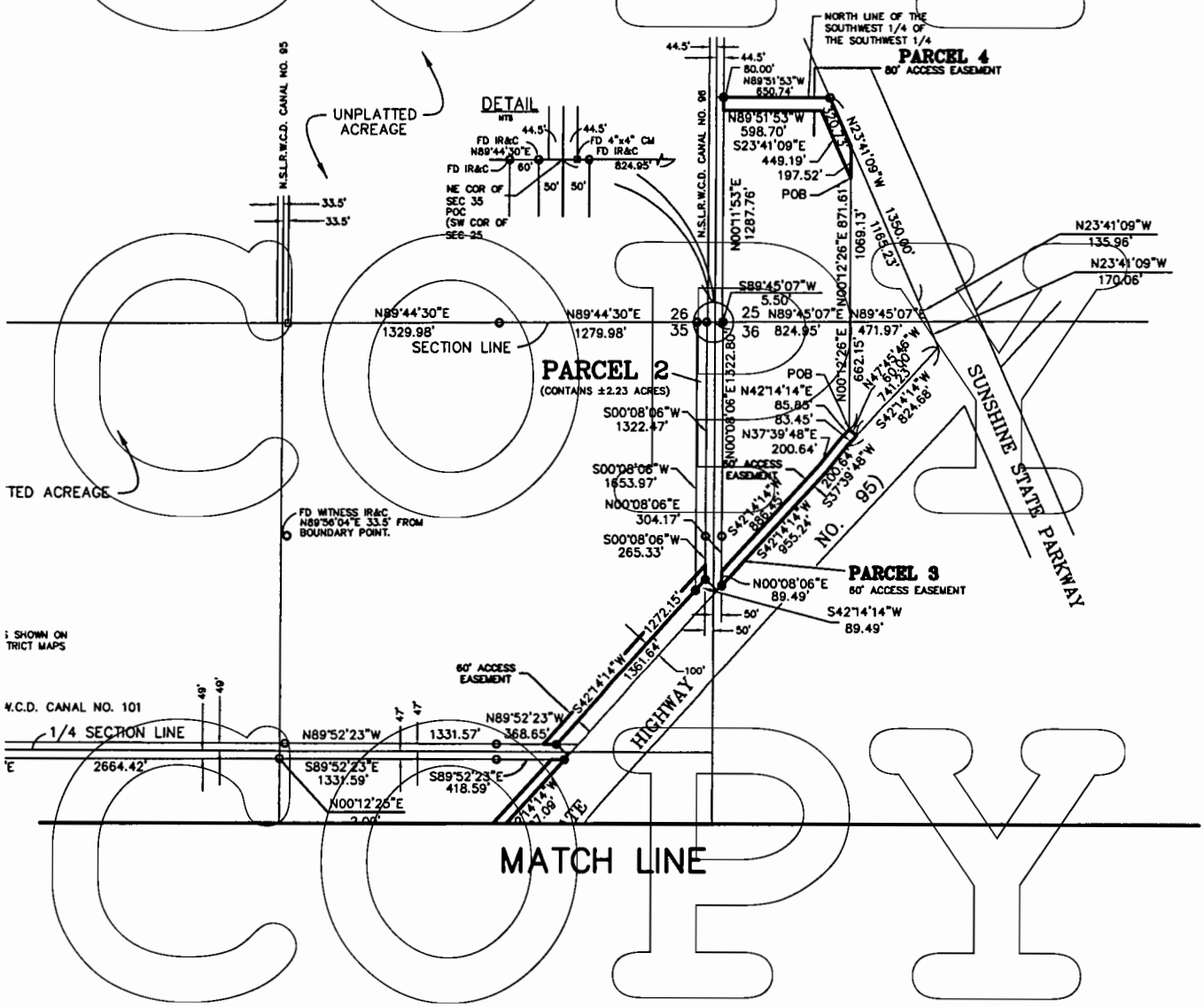
P:\Proj-2004\04-186 Willow Lakes Boundary Survey\Sur Dwgs\04-186-60foot easement.dwg, P6, 8/3/2004 5:30:22 PM

SKETCH TO ACCOMPANY
DESCRIPTION
THIS IS NOT A SURVEY

LEGEND

U.E. = UTILITY EASEMENT
PG = PAGE
DB = DEED BOOK
OR(O.R.B.) = OFFICIAL RECORDS BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
FPL = FLORIDA POWER AND LIGHT
R\W = RIGHT-OF-WAY
℄ = CENTERLINE
± = PLUS OR MINUS
sq.ft. = SQUARE FEET
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
S = SECTION
T = TOWNSHIP
R = RANGE
EASE = EASEMENT

0 250 500 750 1000
GRAPHIC SCALE IN FEET



SKETCH OF DESCRIPTION Prepared For MIDWAY PROPERTIES L.L.C. And WILLOW LAKES L.L.C.	File: 04-186-60Foot-Easement.dwg Date: 08/02/04 Tech: BCS	CULPEPPER & TERPENING, INC.	CONSULTING ENGINEERS & LAND SURVEYORS 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 (772)-464-3537

COPY

OR BOOK 2035 PAGE 1447

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EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

VILLAGE AT MIDWAY

Environmental Assessment

Prepared For:
Walton Development and Management

Prepared By:
EW Consultants, Inc.

July 2015
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www.ewconsultants.com

I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources present on a piece of land referred to as The Village at Midway within the City of Fort Pierce, St. Lucie County, Florida. The project site, as shown on Figure 1 in Appendix A, is 516.3± acres, and is located south of and adjacent to the Ten-Mile Creek Stormwater Treatment Area, west of and adjacent to I-95, and north of (with the western portion adjacent to) Midway Road. Figure 2 in Appendix A is a 2014 aerial photo of the subject property and immediate surroundings.

II. GENERAL PROPERTY DESCRIPTION –

The property is comprised of two distinct areas; native upland and wetland habitats and pasture land east of the North St. Lucie Water Control District's (NSLWCD) Canal Number 93, and abandoned citrus groves west of the Canal Number 93. Electrical transmission lines run west-to-east on both pieces, as well as northwest-to-southeast on the piece of land east of the canal. While the western piece is abandoned groves with associated ponds and ditches, the eastern portion of the project site remains in native upland and wetland habitats, as well as improved pasture which is currently active. Detailed discussions of land cover types are described in subsequent sections of this report.

Surrounding land uses include the Corps of Engineers'/SFWMD Ten-Mile Creek Stormwater Treatment Area to the north, I -95 to the east, improved pasture and Midway Road to the south, and nursery and remnant citrus groves to the west.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based and poorly drained soils throughout the project site.

IV. EXISTING LAND COVER TYPES –

Figure 3 in Appendix A provides an aerial view and nomenclature for the various types of land covers/FLUCCS which currently exist on-site.

The land cover types found on the project include:

Upland Inventory

211 Improved Pasture – ±90.3 Ac.

The southern and eastern portions of the project site consist of improved pasture, which is currently being used for cattle and horse grazing. The livestock is roaming free throughout a majority of the site and, as a result, the property shows signs of impact such as numerous trails. Some areas in the eastern portion of the property include composting piles consisting of discarded citrus. Vegetation consists primarily of pasture grasses. This category includes ditches associated with the agricultural practice.

211/832 Improved Pasture/Electrical Transmission Lines – ±2.6 Ac.

The eastern piece of land contains an east-west and northwest-southeast alignment of electrical power transmission lines. The underlying land use is improved pasture with similar characteristics to 211 described above.

224 Abandoned Groves – ±108.4 Ac.

The western parcel, west of Canal Number 93, consists largely of abandoned groves that have become overgrown with exotic plant species such as Brazilian pepper, as well as native species such as laurel oak and cabbage palm. No active management is apparent.

224/832 Abandoned Groves/Electrical Transmission Lines – ±15.4 Ac.

The western piece of land contains an east-west alignment of electrical power transmission lines. The underlying land use is abandoned groves with similar characteristics to 224 described above.

411 Pine Flatwoods – ±119.7 Ac.

This is a sub-category of the FLUCCS Upland Forests classification and includes areas where the tree canopy is dominated by slash pine (*Pinus elliottii*). The soil is typically poorly to moderately well-drained with occasional organic layers associated with the primarily sandy layers. The native areas of pine flatwoods are generally found in the northern half of the property, with scattered areas in the southern and southeastern portions of the site. While this area is in fairly good ecological condition and shows little signs of stress or invasive vegetation, the grazing and anthropogenic

activities have impacted the area somewhat. Slash pine (*Pinus elliottii* var. *densa*), saw palmetto (*Serenoa repens*), and gallberry (*Ilex glabra*) are the dominant plants species within this land cover category.

422 Brazilian Pepper – ±3.6 Ac.

Thickets of the exotic Brazilian pepper tree exist along I-95 in the eastern portion of the site. These trees typically dominate a landscape preventing desirable native plant species from establishing.

437 Australian Pine – ±1.1 Ac.

Tall stands of the exotic Australian pine tree exists in the north-central and northwestern portions of the site. These trees typically dominate a landscape preventing desirable native plant species from establishing.

740 Disturbed Land – ±15.4 Ac.

The area surrounding the large off-site barrow pit is comprised of disturbed land. The area includes scattered native trees such as slash pines and laurel oaks, along with Brazilian pepper.

740/832 Disturbed Lands/Electrical Transmission Lines – ±0.4 Ac.

Just northwest of the large off-site barrow pit exists this land cover type. The underlying land use is disturbed lands with similar characteristics to 740 described above.

Other Surface Waters

524 Lakes Less than Ten Acres – ±2.5 Ac.

Two man-made lakes occur within the western piece of land that were likely used as part of the remnant citrus operation. One small pond exists in the south-central portion of the eastern piece. All are in fair to poor ecological condition due to the long-term agricultural impacts.

Wetland Inventory

617 Mixed Wetland Hardwoods – ±0.4 Ac.

A wetland located near the site's northeastern corner of property is somewhat degraded. Vegetation present includes Carolina willow (*Salix caroliniana*), Brazilian pepper (*Schinus terebinthifolius*), Primrose willow (*Ludwigia peruviana*), torpedo grass (*Panicum repens*), pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria graminea*), swamp fern (*Blechnum serrulatum*), and water hyssops (*Bacopa* spp.).

625 Hydric Pine Flatwoods – ±115.8 Ac.

The northern half of the property is dominated by an ecosystem containing wetlands, hydric pine flatwoods, and pine flatwoods. This ecosystem is in good condition, but has been impacted by anthropogenic impacts, including historic logging, understory vegetation removal, and frequent off-road vehicle traffic. Within the hydric pine flatwoods habitat, the canopy consists of slash pines (*Pinus elliotti*) with an understory of gallberry (*Ilex glabra*), milkworts (*Polygala rugelii*), yellow-eyed grass (*Xyris* spp.), beakrush (*Rhynchospora* spp.), hat pins (*Eriocaulon* spp.), bog buttons (*Eriocaulon* spp.), bluestem grasses (*Andropogon* spp.), flat sedges (*Cyperus* spp.), wax myrtle (*Myrica cerifera*), and saw palmetto (*Serenoa repens*).

625/832 Hydric Pine Flatwoods/Electrical Transmission Lines – ±0.2 Ac.

The northeastern corner of the eastern piece of land contains this land cover type. The underlying land use is hydric pine flatwoods with similar characteristics to 625 described above.

641 Freshwater Marsh – ±21.1 Ac.

This is a sub-category of the FLUCCS wetlands classification and includes long-hydroperiod aquatic vegetation generally associated with depressional wetlands. These wetlands may contain water throughout the year and provide resident wildlife with water as well as foraging and nesting opportunities. The marsh wetlands primarily occur within the hydric pine flatwoods and pasture areas and are generally in fair-to-good condition. The vegetation in these marshes predominantly includes the following species as well as others that may not be specifically noted: wax myrtle (*Myrica cerifera*), chestnut sedge (*Fimbristylis spadicea*), seedbox (*Ludwigia alternifolia*), chalky bluestem (*Andropogon virginicus var. glaucus*), St. John's wort (*Hypericum brachyphyllum*), pickerelweed (*Pontederia cordata*), bladderwort (*Utricularia* spp.), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muhlenbergianum*), Tracy's beakrush (*Rhynchospora tracy*), redroot (*Lachnanthes caroliana*), spatterdock (*Nuphar* spp.), corkwood (*Stillingia aquatica*), and duck potato (*Sagittaria graminea*).

643 Wet Prairie – ±15.4 Ac.

This is a sub-category of the FLUCCS wetlands classification and includes short-hydroperiod aquatic vegetation generally associated with shallow depressional wetlands. Wet prairies usually hold several inches to a foot or more of water during the wet season, but may dry out completely (water table recedes below ground surface) for a majority of the year. The wet prairies on-site occur within the improved pastures and pine flatwood areas. Their ecological condition ranges from very poor (due to agricultural influences) to very good where surrounded by pine flatwoods or hydric pine flatwoods. Some of the plant species observed on the subject property that are typical within this classification include Tracy's beakrush (*Rhynchospora tracy*), redroot (*Lachnanthes caroliana*), yellow-eyed grass (*Xyris* spp.), pickerelweed (*Pontederia cordata*), Wax Myrtle (*Myrica cerifera*), St. John's Wort (*Hypericum cistifolium*), water hyssops (*Bacopa* spp.), primrose willow (*Ludwigia peruviana*), panic grass (*Panicum* spp.), Juncus rush (*Juncus* spp.), and blue maidencane (*Amphicarpum muhlenbergianum*).

643/832 Abandoned Groves/Electrical Transmission Lines – ±3.3 Ac.

The northwest-to-southeast transmission line alignment contains wetland areas. The underlying land use is wet prairie with similar characteristics to 643 described above.

V. PRESERVE AREA AND WETLAND IMPACT/MITIGATION –

The limits of the wetland areas are based on SFWMD (South Florida Water Management District) Environmental Resource Permit (ERP) No. 56-02538-P for the Provences DRI. This active ERP provides for the preservation, impact, and subsequent mitigation of wetland areas on-site. Mitigation for proposed impacts to on-site wetlands have been addressed with the SFWMD through the preservation of 136.4 acres of land located in the northern portion of the property. This preservation area consists of a mosaic of upland pine flatwoods, hydric pine flatwoods, wet prairies and freshwater marshes. This preserve area will be placed in conservation easement in favor of the SFWMD, which provides for the perpetual management of the preserve area.

VI. WILDLIFE AND LISTED SPECIES EVALUATION

The data and field observations indicate that the property hosts a variety of wildlife species. The table below lists the species that were directly observed, photographed, or evidence of their presence was noted through indirect means, such as scat or prints. In general, the southern half of the property is dominated by active pastures that host both cattle and horses. The cattle and horses have free reign over the entire property and, as such, the whole site exhibits impacts to a greater or lesser degree, with the greatest impact in the southern portion. I-95's constant noise is

noticeable, and presumably disruptive, throughout the eastern portion of the property. The pine flatwoods host a number of hunting stations and the well-established paths indicating that trucks or similar vehicles go through the flatwoods on a regular basis. Given the anthropogenic disturbances, the site does not provide the habitat suitable to host a large number of listed species.

Common Name	Scientific Name	On-Site Locations	Legal Status	Occurrence
Raccoon	*Procyon lotor*	Throughout site	Not listed	Indirectly observed
Hog	*Sus scrofa*	Throughout site	Not listed	Indirectly observed
Coyote	*Canis latrans*	Eastern portion of site	Not listed	Indirectly observed
Black Racer	*Coluber constrictor*	Throughout site	Not listed	Directly observed
Double-Breasted Cormorant	*Phalacrocorax auritus*	Lake	Not listed	Directly observed
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around wetlands and lake	State – Threatened	Directly observed
Great Egret	*Ardea alba*	In/around wetlands and lake	Not listed	Directly observed
White Ibis	*Eudocimus albus*	Near lake	Species of Special Concern – State	Directly observed
Cattle Egret	*Bubulcus ibis*	In/around ditches and in open pasture areas	Not listed	Directly observed
Mourning Dove	*Zanaida macroura*	Throughout site	Not listed	Directly observed
Northern Mockingbird	*Mimus polyglottus*	Throughout site	Not listed	Directly observed
Brown Thrasher	*Toxostoma rufum*	Pine flatwoods	Not listed	Directly observed
Northern Cardinal	*Cardinalis cardinalis*	Pine flatwoods	Not listed	Directly observed
Blue Jay	*Cyanocitta cristata*	Throughout site	Not listed	Directly observed
Yellowthroat	*Geothlypis trichas*	Pine flatwoods	Not listed	Directly observed
Red-Tailed Hawk	*Buteo jamiacensis*	Throughout site	Not listed	Directly observed
Black Vulture	*Coragyps atratus*	Throughout site	Not listed	Directly observed
Turkey Vulture	*Cathartes aura*	Throughout site	Not listed	Directly observed
Gopher Tortoise	Gopherus polyphemus	Pine flatwoods, disturbed lands	Threatened – State	Directly observed

While their presence was not detected either directly or indirectly, a number of other species may occur due to the site's habitats. In particular, the pine flatwoods, ditches, and wetlands may provide habitat for a number of listed species, which are outlined in the below table.

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around wetlands and lake	Species of Special Concern – State	Not directly observed, but suitable habitat is present
Snowy Egret	*Egretta thula*	In/around wetlands and lake	Species of Special Concern – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around wetlands and lake	Species of Special Concern – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around wetlands and lake	Species of Special Concern – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around wetlands and lake	Species of Special Concern – State	Not directly observed, but suitable habitat is present
Southeastern American Kestrel	*Falco sparverius paulus*	In/around open areas	Threatened – State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In pine flatwoods; gopher tortoise commensal	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Gopher Frog	*Rana capito*	In pine flatwoods; gopher tortoise commensal	Species of Special Concern – State	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In ditches and lakes	State – Species of Special Concern, Federal – Threatened	Not directly observed, but suitable habitat is present

A majority of the listed species observed on-site were foraging within the waterbodies, wetlands, and citrus composting piles. However, species observed and/or likely to occur demonstrate a propensity to take advantage of the forage opportunities in areas of relatively high human alteration and activity and are therefore able to adapt to any potential impacts the result from the proposed project.

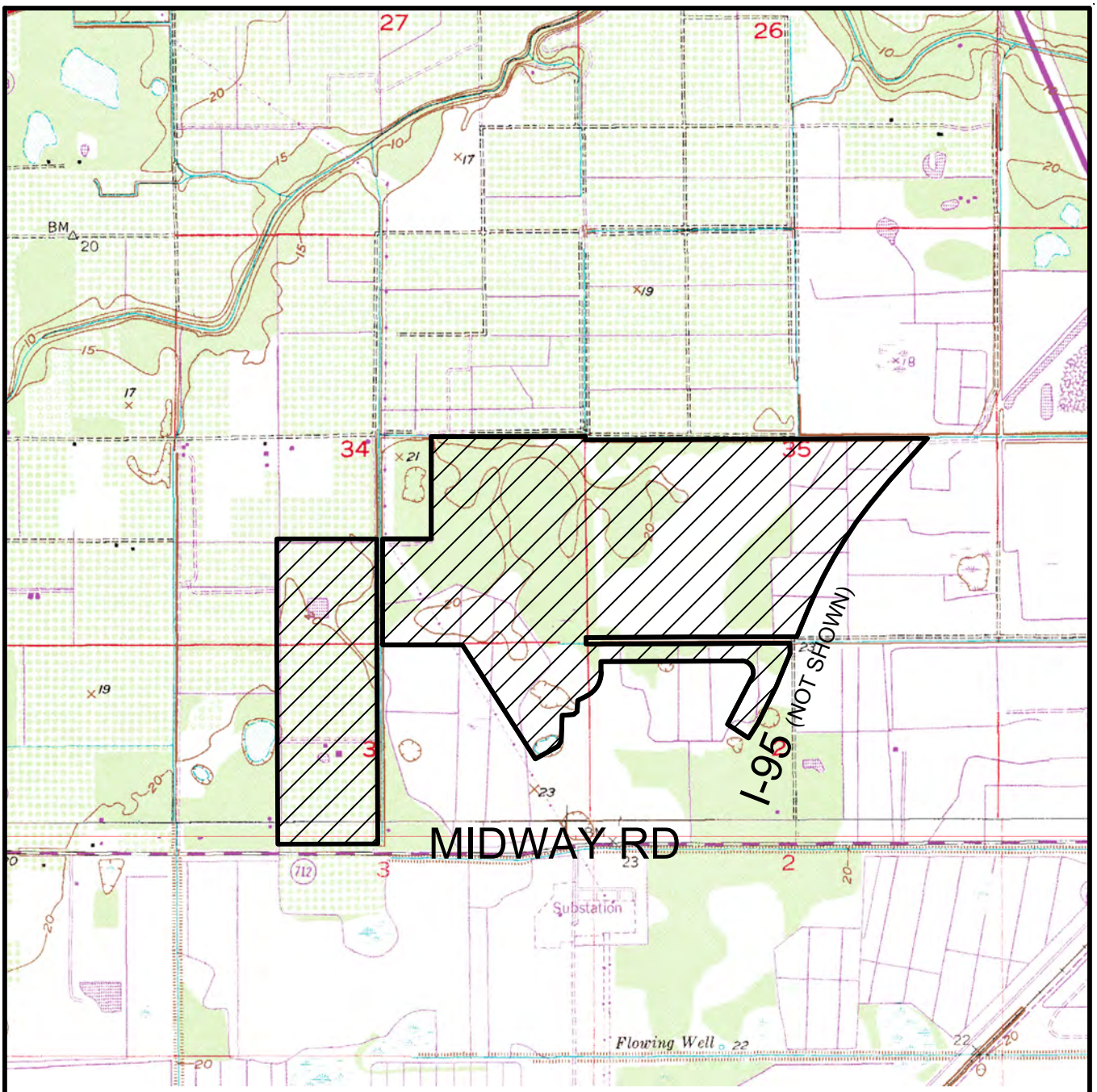
The Florida Fish and Wildlife Conservation Commission waterbird colony locator and bald eagle nest databases have no records of nests occurring on the subject property (please see Figure 4 in Appendix A). However, the site is within core foraging area for the protected wood stork, which is typically recognized as being 18.6 miles from their rookery sites.

APPENDIX A

Figure 1: Location Map

Figure 2: Aerial photograph

Figure 3: FLUCCS Map



USGS QUAD MAP "FORT PIERCE NW" SECTIONS 34 & 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST, SECTIONS 2 & 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27°23'04" LONGITUDE −80°24'55"

LEGEND

▨ - SITE (516.3± AC)

0 2000

SCALE IN FEET

VILLAGE AT MIDWAY

LOCATION MAP

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
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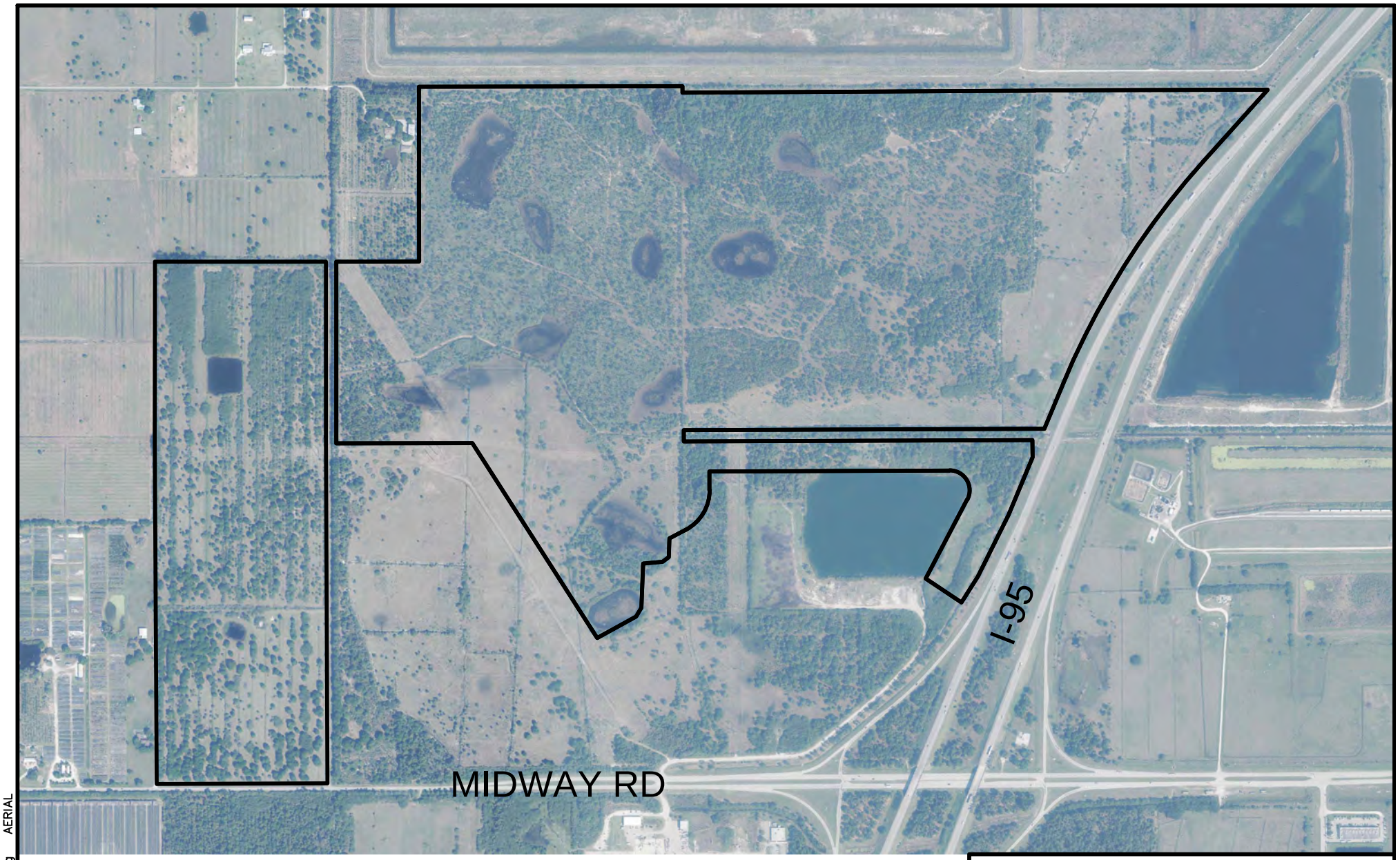
FIGURE 1

VILLAGES AT MIDWAY.dwg LOCATION



ST LUCIE COUNTY AERIALS DATED 2014

0 1000
SCALE IN FEET

VILLAGE AT MIDWAY AERIAL

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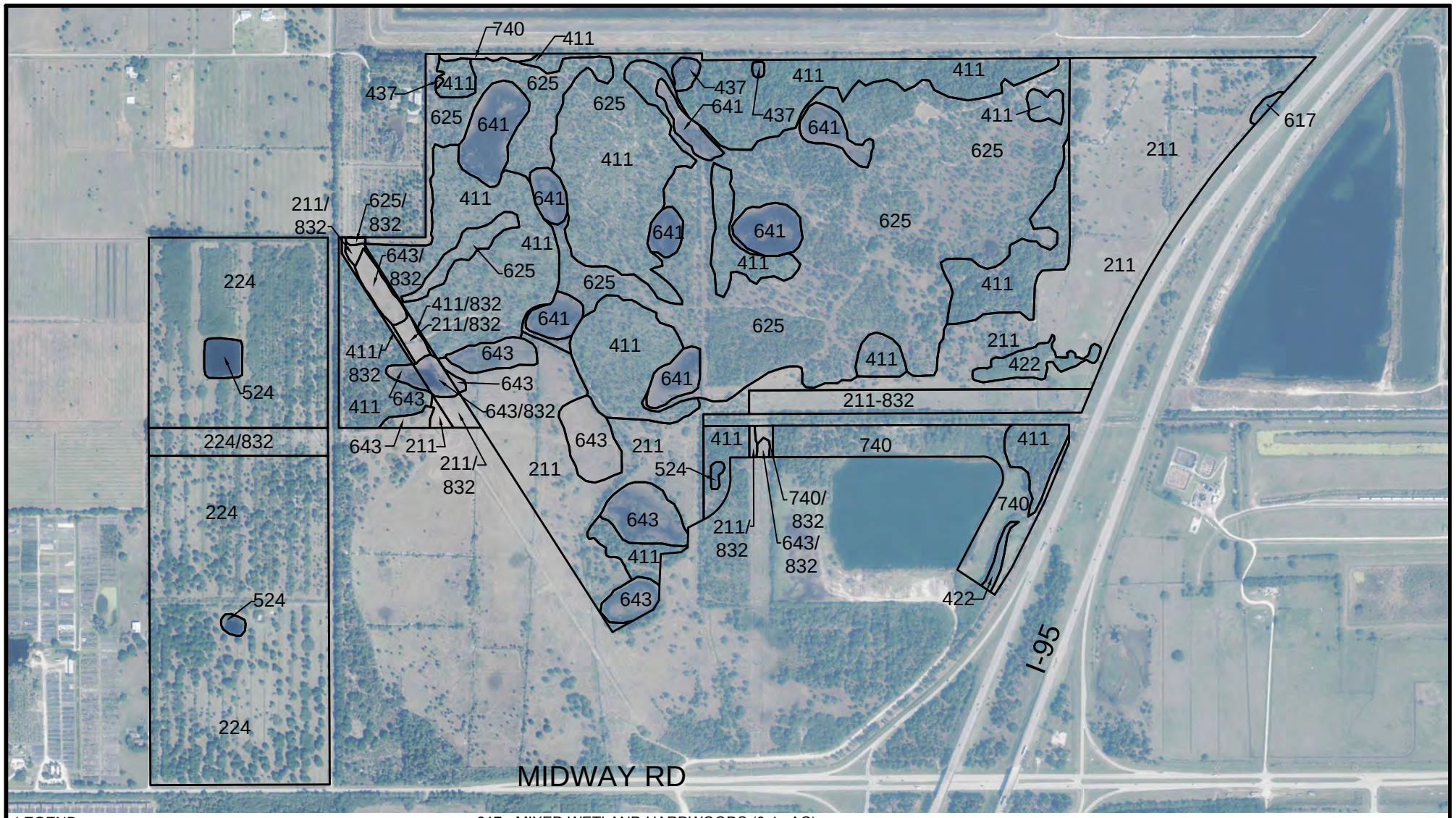
FIGURE 2

VILLAGES AT MIDWAY.dwg AERIAL



LEGEND

211 - IMPROVED PASTURE (90.3± AC)
211/832 - IMPROVED PASTURE/ELECTRICAL POWER TRANSMISSION LINES (2.6± AC)
224 - ABANDONED GROVES (108.4± AC)
224/832 - - ABANDONED GROVES/ELECTRICAL POWER TRANSMISSION LINES (15.4± AC)
411 - PINE FLATWOODS (119.7± AC)
411-832 - PINE FLATWOODS/ELECTRICAL POWER TRANSMISSION LINES (0.7± AC)
422 - BRAZILIAN PEPPER (3.6± AC)
437 - AUSTRALIAN PINE (1.1± AC)
524 - LAKES LESS THAN 10 ACRES (2.5± AC)
617 - MIXED WETLAND HARDWOODS (0.4± AC)
625 - HYDRIC PINE FLATWOODS (115.8± AC)
625-832 - HYDRIC PINE FLATWOODS/ELECTRICAL POWER TRANSMISSION LINES (0.2± AC)
641 - FRESHWATER MARSHES (21.1± AC)
643 - WET PRAIRIE (15.4± AC)
643-832 - WET PRAIRIE/ELECTRICAL POWER TRANSMISSION LINES (3.3± AC)
740 - DISTURBED LANDS (15.4± AC)
740-832 - DISTURBED LANDS/ELECTRICAL POWER TRANSMISSION LINES (0.4± AC)
TOTAL SITE (516.3± AC)

0 1000
SCALE IN FEET

ST LUCIE COUNTY AERIALS DATED 2014

VILLAGE AT MIDWAY FLUCCS

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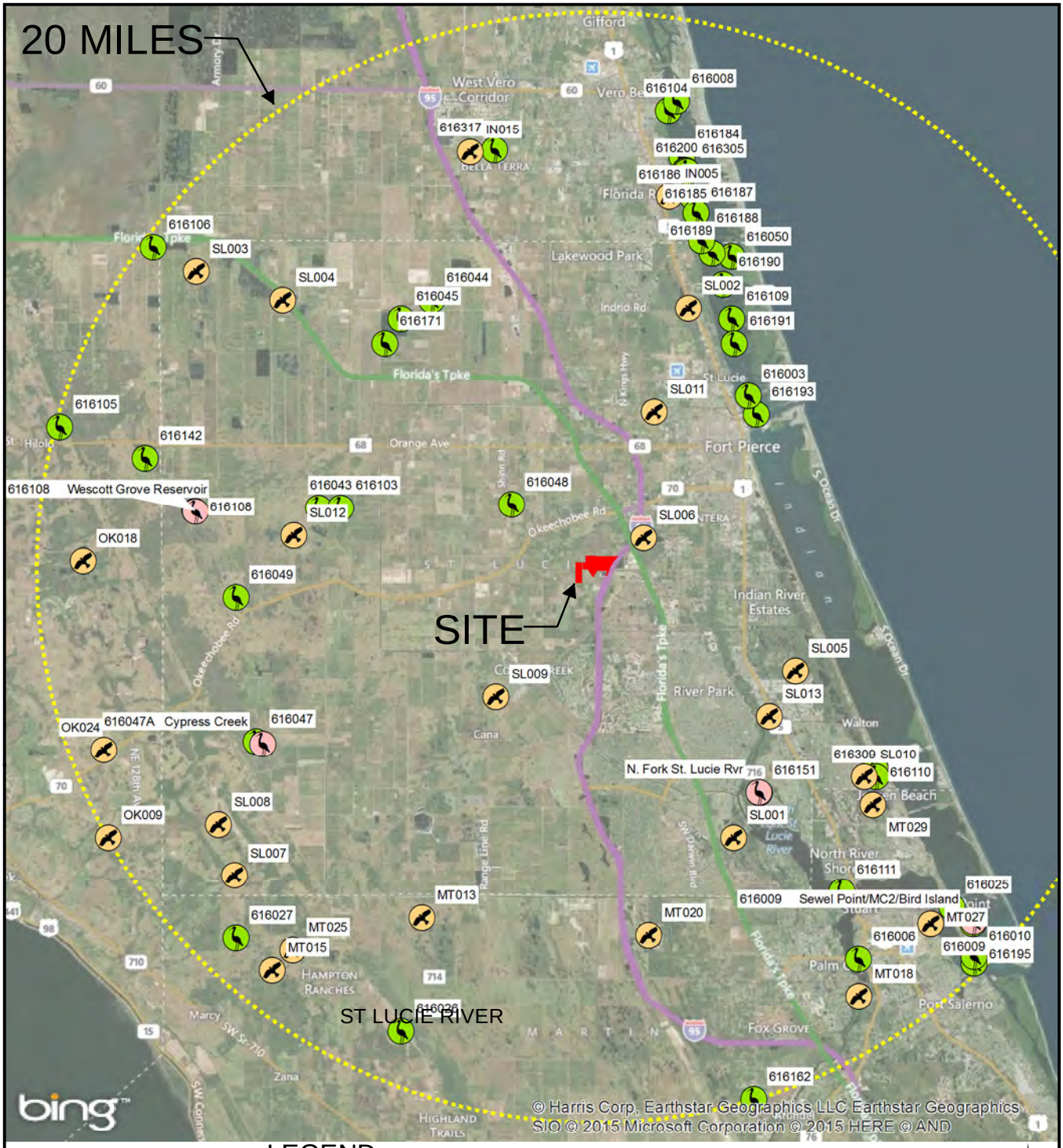
FIGURE
3

VILLAGES AT MIDWAY.dwg FLUCCS



LEGEND

- FFWCC WOODSTORK NESTING COLONIES 1999
- FFWCC EAGLE NESTING
- FFWCC WADING BIRD ROOKERY

0 6 Miles N

VILLAGE AT MIDWAY

EAGLES & WADING BIRDS MAP

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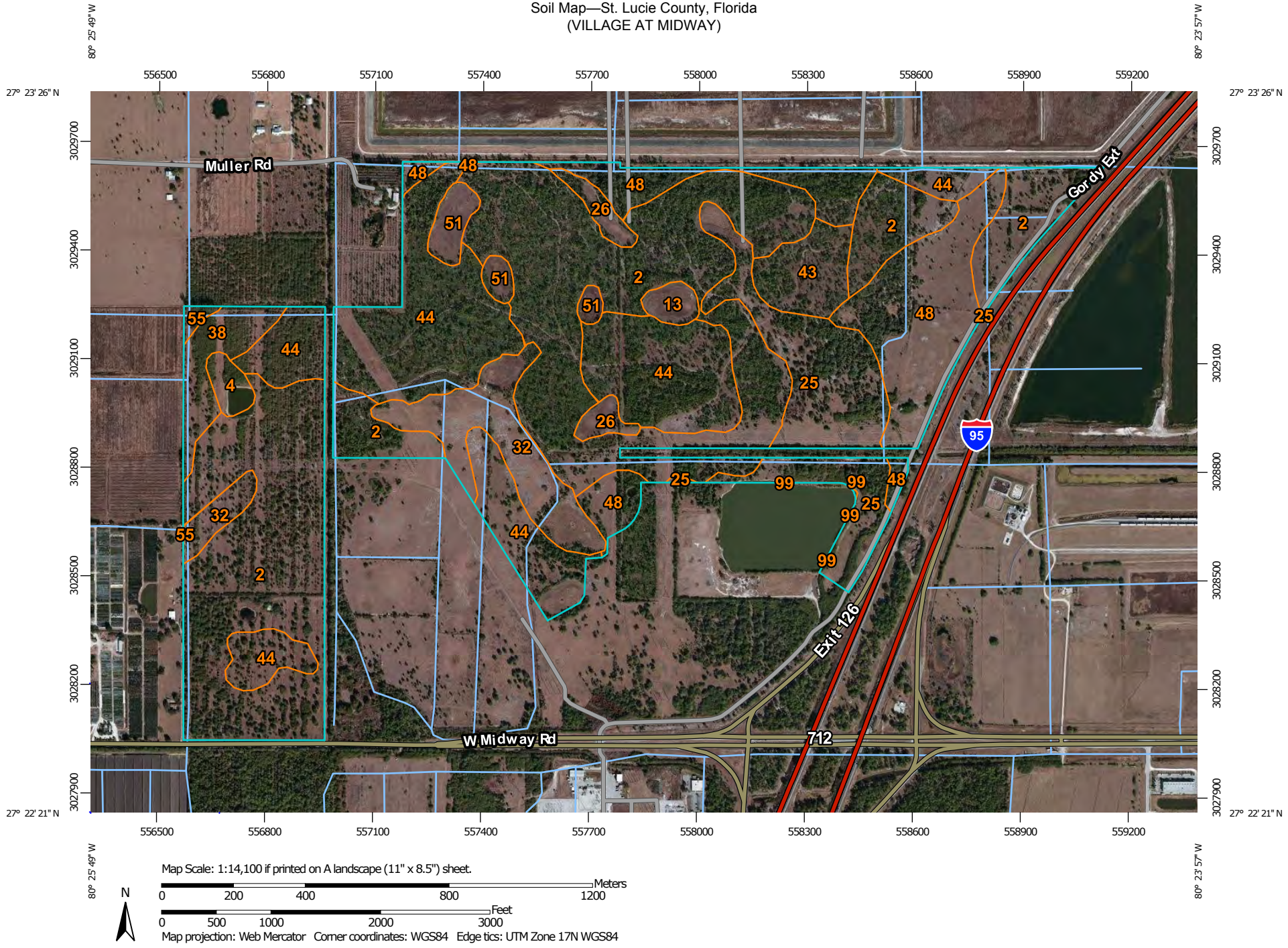
FIGURE

4

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(VILLAGE AT MIDWAY)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 6, Sep 9, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 15, 2010—Mar 13, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
2	Ankona and Farmton sands	218.8	42.4%
4	Arents, 0 to 5 percent slopes	3.8	0.7%
13	Floridana sand, depressional	3.6	0.7%
25	Nettles and Oldsmar sands	45.9	8.9%
26	Oldsmar sand, depressional	6.8	1.3%
32	Pineda sand	31.6	6.1%
38	Riviera fine sand, 0 to 2 percent slopes	11.8	2.3%
43	Susanna and Wauchula sands	13.2	2.6%
44	Tantile and Pomona sands	109.7	21.2%
48	Wabasso sand, 0 to 2 percent slopes	61.4	11.9%
51	Waveland-Lawnwood complex, depressional	8.6	1.7%
55	Winder loamy sand	1.2	0.2%
99	Water	0.1	0.0%
Totals for Area of Interest		**516.4**	**100.0%**

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Village at Midway

Prepared for:

Walton Development and Management
8390 ChampionsGate Boulevard, Suite 315
Champions Gate, FL 33896

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
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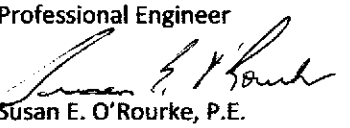
772-781-7918

August 3, 2015
Revised November 2, 2015
Revised December 18, 2015
SR14071.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 12/18/15 License #: 42684

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SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

August 3, 2015

Mr. Mark Jacobson
Walton Development and Management
8390 ChampionsGate Boulevard, Suite 315
Champions Gate, FL 33896

Re: Village at Midway

Dear Mr. Jacobson:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed project located generally north of Midway Road and west of the Interstate 95 freeway in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
Susan E. O'Rourke, P.E., Inc.

Susan E. O'Rourke, P.E.
Registered Civil Engineer – Traffic

C2 village of midway report revised 11 2 15

969 SE Federal Highway
Suite 402
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APPENDIX

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APENDIX B: Trip Generation AM and PM.
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INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed development of 516.35 acres located west of I-95 and north of Midway Road in Ft. Pierce, Florida. The proposal is to develop: 1,500,000 square feet of warehouse; 1,200,000 square feet of flex office/light industrial; 160,000 square feet of retail; 26,000 square feet of freeway oriented restaurants; 14,000 square feet of convenience store and fast food restaurant and 650 multi-family/apartment units.

The purpose of this report is to determine the impact of the proposed project on the surrounding roadway system in accordance with the City of Ft. Pierce Transportation Element comprehensive plan policies and F.S. 163.3180(5)(b)4. To that end, the following analytical steps were taken:

- summary of the project,
- summary of existing lane geometrics-links,
- summary of network and service volumes,
- assessment of project traffic,
- determination of study area ,
- summary of cumulative traffic volumes-links,
- comparison of volumes to allowable levels of service,
- development of future intersection volume,
- development of project related improvements
- analysis of intersections

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development involves a parcel of land located generally north of Midway Road and west of I-95 in Ft. Pierce, Florida. **Figure 1** shows the project location.

As noted above, the proposal is to develop 1,500,000 square feet of warehouse; 1,200,000 square feet of flex office/light industrial; 160,000 square feet of retail; 26,000 square feet of freeway oriented restaurants, 14,000 square feet of convenience and fast food restaurant and 650 multi-family/apartment units. The project has an expected buildout date of 2035. **Figure 2** illustrates the project site plan.



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FIGURE 1

PROJECT LOCATION

VILLAGE AT MIDWAY

MAY 2015

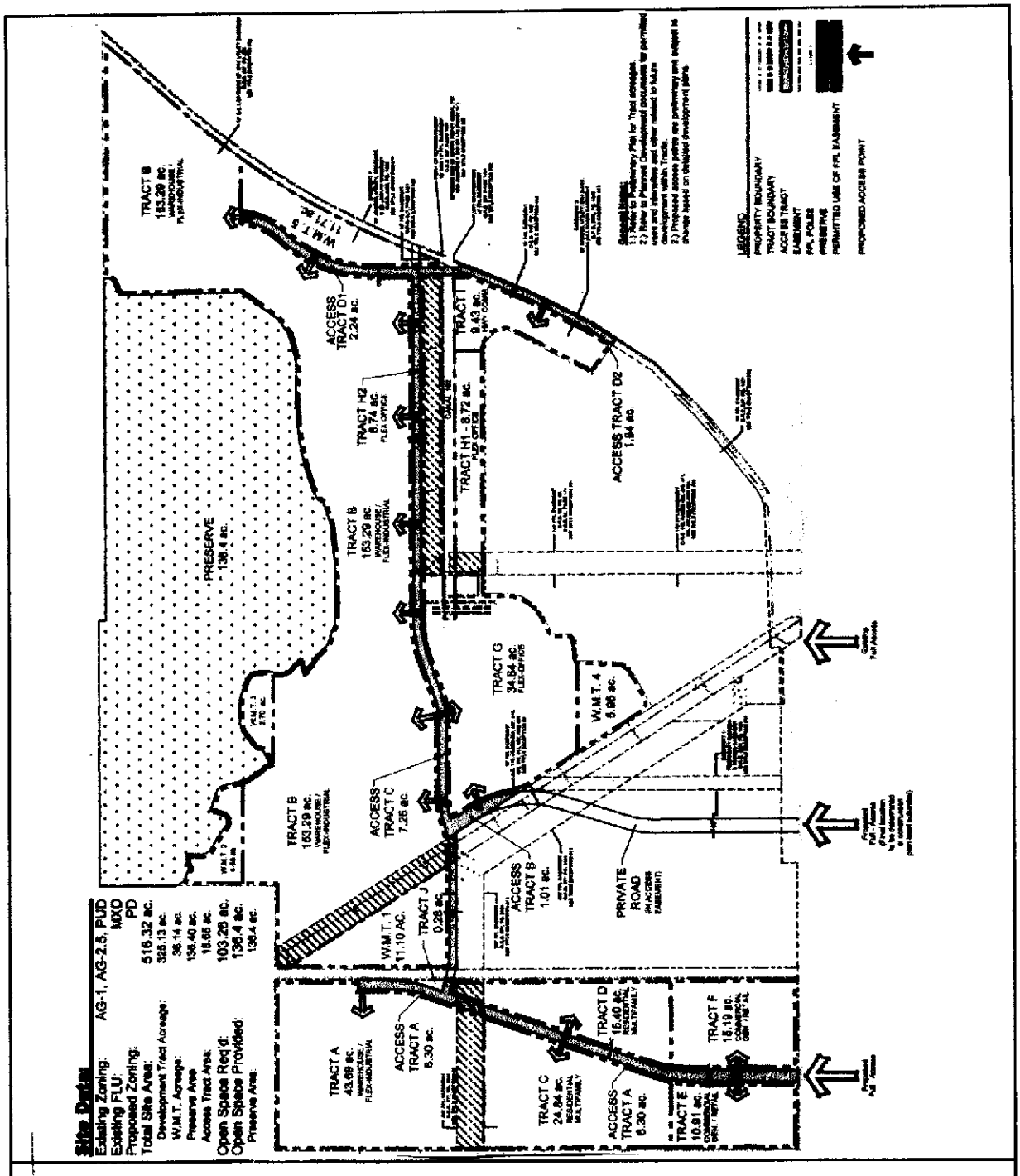


FIGURE 2

North

Not to Scale

Source: Lucido and Associates

Project Site Plan

Village at Midway

EXISTING ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 1% of the level of service capacity of the adjacent roadway link, 3% on the balance of the arterial and collector roadways and 5% on highway links. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing plus committed lane geometrics and existing traffic volumes.

Lane Geometrics

The study area was reviewed to determine the existing number and type of lanes along the roadway. In addition, improvements outlined in City, County or FDOT Five Year Programs were included. Roadway Improvements included in the 5 year Road Program are:

- Midway Road from Selvitz Road to 25th Street, 2L to 4LD, Under Construction
- Midway Road from 25th Street to US 1, 2L to 4LD, FY 2019
- Okeechobee Road from Jenkins Rd to McNeil Rd, 6LD to 8LD, FY 2018
- Kings Highway from south of Okeechobee Road to north of Picos Road, 2L to 4LD, FY 2018
- Kings Highway from north of Picos Road to north of I-95 overpass, 2L to 4LD, FY 2019
- St Lucie West Boulevard from I-95 southbound exit to I-95 northbound exit, 2L to 4LD, FY 2019

Key roadways are described below. Details of the committed improvements are including in **Appendix A.**

Midway Road is a two lane arterial with an east/west alignment west of the project. It is a four lane roadway from just west of I-95 to Selvitz Road. The segment between East Torino Parkway and Selvitz Road is currently two lanes. A PD&E is underway for this portion. The portion from Selvitz Road to 25th Street is currently under construction and the portion from 25th Street to US-1 will begin construction in mid-2016.

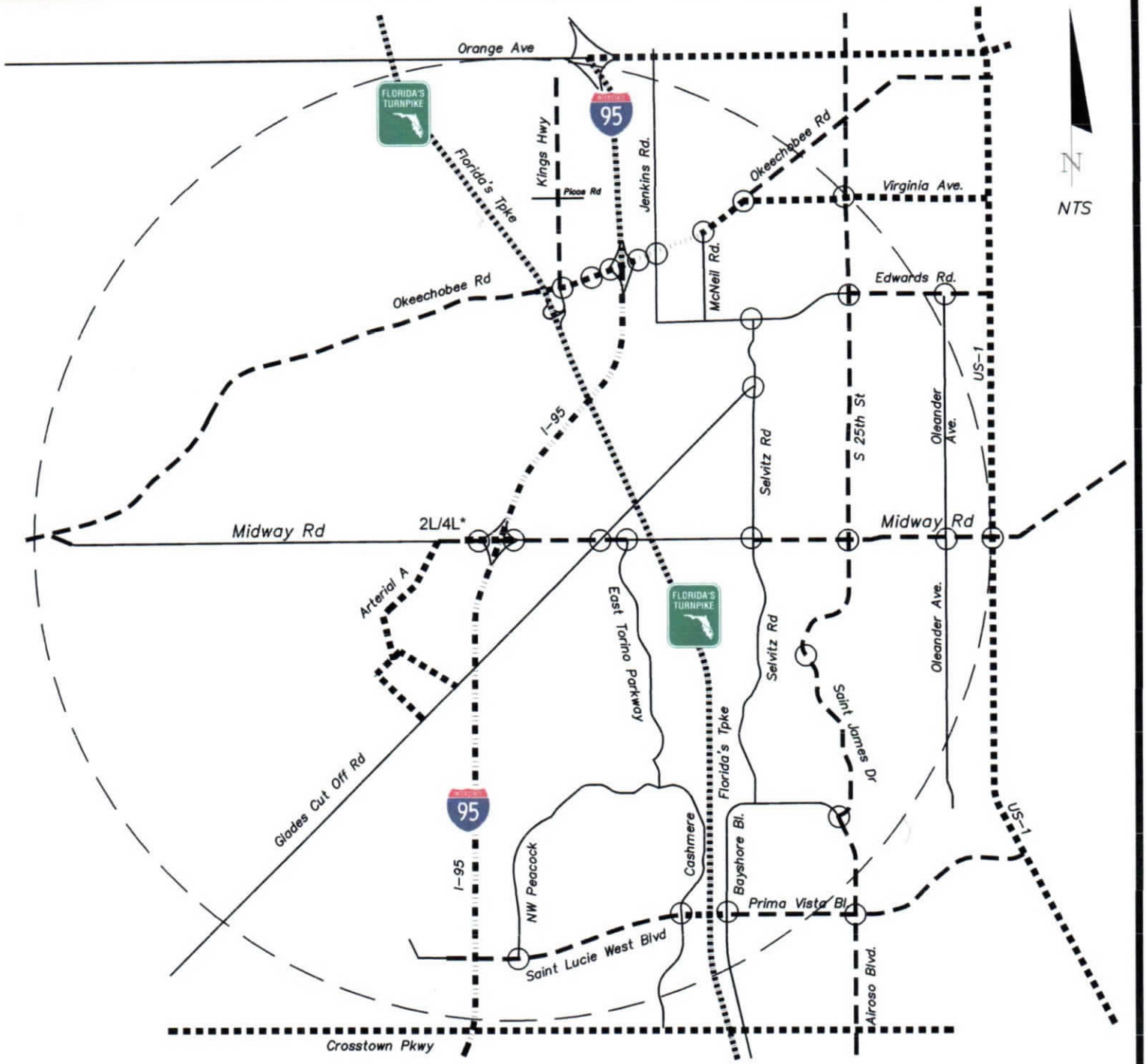
Glades Cut-Off Road is two lane arterial with a general northeast to southwest alignment.

Figure 3 illustrates the existing lanes plus committed roadway network and signalized intersections within the general study area.

Existing Traffic Counts/Service Volumes

Existing traffic counts/service volumes were taken from the St. Lucie County Transportation Planning Organization (TPO) and from counts made in Spring 2015.

Table 1 Summarizes the existing lanes and the relationship to the standardized capacity for each roadway link in the initial study area. Existing count data and network data are provided in **Appendix A.**



LEGEND

= 2 LANE ARTERIAL
= 4 LANE ARTERIAL
= 6 LANE ARTERIAL
= 8 LANE ARTERIAL
= 6 LANE EXPRESSWAY
= 8 LANE EXPRESSWAY
= SIGNALIZED INTERSECTION
= 5 Mile Radius

*2L from Arterial A for $\frac{1}{4}$ mile East

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FIGURE 3

EXISTING + COMMITTED ROADWAY NETWORK

VILLAGE AT MIDWAY

NOVEMBER 2015

Table 1: Existing Service Volumes

Segment	From	To	Existing + Committed (C) Lanes	Direction	Speed Limit	Federal Functional Classification	Existing/ Committed Capacity (2012 FDOT Directional LOS D)
Midway Rd	Okeechobee Rd	Shinn Rd	2	EB	50	Rural Principle Arterial-uf	740
	Okeechobee Rd	Shinn Rd	2	WB	50	Rural Principle Arterial-uf	740
	Shinn Rd	McCarty Rd	2	EB	50	Rural Principle Arterial-uf	740
	Shinn Rd	McCarty Rd	2	WB	50	Rural Principle Arterial-uf	740
	McCarty Rd	11 Mile Rd	2	EB	50	Urban Principle Arterial-uf	1190
	McCarty Rd	11 Mile Rd	2	WB	50	Urban Principle Arterial-uf	1190
	11 Mile Rd	Arterial A	2	EB	50	Urban Principle Arterial-uf	1190
	11 Mile Rd	Arterial A	2	WB	50	Urban Principle Arterial-uf	1190
	Arterial A	I95	2L	EB	45	Urban Principle Arterial-uf	1190
	Arterial A	I95	2L	WB	45	Urban Principle Arterial-uf	1190
	I95	Glades Cut off Rd	4D	EB	45	Urban Principle Arterial-CI	2000
	I95	Glades Cut off Rd	4D	WB	45	Urban Principle Arterial-CI	2000
	Glades Cut off Rd	NW East Torino Pkwy	4D	EB	45	Urban Principle Arterial-CI	2000
	Glades Cut off Rd	NW East Torino Pkwy	4D	WB	45	Urban Principle Arterial-CI	2000
	NW East Torino Pkwy	Florida's Turnpike	2	EB	45	Urban Principle Arterial-CI	880
	NW East Torino Pkwy	Florida's Turnpike	2	WB	45	Urban Principle Arterial-CI	880
	Florida's Turnpike	NW Corporate Way	2	EB	45	Urban Principle Arterial-CI	880
	Florida's Turnpike	NW Corporate Way	2	WB	45	Urban Principle Arterial-CI	880
	NW Corporate Way	S Jenkins Rd	2	EB	45	Urban Principle Arterial-CI	880
	NW Corporate Way	S Jenkins Rd	2	WB	45	Urban Principle Arterial-CI	880
	S Jenkins Rd	Selvitz Rd	2	EB	45	Urban Principle Arterial-CI	880
	S Jenkins Rd	Selvitz Rd	2	WB	45	Urban Principle Arterial-CI	880
	Selvitz Rd	S 25th St	4D(C)	EB	45	Urban Principle Arterial-CI	2000
	Selvitz Rd	S 25th St	4D(C)	WB	45	Urban Principle Arterial-CI	2000
	S 25th St	Oleander	4D(C)	EB	45	Urban Principle Arterial-CI	2000
	S 25th St	Oleander	4D(C)	WB	45	Urban Principle Arterial-CI	2000
Okeechobee Rd	McCarty Rd	Florida's Turnpike	4LD	EB	45	Urban Principle Arterial-CI	2000
	McCarty Rd	Florida's Turnpike	4LD	WB	45	Urban Principle Arterial-CI	2000
	Florida's Turnpike	S King's Hwy	4LD	EB	45	Urban Principle Arterial-CI	2000
	Florida's Turnpike	S King's Hwy	4LD	WB	45	Urban Principle Arterial-CI	2000
	S King's Hwy	Crossroads Pkwy	6LD	EB	45	Urban Principle Arterial-CI	3020
	S King's Hwy	Crossroads Pkwy	6LD	WB	45	Urban Principle Arterial-CI	3020
	Crossroads Pkwy	I95	6LD	EB	45	Urban Principle Arterial-CI	3020
	Crossroads Pkwy	I95	6LD	WB	45	Urban Principle Arterial-CI	3020
	I95	Jenkins Rd	6LD	EB	45	Urban Principle Arterial-CI	3020
	I95	Jenkins Rd	6LD	WB	45	Urban Principle Arterial-CI	3020
	Jenkins Rd	McNeil Rd	8LD(C)	EB	45	Urban Principle Arterial-CI	4040
	Jenkins Rd	McNeil Rd	8LD(C)	WB	45	Urban Principle Arterial-CI	4040
	McNeil Rd	Virginia Ave	6LD	EB	45	Urban Principle Arterial-CI	3020
	McNeil Rd	Virginia Ave	6LD	WB	45	Urban Principle Arterial-CI	3020
	Virginia Ave	35th St	6LD	EB	45	Urban Principle Arterial-CI	3020
	Virginia Ave	35th St	6LD	WB	45	Urban Principle Arterial-CI	3020
I-95	Orange Ave	Okeechobee Rd	8LD	NB	70	Urban Principle Arterial-Interstate	7320
	Orange Ave	Okeechobee Rd	8LD	SB	70	Urban Principle Arterial-Interstate	7320
	Okeechobee Rd	Midway Rd	6LD	NB	70	Urban Principle Arterial-Interstate	5500
	Okeechobee Rd	Midway Rd	6LD	SB	70	Urban Principle Arterial-Interstate	5500
	W Midway Rd	St Lucie West Blvd	6LD	NB	70	Urban Principle Arterial-Interstate	5500
	W Midway Rd	St Lucie West Blvd	6LD	SB	70	Urban Principle Arterial-Interstate	5500
	St Lucie West Blvd	Crosstown Pkwy	6LD	NB	70	Urban Principle Arterial-Interstate	5500
	St Lucie West Blvd	Crosstown Pkwy	6LD	SB	70	Urban Principle Arterial-Interstate	5500
Glades Cut off Rd	Range Line Rd	Reserve Blvd	2	NB	50	Urban Minor Arterial-UF	1190
	Range Line Rd	Reserve Blvd	2	SB	50	Urban Minor Arterial-UF	1190
	Reserve Blvd	Commerce Centre Dr	2	NB	50	Urban Minor Arterial-UF	1190
	Reserve Blvd	Commerce Centre Dr	2	SB	50	Urban Minor Arterial-UF	1190
	Commerce Centre Dr	I95	2	NB	50	Urban Minor Arterial-UF	1190
	Commerce Centre Dr	I95	2	SB	50	Urban Minor Arterial-UF	1190
	Commerce Centre Dr	W Midway Rd	2	NB	50	Urban Minor Arterial-CI	880
	Commerce Centre Dr	W Midway Rd	2	SB	50	Urban Minor Arterial-CI	880
	W Midway Rd	Florida's Turnpike	2	NB	30	Urban Minor Arterial-CII	750
	W Midway Rd	Florida's Turnpike	2	SB	30	Urban Minor Arterial-CII	750
	Florida's Turnpike	S Jenkins Rd	2	NB	30	Urban Minor Arterial-CII	750
	Florida's Turnpike	S Jenkins Rd	2	SB	30	Urban Minor Arterial-CII	750
	S Jenkins Rd	Selvitz Rd	2	NB	30	Urban Minor Arterial-CII	750
	S Jenkins Rd	Selvitz Rd	2	SB	30	Urban Minor Arterial-CII	750

Source of Functional Classification: St. Lucie County Comprehensive Plan

Segment	From	To	Existing + Committed (C) Lanes	Direction	Speed Limit	Federal Functional Classification	Existing/ Committed Capacity (2012 FDOT Directional LOS D)
SW Saint Lucie West Blvd	Commerce Centre Dr	I95	4LD	EB	40	Urban Minor Arterial-CI	2000
	Commerce Centre Dr	I95	4LD	WB	40	Urban Minor Arterial-CI	2000
	I95	California Blvd	4LD	EB	40	Urban Minor Arterial-CI	2000
	I95	California Blvd	4LD	WB	40	Urban Minor Arterial-CI	2000
	California Blvd	Country Club Dr	4LD	EB	40	Urban Minor Arterial-CI	2000
	California Blvd	Country Club Dr	4LD	WB	40	Urban Minor Arterial-CI	2000
	Country Club Dr	Cashmere Blvd	4LD	EB	40	Urban Minor Arterial-CI	2000
	Country Club Dr	Cashmere Blvd	4LD	WB	40	Urban Minor Arterial-CI	2000
	Cashmere Blvd	Florida's Turnpike	6LD	EB	40	Urban Minor Arterial-CI	3020
	Cashmere Blvd	Florida's Turnpike	6LD	WB	40	Urban Minor Arterial-CI	3020
	Florida's Turnpike	Bayshore Blvd	6LD	EB	40	Urban Minor Arterial-CI	3020
	Florida's Turnpike	Bayshore Blvd	6LD	WB	40	Urban Minor Arterial-CI	3020
Crosstown Parkway	I95	SW California Blvd	6LD	EB	45	Urban Principle Arterial-CI	3020
	I95	SW California Blvd	6LD	WB	45	Urban Principle Arterial-CI	3020
	SW California Blvd	Cashmere Blvd	6LD	EB	45	Urban Principle Arterial-CI	3020
	SW California Blvd	Cashmere Blvd	6LD	WB	45	Urban Principle Arterial-CI	3020
Kings Hwy	Okeechobee Rd	Picos Rd	4LD(C)	NB	50	Urban Principle Arterial-Unint	3240
	Okeechobee Rd	Picos Rd	4LD(C)	SB	50	Urban Principle Arterial-Unint	3240
	Picos Rd	Orange Ave	4LD (C)	NB	50	Urban Principle Arterial-Unint	3240
	Picos Rd	Orange Ave	4LD (C)	SB	50	Urban Principle Arterial-Unint	3240
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	NB	45	Urban Minor Arterial- CI (880*0.9)	792
	Edwards Rd	Okeechobee Rd	2L	SB	45	Urban Minor Arterial-CI (880*0.9)	792
	Okeechobee Rd	Orange Ave	2L	NB	45	Urban Minor Arterial-CI (880*0.9)	792
	Okeechobee Rd	Orange Ave	2L	SB	45	Urban Minor Arterial- CI (880*0.9)	792
25th St	Midway Rd	Edwards Rd	4LD	NB	45	Urban Principle Arterial-CI	2000
	Midway Rd	Edwards Rd	4LD	SB	45	Urban Principle Arterial-CI	2000
St James	Bayshore Blvd	Midway Rd	4LD	NB	45	Urban Principle Arterial-CI (2000*0.9)	1800
	Bayshore Blvd	Midway Rd	4LD	SB	45	Urban Principle Arterial-CI (2000*0.9)	1800
Virginia Ave	Okeechobee Rd	25th St	6LD	EB	45	Urban Principle Arterial-CI	3020
	Okeechobee Rd	25th St	6LD	WB	45	Urban Principle Arterial-CI	3020
McNeil Rd	Edwards Rd	Okeechobee Rd	2	NB	30	Urban Minor Arterial-CI (750*.9)	675
	Edwards Rd	Okeechobee Rd	2	SB	30	Urban Minor Arterial-CI (750*.9)	675
Prima Vista Blvd	Bayshore Blvd	Airoso Blvd	4LD	EB	40	Urban Principle Arterial-CI	2000
	Bayshore Blvd	Airoso Blvd	4LD	WB	40	Urban Principle Arterial-CI	2000
	Airoso Blvd	US 1	4LD	EB	40	Urban Principle Arterial-CI	2000
	Airoso Blvd	US 1	4LD	WB	40	Urban Principle Arterial-CI	2000
Hartman Rd	Okeechobee Rd	Whiteway Dairy Rd	2	NB	30	Urban Collector-Non-State (750*0.9)	675
	Okeechobee Rd	Whiteway Dairy Rd	2	SB	30	Urban Collector-Non-State (750*0.9)	675
Commerce Center	Glades Cut off Rd	St Lucie West Blvd	2LD	EB	35	2 Lane Divided (750*1.05)-CII	788
	Glades Cut off Rd	St Lucie West Blvd	2LD	WB	35	2 Lane Divided (750*1.05)-CII	788
Reserve	Glades Cut off Rd	St Lucie West Blvd	2LD	EB	25	2 Lane Divided-Non State (750*1.05*0.9)-CII	709
	Glades Cut off Rd	St Lucie West Blvd	2LD	WB	25	2 Lane Divided Non State (750*1.05*0.9)-CII	709
California Blvd	Crosstown Pkwy	Del Rio Blvd	2	NB	40	Urban Minor Arterial-CI (880*0.9)	792
	Crosstown Pkwy	Del Rio Blvd	2	SB	40	Urban Minor Arterial-CI (880*0.9)	792
Airoso Blvd	Prima Vista Blvd	Crosstown Pkwy	4LD	NB	40	Urban Principle Arterial-CI (2000*.9)	1800
	Prima Vista Blvd	Crosstown Pkwy	4LD	SB	40	Urban Principle Arterial-CI (2000*.9)	1800
Selvitz Rd	Bayshore Blvd	Midway Rd	2	NB	30	Urban Collector-Non-State (750*0.9)-CII	675
	Bayshore Blvd	Midway Rd	2	SB	30	Urban Collector-Non-State (750*0.9)-CII	675
	Midway Rd	Glades Cut Off Rd	2	NB	40	Urban Collector-Non-State (750*0.9)-CII	675
	Midway Rd	Glades Cut off Rd	2	SB	40	Urban Collector-Non-State (750*0.9)-CII	675
East Torino Pkwy	Midway Rd	Turtle Dove Ln	2	NB	40	Urban Minor Arterial-CI (880*0.9)	792
	Midway Rd	Turtle Dove Ln	2	SB	40	Urban Minor Arterial-CI (880*0.9)	792
Shinn Rd	Midway Rd	Okeechobee Rd	2	NB	30	Urban Collector-Non-State (750*0.9)-CII	675
	Midway Rd	Okeechobee Rd	2	SB	30	Urban Collector-Non-State (750*0.9)-CII	675
LTC Parkway aka Arterial A (D.N.E)	Midway Rd	EW 5	6LD	NB	N/A	Urban Major Arterial - CI	3020
	Midway Rd	EW 5	6LD	SB	N/A	Urban Major Arterial - CI	3020
	EW 5	Glades Cut off Rd	6LD	NB	N/A	Urban Major Arterial - CI	3020
	EW 5	Glades Cut off Rd	6LD	SB	N/A	Urban Major Arterial - CI	3020

UF= Uninterrupted Flow
(C)= Committed Improvement
CI= Class I
CII= Class II

TRIP GENERATION

To estimate the project traffic for this project various ITE Trip Generation, 9th edition rates were applied. **Tables 2a, 2b, and 2c** provide the daily, AM, and PM trip generation for the proposed development. **Appendix B** includes the details of the trip generation and internal capture for the Daily, AM and PM peak hours.

PROJECT ASSIGNMENT

The project traffic was distributed using a select zone run from the 2035 Greater Treasure Coast Model. The resultant assignment from the 2035 Model is shown in **Appendix C**. The project percent assignment derived from that model assignment is shown in **Figure 4**.

STUDY AREA/ PROJECT IMPACT

Based on the project assignment and the impact to the network, the study area was refined.

Tables 3a and 3b summarize the project impact on the area network for the AM and PM Peak hour; respectively. As shown several links are significantly impacted by the project and required analysis.

FUTURE TRAFFIC LINKS

The project is expected to build out in 2035. To estimate future 2035 volumes the existing (2013) traffic volumes were increased by a 0.5% growth rate. Traffic from approved and pending developments was also added to create 2035 volumes without project. The project traffic was then added to estimate the 2035 Total Traffic volumes with project. The Total Traffic volumes were then compared to the acceptable threshold on each link. **Tables 4a and 4b** show the volumes and the relationship to adopted thresholds for the AM and PM Peak hours, respectively. **Appendix D** includes the details regarding other approved projects.

Table 2a Trip Generation - Daily

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Warehouse	150	1,500,000 SF	Ln(T)=0.86ln(x)+2.24	50%	50%	2,531	2,530	5,061	144	131	275	5.4%	2,387	2,399	4,786	479	10.0%	2,154	2,153	4,307
Apartment	220	650 DU	T=6.06(x)+123.56	50%	50%	2,032	2,031	4,063	793	709	1,502	37.0%	1,239	1,322	2,561	0	0.0%	1,281	1,280	2,561
Shopping Center	820	160,000 SF	Ln(T)=0.65ln(x)+5.83	50%	50%	4,609	4,609	9,218	706	792	1,498	16.3%	3,903	3,817	7,720	2625	34.00%	2,548	2,547	5,095
General Light Industrial *	110	1,200,000 SF	T=7.47(x)-101.92	50%	50%	4,431	4,431	8,862	253	229	482	5.4%	4,178	4,202	8,380	838	10.0%	3,771	3,771	7,542
Convience Store	851	5,000 SF	T=737.99(x)	50%	50%	1,845	1,845	3,690	282	317	599	16.2%	1,563	1,528	3,091	1886	61.0%	603	602	1,205
Fast Food Restaurant	934	10,000 SF	T=496.12(x)	50%	50%	2,481	2,480	4,961	508	508	1,016	20.5%	1,973	1,972	3,945	1933	49.0%	1,006	1,006	2,012
High Turnover Restaurant	932	25,000 SF	T=127.15(x)	50%	50%	1,590	1,589	3,179	326	326	652	20.5%	1,264	1,263	2,527	1087	43.0%	720	720	1,440
TOTAL						19,519	19,515	39,034	3,012	3,012	6,024	15.4%	16,507	16,503	33,010	8848	26.8%	12,083	12,079	24,162

Table 2b Trip Generation - AM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Warehouse	150	1,500,000 SF	Ln(T)=0.55Ln(x)+1.88	79%	21%	289	77	366	24	22	46	12.6%	265	55	320	32	10.0%	228	60	288
Apartment	220	650 DU	T=0.49Ln(x)+3.73	20%	80%	64	258	322	4	60	64	19.9%	60	198	258	0	0.0%	52	206	258
Shopping Center	820	160,000 SF	Ln(T)=0.61Ln(x)+2.24	62%	38%	129	79	208	35	28	63	30.3%	94	51	145	49	34.00%	60	36	96
General Light Industrial *	110	1,200,000 SF	T=1.18(x)-89.28	88%	12%	1,168	159	1,327	86	78	164	12.4%	1,082	81	1,163	116	10.0%	921	126	1,047
Convience Store	851	5,000 SF	T=67.03(x)	50%	50%	168	167	335	46	59	105	31.3%	122	108	230	140	61.0%	45	45	90
Fast Food Restaurant	934	10,000 SF	T=45.42(x)	51%	49%	232	222	454	82	49	131	28.9%	150	173	323	158	49.0%	84	81	165
High Turnover Restaurant	932	25,000 SF	T=10.81(x)	55%	45%	149	121	270	48	29	77	28.5%	101	92	193	83	43.0%	61	49	110
TOTAL						2,199	1,083	3,282	325	325	650	19.8%	1,874	758	2,632	578	22.0%	1,451	603	2,054

Table 2c Trip Generation - PM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Warehouse	150	1,500,000 SF	Ln(T)=0.64Ln(x)+1.14	25%	75%	84	253	337	4	10	14	4.2%	80	243	323	32	10.0%	73	218	291
Apartment	220	650 DU	T=0.55Ln(x)+17.65	65%	35%	244	131	375	86	61	147	39.2%	158	70	228	0	0.0%	148	80	228
Shopping Center	820	160,000 SF	Ln(T)=0.67Ln(x)+3.31	48%	52%	394	427	821	100	88	188	22.9%	294	339	633	215	34.00%	201	217	418
General Light Industrial *	110	1,200,000 SF	T=1.43(x)-157.36	12%	88%	187	1,372	1,559	20	48	68	4.4%	167	1,324	1,491	149	10.0%	161	1,181	1,342
Convience Store	851	5,000 SF	T=52.41(x)	51%	49%	134	128	262	34	27	61	23.3%	100	101	201	123	61.0%	40	38	78
Fast Food Restaurant	934	10,000 SF	T=32.65(x)	52%	48%	170	157	327	58	63	121	37.0%	112	94	206	101	49.0%	55	50	105
High Turnover Restaurant	932	25,000 SF	T=9.85(x)	55%	45%	135	111	246	43	48	91	37.0%	92	63	155	67	43.0%	48	40	88
TOTAL						1,348	2,579	3,927	345	345	690	17.6%	1,003	2,234	3,237	687	21.2%	726	1,824	2,550

*PD allows stand alone office building within the Flex Office/ General Light Industrial Area
Office has similar distribution and assignment but a higher rate
Similarly Hotel is allowed as a commercial use. These used will be allowed by conversion

Table 2d Trip Generation - Other Allowed Uses

		ITE Code	Units	Rate	In	Out
Daily	Hotel	310	Occupied Rooms	T= 8.92(x)	50%	50%
AM	Hotel	310	Occupied Rooms	T= 67(x)	58%	42%
PM	Hotel	310	Occupied Rooms	T= 70(x)	51%	49%
Daily	Office	710	SF	Ln(T)=.76Ln(x) + 3.68, T=11.03(x)	50%	50%
AM	Office	710	SF	Ln(T)=.8Ln(x) + 1.57, T=1.39(x)	88%	12%
PM	Office	710	SF	T=1.49(x)	17%	83%



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FIGURE 4

PROJECT % ASSIGNMENT

VILLAGE AT MIDWAY

NOVEMBER 2015

Table 3a AM Project Significance

Segment	From	To	Existing + Committed (C) Lanes	Direction	Federal Functional Classification	Existing / Committed Capacity (2012 Directional FDOT LOS D)	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater
Midway Rd	Okeechobee Rd	Shinn Rd	2	EB	Rural Principle Arterial-uf	740	In	44	5.88%	3%	YES
	Okeechobee Rd	Shinn Rd	2	WB	Rural Principle Arterial-uf	740	Out	18	2.44%	3%	NO
	Shinn Rd	McCarty Rd	2	EB	Rural Principle Arterial-uf	740	In	87	11.76%	6%	YES
	Shinn Rd	McCarty Rd	2	WB	Rural Principle Arterial-uf	740	Out	36	4.89%	6%	YES
	McCarty Rd	11 Mile Rd	2	EB	Urban Principle Arterial-uf	1190	In	87	7.32%	6%	YES
	McCarty Rd	11 Mile Rd	2	WB	Urban Principle Arterial-uf	1190	Out	36	3.04%	6%	YES
	11 Mile Rd	Arterial A	2	EB	Urban Principle Arterial-uf	1190	In	87	7.32%	6%	YES
	11 Mile Rd	Arterial A	2	WB	Urban Principle Arterial-uf	1190	Out	36	3.04%	6%	YES
	Arterial A	I95	2L	EB	Urban Principle Arterial-uf	1190	Out	605	50.84%	82%	YES
	Arterial A	I95	2L	WB	Urban Principle Arterial-uf	1190	In	1519	127.65%	82%	YES
	I95	Glades Cut off Rd	4D	EB	Urban Principle Arterial-CI	2000	Out	96	4.82%	16%	YES
	I95	Glades Cut off Rd	4D	WB	Urban Principle Arterial-CI	2000	In	232	11.61%	16%	YES
	Glades Cut off Rd	NW East Torino Pkwy	4D	EB	Urban Principle Arterial-CI	2000	Out	60	3.02%	10%	YES
	Glades Cut off Rd	NW East Torino Pkwy	4D	WB	Urban Principle Arterial-CI	2000	In	145	7.26%	10%	YES
	NW East Torino Pkwy	Florida's Turnpike	2	EB	Urban Principle Arterial-CI	880	Out	54	6.17%	9%	YES
	NW East Torino Pkwy	Florida's Turnpike	2	WB	Urban Principle Arterial-CI	880	In	131	14.84%	9%	YES
	Florida's Turnpike	NW Corporate Way	2	EB	Urban Principle Arterial-CI	880	Out	54	6.17%	9%	YES
	Florida's Turnpike	NW Corporate Way	2	WB	Urban Principle Arterial-CI	880	In	131	14.84%	9%	YES
	NW Corporate Way	S Jenkins Rd	2	EB	Urban Principle Arterial-CI	880	Out	48	5.48%	8%	YES
	NW Corporate Way	S Jenkins Rd	2	WB	Urban Principle Arterial-CI	880	In	116	13.19%	8%	YES
	S Jenkins Rd	Selvitz Rd	2	EB	Urban Principle Arterial-CI	880	Out	42	4.80%	7%	YES
	S Jenkins Rd	Selvitz Rd	2	WB	Urban Principle Arterial-CI	880	In	102	11.54%	7%	YES
	Selvitz Rd	S 25th St	4D(C)	EB	Urban Principle Arterial-CI	2000	Out	30	1.51%	5%	NO
	Selvitz Rd	S 25th St	4D(C)	WB	Urban Principle Arterial-CI	2000	In	73	3.63%	5%	YES
	S 25th St	Oleander	4D(C)	EB	Urban Principle Arterial-CI	2000	Out	18	0.90%	3%	NO
	S 25th St	Oleander	4D(C)	WB	Urban Principle Arterial-CI	2000	In	44	2.18%	3%	NO
Okeechobee Rd	McCarty Rd	Florida's Turnpike	4LD	EB	Urban Principle Arterial-CI	2000	In	15	0.73%	1%	NO
	McCarty Rd	Florida's Turnpike	4LD	WB	Urban Principle Arterial-CI	2000	Out	6	0.30%	1%	NO
	Florida's Turnpike	S King's Hwy	4LD	EB	Urban Principle Arterial-CI	2000	In	15	0.73%	1%	NO
	Florida's Turnpike	S King's Hwy	4LD	WB	Urban Principle Arterial-CI	2000	Out	6	0.30%	1%	NO
	S King's Hwy	Crossroads Pkwy	6LD	EB	Urban Principle Arterial-CI	3020	In	73	2.40%	5%	NO
	S King's Hwy	Crossroads Pkwy	6LD	WB	Urban Principle Arterial-CI	3020	Out	30	1.00%	5%	NO
	Crossroads Pkwy	I95	6LD	EB	Urban Principle Arterial-CI	3020	In	73	2.40%	5%	NO
	Crossroads Pkwy	I95	6LD	WB	Urban Principle Arterial-CI	3020	Out	30	1.00%	5%	NO
	I95	Jenkins Rd	6LD	EB	Urban Principle Arterial-CI	3020	Out	54	1.80%	9%	NO
	I95	Jenkins Rd	6LD	WB	Urban Principle Arterial-CI	3020	In	131	4.32%	9%	YES
	Jenkins Rd	McNeil Rd	8LD(C)	EB	Urban Principle Arterial-CI	4040	Out	42	1.04%	7%	NO
	Jenkins Rd	McNeil Rd	8LD(C)	WB	Urban Principle Arterial-CI	4040	In	102	2.51%	7%	NO
	McNeil Rd	Virginia Ave	6LD	EB	Urban Principle Arterial-CI	3020	Out	36	1.20%	6%	NO
	McNeil Rd	Virginia Ave	6LD	WB	Urban Principle Arterial-CI	3020	In	87	2.88%	6%	NO
	Virginia Ave	35th St	6LD	EB	Urban Principle Arterial-CI	3020	Out	12	0.40%	2%	NO
	Virginia Ave	35th St	6LD	WB	Urban Principle Arterial-CI	3020	In	29	0.96%	2%	NO

Table 3a: AM Project Significance (Continued)

Segment	From	To	Existing + Committed (C) Lanes	Direction	Federal Functional Classification	Existing / Committed Capacity (2012 Directional FDOT LOS D)	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater
I-95	Orange Ave	Okeechobee Rd	8LD	NB	Urban Principle Arterial-Interstate	7320	Out	133	1.81%	22%	NO
	Orange Ave	Okeechobee Rd	8LD	SB	Urban Principle Arterial-Interstate	7320	In	319	4.36%	22%	YES
	Okeechobee Rd	Midway Rd	6LD	NB	Urban Principle Arterial-Interstate	5500	Out	217	3.95%	36%	YES
	Okeechobee Rd	Midway Rd	6LD	SB	Urban Principle Arterial-Interstate	5500	In	522	9.50%	36%	YES
	W Midway Rd	St Lucie West Blvd	6LD	NB	Urban Principle Arterial-Interstate	5500	In	435	7.91%	30%	YES
	W Midway Rd	St Lucie West Blvd	6LD	SB	Urban Principle Arterial-Interstate	5500	Out	181	3.29%	30%	YES
	St Lucie West Blvd	Crosstown Pkwy	6LD	NB	Urban Principle Arterial-Interstate	5500	In	319	5.80%	22%	YES
	St Lucie West Blvd	Crosstown Pkwy	6LD	SB	Urban Principle Arterial-Interstate	5500	Out	133	2.41%	22%	NO
Glades Cut off Rd	Range Line Rd	Reserve Blvd	2	NB	Urban Minor Arterial-UF	1190	In	44	3.66%	3%	YES
	Range Line Rd	Reserve Blvd	2	SB	Urban Minor Arterial-UF	1190	Out	18	1.52%	3%	NO
	Reserve Blvd	Commerce Centre Dr	2	NB	Urban Minor Arterial-UF	1190	In	73	6.10%	5%	YES
	Reserve Blvd	Commerce Centre Dr	2	SB	Urban Minor Arterial-UF	1190	Out	30	2.53%	5%	NO
	Commerce Centre Dr	W Midway Rd	2	NB	Urban Minor Arterial-CI	880	In	44	4.95%	3%	YES
	Commerce Centre Dr	W Midway Rd	2	SB	Urban Minor Arterial-CI	880	Out	18	2.06%	3%	NO
	W Midway Rd	Florida's Turnpike	2	NB	Urban Minor Arterial-CII	750	Out	18	2.41%	3%	NO
	W Midway Rd	Florida's Turnpike	2	SB	Urban Minor Arterial-CII	750	In	44	5.80%	3%	YES
	Florida's Turnpike	S Jenkins Rd	2	NB	Urban Minor Arterial-CII	750	Out	12	1.61%	2%	NO
	Florida's Turnpike	S Jenkins Rd	2	SB	Urban Minor Arterial-CII	750	In	29	3.87%	2%	YES
	S Jenkins Rd	Selvitz Rd	2	NB	Urban Minor Arterial-CII	750	Out	12	1.61%	2%	NO
	S Jenkins Rd	Selvitz Rd	2	SB	Urban Minor Arterial-CII	750	In	29	3.87%	2%	YES
SW Saint Lucie West Blvd	I95	California Blvd	4LD	EB	Urban Minor Arterial-CI	2000	Out	48	2.41%	8%	NO
	I95	California Blvd	4LD	WB	Urban Minor Arterial-CI	2000	In	116	5.80%	8%	YES
	California Blvd	Country Club Dr	4LD	EB	Urban Minor Arterial-CI	2000	Out	30	1.51%	5%	NO
	California Blvd	Country Club Dr	4LD	WB	Urban Minor Arterial-CI	2000	In	73	3.63%	5%	YES
	Country Club Dr	Cashmere Blvd	4LD	EB	Urban Minor Arterial-CI	2000	Out	30	1.51%	5%	NO
	Country Club Dr	Cashmere Blvd	4LD	WB	Urban Minor Arterial-CI	2000	In	73	3.63%	5%	YES
	Cashmere Blvd	Florida's Turnpike	6LD	EB	Urban Minor Arterial-CI	3020	Out	24	0.80%	4%	NO
	Cashmere Blvd	Florida's Turnpike	6LD	WB	Urban Minor Arterial-CI	3020	In	58	1.92%	4%	NO
	Florida's Turnpike	Bayshore Blvd	6LD	EB	Urban Minor Arterial-CI	3020	Out	24	0.80%	4%	NO
	Florida's Turnpike	Bayshore Blvd	6LD	WB	Urban Minor Arterial-CI	3020	In	58	1.92%	4%	NO
Crosstown Parkway	I95	SW California Blvd	6LD	EB	Urban Principle Arterial-CI	3020	Out	42	1.40%	7%	NO
	I95	SW California Blvd	6LD	WB	Urban Principle Arterial-CI	3020	In	102	3.36%	7%	YES
	SW California Blvd	Cashmere Blvd	6LD	EB	Urban Principle Arterial-CI	3020	Out	30	1.00%	5%	NO
	SW California Blvd	Cashmere Blvd	6LD	WB	Urban Principle Arterial-CI	3020	In	73	2.40%	5%	NO
Kings Hwy	Okeechobee Rd	Picos Rd	4LD(C)	NB	Urban Principle Arterial-Unint	3240	Out	12	0.37%	2%	NO
	Okeechobee Rd	Picos Rd	4LD(C)	SB	Urban Principle Arterial-Unint	3240	In	29	0.90%	2%	NO
	Picos Rd	Orange Ave	4LD (C)	NB	Urban Principle Arterial-Unint	3240	Out	6	0.19%	1%	NO
	Picos Rd	Orange Ave	4LD (C)	SB	Urban Principle Arterial-Unint	3240	In	15	0.45%	1%	NO

Table 3a: AM Project Significance (Continued)

Segment	From	To	Existing + Committed (C) Lanes	Direction	Federal Functional Classification	Existing / Committed Capacity (2012 Directional FDOT LOS D)	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	NB	Urban Minor Arterial- CI (880*0.9)	792	In	15	1.83%	1%	NO
	Edwards Rd	Okeechobee Rd	2L	SB	Urban Minor Arterial-CI (880*0.9)	792	Out	6	0.76%	1%	NO
	Okeechobee Rd	Orange Ave	2L	NB	Urban Minor Arterial-CI (880*0.9)	792	Out	6	0.76%	1%	NO
	Okeechobee Rd	Orange Ave	2L	SB	Urban Minor Arterial- CI (880*0.9)	792	In	15	1.83%	1%	NO
25th St	Midway Rd	Edwards Rd	4LD	NB	Urban Principle Arterial-CI	2000	Out	6	0.30%	1%	NO
	Midway Rd	Edwards Rd	4LD	SB	Urban Principle Arterial-CI	2000	In	15	0.73%	1%	NO
St James	Bayshore Blvd	Midway Rd	4LD	NB	Urban Principle Arterial-CI (2000*0.9)	1800	In	15	0.81%	1%	NO
	Bayshore Blvd	Midway Rd	4LD	SB	Urban Principle Arterial-CI (2000*0.9)	1800	Out	6	0.34%	1%	NO
Virginia Ave	Okeechobee Rd	25th St	6LD	EB	Urban Principle Arterial-CI	3020	Out	18	0.60%	3%	NO
	Okeechobee Rd	25th St	6LD	WB	Urban Principle Arterial-CI	3020	In	44	1.44%	3%	NO
McNeil Rd	Edwards Rd	Okeechobee Rd	2	NB	Urban Minor Arterial-CI (750*.9)	675	Out	6	0.89%	1%	NO
	Edwards Rd	Okeechobee Rd	2	SB	Urban Minor Arterial-CI (750*.9)	675	In	15	2.15%	1%	NO
Prima Vista Blvd	Bayshore Blvd	Airoso Blvd	4LD	EB	Urban Principle Arterial-CI	2000	Out	18	0.90%	3%	NO
	Bayshore Blvd	Airoso Blvd	4LD	WB	Urban Principle Arterial-CI	2000	In	44	2.18%	3%	NO
	Airoso Blvd	US 1	4LD	EB	Urban Principle Arterial-CI	2000	Out	6	0.30%	1%	NO
	Airoso Blvd	US 1	4LD	WB	Urban Principle Arterial-CI	2000	In	15	0.73%	1%	NO
Hartman Rd	Okeechobee Rd	Whiteway Dairy Rd	2	NB	Urban Collector-Non-State (750*0.9)	675	Out	6	0.89%	1%	NO
	Okeechobee Rd	Whiteway Dairy Rd	2	SB	Urban Collector-Non-State (750*0.9)	675	In	15	2.15%	1%	NO
Commerce Center	Glades Cut off Rd	St Lucie West Blvd	2LD	EB	2 Lane Divided (750*1.05)-CII	788	Out	6	0.77%	1%	NO
	Glades Cut off Rd	St Lucie West Blvd	2LD	WB	2 Lane Divided (750*1.05)-CII	788	In	15	1.84%	1%	NO
Reserve	Glades Cut off Rd	St Lucie West Blvd	2LD	EB	2 Lane Divided-Non State (750*1.05*0.9)-CII	709	Out	12	1.70%	2%	NO
	Glades Cut off Rd	St Lucie West Blvd	2LD	WB	2 Lane Divided Non State (750*1.05*0.9)-CII	709	In	29	4.09%	2%	YES
California Blvd	Crosstown Pkwy	Del Rio Blvd	2	NB	Urban Minor Arterial-CI (880*0.9)	792	In	29	3.66%	2%	YES
	Crosstown Pkwy	Del Rio Blvd	2	SB	Urban Minor Arterial-CI (880*0.9)	792	Out	12	1.52%	2%	NO
Airoso Blvd	Prima Vista Blvd	Crosstown Pkwy	4LD	NB	Urban Principle Arterial-CI (2000*.9)	1800	In	15	0.81%	1%	NO
	Prima Vista Blvd	Crosstown Pkwy	4LD	SB	Urban Principle Arterial-CI (2000*.9)	1800	Out	6	0.34%	1%	NO
Selvitz Rd	Bayshore Blvd	Midway Rd	2	NB	Urban Collector-Non-State (750*0.9)-CII	675	In	15	2.15%	1%	NO
	Bayshore Blvd	Midway Rd	2	SB	Urban Collector-Non-State (750*0.9)-CII	675	Out	6	0.89%	1%	NO
	Midway Rd	Glades Cut Off Rd	2	NB	Urban Collector-Non-State (750*0.9)-CII	675	Out	6	0.89%	1%	NO
	Midway Rd	Glades Cut off Rd	2	SB	Urban Collector-Non-State (750*0.9)-CII	675	In	15	2.15%	1%	NO
East Torino Pkwy	Midway Rd	Turtle Dove Ln	2	NB	Urban Minor Arterial-CI (880*0.9)	792	In	15	1.83%	1%	NO
	Midway Rd	Turtle Dove Ln	2	SB	Urban Minor Arterial-CI (880*0.9)	792	Out	6	0.76%	1%	NO
Shinn Rd	Midway Rd	Okeechobee Rd	2	NB	Urban Collector-Non-State (750*0.9)-CII	675	Out	18	2.68%	3%	NO
	Midway Rd	Okeechobee Rd	2	SB	Urban Collector-Non-State (750*0.9)-CII	675	In	44	6.45%	3%	YES
Arterial A	Midway Rd	EW 5	6LD	NB	Urban Major Arterial - CI	3020	In	174	5.77%	12%	YES
	Midway Rd	EW 5	6LD	SB	Urban Major Arterial - CI	3020	Out	72	2.40%	12%	NO
	EW 5	Glades Cut off Rd	6LD	NB	Urban Major Arterial - CI	3020	In	73	2.40%	5%	NO
	EW 5	Glades Cut off Rd	6LD	SB	Urban Major Arterial - CI	3020	Out	30	1.00%	5%	NO

Source of Functional Classification: St. Lucie County Comprehensive Plan

Trips In	1451
Trips Out	603
Total	2054

Table 3b: PM Project Significance

Segment	From	To	Existing + Committed (C) Lanes	Direction	Federal Functional Classification	Existing/ Committed Capacity (2012 Directional FDOT LOS D)	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater
Midway Rd	Okeechobee Rd	Shinn Rd	2	EB	Rural Principle Arterial-uf	740	In	22	2.94%	3%	NO
	Okeechobee Rd	Shinn Rd	2	WB	Rural Principle Arterial-uf	740	Out	55	7.39%	3%	YES
	Shinn Rd	McCarty Rd	2	EB	Rural Principle Arterial-uf	740	In	44	5.89%	6%	YES
	Shinn Rd	McCarty Rd	2	WB	Rural Principle Arterial-uf	740	Out	109	14.79%	6%	YES
	McCarty Rd	11 Mile Rd	2	EB	Urban Principle Arterial-uf	1190	In	44	3.66%	6%	YES
	McCarty Rd	11 Mile Rd	2	WB	Urban Principle Arterial-uf	1190	Out	109	9.20%	6%	YES
	11 Mile Rd	Arterial A	2	EB	Urban Principle Arterial-uf	1190	In	44	3.66%	6%	YES
	11 Mile Rd	Arterial A	2	WB	Urban Principle Arterial-uf	1190	Out	109	9.20%	6%	YES
	Arterial A	I95	2L	EB	Urban Principle Arterial-uf	1190	Out	1815	152.52%	82%	YES
	Arterial A	I95	2L	WB	Urban Principle Arterial-uf	1190	In	811	68.15%	82%	YES
	I95	Glades Cut off Rd	4D	EB	Urban Principle Arterial-CI	2000	Out	292	14.59%	16%	YES
	I95	Glades Cut off Rd	4D	WB	Urban Principle Arterial-CI	2000	In	116	5.81%	16%	YES
	Glades Cut off Rd	NW East Torino Pkwy	4D	EB	Urban Principle Arterial-CI	2000	Out	182	9.12%	10%	YES
	Glades Cut off Rd	NW East Torino Pkwy	4D	WB	Urban Principle Arterial-CI	2000	In	73	3.63%	10%	YES
	NW East Torino Pkwy	Florida's Turnpike	2	EB	Urban Principle Arterial-CI	880	Out	164	18.65%	9%	YES
	NW East Torino Pkwy	Florida's Turnpike	2	WB	Urban Principle Arterial-CI	880	In	65	7.43%	9%	YES
	Florida's Turnpike	NW Corporate Way	2	EB	Urban Principle Arterial-CI	880	Out	164	18.65%	9%	YES
	Florida's Turnpike	NW Corporate Way	2	WB	Urban Principle Arterial-CI	880	In	65	7.43%	9%	YES
	NW Corporate Way	S Jenkins Rd	2	EB	Urban Principle Arterial-CI	880	Out	146	16.58%	8%	YES
	NW Corporate Way	S Jenkins Rd	2	WB	Urban Principle Arterial-CI	880	In	58	6.60%	8%	YES
	S Jenkins Rd	Selvitz Rd	2	EB	Urban Principle Arterial-CI	880	Out	128	14.51%	7%	YES
	S Jenkins Rd	Selvitz Rd	2	WB	Urban Principle Arterial-CI	880	In	51	5.78%	7%	YES
	Selvitz Rd	S 25th St	4D(C)	EB	Urban Principle Arterial-CI	2000	Out	91	4.56%	5%	YES
	Selvitz Rd	S 25th St	4D(C)	WB	Urban Principle Arterial-CI	2000	In	36	1.82%	5%	NO
	S 25th St	Oleander	4D(C)	EB	Urban Principle Arterial-CI	2000	Out	55	2.74%	3%	NO
	S 25th St	Oleander	4D(C)	WB	Urban Principle Arterial-CI	2000	In	22	1.09%	3%	NO
Okeechobee Rd	McCarty Rd	Florida's Turnpike	4LD	EB	Urban Principle Arterial-CI	2000	In	7	0.36%	1%	NO
	McCarty Rd	Florida's Turnpike	4LD	WB	Urban Principle Arterial-CI	2000	Out	18	0.91%	1%	NO
	Florida's Turnpike	S King's Hwy	4LD	EB	Urban Principle Arterial-CI	2000	In	7	0.36%	1%	NO
	Florida's Turnpike	S King's Hwy	4LD	WB	Urban Principle Arterial-CI	2000	Out	18	0.91%	1%	NO
	S King's Hwy	Crossroads Pkwy	6LD	EB	Urban Principle Arterial-CI	3020	In	36	1.20%	5%	NO
	S King's Hwy	Crossroads Pkwy	6LD	WB	Urban Principle Arterial-CI	3020	Out	91	3.02%	5%	YES
	Crossroads Pkwy	I95	6LD	EB	Urban Principle Arterial-CI	3020	In	36	1.20%	5%	NO
	Crossroads Pkwy	I95	6LD	WB	Urban Principle Arterial-CI	3020	Out	91	3.02%	5%	YES
	I95	Jenkins Rd	6LD	EB	Urban Principle Arterial-CI	3020	Out	164	5.44%	9%	YES
	I95	Jenkins Rd	6LD	WB	Urban Principle Arterial-CI	3020	In	65	2.16%	9%	NO
	Jenkins Rd	McNeil Rd	8LD(C)	EB	Urban Principle Arterial-CI	4040	Out	128	3.16%	7%	YES
	Jenkins Rd	McNeil Rd	8LD(C)	WB	Urban Principle Arterial-CI	4040	In	51	1.26%	7%	NO
	McNeil Rd	Virginia Ave	6LD	EB	Urban Principle Arterial-CI	3020	Out	109	3.62%	6%	YES
	McNeil Rd	Virginia Ave	6LD	WB	Urban Principle Arterial-CI	3020	In	44	1.44%	6%	NO
	Virginia Ave	35th St	6LD	EB	Urban Principle Arterial-CI	3020	Out	36	1.21%	2%	NO
	Virginia Ave	35th St	6LD	WB	Urban Principle Arterial-CI	3020	In	15	0.48%	2%	NO

Table 3b: PM Project Significance (Continued)

Segment	From	To	Existing + Committed (C) Lanes	Direction	Federal Functional Classification	Existing/ Committed Capacity (2012 Directional FDOT LOS D)	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater
I-95	Orange Ave	Okeechobee Rd	8LD	NB	Urban Principle Arterial-Interstate	7320	Out	401	5.48%	22%	YES
	Orange Ave	Okeechobee Rd	8LD	SB	Urban Principle Arterial-Interstate	7320	In	160	2.18%	22%	NO
	Okeechobee Rd	Midway Rd	6LD	NB	Urban Principle Arterial-Interstate	5500	Out	657	11.94%	36%	YES
	Okeechobee Rd	Midway Rd	6LD	SB	Urban Principle Arterial-Interstate	5500	In	261	4.75%	36%	YES
	W Midway Rd	St Lucie West Blvd	6LD	NB	Urban Principle Arterial-Interstate	5500	In	218	3.96%	30%	YES
	W Midway Rd	St Lucie West Blvd	6LD	SB	Urban Principle Arterial-Interstate	5500	Out	547	9.95%	30%	YES
	St Lucie West Blvd	Crosstown Pkwy	6LD	NB	Urban Principle Arterial-Interstate	5500	In	160	2.90%	22%	NO
	St Lucie West Blvd	Crosstown Pkwy	6LD	SB	Urban Principle Arterial-Interstate	5500	Out	401	7.30%	22%	YES
Glades Cut off Rd	Range Line Rd	Reserve Blvd	2	NB	Urban Minor Arterial-UF	1190	In	22	1.83%	3%	NO
	Range Line Rd	Reserve Blvd	2	SB	Urban Minor Arterial-UF	1190	Out	55	4.60%	3%	YES
	Reserve Blvd	Commerce Centre Dr	2	NB	Urban Minor Arterial-UF	1190	In	36	3.05%	5%	YES
	Reserve Blvd	Commerce Centre Dr	2	SB	Urban Minor Arterial-UF	1190	Out	91	7.66%	5%	YES
	Commerce Centre Dr	I95	2	NB	Urban Minor Arterial-UF	1190	In	0	0.00%	0%	NO
	Commerce Centre Dr	I95	2	SB	Urban Minor Arterial-UF	1190	Out	0	0.00%	0%	NO
	Commerce Centre Dr	W Midway Rd	2	NB	Urban Minor Arterial-CI	880	In	22	2.48%	3%	NO
	Commerce Centre Dr	W Midway Rd	2	SB	Urban Minor Arterial-CI	880	Out	55	6.22%	3%	YES
	W Midway Rd	Florida's Turnpike	2	NB	Urban Minor Arterial-CII	750	Out	55	7.30%	3%	YES
	W Midway Rd	Florida's Turnpike	2	SB	Urban Minor Arterial-CII	750	In	22	2.90%	3%	NO
	Florida's Turnpike	S Jenkins Rd	2	NB	Urban Minor Arterial-CII	750	Out	36	4.86%	2%	YES
	Florida's Turnpike	S Jenkins Rd	2	SB	Urban Minor Arterial-CII	750	In	15	1.94%	2%	NO
	S Jenkins Rd	Selvitz Rd	2	NB	Urban Minor Arterial-CII	750	Out	36	4.86%	2%	YES
	S Jenkins Rd	Selvitz Rd	2	SB	Urban Minor Arterial-CII	750	In	15	1.94%	2%	NO
SW Saint Lucie West Blvd	I95	California Blvd	4LD	EB	Urban Minor Arterial-CI	2000	Out	146	7.30%	8%	YES
	I95	California Blvd	4LD	WB	Urban Minor Arterial-CI	2000	In	58	2.90%	8%	NO
	California Blvd	Country Club Dr	4LD	EB	Urban Minor Arterial-CI	2000	Out	91	4.56%	5%	YES
	California Blvd	Country Club Dr	4LD	WB	Urban Minor Arterial-CI	2000	In	36	1.82%	5%	NO
	Country Club Dr	Cashmere Blvd	4LD	EB	Urban Minor Arterial-CI	2000	Out	91	4.56%	5%	YES
	Country Club Dr	Cashmere Blvd	4LD	WB	Urban Minor Arterial-CI	2000	In	36	1.82%	5%	NO
	Cashmere Blvd	Florida's Turnpike	6LD	EB	Urban Minor Arterial-CI	3020	Out	73	2.42%	4%	NO
	Cashmere Blvd	Florida's Turnpike	6LD	WB	Urban Minor Arterial-CI	3020	In	29	0.96%	4%	NO
	Florida's Turnpike	Bayshore Blvd	6LD	EB	Urban Minor Arterial-CI	3020	Out	73	2.42%	4%	NO
	Florida's Turnpike	Bayshore Blvd	6LD	WB	Urban Minor Arterial-CI	3020	In	29	0.96%	4%	NO
Crosstown Parkway	I95	SW California Blvd	6LD	EB	Urban Principle Arterial-CI	3020	Out	128	4.23%	7%	YES
	I95	SW California Blvd	6LD	WB	Urban Principle Arterial-CI	3020	In	51	1.68%	7%	NO
	SW California Blvd	Cashmere Blvd	6LD	EB	Urban Principle Arterial-CI	3020	Out	91	3.02%	5%	YES
	SW California Blvd	Cashmere Blvd	6LD	WB	Urban Principle Arterial-CI	3020	In	36	1.20%	5%	NO
Kings Hwy	Okeechobee Rd	Picos Rd	4LD(C)	NB	Urban Principle Arterial-Unint	3240	Out	36	1.13%	2%	NO
	Okeechobee Rd	Picos Rd	4LD(C)	SB	Urban Principle Arterial-Unint	3240	In	15	0.45%	2%	NO
	Picos Rd	Orange Ave	4LD (C)	NB	Urban Principle Arterial-Unint	3240	Out	18	0.56%	1%	NO
	Picos Rd	Orange Ave	4LD (C)	SB	Urban Principle Arterial-Unint	3240	In	7	0.22%	1%	NO

Table 3b: PM Project Significance (Continued)

Segment	From	To	Existing + Committed (C) Lanes	Direction	Federal Functional Classification	Existing/ Committed Capacity (2012 Directional FDOT LOS D)	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater
Jenkins Rd	Edwards Rd	Okeechobee Rd	2L	NB	Urban Minor Arterial- CI (880*0.9)	792	In	7	0.92%	1%	NO
	Edwards Rd	Okeechobee Rd	2L	SB	Urban Minor Arterial-CI (880*0.9)	792	Out	18	2.30%	1%	NO
	Okeechobee Rd	Orange Ave	2L	NB	Urban Minor Arterial-CI (880*0.9)	792	Out	18	2.30%	1%	NO
	Okeechobee Rd	Orange Ave	2L	SB	Urban Minor Arterial- CI (880*0.9)	792	In	7	0.92%	1%	NO
25th St	Midway Rd	Edwards Rd	4LD	NB	Urban Principle Arterial-CI	2000	Out	18	0.91%	1%	NO
	Midway Rd	Edwards Rd	4LD	SB	Urban Principle Arterial-CI	2000	In	7	0.36%	1%	NO
St James	Bayshore Blvd	Midway Rd	4LD	NB	Urban Principle Arterial-CI (2000*0.9)	1800	In	7	0.40%	1%	NO
	Bayshore Blvd	Midway Rd	4LD	SB	Urban Principle Arterial-CI (2000*0.9)	1800	Out	18	1.01%	1%	NO
Virginia Ave	Okeechobee Rd	25th St	6LD	EB	Urban Principle Arterial-CI	3020	Out	55	1.81%	3%	NO
	Okeechobee Rd	25th St	6LD	WB	Urban Principle Arterial-CI	3020	In	22	0.72%	3%	NO
McNeil Rd	Edwards Rd	Okeechobee Rd	2	NB	Urban Minor Arterial-CI (750*.9)	675	Out	18	2.70%	1%	NO
	Edwards Rd	Okeechobee Rd	2	SB	Urban Minor Arterial-CI (750*.9)	675	In	7	1.08%	1%	NO
Prima Vista Blvd	Bayshore Blvd	Airoso Blvd	4LD	EB	Urban Principle Arterial-CI	2000	Out	55	2.74%	3%	NO
	Bayshore Blvd	Airoso Blvd	4LD	WB	Urban Principle Arterial-CI	2000	In	22	1.09%	3%	NO
	Airoso Blvd	US 1	4LD	EB	Urban Principle Arterial-CI	2000	Out	18	0.91%	1%	NO
	Airoso Blvd	US 1	4LD	WB	Urban Principle Arterial-CI	2000	In	7	0.36%	1%	NO
Hartman Rd	Okeechobee Rd	Whiteway Dairy Rd	2	NB	Urban Collector-Non-State (750*0.9)	675	Out	18	2.70%	1%	NO
	Okeechobee Rd	Whiteway Dairy Rd	2	SB	Urban Collector-Non-State (750*0.9)	675	In	7	1.08%	1%	NO
Commerce Center	Glades Cut off Rd	St Lucie West Blvd	2LD	EB	2 Lane Divided (750*1.05)-CII	788	Out	18	2.32%	1%	NO
	Glades Cut off Rd	St Lucie West Blvd	2LD	WB	2 Lane Divided (750*1.05)-CII	788	In	7	0.92%	1%	NO
Reserve	Glades Cut off Rd	St Lucie West Blvd	2LD	EB	2 Lane Divided-Non State (750*1.05*0.9)-CII	709	Out	36	5.15%	2%	YES
	Glades Cut off Rd	St Lucie West Blvd	2LD	WB	2 Lane Divided Non State (750*1.05*0.9)-CII	709	In	15	2.05%	2%	NO
California Blvd	Crosstown Pkwy	Del Rio Blvd	2	NB	Urban Minor Arterial-CI (880*0.9)	792	In	15	1.83%	2%	NO
	Crosstown Pkwy	Del Rio Blvd	2	SB	Urban Minor Arterial-CI (880*0.9)	792	Out	36	4.61%	2%	YES
Airoso Blvd	Prima Vista Blvd	Crosstown Pkwy	4LD	NB	Urban Principle Arterial-CI (2000*.9)	1800	In	7	0.40%	1%	NO
	Prima Vista Blvd	Crosstown Pkwy	4LD	SB	Urban Principle Arterial-CI (2000*.9)	1800	Out	18	1.01%	1%	NO
Selvitz Rd	Bayshore Blvd	Midway Rd	2	NB	Urban Collector-Non-State (750*0.9)-CII	675	In	7	1.08%	1%	NO
	Bayshore Blvd	Midway Rd	2	SB	Urban Collector-Non-State (750*0.9)-CII	675	Out	18	2.70%	1%	NO
	Midway Rd	Glades Cut Off Rd	2	NB	Urban Collector-Non-State (750*0.9)-CII	675	Out	18	2.70%	1%	NO
	Midway Rd	Glades Cut off Rd	2	SB	Urban Collector-Non-State (750*0.9)-CII	675	In	7	1.08%	1%	NO
East Torino Pkwy	Midway Rd	Turtle Dove Ln	2	NB	Urban Minor Arterial-CI (880*0.9)	792	In	7	0.92%	1%	NO
	Midway Rd	Turtle Dove Ln	2	SB	Urban Minor Arterial-CI (880*0.9)	792	Out	18	2.30%	1%	NO
Shinn Rd	Midway Rd	Okeechobee Rd	2	NB	Urban Collector-Non-State (750*0.9)-CII	675	Out	55	8.11%	3%	YES
	Midway Rd	Okeechobee Rd	2	SB	Urban Collector-Non-State (750*0.9)-CII	675	In	22	3.23%	3%	YES
Arterial A	Midway Rd	EW 5	6LD	NB	Urban Major Arterial - CI	3020	In	87	2.88%	12%	NO
	Midway Rd	EW 5	6LD	SB	Urban Major Arterial - CI	3020	Out	219	7.25%	12%	YES
	EW 5	Glades Cut off Rd	6LD	NB	Urban Major Arterial - CI	3020	In	36	1.20%	5%	NO
	EW 5	Glades Cut off Rd	6LD	SB	Urban Major Arterial - CI	3020	Out	91	3.02%	5%	YES

Source of Functional Classification: St. Lucie County Comprehensive Plan

Trips In	726
Trips Out	1824
Total	2550

Table 4a: 2035 AM Link Analysis

Segment	From	To	Existing + Committed (C) Lanes	Direction	Speed Limit	Federal Functional Classification	Existing Directional Volume AM	Source	Existing/ Committed Capacity (2012 Directional FDOT LOS D)	.5% Growth	AM Approved Projects	2035 AM Total Traffic w/o Project	2035 AM Total Traffic w/ Project	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater	Satisfies Criteria w/o Project	Satisfies Criteria w/ Project	Improvement	Proposed Capacity	Satisfies Criteria with Expanded Capacity
Midway Rd	Okeechobee Rd	Shinn Rd	2	EB	50	Rural Principle Arterial-uf	361	TMC- A3	740	38	44	443	487	In	44	5.88%	3%	YES	Yes	Yes	N/A		Yes
	Shinn Rd	McCarty Rd	2	EB	50	Rural Principle Arterial-uf	361	TMC- A3	740	38	85	484	571	In	87	11.76%	6%	YES	Yes	Yes	N/A		Yes
	Shinn Rd	McCarty Rd	2	WB	50	Rural Principle Arterial-uf	199	TMC-A4	740	21	84	304	340	Out	36	4.89%	6%	YES	Yes	Yes	N/A		Yes
	McCarty Rd	11 Mile Rd	2	EB	50	Urban Principle Arterial-uf	361	TMC- A3	1190	38	143	542	629	In	87	7.32%	6%	YES	Yes	Yes	N/A		Yes
	McCarty Rd	11 Mile Rd	2	WB	50	Urban Principle Arterial-uf	199	TMC- A4	1190	21	140	360	396	Out	36	3.04%	6%	YES	Yes	Yes	N/A		Yes
	11 Mile Rd	Arterial A	2	EB	50	Urban Principle Arterial-uf	361	TMC-A3	1190	38	262	661	748	In	87	7.32%	6%	YES	Yes	Yes	N/A		Yes
	11 Mile Rd	Arterial A	2	WB	50	Urban Principle Arterial-uf	199	TMC-A4	1190	21	257	477	513	Out	36	3.04%	6%	YES	Yes	Yes	N/A		Yes
	Arterial A	I95	2L	EB	45	Urban Principle Arterial-uf	361	TMC-A3	1190	38	450	849	1454	Out	605	50.84%	82%	YES	Yes	No	4LD	2000	Yes
	Arterial A	I95	2L	WB	45	Urban Principle Arterial-uf	199	TMC-A4	1190	21	462	682	2201	In	1519	127.65%	82%	YES	Yes	No	4LD (2)	2000	Yes
	I95	Glades Cut off Rd	4D	EB	45	Urban Principle Arterial-CI	777	TMC-A6	2000	82	373	1232	1328	Out	96	4.82%	16%	YES	Yes	Yes	N/A		Yes
	I95	Glades Cut off Rd	4D	WB	45	Urban Principle Arterial-CI	777	TMC-A6	2000	82	389	1248	1480	In	232	11.61%	16%	YES	Yes	Yes	N/A		Yes
	Glades Cut off Rd	NW East Torino Pkwy	4D	EB	45	Urban Principle Arterial-CI	631	TMC-A7	2000	66	620	1317	1377	Out	60	3.02%	10%	YES	Yes	Yes	N/A		Yes
	Glades Cut off Rd	NW East Torino Pkwy	4D	WB	45	Urban Principle Arterial-CI	784	TMC-A8	2000	82	600	1466	1611	In	145	7.26%	10%	YES	Yes	Yes	N/A		Yes
	NW East Torino Pkwy	Florida's Turnpike	2	EB	45	Urban Principle Arterial-CI	809	TMC-A9	880	85	620	1514	1568	Out	54	6.17%	9%	YES	No	No	4LD	2000	Yes
	NW East Torino Pkwy	Florida's Turnpike	2	WB	45	Urban Principle Arterial-CI	706	TMC-A9	880	74	600	1380	1511	In	131	14.84%	9%	YES	No	No	4LD	2000	Yes
	Florida's Turnpike	NW Corporate Way	2	EB	45	Urban Principle Arterial-CI	809	TMC-A9	880	85	620	1514	1568	Out	54	6.17%	9%	YES	No	No	4LD	2000	Yes
	Florida's Turnpike	NW Corporate Way	2	WB	45	Urban Principle Arterial-CI	706	TMC-A9	880	74	600	1380	1511	In	131	14.84%	9%	YES	No	No	4LD	2000	Yes
	NW Corporate Way	S Jenkins Rd	2	EB	45	Urban Principle Arterial-CI	785	TMC-A10	880	82	409	1276	1324	Out	48	5.48%	8%	YES	No	No	4LD	2000	Yes
	NW Corporate Way	S Jenkins Rd	2	WB	45	Urban Principle Arterial-CI	709	TMC-A9	880	74	389	1172	1288	In	116	13.19%	8%	YES	No	No	4LD	2000	Yes
	S Jenkins Rd	Selvitz Rd	2	EB	45	Urban Principle Arterial-CI	779	TMC-A10	880	82	404	1265	1307	Out	42	4.80%	7%	YES	No	No	4LD	2000	Yes
	S Jenkins Rd	Selvitz Rd	2	WB	45	Urban Principle Arterial-CI	754	TMC-A9	880	79	382	1215	1317	In	102	11.54%	7%	YES	No	No	4LD	2000	Yes
	Selvitz Rd	S 25th St	4D(C)	WB	45	Urban Principle Arterial-CI	614	TMC-A7	2000	64	297	975	1048	In	73	3.63%	5%	YES	Yes	Yes	N/A		Yes
Okeechobee Rd	I95	Jenkins Rd	6LD	WB	45	Urban Principle Arterial-CI	678	TMC-A14	3020	71	26	775	906	In	131	4.32%	9%	YES	Yes	Yes	N/A		Yes
I-95	Orange Ave	Okeechobee Rd	8LD	SB	70	Urban Principle Arterial-Interstate	2965	FDOT	7320	327	0	3292	3611	In	319	4.36%	22%	YES	Yes	Yes	N/A		Yes
	Okeechobee Rd	Midway Rd	6LD	NB	70	Urban Principle Arterial-Interstate	3769	FDOT	5500	416	114	4299	4516	Out	217	3.95%	36%	YES	Yes	Yes	N/A		Yes
	Okeechobee Rd	Midway Rd	6LD	SB	70	Urban Principle Arterial-Interstate	3769		5500	416	114	4299	4821	In	522	9.50%	36%	YES	Yes	Yes	N/A		Yes
	W Midway Rd	St Lucie West Blvd	6LD	NB	70	Urban Principle Arterial-Interstate	3262	FDOT	5500	360	467	4089	4524	In	435	7.91%	30%	YES	Yes	Yes	N/A		Yes
	W Midway Rd	St Lucie West Blvd	6LD	SB	70	Urban Principle Arterial-Interstate	3262		5500	360	463	4085	4266	Out	181	3.29%	30%	YES	Yes	Yes	N/A		Yes
	St Lucie West Blvd	Crosstown Pkwy	6LD	NB	70	Urban Principle Arterial-Interstate	3737	TPO	5500	413	467	4617	4936	In	319	5.80%	22%	YES	Yes	Yes	N/A		Yes
Glades Cut off Rd	Range Line Rd	Reserve Blvd	2	NB	50	Urban Minor Arterial-UF	310	TMC-A12	1190	34	70	414	458	In	44	3.66%	3%	YES	Yes	Yes	N/A		Yes
	Reserve Blvd	Commerce Centre Dr	2	NB	50	Urban Minor Arterial-UF	198	TMC-A12	1190	22	446	666	739	In	73	6.10%	5%	YES	Yes	Yes	N/A		Yes
	Commerce Centre Dr	W Midway Rd	2	NB	50	Urban Minor Arterial-CI	139	TMC-A13	880	15	767	921	965	In	44	4.95%	3%	YES	No	No	4LD	2000	Yes
	W Midway Rd	Florida's Turnpike	2	SB	30	Urban Minor Arterial-CII	249	TMC	750	27	135	411	455	In	44	5.80%	3%	YES	Yes	Yes	N/A		Yes
	Florida's Turnpike	S Jenkins Rd	2	SB	30	Urban Minor Arterial-CII	445	TPO	750	49	129	623	652	In	29	3.87%	2%	YES	Yes	Yes	N/A		Yes
	S Jenkins Rd	Selvitz Rd	2	SB	30	Urban Minor Arterial-CII	301	TPO	750	33	116	450	479	In	29	3.87%	2%	YES	Yes	Yes	N/A		Yes
St Lucie West	I95	California Blvd	4LD	WB	40	Urban Minor Arterial-CI	1679	TPO	2000	185	400	2264	2380	In	116	5.80%	8%	YES	No	No	6LD	3020	Yes
	California Blvd	Country Club Dr	4LD	WB	40	Urban Minor Arterial-CI	1679	TPO	2000	185	197	2061	2134	In	73	3.63%	5%	YES	No	No	6LD	3020	Yes
	Country Club Dr	Cashmere Blvd	4LD	WB	40	Urban Minor Arterial-CI	1679	TPO	2000	185	150	2014	2087	In	73	3.63%	5%	YES	No	No	6LD	3020	Yes
Crosstown	I95	SW California Blvd	6LD	WB	45	Urban Principle Arterial-CI	589	TPO	3020	65	745	1399	1501	In	102	3.36%	7%	YES	Yes	Yes	N/A		Yes
Reserve	Glades Cut off Rd	St Lucie West Blvd	2LD	WB	0	2 Lane Divided Non State (750*1.05*0.9)-CII	153	TMC-A12	709	17	39	209	238	In	29	4.09%	2%	YES	Yes	Yes	N/A		Yes
California Blvd	Crosstown Pkwy	Del Rio Blvd	2	NB	40	Urban Minor Arterial-CI (880*0.9)	634	TPO	792	70	23	727	756	In	29	3.66%	2%	YES	Yes	Yes	N/A		Yes
Shinn Rd	Midway Rd	Okeechobee Rd	2	SB	30	Urban Collector-Non-State (750*0.9)-CII	47	TPO	675	5	52	104	148	In	44	6.45%	3%	YES	Yes	Yes	N/A		Yes
Arterial A	Midway Rd	EW 5	6LD	NB	N/A	Urban Major Arterial - CI	0	N/A	3020	0	527	527	701	In	174	5.77%	12%	YES	Yes	Yes	N/A		Yes

Source of Functional Classification: St. Lucie County Comprehensive Plan

TMC= 2015 Traffic Volumes

TPO= 2014 Traffic Volumes

(1) Shaded Areas indicate project traffic triggered, not needed for background

(2) 6LD demand not needed based on detailed intersection analysis

Trips In	1451
Trips Out	603
Total	2054

Table 4b: 2035 PM Link Analysis

Segment	From	To	Existing + Committed (C) Lanes	Direction	Speed Limit	Federal Functional Classification	2014 Counts PM	Source	Existing/ Committed Capacity (2012 Directional FDOT LOS D)	.5% Growth	PM Approved Projects	2035 PM Total Traffic w/o Project	2035 PM Total Traffic w/ Project	In/Out	Project Volume Peak Direction	%Project of Capacity Peak Direction	Project Percent Assignment	3% or Greater	Satisfies Criteria w/o Project	Satisfies Criteria w/ Project	Improvement	Proposed Capacity	Satisfies Criteria with Expanded Capacity
Midway Rd	Okeechobee Rd	Shinn Rd	2	WB	50	Rural Principle Arterial-uf	197	TMC-A3	740	21	60	278	333	Out	55	7.39%	3%	YES	Yes	Yes	N/A		Yes
	Shinn Rd	McCarty Rd	2	EB	50	Rural Principle Arterial-uf	361	TMC-A3	740	38	110	509	553	In	44	5.89%	6%	YES	Yes	Yes	N/A		Yes
	Shinn Rd	McCarty Rd	2	WB	50	Rural Principle Arterial-uf	197	TMC-A3	740	21	139	357	466	Out	109	14.79%	6%	YES	Yes	Yes	N/A		Yes
	McCarty Rd	11 Mile Rd	2	EB	50	Urban Principle Arterial-uf	361	TMC-A3	1190	38	164	563	607	In	44	3.66%	6%	YES	Yes	Yes	N/A		Yes
	McCarty Rd	11 Mile Rd	2	WB	50	Urban Principle Arterial-uf	197	TMC-A3	1190	21	222	440	549	Out	109	9.20%	6%	YES	Yes	Yes	N/A		Yes
	11 Mile Rd	Arterial A	2	EB	50	Urban Principle Arterial-uf	361	TMC-A3	1190	38	326	725	769	In	44	3.66%	6%	YES	Yes	Yes	N/A		Yes
	11 Mile Rd	Arterial A	2	WB	50	Urban Principle Arterial-uf	240	TMC-A4	1190	25	461	726	835	Out	109	9.20%	6%	YES	Yes	Yes	N/A		Yes
	Arterial A	I95	2L	EB	45	Urban Principle Arterial-uf	361	TMC-A3	1190	38	502	901	2716	Out	1815	152.52%	82%	YES	Yes	No	6LD	3020	Yes
	Arterial A	I95	2L	WB	45	Urban Principle Arterial-uf	240	TMC-A4	1190	25	711	976	1787	In	811	68.15%	82%	YES	Yes	No	4LD	2000	Yes
	I95	Glades Cut off Rd	4D	EB	45	Urban Principle Arterial-CI	697	TMC-A6	2000	73	451	1221	1513	Out	292	14.59%	16%	YES	Yes	Yes	N/A		Yes
	I95	Glades Cut off Rd	4D	WB	45	Urban Principle Arterial-CI	866	TMC-A6	2000	91	511	1468	1584	In	116	5.81%	16%	YES	Yes	Yes	N/A		Yes
	Glades Cut off Rd	NW East Torino Pkwy	4D	EB	45	Urban Principle Arterial-CI	766	TMC-A8	2000	80	833	1679	1861	Out	182	9.12%	10%	YES	Yes	Yes	N/A		Yes
	Glades Cut off Rd	NW East Torino Pkwy	4D	WB	45	Urban Principle Arterial-CI	757	TMC-A7	2000	79	627	1463	1536	In	73	3.63%	10%	YES	Yes	Yes	N/A		Yes
	NW East Torino Pkwy	Florida's Turnpike	2	EB	45	Urban Principle Arterial-CI	686	TMC-A9	880	72	833	1591	1755	Out	164	18.65%	9%	YES	No	No	4LD	2000	Yes
	NW East Torino Pkwy	Florida's Turnpike	2	WB	45	Urban Principle Arterial-CI	888	TMC-A8	880	93	629	1610	1675	In	65	7.43%	9%	YES	No	No	4LD	2000	Yes
	Florida's Turnpike	NW Corporate Way	2	EB	45	Urban Principle Arterial-CI	686	TMC-A9	880	72	833	1591	1755	Out	164	18.65%	9%	YES	No	No	4LD	2000	Yes
	Florida's Turnpike	NW Corporate Way	2	WB	45	Urban Principle Arterial-CI	888	TMC-A8	880	93	629	1610	1675	In	65	7.43%	9%	YES	No	No	4LD	2000	Yes
	NW Corporate Way	S Jenkins Rd	2	EB	45	Urban Principle Arterial-CI	732	TMC-A10	880	77	546	1355	1501	Out	146	16.58%	8%	YES	No	No	4LD	2000	Yes
	NW Corporate Way	S Jenkins Rd	2	WB	45	Urban Principle Arterial-CI	901	TMC-A10	880	95	442	1438	1496	In	58	6.60%	8%	YES	No	No	4LD	2000	Yes
	S Jenkins Rd	Selvitz Rd	2	EB	45	Urban Principle Arterial-CI	822	TMC-A11	880	86	534	1442	1570	Out	128	14.51%	7%	YES	No	No	4LD	2000	Yes
	S Jenkins Rd	Selvitz Rd	2	WB	45	Urban Principle Arterial-CI	872	TMC-A10	880	91	436	1399	1450	In	51	5.78%	7%	YES	No	No	4LD	2000	Yes
	Selvitz Rd	S 25th St	4D(C)	EB	45	Urban Principle Arterial-CI	608	TMC-A11	2000	64	416	1088	1179	Out	91	4.56%	5%	YES	Yes	Yes	N/A		Yes
Okeechobee Rd	S King's Hwy	Crossroads Pkwy	6LD	WB	45	Urban Principle Arterial-CI	1019	TPO	3020	113	119	1251	1342	Out	91	3.02%	5%	YES	Yes	Yes	N/A		Yes
	Crossroads Pkwy	I95	6LD	WB	45	Urban Principle Arterial-CI	894	TPO	3020	99	19	1012	1103	Out	91	3.02%	5%	YES	Yes	Yes	N/A		Yes
	I95	Jenkins Rd	6LD	EB	45	Urban Principle Arterial-CI	851	TMC-A13	3020	94	29	974	1138	Out	164	5.44%	9%	YES	Yes	Yes	N/A		Yes
	Jenkins Rd	McNeil Rd	8LD(C)	EB	45	Urban Principle Arterial-CI	845	TMC-A13	4040	93	29	967	1095	Out	128	3.16%	7%	YES	Yes	Yes	N/A		Yes
	McNeil Rd	Virginia Ave	6LD	EB	45	Urban Principle Arterial-CI	1776	TPO	3020	196	81	2053	2162	Out	109	3.62%	6%	YES	Yes	Yes	N/A		Yes
I-95	Orange Ave	Okeechobee Rd	8LD	NB	70	Urban Principle Arterial-Interstate	2965	FDOT	7320	327	318	3610	4011	Out	401	5.48%	22%	YES	Yes	Yes	N/A		Yes
	Okeechobee Rd	Midway Rd	6LD	NB	70	Urban Principle Arterial-Interstate	3769	FDOT	5500	416	617	4802	5459	Out	657	11.94%	36%	YES	Yes	Yes	N/A		Yes
	Okeechobee Rd	Midway Rd	6LD	SB	70	Urban Principle Arterial-Interstate	3769		5500	416	347	4532	4793	In	261	4.75%	36%	YES	Yes	Yes	N/A		Yes
	W Midway Rd	St Lucie West Blvd	6LD	NB	70	Urban Principle Arterial-Interstate	3262	FDOT	5500	360	1,150	4772	4990	In	218	3.96%	30%	YES	Yes	Yes	N/A		Yes
	W Midway Rd	St Lucie West Blvd	6LD	SB	70	Urban Principle Arterial-Interstate	3262		5500	360	769	4391	4938	Out	547	9.95%	30%	YES	Yes	Yes	N/A		Yes
	St Lucie West Blvd	Crosstown Pkwy	6LD	SB	70	Urban Principle Arterial-Interstate	3376	TPO	5500	373	769	4518	4919	Out	401	7.30%	22%	YES	Yes	Yes	N/A		Yes
Glades Cut off Rd	Range Line Rd	Reserve Blvd	2	SB	50	Urban Minor Arterial-UF	97	TMC-A12	1190	10	272	379	434	Out	55	4.60%	3%	YES	Yes	Yes	N/A		Yes
	Reserve Blvd	Commerce Centre Dr	2	NB	50	Urban Minor Arterial-UF	240	TMC-A13	1190	25	611	876	912	In	36	3.05%	5%	YES	Yes	Yes	N/A		Yes
	Reserve Blvd	Commerce Centre Dr	2	SB	50	Urban Minor Arterial-UF	285	TMC-A13	1190	30	670	985	1076	Out	91	7.66%	5%	YES	Yes	Yes	N/A		Yes
	Commerce Centre Dr	W Midway Rd	2	SB	50	Urban Minor Arterial-CI	304	TMC-A13	880	32	710	1046	1101	Out	55	6.22%	3%	YES	No	No	4LD	2000	Yes
	W Midway Rd	Florida's Turnpike	2	NB	30	Urban Minor Arterial-CII	284	TMC-A7	750	30	214	528	583	Out	55	7.30%	3%	YES	Yes	Yes	N/A		Yes
	Florida's Turnpike	S Jenkins Rd	2	NB	30	Urban Minor Arterial-CII	397	TPO	750	44	214	655	691	Out	36	4.86%	2%	YES	Yes	Yes	N/A		Yes
	S Jenkins Rd	Selvitz Rd	2	NB	30	Urban Minor Arterial-CII	272	TPO	750	30	214	516	552	Out	36	4.86%	2%	YES	Yes	Yes	N/A		Yes
SW Saint Lucie West Blvd	I95	California Blvd	4LD	EB	40	Urban Minor Arterial-CI	1542	TPO	2000	170	509	2221	2367	Out	146	7.30%	8%	YES	No	No	6LD	3020	Yes
	California Blvd	Country Club Dr	4LD	EB	40	Urban Minor Arterial-CI	1542	TPO	2000	170	467	2179	2270	Out	91	4.56%	5%	YES	No	No	6LD	3020	Yes
	Country Club Dr	Cashmere Blvd	4LD	EB	40	Urban Minor Arterial-CI	1542	TPO	2000	170	333	2045	2136	Out	91	4.56%	5%	YES	No	No	6LD	3020	Yes
Crosstown Parkway	I95	SW California Blvd	6LD	EB	45	Urban Principle Arterial-CI	559	TPO	3020	62	1219	1840	1968	Out	128	4.23%	7%	YES	Yes	Yes	N/A		Yes
	SW California Blvd	Cashmere Blvd	6LD	EB	45	Urban Principle Arterial-CI	868	TPO	3020	96	1219	2183	2274	Out	91	3.02%	5%	YES	Yes	Yes	N/A		Yes
Reserve	Glades Cut off Rd	St Lucie West Blvd	2LD	EB	0	2 Lane Divided-Non State (750*1.05*0.9)-CII	94	TMC-A12	709	10	53	157	193	Out	36	5.15%	2%	YES	Yes	Yes	N/A		Yes
California Blvd	Crosstown Pkwy	Del Rio Blvd	2	SB	40	Urban Minor Arterial-CI (880*0.9)	585	TPO	792	61	30	676	712	Out	36	4.61%	2%	YES	Yes	Yes	N/A		Yes
Shinn Rd	Midway Rd	Okeechobee Rd	2	NB	30	Urban Collector-Non-State (750*0.9)-CII	44	TPO	675	5	49	98	153	Out	55	8.11%	3%	YES	Yes	Yes	N/A		Yes
	Midway Rd	Okeechobee Rd	2	SB	30	Urban Collector-Non-State (750*0.9)-CII	44		675	5	71	120	142	In	22	3.23%	3%	YES	Yes	Yes	N/A		Yes
Arterial A	Midway Rd	EW 5	6LD	SB	N/A	Urban Major Arterial - CI	0	0	3020	0	467	467	686	Out	219	7.25%	12%	YES	Yes	Yes	N/A		Yes
	EW 5	Glades Cut off Rd	6LD	SB	N/A	Urban Major Arterial - CI	0	0	3020	0	566	566	657	Out	91	3.02%	5%	YES	Yes	Yes	N/A		Yes

Source of Functional Classification: St. Lucie County Comprehensive Plan
TMC=2015
TPO=2014
(1) Shaded Areas Indicate project triggered, not need for background

Trips In	726
Trips Out	1824
Total	2550

ROADWAY NEEDS - LINKS

Based on the total traffic volumes, several roadways exceed capacity. **Figure 5** illustrates the roadway improvements necessary to maintain levels of service.

The project proposes to mitigate its impact by use of proportionate share. Florida Statutes states that if any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. **Table 5** summarizes the proportionate share by improvement for those improvements not needed by background traffic and provides a total contribution. The roadway costs are based on FDOT long term planning costs. **Appendix D** includes details on roadway and right-of-way costs.

DRIVEWAY ANALYSIS

There are three project driveways on Midway Road; one aligns with the future Arterial A, one aligns with Gordy Road and one located between the two driveways. All three are proposed as full access or directional access pending approval by maintaining agencies.

The driveway volumes are included in **FIGURE 6.** The driveways were analyzed to determine the need for turn lanes. Based on volumes and analysis the following driveway lanes are proposed.

- Arterial A Driveway

Southbound- Provide two left-turn lanes, one through lane and one right turn lane
Westbound- Provide one right turn lane
Eastbound- Provide one left turn lane

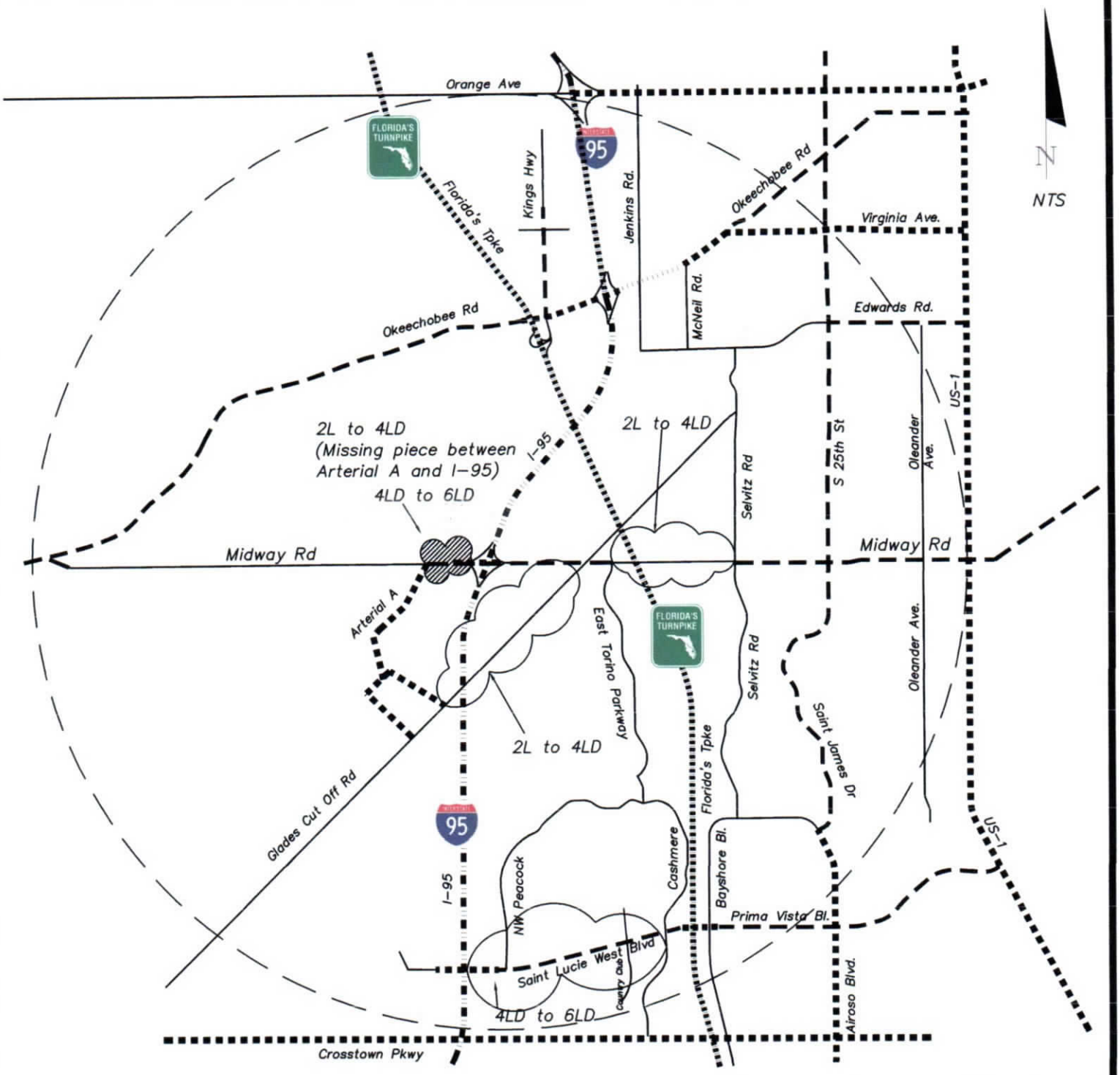
- Mid-Entrance

Southbound- Provide two left-turn lanes and one right turn lane
Westbound- Provide one right turn lane
Eastbound- Provide one left turn lane

- Gordy Road

Southbound- Provide two left-turn lanes and one through/right turn lane
Westbound- Provide one right turn lane
Eastbound- Provide one left turn lane

All driveways will be signalized by the Project when signal warrants are met or otherwise approved by maintaining agencies.



LEGEND

= 2 LANE ARTERIAL
= 4 LANE ARTERIAL
= 6 LANE ARTERIAL
= 8 LANE ARTERIAL
= 6 LANE EXPRESSWAY
= 8 LANE EXPRESSWAY

= 5 Mile Radius
= Area of Need
= Needed beyond background

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FIGURE 5

ROADWAY IMPROVEMENTS

VILLAGES AT MIDWAY

NOVEMBER 2015

Table 5: Proportionate Share Analysis

Segment	From	To	Existing + Committed (C) Lanes	Direction	Speed Limit	Federal Functional Classification	2012 Directional FDOT LOS D	Proposed Lanes	Future Capacity	Length in Miles	Cost of Improvement (1)	Right of Way Cost (2)	Total Construction + ROW	AM Total Background	PM Total Background	AM Total Traffic	PM Total Traffic	In/Out	AM Project Volume Peak Direction (3)	PM Project Volume Peak Direction (4)	Project Percent Assignment	Project % Impact	Project Porportionate Share
Midway Rd	Arterial A	I95 (total traffic reflects capacity)	2L	EB	45	Urban Principle Arterial-uf	1190	4L	2000	0.52	$1,726,519	$18,876	$1,745,395	849	901	1454	2000	Out	605	810	82%	100.00%	$1,745,395
	Arterial A	I95	2L	WB	45	Urban Principle Arterial-uf	1190	4L	2000	0.52	$1,726,519	$24,942	$1,751,461	682	976	2000	1787	In	810	595	82%	100.00%	$1,751,461
	Arterial A	I95 (E+C shows 4l improvement)	4L	EB	45	Urban Principle Arterial-uf	2000	6L	3020	0.72	$2,151,416	$15,626	$2,167,042	849	901	1454	2399	Out	Na	716	82%	70.20%	$1,521,179
																							$5,018,035

Source of Functional Classification: St. Lucie County Comprehensive Plan

(1) FDOT costs include stripes, signs, contigency, conduit; 20% added to account for design, inspection.

(2a) 2,100 linear feet to be widened from 70 feet to 160 feet; 1100 feet already has R/W
1,236 linear feet North side 45 feet of Walton = 1.3 acres at 11,880/acre = $15,444
864 linear feet North side of Willow Lakes = 0.9 acres at $10,553/acre = $9,498
2,100 linear feet South side of LTC Ranch = 2.2 acres at $8,580/acre = $18,876

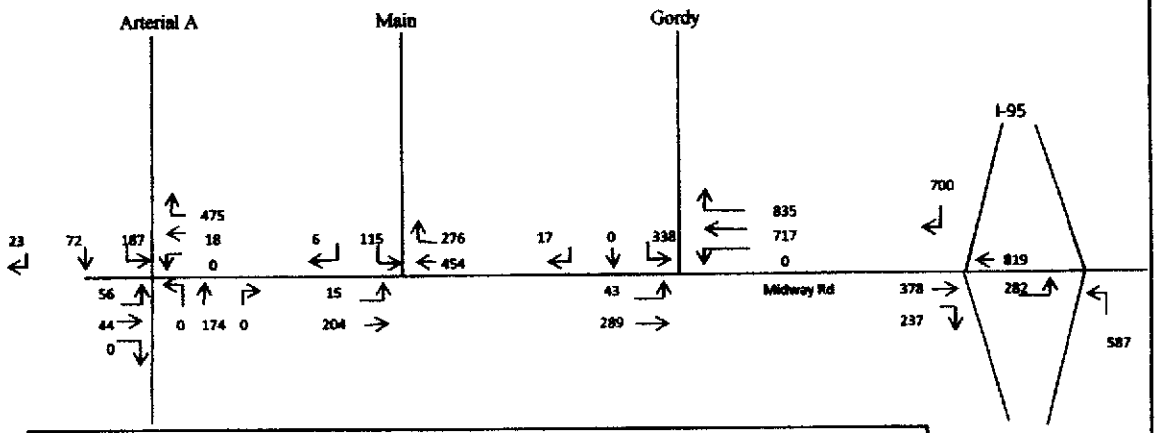
(2b) 160 feet to 200 feet
2,100 linear feet North side 20 feet of Walton = 0.96 acres at $11,880/acre = $11,405
864 linear feet North side 20 feet of Willow Lakes = 0.40 acres at $10,553/acre = $4,221
2,100 linear feet South side 20 feet of LTC Ranch = 0.96 acre at $8580/acre = $8,272

(3) Project Traffic = 1519 - 508 (available capacity after background) = 1011 WB AM
Split 810 4LD, 201 6LD

(4) Project Traffic = 1815 - 289 (available capacity after background) = 1526 EB PM
Split 810 4LD, 716 6LD

	AM	PM
Trips In	1451	726
Trips Out	603	1824
Total	2054	2550

FDOT per mile Costs		Cost per direction plus 45% for CEI, Design and Contingency
$4,579,627	Add 2l to create 4L	$3,320,250
$4,121,487	Widen 4l to 6L	$2,988,078
$4,722,342	Widen 6L to 8L	$3,423,698
$11,706,962		$8,487,547



Arterial A/Midway												
Net Trips In: 1451			Net Trips Out: 603			Pass By Trips In: 423			Pass By Trips Out: 155			
	SBL	SBT	SBR	NBL	NBT	NBR	EBL	EBT	EBR	WBL	WBT	WBR
Net %	19%	12%	3%		12%		3%	3%			3%	19%
In/Out	Out	Out	Out	-	In	-	In	In	-	-	Out	In
Net Trips	115	72	18	0	174	0	44	44	0	0	18	276
Pass-by %	47%		3%				3%					47%
Pass-by Trips	73	0	5	0	0	0	13		0	0		199

Main/Midway												
Net Trips In: 1451			Net Trips Out: 603			Pass By Trips In: 423			Pass By Trips Out: 155			
	SBL	N/A	SBR	N/A	N/A	N/A	EBL	N/A	N/A	N/A	N/A	WBR
Net %	19%		1%				1.0%					19%
In/Out	Out	N/A	N/A	N/A	N/A	N/A	In	N/A	N/A	N/A	N/A	In
Net Trips	115	0	6	0	0	0	15	144	0	0	0	276
Pass-by %												
Pass-by Trips	0	0	0	0	0	0	0	0	0	0		0

Gordy/Midway												
Net Trips In: 1451			Net Trips Out: 603			Pass By Trips In: 423			Pass By Trips Out: 155			
	SBL	SBT	SBR	N/A	N/A	N/A	EBL	N/A	N/A	WBL	N/A	WBR
Net %	44%		2%				2.0%					44%
In/Out	Out	N/A	N/A	N/A	N/A	N/A	In		N/A	N/A	N/A	In
Net Trips	265	0	12	0	0	0	30		0	0	0	638
Pass-by %	47%		3%				3%					47%
Pass-by Trips	73	0	5	0	0	0	13		0	0	0	197

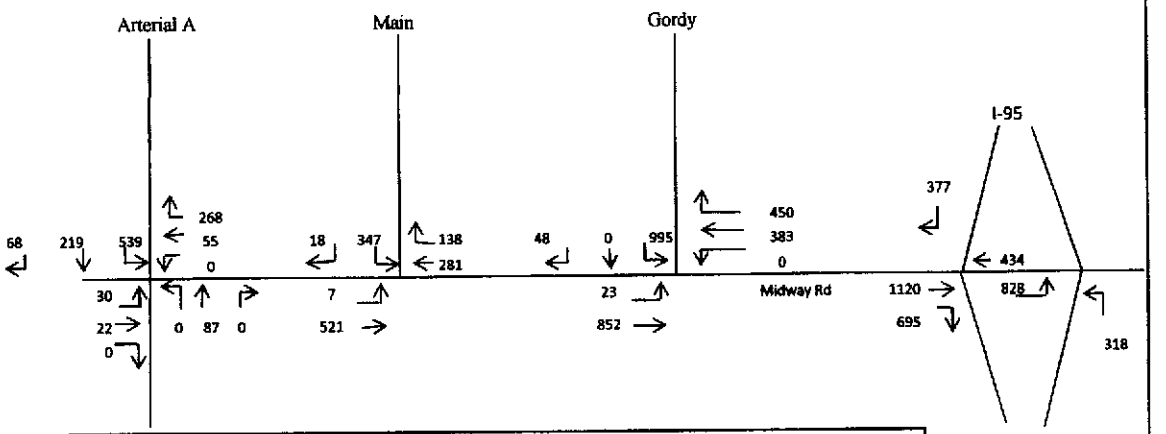
Midway/I-95												
Net Trips In: 1451			Net Trips Out: 603			Pass By Trips In: 423			Pass By Trips Out: 155			
	N/A	N/A	SBR (I-95 SB)	NBL	N/A	N/A	EBL (To I-95 NB)	N/A	EBR (I-95 SB)	N/A	N/A	N/A
Net %			36%	30%			36%		30%			
In/Out			In	In			Out		Out			
Net Trips	0	0	522	435	0	0	217	0	181	0	0	0
Pass-by %			42%	36%			42%		36%			
Pass-by Trips	0	0	178	152	0	0	65	0	56	0	0	0

North

Not to Scale

FIGURE 6a
AM Driveway Volumes
Villages at Midway

*6% to the west Pass-by
*16% to the east Pass-by
*78% Diverted Pass-by from I-95



Arterial A/Midway												
Net Trips In: 726			Net Trips Out: 1824			Pass By Trips In: 277			Pass By Trips Out: 410			
	SBL	SBT	SBR	NBL	NBT	NBR	EBL	EBT	EBR	WBL	WBT	WBR
Net %	19%	12%	3%		12%		3%	3%			3%	19%
In/Out	Out	Out	Out	-	In	-	In	In	-	-	Out	In
Net Trips	347	219	56	0	87	0	22	22	0	0	55	138
Pass-by %	47%		3%				3%					47%
Pass-by Trips	193	0	12	0	0	0	8		0	0		130

Main/Midway												
Net Trips In: 726			Net Trips Out: 1824			Pass By Trips In: 277			Pass By Trips Out: 410			
	SBL	N/A	SBR	N/A	N/A	N/A	EBL	N/A	N/A	N/A	N/A	WBR
Net %	19%		1%				1.0%					19%
In/Out	Out	N/A	N/A	N/A	N/A	N/A	In	N/A	N/A	N/A	N/A	In
Net Trips	347	0	18	0	0	0	7	361	0	0	0	138
Pass-by %												
Pass-by Trips	0	0	0	0	0	0	0	0	0	0		0

Gordy/Midway												
Net Trips In: 726			Net Trips Out: 1824			Pass By Trips In: 277			Pass By Trips Out: 410			
	SBL	SBT	SBR	N/A	N/A	N/A	EBL	N/A	N/A	WBL	N/A	WBR
Net %	44%		2%				2.0%					44%
In/Out	Out	N/A	N/A	N/A	N/A	N/A	In		N/A	N/A	N/A	In
Net Trips	803	0	36	0	0	0	15		0	0	0	319
Pass-by %	47%		3%				3%					47%
Pass-by Trips	193	0	12	0	0	0	8		0	0	0	130

Midway/I-95												
Net Trips In: 726			Net Trips Out: 1824			Pass By Trips In: 277			Pass By Trips Out: 410			
	N/A	N/A	SBR (I-95 SB)	NBL	N/A	N/A	EBL (To I-95 NB)	N/A	EBR (I-95 SB)	N/A	N/A	N/A
Net %			36%	30%			36%		30%			
In/Out			In	In			Out		Out			
Net Trips	0	0	261	218	0	0	656	0	547	0	0	0
Pass-by %			42%	36%			42%		36%			
Pass-by Trips	0	0	116	100	0	0	172	0	148	0	0	0

North

Not to Scale

FIGURE 6b
PM Driveway Volumes
Villages at Midway

*6% to the west Pass-by
*16% to the east Pass-by
*78% Diverted Pass-by from I-95

INTERSECTION ANALYSIS

Intersections were analyzed to determine their operating level of service. The intersections were analyzed for the AM and PM peak hour using HCS based software as appropriate. **TABLE 6** summarizes the results of the intersection analysis. **APPENDIX E** includes the intersection analyses, signal timing worksheet and resultant data.

FIGURE 7 shows the existing and proposed lanes for the subject intersections.

INTERSECTION IMPROVEMENTS

Twelve intersections were analyzed including the three project driveways. The driveway improvements were listed in detail on page 18. Of the 9 remaining intersections improvements will be needed at Midway Road and I-95 southbound, Midway Road at I-95 northbound and Midway Road at East Torino Parkway. Proportionate Share was calculated for each intersection using the sum of the saturation flow rates as the denominator and project traffic at the intersection as the numerator. The cost was calculated as 600 feet of new roadway for the turn lane plus 1,000 feet on the ramp side for receiving lanes using FDOT costs.

- I-95 Southbound/Midway Road
  Construct an additional WBL for $\frac{1,600}{5,280}$ x 1,828,886 x 1.45 = $803,601
  Improved capacity = sum of saturation flow existing lanes subtracted from the sum of saturation flow future lanes (critical movements) = 8,544 – 6,872 = 1,672

  Project Traffic, in critical movements = 1,120 (PM)
  Project Share = $538,412
  Project % = 67.0%

- I-95 Northbound/Midway Road
  Construct an additional EBL for $\frac{1,600}{5,280}$ x 1,828,886 x 1.45 = $803,601
  Improved capacity = sum of saturation flow existing lanes subtracted from the sum of saturation flow future lanes (critical movements) = 8,508 – 6,836 = 1,672

  Project Traffic, in critical movements = 1,262 (PM)
  Project Share=$606,719
  Project % = 75.5%

- Midway/Tornio – Backlogged no share

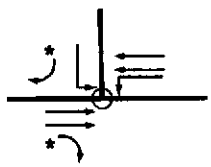
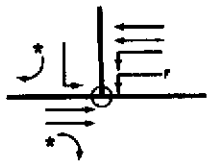
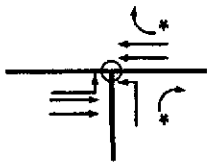
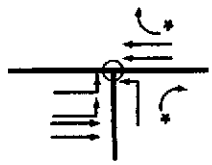
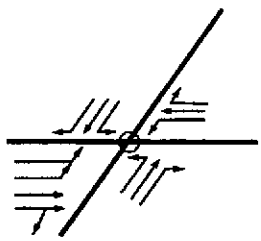
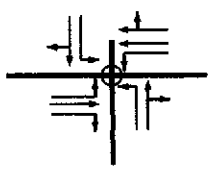
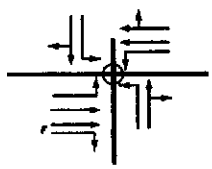
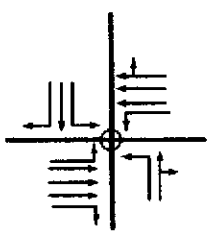
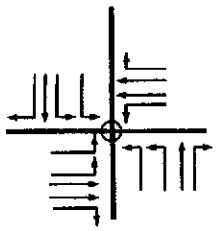
CONCLUSION

The Village of Midway will generate 24,162 daily trips; 2,054 AM Peak Hour trips and 2,550 PM Peak Hour trips. The project will provide sufficient access to the site and make proportionate share payments to mitigate offsite improvements.

Table 6: Intersection Delay

		2035 AM		2035 PM	
	Intersection	Delay	v/c	Delay	v/c
1	Midway Rd and I-95 South	20	B	38.2	D
2	Midway Rd and I-95 North	41.9	D	38.5	D
3	Midway Rd and Glades Cut Off Rd	49.4	D	52.6	D
4	Midway Rd and NW East Torino Pkwy	36.7	D	45.7	D
5	Okeechobee Rd and Jenkins Rd	26.4	C	41.6	D
6	St Lucie West Blvd and Peacock Blvd	42.6	D	34.5	C
7	Midway Rd and Gordy Rd Entrance	11.5	B	25.8	C
8	Midway Rd and Mid Entrance	13.8	B	23.9	C
9	Midway Rd and Arterial A	29.2	C	46.8	D
10	Midway Rd at Shinn	18.6	C	24.1	C
11	Glades Cutoff/ Reserve	23.3	C	21.8	C
12	St. Lucie West Blvd and California Ave	41.1	D	54.8	D

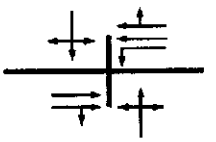
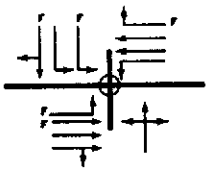
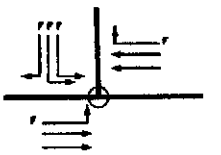
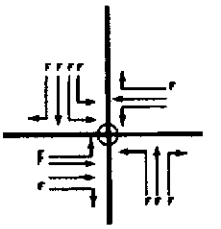
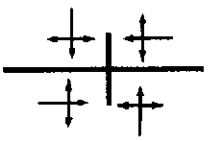
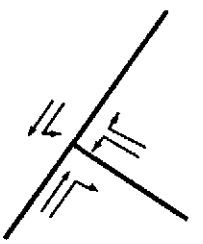
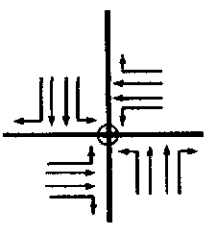
Figure 7 - Intersection Geometrics

Intersection	Existing	Proposed
1 Midway Rd/ I 95 SB Exit	 * Free Flow	
2 Midway Rd/ I 95 NB Exit	 * Free Flow	
3 Midway Rd/ Glades Cut Off Rd		N/A
4 Midway Rd/ East Torino Pkwy		
5 Okeechobee Rd/ Jenkins Rd		N/A
6 St Lucie West Blvd/ Peacock Blvd		N/A

F = Future Improvement

○ =Signalized

Figure 7 - Intersection Geometrics

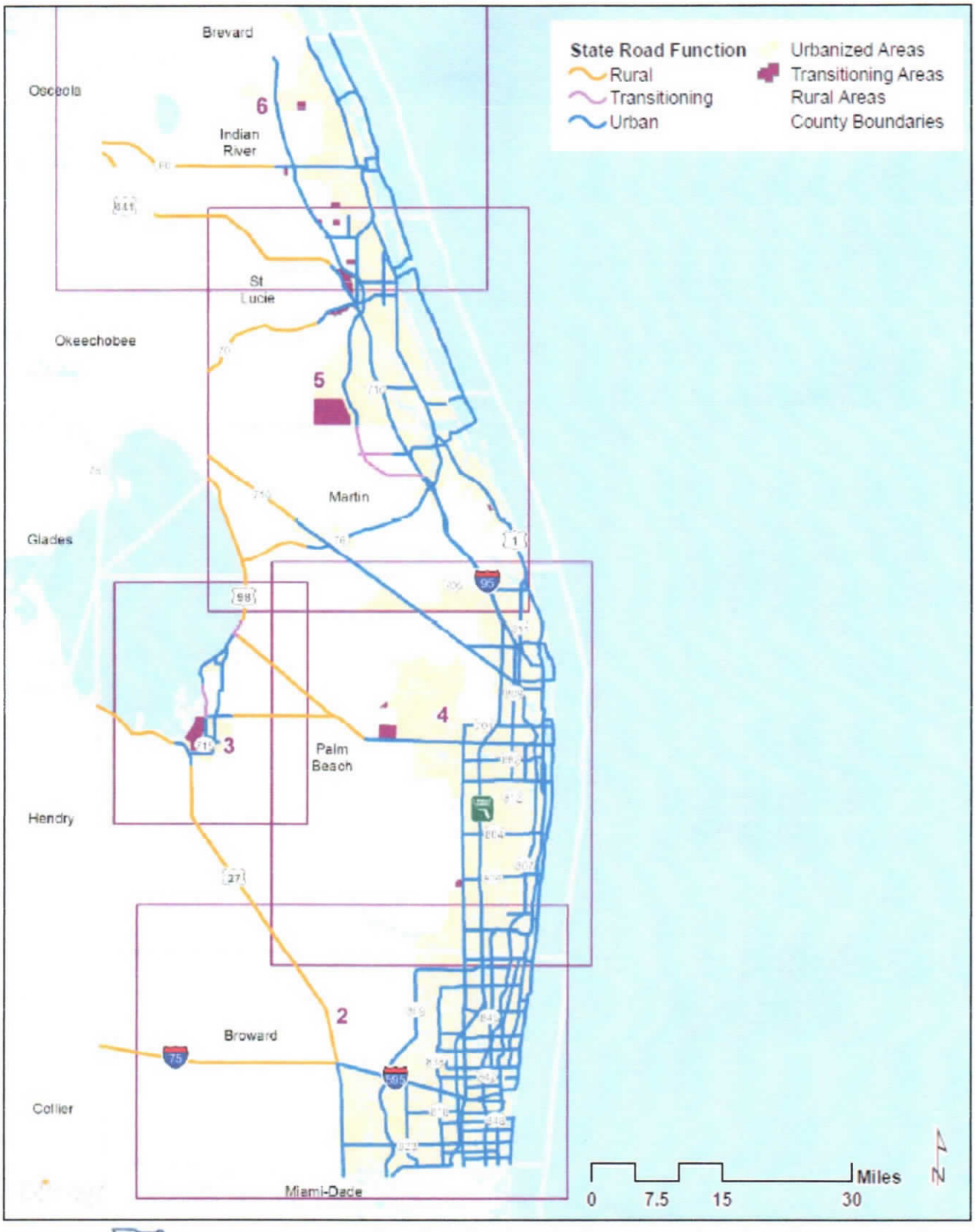
Intersection	Existing	Proposed
7 Midway Rd/ Gordy Rd Entrance		
8 Midway Rd/ Mid-Entrance	N/A	
9 Midway Rd/ Arterial A	N/A	
10 Midway Rd/ Shinn Rd		N/A
11 Glades Cut-off Rd/ Reserve blvd		N/A
12 St Lucie West Blvd/ California Blvd		N/A

F = Future Improvement

○ = Signalized

APPENDIX A

Existing Traffic Counts and Network Data



FDOT District 4 Transitioning Areas Index
2035 Transitioning Areas

Figure 1

Service Layer Credits: © Harris Corp, Earthstar Geographics LLC © 2014 Microsoft Corporation

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet

Chon Wong

AJ Anastopoulo

From: Wong, Chon <Chon.Wong@dot.state.fl.us>
Sent: Thursday, June 25, 2015 1:49 PM
To: AJ Anastopoulo
Subject: RE: I-95 Classification

AJ:

I spoke too fast. I-95 is all "urban" except for the segment (pink color) between SR-76 and Martin/St Lucie County line, which is "transitioning".

-Chon

From: AJ Anastopoulo [mailto:AJ.sor5@comcast.net]
Sent: Thursday, June 25, 2015 9:22 AM
To: Wong, Chon
Subject: RE: I-95 Classification

Thank you for your help, Chon.

AJ Anastopoulo

From: Wong, Chon [mailto:Chon.Wong@dot.state.fl.us]
Sent: Wednesday, June 24, 2015 2:22 PM
To: AJ Anastopoulo
Subject: RE: I-95 Classification

AJ:

I-95 is classified as "Urban" in all District 4 counties for the purpose of LOS analysis.

TURNING MOVEMENT VOLUME COUNTS

E/W STREET: Midway Rd **N/S STREET:** Okeechobee **CONTROL:**

FILENAME: Villages at Midway

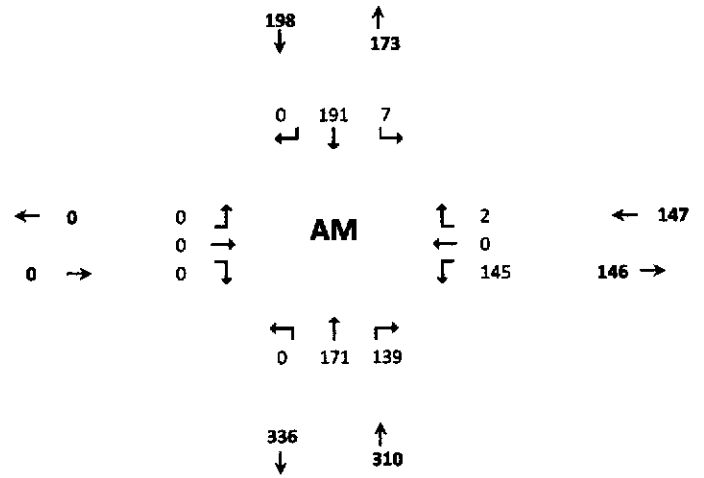
COUNT DATE: 3/4/2015 **DAY:** Wednesday **CITY:** Fort Pierce

REPORT DATE: 3/4/2015 **ANALYSIS YEAR:** 2015

Note: St. Lucie County Fair traffic came through area during PM counts

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	37	19	0	26	0	0	0	0	37	0	0	119	646
7:15-7:30	0	47	42	0	43	0	0	0	0	34	0	1	167	655
7:30-7:45	0	45	42	2	45	0	0	0	0	48	0	0	182	635
7:45-8:00	0	45	32	3	60	0	0	0	0	38	0	0	178	615
8:00-8:15	0	34	23	2	43	0	0	0	0	25	0	1	128	579
8:15-8:30	0	42	27	0	46	0	0	0	0	31	0	1	147	
8:30-8:45	0	43	26	3	52	0	0	0	0	35	0	3	162	
8:45-9:00	0	50	14	1	46	0	0	0	0	29	0	2	142	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	171	139	7	191	0	0	0	0	145	0	2	655	
Season Factor	0	171	139	7	191	0	0	0	0	145	0	2	655	
Growth	0	171	139	7	191	0	0	0	0	145	0	2	655	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	171	139	7	191	0	0	0	0	145	0	2	655	

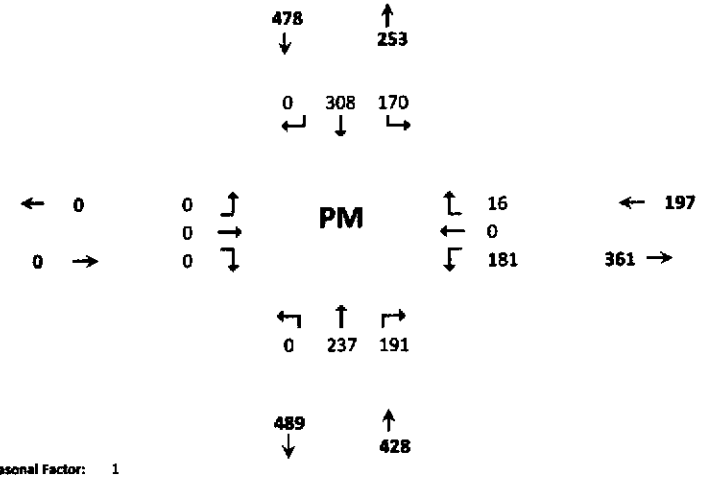
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0



A3

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	46	30	11	62	0	0	0	0	47	0	2	198	950
4:15-4:30	0	51	39	25	76	0	0	0	0	65	0	2	258	1016
4:30-4:45	0	60	41	27	62	0	0	0	0	42	0	1	233	1019
4:45-5:00	0	63	50	31	74	0	0	0	0	40	0	3	261	1068
5:00-5:15	0	58	43	40	68	0	0	0	0	46	0	9	264	1103
5:15-5:30	0	59	53	34	62	0	0	0	0	53	0	0	261	
5:30-5:45	0	57	55	41	87	0	0	0	0	41	0	1	282	
5:45-6:00	0	63	40	55	91	0	0	0	0	41	0	6	296	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	0	237	191	170	308	0	0	0	0	181	0	16	1103	
Season Factor	0	237	191	170	308	0	0	0	0	181	0	16	1103	
Growth	0	237	191	170	308	0	0	0	0	181	0	16	1103	
Project	0		0	0			0	0	0	0	0	0	0	
Total	0	237	191	170	308	0	0	0	0	181	0	16	1103	

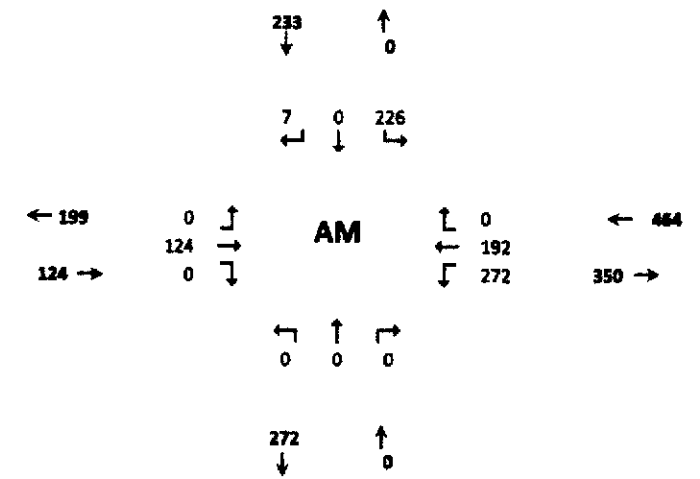
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0



TURNING MOVEMENT VOLUME COUNTS

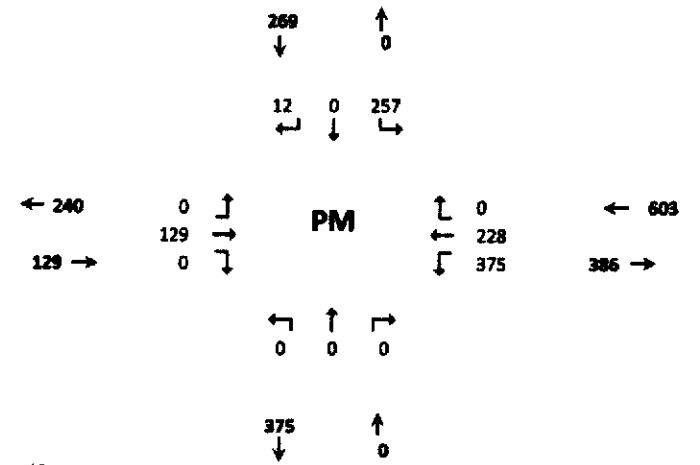
N/S STREET: I-95 South
FILENAME: Village og Midway
COUNT DATE: 2/26/2015
REPORT DATE: 2/26/2015
DAY: Thursday
ANALYSIS YEAR: 2015
E/W STREET: Midway Rd
CITY: Fort Pierce
CONTROL:

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	38	0	1	0	30	0	66	33	0	168	810
7:15-7:30	0	0	0	59	0	2	0	26	0	72	50	0	209	821
7:30-7:45	0	0	0	50	0	0	0	34	0	79	54	0	217	766
7:45-8:00	0	0	0	73	0	3	0	32	0	63	45	0	216	722
8:00-8:15	0	0	0	44	0	2	0	32	0	58	49	0	179	685
8:15-8:30	0	0	0	51	0	1	0	21	0	38	43	0	154	
8:30-8:45	0	0	0	40	0	5	0	30	0	51	47	0	173	
8:45-9:00	0	0	0	50	0	1	0	21	0	71	36	0	179	
AM PEAK HOUR IS FROM:				7:15AM TO 8:15AM										
Volumes	0	0	0	226	0	7	0	124	0	272	192	0	821	
Season Factor	0	0	0	226	0	7	0	124	0	272	192	0	821	
Growth	0	0	0	226	0	7	0	124	0	272	192	0	821	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	0	226	0	7	0	124	0	272	192	0	821	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	0	0	54	0	1	0	37	0	116	41	0	249	1000
4:15-4:30	0	0	0	79	0	3	0	30	0	88	55	0	255	1001
4:30-4:45	0	0	0	46	0	2	0	26	0	100	75	0	249	985
4:45-5:00	0	0	0	70	0	2	0	31	0	88	56	0	247	967
5:00-5:15	0	0	0	62	0	5	0	42	0	99	42	0	250	905
5:15-5:30	0	0	0	58	0	1	0	36	0	86	58	0	239	
5:30-5:45	0	0	0	62	0	5	0	35	0	74	55	0	231	
5:45-6:00	0	0	0	52	0	3	0	35	0	63	32	0	185	
PM PEAK HOUR IS FROM:				4:15PM TO 5:15PM										
Volumes	0	0	0	257	0	12	0	129	0	375	228	0	1001	
Season Factor	0	0	0	257	0	12	0	129	0	375	228	0	1001	
Growth	0	0	0	257	0	12	0	129	0	375	228	0	1001	
Project	0		0	0			0	0	0	0	0	0	0	
Total	0	0	0	257	0	12	0	129	0	375	228	0	1001	



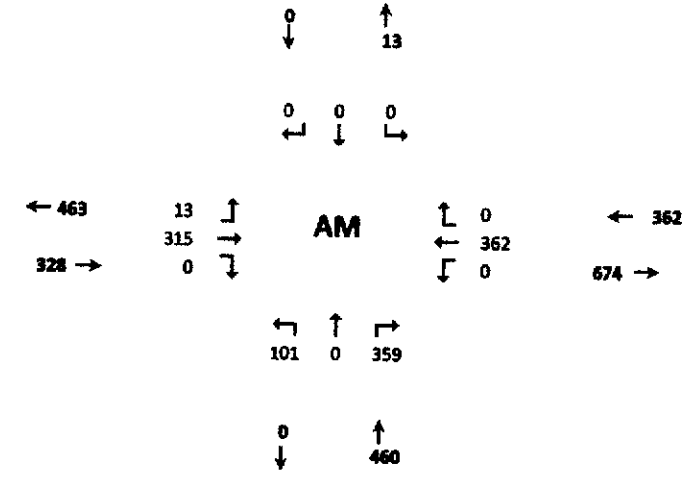
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

A4

TURNING MOVEMENT VOLUME COUNTS

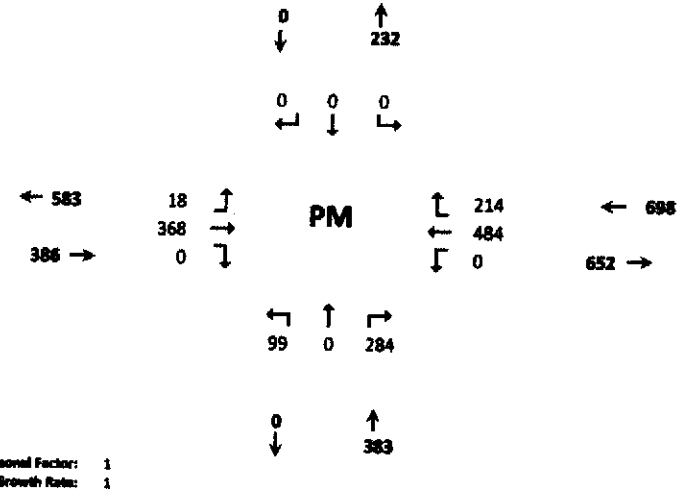
N/S STREET: I-95 North
E/W STREET: Midway Road
CONTROL:
FILENAME: Villages of Midway
COUNT DATE: 2/26/2015
DAY: Thursday
CITY: Fort Pierce
REPORT DATE: 2/26/2015
ANALYSIS YEAR 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	17	0	71	0	0	0	0	65	0	0	70	0	223	1108
7:15-7:30	27	0	100	0	0	0	1	76	0	0	98	0	302	1150
7:30-7:45	33	0	78	0	0	0	3	81	0	0	95	0	290	1088
7:45-8:00	18	0	88	0	0	0	6	90	0	0	91	0	293	1032
8:00-8:15	23	0	93	0	0	0	3	68	0	0	78	0	265	986
8:15-8:30	20	0	78	0	0	0	2	73	0	0	67	0	240	
8:30-8:45	15	0	69	0	0	0	3	71	0	0	76	0	234	
8:45-9:00	19	0	63	0	0	0	2	78	0	0	85	0	247	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	101	0	359	0	0	0	13	315	0	0	362	0	1150	
Season Factor	101	0	359	0	0	0	13	315	0	0	362	0	1150	
Growth	101	0	359	0	0	0	13	315	0	0	362	0	1150	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	101	0	359	0	0	0	13	315	0	0	362	0	1150	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	12	0	81	0	0	0	2	86	0	0	149	60	390	1466
4:15-4:30	20	0	72	0	0	0	1	113	0	0	126	51	383	1467
4:30-4:45	34	0	69	0	0	0	7	66	0	0	116	47	339	1452
4:45-5:00	28	0	77	0	0	0	4	88	0	0	116	40	354	1448
5:00-5:15	17	0	66	0	0	0	6	100	0	0	126	76	391	1396
5:15-5:30	18	0	80	0	0	0	2	95	0	0	105	68	368	
5:30-5:45	15	0	67	0	0	0	5	94	0	0	101	53	335	
5:45-6:00	13	0	67	0	0	0	4	82	0	0	84	52	302	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	99	0	284	0	0	0	18	368	0	0	484	214	1467	
Season Factor	99	0	284	0	0	0	18	368	0	0	484	214	1467	
Growth	99	0	284	0	0	0	18	368	0	0	484	214	1467	
Project	0		0	0			0	0	0	0	0	0	0	
Total	99	0	284	0	0	0	18	368	0	0	484	214	1467	



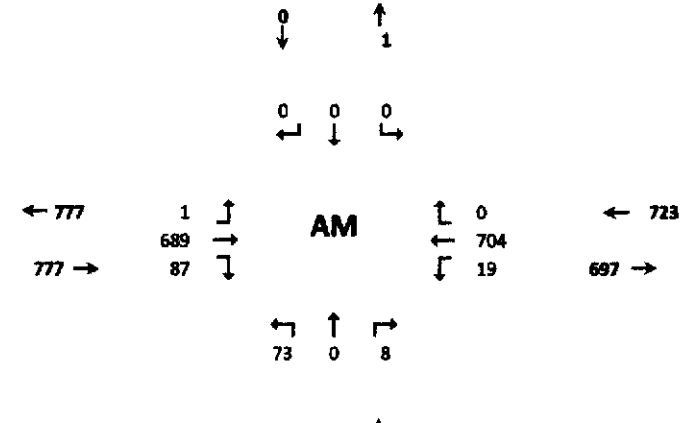
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

A5

TURNING MOVEMENT VOLUME COUNTS

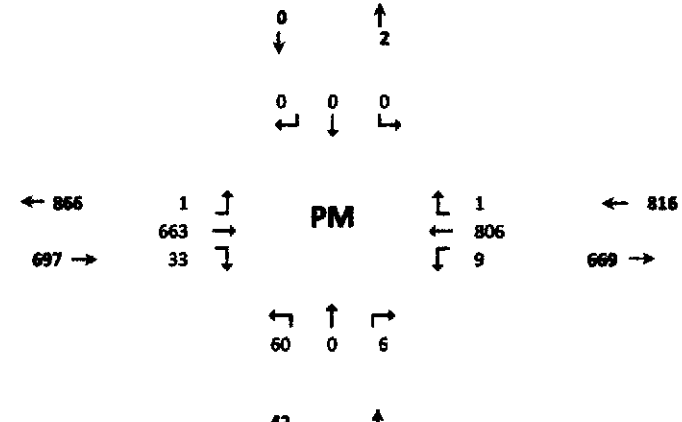
N/S STREET: LTC Ranch **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/3/2015 **DAY:** Tuesday **CITY:** Fort Pierce
REPORT DATE: 3/3/2015 **ANALYSIS YEAR:** 2015

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	12	0	0	0	0	0	0	102	13	8	124	0	259	1470
7:15-7:30	11	0	1	0	0	0	0	161	21	6	198	0	398	1581
7:30-7:45	24	0	0	0	0	0	0	171	28	2	197	0	422	1487
7:45-8:00	20	0	4	0	0	0	1	170	22	10	164	0	391	1348
8:00-8:15	18	0	3	0	0	0	0	187	16	1	145	0	370	1248
8:15-8:30	13	0	2	0	0	0	1	155	13	2	118	0	304	
8:30-8:45	4	0	0	0	0	0	0	137	14	2	126	0	283	
8:45-9:00	14	0	1	0	0	0	0	129	9	1	137	0	291	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	0	8	0	0	0	1	689	87	19	704	0	1581	
Season Factor	73	0	8	0	0	0	1	689	87	19	704	0	1581	
Growth	73	0	8	0	0	0	1	689	87	19	704	0	1581	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	73	0	8	0	0	0	1	689	87	19	704	0	1581	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	10	0	7	0	0	0	0	142	9	1	177	0	346	1534
4:15-4:30	15	0	0	0	0	0	0	175	4	3	220	0	417	1579
4:30-4:45	18	0	3	0	0	0	0	162	4	1	196	0	394	1557
4:45-5:00	10	0	0	0	0	0	1	169	11	3	192	1	387	1559
5:00-5:15	17	0	3	0	0	0	0	157	14	2	198	0	391	1548
5:15-5:30	15	0	4	0	0	0	0	173	10	0	193	0	395	
5:30-5:45	19	0	2	0	0	0	0	164	9	0	192	0	386	
5:45-6:00	15	0	3	0	0	0	0	163	7	0	188	0	376	
PM PEAK HOUR IS FROM:	4:15PM TO 5:15PM													
Volumes	60	0	6	0	0	0	1	663	33	9	806	1	1579	
Season Factor	60	0	6	0	0	0	1	663	33	9	806	1	1579	
Growth	60	0	6	0	0	0	1	663	33	9	806	1	1579	
Project	0		0	0			0	0	0	0	0	0	0	
Total	60	0	6	0	0	0	1	663	33	9	806	1	1579	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

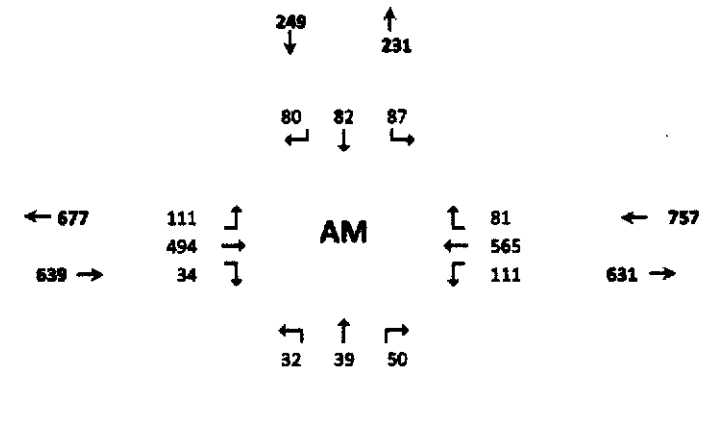
N/S STREET: Glades Cut Off **E/W STREET:** Midway **CONTROL:**

FILENAME: Midway Rd and Glades Cut Off

COUNT DATE: 3/17/2015 **DAY:** Tuesday **CITY:** Fort Pierce

REPORT DATE: 3/17/2015 **ANALYSIS YEAR:** 2015

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	5	5	2	15	17	20	27	109	6	28	143	15	382	1766
7:15-7:30	10	14	5	26	35	17	25	105	18	31	140	24	450	1752
7:30-7:45	10	8	26	23	15	24	26	142	6	33	146	20	479	1678
7:45-8:00	7	12	17	23	15	19	33	138	4	19	136	22	445	1508
8:00-8:15	6	8	5	27	10	18	22	93	7	13	147	22	378	1394
8:15-8:30	8	4	10	21	7	18	21	115	5	15	135	17	376	
8:30-8:45	7	6	9	13	7	21	21	102	3	8	93	19	309	
8:45-9:00	4	8	7	12	11	30	19	102	4	7	115	12	331	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	32	39	50	87	82	80	111	494	34	111	565	81	1766	
Season Factor	32	39	50	87	82	80	111	494	34	111	565	81	1766	
Growth	32	39	50	87	82	80	111	494	34	111	565	81	1766	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	32	39	50	87	82	80	111	494	34	111	565	81	1766	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

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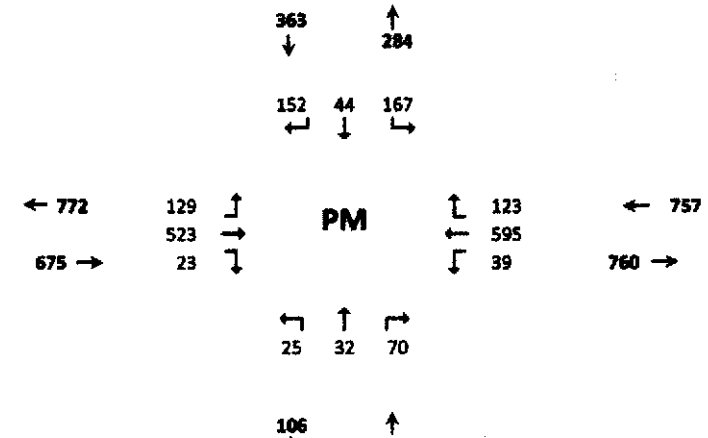
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	5	3	20	66	14	52	31	125	4	8	152	26	506	1922
4:15-4:30	10	10	8	42	7	56	39	109	9	13	167	53	523	1855
4:30-4:45	5	7	28	30	11	25	25	133	7	13	144	27	455	1739
4:45-5:00	5	12	14	29	12	19	34	156	3	5	132	17	438	1665
5:00-5:15	7	10	22	32	11	34	22	102	1	7	172	19	439	1564
5:15-5:30	2	15	9	39	10	14	24	148	3	13	117	13	407	
5:30-5:45	5	9	15	32	8	13	21	142	1	8	110	17	381	
5:45-6:00	4	10	3	24	10	12	24	130	4	6	95	15	337	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	25	32	70	167	44	152	129	523	23	39	595	123	1922	
Season Factor	25	32	70	167	44	152	129	523	23	39	595	123	1922	
Growth	25	32	70	167	44	152	129	523	23	39	595	123	1922	
Project	0		0	0			0	0	0	0	0	0	0	
Total	25	32	70	167	44	152	129	523	23	39	595	123	1922	

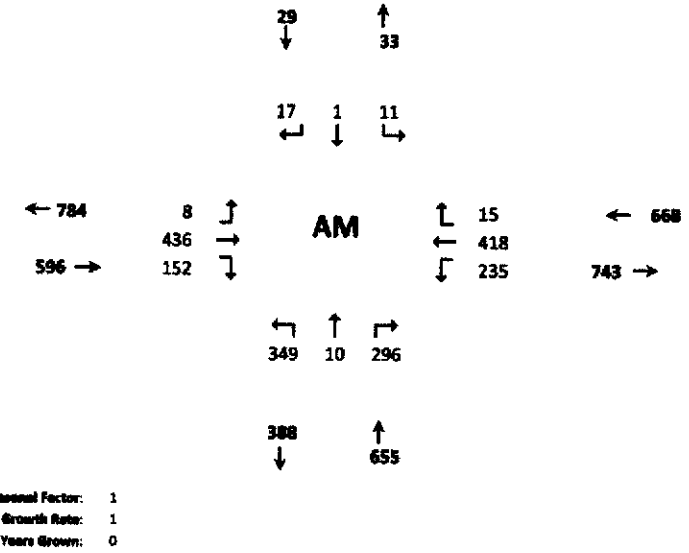


Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

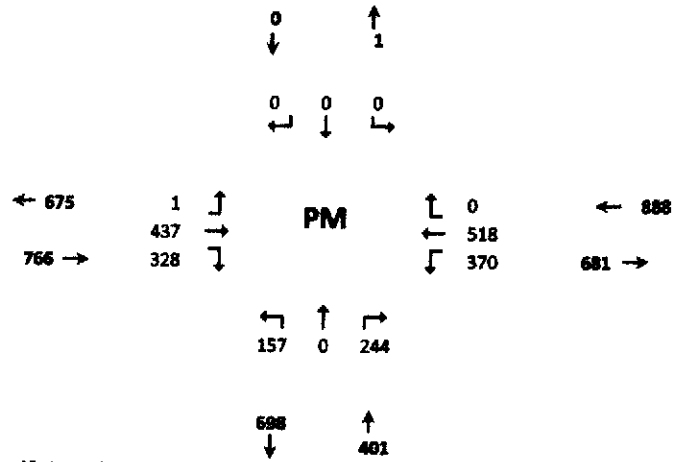
N/S STREET: East Torino
FILENAME: Villages of Midway
COUNT DATE: 3/3/2015
REPORT DATE: 3/3/2015
DAY: Tuesday
ANALYSIS YEAR: 2015
E/W STREET: Midway Road
CITY: Fort Pierce
CONTROL:

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	82	1	98	1	0	5	2	83	17	34	94	0	417	1948
7:15-7:30	106	0	84	2	0	2	2	115	39	66	121	6	543	1941
7:30-7:45	83	4	61	3	0	3	1	120	56	86	138	1	556	1822
7:45-8:00	78	5	53	5	1	7	3	118	40	49	65	8	432	1672
8:00-8:15	76	0	68	3	0	2	3	123	37	29	66	3	410	1636
8:15-8:30	65	0	69	2	1	4	4	131	30	46	71	1	424	
8:30-8:45	42	0	73	3	0	1	1	105	36	45	99	1	406	
8:45-9:00	44	0	44	0	0	2	0	124	25	64	89	4	396	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM													
Volumes	349	10	296	11	1	17	8	436	152	235	418	15	1948	
Season Factor	349	10	296	11	1	17	8	436	152	235	418	15	1948	
Growth	349	10	296	11	1	17	8	436	152	235	418	15	1948	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	349	10	296	11	1	17	8	436	152	235	418	15	1948	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	29	0	56	0	0	0	0	114	62	72	118	0	451	1878
4:15-4:30	46	0	66	0	0	0	0	112	51	90	117	0	482	1928
4:30-4:45	45	0	59	0	0	0	0	121	90	57	146	0	478	1953
4:45-5:00	40	0	39	0	0	0	0	106	84	73	125	0	467	2002
5:00-5:15	33	0	49	0	0	0	0	106	87	87	139	0	501	2055
5:15-5:30	41	0	49	0	0	0	0	98	79	106	134	0	507	
5:30-5:45	51	0	77	0	0	0	1	108	90	91	108	0	527	
5:45-6:00	32	0	69	0	0	0	0	125	72	86	136	0	520	
PM PEAK HOUR IS FROM:	5:00PM TO 6:00PM													
Volumes	157	0	244	0	0	0	1	437	328	370	518	0	2055	
Season Factor	157	0	244	0	0	0	1	437	328	370	518	0	2055	
Growth	157	0	244	0	0	0	1	437	328	370	518	0	2055	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	157	0	244	0	0	0	1	437	328	370	518	0	2055	



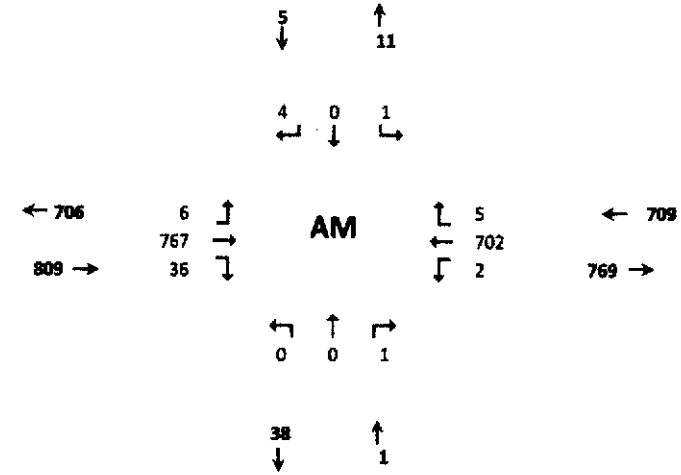
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

A8

TURNING MOVEMENT VOLUME COUNTS

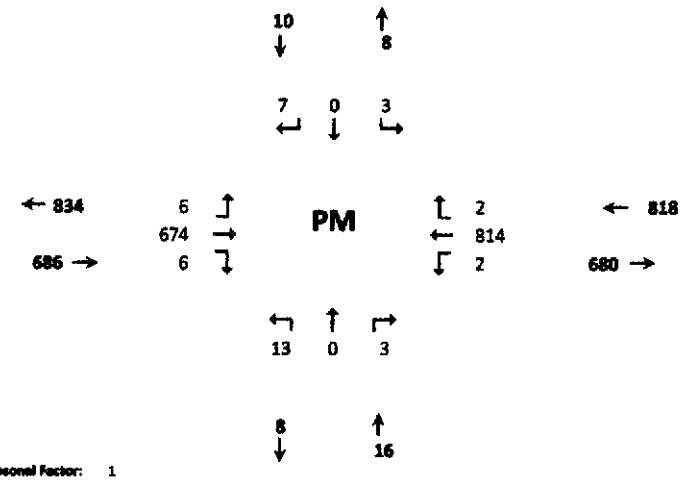
N/S STREET: Corporate **E/W STREET:** Midway **CONTROL:**
FILENAME: Midway and Corporate
COUNT DATE: 3/11/2015 **DAY:** Wednesday **CITY:** Fort Pierce
REPORT DATE: 3/11/2015 **ANALYSIS YEAR:** 2015

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	3	189	1	2	131	3	329	1482
7:15-7:30	0	0	0	0	0	1	2	197	5	0	168	2	375	1524
7:30-7:45	0	0	0	0	0	2	2	177	4	0	190	3	378	1465
7:45-8:00	0	0	1	1	0	1	2	211	11	1	172	0	400	1392
8:00-8:15	0	0	0	0	0	0	0	182	16	1	172	0	371	1270
8:15-8:30	0	0	0	0	0	0	0	192	2	1	120	1	316	
8:30-8:45	0	0	0	0	0	0	2	174	0	0	128	1	305	
8:45-9:00	2	0	2	0	0	0	1	138	4	2	129	0	278	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	0	1	1	0	4	6	767	36	2	702	5	1524	
Season Factor	0	0	1	1	0	4	6	767	36	2	702	5	1524	
Growth	0	0	1	1	0	4	6	767	36	2	702	5	1524	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	0	1	1	0	4	6	767	36	2	702	5	1524	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	1	0	0	0	1	174	1	2	193	1	373	1526
4:15-4:30	3	0	0	0	0	2	4	192	1	1	190	1	394	1530
4:30-4:45	6	0	0	1	0	2	1	168	1	1	226	1	407	1510
4:45-5:00	1	0	1	1	0	1	1	163	4	0	180	0	352	1439
5:00-5:15	3	0	2	1	0	2	0	151	0	0	218	0	377	1412
5:15-5:30	3	0	0	2	0	1	1	188	2	0	177	0	374	
5:30-5:45	0	0	0	0	0	0	0	150	2	0	184	0	336	
5:45-6:00	0	0	1	0	0	0	0	175	1	1	147	0	325	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	13	0	3	3	0	7	6	674	6	2	814	2	1530	
Season Factor	13	0	3	3	0	7	6	674	6	2	814	2	1530	
Growth	13	0	3	3	0	7	6	674	6	2	814	2	1530	
Project	0		0	0			0	0	0	0	0	0	0	
Total	13	0	3	3	0	7	6	674	6	2	814	2	1530	

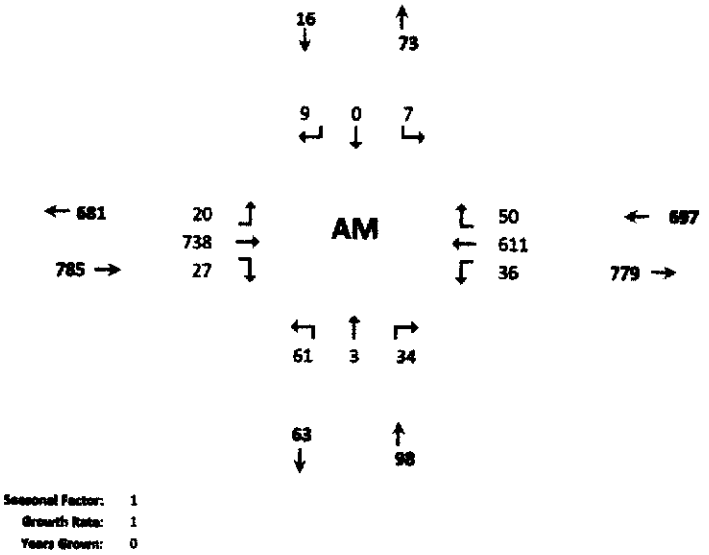


Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

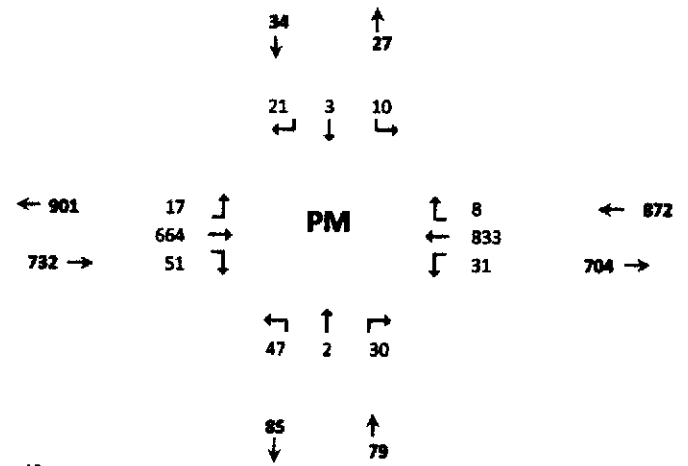
N/S STREET: Jenkins Rd
E/W STREET: Midway Rd
CONTROL:
FILENAME: Villages at Midway
COUNT DATE: 3/5/2015
DAY: Thursday
CITY: Fort Pierce
REPORT DATE: 3/5/2015
ANALYSIS YEAR: 2015

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	9	0	6	2	0	4	3	187	3	5	122	7	348	1595
7:15-7:30	15	1	4	0	0	4	7	189	1	5	169	19	414	1596
7:30-7:45	23	1	9	3	0	2	4	202	10	6	169	15	444	1501
7:45-8:00	13	1	11	2	0	2	8	186	9	11	134	12	389	1368
8:00-8:15	10	0	10	2	0	1	1	161	7	14	139	4	349	1271
8:15-8:30	1	0	10	1	0	2	1	181	4	2	115	2	319	
8:30-8:45	4	0	3	2	0	1	6	147	5	8	131	4	311	
8:45-9:00	6	0	3	1	0	2	1	141	3	5	130	0	292	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	61	3	34	7	0	9	20	738	27	36	611	50	1596	
Season Factor	61	3	34	7	0	9	20	738	27	36	611	50	1596	
Growth	61	3	34	7	0	9	20	738	27	36	611	50	1596	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	61	3	34	7	0	9	20	738	27	36	611	50	1596	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	5	0	9	0	0	3	1	196	11	7	201	2	435	1716
4:15-4:30	6	0	3	1	1	4	1	189	12	12	186	4	419	1712
4:30-4:45	13	2	16	0	0	9	3	174	14	6	205	0	442	1717
4:45-5:00	18	0	6	1	1	5	5	149	11	10	209	5	420	1700
5:00-5:15	11	0	5	7	1	4	3	161	12	7	218	2	431	1691
5:15-5:30	5	0	3	2	1	3	6	180	14	8	201	1	424	
5:30-5:45	7	0	1	7	2	7	6	175	13	5	201	1	425	
5:45-6:00	5	0	8	0	0	4	3	161	10	2	217	1	411	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	47	2	30	10	3	21	17	664	51	31	833	8	1717	
Season Factor	47	2	30	10	3	21	17	664	51	31	833	8	1717	
Growth	47	2	30	10	3	21	17	664	51	31	833	8	1717	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	47	2	30	10	3	21	17	664	51	31	833	8	1717	

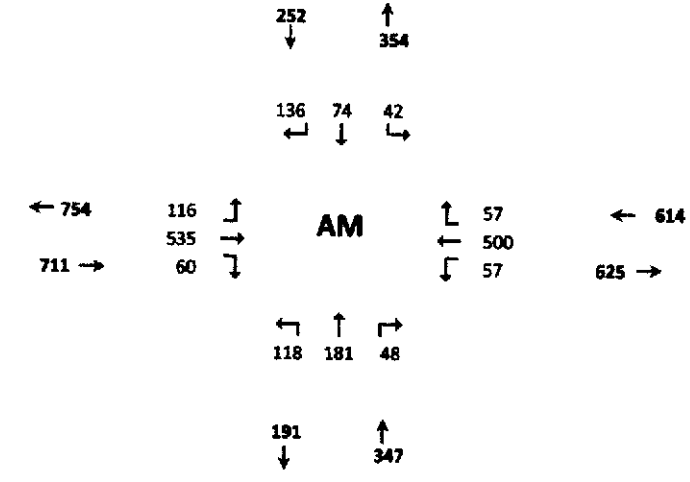


Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

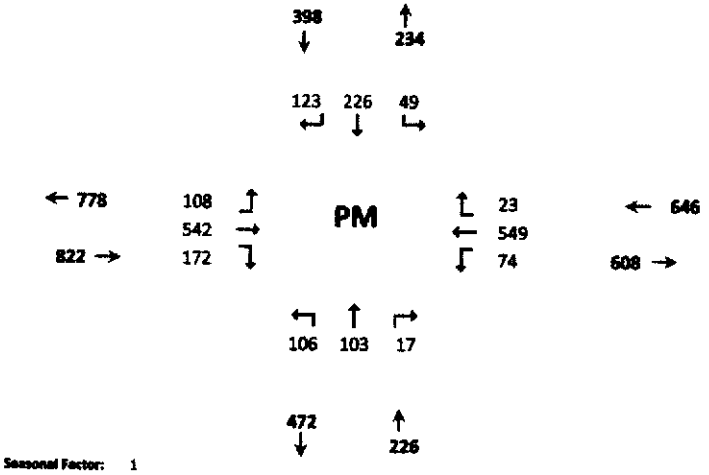
N/S STREET: Selvitz **E/W STREET:** Midway **CONTROL:**
FILENAME: Villages at Midway
COUNT DATE: 3/10/2015 **DAY:** Tuesday **CITY:** Fort Pierce
REPORT DATE: 3/10/2015 **ANALYSIS YEAR:** 2015

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	20	45	7	3	16	20	21	149	12	5	100	11	409	1874
7:15-7:30	30	47	9	12	14	40	24	130	18	13	116	10	463	1924
7:30-7:45	38	36	16	10	17	29	29	157	11	15	132	15	505	1910
7:45-8:00	30	65	14	8	29	36	28	131	10	18	103	24	497	1807
8:00-8:15	20	33	9	12	14	31	34	117	21	11	149	8	459	1737
8:15-8:30	31	54	7	14	9	24	30	134	14	5	118	9	449	
8:30-8:45	35	33	10	2	17	21	25	118	23	14	96	8	402	
8:45-9:00	24	40	11	10	21	14	33	120	25	8	114	7	427	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	118	181	48	42	74	136	116	535	60	57	500	57	1924	
Season Factor	118	181	48	42	74	136	116	535	60	57	500	57	1924	
Growth	118	181	48	42	74	136	116	535	60	57	500	57	1924	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	118	181	48	42	74	136	116	535	60	57	500	57	1924	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	26	29	6	16	34	23	24	124	42	11	128	14	477	2014
4:15-4:30	26	28	9	11	52	17	9	152	40	23	140	9	516	2048
4:30-4:45	23	36	4	19	42	22	31	122	42	18	132	5	496	2089
4:45-5:00	31	25	2	12	50	36	22	140	38	16	151	2	525	2092
5:00-5:15	24	27	0	17	58	16	33	147	37	13	133	6	511	1993
5:15-5:30	20	28	8	9	67	46	36	106	53	26	131	7	537	
5:30-5:45	31	23	7	11	51	25	17	149	44	19	134	8	519	
5:45-6:00	25	33	8	12	34	9	15	121	33	11	119	6	426	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	106	103	17	49	226	123	108	542	172	74	549	23	2092	
Season Factor	106	103	17	49	226	123	108	542	172	74	549	23	2092	
Growth	106	103	17	49	226	123	108	542	172	74	549	23	2092	
Project	0		0	0			0	0	0	0	0	0	0	
Total	106	103	17	49	226	123	108	542	172	74	549	23	2092	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

c5.s.tmc worksheet midway rd and selvitz

TURNING MOVEMENT VOLUME COUNTS

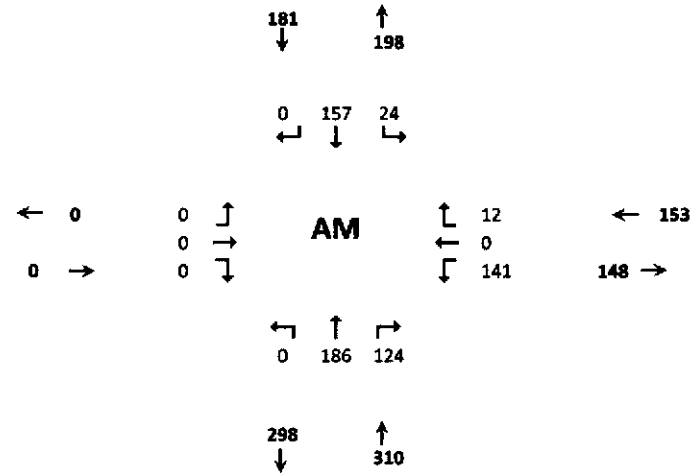
N/S STREET: Glades Cut Off **E/W STREET:** Reserve Blvd **CONTROL:**

FILENAME: Glades Cut Off and Reserve Blvd

COUNT DATE: 3/18/2015 **DAY:** Wednesday **CITY:** Fort Pierce

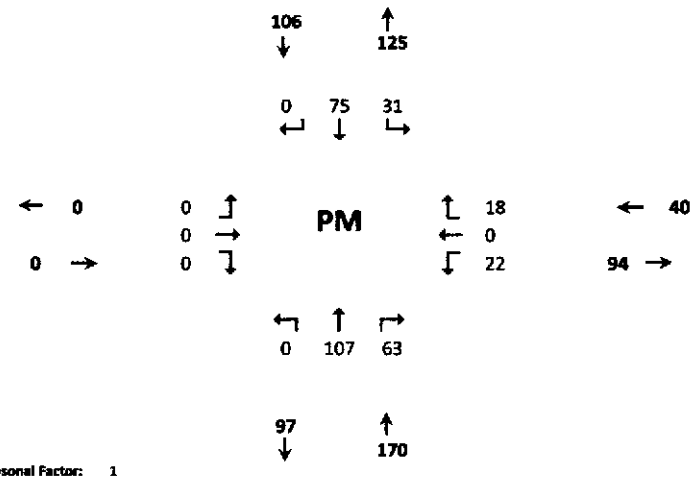
REPORT DATE: 3/18/2015 **ANALYSIS YEAR:** 2015

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	42	34	8	51	0	0	0	0	52	0	2	189	644
7:15-7:30	0	50	50	3	56	0	0	0	0	47	0	7	213	544
7:30-7:45	0	56	27	4	31	0	0	0	0	18	0	2	138	407
7:45-8:00	0	38	13	9	19	0	0	0	0	24	0	1	104	339
8:00-8:15	0	30	8	7	20	0	0	0	0	22	0	2	89	305
8:15-8:30	0	11	10	6	26	0	0	0	0	20	0	3	76	
8:30-8:45	0	18	9	10	18	0	0	0	0	11	0	4	70	
8:45-9:00	0	22	7	3	20	0	0	0	0	14	0	4	70	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	0	186	124	24	157	0	0	0	0	141	0	12	644	
Season Factor	0	186	124	24	157	0	0	0	0	141	0	12	644	
Growth	0	186	124	24	157	0	0	0	0	141	0	12	644	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	186	124	24	157	0	0	0	0	141	0	12	644	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	35	23	5	11	0	0	0	0	9	0	1	84	316
4:15-4:30	0	24	10	12	19	0	0	0	0	1	0	3	69	296
4:30-4:45	0	21	14	5	20	0	0	0	0	6	0	8	74	297
4:45-5:00	0	27	16	9	25	0	0	0	0	6	0	6	89	292
5:00-5:15	0	22	9	4	14	0	0	0	0	8	0	7	64	267
5:15-5:30	0	24	9	4	22	0	0	0	0	5	0	6	70	
5:30-5:45	0	22	6	4	28	0	0	0	0	6	0	3	69	
5:45-6:00	0	21	7	3	18	0	0	0	0	9	0	6	64	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	0	107	63	31	75	0	0	0	0	22	0	18	316	
Season Factor	0	107	63	31	75	0	0	0	0	22	0	18	316	
Growth	0	107	63	31	75	0	0	0	0	22	0	18	316	
Project	0		0	0			0	0	0	0	0	0	0	
Total	0	107	63	31	75	0	0	0	0	22	0	18	316	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

A12

TURNING MOVEMENT VOLUME COUNTS

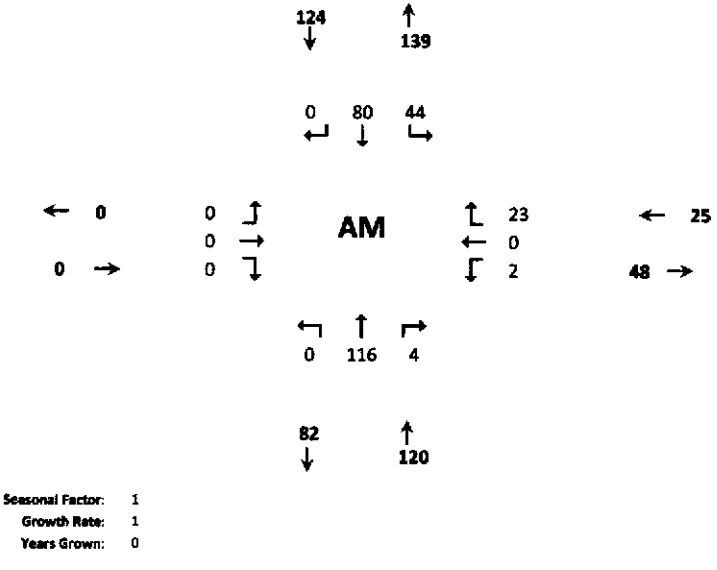
N/S STREET: Glades Cut Off **E/W STREET:** Commerce Ctr **CONTROL:**

FILENAME: Glades Cut Off and Commerce Ctr.

COUNT DATE: 3/17/2015 **DAY:** Tuesday **CITY:** Fort Pierce

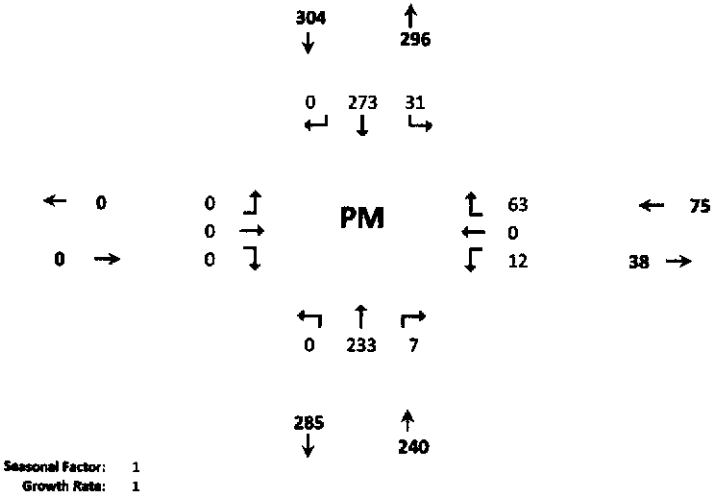
REPORT DATE: 3/17/2015 **ANALYSIS YEAR:** 2017

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	32	1	12	19	0	0	0	0	1	0	10	75	269
7:15-7:30	0	33	1	10	17	0	0	0	0	0	0	1	62	251
7:30-7:45	0	30	1	6	30	0	0	0	0	0	0	7	74	256
7:45-8:00	0	21	1	16	14	0	0	0	0	1	0	5	58	225
8:00-8:15	0	25	0	17	11	0	0	0	0	0	0	4	57	209
8:15-8:30	2	34	1	14	14	0	0	0	0	0	0	2	67	
8:30-8:45	0	18	0	9	13	0	0	0	0	0	0	3	43	
8:45-9:00	0	19	2	5	12	0	0	0	0	0	0	4	42	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	0	116	4	44	80	0	0	0	0	2	0	23	269	
Season Factor	0	116	4	44	80	0	0	0	0	2	0	23	269	
Growth	0	116	4	44	80	0	0	0	0	2	0	23	269	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	116	4	44	80	0	0	0	0	2	0	23	269	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	58	1	5	108	0	0	0	0	3	0	12	187	619
4:15-4:30	0	90	4	5	80	0	0	0	0	5	0	19	203	505
4:30-4:45	0	63	2	9	49	0	0	0	0	3	0	16	142	360
4:45-5:00	0	22	0	12	36	0	0	0	0	1	0	16	87	279
5:00-5:15	0	16	0	15	30	0	0	0	0	0	0	12	73	255
5:15-5:30	0	15	4	8	16	0	0	0	0	1	0	14	58	
5:30-5:45	0	12	4	17	17	0	0	0	0	0	0	11	61	
5:45-6:00	0	22	1	10	18	0	0	0	0	2	0	10	63	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	0	233	7	31	273	0	0	0	0	12	0	63	619	
Season Factor	0	233	7	31	273	0	0	0	0	12	0	63	619	
Growth	0	233	7	31	273	0	0	0	0	12	0	63	619	
Project	0		0	0			0	0	0	0	0	0	0	
Total	0	233	7	31	273	0	0	0	0	12	0	63	619	



Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

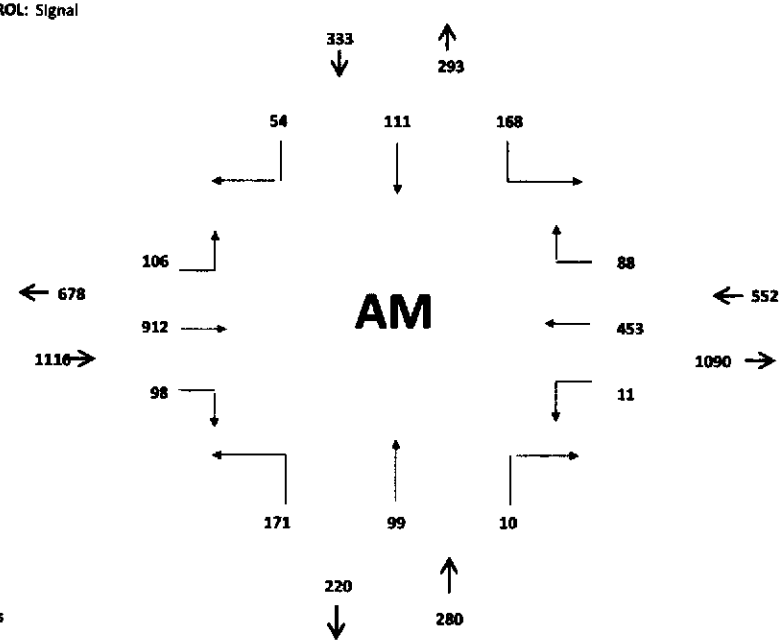
N/S STREET: Jenkins **E/W STREET:** Ockeechobee **CONTROL:** Signal

PROJECT: Oaks

COUNT DATE: 1/7/2014 **DAY:** Tuesday **CITY:** St.Luice

REPORT DATE: 1/13/2014 **ANALYSIS YEAR:** 2018 with project -AM

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	25	14	2	13	31	14	13	81	16	2	65	7	283	1948
7:15-7:30	36	17	2	28	28	6	22	193	32	0	107	16	487	2209
7:30-7:45	50	30	1	41	30	15	20	180	25	4	104	12	512	2281
7:45-8:00	38	22	2	50	30	10	22	307	30	2	139	14	666	2256
8:00-8:15	43	26	4	45	27	20	29	202	22	1	92	33	544	2086
8:15-8:30	40	21	3	32	24	9	35	223	21	4	118	29	559	
8:30-8:45	41	22	1	35	34	18	24	153	20	4	106	29	487	
8:45-9:00	36	23	3	32	23	8	24	186	17	6	106	32	496	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

Volumes	171	99	10	168	111	54	106	912	98	11	453	88	2281	
Season Factor	171	99	10	168	111	54	106	912	98	11	453	88	2281	**Total Trips**
Growth	171	99	10	168	111	54	106	912	98	11	453	88	2281	
Project		**0**			**0**								**0**	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**171**	**99**	**10**	**168**	**111**	**54**	**106**	**912**	**98**	**11**	**453**	**88**	**2281**	

Seasonal Factor: 1

Growth Rate: 1

Years Grown: 0

[1] At 50% complete

TURNING MOVEMENT VOLUME COUNTS

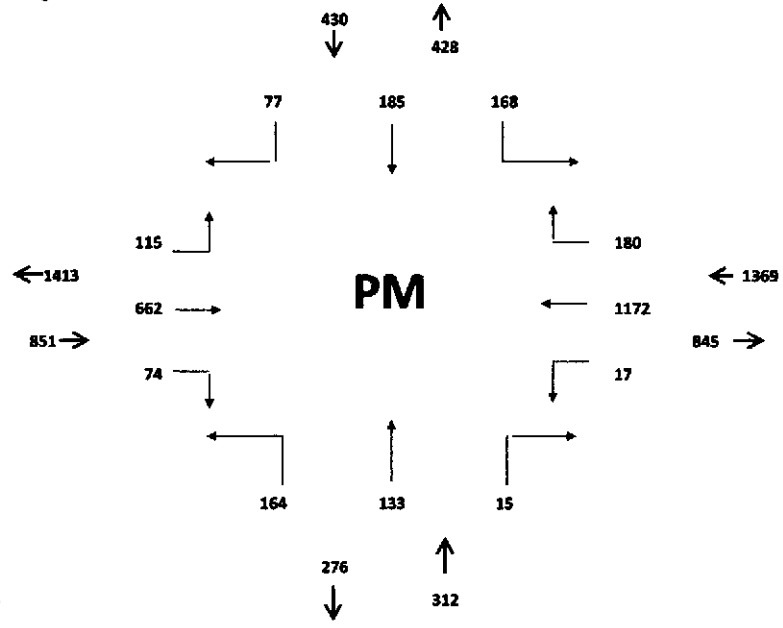
N/S STREET: Jenkins **E/W STREET:** Okeechobee **CONTROL:** Signal

PROJECT:

COUNT DATE: 1/7/2014 **DAY:** Tuesday **CITY:** St.Luice

REPORT DATE: 1/13/2014 **ANALYSIS YEAR:** 2018 With Project - PM

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	39	31	3	71	33	11	26	156	23	6	197	38	634	2618
4:15-4:30	33	37	2	75	56	21	41	135	16	6	189	36	647	2778
4:30-4:45	30	14	3	49	29	16	22	166	26	7	240	51	653	2962
4:45-5:00	37	36	4	37	43	18	25	161	15	2	254	52	684	2890
5:00-5:15	44	33	6	48	41	17	36	164	19	2	343	41	794	2814
5:15-5:30	53	50	2	34	72	26	32	171	14	6	335	36	831	
5:30-5:45	31	18	4	45	25	14	31	127	16	3	235	32	581	
5:45-6:00	31	25	3	36	38	20	29	143	14	5	236	28	608	



PM PEAK HOUR IS FROM: **4:30 PM TO 5:30PM**

Volumes	164	133	15	168	185	77	115	662	74	17	1172	180	2962
Season Factor	164	133	15	168	185	77	115	662	74	17	1172	180	2962
Growth	164	133	15	168	185	77	115	662	74	17	1172	180	2962
Project		**0**			**0**								
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**164**	**133**	**15**	**168**	**185**	**77**	**115**	**662**	**74**	**17**	**1172**	**180**	**2962**

Total Trips

Seasonal Factor: 1

Growth Rate: 1

Years Grown: 0

[1] At 50% complete

A15

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	BELL AVE to EDWARDS RD	19,518	2,100	1,152	C	0.573	1,078	C	0.536
25TH ST	EDWARDS RD to CORTEZ BLVD	21,685	2,000	1,382	C	0.724	1,378	C	0.721
25TH ST	CORTEZ BLVD to VIRGINIA AVE	21,500	2,000	1,193	C	0.625	1,332	C	0.697
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	21,603	2,000	1,239	C	0.649	1,110	C	0.581
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	21,603	2,000	1,239	C	0.649	1,110	C	0.581
25TH ST	OKEECHOBEE RD to GEORGIA AVE	19,500	1,630	972	D	0.596	952	D	0.584
25TH ST	GEORGIA AVE to DELAWARE AVE	19,500	1,630	972	D	0.596	952	D	0.584
25TH ST	DELAWARE AVE to ORANGE AVE	19,013	1,630	990	D	0.607	984	D	0.604
25TH ST	ORANGE AVE to AVENUE D	15,000	1,630	701	C	0.960	682	C	0.934
25TH ST	AVENUE D to AVENUE Q	14,989	1,630	789	D	0.484	767	D	0.471
25TH ST	AVENUE Q to JUANITA AVE	13,026	2,000	736	C	0.385	674	C	0.353
25TH ST	JUANITA AVE to ST LUCIE BLVD	12,563	2,100	681	C	0.339	639	C	0.318
25TH ST	ST LUCIE BLVD to US 1	5,382	2,100	309	C	0.154	345	C	0.172
33RD ST	OKEECHOBEE RD to DELAWARE AVE	5,467	710	351	D	0.494	293	C	0.837
33RD ST	DELAWARE AVE to ORANGE AVE	8,000	790	0	B	0.000	0	B	0.000
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	6,600	510	370	D	0.725	399	D	0.782
35TH ST	CORTEZ BLVD to VIRGINIA AVE	6,600	790	370	C	0.949	399	D	0.505
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	4,267	710	274	C	0.783	278	C	0.794
53RD ST	ANGLE RD to JUANITA AVE	2,333	510	131	C	0.524	134	C	0.536
AE BACKUS AVE	7TH ST to US 1	800	710	61	C	0.174	72	C	0.206
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	16,500	2,100	874	C	0.435	824	C	0.410
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	16,500	2,100	874	C	0.435	824	C	0.410
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	14,000	2,100	710	C	0.353	707	C	0.352
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	12,000	2,000	648	C	0.339	699	C	0.366
AIROSO BLVD	FLORESTA DR to ST JAMES DR	17,000	2,100	1,045	C	0.520	929	C	0.462
ANGLE RD	ORANGE AVE to AVENUE D	8,300	790	482	D	0.610	442	D	0.559
ANGLE RD	AVENUE D to AVENUE Q	8,300	510	482	D	0.945	442	D	0.867
ANGLE RD	AVENUE Q to 53RD ST	6,200	560	410	D	0.732	337	D	0.602
ANGLE RD	53RD ST to KEEN RD	4,033	590	264	C	0.471	237	C	0.423

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
ANGLE RD	KEEN RD to KINGS HWY	4,033	840	264	C	0.334	237	C	0.300
ANGLE RD	KINGS HWY to JOHNSTON RD	2,833	1,020	196	B	0.544	160	B	0.444
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	3,150	800	0	B	0.000	0	B	0.000
AVENUE A	7TH ST to US 1	1,310	790	150	C	0.385	150	C	0.385
AVENUE A	US 1 to INDIAN RIVER DR	1,694	560	113	C	0.404	105	C	0.375
AVENUE D	ANGLE RD to 29TH ST	3,868	560	184	C	0.657	182	C	0.650
AVENUE D	29TH ST to 25TH ST	3,868	790	184	C	0.472	182	C	0.467
AVENUE D	25TH ST to 17TH ST	4,911	710	222	C	0.634	221	C	0.631
AVENUE D	17TH ST to 13TH ST	4,134	710	196	C	0.560	212	C	0.606
AVENUE D	13TH ST to 10TH ST	3,614	710	165	C	0.471	189	C	0.540
AVENUE D	10TH ST to 7TH ST	2,840	710	177	C	0.506	179	C	0.511
AVENUE D	7TH ST to US 1	2,840	710	177	C	0.506	179	C	0.511
AVENUE I	25TH ST to 17TH ST	3,033	710	210	C	0.600	241	C	0.689
AVENUE I	17TH ST to 13TH ST	3,033	710	210	C	0.600	241	C	0.689
AVENUE H	13TH ST to 7TH ST	1,600	510	89	C	0.356	88	C	0.352
AVENUE H	7TH ST to US 1	950	710	60	C	0.171	57	C	0.163
AVENUE Q	ANGLE RD to 25TH ST	4,900	710	274	C	0.783	271	C	0.774
AVENUE Q	25TH ST to 17TH ST	2,800	710	191	C	0.546	216	C	0.617
AVENUE Q	17TH ST to 13TH ST	2,800	510	191	C	0.764	216	C	0.864
AVENUE Q	13TH ST to US 1	1,800	510	93	C	0.372	93	C	0.372
AVENUE C	10TH ST to 7TH ST	350	510	30	C	0.120	30	C	0.120
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	4,100	830	244	C	0.313	215	C	0.276
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	28,500	2,100	1,458	C	0.725	1,410	C	0.701
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	19,700	2,100	0	B	0.000	0	B	0.000
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	22,500	2,100	1,166	C	0.580	1,115	C	0.555
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	15,212	920	842	C	0.968	726	C	0.834
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	11,000	750	609	C	0.858	578	C	0.814
BAYSHORE BLVD	SELVITZ RD to 25TH ST	11,000	710	609	D	0.858	578	D	0.814
BEACH AVE	OLEANDER AVE to RIO MAR DR	3,100	510	200	C	0.800	184	C	0.736

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
BECKER RD	VILLAGE PKWY to I-95	11,500	3,170	1,142	C	0.370	1,024	C	0.331
BECKER RD	I-95 to SAVONA BLVD	12,500	2,000	1,287	C	0.674	1,213	C	0.635
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	11,000	2,100	718	C	0.357	714	C	0.355
BECKER RD	ALBACORE ST to DARWIN BLVD	8,300	1,500	550	C	0.385	517	C	0.362
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	8,300	2,100	550	C	0.274	517	C	0.257
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	12,500	1,500	1,253	C	0.876	1,114	C	0.779
BECKER RD	DARWIN BLVD to ATHENA DR	12,500	2,000	1,253	C	0.656	1,114	C	0.583
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	12,000	2,100	1,000	C	0.498	1,129	C	0.562
BECKER RD	SOUTHBEND BLVD to GILSON RD	5,800	920	533	C	0.613	494	C	0.568
BELL AVE	25TH ST to SUNRISE BLVD	2,656	790	157	C	0.403	178	C	0.456
BELL AVE	SUNRISE BLVD to OLEANDER AVE	2,973	560	171	C	0.611	168	C	0.600
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	8,433	590	521	C	0.930	482	C	0.861
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	6,167	710	417	D	0.587	351	D	0.494
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	11,000	920	603	C	0.693	589	C	0.677
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	10,000	920	661	C	0.760	631	C	0.725
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	13,000	920	908	D	0.987	736	C	0.846
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	16,500	920	883	D	0.960	978	F	1.063
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	16,500	920	883	D	0.960	978	F	1.063
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	8,500	920	457	C	0.525	448	C	0.515
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	11,450	750	712	D	0.949	699	C	0.985
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	11,450	590	712	F	1.207	699	F	1.185
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	9,767	590	753	F	1.276	630	F	1.068
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	8,900	920	634	C	0.729	585	C	0.672
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	11,000	920	684	C	0.786	555	C	0.638
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	11,000	920	684	C	0.786	555	C	0.638
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	11,000	920	684	C	0.786	555	C	0.638
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	11,000	920	684	C	0.786	555	C	0.638
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	10,000	920	823	C	0.946	850	C	0.977
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	400	290	29	B	0.181	33	B	0.206

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DELAWARE AVE	HARTMAN RD to 33RD ST	1,367	510	294	D	0.576	207	C	0.828
DELAWARE AVE	33RD ST to 25TH ST	3,700	1,540	272	C	0.394	277	C	0.401
DELAWARE AVE	25TH ST to OKEECHOBEE RD	4,600	1,100	0	B	0.000	0	B	0.000
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	9,267	710	476	D	0.670	507	D	0.714
DELAWARE AVE	13TH ST to 10TH ST	7,600	640	424	D	0.663	403	D	0.630
DELAWARE AVE	10TH ST to 7TH ST	7,600	510	424	D	0.831	403	D	0.790
DELAWARE AVE	7TH ST to US 1	7,600	640	425	D	0.664	408	D	0.638
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	6,600	830	455	C	0.583	380	C	0.487
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	11,000	750	720	D	0.960	710	C	1.000
EASY ST	US 1 to BUCHANAN DR	10,397	640	869	F	1.278	683	F	1.004
EASY ST	BUCHANAN DR to YUCCA DR	10,397	510	869	F	1.609	683	F	1.265
EDWARDS RD	JENKINS RD to MCNEIL RD	9,000	590	485	C	0.866	469	C	0.838
EDWARDS RD	MCNEIL RD to SELVITZ RD	9,000	590	485	C	0.866	469	C	0.838
EDWARDS RD	SELVITZ RD to 25TH ST	11,500	750	690	C	0.972	694	C	0.977
EDWARDS RD	25TH ST to SUNRISE BLVD	17,039	1,470	901	D	0.613	884	D	0.601
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	14,634	1,470	718	D	0.488	700	D	0.476
EDWARDS RD	OLEANDER AVE to US 1	8,848	1,470	448	C	0.679	460	C	0.697
FARMER'S MARKET RD	OLEANDER AVE to US 1	1,943	640	113	C	0.353	116	C	0.363
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	11,500	830	789	D	0.951	715	C	0.917
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	16,500	750	1,209	F	1.612	1,029	F	1.372
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	16,500	750	1,209	F	1.612	1,029	F	1.372
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	11,500	830	813	D	0.980	703	C	0.901
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	9,100	830	512	C	0.656	571	C	0.732
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	4,057	590	349	C	0.623	300	C	0.536
FLORESTA DR	AIROSO BLVD to SELVITZ RD	4,057	750	349	C	0.492	300	C	0.423
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	3,041	510	224	C	0.896	196	C	0.784
GARDENIA AVE	OLEANDER AVE to US 1	2,600	640	195	C	0.609	184	C	0.575
GATLIN BLVD	W OF I-95 to E OF I-95	39,000	2,850	2,935	F	1.030	2,392	C	0.860
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	39,000	2,850	2,935	F	1.030	2,392	C	0.860

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GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	39,000	2,850	2,935	F	1.030	2,392	C	0.860
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	39,000	2,850	2,935	F	1.030	2,392	C	0.860
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	39,000	2,850	2,935	F	1.030	2,392	C	0.860
GEORGIA AVE	25TH ST to OKEECHOBEE RD	4,167	510	230	C	0.920	228	C	0.912
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	4,167	640	230	C	0.719	228	C	0.713
GEORGIA AVE	17TH ST to 13TH ST	4,350	510	257	D	0.504	242	C	0.968
GEORGIA AVE	13TH ST to 7TH ST	1,825	510	106	C	0.424	119	C	0.476
GEORGIA AVE	7TH ST to US 1	1,964	510	119	C	0.476	123	C	0.492
GILSON RD	MARTIN C.L. to BECKER RD	9,200	640	833	F	1.225	849	F	1.249
GILSON RD	BECKER RD to LAKERIDGE DR	9,200	510	833	F	1.543	849	F	1.572
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	2,100	800	176	B	0.629	195	B	0.696
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,768	1,020	375	C	0.521	325	B	0.903
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	2,100	290	176	C	0.607	195	C	0.672
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	2,290	830	174	C	0.223	159	C	0.204
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,652	710	445	D	0.627	397	D	0.559
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,913	830	301	C	0.386	272	C	0.349
GRAHAM RD	KINGS HWY to JENKINS RD	3,500	590	241	C	0.430	210	C	0.375
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	3,635	800	253	B	0.904	231	B	0.825
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	3,635	800	253	B	0.904	231	B	0.825
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	3,635	800	253	B	0.904	231	B	0.825
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	5,900	640	433	D	0.677	374	D	0.584
HARTMAN RD	PETERSON RD to DELAWARE AVE	5,900	510	433	D	0.849	374	D	0.733
HARTMAN RD	DELAWARE AVE to ORANGE AVE	5,900	710	433	D	0.610	374	D	0.527
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	450	500	32	B	0.200	30	B	0.188
HILLMOOR DR	US 1 to LENNARD RD	3,350	710	213	C	0.609	250	C	0.714
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	72,983	4,580	3,737	C	0.816	3,376	C	0.737
I-95	ST LUCIE WEST BLVD to MIDWAY RD	54,912	4,580	3,088	B	0.919	2,663	B	0.793
I-95	MIDWAY RD to OKEECHOBEE RD	65,849	4,580	3,975	C	0.868	3,227	B	0.960
I-95	OKEECHOBEE RD to ORANGE AVE	45,500	7,320	1,822	B	0.405	1,894	B	0.421

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KEEN RD	JUANITA AVE to ST LUCIE BLVD	2,566	590	220	C	0.393	225	C	0.402
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	7,321	790	321	C	0.406	328	C	0.415
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	7,321	620	321	C	0.518	328	C	0.529
KINGS HWY	GRAHAM RD to PICOS RD	7,852	620	387	C	0.624	372	C	0.600
KINGS HWY	PICOS RD to ORANGE AVE	7,852	790	387	C	0.490	372	C	0.471
KINGS HWY	ORANGE AVE to ANGLE RD	14,224	870	749	C	0.861	754	C	0.867
KINGS HWY	ANGLE RD to ST LUCIE BLVD	11,141	790	613	C	0.776	616	C	0.780
KINGS HWY	ST LUCIE BLVD to INDRIO RD	13,000	790	806	D	0.960	758	C	0.959
KITTERMAN RD	OLEANDER AVE to US 1	3,162	640	225	C	0.703	200	C	0.625
KITTERMAN RD	US 1 to LENNARD EXT	2,100	640	146	C	0.456	128	C	0.400
KIRBY LOOP RD	EDWARDS RD to 35TH ST	4,200	590	271	C	0.484	280	C	0.500
LENNARD RD	US 1 to MARIPOSA AVE	17,579	1,540	905	D	0.588	1,024	D	0.665
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	17,579	1,540	905	D	0.588	1,024	D	0.665
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	17,579	1,470	905	D	0.616	1,024	D	0.697
LENNARD RD	JENNINGS RD to HILLMOOR DR	17,579	1,540	905	D	0.588	1,024	D	0.665
LENNARD RD	HILLMOOR DR to TIFFANY AVE	17,579	1,540	905	D	0.588	1,024	D	0.665
LENNARD RD	TIFFANY AVE to WALTON RD	4,845	1,540	300	C	0.435	278	C	0.403
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	3,450	710	510	D	0.718	541	D	0.762
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	10,110	830	691	C	0.886	625	C	0.801
LYNGATE DR	MORNINGSIDE BLVD to US 1	10,110	830	691	C	0.886	625	C	0.801
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	6,997	750	601	C	0.846	610	C	0.859
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	4,400	710	256	C	0.731	276	C	0.789
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	4,400	510	256	D	0.502	276	D	0.541
MCCARTY RD	WILLIAMS RD to MIDWAY RD	350	510	32	C	0.128	27	C	0.108
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	300	510	30	C	0.120	31	C	0.124
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	9,100	830	598	C	0.767	541	C	0.694
MIDWAY RD	EAST TORINO PKWY to MILNER DR	19,000	750	950	F	1.267	985	F	1.313
MIDWAY RD	MILNER DR to W OF SELVITZ RD	19,000	750	950	F	1.267	985	F	1.313
MIDWAY RD	OKEECHOBEE RD to SHINN RD	4,802	760	277	C	0.413	352	C	0.525

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MIDWAY RD	SHINN RD to MCCARTY RD	4,802	590	277	C	0.495	352	C	0.629
MIDWAY RD	MCCARTY RD to I-95	4,802	590	277	C	0.495	352	C	0.629
MIDWAY RD	I-95 to GLADES CUT-OFF RD	15,369	1,890	854	C	0.474	947	C	0.526
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	16,000	1,890	983	C	0.546	954	C	0.530
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	19,000	830	950	F	1.145	985	F	1.187
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	17,000	830	899	F	1.083	891	F	1.073
MIDWAY RD	CHRISTENSEN RD to 25TH ST	17,000	710	899	F	1.183	891	F	1.172
MIDWAY RD	25TH ST to SUNRISE BLVD	18,500	710	992	F	1.305	1,010	F	1.329
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	18,500	710	992	F	1.305	1,010	F	1.329
MIDWAY RD	OLEANDER AVE to US 1	16,500	710	853	F	1.122	862	F	1.134
MIDWAY RD	US 1 to WALLACE ST	3,600	710	279	C	0.797	308	C	0.880
MIDWAY RD	WALLACE ST to WEATHERBEE RD	3,600	830	279	C	0.358	308	C	0.395
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	3,600	590	279	C	0.498	308	C	0.550
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	2,300	830	127	C	0.163	135	C	0.173
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	4,970	790	429	C	0.572	415	C	0.553
NEBRASKA AVE	25TH ST to 13TH ST	3,800	1,540	260	C	0.377	201	C	0.291
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	4,100	590	244	C	0.436	215	C	0.384
OHIO AVE	SUNRISE BLVD to COLONIAL RD	3,400	510	209	C	0.836	225	C	0.900
OHIO AVE	COLONIAL RD to US 1	3,400	640	209	C	0.653	225	C	0.703
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	4,900	1,010	250	B	0.248	248	B	0.246
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	4,900	1,270	250	B	0.197	248	B	0.195
OKEECHOBEE RD	CARLTON RD to SNEED RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	MIDWAY RD to SHINN RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	SHINN RD to MCCARTY RD	4,303	1,810	0	B	0.000	0	B	0.000
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	5,933	1,810	297	B	0.164	307	B	0.170
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	5,933	2,010	297	C	0.148	307	C	0.153

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OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	21,378	4,170	966	C	0.232	1,019	C	0.244
OKEECHOBEE RD	CROSSROADS PKWY to I-95	20,245	4,170	875	C	0.210	894	C	0.214
OKEECHOBEE RD	I-95 to JENKINS RD	29,342	4,240	1,917	C	0.460	1,658	C	0.398
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	29,342	4,040	1,917	C	0.483	1,658	C	0.418
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,097	3,170	1,702	C	0.551	1,776	C	0.575
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	10,167	1,890	547	C	0.304	604	C	0.336
OKEECHOBEE RD	HARTMAN RD to 35TH ST	10,167	1,470	547	C	0.829	604	C	0.915
OKEECHOBEE RD	35TH ST to 33RD ST	9,667	1,470	520	C	0.788	540	C	0.818
OKEECHOBEE RD	33RD ST to 25TH ST	9,667	1,470	520	C	0.788	540	C	0.818
OKEECHOBEE RD	25TH ST to GEORGIA AVE	11,667	1,470	720	D	0.490	653	C	0.989
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	11,667	1,540	720	D	0.468	653	C	0.946
OLD DIXIE HWY	US 1 to SR A1A NORTH	4,500	710	337	C	0.963	340	C	0.971
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	2,700	640	0	B	0.000	0	B	0.000
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	1,842	710	137	C	0.391	101	C	0.289
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,400	780	0	B	0.000	0	B	0.000
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,600	510	134	C	0.536	167	C	0.668
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	5,200	640	379	D	0.592	341	D	0.533
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	7,689	640	460	D	0.719	464	D	0.725
OLEANDER AVE	WEATHERBEE RD to BELL AVE	7,689	510	460	D	0.902	464	D	0.910
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	6,713	510	338	D	0.663	351	D	0.688
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	6,713	640	338	D	0.528	351	D	0.548
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,378	640	512	D	0.800	465	D	0.727
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,378	510	512	E	0.948	465	D	0.912
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,378	710	512	D	0.721	465	D	0.655
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	3,864	510	215	C	0.860	218	C	0.872
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	4,637	290	280	C	0.966	266	C	0.917
ORANGE AVE	SNEED RD to HEADER CANAL RD	4,637	290	280	C	0.966	266	C	0.917
ORANGE AVE	SHINN RD to CAMPBELL RD	2,297	280	0	B	0.000	0	B	0.000
ORANGE AVE	CAMPBELL RD to KINGS HWY	2,297	1,020	0	B	0.000	0	B	0.000

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	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	FLORIDA'S TURNPIKE to BAYSHORE BLVD	48,065	3,170	3,214	F	1.014	2,917	C	0.944
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	47,160	3,020	2,981	D	0.987	2,953	D	0.978
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	48,285	3,020	2,972	D	0.984	2,605	C	0.886
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	63,123	3,020	4,523	F	1.498	3,374	F	1.117
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	42,168	3,020	2,538	C	0.863	2,252	C	0.766
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	40,985	3,170	3,112	D	0.982	1,941	C	0.628
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	19,000	1,890	868	C	0.482	858	C	0.477
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	24,500	1,890	1,252	C	0.696	1,220	C	0.678
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	37,000	1,890	2,426	F	1.284	2,302	F	1.218
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	37,000	1,800	2,426	F	1.348	2,302	F	1.279
PRIMA VISTA BLVD	RIO MAR DR to US 1	24,500	1,890	1,317	C	0.732	1,102	C	0.612
PRIMA VISTA BLVD	US 1 to LENNARD RD	3,800	1,540	257	C	0.372	232	C	0.336
RANGE LINE RD	MARTIN C.L. to BECKER RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	1,388	810	113	B	0.377	116	B	0.387
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,494	640	335	D	0.523	380	D	0.594
RIO MAR DR	BEACH AVE to US 1	5,494	710	335	C	0.957	380	D	0.535
ROSSER BLVD	APRICOT RD to GATLIN BLVD	7,900	830	0	B	0.000	0	B	0.000
ROSSER BLVD	PAAR DR to APRICOT RD	7,900	800	0	B	0.000	0	B	0.000
SAVONA BLVD	BECKER RD to PAAR DR	6,008	710	604	D	0.851	526	D	0.741
SAVONA BLVD	PAAR DR to GATLIN BLVD	6,008	640	604	D	0.944	526	D	0.822
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	13,500	710	740	E	0.974	744	E	0.979
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	3,903	830	234	C	0.300	255	C	0.327
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,317	510	169	C	0.676	160	C	0.640
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	7,400	640	0	B	0.000	0	B	0.000
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	7,400	640	0	B	0.000	0	B	0.000
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	7,800	590	471	C	0.841	508	C	0.907
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	12,500	710	799	F	1.051	684	D	0.963
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	540	47	C	0.098	44	C	0.092

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
SHINN RD	OKEECHOBEE RD to ORANGE AVE	824	1,030	57	B	0.150	66	B	0.174
SNEED RD	OKEECHOBEE RD to ORANGE AVE	1,592	500	116	B	0.725	111	B	0.694
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	12,000	710	726	E	0.955	651	D	0.917
SR A1A NORTH	US 1 to OLD DIXIE HWY	5,607	920	378	C	0.434	379	C	0.436
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	6,400	0	355	C	0.408	333	C	0.383
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	6,876	920	370	C	0.425	406	C	0.467
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	7,055	920	432	C	0.497	387	C	0.445
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	3,413	660	408	C	0.658	327	C	0.527
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	6,926	560	374	D	0.668	447	D	0.798
SR A1A SOUTH	OCEAN DR to BINNEY DR	11,338	560	564	E	0.940	590	E	0.983
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	11,338	790	564	D	0.714	590	D	0.747
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	9,799	1,550	539	C	0.781	487	C	0.706
SR A1A SOUTH	INDIAN RIVER DR to US 1	9,799	1,710	539	C	0.700	487	C	0.632
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	17,000	1,890	1,254	C	0.697	1,216	C	0.676
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	19,000	1,890	1,518	C	0.843	1,208	C	0.671
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	17,000	1,800	1,254	C	0.729	1,216	C	0.707
ST JAMES DR	TELFORD AVE to MIDWAY RD	21,000	1,890	1,163	C	0.646	1,414	C	0.786
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	4,300	680	318	C	0.964	243	C	0.736
ST LUCIE BLVD	KINGS HWY to KEEN RD	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	KEEN RD to 25TH ST	4,821	750	384	C	0.541	364	C	0.513
ST LUCIE BLVD	25TH ST to SENECA AVE	3,784	710	194	C	0.554	197	C	0.563
ST LUCIE BLVD	SENECA AVE to US 1	3,784	790	194	C	0.497	197	C	0.505
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	10,500	590	492	C	0.879	506	C	0.904
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	35,000	1,890	1,679	C	0.933	1,542	C	0.857
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	44,000	2,850	2,285	C	0.822	2,125	C	0.764
SUNRISE BLVD	MIDWAY RD to BELL AVE	3,709	510	283	D	0.555	237	C	0.948
SUNRISE BLVD	BELL AVE to EDWARDS RD	4,016	640	254	C	0.794	265	C	0.828

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

Florida Department of TRANSPORTATION

Web Application

Office of Work Program and Budget Lisa Saliba - Director

Five Year Work Program

Selection Criteria	
District 04 (Updated: 7/5/2015-19:15:01) Category:Highways	2016-2020 AD St Lucie County Item Number:230256-6

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY
Description: SR-713/KINGS HWY FR 500' S OF SR-70 TO NORTH OF PICOS ROAD
Type of Work: ADD LANES & RECONSTRUCT - Concrete
Item Number: 230256-6
Length: 2.200

District 04 - St Lucie County

View Scheduled Activities
SIS
View Map of Item

Project Detail

Fiscal Year:	2016	2017	2018	2019	2020
Highways/Right of Way					
Amount:	$9,270,783	$5,468,548	$492,860		
Highways/Construction					
Amount:			$25,657,641		
Item Total:	$9,270,783	$5,468,548	$26,150,501		

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399. For additional information please e-mail questions or comments to:
(Lisa Saliba: Lisa.Saliba@dot.state.fl.us or call 850-414-4622)
View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

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Florida Department of Transportation
Consistent, Predictable, Repeatable

FDOT DRAFT TENTATIVE WORK PROGRAM

FISCAL YEAR 2015-2019

STATUS OF KEY PROJECTS

IN

ST. LUCIE

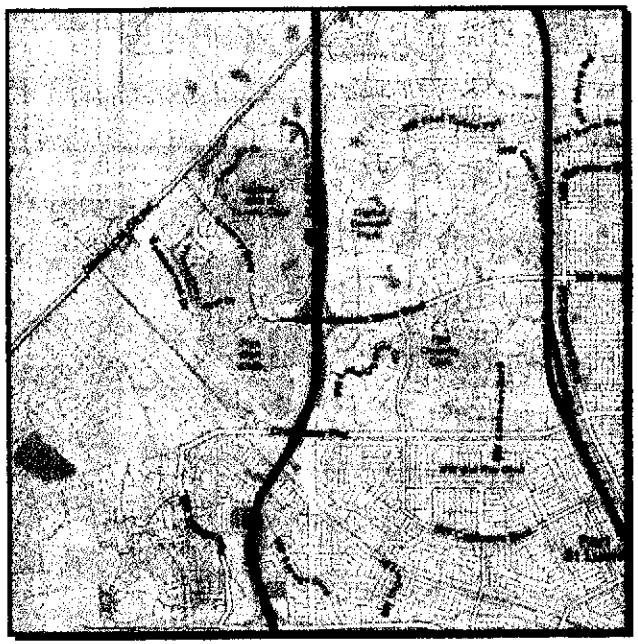
MPO Priority Projects

MPO#	FM	PROJECT DESCRIPTION	PHASE	ADOPTED	TENTATIVE
	230256.6	SR-713/KINGS HWY FR 800' S OF SR-70 TO N OF PICOS ROAD	ROW	Underway through 17/18	Underway through 17/18
			CST	16/17	16/17
1	230256.7	SR-713/KINGS HWY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS	ROW	Underway through 17/18	Underway through 16/17
			CST	--	18/19
2	230338.4	SR-614/INDRIO ROAD FROM WEST OF SR-9/I-95 TO EAST OF SR-670/EMERSONAV	ROW	Underway through 16/17	Underway through 16/17
	231440.2	W. MIDWAY RD/CR-712 FROM S. 25TH ST/SR-615 TO SR-5/US-1	ROW	Underway through 17/18	Underway through 17/18
			CST	14/15	14/15
5	231440.3	W. MIDWAY RD/CR-712 FROM GLADES CUT OFF ROAD TO SELVITZ ROAD	PD&E	--	14/15
			PE	--	16/17
	410844.4	CROSSTOWN PARKWAY FROM MANTH LANE TO SR-5/US-1	ROW	Underway through 18/19	Underway through 18/19
6	422681.4	SR-9/I-95 PARK AND RIDE LOT	PE	--	14/15
4	424143.1	SR-713 @ SR-614	ROW	Underway through 17/18	Underway through 17/18
4	424143.2	SR-713 @ SR-614	CST	16/17	15/16 through 16/17
3	431752.2	PORT ST LUCIE BLVD FROM PAAR DRIVE TO DARWIN BLVD	PE	14/15	14/15
CMP-1	435135.1	PORT ST. LUCIE BLVD. AT GATLIN BLVD	PE	--	15/16
			CST	--	17/18

SIS Projects

MPO#	FM	PROJECT DESCRIPTION	PHASE	ADOPTED	TENTATIVE
	422681.3	I-95/SR-9 FROM N. OF GLADES C/O RD TO S. OF SR-70	PE	Underway	--
	433963.1	SR9/I-95 REST AREAS NORTH AND SOUTHBOUND IN ST.LUCIE COUNTY	CST	--	14/15
	435337.1	SR-9/I-95 AT ST. LUCIE WEST BLVD.	PE	--	14/15
	435340.1	SR-9/I-95 AT ST. LUCIE WEST BLVD. RESERVE	CST	--	17/18

SR-9/I-95 AT ST. LUCIE WEST BLVD. INTERCHANGE 4353371 Non-SIS



Project Description: Add Lanes and Reconstruct St. Lucie West Blvd. Bridge over I-95

Work Summary:

From:

To:

Lead Agency: Managed by FDOT

Length: 2.743 MI

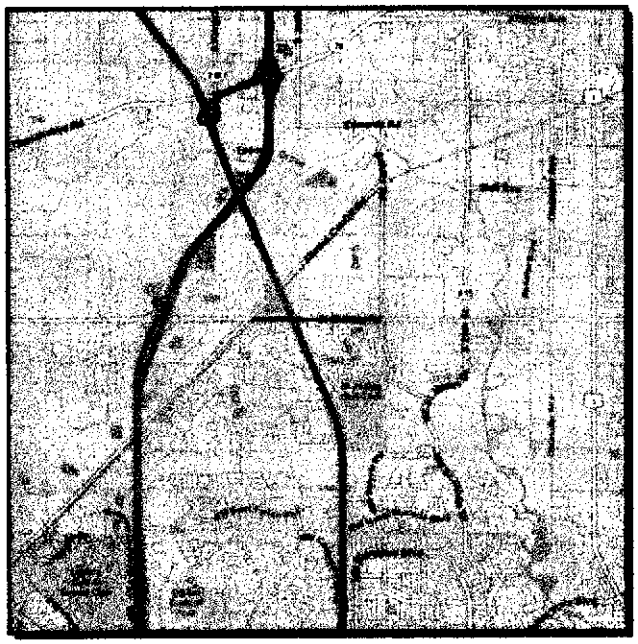
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
CST	DIH	0	0	0	11,060	0	**11,060**
CST	DDR	0	0	0	1,191,126	0	**1,191,126**
CST	TRIP	0	0	0	3,099,615	0	**3,099,615**
CST	LF	0	0	0	3,100,000	0	**3,100,000**
Total		**0**	**0**	**0**	**7,401,801**	**0**	**7,401,801**

Prior Year Cost: 485,568
Future Year Cost: 0
Total Project Cost: 7,887,369
LRTP: Page 8-19

MIDWAY ROAD / CR-712

2314403

Non-SIS



Project Description: W. MIDWAY RD/CR-712 FROM GLADES CUT OFF ROAD TO SELVITZ ROAD

Work Summary: PD&E/EMO STUDY

From: GLADES CUT OFF ROAD

To: SELVITZ ROAD

Lead Agency: Managed by FDOT

Length: 1.592 MI

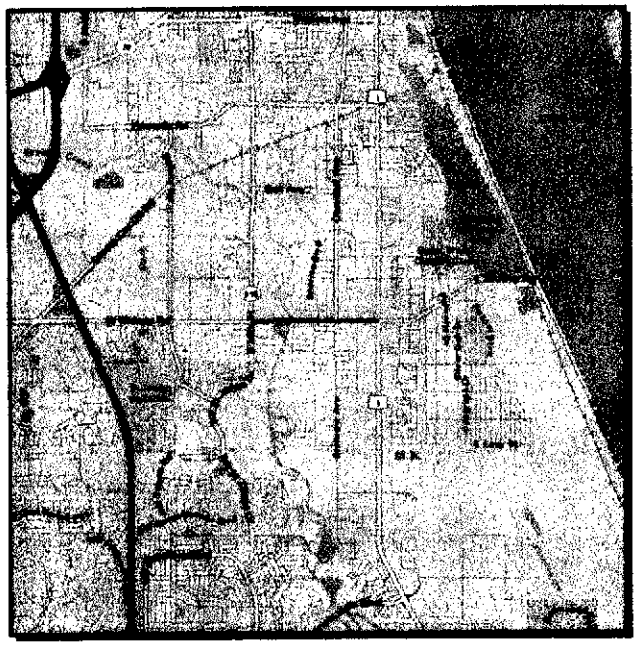
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
PE	LFP	0	2,150,000	0	0	0	2,150,000
Total		**0**	**2,150,000**	**0**	**0**	**0**	**2,150,000**

Prior Year Cost: 1,650,000
Future Year Cost: 0
Total Project Cost: 3,800,000
LRTP: Page 4-7

MIDWAY ROAD / CR-712

2314402

Non-SIS



Project Description: Details: Construction to widen road from 25th St/SR-615 to SR-5/US 1 from 2 to 4 lanes with bike lanes,

Work Summary: ADD LANES & RECONSTRUCT

From: S. 25TH ST/SR-615

To: SR-5/US-1

Lead Agency: FDOT

Length: 1.647 mi

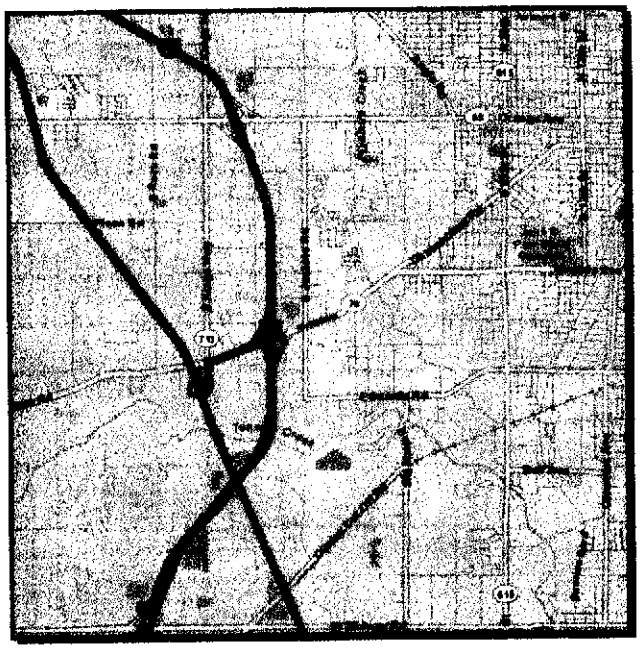
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
CST	CM	1,926,623	0	0	0	0	**1,926,623**
CST	SA	30,475,832	0	0	0	0	**30,475,832**
RRU	SA	100,000	0	0	0	0	**100,000**
ROW	SU	1,987,193	2,262,968	3,764,027	2,165,552	0	**10,179,740**
ROW	SA	1,777,420	5,000	1,488,768	0	0	**3,271,188**
CST	SU	854,210	0	0	0	0	**854,210**
Total		**37,121,278**	**2,267,968**	**5,252,795**	**2,165,552**	**0**	**46,807,593**

Prior Year Cost: 21,675,751
Future Year Cost: 0
Total Project Cost: 68,483,344
LRTP: Page 4-7

OKEECHOBEE ROAD / SR-70

4289841

Non-SIS



Project Description: The proposed improvements along SR 70 /Okeechobee Road entail to mill, resurface and widen 0.549 miles, providing four through lanes, a right turn

Work Summary: ADD LANES & REHABILITATE PVMNT

From: 900' W OF JENKINS RD

To: 2700' E OF JENKINS RD

Lead Agency: FDOT

Length: 1.486 mi

Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
ROW	DDR	265,000	73,731	145,046	0	0	**483,777**
ROW	DS	0	14,020	747,868	0	0	**761,888**
Total		**265,000**	**87,751**	**892,914**	**0**	**0**	**1,245,665**

Prior Year Cost: 10,281,255
Future Year Cost: 0
Total Project Cost: 11,526,920
LRTP: Page 4-7

KING'S HIGHWAY / SR-713

2302566

Non-SIS



Project Description: ADD LANES & RECONSTRUCT SR-713/KINGS HWY FR 800' S OF SR-70 TO N OF PICOS ROAD

Work Summary: ADD LANES & RECONSTRUCT

From: 800' S OF SR-70

To: NORTH OF PICOS ROAD

Lead Agency: FDOT

Length: 2.273 MI

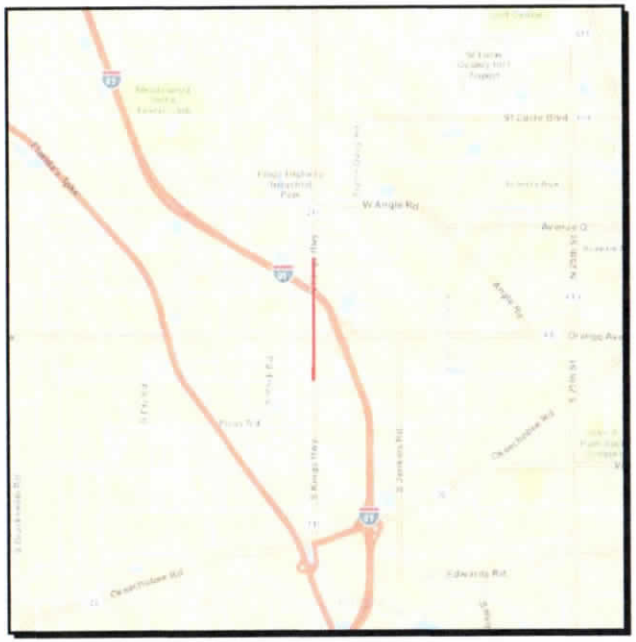
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
ROW	DDR	684,452	1,306,474	455,898	0	0	**2,446,824**
ROW	DS	8,227,000	3,731,639	0	0	0	**11,958,639**
ROW	DIH	163,591	46,031	36,962	0	0	**246,584**
CST	DIH	0	0	137,596	0	0	**137,596**
CST	DDR	0	0	17,876,636	0	0	**17,876,636**
CST	DS	0	0	8,276,931	0	0	**8,276,931**
Total		**9,075,043**	**5,084,144**	**26,784,023**	**0**	**0**	**40,943,210**

Prior Year Cost: 2,311,825
Future Year Cost: 0
Total Project Cost: 43,255,035
LRTP: Page 8-19

KING'S HIGHWAY / SR-713

2302567

Non-SIS



Project Description: ADD LANES & RECONSTRUCT SR-713/KINGS HWY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS

Work Summary: ADD LANES & RECONSTRUCT

From: NORTH OPF PICOS ROAD

To: NORTH OF I-95 OVERPASS

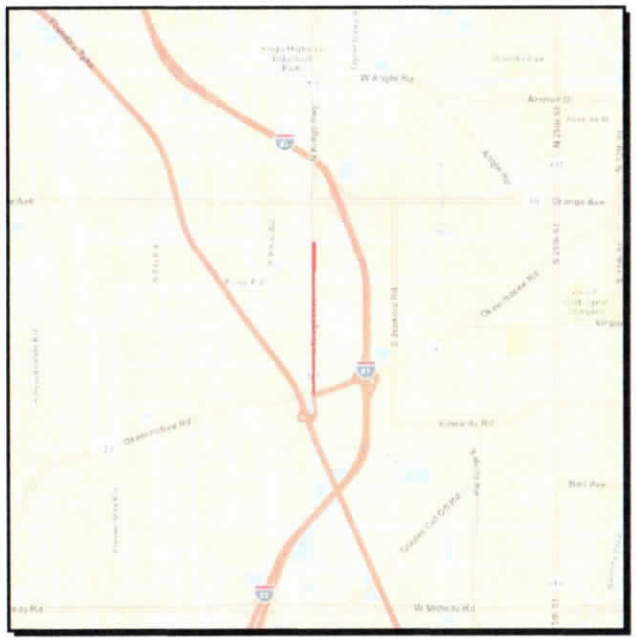
Lead Agency: FDOT

Length: 1.410 MI

Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
ROW	DDR	1,395,413	700,000	682,770	0	0	**2,778,183**
ROW	DS	0	16,795	0	0	0	**16,795**
ROW	SU	0	1,364,513	0	0	0	**1,364,513**
CST	DIH	0	0	0	104,050	0	**104,050**
CST	DDR	0	0	0	16,526,668	0	**16,526,668**
Total		**1,395,413**	**2,081,308**	**682,770**	**16,630,718**	**0**	**20,790,209**

Prior Year Cost: 824,411
Future Year Cost: 0
Total Project Cost: 21,614,620
LRTP: Page 8-19

KING'S HIGHWAY / SR-713 — 2302568 — Non-SIS



Project Description: SR-713/KING'S HWY FR 800' S OF SR-70 TO N OF PICOS RD

Work Summary: LANDSCAPING **From:** 800' S OF SR-70

To: N OF PICOS RD

Lead Agency: Managed by FDOT **Length:** 1.890 MI

Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
PE	DDR	0	0	0	126,500	0	**126,500**
PE	SA	0	0	0	10,000	0	**10,000**
Total		**0**	**0**	**0**	**136,500**	**0**	**136,500**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 136,500
LRTP: Page 7-4

KING'S HIGHWAY / SR-713

4241431

Non-SIS



Project Description: Details: Right-of-way acquisition for construction of turn lanes at intersection

Work Summary: ADD TURN LANE(S) **From:** @ SR-614

To: @SR-713

Lead Agency: FDOT **Length:** 1.084 mi

Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
ROW	LFP	1,155,129	525,139	443,854	1,621,637	0	**3,745,759**
ROW	CIGP	867,361	325,139	443,854	1,621,637	0	**3,257,991**
Total		**2,022,490**	**850,278**	**887,708**	**3,243,274**	**0**	**7,003,750**

Prior Year Cost: 5,631,029
Future Year Cost: 0
Total Project Cost: 12,634,779
LRTP: Page 8-19

KING'S HIGHWAY / SR-713 — 4241432 — Non-SIS



Project Description: Construction
SR-713 @ SR-614 INTERSECTION

Work Summary:

From: INTERSECTION

To: INTERSECTION

Lead Agency: Managed by FDOT

Length: .000

Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
CST	LFP	5,493,980	2,374,410	0	0	0	**7,868,390**
CST	CIGP	1,832,553	0	0	0	0	**1,832,553**
CST	TRIP	2,815,711	2,374,410	0	0	0	**5,190,121**
Total		**10,142,244**	**4,748,820**	**0**	**0**	**0**	**14,891,064**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 14,891,064
LRTP: Page 8-19

MIDWAY ROAD / CR-712

2314402

Non-SIS



Project Description: Details: Construction to widen road from 25th St/SR-615 to SR-5/US 1 from 2 to 4 lanes with bike lanes,

Work Summary: ADD LANES & RECONSTRUCT

From: S. 25TH ST/SR-615

To: SR-5/US-1

Lead Agency: FDOT

Length: 1.647 mi

Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
CST	CM	1,926,623	0	0	0	0	**1,926,623**
CST	SA	30,475,832	0	0	0	0	**30,475,832**
RRU	SA	100,000	0	0	0	0	**100,000**
ROW	SU	1,987,193	2,262,968	3,764,027	2,165,552	0	**10,179,740**
ROW	SA	1,777,420	5,000	1,488,768	0	0	**3,271,188**
CST	SU	854,210	0	0	0	0	**854,210**
Total		**37,121,278**	**2,267,968**	**5,252,795**	**2,165,552**	**0**	**46,807,593**

Prior Year Cost: 21,675,751
Future Year Cost: 0
Total Project Cost: 68,483,344
LRTP: Page 4-7

FLORIDA DEPARTMENT OF TRANSPORTATION
2014 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0712		DELAWARE AVE 200'W OF S 18TH STREET (COUNTY 500)	E	900E	W	750E	1650 S	9.0	50.8F	2.4P
0718		SAVAGE BLVD - NW OF IMPORT DR	E	1400E	W	1300E	2700 S	9.0	50.8F	3.7P
0719		SR A1A / S - S OF FPL POWER PLANT (COUNTY 719)	N	2200	S	2200	4400 C	9.0	52.5F	4.9P
0732		CR 712/MIDWAY RD - W OF SR 9/I-95 (COUNTY 732)	E	2200	W	2200	4400 C	9.0	54.7F	19.7A
0742		SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (	E	15000	W	15000	30000 C	9.0	50.8F	6.1A
0745		SR 713/KINGS HWY - N OF SR 614/INDRIO RD (COUNTY	N	6400	S	5700	12100 C	9.0	50.8F	8.0A
0748		SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COU	E	9900	W	10500	20400 C	9.0	54.7F	17.6A
0749		SR 713/KINGS HWY - N OF ST LUCIE BLVD (COUNTY 74	N	5900	S	6200	12100 C	9.0	50.8F	6.1P
0751		SR 713/KINGS HWY - S OF ST LUCIE BLVD (COUNTY 75	N	5600	S	6300	11900 C	9.0	50.8F	10.3A
0757		SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (C	N	3900	S	5200	9100 C	9.0	54.7F	46.5A
0776		SR 716/PORT ST LUCIE BLVD - E OF MIDPORT RD (COU	E	17000	W	19500	36500 C	9.0	50.8F	3.7P
0778		PORT ST LUCIE BLVD - E OF FLORESTA DR (COUNTY 77	E	30500	W	29500	60000 C	9.0	50.8F	4.5A
0780		PORT ST LUCIE BLVD - W OF FLORESTA DR (COUNTY 78	E	23500	W	22500	46000 C	9.0	50.8F	2.8P
0792		SR 70/VIRGINIA AVE - E OF SUNRISE BLVD (COUNTY 7	E	10500	W	9400	19900 C	9.0	50.8F	5.4A
0794		SR 70/VIRGINIA AVE - E OF S 13 ST (COUNTY 194)	E	11500	W	11000	22500 C	9.0	50.8F	6.3A
1901		SR 9/I-95 - N OF GATLIN BLVD,2 CABINETS (COUNTY	N	33000	S	32500	65500 C	9.0	62.5F	6.7A

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

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0106	SR 70/OKEECHOBEE RD - W OF SR 9\I-95	E	12000E	W	11000E	23000 F	9.0	54.7F	21.6P	←
0029	SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY	E	14000E	W	11500E	25500 F	9.0	50.8F	4.9P	←

Midway Road Existing truck factor = 19.7% west of I-95; 21.64% east of I-95

In 2035—Growth doubles such that applying a 2% onto the future growth yields an approximate 10%
Truck factor on the 2035 volumes.

FLORIDA DEPARTMENT OF TRANSPORTATION
2014 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
1902		SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (CO	N 40000	S 27000	67000 C	9.0	62.5F	9.6A
1904		SR 9/I-95 - N OF ST LUCIE W BLVD,2 CABINETS (COU	N 29500	S 28500	58000 C	9.0	62.5F	9.2A
1905		SR 9 / I-95 - N OF SR 68/ORANGE AVE (COUNTY 1905	N 21000E	S 20000E	41000 S	9.0	62.5F	10.8F
4000		I-95 NB OFF RAMP TO GATLIN BLVD.	E	E	5400 F	9.0	99.9W	11.6F
4001		I-95 NB ON RAMP FROM GATLIN BLVD.	E	E	10500 F	9.0	99.9W	11.6F
4002		I-95 SB OFF RAMP TO GATLIN BLVD.	E	E	9500 F	9.0	99.9W	11.6F
4003		I-95 SB ON RAMP FROM GATLIN BLVD.	E	E	4700 F	9.0	99.9W	11.6F
4004		I-95 NB OFF RAMP TO ST. LUCIE WEST BLVD.	E	E	10500 F	9.0	99.9W	49.5F
4005		I-95 NB ON RAMP FROM ST. LUCIE WEST BLVD.	E	E	6700 F	9.0	99.9W	49.5F
4006		I-95 SB OFF RAMP TO ST.LUCIE WEST BLVD.	E	E	5500 F	9.0	99.9W	49.5F
4007		I-95 SB ON RAMP FROM EB ST. LUCIE WEST BLVD	E	E	1300 F	9.0	99.9W	49.5F
4008		I-95 NB OFF RAMP TO OKEECHOBEE RD.	E	E	10000 F	9.0	99.9W	16.0F
4009		I-95 NB ON RAMP FROM EB OKEECHOBEE RD	E	E	5200 F	9.0	99.9W	16.0F
4010		I-95 SB OFF RAMP TO OKEECHOBEE RD.	E	E	6400 F	9.0	99.9W	16.0F
4011		I-95 SB ON RAMP FROM EB OKEECHOBEE RD	E	E	4300 F	9.0	99.9W	16.0F
4012		I-95 SB ON RAMP FROM CR 712/MIDWAY ROAD.	E	E	4800 F	9.0	99.9W	49.5F

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SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
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"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
2014 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
4013		I-95 SB OFF RAMP TO CR 712/MIDWAY ROAD	E	E	3400 F	9.0	99.9W	49.5F
4014		I-95 NB OFF RAMP TO CR 712/MIDWAY ROAD	E	E	4900 F	9.0	99.9W	49.5F
4015		I-95 NB ON RAMP FROM CR712/MIDWAY ROAD.	E	E	3600 F	9.0	99.9W	49.5F
4016		I-95 NB OFF RAMP TO EB SR 68/ORANGE AVE	E	E	2100 F	9.0	99.9W	8.1F
4017		I-95 NB ON RAMP FROM SR 68/ORANGE AVE.	E	E	2900 F	9.0	99.9W	8.1F
4018		I-95 SB OFF RAMP TO EB SR-68/ORANGE AVE	E	E	850 F	9.0	99.9W	8.1F
4019		I-95 SB ON RAMP FROM SR68/ORANGE AVE.	E	E	5900 F	9.0	99.9W	8.1F
4020		I-95 NB OFF RAMP TO SR614/INDRIO ROAD.	E	E	3700 F	9.0	99.9W	9.4F
4021		I-95 NB ON RAMP FROM SR 614/INDRIO ROAD.	E	E	1400 F	9.0	99.9W	9.4F
4022		I-95 SB OFF RAMP TO SR 614/INDRIO ROAD.	E	E	1100 F	9.0	99.9W	9.4F
4023		I-95 SB ON RAMP FROM SR 614/INDRIO ROAD.	E	E	3400 F	9.0	99.9W	9.4F
4026		I-95 SB OFF RAMP TO CROSSTOWN EXPWY	E	E	4600 F	9.0	99.9W	49.5F
4027		I-95 SB ON RAMP FROM CROSSTOWN EXPWY	E	E	3100 F	9.0	99.9W	49.5F
4028		I-95 NB OFF RAMP TO BECKER RD.	E	E	3300 F	9.0	99.9W	49.5F
4029		I-95 NB ON RAMP FROM BECKER RD.	E	E	2700 F	9.0	99.9W	49.5F
4030		I-95 SB OFF RAMP TO BECKER RD	E	E	2100 F	9.0	99.9W	49.5F

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SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
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AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

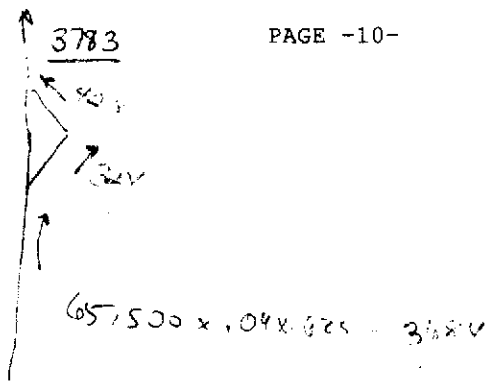
FLORIDA DEPARTMENT OF TRANSPORTATION
2014 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
4031		I-95 SB ON RAMP FROM BECKER RD.	E		E		2200 F	9.0	99.9W	49.5F
4032		I-95 NB OFF RAMP TO CROSSTOWN EXPWY.	E		E		3600 F	9.0	99.9W	49.5F
4033		I-95 NB ON RAMP FROM CROSSTOWN EXPWY	E		E		4700 F	9.0	99.9W	49.5F
4507		I-95 SB ON RAMP FROM WB ST. LUCIE WEST BLVD	E		E		8700 F	9.0	99.9W	49.5F
4509		I-95 NB ON RAMP FROM WB OKEECHOBEE RD	E		E		2100 F	9.0	99.9W	16.0F
4511		I-95 SB ON RAMP FROM WB OKEECHOBEE RD	E		E		5100 F	9.0	99.9W	16.0F
4516		I-95 NB OFF RAMP TO WB SR 68/ORANGE AVE	E		E		3600 F	9.0	99.9W	8.1F
4518		I-95 SB OFF RAMP TO WB SR-68/ORANGE AVE	E		E		1900 F	9.0	99.9W	8.1F
5002		SR 5/US 1 - S OF SR 70/VIRGINIA AVE (COUNTY 5002	N	13000	S	13000	26000 C	9.0	52.5F	5.4A
5003		SR 5/US 1 - N OF SR 70/VIRGINIA AVE (COUNTY 5003	N	13500	S	13000	26500 C	9.0	52.5F	5.6A
5008		SR 5/US 1 - S OF DELAWARE AVE (COUNTY 5008)	N	11000	S	10500	21500 C	9.0	52.5F	5.4A
5014		SR 5/US 1 - S OF SR A1A/S (COUNTY 5014)	N	12000	S	12500	24500 C	9.0	52.5F	5.9P
5016		SR A1A/S - S OF SEAWAY DR (COUNTY 5016)	N	3900	S	3900	7800 C	9.0	52.5F	5.6F
5029		SR 707/INDIAN RIVER DR - N OF CITRUS AVE (COUNTY	N	3100	S	2700	5800 C	9.0	52.5F	43.1P
5033		SR 68/AVE 'A' - E OF US 1 (COUNTY 5033)	E	1200	W	1400	2600 C	9.0	52.5F	9.9P
5034		AVE 'A' - W OF US 1 /ONE-WAY W BOUND (COUNTY 503	W	1500			1500 C	9.0	99.9W	17.7A

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

A41



Feature	1
Site	941901
Description	SR 9/I-95 - N OF GATLIN BLVD,2 CABINET S (COUNTY 1901)
Section	94001000
Milepoint	5.383
AADT	**65500**
Site Type	Portable
Class Data	Yes
K Factor	9
D Factor	62.5
T Factor	6.7
TRAFFIC REPORTS (provided in PDF format)	
St. Lucie County	**Annual Average Daily Traffic**
	Annual Vehicle Classification
	Historical AADT Data
	Synopsis 941901CL-20140304
	Vehicle Class History

Print this window. Close this window.

Feature	1
Site	940260
Description	SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,S T LUCIE CO
Section	94001000
Milepoint	17.071
AADT	**52710**
Site Type	Telemetered
Class Data	No
K Factor	9
D Factor	62.5
T Factor	10.8
TRAFFIC REPORTS (provided in PDF format)	
St. Lucie County	**Annual Average Daily Traffic**
SITE 940260	**Directional AADTs**
	Highest 200 Hours
	Historical AADT Data
	Hourly Continuous Counts

Print this window. Close this window.

2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2014 - 01/04/2014	0.99	1.06
2	01/05/2014 - 01/11/2014	0.99	1.06
3	01/12/2014 - 01/18/2014	0.98	1.05
4	01/19/2014 - 01/25/2014	0.97	1.04
* 5	01/26/2014 - 02/01/2014	0.95	1.02
* 6	02/02/2014 - 02/08/2014	0.94	1.01
* 7	02/09/2014 - 02/15/2014	0.92	0.99
* 8	02/16/2014 - 02/22/2014	0.91	0.98
* 9	02/23/2014 - 03/01/2014	0.91	0.98
*10	03/02/2014 - 03/08/2014	0.92	0.99
*11	03/09/2014 - 03/15/2014	0.92	0.99
*12	03/16/2014 - 03/22/2014	0.92	0.99
*13	03/23/2014 - 03/29/2014	0.93	1.00
*14	03/30/2014 - 04/05/2014	0.94	1.01
*15	04/06/2014 - 04/12/2014	0.95	1.02
*16	04/13/2014 - 04/19/2014	0.96	1.03
*17	04/20/2014 - 04/26/2014	0.97	1.04
18	04/27/2014 - 05/03/2014	0.98	1.05
19	05/04/2014 - 05/10/2014	1.00	1.08
20	05/11/2014 - 05/17/2014	1.01	1.09
21	05/18/2014 - 05/24/2014	1.02	1.10
22	05/25/2014 - 05/31/2014	1.03	1.11
23	06/01/2014 - 06/07/2014	1.03	1.11
24	06/08/2014 - 06/14/2014	1.04	1.12
25	06/15/2014 - 06/21/2014	1.04	1.12
26	06/22/2014 - 06/28/2014	1.05	1.13
27	06/29/2014 - 07/05/2014	1.06	1.14
28	07/06/2014 - 07/12/2014	1.06	1.14
29	07/13/2014 - 07/19/2014	1.07	1.15
30	07/20/2014 - 07/26/2014	1.07	1.15
31	07/27/2014 - 08/02/2014	1.06	1.14
32	08/03/2014 - 08/09/2014	1.06	1.14
33	08/10/2014 - 08/16/2014	1.05	1.13
34	08/17/2014 - 08/23/2014	1.05	1.13
35	08/24/2014 - 08/30/2014	1.06	1.14
36	08/31/2014 - 09/06/2014	1.07	1.15
37	09/07/2014 - 09/13/2014	1.08	1.16
38	09/14/2014 - 09/20/2014	1.09	1.17
39	09/21/2014 - 09/27/2014	1.07	1.15
40	09/28/2014 - 10/04/2014	1.06	1.14
41	10/05/2014 - 10/11/2014	1.04	1.12
42	10/12/2014 - 10/18/2014	1.02	1.10
43	10/19/2014 - 10/25/2014	1.02	1.10
44	10/26/2014 - 11/01/2014	1.02	1.10
45	11/02/2014 - 11/08/2014	1.02	1.10
46	11/09/2014 - 11/15/2014	1.02	1.10
47	11/16/2014 - 11/22/2014	1.02	1.10
48	11/23/2014 - 11/29/2014	1.01	1.09
49	11/30/2014 - 12/06/2014	1.01	1.09
50	12/07/2014 - 12/13/2014	1.00	1.08
51	12/14/2014 - 12/20/2014	0.99	1.06
52	12/21/2014 - 12/27/2014	0.99	1.06
53	12/28/2014 - 12/31/2014	0.98	1.05

* PEAK SEASON

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2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.87

WEEK	DATES	SF	PSCF
1	01/01/2014 - 01/04/2014	0.99	1.14
2	01/05/2014 - 01/11/2014	0.97	1.11
3	01/12/2014 - 01/18/2014	0.96	1.10
* 4	01/19/2014 - 01/25/2014	0.93	1.07
* 5	01/26/2014 - 02/01/2014	0.90	1.03
* 6	02/02/2014 - 02/08/2014	0.88	1.01
* 7	02/09/2014 - 02/15/2014	0.85	0.98
* 8	02/16/2014 - 02/22/2014	0.83	0.95
* 9	02/23/2014 - 03/01/2014	0.83	0.95
*10	03/02/2014 - 03/08/2014	0.83	0.95
*11	03/09/2014 - 03/15/2014	0.83	0.95
*12	03/16/2014 - 03/22/2014	0.83	0.95
*13	03/23/2014 - 03/29/2014	0.86	0.99
*14	03/30/2014 - 04/05/2014	0.89	1.02
*15	04/06/2014 - 04/12/2014	0.92	1.06
*16	04/13/2014 - 04/19/2014	0.95	1.09
17	04/20/2014 - 04/26/2014	0.96	1.10
18	04/27/2014 - 05/03/2014	0.97	1.11
19	05/04/2014 - 05/10/2014	0.98	1.13
20	05/11/2014 - 05/17/2014	0.99	1.14
21	05/18/2014 - 05/24/2014	1.00	1.15
22	05/25/2014 - 05/31/2014	1.02	1.17
23	06/01/2014 - 06/07/2014	1.04	1.20
24	06/08/2014 - 06/14/2014	1.06	1.22
25	06/15/2014 - 06/21/2014	1.08	1.24
26	06/22/2014 - 06/28/2014	1.10	1.26
27	06/29/2014 - 07/05/2014	1.13	1.30
28	07/06/2014 - 07/12/2014	1.15	1.32
29	07/13/2014 - 07/19/2014	1.17	1.34
30	07/20/2014 - 07/26/2014	1.16	1.33
31	07/27/2014 - 08/02/2014	1.16	1.33
32	08/03/2014 - 08/09/2014	1.15	1.32
33	08/10/2014 - 08/16/2014	1.15	1.32
34	08/17/2014 - 08/23/2014	1.14	1.31
35	08/24/2014 - 08/30/2014	1.15	1.32
36	08/31/2014 - 09/06/2014	1.15	1.32
37	09/07/2014 - 09/13/2014	1.16	1.33
38	09/14/2014 - 09/20/2014	1.17	1.34
39	09/21/2014 - 09/27/2014	1.15	1.32
40	09/28/2014 - 10/04/2014	1.13	1.30
41	10/05/2014 - 10/11/2014	1.11	1.28
42	10/12/2014 - 10/18/2014	1.09	1.25
43	10/19/2014 - 10/25/2014	1.07	1.23
44	10/26/2014 - 11/01/2014	1.06	1.22
45	11/02/2014 - 11/08/2014	1.05	1.21
46	11/09/2014 - 11/15/2014	1.03	1.18
47	11/16/2014 - 11/22/2014	1.02	1.17
48	11/23/2014 - 11/29/2014	1.01	1.16
49	11/30/2014 - 12/06/2014	1.01	1.16
50	12/07/2014 - 12/13/2014	1.00	1.15
51	12/14/2014 - 12/20/2014	0.99	1.14
52	12/21/2014 - 12/27/2014	0.97	1.11
53	12/28/2014 - 12/31/2014	0.96	1.10

* PEAK SEASON

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APPENDIX B

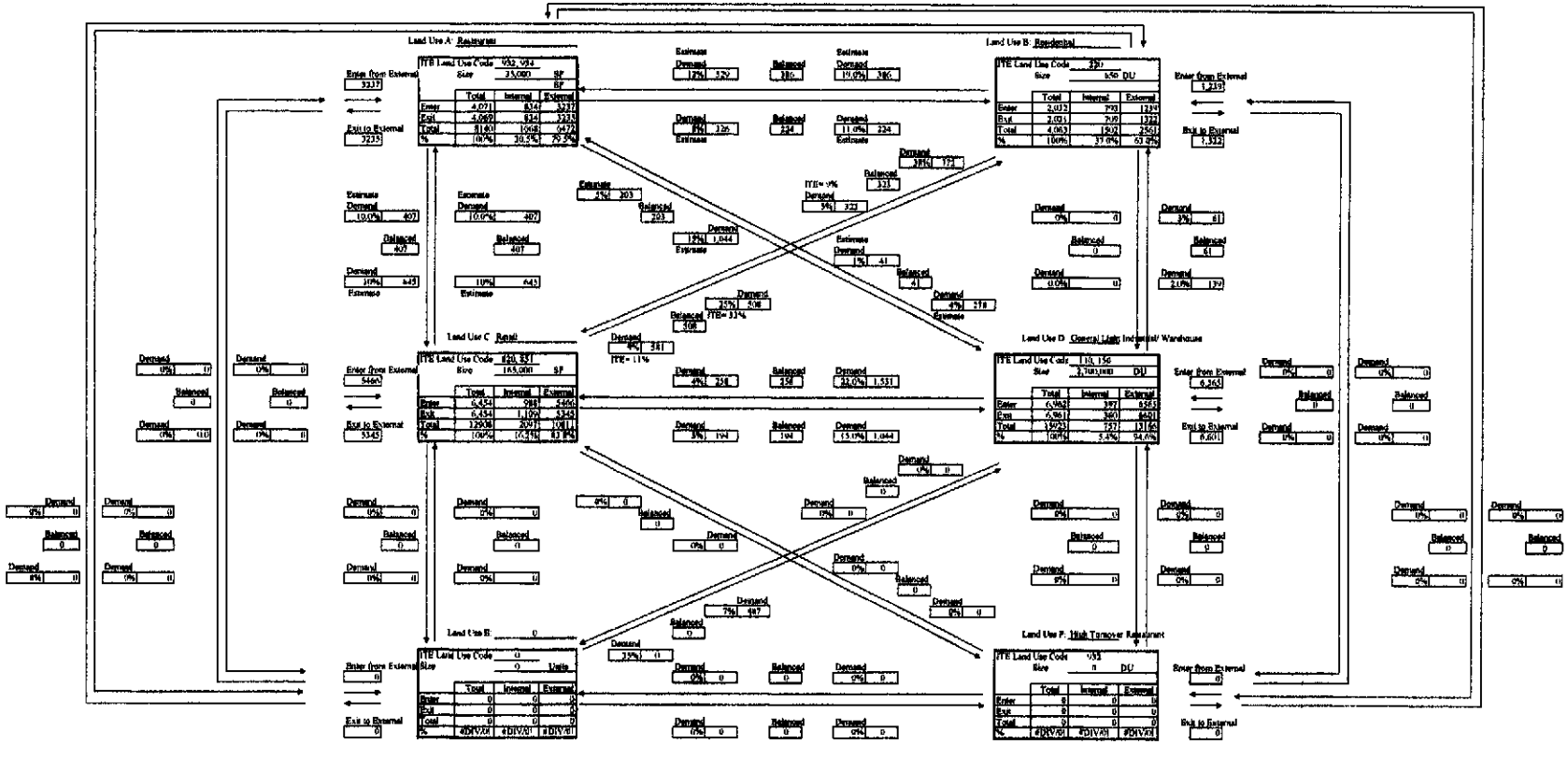
AM and PM Trip Generation
Proposed Future Land Use

Trip Generation: Daily Internal Traffic

Village at Midway
TRIP INTERNALIZATION - Daily

Analyst AAA
Date 6/3/2015

Name of Develpt Village at Midway
Time Period Daily



Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	3237	1239	5466	6865	0	0	16807
Exit	3235	1532	5345	6601	0	0	16713
Total	6472	2771	10811	13166	0	0	33520
Single-Use Trip Gen Estimate	8140	4063	12908	13923	0	0	39034

Internal Capture 14.4%

Source: based on procedures from the ITE Trip Generation User's Guide Handbook, 2nd Edition, Chapter 7
* Values for Restaurant Internalization Derived

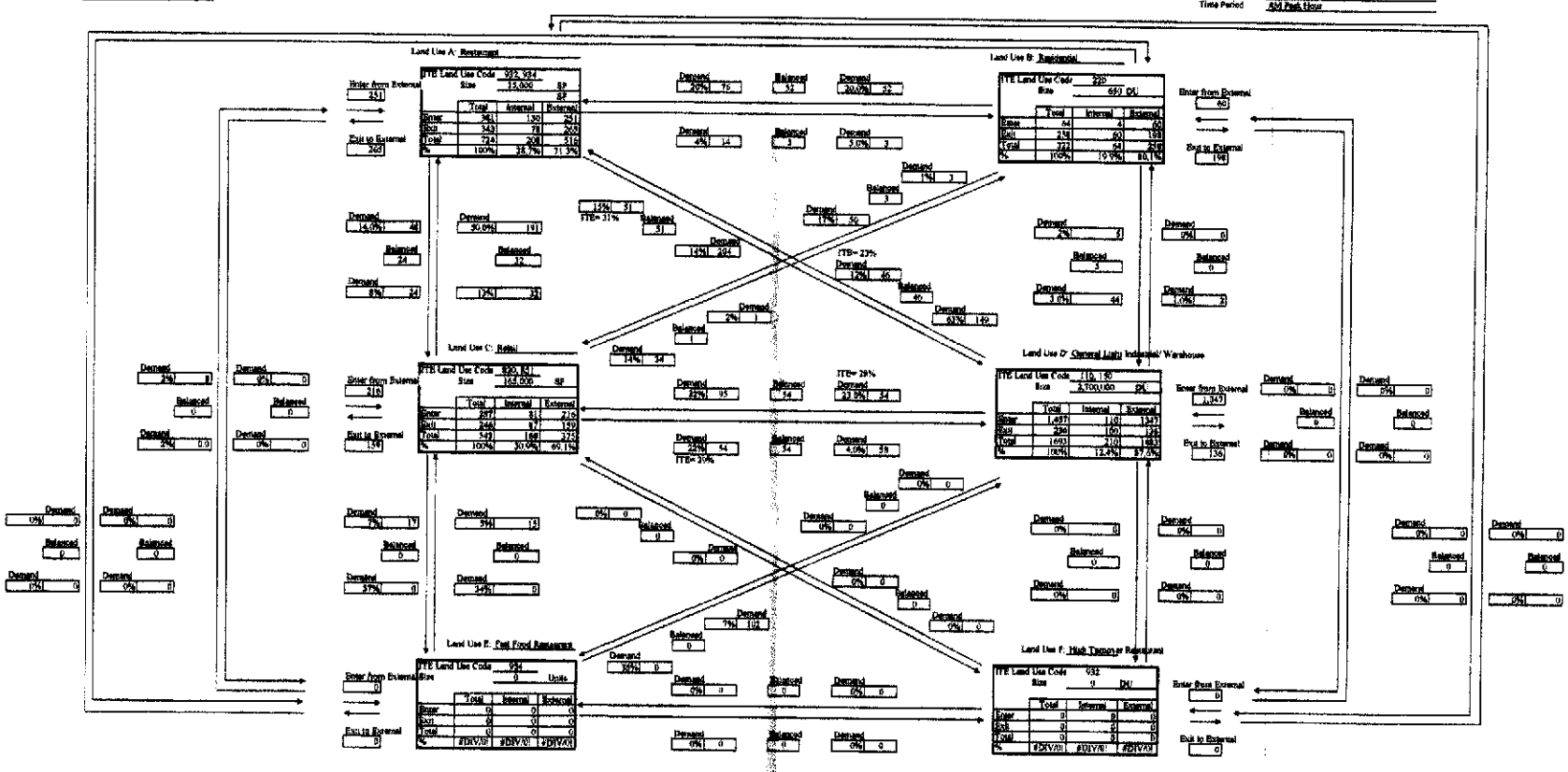
B1

Trip Generation: AM Internal Traffic

Village at Midway
TRIP INTERNALIZATION - AM PEAK HOUR

Analyst AAA
Date 5/29/2015

Name of Dev'pt Village at Midway
Time Period AM Peak Hour



Net External Trips for Right-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Enter	251	60	216	1347	0	0	1874	
Exit	265	198	159	136	0	0	758	Internal
Total	516	258	375	1483	0	0	2632	Capture
Single-Use Trip Gen Estimate	724	322	543	1693	0	0	3282	19.8%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 6, August 2014

cd:\ Village at Midway Trip Generation AM 5.28.15.xls

Susan E. O'Rourke, P.E., Inc

Attachment C Trip Generation: PM Internal Traffic

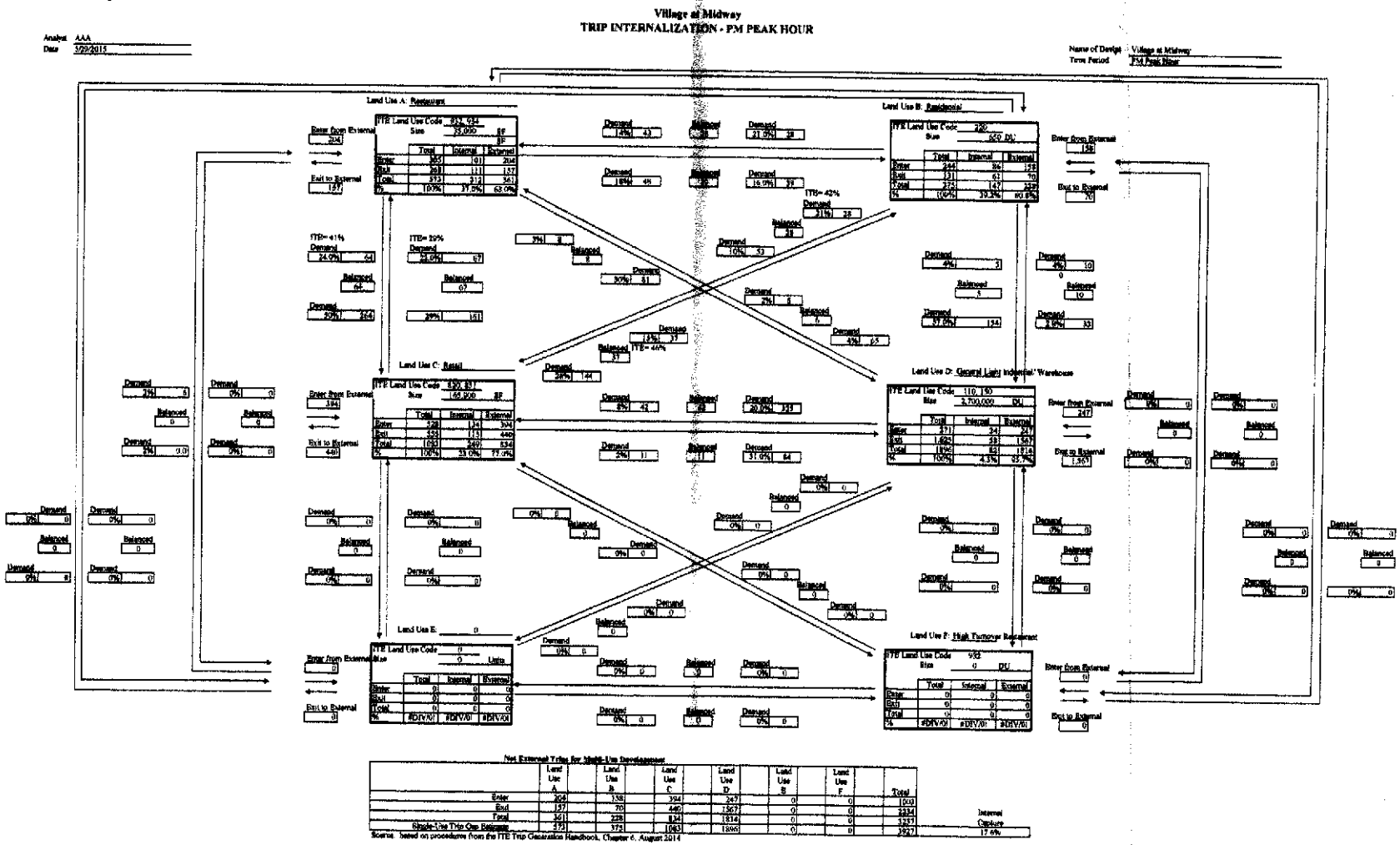
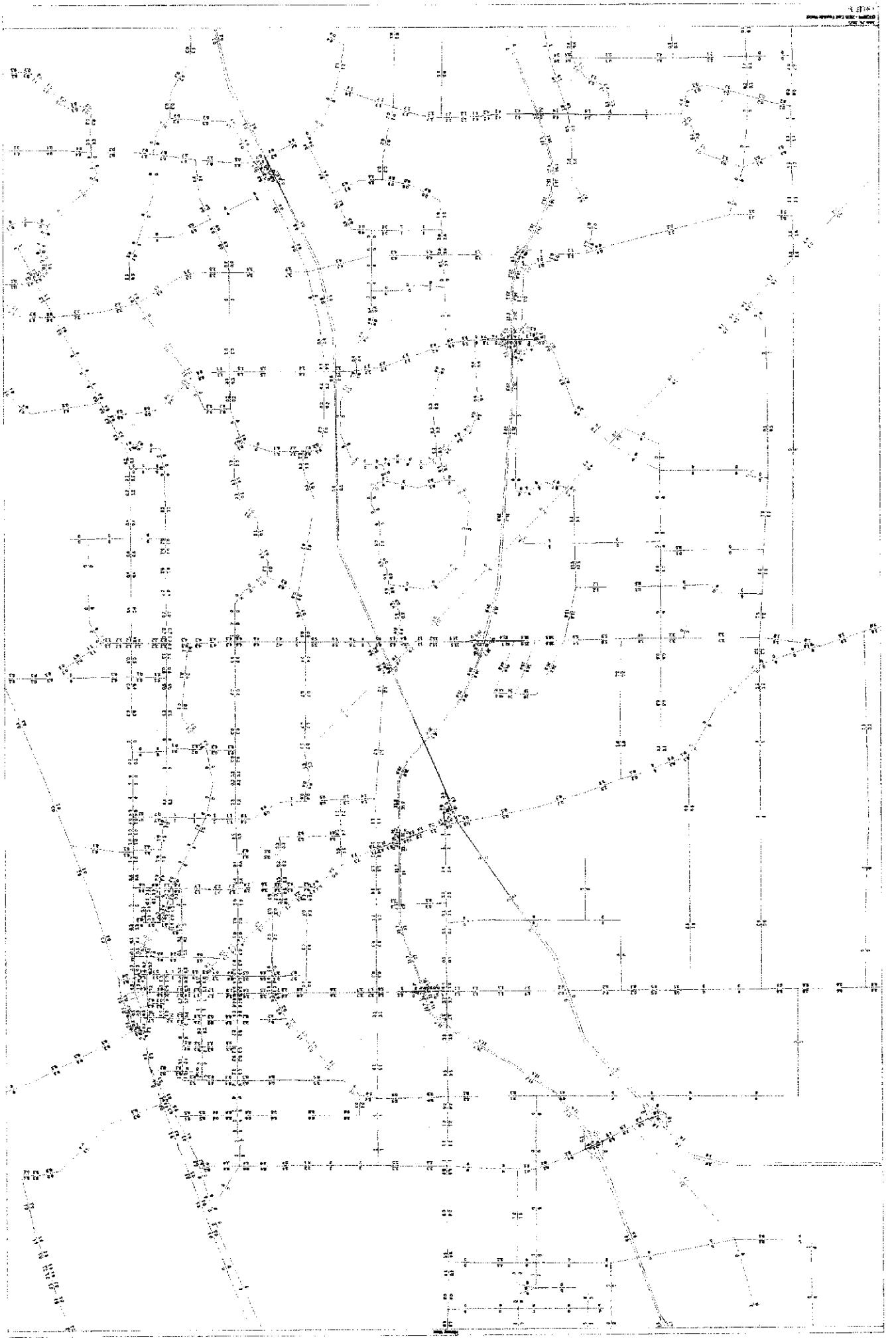


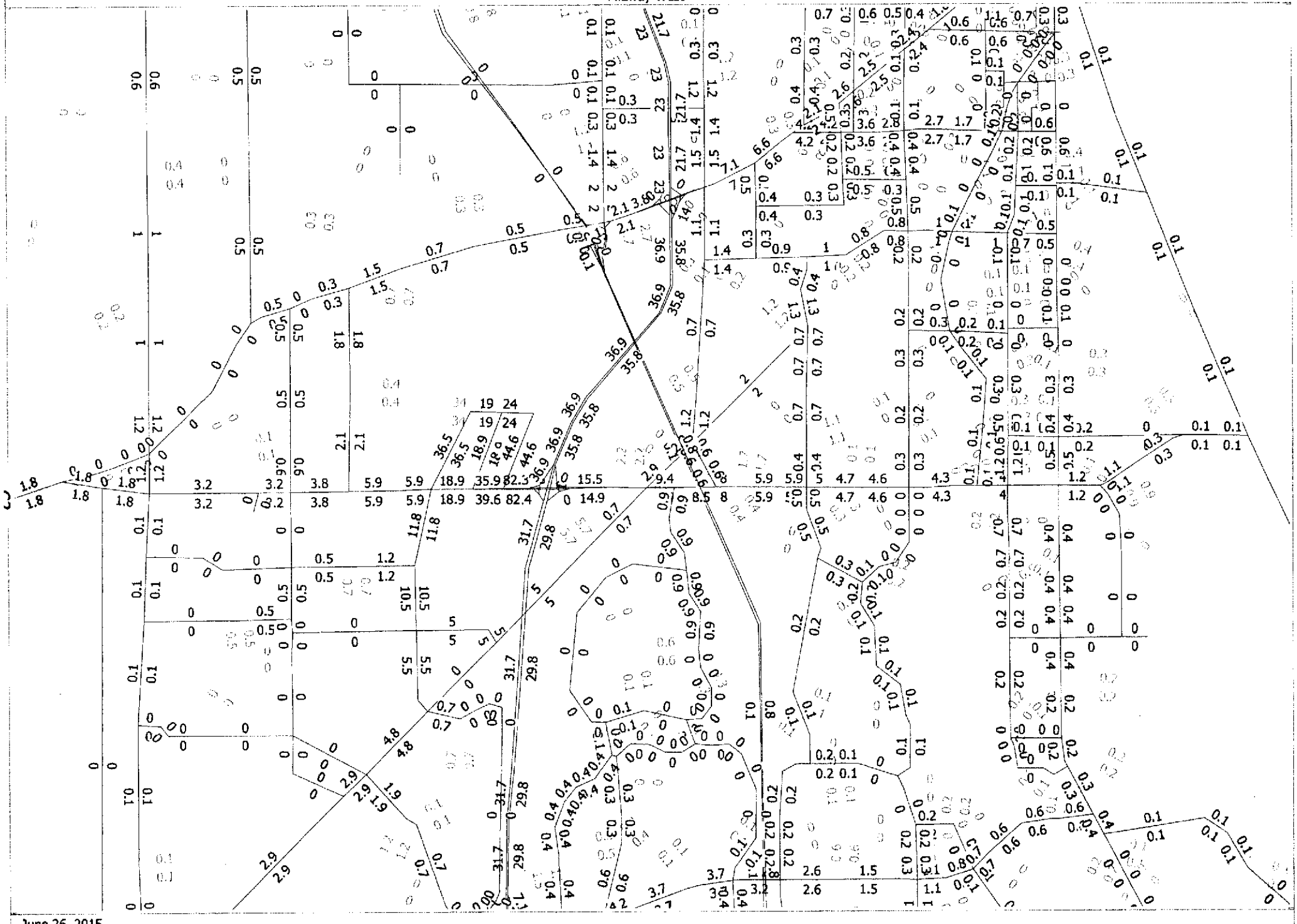
Table 6: Villages at Midway Land Use Conversion Matrix

	Land Use	Equivalent Square feet/Units						
		Warehouse Equivalent	Apartment Equivalent	Shopping enter Equivalent	General Light Industrial	Convenience Store Equivalent	Fast Food Equivalent	High Turnover Equivalent
Land Use to Increase	Warehouse (1,000 SF)	1,000	0.48	112	154	17	18	62
	Apartment (1 unit)	2086	1.00	234	322	35	38	130
	Shopping Center (1,000 SF)	8921	4.28	1,000	1,378	151	161	556
	General Light Industrial (1,000 SF)	6474	3.10	726	1,000	109	117	403
	Convenience Store (1,000 SF)	59211	28.39	6,637	9,146	1,000	1,071	3,689
	Fast Food Restaurant (1,000 SF)	55263	26.50	6,195	8,537	933	1,000	3,443
	High Turnover Restaurant (1,000 SF)	16053	7.70	1,799	2,480	271	290	1,000
	Hotel (1 room)	2559	1.23	287	395	43	46	159
	Office (1,000 SF)	9,013	4.32	1,010	1,392	152	163	561

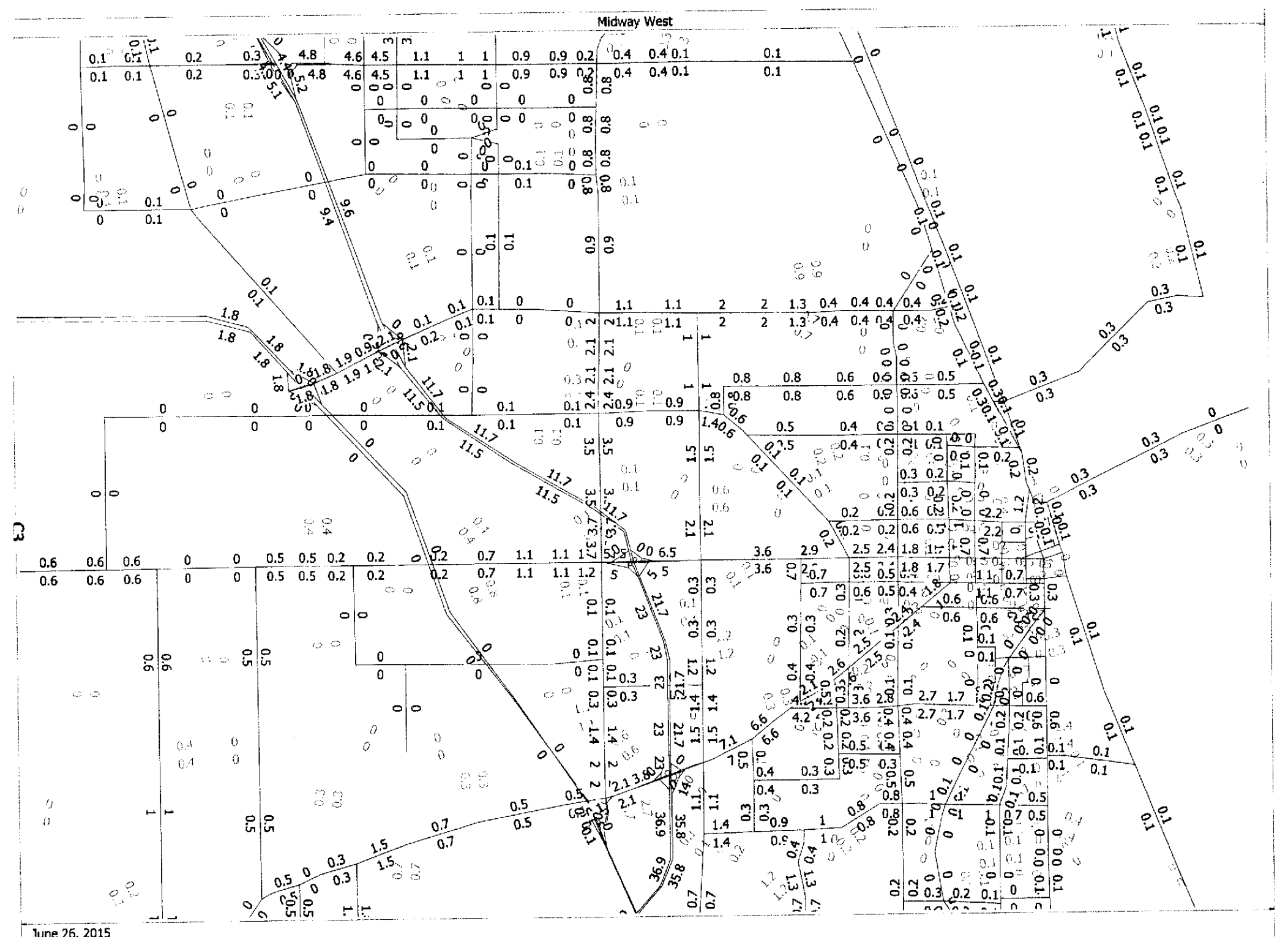
APPENDIX C

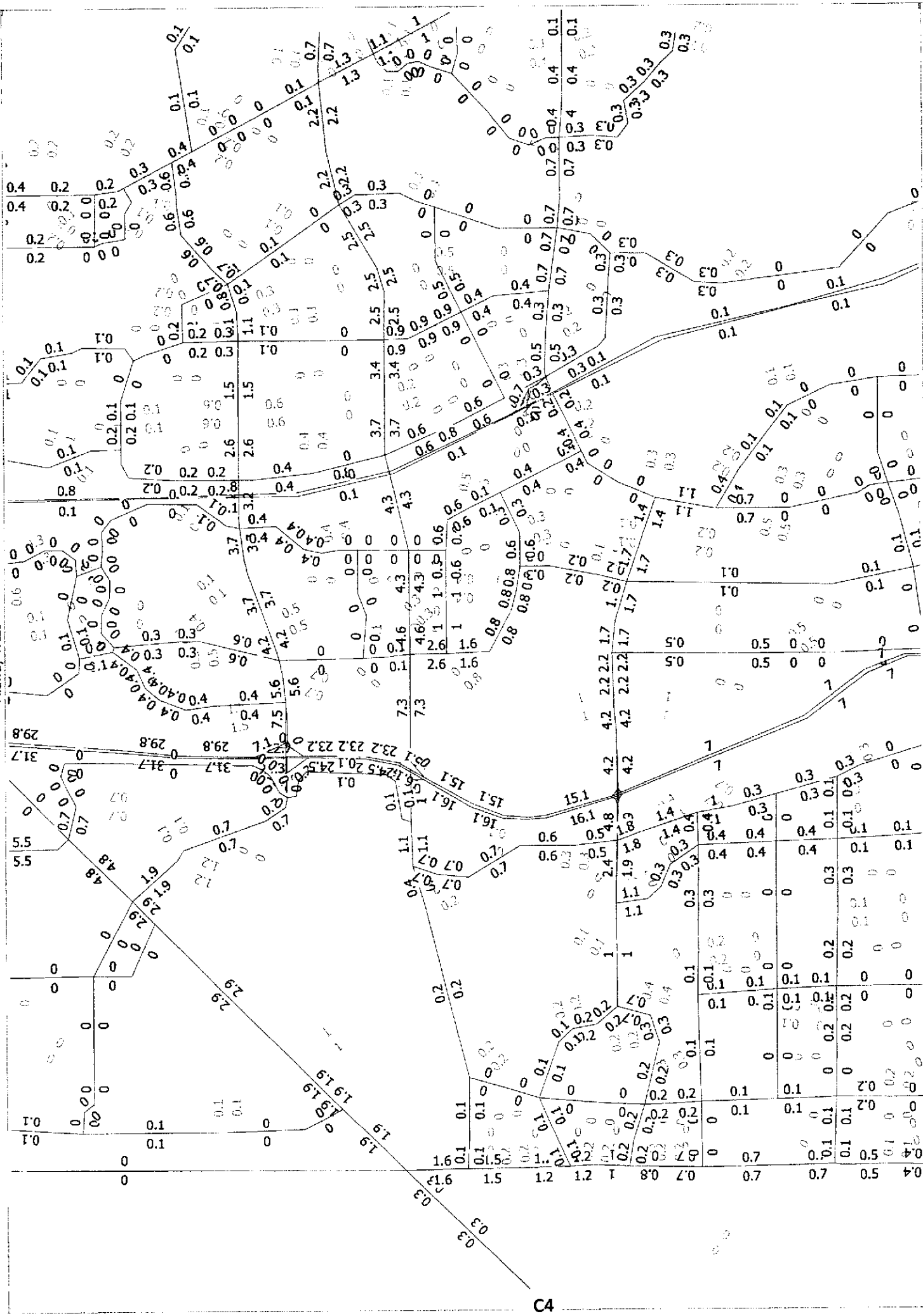
Model Assignment





June 26, 2015
GTCRPM - 2035 Cost Feasbile Model
cube


Midway West
June 26, 2015
GTCRPM - 2035 Cost Feasbile Model
cube


Midway West
C4
June 26, 2015
GTCRPM - 2035 Cost Feasbile Model

APPENDIX D

2035 Background Traffic Volume and Network Data

Other Projects

LTC Ranch DRI
Southern Grove DRI
Wilson Groves DRI
Riverland/Kennedy DRI
Western Grove DRI
Palm Breezes
Celebration Pointe
Whispering Oaks
Ravinia
Frontera
Shinn Rd. Equestrian Estates

AM APPROVED PROJECTS			Southern Grove DRI				Western Grove DRI				Wilson Groves DRI				Riverland DRI				LTC Ranch				Creekside				Palm Breezes Club				10 Village of Sunset Lakes St. Lucie County				36 Rio Lago St. Lucie County			
Road Name	**From**	**To**	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Orange	Angle	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	0%	-	0	0	0%	-	0	0	2%	Out	5	1	0%	-	0	0
	Angle	St Lucie	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	0%	-	0	0	0%	-	0	0	2%	Out	5	1	20%	Out	10	6
	Orange	Peterson	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	5%	In	7	21	5%	In	4	11	3%	In	2	7	5%	In	2	3
	Peterson	Okeechobee	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	5%	In	7	21	5%	In	4	11	3%	In	2	7	5%	In	2	3
	Okeechobee	Edwards	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	0%	-	0	0	0%	-	0	0	1%	In	1	2	0%	-	0	0
			0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0		-	0	0		-	0	0		-	0	0		-	0	0
Orange Ave	Rock Rd	Kings Hwy	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	0%	-	0	0	0%	-	0	0	4%	In	2	10	3%	Out	2	1
	Kings Hwy	I-95	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	0%	-	0	0	58%	Out	128	45	15%	Out	36	9	12%	Out	6	4
	I-95	Jenkins Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	0%	-	0	0	33%	Out	73	26	1%	Out	2	1	4%	Out	2	1
	Jenkins Rd	Hartman Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	2%	Out	8	3	28%	Out	62	22	1%	Out	2	1	3%	Out	2	1
	Hartman	Angle Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	2%	Out	8	3	23%	Out	51	18	0%	-	0	0	8%	Out	4	2
	Angle	25th St	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	2%	Out	8	3	0%	-	0	0	0%	-	0	0	20%	Out	10	6
			0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0		-	0	0		-	0	0		-	0	0			0	0
Kings Hwy	Okeechobee Rd	Picos Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	15%		63	21	15%	-	33	12	8%	-	19	5	5%		3	2
Kings Hwy	Picos Rd	Orange Ave	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	5%		21	7	5%	-	11	4	20%	-	48	12	5%		3	2
	Orange Ave	Angle Rd (CR603)	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	5%		21	7	5%	-	11	4	40%	-	96	24	22%		11	7
	Angle	St. Lucie	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0	5%		21	7	5%	-	11	4	20%	-	48	12	7%		4	2
	St. Lucie	Indrio Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0			0	0		-	0	0	16%	-	38	10	7%		4	2
			0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0.0%	-	0	0		-	0	0		-	0	0		-	0	0		-	0	0
Midway Rd	Okeechobee Rd	Shinn Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	1.6%	In	44	44	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Shinn Rd	McCarty Rd	0.2%	In	13	10	0.4%	In	5	9	0.2%	In	8	8	0.2%	In	10	11	1.6%	In	44	44	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	McCarty Rd	11 Mile Rd	0.2%	In	13	10	0.4%	In	5	9	0.2%	In	8	8	0.2%	In	10	11	3.6%	In	100	100	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	11 Mile Rd	Arterial A	0.6%	In	40	31	0.5%	In	7	11	0.3%	In	12	11	0.2%	In	10	11	6.9%	In	192	192	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Arterial A	I-95	0.9%	-	47	60	0.0%	-	0	0	0.8%	-	30	31	0.1%	-	6	5	13.2%	In	367	366	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	I-95	Glades Cut Off Rd	1.1%	Out	58	73	0.4%	Out	9	5	0.7%	Out	27	27	0.9%	Out	50	43	8.1%	In	225	225	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Glades Cut Off Rd	East Torino Pkwy	0.3%	Out	16	20	1.0%	Out	21	14	0.7%	Out	27	27	0.7%	Out	39	34	17.0%	Out	472	472	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	East Torino Pkwy	Florida's Turnpike	0.3%	Out	16	20	1.0%	Out	21	14	0.7%	Out	27	27	0.7%	Out	39	34	17.0%	Out	472	472	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Florida's Turnpike	Corporate Way	0.3%	Out	16	20	1.0%	Out	21	14	0.7%	Out	27	27	0.7%	Out	39	34	17.0%	Out	472	472	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Corporate Way	Jenkins Rd	0.3%	Out	16	20	1.0%	Out	21	14	0.7%	Out	27	27	0.7%	Out	39	34	9.4%	Out	261	261	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Jenkins Rd	Selvitz Rd	0.2%	Out	10	13	1.0%	Out	21	14	0.7%	Out	27	27	0.7%	Out	39	34	9.4%	Out	261	261	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Selvitz Rd	25th St	0.2%	Out	10	13	0.8%	Out	17	11	0.6%	Out	23	23	0.6%	Out	33	29	6.3%	Out	175	175	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
Glades Cut Off Rd	Range Line Rd	Reserve Blvd	0.7%	Out	37	47	0.1%	Out	2	1	0.1%	Out	4	4	0.2%	Out	11	10	0.6%	In	17	17	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Reserve Blvd	Commerce Centre Dr	0.7%	Out	37	47	4.7%	Out	100	64	2.2%	Out	84	85	1.3%	Out	72	62	5.5%	In	153	153	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Commerce Centre Dr	I-95	0.7%	Out	37	47	1.2%	Out	26	16	0.3%	Out	11	12	0.2%	Out	11	10	6.9%	Out	192	192	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	I-95	Midway Rd	0.2%	Out	10	13	1.2%	Out	26	16	0.3%	Out	11	12	0.3%	Out	17	14	25.3%	Out	702	703	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Midway Rd	Florida's Turnpike	0.5%	Out	26	33	0.5%	Out	11	7	0.3%	Out	11	12	0.3%	Out	17	14	2.5%	Out	69	69	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Florida's Turnpike	Jenkins Rd	0.4%	Out	21	27	0.5%	Out	11	7	0.3%	Out	11	12	0.3%	Out	17	14	2.5%	Out	69	69	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Jenkins Rd	Selvitz Rd	0.2%	Out	10	13	0.5%	Out	11	7	0.3%	Out	11	12	0.3%	-	17	14	2.5%	Out	69	69	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
Selvitz Rd	Bayshore Blvd	Midway Rd	0.2%	Out	10	13	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	1.4%	In	39	39	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Midway Rd	Glades Cut Off Rd	0.1%	Out	5	7	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
25th St	Midway Rd	Edwards	0.1%	Out	5	7	0.0%	Out	0	0	0.0%	Out	0	0	0.1%	Out	6	5	2.6%	Out	72	72	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
St. Lucie West Blvd.	I-95	California	0%	-	0	0	3.0%	Out	64	41	2.3%	Out	88	89	2.7%	Out	129	150	4.3%	Out	119	119	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	California	Country Club					1.2%	Out	26	16	1.0%	Out	38	39	1.1%	Out	53	61	2.9%	Out	81	81																
	Country Club	Cashmere					1.2%	Out	26	16	1.0%	Out	38	39	1.1%	Out	53	61	1.2%	Out	33	33																
	Cashmere	Florida's Turnpike	0%	-	0	0	0.4%	Out	9	5	0.4%	Out	15	16	0.0%	Out	0	0	1.0%	Out	28	28	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0
	Florida's Turnpike	Bayshore Blvd					0.4%	Out	9	5	0.4%	Out	15	16	0.0%	Out	0	0	0.4%	Out	11	11																
Okeechobee Rd	McCarty Rd	Florida's Turnpike	0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0%	-	0	0	3%	In	2	7	0%	-	0	0	0%	-	0	0
	Florida's Turnpike	Kings Hwy	0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0%	-	0	0	2%	In	2	4	0%	-	0	0	0%	-	0	0
	Kings Hwy	Crossroads Pkwy	0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0%	-	0	0	2%	In	2	4	0%	-	0	0	0%	-	0	0
	Crossroads Pkwy	I95	0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0%	-	0	0	2%	In	2	4	0%	-	0	0	0%	-	0	0
	I95	Jenkins Rd	0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0%	-	0	0	3%	In	2	7	0%	-	0	0	0%	-	0	0
	Jenkins Rd	McNeil Rd	0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0%	-	0	0	3%	In	2	7	0%	-	0	0	0%	-	0	0
	McNeil Rd	Virginia Ave	0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0%	-	0	0	3%	In	2	7	0%	-	0	0	0%	-	0	0
					0	0		0	0	0								0		-	0	0															
I-95	Crosstown	Prima Vista			0	0	5.8%	Out	124	78	6.1%	Out	232	236	6.9%	Out	331	384	0.5%	In	14	14																
	Prima Vista	Midway			0	0	4.1%	Out	88	55	4.0%	Out	152	155	4.3%	Out	206	239	0.6%	In	17	17																
	Midway	Okeechobee																	4.1%	Out	114	114															
	Okeechobee	Orange Ave																		Out																	
Arterial A	Midway	EW 5			0	0			0	0			0	0			0	0	19.0%	Out	527	528															
	EW 5	Glades Cut Off			0	0			0	0			0	0			0	0		In	0	0															
Crosstown Pkwy	Commerce Centre	I 95	2.6%	in	173	136	17.2%	In	233	367	2.7%	In	105	103	2.5%	In	120	139																			
Shinn Rd	Midway	Okeechobee																	1.8%	In	50	50															
California Blvd	Crosstown	Del Rio	0.1%	in	7	5	0.6%	In	8	13	0.1%	In	4	4	0.1%	In	5	6																			
Reserve Blvd	Glades Cut Off	St Lucie West																	1.4%	Out	39	39															
																		0																			
					In	6,650			In	1,352			In	3,875			In	4,791			In	2,779			In	143			In	78			In	60			In	30
					Out	5,233			Out	2,135			Out	3,807			Out	5,568			Out	2,776			Out	421			Out	221			Out	239			Out	50

AM APPROVED PROJECTS			44 Celebration Pointe City of Fort Pierce				Shinn Road Equestrian Estates				Sedona fka Frontera				37 Whispering Oaks				Ravinia				St. Lucie Commerce Center				SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Jenkins Rd	Orange	Angle	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	5%	Out	6	28	5	6	1	28	-1	10	0	29
	Angle	St Lucie	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	5%	Out	6	28	15	6	7	28	-1	20	-2	34
	Orange	Peterson	30%	In	36	116	0%	-	0	0	5%	Out	9	3	70%	Out	117	32	0%	-	0	0	30%	In	169	37	176	169	192	37	-34	311	-7	221
	Peterson	Okeechobee	50%	Out	193	61	0%	-	0	0	5%	Out	9	3	12%	Out	20	5	0%	-	0	0	30%	In	169	37	236	169	111	37	-34	371	-7	140
	Okeechobee	Edwards	5%	Out	19	6	0%	-	0	0	30%	Out	52	17	5%	Out	8	2	0%	-	0	0	0%	-	0	0	80	0	28	0	0	80	0	28
				-	0	0		-	0	0		-	0	0		-	0	0		-	0	0		-	0	0	0	0	0	0				
Orange Ave	Rock Rd	Kings Hwy	5%	Out	19	6	0%	-	0	0	0%	-	0	0	5%	Out	8	2	0%	-	0	0	90%	In	507	112	32	507	19	112	-8	530	-5	126
	Kings Hwy	I-95	10%	Out	39	12	0%	-	0	0	0%	-	0	0	10%	Out	17	5	0%	-	0	0	50%	In	282	62	225	282	74	62	-56	450	-12	124
	I-95	Jenkins Rd	25%	Out	96	30	0%	-	0	0	0%	-	0	0	60%	Out	100	27	0%	-	0	0	10%	In	56	12	274	56	85	12	-11	319	-2	95
	Jenkins Rd	Hartman Rd	5%	Out	19	6	0%	-	0	0	0%	-	0	0	10%	Out	17	5	0%	-	0	0	5%	In	28	6	110	28	37	6	-6	133	-1	42
	Hartman	Angle Rd	15%	In	18	58	0%	-	0	0	0%	-	0	0	20%	Out	33	9	0%	-	0	0	5%	In	28	6	115	28	90	6	-6	137	-1	95
	Angle	25th St	10%	In	12	39	0%	-	0	0	0%	-	0	0	13%	Out	22	6	0%	-	0	0	5%	In	28	6	52	28	53	6	-6	75	-1	58
					0	0			0	0		-	0	0			0	0		-	0	0			0	0	0	0	0	0				
Kings Hwy	Okeechobee Rd	Picos Rd	2%		8	2	2%		1	0	2%	-	3	1	2%		3	1	2%	-	1	0	0%		0	0	134	0	45	0	0	134	0	45
Kings Hwy	Picos Rd	Orange Ave	2%		8	2	2%		1	0	2%	-	3	1	2%		3	1	2%	-	1	0	30%		37	169	98	37	30	169	-7	128	-7	191
	Orange Ave	Angle Rd (CR603)	3%		12	4	3%		2	1	3%	-	5	2	3%		5	1	3%	-	2	1	10%		12	56	162	12	50	56	-2	172	-11	95
	Angle	St. Lucie	3%		12	4	3%		2	1	3%	-	5	2	3%		5	1	3%	-	2	1	10%		12	56	107	12	33	56	-2	117	-8	81
	St. Lucie	Indrio Rd	0%		0	0	0%		0	0	0%	-	0	0			0	0	0%	-	0	0	5%		6	28	42	6	12	28	-1	47	-3	37
				-	0	0			0	0		-	0	0		-	0	0		-	0	0		-	0	0	0	0	0	0				
Midway Rd	Okeechobee Rd	Shinn Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	44	0	44	0	44	0	44
	Shinn Rd	McCarty Rd	0%	-	0	0	10%	Out	6	2	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	6	81	2	82	-2	85	-1	84
	McCarty Rd	11 Mile Rd	0%	-	0	0	10%	Out	6	2	0%	-	0	0	0%	-	0	0	5%	-	3	1	0%	-	0	0	10	136	3	138	-2	143	-1	140
	11 Mile Rd	Arterial A	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	5%	-	3	1	0%	-	0	0	3	260	1	256	-1	262	0	257
	Arterial A	I-95	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	450	0	462	0	450	0	462
	I-95	Glades Cut Off Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	30%	In	7	20	0%	-	0	0	7	368	20	374	-2	373	-5	389
	Glades Cut Off Rd	East Torino Pkwy	0%	-	0	0	0%	-	0	0	30%	-	52	17	0%	-	0	0	40%	In	9	27	0%	-	0	0	61	575	45	567	-15	620	-11	600
	East Torino Pkwy	Florida's Turnpike	0%	-	0	0	0%	-	0	0	30%	-	52	17	0%	-	0	0	40%	In	9	27	0%	-	0	0	61	575	45	567	-15	620	-11	600
	Florida's Turnpike	Corporate Way	0%	-	0	0	0%	-	0	0	30%	-	52	17	0%	-	0	0	40%	In	9	27	0%	-	0	0	61	575	45	567	-15	620	-11	600
	Corporate Way	Jenkins Rd	0%	-	0	0	0%	-	0	0	30%	-	52	17	0%	-	0	0	40%	In	9	27	0%	-	0	0	61	364	45	355	-15	409	-11	389
	Jenkins Rd	Selvitz Rd	0%	-	0	0	0%	-	0	0	30%	-	52	17	0%	-	0	0	40%	In	9	27	0%	-	0	0	61	358	45	349	-15	404	-11	382
	Selvitz Rd	25th St	0%	-	0	0	0%	-	0	0	40%	-	70	23	0%	-	0	0	55%	In	12	37	0%	-	0	0	82	259	61	251	-20	320	-15	297
Glades Cut Off Rd	Range Line Rd	Reserve Blvd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	70	0	78	0	70	0	78
	Reserve Blvd	Commerce Centre Dr	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	446	0	410	0	446	0	410
	Commerce Centre Dr	I-95	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	276	0	276	0	276	0	276
	I-95	Midway Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	767	0	759	0	767	0	759
	Midway Rd	Florida's Turnpike	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	134	0	135	0	134	0	135
	Florida's Turnpike	Jenkins Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	129	0	129	0	129	0	129
	Jenkins Rd	Selvitz Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	119	0	116	0	119	0	116
Selvitz Rd	Bayshore Blvd	Midway Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	49	0	52	0	49	0	52
	Midway Rd	Glades Cut Off Rd	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	5	0	7	0	5	0	7
25th St	Midway Rd	Edwards	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	10%	Out	7	2	0%	-	0	0	7	83	2	84	-2	88	-1	85
St. Lucie West Blvd.	I-95	California	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	400	0	400	0	400	0	400
	California	Country Club																									0	197	0	197	0	197	0	197
	Country Club	Cashmere																									0	150	0	150	0	150	0	150
	Cashmere	Florida's Turnpike	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0%	-	0	0	0	52	0	49	0	52	0	49
	Florida's Turnpike	Bayshore Blvd																									0	35	0	32	0	35	0	32
Okeechobee Rd	McCarty Rd	Florida's Turnpike	5%	In	6	19	0%	-	0	0	0%	-	0	0	5%	Out	8	2	0%	-	0	0	0%	-	0	0	17	0	28	0	0	17	0	28
	Florida's Turnpike	Kings Hwy	5%	In	6	19	0%	-	0	0	0%	-	0	0	5%	Out	8	2	0%	-	0	0	0%	-	0	0	16	0	26	0	0	16	0	26
	Kings Hwy	Crossroads Pkwy	5%	In	6	19	0%	-	0	0	0%	-	0	0	5%	Out	8	2	0%	-	0	0	0%	-	0	0	16	0	26	0	0	16	0	26
	Crossroads Pkwy	I95	5%	In	6	19	0%	-	0	0	25%	In	15	44	5%	Out	8	2	0%	-	0	0	0%	-	0	0	30	0	69	0	0	30	0	69
	I95	Jenkins Rd	5%	In	6	19	85%	Out	54	18	25%	In	15	44	5%	Out	8	2	0%	-	0	0	0%	-	0	0	84	0	87	0	0	84	0	87
	Jenkins Rd	McNeil Rd	5%	In	6	19	85%	Out	54	18	0%	-	0	0	2%	Out	3	1	0%	-	0	0	0%	-	0	0	65	0	45	0	0	65	0	45
	McNeil Rd	Virginia Ave	0%	-	0	0	85%	Out	54	18	0%	-	0	0	2%	Out	3	1	0%	-	0	0	0%	-	0	0	59	0	25	0	0	59	0	25
																											0	0	0	0	0	0	0	0
I-95	Crosstown	Prima Vista																									0	701	0	713	0	701	0	713
	Prima Vista	Midway																									0	463	0	467	0	463	0	467
	Midway	Okeechobee																									0	114	0	114	0	114	0	114
	Okeechobee	Orange Ave																									0	0	0	0	0	0	0	0
Arterial A	Midway	EW 5																									0	527	0	528	0	527	0	528
	EW 5	Glades Cut Off																									0	0	0	0	0	0	0	0
Crosstown Pkwy	Commerce Centre	I 95																									0	630	0	745	0	630	0	745
Shinn Rd	Midway	Okeechobee					10%	In	2	6																	2	50	6	50	-1	52	-2	55
California Blvd	Crosstown	Del Rio																									0	23	0	27	0	23	0	27
Reserve Blvd	Glades Cut Off	St Lucie West																									0	39	0	39	0	39	0	39
																											0	0	0	0	0	0	0	0
																							0%	-										
					In	121			In	21			In	58			In	45			In	22			In	563								
					Out	385			Out	63			Out	174			Out	167			Out	68			Out	124								

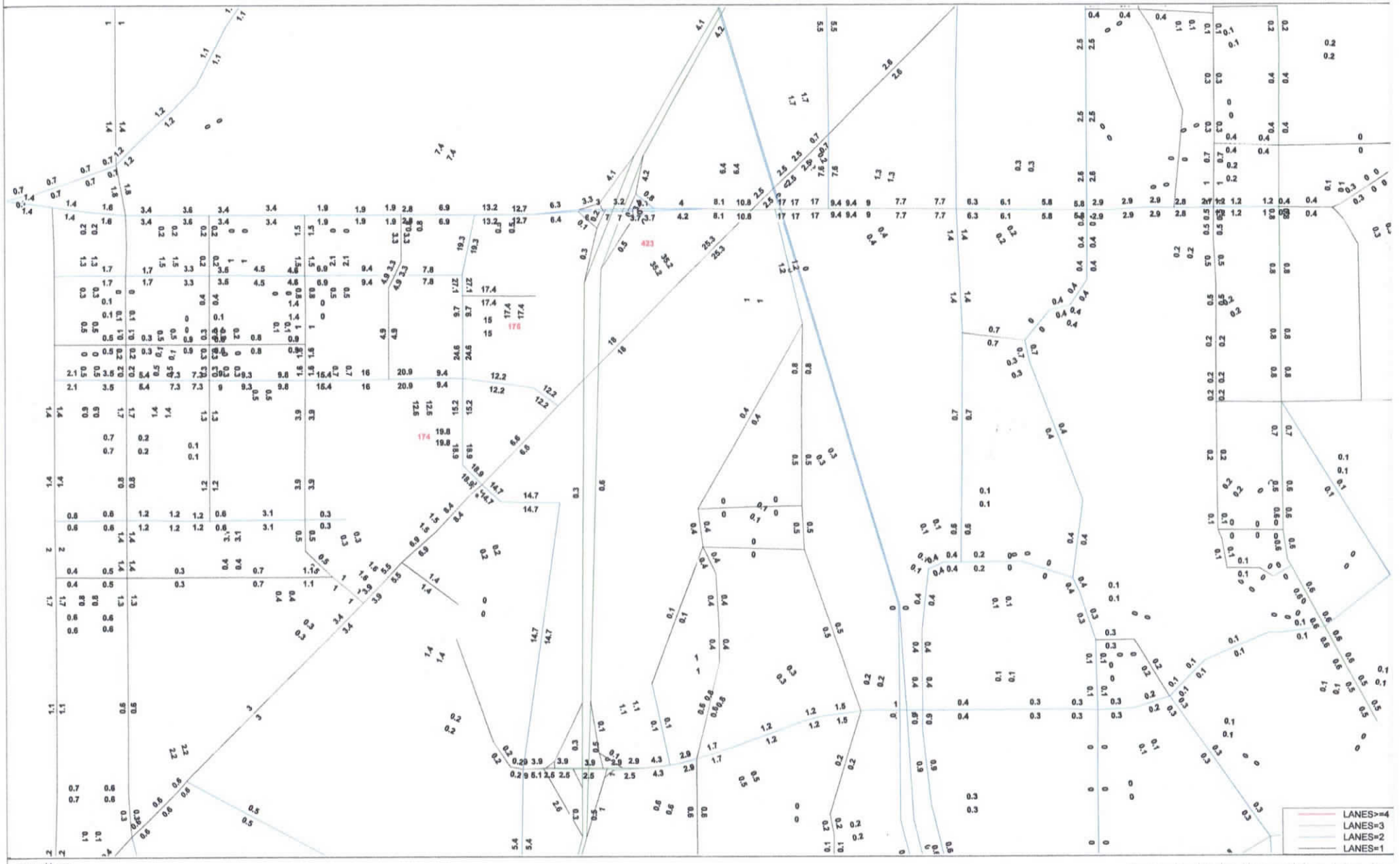
PM APPROVED PROJECTS			Southern Grove DRI						Western Grove DRI						Wilson Groves DRI						Riverland DRI						LTC Ranch						Creekside						Palm Breezes Club						10 Village of Sunset Lakes						36 Rio Lago			
Road Name	From	To	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	N/E	Directional	S/W	%
Jenkins Rd	Orange	Angle	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%
	Angle	St Lucie	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%
	Orange	Peterson	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	In	5	0.0%	Out	3	2.0%	Out	20	0.0%	Out	6	0.0%	Out	10	0.0%	Out	30	0.0%
	Peterson	Okeechobee	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	In	25	5.0%	In	12	3.4%	In	8	4.5%	In	3	2.0%	In	2	0.0%	In	50	0.0%
	Okeechobee	Edwards	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	In	16	5.0%	In	8	3.4%	In	4	5.0%	In	1	0.0%	-	0	0.0%	-	0	0.0%
Orange Ave			-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%
	Rock Rd	Kings Hwy	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%
	Kings Hwy	I-95	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%
	I-95	Jenkins Rd	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%
	Jenkins Rd	Hartman Rd	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	Out	6	2.0%	Out	42	1.0%	Out	1	3.0%	Out	1	4.0%	Out	1	2.0%	Out	2	0.0%
	Hartman	Angle Rd	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	Out	6	2.0%	Out	35	0.0%	-	0	0.0%	-	0	0.0%	Out	2	8.0%	Out	4	0.0%
	Angle	25th St	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%
Kings Hwy	Okeechobee Rd	Picos Rd	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	Out	47	15.0%	Out	23	8.0%	-	11	5.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Picos Rd	Orange Ave	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	Out	16	5.0%	Out	8	2.0%	-	27	5.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Orange Ave	Angle Rd (CR603	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	Out	25	5.0%	Out	12	4.0%	-	55	10.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Angle	St. Lucie	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	Out	16	5.0%	Out	8	2.0%	-	27	5.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	St. Lucie	Indio Rd	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	Out	22	16.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
			-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
Midway Rd	Okeechobee Rd	Shinn Rd	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	0.0%	-	0	0.0%	0	0.0%	1.6%	In	39	60	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Shinn Rd	McCarty Rd	In	13	24	0.4%	-	31	25	0.2%	In	9	11	0.2%	In	14	11	0.2%	In	14	14	1.6%	In	39	60	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	McCarty Rd	11 Mile Rd	In	13	24	0.4%	-	31	25	0.2%	In	14	11	0.2%	In	14	14	3.6%	In	88	136	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	11 Mile Rd	Arterial A	In	59	106	0.5%	-	31	25	0.3%	In	14	16	0.2%	In	48	46	6.9%	In	170	261	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Arterial A	I-95	In	59	106	0.0%	-	29	24	0.8%	-	43	37	0.1%	-	47	46	13.2%	In	324	498	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	I-95	Glades Cut Off Rd	Out	12	14	0.7%	Out	38	33	0.9%	Out	57	59	8.1%	In	199	306	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Glades Cut Off Rd	East Torino Pkwy	Out	20	25	0.7%	Out	38	33	0.7%	Out	49	50	17.0%	Out	642	418	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	East Torino Pkwy	Florida's Turnpik	Out	20	25	0.7%	Out	38	33	0.7%	Out	49	50	17.0%	Out	642	418	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Florida's Turnpike	Corporate Way	Out	20	25	0.7%	Out	38	33	0.7%	Out	49	50	17.0%	Out	642	418	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Corporate Way	Jenkins Rd	Out	20	25	0.7%	Out	38	33	0.7%	Out	49	50	9.4%	Out	355	231	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Jenkins Rd	Selvitz Rd	Out	25	20	0.7%	Out	38	33	0.7%	Out	49	50	9.4%	Out	355	231	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Selvitz Rd	25th St	Out	20	12	0.8%	Out	32	28	0.6%	Out	42	43	6.3%	Out	238	155	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
Glades Cut Off Rd	Range Line Rd	Reserve Blvd	Out	150	186	0.1%	Out	5	5	0.2%	Out	14	14	0.6%	In	15	23	0.6%	In	135	208	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Reserve Blvd	Commerce Centr	Out	150	186	2.2%	Out	144	125	1.3%	Out	104	107	5.5%	In	135	208	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Commerce Centre Dr	I-95	Out	24	30	0.3%	Out	16	14	0.2%	Out	14	14	6.9%	Out	261	170	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	I-95	Midway Rd	Out	24	30	0.3%	Out	16	14	0.3%	Out	28	29	25.3%	Out	955	622	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Midway Rd	Florida's Turnpik	Out	16	19	0.3%	-	28	29	2.5%	Out	94	61	-	0	0	0	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Florida's Turnpik	Jenkins Rd	Out	16	19	0.3%	Out	18	15	0.3%	Out	28	29	2.5%	Out	94	61	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Jenkins Rd	Selvitz Rd	Out	16	19	0.3%	Out	18	15	0.3%	Out	28	29	2.5%	Out	94	61	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Selvitz Rd	25th St	Out	16	20	0.6%	Out	16	15	0.3%	Out	28	29	2.5%	Out	94	61	-	0	0	0	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
25th St	Midway Rd	Edwards	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0
	Midway Rd	Glades Cut Off R	Out	5	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0
	Glades Cut Off R	Okeechobee	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0
Selvitz Rd	Jenkins Rd	Midway Rd	Out	51	28	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	1.4%	In	34	53	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%	-	0	0.0%
	Midway Rd	Glades Cut Off R	Out	5	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0
	Glades Cut Off Rd	St Lucie West																1.4%	Out	53	34																																
Reserve Blvd																																																		
						0.0%								0.0%				0.0%																																

PM APPROVED PROJECTS			44 Celebration Pointe				Shinn Road Equestrian Estates				Sedona fka Frontera				37 Whispering Oaks				Ravinia				St. Lucie Commerce Center				SUM Directional		SUM Directional		Directional N/E		Directional S/W	
Road Name	**From**	**To**	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
Jenkins Rd	Orange	Angle	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	5.0%	Out	39	10	3	39	5	10	-1	41	-1	14
	Angle	St Lucie	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	5.0%	Out	39	10	9	39	15	10	-2	46	-2	24
	Orange	Peterson	30.0%	In	119	34	0.0%	-	0	0	5.0%	Out	6	10	70.0%	Out	67	122	0.0%	-	0	0	30.0%	In	62	235	239	62	195	235	-12	289	-47	383
	Peterson	Okeechobee	50.0%	Out	57	199	0.0%	-	0	0	5.0%	Out	6	10	12.0%	Out	11	21	0.0%	-	0	0	30.0%	In	62	235	121	62	259	235	-12	171	-47	447
	Okeechobee	Edwards	5.0%	Out	6	20	0.0%	-	0	0	30.0%	Out	37	62	5.0%	Out	5	9	0.0%	-	0	0	0.0%	-	0	0	50	0	92	0	0	50	0	92
			0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	0	0	0				
Orange Ave	Rock Rd	Kings Hwy	5.0%	Out	6	20	0.0%	-	0	0	0.0%	-	0	0	5.0%	Out	5	9	0.0%	-	0	0	90.0%	In	187	706	22	187	36	706	-6	204	-9	732
	Kings Hwy	I-95	10.0%	Out	11	40	0.0%	-	0	0	0.0%	-	0	0	10.0%	Out	10	17	0.0%	-	0	0	50.0%	In	104	392	132	104	239	392	-21	215	-60	571
	I-95	Jenkins Rd	25.0%	Out	28	100	0.0%	-	0	0	0.0%	-	0	0	60.0%	Out	57	104	0.0%	-	0	0	10.0%	In	21	78	137	21	286	78	-4	154	-16	349
	Jenkins Rd	Hartman Rd	5.0%	Out	6	20	0.0%	-	0	0	0.0%	-	0	0	10.0%	Out	10	17	0.0%	-	0	0	5.0%	In	10	39	66	10	117	39	-2	74	-8	148
	Hartman	Angle Rd	15.0%	In	60	17	0.0%	-	0	0	0.0%	-	0	0	20.0%	Out	19	35	0.0%	-	0	0	5.0%	In	10	39	122	10	120	39	-2	130	-8	151
	Angle	25th St	10.0%	In	40	11	0.0%	-	0	0	0.0%	-	0	0	13.0%	Out	12	23	0.0%	-	0	0	5.0%	In	10	39	64	10	54	39	-2	73	-8	85
Kings Hwy	Okeechobee Rd	Picos Rd	2.0%	0.0%	2	8	2.0%	0.0%	1	1	2.0%	-	2	4	2.0%	0.0%	2	3	2.0%	-	2	4	0.0%	0.0%	0	0	91	0	155	0	0	91	0	155
Kings Hwy	Picos Rd	Orange Ave	2.0%	0.0%	2	8	2.0%	0.0%	1	1	2.0%	-	2	4	2.0%	0.0%	2	3	2.0%	-	2	4	30.0%	0.0%	235	62	62	235	114	62	-15	282	-12	164
	Orange Ave	Angle Rd (CR603	3.0%	0.0%	3	12	3.0%	0.0%	1	2	3.0%	-	4	6	3.0%	0.0%	3	5	3.0%	-	4	6	10.0%	0.0%	78	21	99	78	186	21	-16	162	-4	203
	Angle	St. Lucie	3.0%	0.0%	3	12	3.0%	0.0%	1	2	3.0%	-	4	6	3.0%	0.0%	3	5	3.0%	-	4	6	10.0%	0.0%	78	21	67	78	125	21	-16	130	-4	142
	St. Lucie	Indrio Rd	0.0%	0.0%	0	0	0.0%	0.0%	0	0	0.0%	-	0	0	0.0%	0.0%	0	0	0.0%	-	0	0	5.0%	0.0%	39	10	24	39	46	10	-6	57	-2	55
			0.0%	-	0	0	0.0%	0.0%	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	0	0	0				
Midway Rd	Okeechobee Rd	Shinn Rd	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	39	0	60	0	39	0	60
	Shinn Rd	McCarty Rd	0.0%	-	0	0	10.0%	Out	4	7	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	4	107	7	134	-1	110	-2	139
	McCarty Rd	11 Mile Rd	0.0%	-	0	0	10.0%	Out	4	7	0.0%	-	0	0	0.0%	-	0	0	5.0%	-	6	10	0.0%	-	0	0	10	156	17	209	-3	164	-4	222
	11 Mile Rd	Arterial A	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	5.0%	-	6	10	0.0%	-	0	0	6	321	10	453	-2	326	-3	461
	Arterial A	I-95	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	502	0	711	0	502	0	711
	I-95	Glades Cut Off R	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	30.0%	In	23	37	0.0%	-	0	0	23	434	37	484	-6	451	-9	511
	Glades Cut Off Rd	East Torino Pkw	0.0%	-	0	0	0.0%	-	0	0	30.0%	-	37	62	0.0%	-	0	0	40.0%	In	31	49	0.0%	-	0	0	67	782	111	544	-17	833	-28	627
	East Torino Pkwy	Florida's Turnpik	0.0%	-	0	0	0.0%	-	0	0	30.0%	-	37	62	0.0%	-	0	0	40.0%	In	31	49	0.0%	-	0	0	67	782	111	546	-17	833	-28	629
	Florida's Turnpike	Corporate Way	0.0%	-	0	0	0.0%	-	0	0	30.0%	-	37	62	0.0%	-	0	0	40.0%	In	31	49	0.0%	-	0	0	67	782	111	546	-17	833	-28	629
	Corporate Way	Jenkins Rd	0.0%	-	0	0	0.0%	-	0	0	30.0%	-	37	62	0.0%	-	0	0	40.0%	In	31	49	0.0%	-	0	0	67	495	111	359	-17	546	-28	442
	Jenkins Rd	Selvitz Rd	0.0%	-	0	0	0.0%	-	0	0	30.0%	-	37	62	0.0%	-	0	0	40.0%	In	31	49	0.0%	-	0	0	67	483	111	353	-17	534	-28	436
	Selvitz Rd	25th St	0.0%	-	0	0	0.0%	-	0	0	40.0%	-	49	83	0.0%	-	0	0	55.0%	In	42	67	0.0%	-	0	0	91	348	150	259	-23	416	-37	371
Glades Cut Off R	Range Line Rd	Reserve Blvd	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	262	0	272	0	262	0	272
	Reserve Blvd	Commerce Cent	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	611	0	670	0	611	0	670
	Commerce Centre Dr	I-95	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	342	0	243	0	342	0	243
	I-95	Midway Rd	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	1051	0	710	0	1,051	0	710
	Midway Rd	Florida's Turnpik	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	214	0	156	0	214	0	156
	Florida's Turnpike	Jenkins Rd	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	214	0	156	0	214	0	156
	Jenkins Rd	Selvitz Rd	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	214	0	156	0	214	0	156
Selvitz Rd	Bayshore Blvd	Midway Rd	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	85	0	81	0	85	0	81
	Midway Rd	Glades Cut Off R	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	5	0	3	0	5	0	3
25th St	Midway Rd	Edwards	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	10.0%	Out	12	21	0.0%	-	0	0	12	117	21	78	-3	126	-5	93
St Lucie West	I-95	California																									0	509	0	392	0	509	0	392
	California	Country Club	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	467	0	317	0	467	0	317
	Country Club	Cashmere																									0	333	0	236	0	333	0	236
	Cashmere	Florida's Turnpik																									0	197	0	130	0	197	0	130
	Florida's Turnpike	Bayshore Blvd	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0.0%	-	0	0	0	183	0	119	0	183	0	119
Okeechobee Rd	McCarty Rd	Florida's Turnpik	5.0%	In	20	6	0.0%	-	0	0	0.0%	-	0	0	5.0%	Out	5	9	0.0%	-	0	0	0.0%	-	0	0	32	0	19	0	0	32	0	19
	Florida's Turnpike	Kings Hwy	5.0%	In	20	6	0.0%	-	0	0	0.0%	-	0	0	5.0%	Out	5	9	0.0%	-	0	0	0.0%	-	0	0	29	0	17	0	0	29	0	17
	Kings Hwy	Crossroads Pkwy	5.0%	In	20	6	0.0%	-	0	0	0.0%	-	0	0	5.0%	Out	5	9	0.0%	-	0	0	0.0%	-	0	0	29	0	17	0	0	29	0	17
	Crossroads Pkwy	I95	5.0%	In	20	6	0.0%	-	0	0	25.0%	In	52	31	5.0%	Out	5	9	0.0%	-	0	0	0.0%	-	0	0	81	0	48	0	0	81	0	48
	I95	Jenkins Rd	5.0%	In	20	6	85.0%	Out	35	60	25.0%	In	52	31	5.0%	Out	5	9	0.0%	-	0	0	0.0%	-	0	0	116	0	107	0	0	116	0	107
	Jenkins Rd	McNeil Rd	5.0%	In	20	6	85.0%	Out	35	60	0.0%	-	0	0	2.0%	Out	2	3	0.0%	-	0	0	0.0%	-	0	0	64	0	73	0	0	64	0	73
	McNeil Rd	Virginia Ave	0.0%	-	0	0	85.0%	Out	35	60	0.0%	-	0	0	2.0%	Out	2	3	0.0%	-	0	0	0.0%	-	0	0	44	0	67	0	0	44	0	67
I-95	Crosstown	Prima Vista																									0	1641	0	1103	0	1,641	0	1,103
	Prima Vista	Midway																									0	1150	0	769	0	1,150	0	769
	Midway	Okeechobee																									0	617	0	347	0	617	0	347
	Okeechobee	Orange Ave																									0	318	0	178	0	318	0	178
Arterial A	Midway Rd	EW 5																									0	717	0	467	0	717	0	467
	EW 5	Glades Cut Off R																									0	369	0	566	0	369	0	566
Crosstown Pkwy	Commerce Centre Dr	I 95																									0	1397	0	1349	0	1,397	0	1,349
	I 95	California Blvd																									0	1219	0	1044	0	1,219	0	1,044
Shinn Rd	Midway	Okeechobee					10.0%	In	7	4																	7	44	4	68	-2	49	-1	71
California Blvd	Crosstown	Del Rio																									0	30	0	23	0	30	0	23
Reserve Blvd	Glades Cut Off Rd	St Lucie West																									0	53	0	34	0	53	0	34
																											0	0	0	0	0	0	0	0
				0.0%				0.0%				0.0%				0.0%				0.0%			0.0%	0.0%										
*Note; Projects in Red=Residential DC					In	398			In	70			In	207			In	174			In	77				In	208						
factor applied					Out	113			Out	41			Out	122			Out	95			Out	44				Out	784						

Div

DRI Name	LTC RANCH
ADA No	1993-004
Name of DRI Applicant	LTC Ranch
Address	c/o LTC Joint Venture 700 Island Landing Drive St. Augustine, FL 32095
County	St. Lucie
DCA Project #	93-004
Effective Date of Development Order	5/6/1997
Expiration Date	12/30/2020
Buildout Date	
Type/Size of Approved Development	4,000 DU's 1,505,500 SF Office 725,000 SF Retail 1,960,200 SF Industrial
Local Government	St. Lucie
General Location	East & West of I-95, & South of Midway Road
Acres	2,455

LTC Ranch Zones-Percent Distribution



D1a

Licensed to Finley Horn and Associates, Inc.

LTC Ranch DRI Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Office	710	1,508,500 SF	Ln(T)=.8Ln(X)+1.57	88%	12%	1,477	201	1,678	70	80	150	8.9%	1,407	121	1,528	153	10.0%	1,210	165	1,375
Residential Single-Family	210	4,000 DU	T=.75(x)	17%	83%	510	2,490	3,000	12	121	133	4.4%	498	2,369	2,867	0	0.0%	487	2,380	2,867
Shopping Center	820	725,000 SF	Ln(T)=0.61Ln(x)+2.24	62%	38%	324	198	522	126	93	219	42.0%	198	105	303	103	34.00%	124	76	200
General Light Industrial	110	980,100 SF	T=1.18(x)-89.28	88%	12%	939	128	1,067	44	51	95	8.9%	895	77	972	97	10.0%	770	105	875
Warehouse	150	980,100 SF	Ln(T)=.55Ln(X)+1.88	79%	21%	229	61	290	12	14	26	9.0%	217	47	264	26	10.0%	188	50	238
TOTAL						**3,479**	**3,078**	**6,557**	**264**	**359**	**623**	**9.5%**	**3,215**	**2,719**	**5,934**	**379**	**6.4%**	**2,779**	**2,776**	**5,555**

(1) ITE, 9th Edition

D19

LTC Ranch DRI Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Office	710	1,508,500 SF	T=1.12(X)+78.45	17%	83%	301	1,467	1,768	41	77	118	6.7%	260	1,390	1,650	165	10.0%	252	1,233	1,485
Single Family	210	4,000 DU	Ln(T)=0.9Ln(x)+0.51	63%	37%	1,831	1,075	2,906	407	158	565	19.4%	1,424	917	2,341	0	0.0%	1,475	866	2,341
Shopping Center	820	725,000 SF	Ln(T)=0.67Ln(x)+3.31	48%	52%	1,084	1,175	2,259	195	329	524	23.2%	889	846	1,735	590	34.0%	550	595	1,145
General Light Industrial	110	980,100 SF	T=1.43(x)-157.36	12%	88%	149	1,095	1,244	27	54	81	6.5%	122	1,041	1,163	116	10.0%	126	921	1,047
Warehouse	150	980,100 SF	Ln(T)=0.64Ln(x)+1.14	25%	75%	64	193	257	7	11	18	7.0%	57	182	239	24	10.0%	54	161	215
TOTAL						**3,429**	**5,005**	**8,434**	**677**	**629**	**1,306**	**15.5%**	**2,752**	**4,376**	**7,128**	**895**	**12.6%**	**2,457**	**3,776**	**6,233**

[1] ITE, 9th Edition

D1C

FIGURE 21 E-4a
2028 TRAFFIC ASSIGNMENT

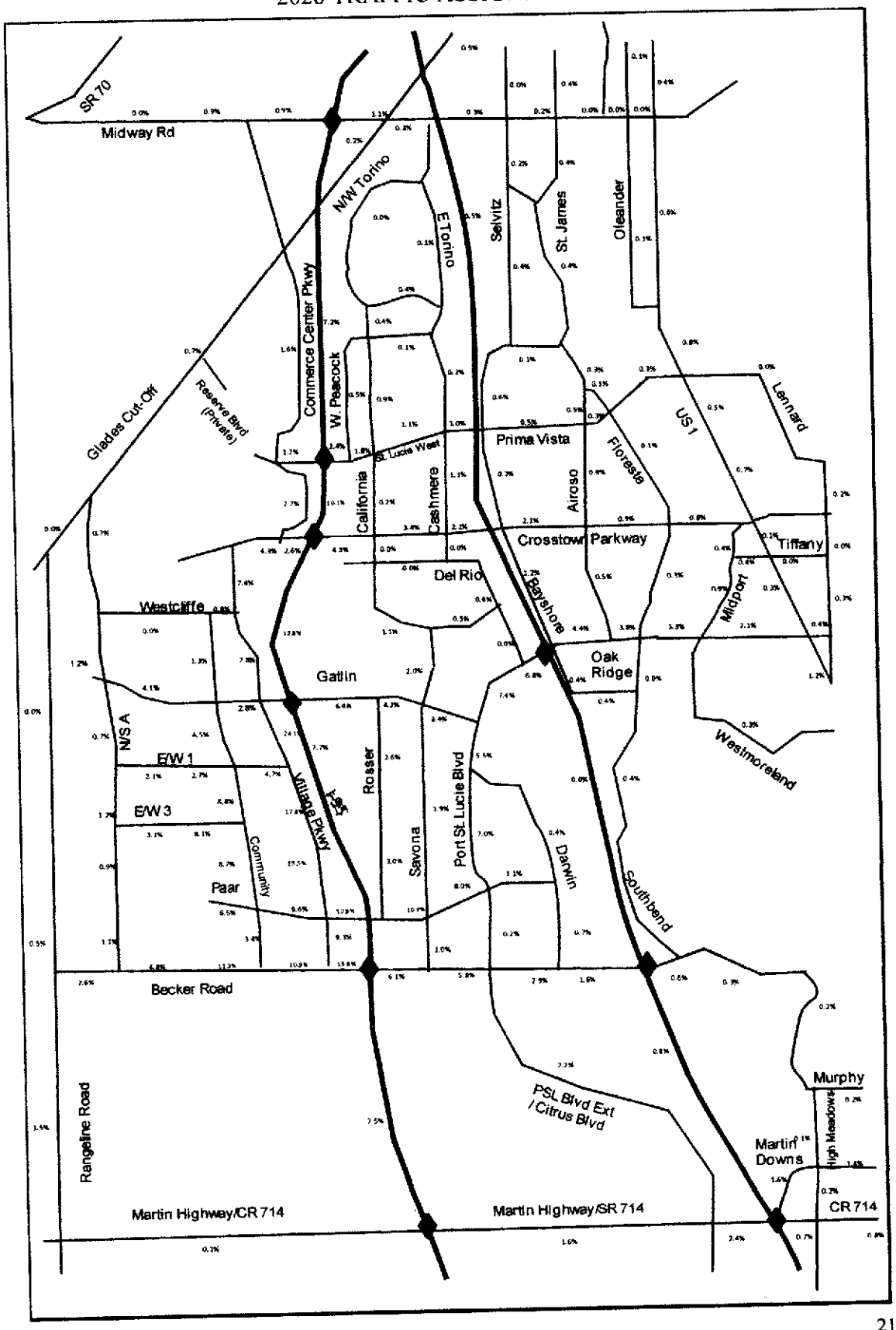


TABLE 21 B-4a
DAILY TRIP GENERATION (2028 - PHASE 4 LAND USE)

DRI	Gross Daily Trip Generation	TAZ Internal Capture Trips	External TAZ Trips	Pass-by Trips	External Daily Trip Generation	DRI Internal Capture Trips	External DRI Trips
Southern Grove	274,960	37,540	237,420	9,727	227,693	55,557	172,136
Western Grove	62,512	9,322	53,190	2,347	50,843	3,762	47,081
Wilson Groves	142,098	13,786	128,312	3,814	124,498	28,137	96,361
Riverland	182,515	14,724	167,791	5,253	162,538	22,430	140,108

TABLE 21 B-4b
PM PEAK HOUR TRIP GENERATION (2028 - PHASE 4 LAND USE)

DRI	Gross PM Peak Hour Trip Generation		TAZ Internal Capture Trips		Pass-by Trips		Net External TAZ Trips		Internal Capture % among DRI*	Internal Capture Trips among DRI		Net External DRI Trips	
	in	out	in	out	in	out	in	out		in	out	in	out
Southern Grove	11,809	17,009	1,700	1,700	473	473	9,636	14,836	24.4%	2,986	2,986	6,650	11,850
Western Grove	3,259	2,762	432	432	111	111	2,716	2,219	7.4%	183	183	2,533	2,036
Wilson Groves	6,931	7,628	614	614	181	181	6,136	6,833	22.6%	1,465	1,465	4,671	5,368
Riverland	9,241	9,014	664	664	249	249	8,328	8,101	13.8%	1,134	1,134	7,194	6,967

* These internal capture percentages (with the exception of Southern Grove) were obtained from the WATS. The Southern Grove internal capture percentage was obtained from the TCRPM III (per the agreed upon methodology).

TABLE 21 F-5a
2028 PM PEAK HOUR TOTAL TRAFFIC
(ONLY SIGNIFICANTLY IMPACTED EXTERNAL LINKS SHOWN)

Roadway	From	To	Lanes	Service Capacity	2028 Background PM Peak Hour Traffic		Southern Grove DRI Trips		Western Grove DRI Trips		Wilson Groves DRI Trips		Riverland DRI Trips		WAA DRI Trips (TOTAL)		2028 Total Peak Hour Traffic	
					NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Rangeline Road	South of Martin Hwy		2	1,120	104	77	66	117	38	31	174	201	144	140	423	489	527	566
	Martin Highway	Becker Road	2	1,100	145	87	101	181	81	49	330	380	230	223	722	833	867	920
	Becker Road	Paar Drive	2	790	145	87	36	64	35	28	212	244	92	89	375	425	520	512
	Crosstown Pkwy	Glades Cut-Off Road	2	790	145	87	63	35	118	147	111	86	54	55	346	333	491	420
Glades Cut-Off Road	NS Road A	Commerce Center Pkwy	2	790	242	158	78	44	150	186	144	125	104	107	476	462	718	620
	North of Midway Road		2	790	317	371	58	32	18	19	18	15	28	29	120	95	437	466
Commerce Center Pkwy	Crosstown Pkwy	St. Lucie West Blvd	4	1,760	963	1,177	319	179	50	62	40	35	113	116	522	392	1,485	1,569
	St. Lucie West Blvd	Glades Cut-Off Road	2	790	201	228	184	104	1	0	2	2	28	28	215	134	416	362
Rosser Boulevard	Paar Drive	Open View	2	790	224	308	350	196	3	2	86	75	87	90	526	363	750	671
	Open View	Gatlin Blvd	2	790	224	308	308	173	43	35	76	66	73	75	500	349	724	657
South Torino Pkwy	California Blvd	Cashmere Blvd	2	790	0	0	47	26	9	11	10	9	16	17	82	63	82	63
California Boulevard	Del Rio Blvd	Savona Blvd	2	790	524	675	65	36	2	2	10	9	17	18	94	65	618	740
	Savona Blvd	Del Rio Blvd	4	1,760	505	699	126	71	10	13	14	12	25	25	175	121	680	820
	St. Lucie West Blvd	Peacock Blvd	2	790	419	378	106	59	31	39	30	27	54	56	221	181	640	559
	Peacock Blvd	West Torino Pkwy	2	790	482	443	48	28	9	12	10	9	17	18	84	67	566	510
Savona Boulevard	Becker Road	Paar Drive	2	790	390	354	115	65	1	0	3	2	5	4	124	71	514	425
	Paar Drive	Gatlin Blvd	4	1,760	749	1,064	224	126	0	1	38	34	39	40	301	201	1,050	1,265
	Gatlin Blvd	California Blvd	4	1,760	756	887	233	131	7	6	30	25	51	53	321	215	1,077	902
Cashmere Boulevard	Crosstown Pkwy	St. Lucie West Blvd	4	1,760	724	530	134	74	43	52	39	33	63	66	279	225	1,003	755
Del Rio Boulevard	California Blvd	Cashmere Blvd	2	790	421	472	67	38	7	9	10	9	17	18	101	74	522	546
Port St. Lucie Boulevard	Martin Highway	Becker Road	2	1,120	629	515	149	285	7	6	85	98	140	136	381	505	1,010	1,020
	Paar Drive	Darwin Blvd	6	2,650	1,081	1,498	830	466	35	28	168	144	159	164	1,190	802	2,271	2,300
	Darwin Blvd	Gatlin Blvd	6	2,650	1,647	2,574	648	364	42	34	117	102	124	128	931	628	2,578	3,202
	Gatlin Blvd	Del Rio Blvd	6	2,940	1,491	2,037	871	490	37	46	155	136	269	279	1,332	951	2,823	2,988
	Del Rio Blvd	Bayshore Blvd	6	2,940	1,511	2,407	804	452	32	41	146	128	255	264	1,237	885	2,748	3,292
	Bayshore Blvd	Airoso Blvd	6	2,940	1,574	2,373	520	292	30	37	117	102	198	204	865	635	2,439	3,008
	Airoso Blvd	Floresta Drive	6	2,940	1,714	2,606	447	250	24	31	103	89	175	180	749	550	2,463	3,156
	Floresta Drive	Midport Road	6	2,940	2,340	2,486	391	220	23	29	94	83	162	168	670	500	3,010	2,986
	Midport Road	US Highway 1	6	2,940	1,492	2,513	250	141	17	21	66	58	113	117	446	337	1,938	2,850
Darwin Boulevard	Becker Road	Paar Drive	2	790	567	165	45	80	5	4	8	10	13	13	71	107	638	272
Bayshore Boulevard	Port St. Lucie Blvd	Crosstown Pkwy	4	1,760	1,304	1,152	142	79	13	16	11	10	18	18	184	123	1,488	1,275
Selvitz Road	Bayshore Blvd	E/W Road # 5	2	790	317	885	51	28	11	13	13	10	25	27	100	78	417	763
Airoso Boulevard	Crosstown Pkwy	Prima Vista Blvd	4	1,760	903	905	108	61	26	31	27	23	44	45	205	160	1,108	1,065
Southbend Boulevard	Becker Road	Oakridge Drive	2	790	548	434	49	28	5	7	6	6	11	12	71	53	619	487
Midport Road	Port St. Lucie Blvd	Lyngate Drive	4	1,760	1,326	698	109	62	2	2	20	18	36	37	167	119	1,493	817
Martin Highway (SR 714)	Interstate 95	PSL Blvd Extension	2	1,120	573	621	192	108	26	33	97	85	92	96	407	322	980	943
	PSL Blvd Extension	Florida's Turnpike	4	1,960	764	1,194	289	162	16	20	129	113	145	150	579	445	1,343	1,539

TABLE 21 F-5a (CONTINUED)
2028 PM PEAK HOUR TOTAL TRAFFIC
(ONLY SIGNIFICANTLY IMPACTED EXTERNAL LINKS SHOWN)

Roadway	From	To	Lanes	Service Capacity	2028 Background PM Peak Hour Traffic		Southern Grove DRI Trips		Western Grove DRI Trips		Wilson Groves DRI Trips		Riverland DRI Trips		WAA DRI Trips (TOTAL)		2028 Total Peak Hour Traffic	
					NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
Martin Downs Boulevard (SR 714)	North of Turnpike Entrance	High Meadows Ave	4	1,960	976	1,101	192	107	9	12	85	75	96	98	382	292	1,358	1,393
	East of High Meadows Ave		4	1,960	1,325	1,830	162	91	7	8	75	65	83	86	327	250	1,652	2,080
County Road 714	Florida's Turnpike	High Meadows Ave	2	880	610	954	79	44	4	4	37	31	42	43	162	122	772	1,076
	High Meadows Ave	Berry Ave	2	880	565	749	96	55	9	11	41	35	50	51	196	152	761	901
Becker Road	Interstate 95	Savona Blvd	6	2,690	1,087	316	728	408	18	23	251	218	321	332	1,318	981	2,405	1,297
	Savona Blvd	Port St. Lucie Blvd	6	2,790	1,250	364	682	383	12	16	219	191	282	292	1,195	882	2,445	1,246
	Port St. Lucie Blvd	Darwin Blvd	4	1,860	351	1,288	343	192	15	20	99	87	119	123	576	422	927	1,711
	Darwin Blvd	Florida's Turnpike	4	1,860	316	1,161	194	109	11	13	65	56	78	81	348	259	664	1,420
	Florida's Turnpike	Southbend Blvd	4	1,780	460	798	100	56	4	6	30	26	33	35	167	123	627	921
Paar Drive	Rosser Blvd	Savona Blvd	4	1,860	214	315	1,289	724	0	1	225	196	225	232	1,739	1,153	1,953	1,468
	Savona Blvd	Port St. Lucie Blvd	4	1,860	474	518	950	533	0	0	185	160	182	188	1,317	881	1,791	1,399
Gatlin Boulevard	Interstate 95	Rosser Blvd	6	2,790	2,053	1,364	756	424	132	165	76	66	303	312	1,267	967	3,320	2,331
	Rosser Blvd	Savona Blvd	6	2,790	1,741	2,090	500	280	80	100	50	43	216	222	846	645	2,587	2,735
	Savona Blvd	Port St. Lucie Blvd	6	2,790	1,620	1,809	409	228	74	92	43	38	186	193	712	552	2,332	2,161
Oakridge Drive	Mountwell Street	Southbend Blvd	2	790	194	159	51	28	6	7	4	4	12	12	73	51	267	210
Lyngate Drive	Midport Road	US Highway 1	2	790	334	556	47	27	1	1	12	10	20	21	80	59	414	615
Crosstown Pkwy	Rangeline Rd	NS A	2	880	130	159	35	63	463	372	43	50	36	35	577	520	707	879
	NS A	Village Pkwy	4	1,960	95	116	209	372	617	768	367	319	234	227	1,427	1,686	1,522	1,802
	Village Pkwy	Commerce Center Pkwy	6	3,348	845	1,032	511	287	498	619	306	266	479	495	1,794	1,667	2,639	2,699
	Commerce Center Pkwy	I-95 Interchange	6	3,348	1,185	1,448	312	175	447	557	266	232	372	385	1,397	1,349	2,582	2,797
	I-95 Interchange	California Blvd	6	3,348	1,807	1,315	512	287	260	323	170	148	277	286	1,219	1,044	2,826	2,359
	California Blvd	Cashmere Blvd	6	3,348	1,592	1,302	406	228	213	264	141	123	230	238	990	853	2,582	2,155
	Cashmere Blvd	Bayshore Blvd	6	3,348	1,917	1,569	250	140	163	204	98	85	159	163	670	582	2,587	2,161
	Bayshore Blvd	Airoso Blvd	6	3,348	1,740	1,424	245	137	147	182	94	82	152	157	638	558	2,378	1,982
St. Lucie West Boulevard	Commerce Center Pkwy	Interstate 95	2	820	521	532	142	80	49	61	39	34	73	74	303	249	824	781
	Interstate 95	Peacock Blvd	6	2,690	1,573	1,498	281	157	50	62	63	55	115	118	509	392	2,082	1,890
	Peacock Blvd	California Blvd	6	2,690	1,450	1,259	218	123	38	47	50	43	93	95	399	308	1,849	1,567
	California Blvd	Cashmere Blvd	6	2,690	1,795	1,808	136	77	14	16	25	22	48	50	223	165	2,018	1,773
Midway Road	Eleven Mile Road	Commerce Center Pkwy	2	790	297	243	59	106	31	25	26	29	46	46	164	206	461	449
	Commerce Center Pkwy	Interstate 95	2	790	439	359	59	106	29	24	25	29	47	46	160	205	599	564
	Interstate 95	Glades Cut-Off Road	4	1,760	998	1,219	128	72	12	14	20	17	57	59	217	162	1,215	1,381

TABLE 21 F-5a (CONTINUED)
2028 PM PEAK HOUR TOTAL TRAFFIC – INTERSTATE 95
(ONLY SIGNIFICANTLY IMPACTED LINKS SHOWN)

I-95 Segment Location		AADT Calculation	Significant	2028	K-factor	D-factor	2028 peak hour volumes		WAA DRI Traffic	WAA DRI Traffic		SG SD	Additional traffic from Southern Grove SD		2028 Total Peak Hour Volumes	
From	To	Method	in 2028?	AADT			NB	SB	needed?	Total NB	Total SB	% Assign	NB	SB	NB	SB
Orange Avenue	Okeechobee Road	[1]	Yes	88,400	9.0%	54.2%	3,640	4,310	No	-	-	2.7%	48	0	3,688	4,310
Okeechobee Road	Midway Road	[1]	Yes	113,700	9.0%	54.2%	4,690	5,550	No	-	-	5.2%	93	0	4,783	5,550
Midway Road	St. Lucie West Blvd	[1]	Yes	107,300	9.0%	54.2%	4,420	5,230	No	-	-	7.2%	128	0	4,548	5,230
St. Lucie West Blvd	Crosstown Pkwy	[1]	Yes	117,700	9.0%	54.2%	4,850	5,740	No	-	-	10.1%	179	0	5,029	5,740
Crosstown Pkwy	Gatlin Blvd	[1]	Yes	107,900	9.0%	54.2%	4,450	5,260	No	-	-	12.8%	228	0	4,678	5,260
Gatlin Blvd	Becker Road	[1]	Yes	111,200	9.0%	54.2%	5,420	4,580	No	-	-	7.7%	0	136	5,420	4,716
Becker Road	Martin Highway	[1]	Yes	111,200	9.0%	54.2%	5,420	4,580	No	-	-	7.5%	0	134	5,420	4,714
Martin Highway	High Meadows Avenue	[2]	Yes	59,807	9.0%	54.2%	2,920	2,470	Yes	1,030	1,339	-	-	-	3,950	3,809
High Meadows Avenue	Kanner Highway	[2]	Yes	72,965	9.0%	54.2%	3,560	3,010	Yes	973	1,265	-	-	-	4,533	4,275
Kanner Highway	Bridge Road	[2]	Yes	79,544	9.0%	54.2%	3,880	3,280	Yes	508	660	-	-	-	4,388	3,940
Bridge Road	Indiantown Road	[2]	Yes	78,946	9.0%	54.2%	3,850	3,250	Yes	509	661	-	-	-	4,359	3,911

[1] AADT obtained from 3R Report (consistent with methodology). AADT is inclusive of the WAA DRI traffic. Only the additional traffic from the proposed Southern Grove Substantial Deviation (SD) is added.

[2] AADT obtained from 2010 FDOT Florida Traffic Information CD because 3R Report did not cover this segment. This AADT is not inclusive of WAA DRI traffic. Therefore, all WAA DRI traffic is added.

TABLE 21 F-5b
2028 PM PEAK HOUR TOTAL TRAFFIC
(ALL SOUTHWEST ANNEXATION AREA LINKS SHOWN)

Roadway	From	To	Model Traffic	Peak Hour	NB/EB	SB/WB	Required Service Capacity		Meets Capacity ???
Becker Road	Rangeline	N/S A	25,346	2,281	1,026	1,255	1,860	4-Lanes	YES
	N/S A	N/S B	31,905	2,871	1,579	1,292	1,860	4-Lanes	YES
	N/S B	N/S BC	39,316	3,538	1,592	1,946	2,790	6-Lanes	YES
	N/S BC	Community Blvd	45,835	4,125	1,856	2,269	2,790	6-Lanes	YES
	Community Blvd	Village Parkway	46,089	4,148	2,281	1,867	2,790	6-Lanes	YES
	Village Parkway	I-95 Interchange	55,691	5,012	2,757	2,255	3,590	8-Lanes	YES
N/S A	Becker Rd	Paar Drive	21,599	1,944	875	1,069	1,860	4-Lanes	YES
	Paar Drive	Open View	22,183	1,996	1,098	898	1,860	4-Lanes	YES
	Open View	E/W 1	27,475	2,473	1,360	1,113	1,860	4-Lanes	YES
	E/W 1	Gatlin Blvd	29,153	2,624	1,443	1,181	1,860	4-Lanes	YES
	Gatlin Blvd	Westcliffe Ln	27,410	2,467	1,357	1,110	1,860	4-Lanes	YES
	Westcliffe Ln	Crosstown Pkwy	26,615	2,395	1,317	1,078	1,860	4-Lanes	YES
N/S B	Becker Rd	Paar Drive	13,216	1,189	535	654	840	2-Lanes	YES
	Paar Drive	Open View	10,921	983	442	541	840	2-Lanes	YES
	Open View	E/W 1	10,684	962	529	433	840	2-Lanes	YES
N/S BC	Becker Rd	Paar Drive	9,674	871	392	479	840	2-Lanes	YES
Community Blvd	Becker Rd	Paar Drive	12,573	1,132	510	622	840	2-Lanes	YES
	Paar Drive	Open View	23,708	2,134	960	1,174	1,860	4-Lanes	YES
	Open View	E/W 1	31,243	2,812	1,265	1,547	1,860	4-Lanes	YES
	E/W 1	Gatlin Blvd	25,372	2,283	1,027	1,256	1,860	4-Lanes	YES
	Gatlin Blvd	Westcliffe Ln	13,021	1,172	645	527	840	2-Lanes	YES
Village Parkway	Becker Rd	Paar Drive	27,167	2,445	1,100	1,345	1,860	4-Lanes	YES
	Paar Drive	Open View	31,809	2,863	1,288	1,575	1,860	4-Lanes	YES
	Open View	E/W 1	30,575	2,752	1,513	1,239	1,860	4-Lanes	YES
	E/W 1	Gatlin Blvd	51,390	4,625	2,544	2,081	2,790	6-Lanes	YES
	Gatlin Blvd	Westcliffe Ln	23,490	2,114	1,163	951	1,860	4-Lanes	YES
	Westcliffe Ln	Crosstown Pkwy	32,159	2,894	1,592	1,302	1,860	4-Lanes	YES
E/W 4 (Paar Drive)	N/S A	N/S B	16,693	1,502	676	826	840	2-Lanes	YES
	N/S B	N/S BC	18,596	1,674	753	921	1,860	4-Lanes	YES
	N/S BC	Community Blvd	22,524	2,027	912	1,115	1,860	4-Lanes	YES
	Community Blvd	Village Parkway	24,927	2,243	1,009	1,234	1,860	4-Lanes	YES
	Village Parkway	Rosser Blvd	31,190	2,807	1,263	1,544	1,860	4-Lanes	YES
E/W 3 (Open View)	N/S A	N/S B	14,591	1,313	591	722	840	2-Lanes	YES
	N/S B	Community Blvd	24,970	2,247	1,011	1,236	1,860	4-Lanes	YES
	Community Blvd	Village Parkway	20,043	1,804	812	992	1,860	4-Lanes	YES
E/W 1	N/S A	N/S B	9,678	871	392	479	840	2-Lanes	YES
	N/S B	Community Blvd	14,576	1,312	590	722	840	2-Lanes	YES
	Community Blvd	Village Parkway	17,676	1,591	716	875	1,860	4-Lanes	YES
Gatlin Blvd / Tradition Pkwy	N/S A	Community Blvd	18,844	1,696	763	933	1,860	4-Lanes	YES
	Community Blvd	Village Parkway	21,946	1,975	889	1,086	1,860	4-Lanes	YES
	Village Parkway	I-95 Interchange	56,419	5,078	2,793	2,285	3,740	8-Lanes	YES
Westcliffe Lane	N/S A	Community Blvd	3,254	293	161	132	840	2-Lanes	YES
	Community Blvd	Village Parkway	14,066	1,266	696	570	840	2-Lanes	YES

TABLE 21 E-4
2028 SIGNIFICANCE (BASED ON PM PEAK HOUR)

Roadway	From	To	Trip Assignment	PM Peak Hour Trips			Service Capacity	% Impact		Significant Impact???	
				Total	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Rangeline Road	South of Martin Hwy		1.0%	183	66	117	1,120	5.9%	10.5%	YES	YES
	Martin Highway	Becker Road	1.5%	282	101	181	1,100	9.2%	16.5%	YES	YES
	Becker Road	Paar Drive	0.5%	100	36	64	790	4.6%	8.1%	NO	YES
	Paar Drive	Open View	0.0%	0	0	0	790	0.0%	0.0%	NO	NO
	Open View	E/W Road # 1	0.0%	0	0	0	790	0.0%	0.0%	NO	NO
	E/W Road # 1	Gatlin Blvd	0.0%	0	0	0	790	0.0%	0.0%	NO	NO
	Gatlin Blvd	Crosstown Pkwy	0.0%	0	0	0	790	0.0%	0.0%	NO	NO
	Crosstown Pkwy	Glades Cut-Off Road	0.5%	98	63	35	790	8.0%	4.4%	YES	NO
Glades Cut-Off Road	Rangeline Road	N/S Road A	0.0%	1	1	0	790	0.1%	0.0%	NO	NO
	N/S Road A	Commerce Center Pkwy	0.7%	122	78	44	790	9.9%	5.6%	YES	YES
	Commerce Center Pkwy	Midway Road	0.2%	42	27	15	790	3.4%	1.9%	NO	NO
	North of Midway Road		0.5%	90	58	32	790	7.3%	4.1%	YES	NO
Commerce Center Pkwy	Crosstown Pkwy	St. Lucie West Blvd	2.7%	498	319	179	1,760	18.1%	10.2%	YES	YES
	St. Lucie West Blvd	Glades Cut-Off Road	1.6%	288	184	104	790	23.3%	13.2%	YES	YES
Interstate 95	Donald Ross Road	Indiantown Road	2.0%	370	237	133	9,320	2.5%	1.4%	NO	NO
	Indiantown Road	Bridge Road	2.9%	530	191	339	5,580	3.4%	6.1%	NO	YES
	Bridge Road	Kanner Highway	2.9%	530	190	340	5,580	3.4%	6.1%	NO	YES
	Kanner Highway	High Meadow Ave	5.6%	1,023	368	655	5,580	6.6%	11.7%	YES	YES
	High Meadow Ave	Martin Highway	5.8%	1,082	389	693	4,580	8.5%	15.1%	YES	YES
	Martin Highway	Becker Road	7.5%	1,393	501	892	5,580	9.0%	16.0%	YES	YES
	Becker Road	Gatlin Blvd	7.7%	1,416	509	907	5,580	9.1%	16.3%	YES	YES
	Gatlin Blvd	Crosstown Pkwy	12.8%	2,376	1,522	854	5,580	27.3%	15.3%	YES	YES
	Crosstown Pkwy	St. Lucie West Blvd	10.1%	1,866	1,195	671	6,580	18.2%	10.2%	YES	YES
	St. Lucie West Blvd	Midway Road	7.2%	1,330	852	478	5,580	15.3%	8.6%	YES	YES
	Midway Road	Okeechobee Road	5.2%	964	617	347	4,580	13.5%	7.6%	YES	YES
	Okeechobee Road	Orange Avenue	2.7%	496	318	178	3,020	10.5%	5.9%	YES	YES
	Orange Avenue	Indio Road	1.2%	218	139	79	5,580	2.5%	1.4%	NO	NO
Peacock Boulevard	St. Lucie West Blvd	California Blvd	0.5%	98	62	36	1,760	3.5%	2.1%	NO	NO
	California Blvd	Cashmere Blvd	0.1%	21	13	8	790	1.7%	1.0%	NO	NO
Rosser Boulevard	Paar Drive	Open View	3.0%	546	350	196	790	44.3%	24.8%	YES	YES
	Open View	Gatlin Blvd	2.6%	481	308	173	790	38.0%	21.9%	YES	YES
North/West Torino Pkwy	East Torino Pkwy	California Blvd	0.0%	3	2	1	790	0.3%	0.1%	NO	NO
South Torino Pkwy	California Blvd	Cashmere Blvd	0.4%	73	47	26	790	6.0%	3.3%	YES	NO
East Torino Pkwy	Cashmere Blvd	Midway Road	0.1%	21	13	8	790	1.7%	1.0%	NO	NO
California Boulevard	Del Rio Blvd	Savona Blvd	0.5%	101	65	36	790	8.2%	4.6%	YES	NO
	Savona Blvd	Del Rio Blvd	1.1%	197	126	71	1,760	7.2%	4.0%	YES	NO
	Del Rio Blvd	Crosstown Pkwy	0.0%	7	5	2	790	0.6%	0.3%	NO	NO
	Crosstown Pkwy	St. Lucie West Blvd	0.2%	38	24	14	790	3.0%	1.8%	NO	NO
	St. Lucie West Blvd	Peacock Blvd	0.9%	165	106	59	790	13.4%	7.5%	YES	YES
	Peacock Blvd	West Torino Pkwy	0.4%	76	48	28	790	6.1%	3.5%	YES	NO
Savona Boulevard	Becker Road	Paar Drive	1.0%	180	115	65	790	14.6%	8.2%	YES	YES
	Paar Drive	Gatlin Blvd	1.9%	350	224	126	1,760	12.7%	7.2%	YES	YES
	Gatlin Blvd	California Blvd	2.0%	364	233	131	1,760	13.2%	7.4%	YES	YES
Cashmere Boulevard	Del Rio Blvd	Crosstown Pkwy	0.0%	8	5	3	790	0.6%	0.4%	NO	NO
	Crosstown Pkwy	St. Lucie West Blvd	1.1%	208	134	74	1,760	7.6%	4.2%	YES	NO
	St. Lucie West Blvd	Peacock Blvd	0.2%	32	21	11	790	2.7%	1.4%	NO	NO
Del Rio Boulevard	Port St. Lucie Blvd	California Blvd	0.0%	4	2	2	790	0.3%	0.3%	NO	NO
	California Blvd	Cashmere Blvd	0.6%	105	67	38	790	8.5%	4.8%	YES	NO
	Cashmere Blvd	California Blvd	0.0%	6	4	2	790	0.5%	0.3%	NO	NO

TABLE 21 E-4 (CONTINUED)
2028 SIGNIFICANCE (BASED ON PM PEAK HOUR)

Roadway	From	To	Trip Assignment	PM Peak Hour Trips			Service Capacity	% Impact		Significant Impact???	
				Total	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Port St. Lucie Boulevard	Martin Highway	Becker Road	2.2%	414	149	265	1,120	13.3%	23.7%	YES	YES
	Becker Road	Paar Drive	0.2%	33	12	21	790	1.5%	2.7%	NO	NO
	Paar Drive	Darwin Blvd	7.0%	1,296	830	466	2,650	31.3%	17.6%	YES	YES
	Darwin Blvd	Gatlin Blvd	5.5%	1,012	648	364	2,650	24.5%	13.7%	YES	YES
	Gatlin Blvd	Del Rio Blvd	7.4%	1,361	871	490	2,940	29.6%	16.7%	YES	YES
	Del Rio Blvd	Bayshore Blvd	6.8%	1,256	804	452	2,940	27.4%	15.4%	YES	YES
	Bayshore Blvd	Airoso Blvd	4.4%	812	520	292	2,940	17.7%	9.9%	YES	YES
	Airoso Blvd	Floresta Drive	3.8%	697	447	250	2,940	15.2%	8.5%	YES	YES
	Floresta Drive	Midport Road	3.3%	611	391	220	2,940	13.3%	7.5%	YES	YES
	Midport Road	US Highway 1	2.1%	391	250	141	2,940	8.5%	4.8%	YES	NO
	US Highway 1	Lennard Road	0.4%	82	53	29	1,960	2.7%	1.5%	NO	NO
Darwin Boulevard	Becker Road	Paar Drive	0.7%	125	45	80	790	5.7%	10.1%	YES	YES
	Paar Drive	Port St. Lucie Blvd	0.4%	81	52	29	1,760	3.0%	1.7%	NO	NO
Florida's Turnpike	Martin Highway	Becker Road	0.8%	147	53	94	3,020	1.8%	3.1%	NO	NO
	Becker Road	Port St. Lucie Blvd	0.0%	0	0	0	3,020	0.0%	0.0%	NO	NO
	Port St. Lucie Blvd	SR 70	0.5%	94	60	34	3,020	2.0%	1.1%	NO	NO
Bayshore Boulevard	Oakridge Drive	Port St. Lucie Blvd	0.4%	79	51	28	1,760	2.9%	1.6%	NO	NO
	Port St. Lucie Blvd	Crosstown Pkwy	1.2%	221	142	79	1,760	8.1%	4.5%	YES	NO
	Crosstown Pkwy	Prima Vista Blvd	0.2%	32	20	12	1,760	1.1%	0.7%	NO	NO
	Prima Vista Blvd	Selvitz Road	0.6%	119	76	43	1,760	4.3%	2.4%	NO	NO
	Selvitz Road	St. James Drive	0.1%	21	13	8	790	1.7%	1.0%	NO	NO
Selvitz Road	Bayshore Blvd	St. James Blvd	0.4%	79	51	28	790	6.5%	3.5%	YES	NO
	St. James Blvd	Midway Road	0.2%	46	30	16	790	3.8%	2.0%	NO	NO
	North of Midway Road		0.0%	8	5	3	790	0.6%	0.4%	NO	NO
St. James Drive	Bayshore Blvd	St. James Blvd	0.4%	72	46	26	1,760	2.6%	1.5%	NO	NO
	St. James Blvd	Midway Road	0.4%	81	52	29	1,760	3.0%	1.7%	NO	NO
25th Street	North of Midway Road		0.4%	82	52	30	1,960	2.7%	1.5%	NO	NO
Airoso Boulevard	Port St. Lucie Blvd	Crosstown Pkwy	0.5%	84	54	30	1,760	3.1%	1.7%	NO	NO
	Crosstown Pkwy	Prima Vista Blvd	0.9%	169	108	61	1,760	6.1%	3.5%	YES	NO
	Prima Vista Blvd	Floresta Drive	0.5%	87	56	31	1,760	3.2%	1.8%	NO	NO
	Floresta Drive	St. James Drive	0.3%	58	37	21	1,760	2.1%	1.2%	NO	NO
Southbend Boulevard	Becker Road	Oakridge Drive	0.4%	77	49	28	790	6.2%	3.5%	YES	NO
	Oakridge Drive	Port St. Lucie Blvd	0.0%	2	1	1	790	0.1%	0.1%	NO	NO
Floresta Boulevard	Port St. Lucie Blvd	Crosstown Pkwy	0.3%	52	33	19	790	4.2%	2.4%	NO	NO
	Crosstown Pkwy	Prima Vista Blvd	0.1%	22	14	8	790	1.8%	1.0%	NO	NO
	Prima Vista Blvd	Airoso Blvd	0.1%	19	12	7	790	1.5%	0.9%	NO	NO
Oleander Ave	Kitterman Road	Midway Road	0.1%	12	8	4	790	1.0%	0.5%	NO	NO
	North of Midway Road		0.1%	13	8	5	790	1.0%	0.6%	NO	NO
Midport Road	Port St. Lucie Blvd	Lyngate Drive	0.9%	171	109	62	1,760	6.2%	3.5%	YES	NO
	Lyngate Drive	Crosstown Pkwy	0.4%	79	51	28	1,760	2.9%	1.6%	NO	NO
High Meadows Ave	Martin Highway	Martin Downs Blvd	0.2%	31	11	20	880	1.3%	2.3%	NO	NO
	Martin Downs Blvd	Murphy Road	0.1%	17	6	11	1,140	0.5%	1.0%	NO	NO
Gilson Road	Murphy Road	Becker Road	0.2%	33	12	21	790	1.5%	2.7%	NO	NO

TABLE 21 E-4 (CONTINUED)
2028 SIGNIFICANCE (BASED ON PM PEAK HOUR)

Roadway	From	To	Trip Assignment	PM Peak Hour Trips			Service Capacity	% Impact		Significant Impact???	
				Total	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Crosstown Pkwy	Rangeline Rd	N/S A	0.5%	98	35	63	880	4.0%	7.2%	NO	YES
	N/S A	Village Pkwy	3.1%	581	209	372	1,960	10.7%	19.0%	YES	YES
	Village Pkwy	Commerce Center Pkwy	4.3%	798	511	287	3,348	15.3%	8.6%	YES	YES
	Commerce Center Pkwy	I-95 Interchange	2.6%	487	312	175	3,348	9.3%	5.2%	YES	YES
	I-95 Interchange	California Blvd	4.3%	799	512	287	3,348	15.3%	8.6%	YES	YES
	California Blvd	Cashmere Blvd	3.4%	634	406	228	3,348	12.1%	6.8%	YES	YES
	Cashmere Blvd	Bayshore Blvd	2.1%	390	250	140	3,348	7.5%	4.2%	YES	NO
	Bayshore Blvd	Airoso Blvd	2.1%	382	245	137	3,348	7.3%	4.1%	YES	NO
	Airoso Blvd	Floresta Blvd	0.9%	169	108	61	2,790	3.9%	2.2%	NO	NO
	Floresta Blvd	US Highway 1	0.8%	151	97	54	2,790	3.5%	1.9%	NO	NO
St. Lucie West Boulevard/Prima Vista Boulevard	Commerce Center Pkwy	Interstate 95	1.2%	222	142	80	820	17.3%	9.8%	YES	YES
	Interstate 95	Peacock Blvd	2.4%	438	281	157	2,690	10.5%	5.8%	YES	YES
	Peacock Blvd	California Blvd	1.8%	341	218	123	2,690	8.1%	4.6%	YES	NO
	California Blvd	Cashmere Blvd	1.1%	213	136	77	2,690	5.1%	2.9%	YES	NO
	Cashmere Blvd	Bayshore Blvd	1.0%	182	116	66	2,690	4.3%	2.5%	NO	NO
	Bayshore Blvd	Airoso Blvd	0.5%	95	61	34	1,860	3.3%	1.8%	NO	NO
	Airoso Blvd	Floresta Drive	0.3%	64	41	23	1,860	2.2%	1.2%	NO	NO
	Floresta Drive	US Highway 1	0.3%	64	41	23	1,860	2.2%	1.2%	NO	NO
Midway Road	West of Eleven Mile Road		0.0%	5	2	3	790	0.3%	0.4%	NO	NO
	Eleven Mile Road	Commerce Center Pkwy	0.9%	165	59	106	790	7.5%	13.4%	YES	YES
	Commerce Center Pkwy	Interstate 95	0.9%	165	59	106	790	7.5%	13.4%	YES	YES
	Interstate 95	Glades Cut-Off Road	1.1%	200	128	72	1,760	7.3%	4.1%	YES	NO
	Glades Cut-Off Road	East Torino Pkwy	0.3%	52	34	18	1,760	1.9%	1.0%	NO	NO
	East Torino Pkwy	Selvitz Road	0.3%	54	34	20	790	4.3%	2.5%	NO	NO
	Selvitz Road	25th Street	0.2%	32	20	12	790	2.5%	1.5%	NO	NO
	25th Street	Sunrise Blvd	0.0%	7	4	3	790	0.5%	0.4%	NO	NO
	Sunrise Blvd	Oleander Ave	0.0%	5	3	2	790	0.4%	0.3%	NO	NO
	Oleander Ave	US Highway 1	0.0%	6	4	2	790	0.5%	0.3%	NO	NO

TABLE 21 E-4 (CONTINUED)
2028 SIGNIFICANCE (BASED ON PM PEAK HOUR)

Roadway	From	To	Trip Assignment	PM Peak Hour Trips			Service Capacity	% Impact		Significant Impact???	
				Total	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
US Highway 1	Lennard Road	Port St. Lucie Blvd	1.2%	223	80	143	3,940	2.0%	3.6%	NO	NO
	Port St. Lucie Blvd	Lyngate Drive/Tiffany Ave	0.3%	60	38	22	2,940	1.3%	0.8%	NO	NO
	Lyngate Drive/Tiffany Ave	Crosstown Pkwy	0.1%	17	11	6	2,940	0.4%	0.2%	NO	NO
	Crosstown Pkwy	Village Green Drive	0.7%	125	80	45	2,940	2.7%	1.5%	NO	NO
	Village Green Drive	Savanna Club Blvd	0.6%	110	71	39	2,940	2.4%	1.3%	NO	NO
	Savanna Club Blvd	Prima Vista Blvd	0.5%	96	62	34	2,940	2.1%	1.2%	NO	NO
	Prima Vista Blvd	Kitterman Road	0.8%	157	101	56	2,940	3.4%	1.9%	NO	NO
	Kitterman Road	Midway Road	0.6%	119	76	43	2,940	2.6%	1.5%	NO	NO
Lennard Road	US Highway 1	Lyngate Drive/Tiffany Ave	0.3%	64	23	41	1,760	1.3%	2.3%	NO	NO
	Lyngate Drive/Tiffany Ave	Crosstown Pkwy	0.0%	0	0	0	1,760	0.0%	0.0%	NO	NO
Martin Highway (SR 714)	Rangeline Road	Interstate 95	0.1%	22	14	8	1,100	1.3%	0.7%	NO	NO
	Interstate 95	PSL Blvd Extension	1.6%	300	192	108	1,120	17.1%	9.6%	YES	YES
	PSL Blvd Extension	Florida's Turnpike	2.4%	451	289	162	1,960	14.7%	8.3%	YES	YES
Martin Downs Boulevard (SR 714)	North of Turnpike Entrance	High Meadows Ave	1.6%	299	192	107	1,960	9.8%	5.5%	YES	YES
	East of High Meadows Ave		1.4%	253	162	91	1,960	8.3%	4.6%	YES	NO
County Road 714	Florida's Turnpike	High Meadows Ave	0.7%	123	79	44	880	9.0%	5.0%	YES	YES
	High Meadows Ave	Berry Ave	0.8%	151	96	55	880	10.9%	6.3%	YES	YES
Murphy Road	East of High Meadows Ave		0.2%	28	18	10	792	2.3%	1.3%	NO	NO
Becker Road	Interstate 95	Rosser Blvd	6.1%	1,136	728	408	2,690	27.1%	15.2%	YES	YES
	Savona Blvd	Port St. Lucie Blvd	5.8%	1,065	682	383	2,790	24.4%	13.7%	YES	YES
	Port St. Lucie Blvd	Darwin Blvd	2.9%	535	343	192	1,860	18.4%	10.3%	YES	YES
	Darwin Blvd	Florida's Turnpike	1.6%	303	194	109	1,860	10.4%	5.9%	YES	YES
	Florida's Turnpike	Southbend Blvd	0.8%	156	100	56	1,760	5.6%	3.2%	YES	NO
	Southbend Blvd	Gilson Road	0.3%	62	39	23	790	4.9%	2.9%	NO	NO
Paar Drive	Rosser Blvd	Savona Blvd	10.9%	2,013	1,289	724	1,860	69.3%	38.9%	YES	YES
	Savona Blvd	Port St. Lucie Blvd	8.0%	1,483	950	533	1,860	51.1%	28.7%	YES	YES
Gatlin Boulevard	Interstate 95	Rosser Blvd	6.4%	1,180	756	424	2,790	27.1%	15.2%	YES	YES
	Rosser Blvd	Savona Blvd	4.2%	780	500	280	2,790	17.9%	10.0%	YES	YES
	Savona Blvd	Port St. Lucie Blvd	3.4%	638	409	229	2,790	14.7%	8.2%	YES	YES
Westmoreland Boulevard	Port St. Lucie Blvd	US Highway 1	0.3%	50	18	32	790	2.3%	4.1%	NO	NO
Oakridge Drive	Mountwell Street	Southbend Blvd	0.4%	79	51	28	790	6.5%	3.5%	YES	NO
Lyngate Drive/Tiffany Ave	Midport Road	US Highway 1	0.4%	74	47	27	790	6.0%	3.4%	YES	NO
	US Highway 1	Village Green Drive	0.0%	9	6	3	790	0.8%	0.4%	NO	NO
	Village Green Drive	Lennard Road	0.0%	9	6	3	790	0.8%	0.4%	NO	NO

Transportation Methodology
Southern Grove

Southern Grove DRI is a proposed mixed-use development to be located south of Gatlin Boulevard, west of I-95, and north of the C-23 Canal Basin in the western area of the City of Port St. Lucie. The project is to be built in four phases with buildout in the year 2025. The following table summarizes cumulative development for each phase:

Land Use	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Single-Family – d.u.	944	3,630	5,217	5,833
Multi-Family – d.u.	56	320	1,190	1,555
Hotel - rooms	-	100	400	500
Industrial – s.f.	-	525,334	1,129,076	1,999,404
Commercial – s.f.	78,408	523,591	1,276,308	2,164,061
Office/Service – s.f.	36,590	539,926	1,203,780	2,073,238
Civic – s.f.	-	8,385	25,157	41,927
Institutional – s.f.	-	41,456	163,519	276,369
Schools - students	-	3,220	8,220	8,220
Parks - acres	10	45	80	80

d.u. – dwelling units
s.f. – square feet

Traffic Study

The Southern Grove DRI traffic impact was evaluated as part of the Western Annexation Traffic Study (WATS). The *WATS Final Report* for this study is included as Appendix I. Information included here is specific to the Southern Grove DRI and is not described in any detail in the *WATS Final Report*.

In order to perform the traffic study, the project was divided into Traffic Analysis Zones (TAZs). Figure TR-1 includes all TAZs within the Western Annexation Area. TAZs 381 through 388 correspond to Southern Grove. Land uses associated with each TAZ are presented in detail in Exhibit TR-1. It is imperative that the project develops consistent with the land uses allocated within the TAZs as presented in the exhibit.

Trip Generation, distribution and Assignment

Trip generation characteristics of the proposed development were determined using rates and equations included in the *Institute of Transportation Engineers (ITE) Trip Generation Report, 7th Edition*. The following table summarizes the daily and p.m. peak hour gross trip generation for each development phase:

Table 1b Trip Generation - AM Peak Hour Southern Groves

Land Use	ITE Code	Intensity	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Residential Single-Family	210	5,833 DU	(T)=0.70(x)+9.74	25%	75%	1,023	3,070	4,093	205	614	819	20.0%	818	2,456	3,274	0	0.0%	818	2,456	3,274
Residential Multi-Family	230	1,555 DU	Ln(T)=0.8Ln(x)+0.26	17%	83%	97	473	570	19	95	114	20.0%	78	378	456	0	0.0%	78	378	456
Hotel	310	500 Rooms	T=.53(x)	59%	41%	156	109	265	31	22	53	20.0%	125	87	212	0	0.0%	125	87	212
Commercial/ Retail	820	2,164,061 SF	Ln(T)=0.6!Ln(x)+2.24	62%	38%	631	386	1,017	126	77	203	20.0%	505	309	814	43	5.33%	483	288	771
Gen Light Industrial	110	1,999,404 SF	(T)=1.18(x)-89.28	88%	12%	1,998	272	2,270	400	54	454	20.0%	1,598	218	1,816	0	0.0%	1,598	218	1,816
Office	710	2,073,283 SF	Ln(T)=.8Ln(x)+1.57	88%	12%	1,143	156	1,299	229	31	260	20.0%	914	125	1,039	0	0.0%	914	125	1,039
Parks	417	80 Acres	T=.15	57%	43%	7	5	12	1	1	2	20.0%	6	4	10	0	0.0%	6	4	10
Institutional	560	276,369 SF	T=.56	62%	38%	96	59	155	19	12	31	20.0%	77	47	124	0	0.0%	77	47	124
School	522	8,220 Students	T=.54(x)	55%	45%	2,441	1,998	4,439	488	400	888	20.0%	1,953	1,598	3,551	0	0.0%	1,953	1,598	3,551
Civic	730	41,927 SF	T=5.88(x)	84%	16%	207	40	247	41	8	49	20.0%	166	32	198	0	0.0%	166	32	198
TOTAL						7,799	6,568	14,367	1,559	1,314	2,873	20.0%	6,240	5,254	11,494	43	0.4%	6,218	5,233	11,451

Pass-by Calculation

Description	ITE Code	Intensity	Equation	Pass-by %[3]
General Commercial Pass-by	820	2,164,061 SF	T=94.49-11.61 Ln(A)	5.33

D13

Gross Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	15,497	86,014	164,908	214,401
In	7,748	43,007	82,454	107,200
Out	7,749	43,007	82,454	107,201
PM Peak Hour				
Total	1,492	8,468	16,378	22,011
In	836	4,078	7,403	9,467
Out	656	4,390	8,975	12,544

Given the mixed use nature of the development, a portion of the identified gross trips generated have the potential to be satisfied on site, and will have no impact to the external roadway network. These trips are referred to as internal capture. Internal capture was estimated within each TAZ and among all TAZs. In addition, reductions for pass-by were applied to the retail portion of the development based on methodology developed for the WATS. The following table presents the daily and p.m. peak hour net trip generation for each development phase:

Net Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	13,292	66,403	117,010	163,121
In	6,646	33,201	58,505	81,560
Out	6,646	33,202	58,505	81,561
PM Peak Hour				
Total	1,289	6,626	11,820	17,061
In	734	3,157	5,123	6,990
Out	555	3,469	6,697	10,071

The Florida Standard Urban Transportation Model Structure (FSUTMS) was used for the WATS. This model was used to evaluate future traffic along roadways west of I-95 as well as to determine traffic distribution and assignment for each of the developments.

Significant Impact

Roadway improvements were determined based on the Department of Community Affair's Transportation Standard Rule for DRI's (Rule 9J-2.045, F.A.C.). Based on the rule, roadway improvements are recommended for roadway sections significantly impacted by project traffic which meet the following two criteria:

- Project traffic is five percent (5%) or more of the adopted peak-hour/peak direction level of service, and
- Total traffic exceeds the adopted level of service.

Tables TR-1 through TR-4 present project traffic assignment as well as the determination of significant impact for each development phase.

TABLE TR-4
Western Annexation Study
2025 Wilson Groves Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Range Line	Martin Hwy. to Becker Rd.	2	5.9%	5,675	268	333	810	33%	41%	Y	Y
	Becker Rd. to E/W 4 (Paar Dr.)	2	1.2%	1,154	68	55	810	8%	7%	Y	Y
	E/W 4 (Paar Dr.) to E/W 3	2	1.9%	1,828	86	107	810	11%	13%	Y	Y
	E/W 3 to E/W 1	2	2.5%	2,405	141	114	810	17%	14%	Y	Y
	E/W 1 to Gatlin Blvd.	2	1.9%	1,828	107	86	810	13%	11%	Y	Y
	Gatlin Blvd. to West Virginia Blvd.	2	1.2%	1,154	68	55	810	8%	7%	Y	Y
	West Virginia Blvd. to Glades Cut-Off Rd.	2	1.0%	962	56	45	810	7%	6%	Y	Y
Glades Cut-Off Rd.	Range Line / CR 609 to N/S A	2	0.4%	385	23	18	760	3%	2%	N	N
	N/S A to Commerce Center Pkwy.	2	2.2%	2,116	124	100	760	16%	13%	Y	Y
	Commerce Center Pkwy to Midway Rd.	2	0.3%	289	17	14	760	2%	2%	N	N
	N. of Midway Rd.	2	0.3%	289	17	14	760	2%	2%	N	N
N/S A	Gatlin Blvd. to E/W XY	4	7.2%	6,926	406	327	1860	22%	18%	Y	Y
	E/W XY to West Virginia Blvd.	4	7.0%	6,733	395	318	1860	21%	17%	Y	Y
	West Virginia Blvd. to Glades Cut-Off Rd.	2	1.8%	1,731	102	82	860	12%	10%	Y	Y
Community Blvd.	Gatlin Blvd. to E/W XY	2	1.5%	1,443	85	68	860	10%	8%	Y	Y
Commerce Center Pkwy.	West Virginia Blvd. to St. Lucie West Blvd.	4	0.4%	385	23	18	1860	1%	1%	N	N
	St. Lucie West Blvd. to Glades Cut-Off Rd.	2	0.1%	96	6	5	860	1%	1%	N	N
Village Pkwy.	Gatlin Blvd. to E/W XY	6	1.7%	1,635	96	77	2790	3%	3%	N	N
	E/W XY to West Virginia Blvd.	4	0.5%	481	28	23	1860	2%	1%	N	N
I-95	Martin Hwy. to Becker Rd.	6	5.7%	5,483	259	321	5410	5%	6%	N	Y
	Becker Rd. to E/W 3	6	1.7%	1,635	96	77	5410	2%	1%	N	N
	E/W 3 to Gatlin Blvd.	6	5.7%	5,483	321	259	5410	6%	5%	Y	N
	Gatlin Blvd. to West Virginia Blvd.	6	6.4%	6,156	361	291	5410	7%	5%	Y	Y
	West Virginia Blvd. to St. Lucie West Blvd.	6	6.1%	5,867	344	277	5410	6%	5%	Y	Y
	St. Lucie West Blvd. to Midway Rd.	6	4.0%	3,848	226	182	5410	4%	3%	N	N
NW Peacock Blvd. Loop	St. Lucie West Blvd. to California Blvd.	2	1.1%	1,058	62	50	760	8%	7%	Y	Y
	California Blvd. to Cashmere Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Rosser Blvd.	Becker Rd. to Paar Dr.	4	2.9%	2,789	164	132	1620	10%	8%	Y	Y
	Paar Dr. to E/W 3	4	1.7%	1,635	96	77	1620	6%	5%	Y	N
	E/W 3 to Gatlin Blvd.	4	2.4%	2,309	135	109	1620	8%	7%	Y	Y
W. Torino Pkwy.	California Blvd. to E. Torino Pkwy.	2	0.0%	0	0	0	760	0%	0%	N	N
E Torino Pkwy.	NW Peacock Blvd. to Midway Rd.	2	0.1%	96	6	5	760	1%	1%	N	N
S Torino Pkwy.	California Blvd. to Cashmere Blvd.	2	0.2%	192	11	9	760	1%	1%	N	N
California Blvd.	Del Rio Blvd. to Savonna Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	Savonna Blvd. to Del Rio Blvd.	2	0.1%	96	6	5	760	1%	1%	N	N
	Del Rio Blvd. to West Virginia Blvd.	2	0.1%	96	6	5	760	1%	1%	N	N
	West Virginia Blvd. to St. Lucie West Blvd.	4	0.7%	673	39	32	1620	2%	2%	N	N
	St. Lucie West Blvd. to NW Peacock Blvd.	2	0.1%	96	6	5	760	1%	1%	N	N
	NW Peacock Blvd. Loop to W. Torino Pkwy.	2	0.2%	192	11	9	760	1%	1%	N	N
Savona Blvd.	Becker Rd. to Paar Dr.	2	0.1%	96	6	5	760	1%	1%	N	N
	Paar Dr. to Gatlin Blvd.	2	0.5%	481	28	23	760	4%	3%	N	N
	Gatlin Blvd. to California Blvd.	2	0.6%	577	34	27	760	4%	4%	N	N
Cashmere Blvd.	Del Rio Blvd. to West Virginia Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	West Virginia Blvd. to St. Lucie West Blvd.	2	0.2%	192	11	9	760	1%	1%	N	N
	St. Lucie West Blvd. to NW Peacock Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N

TABLE TR-4
Western Annexation Study
2025 Wilson Groves Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
US-1	Lennard Rd. to Port St. Lucie Blvd.	8	0.7%	673	39	32	3540	1%	1%	N	N
	Port. St. Lucie Blvd. to Tiffany Dr./Lyngate D	6	0.0%	0	0	0	2790	0%	0%	N	N
	Tiffany Dr./Lyngate Dr. to West Virginia Dr.	6	0.0%	0	0	0	2790	0%	0%	N	N
	West Virginia Dr. to Village Green Dr.	8	0.2%	192	11	9	2790	0%	0%	N	N
	Village Green Dr. to Savannah Club Blvd.	6	0.2%	192	11	9	2790	0%	0%	N	N
	Savannah Club Blvd. to St. Lucie West Blvd.	8	0.0%	0	0	0	2790	0%	0%	N	N
	St. Lucie West Blvd. to E/W 6	6	0.1%	96	6	5	2790	0%	0%	N	N
	E/W 6 to Midway Rd.	6	0.1%	96	6	5	2790	0%	0%	N	N
	N. of Midway	6	0.1%	96	6	5	2790	0%	0%	N	N
Lennard Rd.	US-1 to Tiffany Dr./Lyngate Dr.	4	0.3%	289	17	14	1620	1%	1%	N	N
	Tiffany Dr./Lyngate Dr. to West Virginia Dr.	4	0.2%	192	11	9	1620	1%	1%	N	N
	West Virginia Dr. to Savannah Club Blvd.	4	0.1%	96	6	5	1620	0%	0%	N	N
	Savannah Club Blvd. to US-1	2	0.0%	0	0	0	760	0%	0%	N	N
SR 714/Martin Hwy	Range Line Rd. to I-95	2	0.1%	96	6	5	860	1%	1%	N	N
	I-95 to Port St. Lucie Blvd.	2	1.3%	1,250	73	59	860	8%	7%	Y	Y
	Port St. Lucie Blvd. to Turnpike	4	0.9%	866	51	41	1860	3%	2%	N	N
SR 714/Martin Downs Blvd.	N. of FL. TPK Entrance to High Meadows Av	4	0.7%	673	39	32	1860	2%	2%	N	N
	E. of High Meadows Ave.	4	0.6%	577	34	27	1860	2%	1%	N	N
CR 714	Turnpike to High Meadows Ave.	4	1.7%	1,635	96	77	1620	6%	5%	Y	N
	High Meadows Ave. to Berry Ave.	4	1.4%	1,347	79	64	1620	5%	4%	N	N
Mapp Rd/Murphy Rd.	E. of High Meadows Ave.	2	0.3%	289	17	14	760	2%	2%	N	N
Becker Rd.	I-95 to Rosser Rd.	6	8.5%	8,176	479	386	2790	17%	14%	Y	Y
	Rosser Blvd. to Savona Blvd.	4	5.6%	5,387	316	254	1860	17%	14%	Y	Y
	Savona Blvd. to Port St. Lucie Blvd.	4	5.5%	5,290	310	250	1860	17%	13%	Y	Y
	Port St. Lucie Blvd. to Darwin Blvd.	4	4.9%	4,713	276	223	1860	15%	12%	Y	Y
	Darwin Blvd. to Turnpike	4	4.9%	4,713	276	223	1860	15%	12%	Y	Y
	Turnpike to Southbend Blvd.	4	3.1%	2,982	175	141	1860	9%	8%	Y	Y
	Southbend Blvd. to Gilson Rd.	4	0.8%	770	45	36	1860	2%	2%	N	N
Paar Dr.	Rosser Blvd. to Savona Blvd.	4	7.2%	6,926	406	327	1860	22%	18%	Y	Y
	Savona Blvd. to Port St. Lucie Blvd.	4	6.7%	6,445	378	304	1860	20%	16%	Y	Y
Gatlin Blvd.	Range Line Rd. to N/S A	4	0.8%	770	36	45	1860	2%	2%	N	N
	N/S A to Community Blvd.	4	0.4%	385	18	23	1860	1%	1%	N	N
	Community Blvd. to Village Pkwy.	4	0.0%	0	0	0	1860	0%	0%	N	N
	Village Pkwy. to I-95	8	1.6%	1,539	90	73	3540	3%	2%	N	N
	I-95 to Rosser Blvd.	6	1.0%	962	56	45	2790	2%	2%	N	N
	Rosser Blvd. to Savona Blvd.	6	1.8%	1,731	102	82	2790	4%	3%	N	N
	Savona Blvd. to Port St. Lucie Blvd.	6	1.3%	1,250	73	59	2790	3%	2%	N	N
Westmoreland Blvd.	Port St. Lucie Blvd. to US-1	2	0.3%	289	17	14	760	2%	2%	N	N
Oakridge Blvd.	Bayshore Blvd. to Southbend Blvd.	4	0.3%	289	17	14	1620	1%	1%	N	N
Tiffany Dr/Lyngate Dr.	Midport Rd. to US-1	2	0.2%	192	11	9	760	1%	1%	N	N
	US-1 to Villagegreen Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
	Villagegreen Dr. to Lennard Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
E/W XY	N/S A to Community Blvd.	2	0.1%	96	6	5	760	1%	1%	N	N
	Commerce Center Parkway to Village Pkwy	4	0.3%	289	17	14	1620	1%	1%	N	N

TABLE TR-4
Western Annexation Study
2025 Wilson Groves Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
West Virginia Dr.	Range Line Rd. to N/S A	4	0.2%	192	9	11	1620	1%	1%	N	N
	N/S A to Village Pkwy.	4	5.4%	5,194	245	305	1860	13%	16%	Y	Y
	Village Pkwy. to Commerce Center Pkwy.	6	3.1%	2,982	175	141	2790	6%	5%	Y	Y
	Commerce Center Pkwy. to I-95	6	2.7%	2,597	152	123	2790	5%	4%	Y	N
	I-95 to California Blvd.	6	3.1%	2,982	175	141	2790	6%	5%	Y	Y
	California Blvd. to Cashmere Rd.	6	2.3%	2,212	130	104	2790	5%	4%	N	N
	Cashmere Rd. to Bayshore Blvd.	6	2.0%	1,924	113	91	2790	4%	3%	N	N
	Bayshore Blvd. to Airoso Blvd.	6	1.6%	1,539	90	73	2790	3%	3%	N	N
	Airoso Blvd. to Floresta Dr.	6	0.7%	673	39	32	2790	1%	1%	N	N
	Floresta Dr. to Midport Rd.	6	0.6%	577	34	27	2790	1%	1%	N	N
	Midport Rd. to US-1	6	0.6%	577	34	27	2790	1%	1%	N	N
	US-1 to Villagegreen Dr.	4	0.2%	192	11	9	1860	1%	0%	N	N
	Villagegreen Dr. to Lennard Rd.	4	0.2%	192	11	9	1860	1%	0%	N	N
St. Lucie W/ Prima Vista Blvd.	Commerce Center Pkwy. to I-95	4	0.4%	385	18	23	1800	1%	1%	N	N
	I-95 to NW Peacock Blvd.	6	2.3%	2,212	130	104	2710	5%	4%	N	N
	NW Peacock Blvd. to California Blvd.	6	0.7%	673	39	32	2710	1%	1%	N	N
	California Blvd. to Cashmere Rd.	4	1.0%	962	56	45	1800	3%	3%	N	N
	Cashmere Rd. to Bayshore Blvd.	6	0.4%	385	23	18	2710	1%	1%	N	N
	Bayshore Blvd. to Airoso Blvd.	4	0.1%	96	6	5	1800	0%	0%	N	N
	Airoso Blvd. to Floresta Dr.	4	0.4%	385	23	18	1800	1%	1%	N	N
	Floresta Dr. to US-1	4	0.3%	289	17	14	1800	1%	1%	N	N
Midway Rd.	W. of Eleven Mile Rd.	2	0.2%	192	9	11	860	1%	1%	N	N
	Eleven Mile Rd. to Commerce Center Pkwy.	2	0.3%	289	14	17	860	2%	2%	N	N
	Commerce Center Pkwy. to I-95	2	0.8%	770	36	45	860	4%	5%	N	Y
	I-95 to Glades Cut-Off Rd.	4	0.7%	673	32	39	1860	2%	2%	N	N
	Glades Cut-Off Rd to Torino Pkwy	4	0.7%	673	39	32	1860	2%	2%	N	N
	Torino Pkwy to Selvitz Rd.	4	0.7%	673	39	32	1860	2%	2%	N	N
	Selvitz Rd. to S. 25th St.	4	0.6%	577	34	27	1860	2%	1%	N	N
	S. 25th St. to Sunrise Blvd.	2	0.5%	481	28	23	860	3%	3%	N	N
	Sunrise Blvd. to Oleander Ave.	2	0.5%	481	28	23	860	3%	3%	N	N
	Oleander Ave. to US-1	2	0.3%	289	17	14	860	2%	2%	N	N
	E. of US-1	2	0.1%	96	6	5	860	1%	1%	N	N

External Traffic	
IN	4,543
OUT	5,639
Daily	96,188

TABLE TR-4
Western Annexation Study
2025 Wilson Groves Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic NB/EB	Project Traffic SB/WB	Service Volume	Impact NB/EB	Impact SB/WB	Significant Impact NB/EB	Significant Impact SB/WB
Del Rio Blvd.	Port St. Lucie Blvd. to California Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	California Blvd. to Cashmere Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	Cashmere Blvd. to California Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Port St. Lucie Blvd.	Martin Hwy. to Becker Rd.	4	1.8%	1,731	82	102	1860	4%	5%	N	Y
	Becker Rd. to Paar Dr.	2	1.7%	1,636	96	77	890	11%	9%	Y	Y
	Paar Dr. to Darwin Blvd.	2	4.9%	4,713	276	223	890	31%	25%	Y	Y
	Darwin Blvd. to Gatlin Blvd.	4	4.0%	3,848	226	182	1860	12%	10%	Y	Y
	Gatlin Blvd. to Del Rio Blvd.	6	5.2%	5,002	293	236	2790	11%	8%	Y	Y
	Del Rio Blvd. to Bayshore Blvd.	6	4.5%	4,328	254	204	2790	9%	7%	Y	Y
	Bayshore Blvd. to Airoso Blvd.	6	3.7%	3,559	209	168	2790	7%	6%	Y	Y
	Airoso Blvd. to Southbend Blvd./Floresta Dr.	6	2.9%	2,789	164	132	2790	6%	5%	Y	N
	Southbend Blvd./Floresta Dr. to Midport Rd.	6	2.4%	2,309	135	109	2790	5%	4%	N	N
	Midport Rd. to US-1	6	1.4%	1,347	79	64	2790	3%	2%	N	N
	US-1 to Lennard Rd.	4	0.5%	481	28	23	1860	2%	1%	N	N
Darwin Blvd.	Becker Rd. to Port St. Lucie Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Turnpike	Martin Hwy. to Becker Rd.	4	1.0%	962	45	56	2940	2%	2%	N	N
	Becker Rd. to Port St. Lucie Blvd.	4	0.0%	0	0	0	2940	0%	0%	N	N
	Port St. Lucie Blvd. to Ft. Pierce (SR 70)	4	0.0%	0	0	0	2940	0%	0%	N	N
Bayshore Blvd.	Oakridge Blvd. to Port. St. Lucie Blvd.	4	0.3%	289	14	17	1860	1%	1%	N	N
	Port. St. Lucie Blvd. to West Virginia Dr.	4	0.2%	192	11	9	1860	1%	0%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.4%	385	23	18	1860	1%	1%	N	N
	Prima Vista Blvd. to Selvitz Rd.	2	0.4%	385	23	18	760	3%	2%	N	N
	Selvitz Rd. to St. James Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
Selvitz Rd.	Bayshore Blvd. to E/W 5	2	0.0%	0	0	0	760	0%	0%	N	N
	E/W 5 to Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
	N. of Midway	2	0.0%	0	0	0	760	0%	0%	N	N
St. James Dr.	Bayshore Blvd. to E/W 5	4	0.3%	289	17	14	1860	1%	1%	N	N
	E/W 5 to Midway Rd.	4	0.0%	0	0	0	1860	0%	0%	N	N
25 th Street	N. of Midway	4	0.1%	96	6	5	1860	0%	0%	N	N
Airoso Blvd.	Port. St. Lucie Blvd. to West Virginia Dr.	4	0.5%	481	28	23	1860	2%	1%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.9%	866	51	41	1860	3%	2%	N	N
	Prima Vista Blvd. to Floresta Dr.	4	0.3%	289	17	14	1860	1%	1%	N	N
	Floresta Dr. to St. James Blvd.	4	0.3%	289	17	14	1860	1%	1%	N	N
Southbend Blvd.	Becker Rd. to Oakridge Blvd.	2	0.8%	770	45	36	760	6%	5%	Y	N
	Oakridge Blvd. to Port St. Lucie Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Floresta Dr.	Port. St. Lucie Blvd. to West Virginia Dr.	4	0.3%	289	17	14	1860	1%	1%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.1%	96	6	5	1860	0%	0%	N	N
	Prima Vista Blvd. to Airoso Blvd.	4	0.0%	0	0	0	1860	0%	0%	N	N
Oleander Ave.	E/W 6 to Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
	N. of Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
Midport Rd.	Port St. Lucie Blvd. to Lyngate Dr.	4	0.6%	577	34	27	1860	2%	1%	N	N
	Lyngate Dr. to West Virginia Dr.	4	0.1%	96	6	5	1860	0%	0%	N	N
High Meadows Ave.	CR 714 to Martin Downs Blvd.	2	0.3%	289	14	17	760	2%	2%	N	N
	Martin Downs Blvd. to Mapp Rd/Murphy Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
Gilson Rd.	Mapp Rd/Murphy Rd. to Becker Rd.	2	0.8%	770	36	45	760	5%	6%	N	Y

Transportation Methodology
Wilson Groves DRI

Wilson Groves DRI is a proposed mixed-use development to be located within the western portion of the City of Port St. Lucie. The property is located east of and adjacent to Range Line Road north of the C-23 canal, immediately southwest of and contiguous to the Riverland/Kennedy DRI property. The project is to be built in four phases with buildout in the year 2025. The following table summarizes cumulative development for each phase:

Land Use	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Single-Family – d.u.	2,000	5,075	5,775	5,775
Multi-Family – d.u.	200	1,219	1,925	1,925
Industrial – s.f.	136,125	544,500	952,875	1,361,249
Commercial – s.f.	210,000	330,000	590,000	765,000
Office/Service – s.f.	136,125	606,500	1,094,875	1,583,249
Civic – s.f.	0	0	40,347	80,695
Institutional – s.f.	0	50,638	185,727	302,177
Schools - students	0	820	2,220	2,220
Parks - acres	50	58	93	130

d.u. – dwelling units
s.f. – square feet

Traffic Study

The Wilson Groves DRI traffic impact was evaluated as part of the Western Annexation Traffic Study (WATS). The *WATS Final Report* for this study is included as Appendix I. Information included here is specific to the Wilson Groves DRI and is not described in any detail in the *WATS Final Report*.

In order to perform the traffic study, the project was divided into Traffic Analysis Zones (TAZs). Figure TR-1 includes all TAZs within the Western Annexation Area. TAZs 389 through 395 correspond to Wilson Groves. Land uses associated with each TAZ are presented in detail in Exhibit TR-1. It is imperative that the project develops consistent with the land uses allocated within the TAZs as presented in the exhibit.

Trip Generation, distribution and Assignment

Trip generation characteristics of the proposed development were determined using rates and equations included in the *Institute of Transportation Engineers (ITE) Trip Generation Report, 7th Edition*. The following table summarizes the daily and p.m. peak hour gross trip generation for each development phase:

Gross Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	37,619	86,186	124,233	141,794
In	18,809	43,093	62,116	70,897
Out	18,810	43,093	62,117	70,897
PM Peak Hour				
Total	3,704	8,651	12,613	14,711
In	1,946	4,464	6,142	6,802
Out	1,758	4,187	6,471	7,909

Given the mixed use nature of the development, a portion of the identified gross trips generated have the potential to be satisfied on site, and will have no impact to the external roadway network. These trips are referred to as internal capture. Internal capture was estimated within each TAZ and among all TAZs. In addition, reductions for pass-by were applied to the retail portion of the development based on methodology developed for the WATS. The following table presents the daily and p.m. peak hour net trip generation for each development phase:

Net Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	25,833	61,492	83,762	96,188
In	12,941	30,746	41,881	48,094
Out	12,942	30,746	41,881	48,094
PM Peak Hour				
Total	2,573	6,247	8,650	10,182
In	1,380	3,261	4,166	4,543
Out	1,193	2,986	4,484	5,639

The Florida Standard Urban Transportation Model Structure (FSUTMS) was used for the WATS. This model was used to evaluate future traffic along roadways west of I-95 as well as to determine traffic distribution and assignment for each of the developments.

Significant Impact

Roadway improvements were determined based on the Department of Community Affair's Transportation Standard Rule for DRI's (Rule 9J-2.045, F.A.C.). Based on the rule, roadway improvements are recommended for roadway sections significantly impacted by project traffic which meet the following two criteria:

- Project traffic is five percent (5%) or more of the adopted peak-hour/peak direction level of service, and
- Total traffic exceeds the adopted level of service.

Tables TR-1 through TR-4 present project traffic assignment as well as the determination of significant impact for each development phase.

Table 1b Trip Generation - AM Peak Hour Wilson Groves

Land Use	ITE Code	Intensity	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Residential Single-Family	210	5,775 DU	(T)=0.70(x)+9.74	25%	75%	1,013	3,039	4,052	203	608	811	20.0%	810	2,431	3,241	0	0.0%	810	2,431	3,241
Residential Multi-Family	230	1,925 DU	Ln(T)=0.8Ln(x)+0.26	17%	83%	116	564	680	23	113	136	20.0%	93	451	544	0	0.0%	93	451	544
Commercial/ Retail	820	765,000 SF	Ln(T)=0.61Ln(x)+2.24	62%	38%	334	205	539	67	41	108	20.0%	267	164	431	75	17.40%	229	127	356
Gen Light Industrial	110	1,361,249 SF	(T)=1.18(x)-89.28	88%	12%	1,335	182	1,517	267	36	303	20.0%	1,068	146	1,214	0	0.0%	1,068	146	1,214
Office	710	1,583,249 SF	Ln(T)=.8Ln(x)+1.57	88%	12%	921	126	1,047	184	25	209	20.0%	737	101	838	0	0.0%	737	101	838
Parks	417	130 Acres	T=.15	57%	43%	11	9	20	2	2	4	20.0%	9	7	16	0	0.0%	9	7	16
Institutional	560	302,177 SF	T=.56	62%	38%	105	64	169	21	13	34	20.0%	84	51	135	0	0.0%	84	51	135
School	522	2,220 Students	T=.54(x)	55%	45%	659	540	1,199	132	108	240	20.0%	527	432	959	0	0.0%	527	432	959
Civic	730	80,695 SF	T=5.88(x)	84%	16%	398	76	474	80	15	95	20.0%	318	61	379	0	0.0%	318	61	379
TOTAL						4,892	4,805	9,697	979	961	1,940	20.0%	3,913	3,844	7,757	75	1.0%	3,875	3,807	7,682

Pass-by Calculation

Description	ITE Code	Intensity	Equation	Pass-by %[1]
General Commercial Pass-by	820	765,000 SF	T=94.49-11.61 Ln(A)	17.40

Source; Palm Beach County June 2006 Trip Generation Report

[1]ITE, 9th Edition;

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Table TR-4
Western Annexation Study
2025 Riverland/Kennedy Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact?	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Range Line	Martin Hwy. to Becker Rd.	2	3.4%	4,763	241	247	810	30%	30%	Y	Y
	Becker Rd. to E/W 4 (Paar Dr.)	2	0.6%	840	44	43	810	5%	5%	Y	Y
	E/W 4 (Paar Dr.) to E/W 3	2	0.9%	1,261	65	64	810	8%	8%	Y	Y
	E/W 3 to E/W 1	2	0.9%	1,261	65	64	810	8%	8%	Y	Y
	E/W 1 to Gatlin Blvd.	2	1.2%	1,681	87	85	810	11%	10%	Y	Y
	Gatlin Blvd. to West Virginia Blvd.	2	0.9%	1,261	65	84	810	8%	8%	Y	Y
	West Virginia Blvd. to Glades Cut-Off Rd.	2	0.7%	981	51	50	810	6%	6%	Y	Y
Glades Cut-Off Rd.	Range Line / CR 809 to N/S A	2	0.2%	280	15	14	760	2%	2%	N	N
	N/S A to Commerce Center Pkwy.	2	1.3%	1,821	95	92	760	13%	12%	Y	Y
	Commerce Center Pkwy to Midway Rd.	2	0.2%	280	15	14	760	2%	2%	N	N
	N. of Midway Rd.	2	0.3%	420	22	21	760	3%	3%	N	N
N/S A	Gatlin Blvd. to E/W XY	4	4.4%	6,164	320	312	1860	17%	17%	Y	Y
	E/W XY to West Virginia Blvd.	4	4.2%	5,883	306	298	1860	16%	16%	Y	Y
	West Virginia Blvd. to Glades Cut-Off Rd.	2	1.1%	1,541	80	78	860	9%	9%	Y	Y
Community Blvd.	Gatlin Blvd. to E/W XY	2	2.4%	3,362	175	170	860	20%	20%	Y	Y
Commerce Center Pkwy.	West Virginia Blvd. to St. Lucie West Blvd.	4	0.8%	1,121	58	57	1860	3%	3%	N	N
	St. Lucie West Blvd. to Glades Cut-Off Rd.	2	0.1%	140	7	7	860	1%	1%	N	N
Village Pkwy.	Gatlin Blvd. to E/W XY	6	3.9%	5,463	284	277	2790	10%	10%	Y	Y
	E/W XY to West Virginia Blvd.	4	2.6%	3,642	189	184	1860	10%	10%	Y	Y
I-95	Martin Hwy. to Becker Rd.	6	8.5%	11,907	603	619	5410	11%	11%	Y	Y
	Becker Rd. to E/W 3	6	5.2%	7,284	369	378	5410	7%	7%	Y	Y
	E/W 3 to Gatlin Blvd.	6	4.5%	6,304	327	319	5410	6%	6%	Y	Y
	Gatlin Blvd. to West Virginia Blvd.	6	7.7%	10,786	560	546	5410	10%	10%	Y	Y
	West Virginia Blvd. to St. Lucie West Blvd.	6	6.9%	9,666	502	490	5410	9%	9%	Y	Y
	St. Lucie West Blvd. to Midway Rd.	6	4.3%	6,024	313	305	5410	6%	6%	Y	Y
NW Peacock Blvd. Loop	St. Lucie West Blvd. to California Blvd.	2	1.4%	1,961	102	99	760	13%	13%	Y	Y
	California Blvd. to Cashmere Blvd.	2	0.1%	140	7	7	760	1%	1%	N	N
Rosser Blvd.	Becker Rd. to Paar Dr.	4	2.4%	3,362	175	170	1620	11%	10%	Y	Y
	Paar Dr. to E/W 3	4	1.2%	1,681	87	85	1620	5%	5%	Y	Y
	E/W 3 to Gatlin Blvd.	4	1.7%	2,381	124	121	1620	8%	7%	Y	Y
W. Torino Pkwy.	California Blvd. to E. Torino Pkwy.	2	0.0%	0	0	0	760	0%	0%	N	N
E Torino Pkwy.	NW Peacock Blvd. to Midway Rd.	2	0.1%	140	7	7	760	1%	1%	N	N
S Torino Pkwy.	California Blvd. to Cashmere Blvd.	2	0.2%	280	15	14	760	2%	2%	N	N
California Blvd.	Del Rio Blvd. to Savonna Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	Savonna Blvd. to Del Rio Blvd.	2	0.1%	140	7	7	760	1%	1%	N	N
	Del Rio Blvd. to West Virginia Blvd.	2	0.1%	140	7	7	760	1%	1%	N	N
	West Virginia Blvd. to St. Lucie West Blvd.	4	0.8%	1,121	58	57	1620	4%	4%	N	N
	St. Lucie West Blvd. to NW Peacock Blvd.	2	0.1%	140	7	7	760	1%	1%	N	N
	NW Peacock Blvd. Loop to W. Torino Pkwy.	2	0.2%	280	15	14	760	2%	2%	N	N
Savona Blvd.	Becker Rd. to Paar Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
	Paar Dr. to Gatlin Blvd.	2	0.4%	560	28	29	760	4%	4%	N	N
	Gatlin Blvd. to California Blvd.	2	0.6%	840	44	43	760	6%	6%	Y	Y
Cashmere Blvd.	Del Rio Blvd. to West Virginia Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	West Virginia Blvd. to St. Lucie West Blvd.	2	0.3%	420	22	21	760	3%	3%	N	N
	St. Lucie West Blvd. to NW Peacock Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Del Rio Blvd.	Port St. Lucie Blvd. to California Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	California Blvd. to Cashmere Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	Cashmere Blvd. to California Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N

Table TR-4
Western Annexation Study
2025 Riverland/Kennedy Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic NB/EB	Project Traffic SB/WB	Service Volume	Impact NB/EB	Impact SB/WB	Significant Impact? NB/EB	Significant Impact? SB/WB
Port St. Lucie Blvd.	Martin Hwy. to Becker Rd.	4	1.4%	1,961	99	102	1860	5%	5%	Y	Y
	Becker Rd. to Paar Dr.	2	2.3%	3,222	163	167	890	18%	19%	Y	Y
	Paar Dr. to Darwin Blvd.	2	3.1%	4,343	220	226	890	25%	25%	Y	Y
	Darwin Blvd. to Gatlin Blvd.	4	2.6%	3,642	184	189	1860	10%	10%	Y	Y
	Gatlin Blvd. to Del Rio Blvd.	6	4.7%	6,584	342	333	2790	12%	12%	Y	Y
	Del Rio Blvd. to Bayshore Blvd.	6	4.4%	6,164	320	312	2790	11%	11%	Y	Y
	Bayshore Blvd. to Airoso Blvd.	6	3.5%	4,903	255	248	2790	9%	9%	Y	Y
	Airoso Blvd. to Southbend Blvd./Floresta Dr.	6	2.8%	3,922	204	199	2790	7%	7%	Y	Y
	Southbend Blvd./Floresta Dr. to Midport Rd.	6	2.3%	3,222	167	163	2790	6%	6%	Y	Y
	Midport Rd. to US-1	6	1.5%	2,101	109	106	2790	4%	4%	N	N
	US-1 to Lennard Rd.	4	0.4%	560	29	28	1860	2%	2%	N	N
Darwin Blvd.	Becker Rd. to Port St. Lucie Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Turnpike	Martin Hwy. to Becker Rd.	4	0.9%	1,261	64	65	2940	2%	2%	N	N
	Becker Rd. to Port St. Lucie Blvd.	4	0.0%	0	0	0	2940	0%	0%	N	N
	Port St. Lucie Blvd. to Ft. Pierce (SR 70)	4	0.0%	0	0	0	2940	0%	0%	N	N
Bayshore Blvd.	Oakridge Blvd. to Port. St. Lucie Blvd.	4	0.4%	560	28	29	1860	2%	2%	N	N
	Port. St. Lucie Blvd. to West Virginia Dr.	4	0.2%	280	15	14	1860	1%	1%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.3%	420	22	21	1860	1%	1%	N	N
	Prima Vista Blvd. to Selvitz Rd.	2	0.4%	560	29	28	760	4%	4%	N	N
	Selvitz Rd. to St. James Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
Selvitz Rd.	Bayshore Blvd. to E/W 5	2	0.0%	0	0	0	760	0%	0%	N	N
	E/W 5 to Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
	N. of Midway	2	0.0%	0	0	0	760	0%	0%	N	N
St. James Dr.	Bayshore Blvd. to E/W 5	4	0.4%	560	29	28	1860	2%	2%	N	N
	E/W 5 to Midway Rd.	4	0.0%	0	0	0	1860	0%	0%	N	N
25 th Street	N. of Midway	4	0.1%	140	7	7	1860	0%	0%	N	N
Airoso Blvd.	Port. St. Lucie Blvd. to West Virginia Dr.	4	0.4%	560	29	28	1860	2%	2%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.9%	1,261	65	64	1860	3%	3%	N	N
	Prima Vista Blvd. to Floresta Dr.	4	0.3%	420	22	21	1860	1%	1%	N	N
	Floresta Dr. to St. James Blvd.	4	0.3%	420	22	21	1860	1%	1%	N	N
Southbend Blvd.	Becker Rd. to Oakridge Blvd.	2	0.5%	700	35	36	760	5%	5%	N	N
	Oakridge Blvd. to Port St. Lucie Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Floresta Dr.	Port. St. Lucie Blvd. to West Virginia Dr.	4	0.3%	420	22	21	1860	1%	1%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.1%	140	7	7	1860	0%	0%	N	N
	Prima Vista Blvd. to Airoso Blvd.	4	0.0%	0	0	0	1860	0%	0%	N	N
Oleander Ave.	E/W 6 to Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
	N. of Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
Midport Rd.	Port St. Lucie Blvd. to Lyngate Dr.	4	0.4%	560	29	28	1860	2%	2%	N	N
	Lyngate Dr. to West Virginia Dr.	4	0.1%	140	7	7	1860	0%	0%	N	N
High Meadows Ave.	CR 714 to Martin Downs Blvd.	2	0.2%	280	14	15	760	2%	2%	N	N
	Martin Downs Blvd. to Mapp Rd/Murphy Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
Gilson Rd.	Mapp Rd/Murphy Rd. to Becker Rd.	2	0.7%	981	50	51	760	7%	7%	Y	Y
US-1	Lennard Rd. to Port St. Lucie Blvd.	8	0.0%	0	0	0	3540	0%	0%	N	N
	Port. St. Lucie Blvd. to Tiffany Dr./Lyngate Dr	6	0.3%	420	22	21	2790	1%	1%	N	N
	Tiffany Dr./Lyngate Dr. to West Virginia Dr.	6	0.0%	0	0	0	2790	0%	0%	N	N
	West Virginia Dr. to Village Green Dr.	6	0.1%	140	7	7	2790	0%	0%	N	N
	Village Green Dr. to Savannah Club Blvd.	6	0.1%	140	7	7	2790	0%	0%	N	N
	Savannah Club Blvd. to St. Lucie West Blvd.	6	0.1%	140	7	7	2790	0%	0%	N	N
	St. Lucie West Blvd. to E/W 6	6	0.1%	140	7	7	2790	0%	0%	N	N
	E/W 6 to Midway Rd.	6	0.1%	140	7	7	2790	0%	0%	N	N
	N. of Midway	6	0.1%	140	7	7	2790	0%	0%	N	N

Table TR-4
Western Annexation Study
2025 Riverland/Kennedy Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact?	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Lennard Rd.	US-1 to Tiffany Dr./Lyngate Dr.	4	0.2%	280	15	14	1620	1%	1%	N	N
	Tiffany Dr./Lyngate Dr. to West Virginia Dr.	4	0.0%	0	0	0	1620	0%	0%	N	N
	West Virginia Dr. to Savannah Club Blvd.	4	0.0%	0	0	0	1620	0%	0%	N	N
	Savannah Club Blvd. to US-1	2	0.0%	0	0	0	760	0%	0%	N	N
SR 714/Martin Hwy	Range Line Rd. to I-95	2	0.1%	140	7	7	860	1%	1%	N	N
	I-95 to Port St. Lucie Blvd.	2	1.3%	1,821	95	92	860	11%	11%	Y	Y
	Port St. Lucie Blvd. to Turnpike	4	0.7%	981	51	50	1860	3%	3%	N	N
SR 714/Martin Downs Blvd.	N. of FL. TPK Entrance to High Meadows Av	4	0.5%	700	36	35	1860	2%	2%	N	N
	E. of High Meadows Ave.	4	0.4%	560	29	28	1860	2%	2%	N	N
CR 714	Turnpike to High Meadows Ave.	4	1.4%	1,961	102	99	1620	6%	6%	Y	Y
	High Meadows Ave. to Berry Ave.	4	1.1%	1,541	80	78	1620	5%	5%	N	N
Mapp Rd/Murphy Rd.	E. of High Meadows Ave.	2	0.2%	280	15	14	760	2%	2%	N	N
Becker Rd.	I-95 to Rosser Rd.	6	5.8%	8,125	422	412	2790	15%	15%	Y	Y
	Rosser Blvd. to Savona Blvd.	4	3.4%	4,763	247	241	1860	13%	13%	Y	Y
	Savona Blvd. to Port St. Lucie Blvd.	4	3.4%	4,763	247	241	1860	13%	13%	Y	Y
	Port St. Lucie Blvd. to Darwin Blvd.	4	3.9%	5,463	284	277	1860	15%	15%	Y	Y
	Darwin Blvd. to Turnpike	4	3.9%	5,463	284	277	1860	15%	15%	Y	Y
	Turnpike to Southbend Blvd.	4	2.5%	3,502	182	177	1860	10%	10%	Y	Y
	Southbend Blvd. to Gilson Rd.	4	0.7%	981	51	50	1860	3%	3%	N	N
Paar Dr.	Rosser Blvd. to Savona Blvd.	4	6.0%	8,405	437	426	1860	23%	23%	Y	Y
	Savona Blvd. to Port St. Lucie Blvd.	4	5.6%	7,845	408	397	1860	22%	21%	Y	Y
Gatlin Blvd.	Range Line Rd. to N/S A	4	1.2%	1,681	85	87	1860	5%	5%	N	N
	N/S A to Community Blvd.	4	3.1%	4,343	220	226	1860	12%	12%	Y	Y
	Community Blvd. to Village Pkwy.	4	1.4%	1,961	102	99	1860	5%	5%	Y	Y
	Village Pkwy. to I-95	8	6.9%	9,666	502	490	3540	14%	14%	Y	Y
	I-95 to Rosser Blvd.	6	3.7%	5,183	269	263	2790	10%	9%	Y	Y
	Rosser Blvd. to Savona Blvd.	6	3.5%	4,903	255	248	2790	9%	9%	Y	Y
	Savona Blvd. to Port St. Lucie Blvd.	6	2.8%	3,922	204	199	2790	7%	7%	Y	Y
Westmoreland Blvd.	Port St. Lucie Blvd. to US-1	2	0.3%	420	22	21	760	3%	3%	N	N
Oakridge Blvd.	Bayshore Blvd. to Southbend Blvd.	4	0.4%	560	29	28	1620	2%	2%	N	N
Tiffany Dr/Lyngate Dr.	Midport Rd. to US-1	2	0.2%	280	15	14	760	2%	2%	N	N
	US-1 to Villagegreen Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
	Villagegreen Dr. to Lennard Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
E/W XY	N/S A to Community Blvd.	2	0.1%	140	7	7	760	1%	1%	N	N
	Commerce Center Parkway to Village Pkwy.	4	0.7%	981	51	50	1620	3%	3%	N	N

Table TR-4
Western Annexation Study
2025 Riverland/Kennedy Significant Impact
External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact?	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
West Virginia Dr.	Range Line Rd. to N/S A	4	0.4%	560	28	29	1620	2%	2%	N	N
	N/S A to Village Pkwy.	4	3.8%	5,323	270	277	1860	15%	15%	Y	Y
	Village Pkwy. to Commerce Center Pkwy.	6	3.3%	4,623	240	234	2790	9%	8%	Y	Y
	Commerce Center Pkwy. to I-95	6	2.5%	3,502	182	177	2790	7%	6%	Y	Y
	I-95 to California Blvd.	6	3.3%	4,623	240	234	2790	9%	8%	Y	Y
	California Blvd. to Cashmere Rd.	6	2.4%	3,362	175	170	2790	6%	6%	Y	Y
	Cashmere Rd. to Bayshore Blvd.	6	2.2%	3,082	160	156	2790	6%	6%	Y	Y
	Bayshore Blvd. to Airoso Blvd.	6	1.8%	2,521	131	128	2790	5%	5%	N	N
	Airoso Blvd. to Floresta Dr.	6	0.9%	1,261	65	64	2790	2%	2%	N	N
	Floresta Dr. to Midport Rd.	6	0.8%	1,121	58	57	2790	2%	2%	N	N
	Midport Rd. to US-1	6	0.8%	1,121	58	57	2790	2%	2%	N	N
	US-1 to Villagegreen Dr.	4	0.4%	560	29	28	1860	2%	2%	N	N
	Villagegreen Dr. to Lennard Rd.	4	0.3%	420	22	21	1860	1%	1%	N	N
St. Lucie W/ Prima Vista Blvd.	Commerce Center Pkwy. to I-95	4	0.9%	1,261	64	65	1800	4%	4%	N	N
	I-95 to NW Peacock Blvd.	6	2.7%	3,782	196	192	2710	7%	7%	Y	Y
	NW Peacock Blvd. to California Blvd.	6	0.9%	1,261	65	64	2710	2%	2%	N	N
	California Blvd. to Cashmere Rd.	4	1.1%	1,541	80	78	1800	4%	4%	N	N
	Cashmere Rd. to Bayshore Blvd.	6	0.0%	0	0	0	2710	0%	0%	N	N
	Bayshore Blvd. to Airoso Blvd.	4	0.1%	140	7	7	1800	0%	0%	N	N
	Airoso Blvd. to Floresta Dr.	4	0.4%	560	29	28	1800	2%	2%	N	N
	Floresta Dr. to US-1	4	0.4%	560	29	28	1800	2%	2%	N	N
Midway Rd.	W. of Eleven Mile Rd.	2	0.2%	280	14	15	860	2%	2%	N	N
	Eleven Mile Rd. to Commerce Center Pkwy.	2	0.2%	280	14	15	860	2%	2%	N	N
	Commerce Center Pkwy. to I-95	2	0.1%	140	7	7	860	1%	1%	N	N
	I-95 to Glades Cut-Off Rd.	4	0.9%	1,261	64	65	1860	3%	3%	N	N
	Glades Cut-Off Rd to Torino Pkwy	4	0.7%	981	51	50	1860	3%	3%	N	N
	Torino Pkwy to Selvitz Rd.	4	0.7%	981	51	50	1860	3%	3%	N	N
	Selvitz Rd. to S. 25th St.	4	0.6%	840	44	43	1860	2%	2%	N	N
	S. 25th St. to Sunrise Blvd.	2	0.5%	700	36	35	860	4%	4%	N	N
	Sunrise Blvd. to Oleander Ave.	2	0.5%	700	36	35	860	4%	4%	N	N
	Oleander Ave. to US-1	2	0.3%	420	22	21	860	3%	2%	N	N
	E. of US-1	2	0.1%	140	7	7	860	1%	1%	N	N

External Traffic

IN	7,095
OUT	7,277
Daily	140,083

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Transportation Methodology
Riverland/Kennedy DRI

Riverland/Kennedy DRI is a proposed mixed-use development to be located within the western portion of the City of Port St. Lucie. The property is located east of Range Line Road and west of I-95, immediately west of and contiguous to the Southern Groves DRI property. The project is to be built in four phases with buildout in the year 2025. The following table summarizes cumulative development for each phase:

Land Use	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Single-Family – d.u.	2,025	8,195	8,424	8,424
Multi-Family – d.u.	475	2,206	3,276	3,276
Industrial – s.f.	136,125	544,500	952,875	1,361,250
Commercial – s.f.	192,000	732,668	892,668	892,668
Office/Service – s.f.	136,125	544,500	952,875	1,361,250
Civic – s.f.	25,000	101,781	101,781	101,781
Institutional – s.f.	25,000	240,327	327,327	327,327
Schools - students	820	4,140	4,140	4,140
Parks - acres	39	148	172	172

d.u. – dwelling units
s.f. – square feet

Traffic Study

The Riverland/Kennedy DRI traffic impact was evaluated as part of the Western Annexation Traffic Study (WATS). The *WATS Final Report* for this study is included as Appendix I. Information included here is specific to the Riverland/Kennedy DRI and is not described in any detail in the *WATS Final Report.*

In order to perform the traffic study, the project was divided into Traffic Analysis Zones (TAZs). Figure TR-1 includes all TAZs within the Western Annexation Area. TAZs 374 through 380 and 396 through 400 correspond to Riverland/Kennedy. Land uses associated with each TAZ are presented in detail in Exhibit TR-1. It is imperative that the project develops consistent with the land uses allocated within the TAZs as presented in the exhibit.

Trip Generation, distribution and Assignment

Trip generation characteristics of the proposed development were determined using rates and equations included in the *Institute of Transportation Engineers (ITE) Trip Generation Report, 7th Edition.* The following table summarizes the daily and p.m. peak hour gross trip generation for each development phase:

Gross Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	39,979	153,981	177,241	182,479
In	19,989	76,990	88,620	91,239
Out	19,990	76,991	88,621	91,240
PM Peak Hour				
Total	3,982	15,123	17,613	18,470
In	2,109	8,039	9,019	9,145
Out	1,873	7,084	8,594	9,325

Given the mixed use nature of the development, a portion of the identified gross trips generated have the potential to be satisfied on site, and will have no impact to the external roadway network. These trips are referred to as internal capture. Internal capture was estimated within each TAZ and among all TAZs. In addition, reductions for pass-by were applied to the retail portion of the development based on methodology developed for the WATS. The following table presents the daily and p.m. peak hour net trip generation for each development phase:

Net Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	32,007	110,332	134,672	140,083
In	16,003	55,166	67,336	70,041
Out	16,004	55,166	67,336	70,042
PM Peak Hour				
Total	3,219	10,935	13,461	14,372
In	1,728	5,944	6,942	7,095
Out	1,491	4,991	6,519	7,277

The Florida Standard Urban Transportation Model Structure (FSUTMS) was used for the WATS. This model was used to evaluate future traffic along roadways west of I-95 as well as to determine traffic distribution and assignment for each of the developments.

Significant Impact

Roadway improvements were determined based on the Department of Community Affair's Transportation Standard Rule for DRI's (Rule 9J-2.045, F.A.C.). Based on the rule, roadway improvements are recommended for roadway sections significantly impacted by project traffic which meet the following two criteria:

- Project traffic is five percent (5%) or more of the adopted peak-hour/peak direction level of service, and
- Total traffic exceeds the adopted level of service.

Tables TR-1 through TR-4 present project traffic assignment as well as the determination of significant impact for each development phase.

Table 1b Trip Generation - AM Peak Hour Riverland

Land Use	ITE Code	Intensity	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Residential Single-Family	210	8,424 DU	(T)=0.70(x)+9.74	25%	75%	1,477	4,430	5,907	295	886	1,181	20.0%	1,182	3,544	4,726	0	0.0%	1,182	3,544	4,726
Residential Multi-Family	230	3,276 DU	Ln(T)=0.8Ln(x)+0.26	17%	83%	179	872	1,051	36	174	210	20.0%	143	698	841	0	0.0%	143	698	841
Commercial/ Retail	820	892,668 SF	Ln(T)=0.61Ln(x)+2.24	62%	38%	368	225	593	74	45	119	20.0%	294	180	474	74	15.61%	256	144	400
Gen Light Industrial	110	1,361,250 SF	(T)=1.18(x)-89.28	88%	12%	1,335	182	1,517	267	36	303	20.0%	1,068	146	1,214	0	0.0%	1,068	146	1,214
Office	710	1,361,250 SF	Ln(T)=.8Ln(x)+1.57	88%	12%	817	111	928	163	22	185	20.0%	654	89	743	0	0.0%	654	89	743
Parks	417	172 Acres	T= 15	57%	43%	15	11	26	3	2	5	20.0%	12	9	21	0	0.0%	12	9	21
Institutional	560	327,327 SF	T=.56	62%	38%	113	70	183	23	14	37	20.0%	90	56	146	0	0.0%	90	56	146
School	522	4,140 Students	T=.54(x)	55%	45%	1,230	1,006	2,236	246	201	447	20.0%	984	805	1,789	0	0.0%	984	805	1,789
Civic	730	101,781 SF	T=5.88(x)	84%	16%	502	96	598	100	19	119	20.0%	402	77	479	0	0.0%	402	77	479
TOTAL						6,036	7,003	13,039	1,207	1,399	2,606	20.0%	4,829	5,604	10,433	74	0.7%	4,791	5,568	10,359

Pass-by Calculation

Description	ITE Code	Intensity	Equation	Pass-by %[3]
General Commercial Pass-by	820	892,668 SF	T=94.49-11.61 Ln(A)	15.61

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TABLE TR-4

Western Annexation Study

2025 Western Grove Significant Impact

External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Range Line	Martin Hwy. to Becker Rd.	2	2.8%	1,315	128	70	810	16%	9%	Y	Y
	Becker Rd. to E/W 4 (Paar Dr.)	2	2.3%	1,080	105	58	810	13%	7%	Y	Y
	E/W 4 (Paar Dr.) to E/W 3	2	2.7%	1,266	123	68	810	15%	8%	Y	Y
	E/W 3 to E/W 1	2	3.3%	1,550	151	83	810	19%	10%	Y	Y
	E/W 1 to Gatlin Blvd.	2	3.6%	1,691	165	90	810	20%	11%	Y	Y
	Gatlin Blvd. to West Virginia Blvd.	2	0.5%	235	13	23	810	2%	3%	N	N
	West Virginia Blvd. to Glades Cut-Off Rd.	2	1.1%	517	50	28	810	6%	3%	Y	N
Glades Cut-Off Rd.	Range Line / CR 609 to N/S A	2	0.1%	47	3	5	760	0%	1%	N	N
	N/S A to Commerce Center Pkwy.	2	4.7%	2,208	118	215	760	16%	28%	Y	Y
	Commerce Center Pkwy to Midway Rd.	2	1.2%	564	30	55	760	4%	7%	N	Y
	N. of Midway Rd.	2	0.5%	235	13	23	760	2%	3%	N	N
N/S A	Gatlin Blvd. to E/W XY	4	16.0%	7,516	402	731	1860	22%	39%	Y	Y
	E/W XY to West Virginia Blvd.	4	13.5%	6,342	339	617	1860	18%	33%	Y	Y
	West Virginia Blvd. to Glades Cut-Off Rd.	2	4.7%	2,208	118	215	860	14%	25%	Y	Y
Community Blvd.	Gatlin Blvd. to E/W XY	2	0.9%	423	41	23	860	5%	3%	N	N
Commerce Center Pkwy.	West Virginia Blvd. to St. Lucie West Blvd.	4	1.4%	658	35	64	1860	2%	3%	N	N
	St. Lucie West Blvd. to Glades Cut-Off Rd.	2	0.1%	47	3	5	860	0%	1%	N	N
Village Pkwy.	Gatlin Blvd. to E/W XY	6	1.1%	517	50	28	2790	2%	1%	N	N
	E/W XY to West Virginia Blvd.	4	0.0%	0	0	0	1860	0%	0%	N	N
I-95	Martin Hwy. to Becker Rd.	6	9.5%	4,463	434	238	5410	8%	4%	Y	N
	Becker Rd. to E/W 3	6	9.6%	4,510	439	241	5410	8%	4%	Y	N
	E/W 3 to Gatlin Blvd.	6	7.6%	3,570	347	191	5410	6%	4%	Y	N
	Gatlin Blvd. to West Virginia Blvd.	6	0.0%	0	0	0	5410	0%	0%	N	N
	West Virginia Blvd. to St. Lucie West Blvd.	6	5.8%	2,725	148	265	5410	3%	5%	N	N
	St. Lucie West Blvd. to Midway Rd.	6	4.1%	1,926	103	187	5410	2%	3%	N	N
NW Peacock Blvd. Loop	St. Lucie West Blvd. to California Blvd.	2	1.9%	893	48	87	760	6%	11%	Y	Y
	California Blvd. to Cashmere Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Rosser Blvd.	Becker Rd. to Paar Dr.	4	0.2%	94	9	5	1620	1%	0%	N	N
	Paar Dr. to E/W 3	4	0.0%	0	0	0	1620	0%	0%	N	N
	E/W 3 to Gatlin Blvd.	4	0.0%	0	0	0	1620	0%	0%	N	N
W. Torino Pkwy.	California Blvd. to E. Torino Pkwy.	2	0.0%	0	0	0	760	0%	0%	N	N
E Torino Pkwy.	NW Peacock Blvd. to Midway Rd.	2	0.2%	94	5	9	760	1%	1%	N	N
S Torino Pkwy.	California Blvd. to Cashmere Blvd.	2	0.3%	141	8	14	760	1%	2%	N	N
California Blvd.	Del Rio Blvd. to Savonna Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
	Savonna Blvd. to Del Rio Blvd.	2	0.5%	235	23	13	760	3%	2%	N	N
	Del Rio Blvd. to West Virginia Blvd.	2	0.6%	282	27	15	760	4%	2%	N	N
	West Virginia Blvd. to St. Lucie West Blvd.	4	1.9%	893	48	87	1620	3%	5%	N	Y
	St. Lucie West Blvd. to NW Peacock Blvd.	2	0.3%	141	8	14	760	1%	2%	N	N
	NW Peacock Blvd. Loop to W. Torino Pkwy.	2	0.3%	141	8	14	760	1%	2%	N	N
Savona Blvd.	Becker Rd. to Paar Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
	Paar Dr. to Gatlin Blvd.	2	0.8%	376	37	20	760	5%	3%	N	N
	Gatlin Blvd. to California Blvd.	2	0.2%	94	5	9	760	1%	1%	N	N
Cashmere Blvd.	Del Rio Blvd. to West Virginia Blvd.	2	0.1%	47	3	5	760	0%	1%	N	N
	West Virginia Blvd. to St. Lucie West Blvd.	2	0.5%	235	13	23	760	2%	3%	N	N
	St. Lucie West Blvd. to NW Peacock Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N

TABLE TR-4

Western Annexation Study

2025 Western Grove Significant Impact

External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
Del Rio Blvd.	Port St. Lucie Blvd. to California Blvd.	2	0.1%	47	3	5	760	0%	1%	N	N
	California Blvd. to Cashmere Blvd.	2	0.1%	47	3	5	760	0%	1%	N	N
	Cashmere Blvd. to California Blvd.	2	0.1%	47	3	5	760	0%	1%	N	N
Port St. Lucie Blvd.	Martin Hwy. to Becker Rd.	4	1.2%	564	55	30	1860	3%	2%	N	N
	Becker Rd. to Paar Dr.	2	2.2%	1,033	101	55	890	11%	6%	Y	Y
	Paar Dr. to Darwin Blvd.	2	0.6%	282	27	15	890	3%	2%	N	N
	Darwin Blvd. to Gatlin Blvd.	4	0.7%	329	32	18	1860	2%	1%	N	N
	Gatlin Blvd. to Del Rio Blvd.	6	3.0%	1,409	137	75	2790	5%	3%	N	N
	Del Rio Blvd. to Bayshore Blvd.	6	2.3%	1,080	58	105	2790	2%	4%	N	N
	Bayshore Blvd. to Airoso Blvd.	6	1.6%	752	40	73	2790	1%	3%	N	N
	Airoso Blvd. to Southbend Blvd./Floresta Dr.	6	1.6%	752	40	73	2790	1%	3%	N	N
	Southbend Blvd./Floresta Dr. to Midport Rd.	6	1.3%	611	33	59	2790	1%	2%	N	N
	Midport Rd. to US-1	6	0.9%	423	23	41	2790	1%	1%	N	N
	US-1 to Lennard Rd.	4	0.5%	235	13	23	1860	1%	1%	N	N
Darwin Blvd.	Becker Rd. to Port St. Lucie Blvd.	2	0.2%	94	5	9	760	1%	1%	N	N
Turnpike	Martin Hwy. to Becker Rd.	4	0.5%	235	23	13	2940	1%	0%	N	N
	Becker Rd. to Port St. Lucie Blvd.	4	0.0%	0	0	0	2940	0%	0%	N	N
	Port St. Lucie Blvd. to Ft. Pierce (SR 70)	4	0.0%	0	0	0	2940	0%	0%	N	N
Bayshore Blvd.	Oakridge Blvd. to Port St. Lucie Blvd.	4	0.7%	329	32	18	1860	2%	1%	N	N
	Port St. Lucie Blvd. to West Virginia Dr.	4	0.6%	282	15	27	1860	1%	1%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.7%	329	18	32	1860	1%	2%	N	N
	Prima Vista Blvd. to Selvitz Rd.	2	0.5%	235	13	23	760	2%	3%	N	N
	Selvitz Rd. to St. James Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
Selvitz Rd.	Bayshore Blvd. to E/W 5	2	0.0%	0	0	0	760	0%	0%	N	N
	E/W 5 to Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
	N. of Midway	2	0.0%	0	0	0	760	0%	0%	N	N
St. James Dr.	Bayshore Blvd. to E/W 5	4	0.5%	235	13	23	1860	1%	1%	N	N
	E/W 5 to Midway Rd.	4	0.0%	0	0	0	1860	0%	0%	N	N
25 th Street	N. of Midway	4	0.0%	0	0	0	1860	0%	0%	N	N
Airoso Blvd.	Port St. Lucie Blvd. to West Virginia Dr.	4	0.6%	282	15	27	1860	1%	1%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	1.3%	611	33	59	1860	2%	3%	N	N
	Prima Vista Blvd. to Floresta Dr.	4	0.5%	235	13	23	1860	1%	1%	N	N
	Floresta Dr. to St. James Blvd.	4	0.5%	235	13	23	1860	1%	1%	N	N
Southbend Blvd.	Becker Rd. to Oakridge Blvd.	2	0.7%	329	32	18	760	4%	2%	N	N
	Oakridge Blvd. to Port St. Lucie Blvd.	2	0.0%	0	0	0	760	0%	0%	N	N
Floresta Dr.	Port St. Lucie Blvd. to West Virginia Dr.	4	0.3%	141	8	14	1860	0%	1%	N	N
	West Virginia Dr. to Prima Vista Blvd.	4	0.1%	47	3	5	1860	0%	0%	N	N
	Prima Vista Blvd. to Airoso Blvd.	4	0.0%	0	0	0	1860	0%	0%	N	N
Oleander Ave.	E/W 6 to Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
	N. of Midway Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
Midport Rd.	Port St. Lucie Blvd. to Lyngate Dr.	4	0.2%	94	5	9	1860	0%	0%	N	N
	Lyngate Dr. to West Virginia Dr.	4	0.2%	94	5	9	1860	0%	0%	N	N
High Meadows Ave.	CR 714 to Martin Downs Blvd.	2	0.3%	141	14	8	760	2%	1%	N	N
	Martin Downs Blvd. to Mapp Rd/Murphy Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
Gilson Rd.	Mapp Rd/Murphy Rd. to Becker Rd.	2	0.6%	282	27	15	760	4%	2%	N	N

TABLE TR-4

Western Annexation Study

2025 Western Grove Significant Impact

External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
US-1	Lennard Rd. to Port St. Lucie Blvd.	6	2.4%	1,127	60	110	3540	2%	3%	N	N
	Port. St. Lucie Blvd. to Tiffany Dr./Lyngate Dr.	6	2.6%	1,221	65	119	2790	2%	4%	N	N
	Tiffany Dr./Lyngate Dr. to West Virginia Dr.	6	2.6%	1,221	65	119	2790	2%	4%	N	N
	West Virginia Dr. to Village Green Dr.	6	0.2%	94	5	9	2790	0%	0%	N	N
	Village Green Dr. to Savannah Club Blvd.	6	0.1%	47	3	5	2790	0%	0%	N	N
	Savannah Club Blvd. to St. Lucie West Blvd.	6	0.1%	47	3	5	2790	0%	0%	N	N
	St. Lucie West Blvd. to E/W 6	6	0.1%	47	3	5	2790	0%	0%	N	N
	E/W 6 to Midway Rd.	6	0.1%	47	3	5	2790	0%	0%	N	N
	N. of Midway	6	0.1%	47	3	5	2790	0%	0%	N	N
Lennard Rd.	US-1 to Tiffany Dr./Lyngate Dr.	4	0.1%	47	3	5	1620	0%	0%	N	N
	Tiffany Dr./Lyngate Dr. to West Virginia Dr.	4	0.1%	47	3	5	1620	0%	0%	N	N
	West Virginia Dr. to Savannah Club Blvd.	4	0.0%	0	0	0	1620	0%	0%	N	N
	Savannah Club Blvd. to US-1	2	0.0%	0	0	0	760	0%	0%	N	N
SR 714/Martin Hwy	Range Line Rd. to I-95	2	0.0%	0	0	0	860	0%	0%	N	N
	I-95 to Port St. Lucie Blvd.	2	1.8%	846	45	82	860	5%	10%	Y	Y
	Port St. Lucie Blvd. to Turnpike	4	0.8%	376	20	37	1860	1%	2%	N	N
SR 714/Martin Downs Blvd.	N. of FL. TPK Entrance to High Meadows Ave.	4	0.3%	141	8	14	1860	0%	1%	N	N
	E. of High Meadows Ave.	4	0.2%	94	5	9	1860	0%	0%	N	N
CR 714	Turnpike to High Meadows Ave.	4	1.1%	517	28	50	1620	2%	3%	N	N
	High Meadows Ave. to Berry Ave.	4	0.8%	376	20	37	1620	1%	2%	N	N
Mapp Rd/Murphy Rd.	E. of High Meadows Ave.	2	0.2%	94	5	9	760	1%	1%	N	N
Becker Rd.	I-95 to Rosser Rd.	6	1.4%	658	35	64	2790	1%	2%	N	N
	Rosser Blvd. to Savona Blvd.	4	1.1%	517	28	50	1860	2%	3%	N	N
	Savona Blvd. to Port St. Lucie Blvd.	4	1.1%	517	28	50	1860	2%	3%	N	N
	Port St. Lucie Blvd. to Darwin Blvd.	4	2.1%	986	53	96	1860	3%	5%	N	Y
	Darwin Blvd. to Turnpike	4	2.1%	986	53	96	1860	3%	5%	N	Y
	Turnpike to Southbend Blvd.	4	1.3%	611	33	59	1860	2%	3%	N	N
	Southbend Blvd. to Gilson Rd.	4	0.9%	423	23	41	1860	1%	2%	N	N
Paar Dr.	Rosser Blvd. to Savona Blvd.	4	2.4%	1,127	60	110	1860	3%	6%	N	Y
	Savona Blvd. to Port St. Lucie Blvd.	4	2.3%	1,080	58	105	1860	3%	6%	N	Y
Gatlin Blvd.	Range Line Rd. to N/S A	4	24.7%	11,603	1,129	620	1860	61%	33%	Y	Y
	N/S A to Community Blvd.	4	31.0%	14,562	778	1,417	1860	42%	76%	Y	Y
	Community Blvd. to Village Pkwy.	4	22.2%	10,428	557	1,015	1860	30%	55%	Y	Y
	Village Pkwy. to I-95	8	14.4%	8,764	361	658	3540	10%	19%	Y	Y
	I-95 to Rosser Blvd.	6	6.9%	3,241	173	315	2790	6%	11%	Y	Y
	Rosser Blvd. to Savona Blvd.	6	4.7%	2,208	118	215	2790	4%	8%	N	Y
	Savona Blvd. to Port St. Lucie Blvd.	6	3.7%	1,738	93	169	2790	3%	6%	N	Y
Westmoreland Blvd.	Port St. Lucie Blvd. to US-1	2	0.3%	141	8	14	760	1%	2%	N	N
Oakridge Blvd.	Bayshore Blvd. to Southbend Blvd.	4	0.7%	329	18	32	1620	1%	2%	N	N
Tiffany Dr/Lyngate Dr.	Midport Rd. to US-1	2	0.0%	0	0	0	760	0%	0%	N	N
	US-1 to Villagegreen Dr.	2	0.0%	0	0	0	760	0%	0%	N	N
	Villagegreen Dr. to Lennard Rd.	2	0.0%	0	0	0	760	0%	0%	N	N
E/W XY	N/S A to Community Blvd.	2	4.9%	2,302	123	224	760	16%	29%	Y	Y
	Commerce Center Parkway to Village Pkwy.	4	2.5%	1,174	63	114	1620	4%	7%	N	Y

TABLE TR-4

Western Annexation Study

2025 Western Grove Significant Impact

External Network

Roadway	Link	Lanes	% External	Daily Traffic	Project Traffic		Service Volume	Impact		Significant Impact	
					NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB
West Virginia Dr.	Range Line Rd. to N/S A	4	16.8%	7,892	768	422	1620	47%	26%	Y	Y
	N/S A to Village Pkwy.	4	25.4%	11,932	1,161	838	1860	62%	34%	Y	Y
	Village Pkwy. to Commerce Center Pkwy.	6	18.6%	8,737	467	850	2790	17%	30%	Y	Y
	Commerce Center Pkwy. to I-95	6	17.2%	8,080	432	786	2790	15%	28%	Y	Y
	I-95 to California Blvd.	6	11.5%	5,402	289	526	2790	10%	19%	Y	Y
	California Blvd. to Cashmere Rd.	6	8.9%	4,181	223	407	2790	8%	15%	Y	Y
	Cashmere Rd. to Bayshore Blvd.	6	8.4%	3,946	211	384	2790	8%	14%	Y	Y
	Bayshore Blvd. to Alroso Blvd.	6	7.0%	3,288	176	320	2790	6%	11%	Y	Y
	Alroso Blvd. to Floresta Dr.	6	5.1%	2,396	128	233	2790	5%	8%	N	Y
	Floresta Dr. to Midport Rd.	6	4.7%	2,208	118	215	2790	4%	8%	N	Y
	Midport Rd. to US-1	6	4.3%	2,020	108	197	2790	4%	7%	N	Y
	US-1 to Villagegreen Dr.	4	1.2%	564	30	55	1860	2%	3%	N	N
	Villagegreen Dr. to Lennard Rd.	4	1.1%	517	28	50	1860	2%	3%	N	N
St. Lucie W/ Prima Vista Blvd.	Commerce Center Pkwy. to I-95	4	1.5%	705	38	69	1800	2%	4%	N	N
	I-95 to NW Peacock Blvd.	6	3.0%	1,409	75	137	2710	3%	5%	N	Y
	NW Peacock Blvd. to California Blvd.	6	1.0%	470	25	46	2710	1%	2%	N	N
	California Blvd. to Cashmere Rd.	4	1.2%	564	30	55	1800	2%	3%	N	N
	Cashmere Rd. to Bayshore Blvd.	6	0.4%	188	10	18	2710	0%	1%	N	N
	Bayshore Blvd. to Alroso Blvd.	4	0.0%	0	0	0	1800	0%	0%	N	N
	Alroso Blvd. to Floresta Dr.	4	0.9%	423	23	41	1800	1%	2%	N	N
	Floresta Dr. to US-1	4	0.5%	235	13	23	1800	1%	1%	N	N
Midway Rd.	W. of Eleven Mile Rd.	2	0.4%	188	18	10	860	2%	1%	N	N
	Eleven Mile Rd. to Commerce Center Pkwy.	2	0.5%	235	23	13	860	3%	2%	N	N
	Commerce Center Pkwy. to I-95	2	0.0%	0	0	0	860	0%	0%	N	N
	I-95 to Glades Cut-Off Rd.	4	0.4%	188	18	10	1860	1%	1%	N	N
	Glades Cut-Off Rd to Torino Pkwy	4	1.0%	470	25	46	1860	1%	2%	N	N
	Torino Pkwy to Selvitz Rd.	4	1.0%	470	25	46	1860	1%	2%	N	N
	Selvitz Rd. to S. 25th St.	4	0.8%	376	20	37	1860	1%	2%	N	N
	S. 25th St. to Sunrise Blvd.	2	0.7%	329	18	32	860	2%	4%	N	N
	Sunrise Blvd. to Oleander Ave.	2	0.9%	423	23	41	860	3%	5%	N	N
	Oleander Ave. to US-1	2	0.4%	188	10	18	860	1%	2%	N	N
	E. of US-1	2	0.2%	94	5	9	860	1%	1%	N	N

External Traffic	
IN	4,571
OUT	2,510
Daily	46,975

Transportation Methodology
Western Grove

Western Grove DRI is a proposed mixed-use development to be located north and south of Gatlin Boulevard east of Range Line Road in the western area of the City of Port St. Lucie. The project is to be built in three phases with buildout in the year 2020. The following table summarizes cumulative development for each phase:

Land Use	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)
Single-Family	846 d.u.	1,901 d.u.	3,268 d.u.
Multi-Family	-	392 d.u.	812 d.u.
Commercial	-	125,453 s.f.	365,904 s.f.
Office/Service	-	69,696 s.f.	250,906 s.f.
Institutional	12,100 s.f.	35,040 s.f.	54,450 s.f.
Parks	10 acres	20 acres	20 acres
School	-	2,220 students	2,220 students

d.u. – dwelling units
s.f. – square feet

Traffic Study

The Western Grove DRI traffic impact was evaluated as part of the Western Annexation Traffic Study (WATS) (Appendix I). Since the WATS includes four phases with buildout in 2025, the analysis presented here as well as the recommended conditions of development have been prepared for buildout of the WATS. Should Western Grove DRI be complete in the year 2020, additional conditions would not apply.

Information included here is specific to the Western Grove DRI and is not described in any detail in the *WATS Final Report*.

In order to perform the traffic study, the project was divided into Traffic Analysis Zones (TAZs). Figure TR-1 includes all TAZs within the Western Annexation Area. TAZs 371, 372 and 373 correspond to Western Grove. Land uses associated with each TAZ are described in detail in the following tables:

Phase 1 (Year 2010)

Land Use	TAZ 371	TAZ 372	TAZ 373	Total
Single-Family	498 d.u.	348 d.u.	-	846 d.u.
Multi-Family	-	-	-	-
Commercial	-	-	-	-
Office/Service	-	-	-	-
Institutional	7,260 s.f.	4,840 s.f.	-	12,100 s.f.
Parks	5 acres	5 acres	-	10 acres
School	-	-	-	-

Phase 2 (Year 2015)

Land Use	TAZ 371	TAZ 372	TAZ 373	Total
Single-Family	832 d.u.	651 d.u.	418 d.u.	1,901 d.u.
Multi-Family	392 d.u.	-	-	392 d.u.
Commercial	108,725 s.f.	16,728 s.f.	-	125,453 s.f.
Office/Service	60,413 s.f.	9,283 s.f.	-	69,696 s.f.
Institutional	14,520 s.f.	14,520 s.f.	6,000 s.f.	35,040 s.f.
Parks	10 acres	10 acres	-	20 acres
School	1,400 students	820 students	-	2,200 students

Phase 3 (Year 2020)

Land Use	TAZ 371	TAZ 372	TAZ 373	Total
Single-Family	1,103 d.u.	1,443 d.u.	722 d.u.	3,268 d.u.
Multi-Family	600 d.u.	212 d.u.	-	812 d.u.
Commercial	240,451 s.f.	41,819 s.f.	83,634 s.f.	365,904 s.f.
Office/Service	181,210 s.f.	23,232 s.f.	46,464 s.f.	250,906 s.f.
Institutional	18,150 s.f.	24,200 s.f.	12,100 s.f.	54,450 s.f.
Parks	10 acres	10 acres	-	20 acres
School	1,400 students	820 students	-	2,200 students

d.u. – dwelling units
s.f. – square feet

It is imperative that the project develops consistent with the land uses allocated within the TAZs as presented above.

Trip Generation, distribution and Assignment

Trip generation characteristics of the proposed development were determined using rates and equations included in the *Institute of Transportation Engineers (ITE) Trip Generation Report, 7th Edition*. The following table summarizes the daily and p.m. peak hour gross trip generation for each development phase:

Gross Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)
Daily			
Total	8,220	33,910	62,378
In	4,110	16,955	31,189
Out	4,110	16,955	31,189
PM Peak Hour			
Total	821	3,264	6,013
In	509	1,804	3,231
Out	312	1,460	2,782

Given the mixed use nature of the development, a portion of the identified gross trips generated have the potential to be satisfied on site, and will have no impact to the external roadway network. These trips are referred to as internal capture. Internal capture was estimated within each TAZ and among all TAZs. In addition, reductions for pass-by

Table 1b Trip Generation - AM Peak Hour Western Grove

Land Use	ITE Code	Intensity	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips		Net New Trips		
				In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Residential Single-Family	210	3,268 DU	(T)=0.70(x)+9.74	25%	75%	574	1,723	2,297	115	345	460	20.0%	459	1,378	1,837	0	0.0%	459	1,378	1,837
Residential Multi-Family	230	812 DU	Ln(T)=0.8Ln(x)+0.26	17%	83%	57	278	335	11	56	67	20.0%	46	222	268	0	0.0%	46	222	268
Commercial/ Retail	820	365,904 SF	Ln(T)=0.61Ln(x)+2.24	62%	38%	213	131	344	43	26	69	20.0%	170	105	275	71	25.96%	134	70	204
Office	710	250,906 SF	Ln(T)=.8Ln(x)+1.57	88%	12%	211	29	240	42	6	48	20.0%	169	23	192	0	0.0%	169	23	192
Parks	417	20 Acres	T=.15	57%	43%	2	1	3	-	-	-	20.0%	2	1	3	0	0.0%	2	1	3
Institutional	560	54,450 SF	T=.56	62%	38%	19	11	30	4	2	6	20.0%	15	9	24	0	0.0%	15	9	24
School	522	2,220 Students	T=.54(x)	55%	45%	659	540	1,199	132	108	240	20.0%	527	432	959	0	0.0%	527	432	959
TOTAL						1,735	2,713	4,448	347	543	890	20.0%	1,388	2,170	3,558	71	2.0%	1,352	2,135	3,487

Pass-by Calculation

Description	ITE Code	Intensity	Equation	Pass-by %[5]
General Commercial Pass-by	820	365,904 SF	T=94.49-11.61 Ln(A)	25.96

D35

~~Palm~~ Breezes

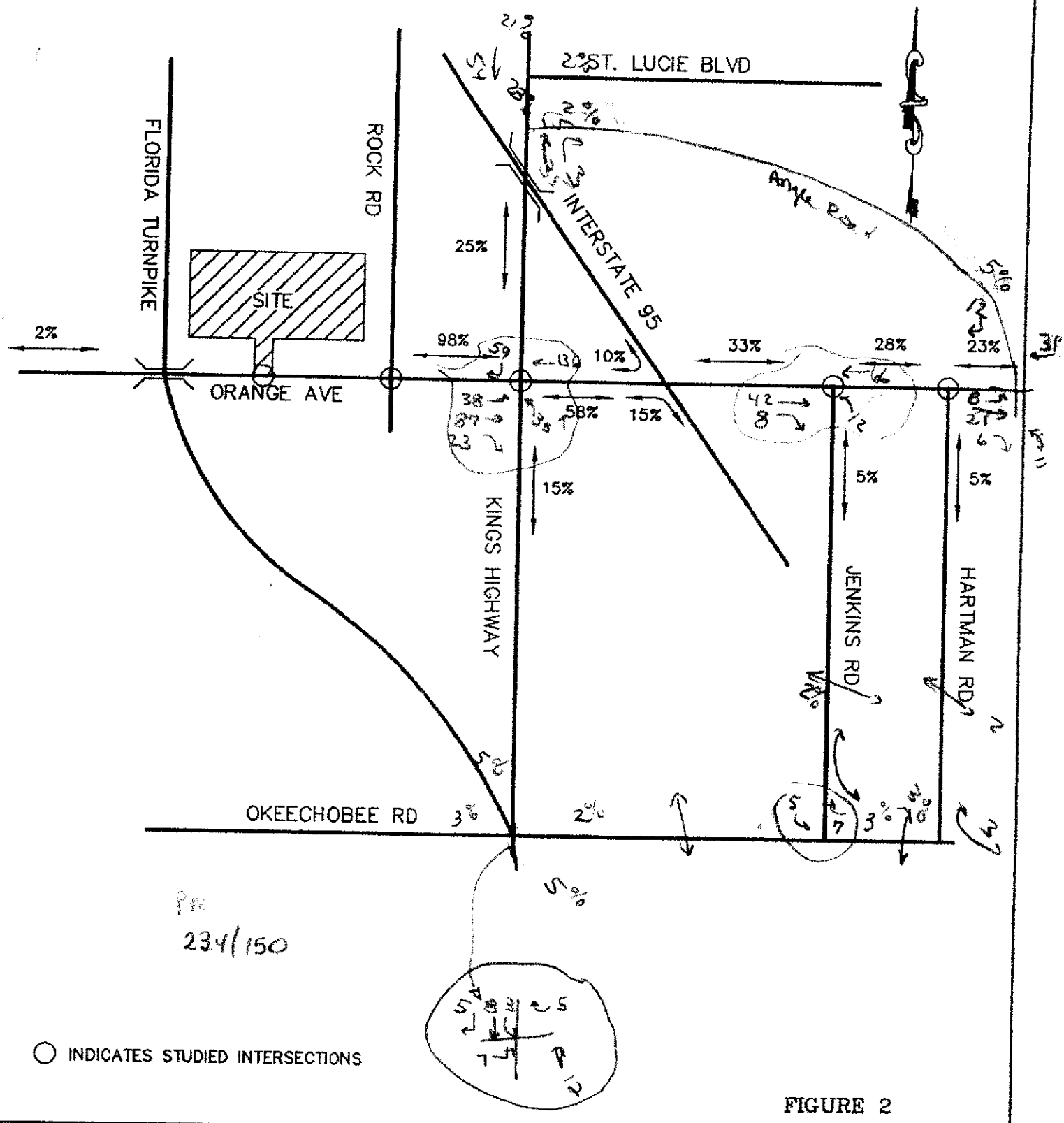


FIGURE 2

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

TRIP DISTRIBUTION BY PERCENT

TRIP GENERATION

e Trip Generation for the proposed Palm Breeze Club was developed by utilizing the St. Lucie ounty Standards which established Trip Generation Rates for the proposed facility.

In developing the Trip Generation Rates, the St. Lucie County Standards were utilized for both the AADT volumes and the A.M. & P.M. Peak Hour Movements. The following tables have been provided to depict the Trip Generation Rates for this development; Table I depicts the 24-Hour Daily Volumes, Table II depicts the A.M. Peak Hour Volumes, and Table III depicts the P.M. Peak Hour Volumes.

TABLE I

TRIP GENERATION

Average Annual Daily Volume

Land Use	Units	Rate	Volume
Adult Community	650	4.8T/Unit	3,120

TABLE II

A.M. PEAK HOUR VOLUMES

Land Use	Units	Rate	Distribution	Volumes Enter	Exit
Adult Community	650	0.46T/Unit	26/74	78	221

TABLE II

P.M.

A.M. PEAK HOUR VOLUMES

Land Use	Units	Rate	Distribution	Volumes Enter	Exit
Adult Community	650	0.59T/Unit	61/39	234	150

CELEBRATION POINTE

5262 505 327/178

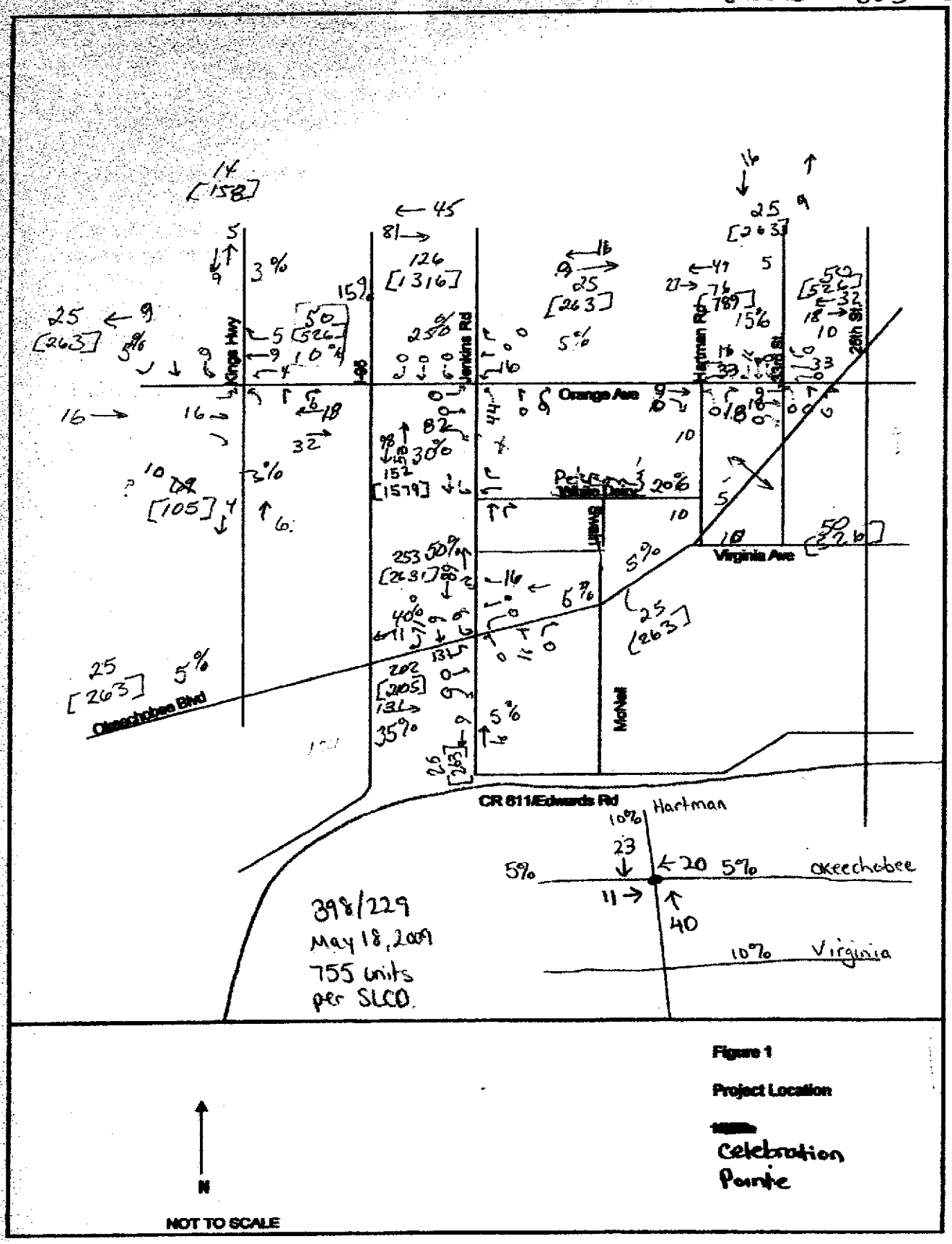


Figure 1

Project Location

Celebration Pointe

PROJECT TRAFFIC

To estimate traffic generated by the Whispering Oaks Development, the ITE Trip Generation, 7th Edition trip rates were applied. These calculations provide an estimate of the typical generation. Trip generation for the project is shown in Table 2.

TABLE 2: Project Trip Generation

Land Use	Units	ITE Land Use Code	Daily Trip Equation (Trips)	PM Peak Hour Trip Equation (Trips)	%In/ %Out (trips in/trip out)
Town Home	231	230	Ln(T)= 0.85Ln(x) + 2.55(1308)	Ln(T) = 0.82Ln(x)+ 0.32 (119)	67%/ 33% (80/39)
Single Family	145	210	Ln(T)=0.92Ln(x)+2.71 (1464)	Ln(T)=0.90Ln(x)+ 0.53 (150)	63/37 (94/55)
	376		2772	269	174/ 95

The PM peak hour total trips would be 269 with 174 entering and 95 exiting the project.

PROJECT DISTRIBUTION / ASSIGNMENT/ IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution – The project general geographic traffic distribution was estimated as 15% north, 45% south, 25% east and 15% west.

Assignment – This general distribution led to an assignment of external, new trips to the roadway network. Figure 2 illustrates the trip assignment and resultant trips.

The project provided a connection to Peterson Road to enhance the distribution of traffic. Additionally, the project will provide right-of-way on Jenkins Road for possible future widening.

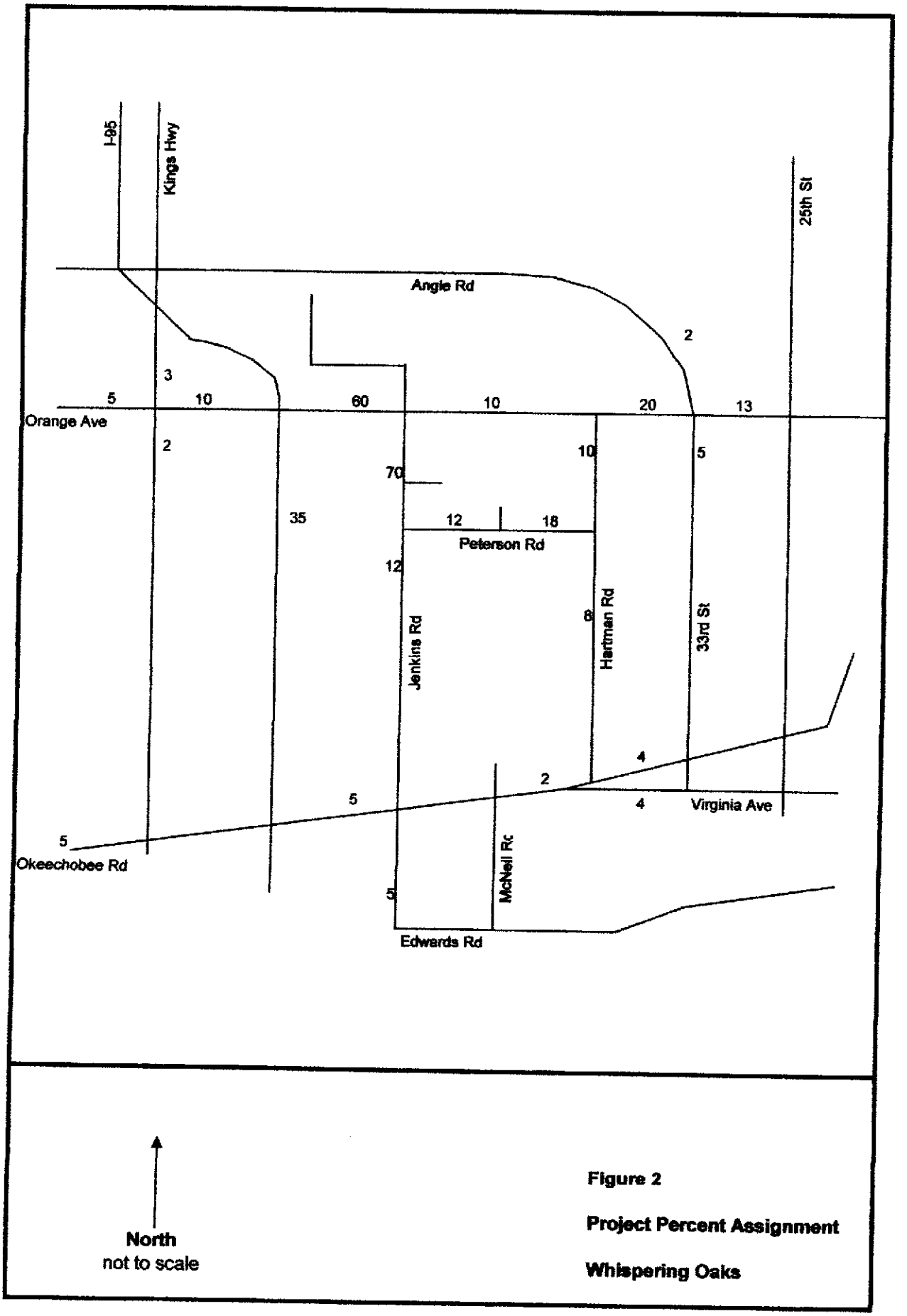
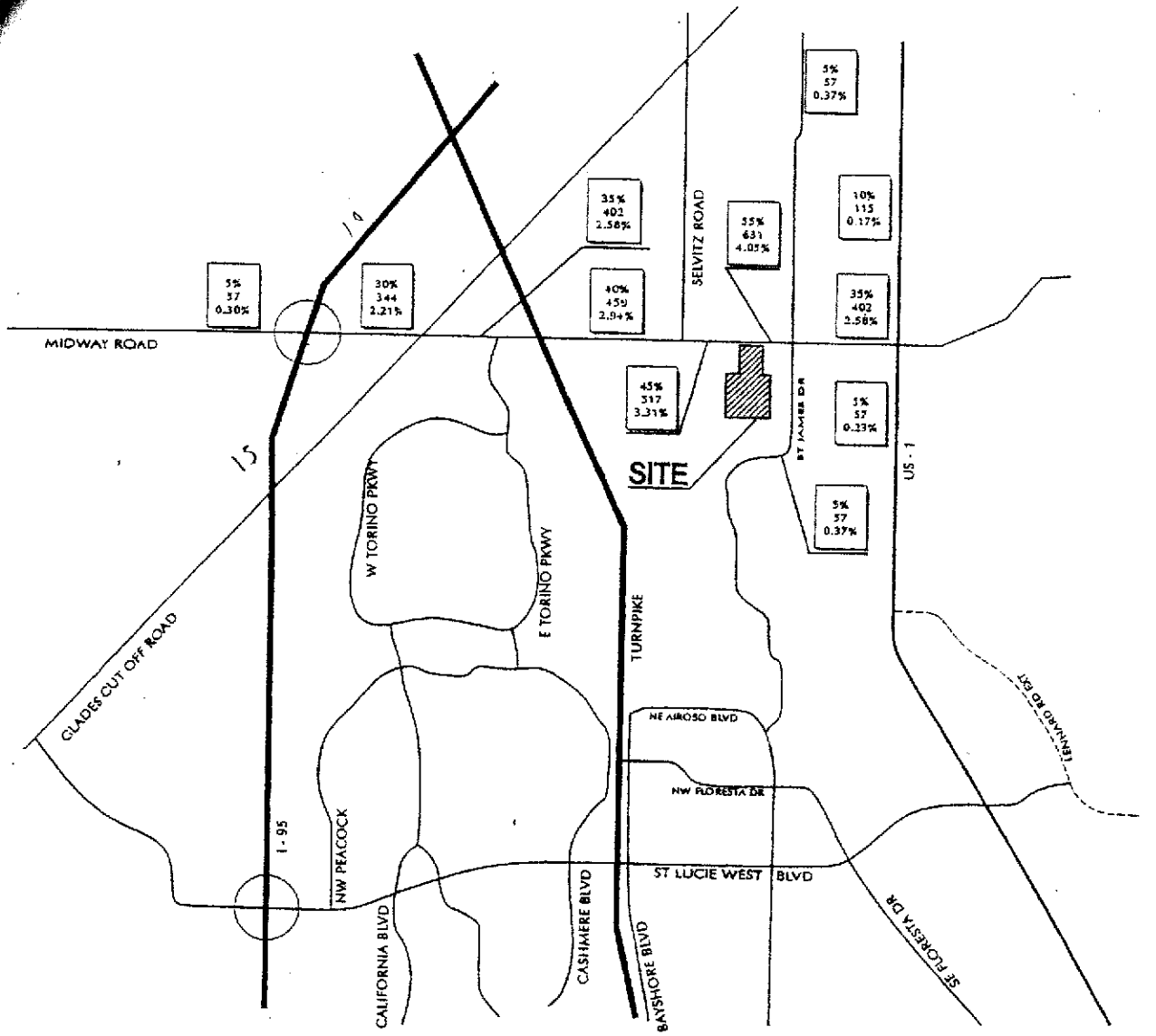


Figure 2

Project Percent Assignment

Whispering Oaks

N.T.S.



LEGEND

30% - PROJECT DISTRIBUTION
344 - DAILY PROJECT TRAFFIC
2.21% - DAILY SERVICE VOLUME

08/12/05
04-225

RAVINIA

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

Exhibit 3
Ravinia
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	120 Dus	9.57 /DU	1,148
TOTALS		120 Dus		1,148

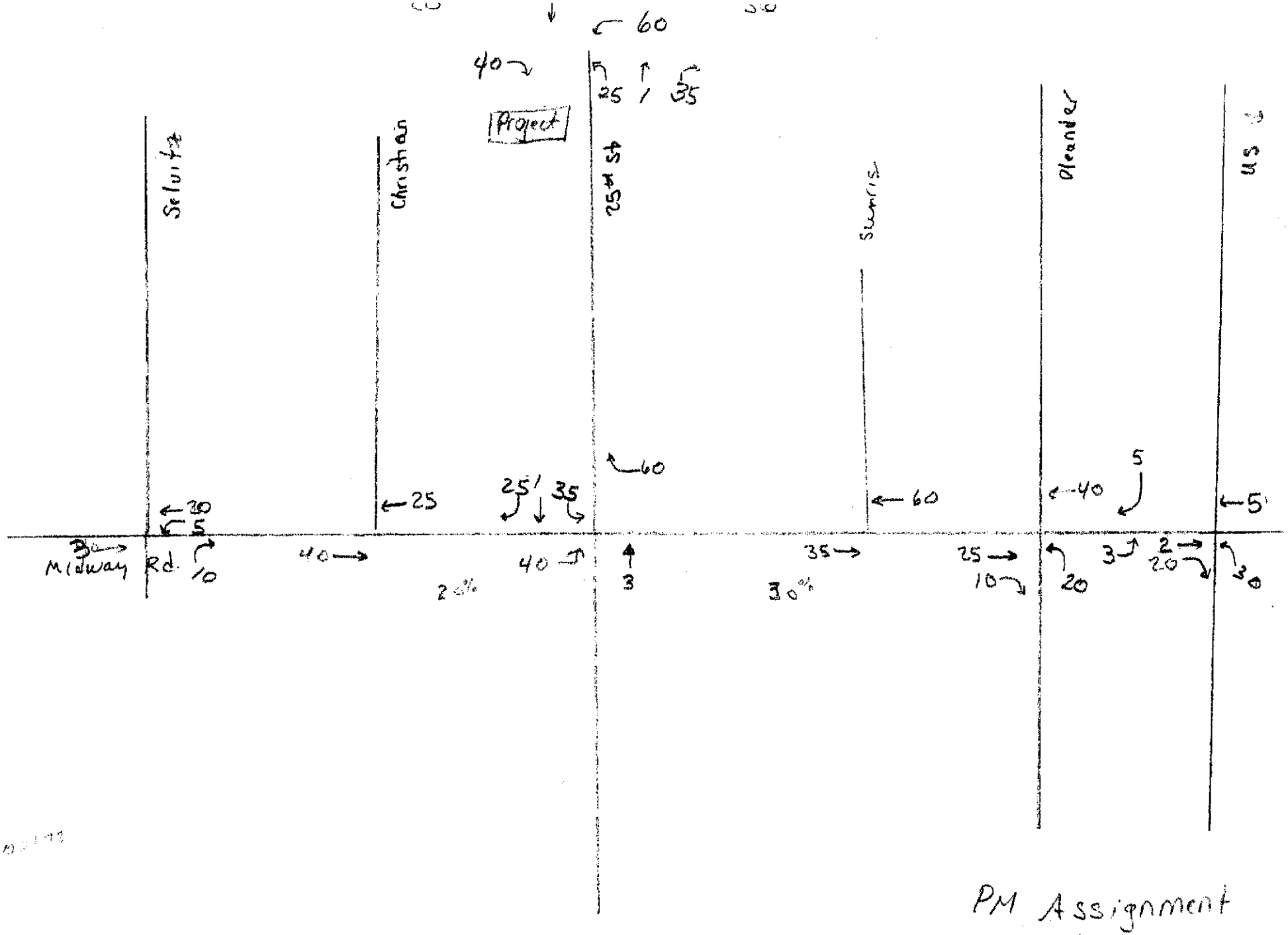
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips		
				In	Out	Total
Residential-Single	210	120 Dus	0.75 /DU (25/75)	22	68	90
TOTALS		120 Dus		22	68	90

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (2)	Total Trips		
				In	Out	Total
Residential-Single	210	120 Dus	1.01 /DU (64/36)	77	44	121
TOTALS		120 Dus		77	44	121

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 7th Edition.



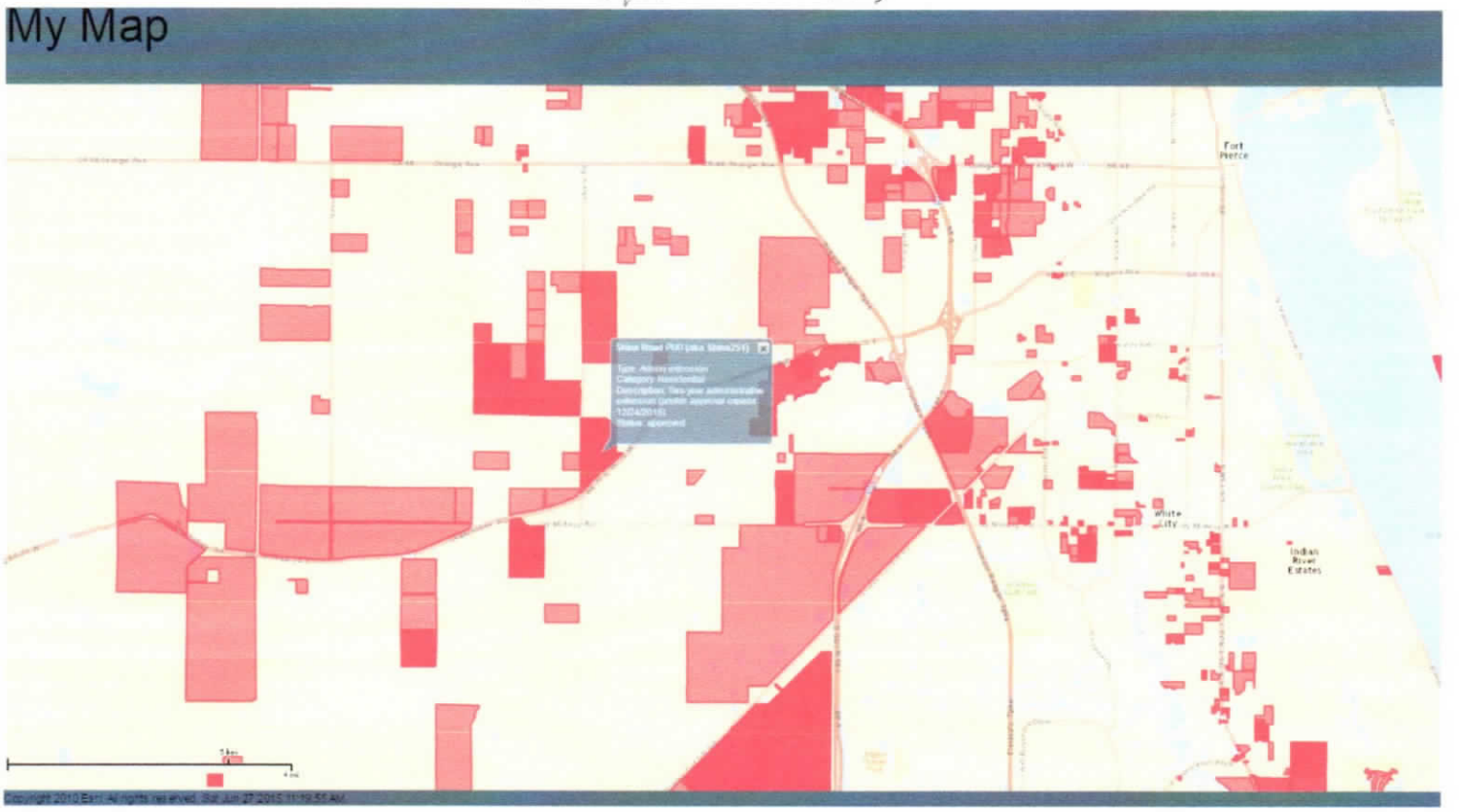
PM Assignment
Frontera
207/122

Shinn Rd Equestrian Staging



D44

Shinn Rd Equestrian Estates



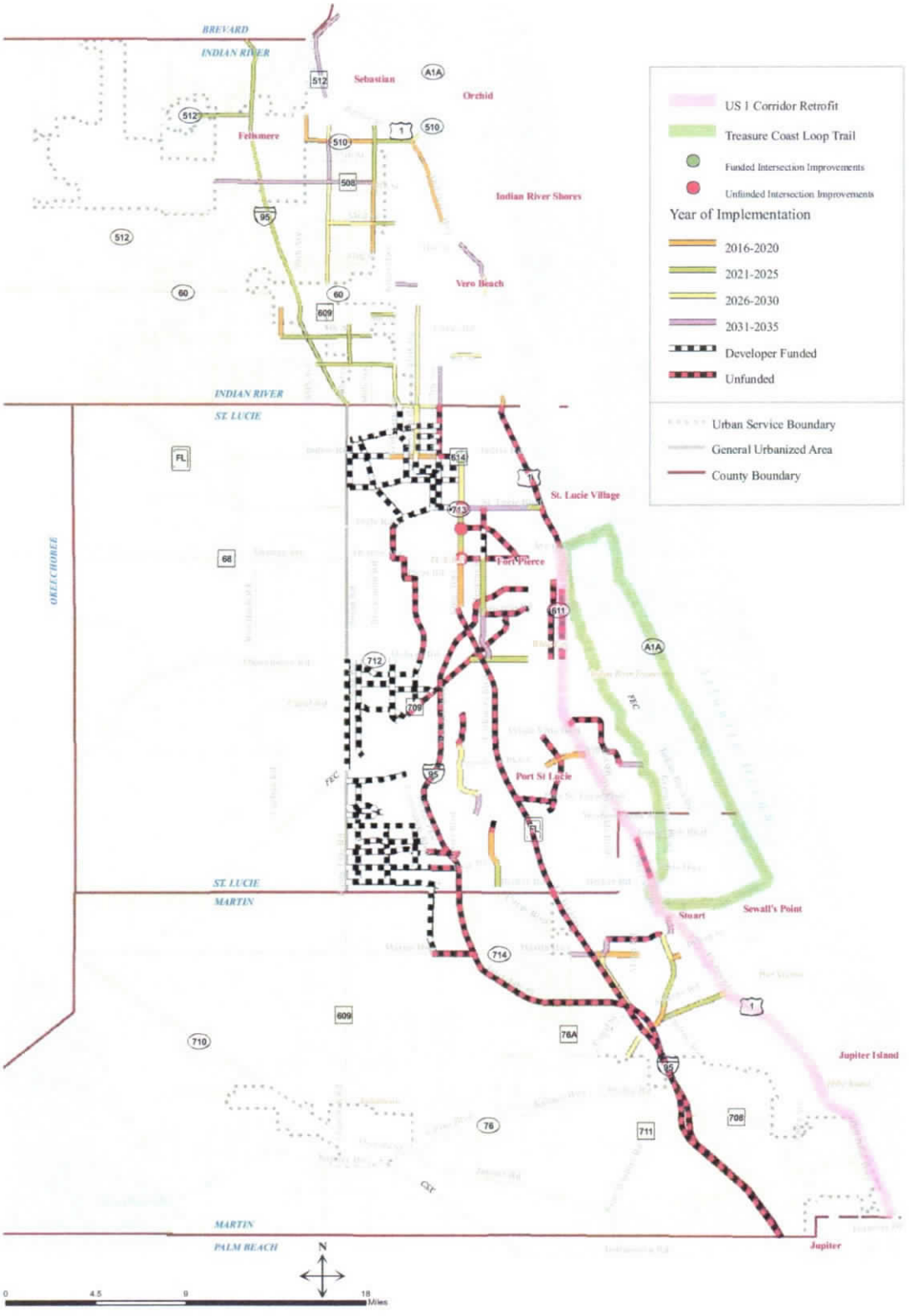
T= .7(x) +9.74 106 SF Dw's

AM 25/75
In/Out

In: 21 AM
Out: 63 AM

PM Ln(T): .9Ln(x) + .51
63/37
In/Out
In: 70 PM
Out: 41 PM

Map C-1
Regional Cost Feasible Plan



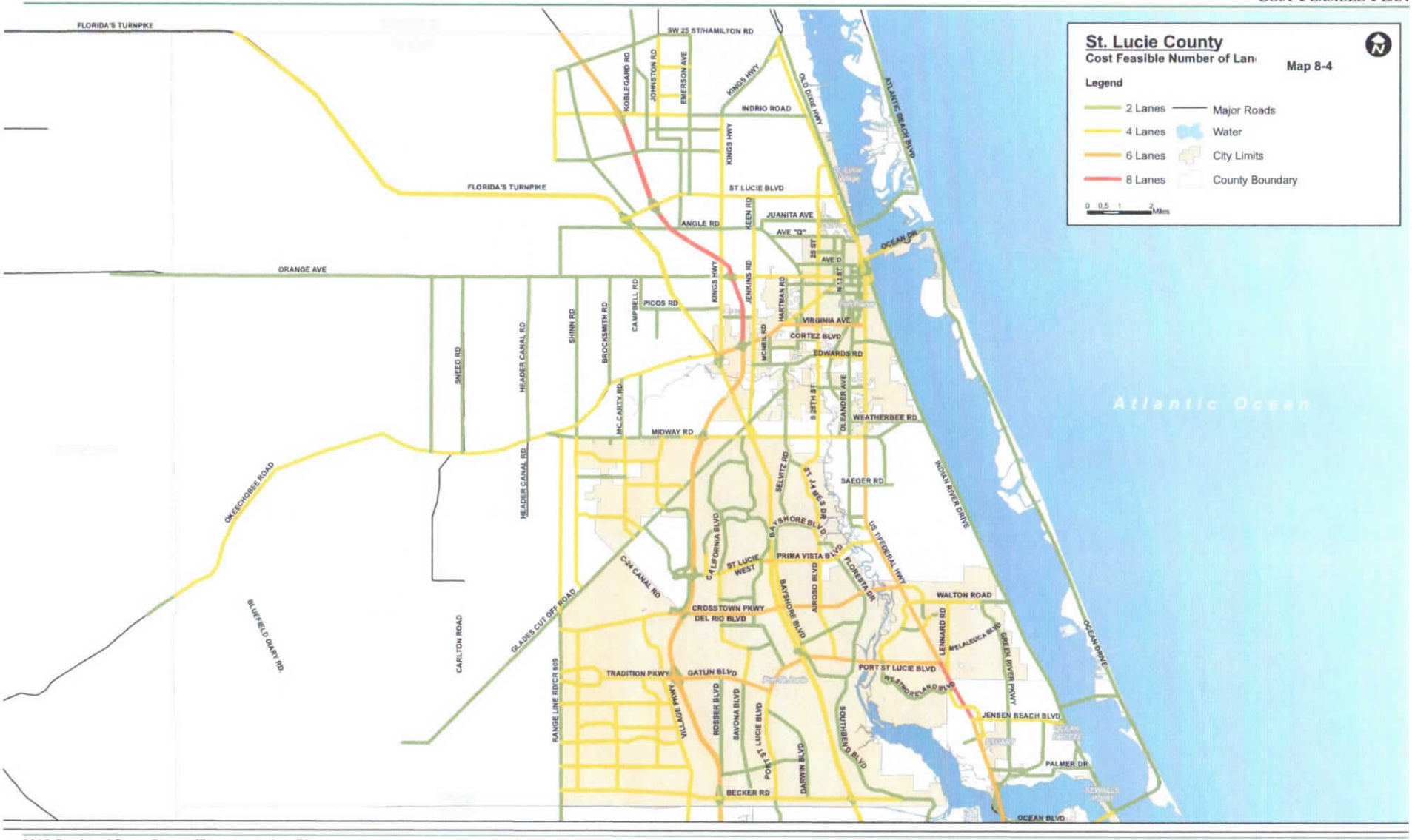

St. Lucie County
Cost Feasible Number of Lan
Map 8-4
Legend
2 Lanes
4 Lanes
6 Lanes
8 Lanes
Major Roads
Water
City Limits
County Boundary
0 0.5 1 2 Miles
FLORIDA'S TURNPIKE
SW 25 ST/HAMILTON RD
KOBLEGARD RD
JOHNSTON RD
EMERSON AVE
KINGS HWY
INDRIO ROAD
OLD DIXIE HWY
ATLANTIC BEACH BLVD
ST LUCIE BLVD
ANGLE RD
KEEN RD
JUANITA AVE
AVE "Q"
OCEAN DR
35 ST
AVE D
N 13 ST
ORANGE AVE
JENKINS RD
HARTMAN RD
PICOS RD
CAMPBELL RD
BROCKSMITH RD
SHINN RD
VIRGINIA AVE
CORTEZ BLVD
MCNEIL RD
EDWARDS RD
SNEED RD
HEADER CANAL RD
S 25TH ST
OLEANDER AVE
WEATHERBEE RD
MC CARTY RD
MIDWAY RD
SAEGER RD
SELVITZ RD
ST JAMES DR
INDIAN RIVER DRIVE
OKEECHOBEE ROAD
BAYSHORE BLVD
US 1/FEDERAL HWY
CALIFORNIA BLVD
ST LUCIE WEST
PRIMA VISTA BLVD
FLORESTA DR
C-24 CANAL RD
AURORA BLVD
WALTON ROAD
CROSSTOWN PKWY
DEL RIO BLVD
LENNARD RD
OCEAN DRIVE
BLUEFIELD DIARY RD
GLADES CUT OFF ROAD
CARLTON ROAD
WELAKEUCA BLVD
GREEN RIVER PKWY
TRADITION PKWY
GATLIN BLVD
PORT ST LUCIE BLVD
NW SHORTLAND BLVD
RANGE LINE RD/CR 609
VILLAGE PKWY
ROSSER BLVD
SAVONA BLVD
PORT ST LUCIE BLVD
SOUTHBEND BLVD
JENSEN BEACH BLVD
DARWIN BLVD
PALMER DR
BECKER RD
OCEAN BLVD
Atlantic Ocean

Table 8-4
St. Lucie TPO Cost Feasible Plan

Non-SIS State Highways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Emerson Rd from Indrio Rd to Indian River Co Line	Widen 2 lanes to 4 lanes						X
Indrio Rd from I-95 Overpass to Emerson Ave	Widen 2 lanes to 4 lanes	X					
Indrio Rd from Emerson Ave to Kings Hwy	Widen 2 lanes to 4 lanes						X
Kings Hwy from Okeechobee Rd to I-95 Overpass	Widen 2 lanes to 4 lanes	X					
Kings Hwy from I-95 Overpass to St. Lucie Blvd.	Widen 2 lanes to 4 lanes		X				
Kings Hwy from St. Lucie Blvd. to Indrio Rd	Widen 2 lanes to 4 lanes			X			
St. Lucie Blvd from Kings Hwy to 25th St	Widen 2 lanes to 4 lanes				X		
St. Lucie Blvd from 25th St to Old Dixie Hwy	Widen 2 lanes to 4 lanes		X				
Orange Ave from Jenkins Rd to 25th Rd	Widen 4 lanes to 6 lanes						X
Orange Ave from Kings Hwy to Jenkins Rd	Widen 4 lanes to 6 lanes						X
US 1 from Midway Rd to Virginia Ave	Widen 4 lanes to 6 lanes						X
US 1	Corridor Retrofit Project	X	X	X	X		
US 1 from Indian River Co Line to Indrio Rd	Widen 4 lanes to 6 lanes						X
US 1 from Indrio Rd to St Lucie Blvd	Widen 4 lanes to 6 lanes						X
US 1 from St Lucie Blvd to Ocean Dr	Widen 4 lanes to 6 lanes						X
Okeechobee Rd from I-95 to Virginia Ave	Widen 6 lanes to 8 lanes						X
Port St. Lucie Blvd from FL Turnpike to Floresta Dr	Widen 6 lanes to 8 lanes						X
Virginia Ave from Okeechobee Rd to 25th St	Widen 6 lanes to 8 lanes						X
Kings Hwy at Indrio Rd	Intersection Improvements	X					

County and Municipal Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Emerson Ave from Immokolee Rd to Indrio Rd	New 2 lane road					X	
Koblegard Rd from E-W Koblegard Rd to SW 25th St/Hamilton Rd	New 2 lane road					X	
New E-W "A" Rd from Koblegard Rd to Kings Hwy	New 2 lane road					X	
New E-W "D" Rd from Citrus Hwy to New N-S "C" Rd	New 2 lane road					X	
New E-W "E" Rd from Citrus Hwy to New N-S "C" Rd	New 2 lane road					X	
New E-W "Koblegard" Rd from Citrus Rd to New N-S "C" Rd	New 2 lane road					X	
New E-W "Russos" Rd from Johnston Rd to Emerson Ave	New 2 lane road					X	
New North Fly-Over from New N-S "C" Rd to Johnston Rd	New 2 lane road					X	
New N-S "C" Rd from I-95 Northern Connector to North Fly-Over	New 2 lane road					X	
South Fly-Over from New N-S "C" Rd to New E-W Koblegard Rd	New 2 lane road					X	
Johnston Rd from Immokolee Rd to Indrio Rd	New 4 lane road					X	
Becker Rd (West) from Range Line Rd to Becker Rd	New 4 lane road					X	

Table 8-4 [Continued]

County and Municipal Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Citrus Hwy from New N-W "D" Rd to New E-W "E" Rd	New 4 lane road					X	
Community Blvd (West) from Parr Dr (West) to Community Blvd	New 4 lane road					X	
Crosstown Pkwy (West) from Range Line Rd to Existing Crosstown	New 4 lane road					X	
E/W 1 from Range Line Rd to Village Pkwy	New 4 lane road					X	
E/W 2 from N/S A to Village Pkwy	New 4 lane road					X	
E/W 3 (West) from Range Line Rd to Village Pkwy	New 4 lane road					X	
E/W 3 (West) from Village Pkwy to Rosser Blvd	New 4 lane road						X
I-95 Northern Connector from Florida Turnpike to Emerson Ave	New 4 lane road					X	
Immokolee Rd from Emerson Ave to Seminole Rd	New 4 lane road					X	
Indrio Rd from Citrus Hwy to I-95	New 4 lane road					X	
Jenkins Rd from Midway Rd to Edwards Rd	New 4 lane road				X		
Jenkins Rd from Orange Ave to Angle Rd	New 4 lane road					X	
N/S A from Becker Rd (West) to Crosstown Pkwy (West)	New 4 lane road					X	
N/S B from Becker Rd (West) to E/W 1	New 4 lane road					X	
New E-W "Sebastian" Rd from Johnston Rd to Emerson Ave	New 4 lane road					X	
New E-W "Tobias" Rd from Johnston Rd to Emerson Ave	New 4 lane road					X	
Parr Dr (West) from Range Line Rd to Village Pkwy	New 4 lane road					X	
Parr Dr (West) from Village Pkwy to Rosser Blvd	New 4 lane road						X
Tradition Pkwy Loop A from Range Line Rd to Tradition Pkwy	New 4 lane road					X	
Tradition Pkwy Loop B from Range Line Rd to Tradition Pkwy	New 4 lane road					X	
Angle Rd from Keen Rd to Orange Ave	Widen 2 lanes to 4 lanes						X
Angle Rd from Kings Hwy to Keen Rd	Widen 2 lanes to 4 lanes						X
California Blvd from St. Lucie West Blvd to Peacock Blvd	Widen 2 lanes to 4 lanes						X
California Blvd from Del Rio Blvd to St. Lucie West Blvd	Widen 2 lanes to 4 lanes			X			
California Blvd from Savona Blvd to Del Rio Blvd	Widen 2 lanes to 4 lanes			X			
Edwards Rd from Jenkins Rd to 25th St	Widen 2 lanes to 4 lanes						X
Floresta Dr from Oakridge Dr to Thornhill Dr	Widen 2 lanes to 4 lanes						X
Floresta Dr from Thornhill Dr to Crosstown Pkwy	Widen 2 lanes to 4 lanes						X
Floresta Dr from Crosstown Pkwy to Prima Vista Blvd	Widen 2 lanes to 4 lanes						X
Glades Cut-Off Rd from Reserve Blvd to Selvitz Rd	Widen 2 lanes to 4 lanes						X
Immokolee Rd from Seminole Rd to Kings Hwy	Widen 2 lanes to 4 lanes					X	
Jenkins Rd from Edwards Rd to Orange Ave	Widen 2 lanes to 4 lanes		X				
Johnston Rd from Indrio Rd to Indian River Co Line	Widen 2 lanes to 4 lanes			X			
Keen Rd from Angle Rd to St. Lucie Blvd	Widen 2 lanes to 4 lanes						X
Midway Rd from Glades Cut-Off Rd to Selvitz Rd	Widen 2 lanes to 4 lanes		X				

Table 8-4 [Continued]

County and Municipal Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
Oleander Ave from Midway Rd to Sunrise Blvd	Widen 2 lanes to 4 lanes						X
Port St. Lucie Blvd from Paar Dr to Darwin Blvd	Widen 2 lanes to 4 lanes	X					
Port St. Lucie Blvd from Darwin Blvd to Gatlin Blvd	Widen 4 lanes to 6 lanes						X
Savona Blvd from Gatlin Blvd to California Blvd	Widen 2 lanes to 4 lanes				X		
Selvitz Rd from Glades Cut-Off Rd to Edwards Rd	Widen 2 lanes to 4 lanes						X
Walton Rd from Lennard Rd to Green River Pkwy	Widen 2 lanes to 4 lanes				X		
Crosstown Parkway from Manth Lane to US 1	New 6 lane bridge	X					
North/Mid-County Project from Midway Rd to I-95 Northern Connector	New 4 lane road						X
Arterial A from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
E/W 5 from McCarty Rd to Glades Cut Off Rd	New 4 lane road					X	
E/W 6 From Shinn Rd to Glades Cut-Off Rd	New 4 lane road					X	
McCarty Rd from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
Newell Rd from Shinn Rd to Arterial A	New 4 lane road					X	
Range Line Rd from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
Shinn Rd from Glades Cut Off Rd to Midway Rd	New 4 lane road					X	
Williams Rd from Shinn Rd to McCarty Rd	New 2 lane road					X	
Village Pkwy Extension from Martin Co Line to Becker Rd	New 4 lane road					X	
Port St. Lucie Blvd from Becker Rd to Parr Dr	Widen 2 lanes to 4 lanes		X				
Kings Hwy at Indrio Rd	Intersection Improvements	X					
Kings Hwy at St. Lucie Blvd	Intersection Improvements						X
Kings Hwy at Angle Rd	Intersection Improvements						X
Kings Hwy at Orange Ave	Intersection Improvements						X
Lennard Road from Walton Rd to Savanna Club Blvd	New 4 lane road						X
Lennard Road from Savanna Club Blvd to US 1	New 2 lane road						X

TMA Funded Roadways

Project	Description	2016-2020	2021-2025	2026-2030	2031-2035	Developer Funded	Unfunded
US 1	Corridor Retrofit Project	X	X	X	X		
Johnston Rd from Indrio Rd to Indian River Co Line	Widen 2 lanes to 4 lanes			X			
Indrio Rd from I-95 Overpass to Emerson Ave	Widen 2 lanes to 4 lanes	X					
Congestion Management Strategies	CMP Funds	X	X	X	X		
Livable Communities Initiative	LCI Projects	X	X	X	X		
Midway Rd from Selvitz Rd to 25th St	Widen 2 lanes to 4 lanes		X				
Treasure Coast Loop Trail Project	Bicycle and Pedestrian Trail				X		
Kings Hwy at Indrio Rd	Intersection Improvements	X					
Savona Blvd from Gatlin Blvd to California Blvd	Widen 2 lanes to 4 lanes				X		

Table 2-1 Local Roadway System

Local Name	Location	Federal Functional Classification
7th Street South		Urban Collector
13th Street South		Urban Collector
13th Street North		Urban Collector
25th Street North		Urban Principle Arterial
25th Street South		Urban Principle Arterial
25th Street South /		Urban Principle Arterial
Airoso Blvd		Urban Principle Arterial
Angle Rd	W. of Johnston Rd	Urban Collector
	W. of Kings Hwy	Urban Local
	E. of Kings Hwy	Urban Minor Arterial
Avenue D	E. of 25th St	Urban Collector
	W. of 25th St	Urban Collector
Bayshore Blvd		Urban Minor Arterial
Becker Rd	E. of Florida's Turnpike	Urban Minor Arterial
	W. of Florida's Turnpike	Urban Principle Arterial
Bell Ave		Urban Collector
California Blvd	W. of Savona Blvd	Urban Minor Arterial
	E. of Savona Blvd	Urban Collector
Cashmere Blvd		Urban Collector
Citrus Ave		Urban Collector
Darwin Blvd		Urban Collector
Del Rio Blvd		Urban Collector
Delaware Ave		Urban Collector
East Torino Pkwy	N. of N. Torino Pkwy	Urban Minor Arterial
	S. of N. Torino Pkwy	Urban Collector
Edwards Rd		Urban Minor Arterial
Emerson Ave	N. of Indrio Rd	Urban Minor Arterial
	S. of Indrio Rd	Urban Local
Farmer's Market Rd		Urban Collector
Floresta Dr	W. of Airoso Blvd	Urban Collector
	E. of Airoso Blvd	Urban Minor Arterial
Florida's Turnpike		Urban Principle Arterial - Freeway

Local Name	Location	Federal Functional Classification
Fort Pierce Blvd		Urban Collector
Gatlin Blvd		Urban Principle Arterial
Georgia Ave		Urban Collector
Glades Cut-Off Rd	E. of Rangeline Rd	Urban Minor Arterial
	W. of Rangeline Rd	Rural Major Collector
Green River Pkwy		Urban Collector
Header Canal Rd		Rural Major Collector
Indian River Dr	N. of Citrus Ave	Urban Collector
	S. of Citrus Ave	Urban Minor Arterial
Indrio Rd	W. of Kings Hwy	Urban Principle Arterial
	E. of Kings Hwy	Urban Minor Arterial
Interstate 95		Urban Principle Arterial - Interstate
Jenkins Rd South		Urban Minor Arterial
Johnston Rd		Urban Collector
Juanita Ave		Urban Collector
Keen Rd		Urban Collector
Kings Hwy North	N. of Indrio Rd	Urban Collector
	S. of Indrio Rd	Urban Principle Arterial
Kings Hwy South		Urban Principle Arterial
Lennard Rd		Urban Minor Arterial
Mariposa Ave		Urban Collector
Midport Rd		Urban Minor Arterial
Midway Rd East		Urban Minor Arterial
Midway Rd West	W. of McCarty Rd	Rural Principle Arterial
	E. of McCarty Rd	Urban Principle Arterial
Morningside Blvd	E. of Westmoreland Blvd	Urban Collector
	W. of Westmoreland Blvd	Urban Local
Okeechobee Rd	W. of McCarty Rd	Rural Principle Arterial
	E. of McCarty Rd	Urban Principle Arterial
	N. of Virgina Ave	Urban Minor Arterial
Old Dixie Hwy		Urban Minor Arterial
Oleander Ave	N. of Kitterman	Urban Minor Arterial
	S. of Kitterman Rd	Urban Collector
Orange Ave	W. of Keen Rd	Urban Minor Arterial
	E. of Keen Rd	Urban Principle Arterial
	E. of US 1 North	Urban Collector
Paar Drive	E. of Darwin Blvd	Urban Local
	W. of Darwin Blvd	Urban Collector
Port St Lucie Blvd		Urban Principle Arterial
Prima Vista Blvd		Urban Principle Arterial

Local Name	Location	Federal Functional Classification
Range Line Rd		Urban Minor Arterial
Rio Mar Dr		Urban Collector
SR A1A North		Urban Minor Arterial
SR A1A South		Urban Minor Arterial
Savage Blvd		Urban Collector
Savannah Rd		Urban Collector
Savona Blvd		Urban Minor Arterial
Shinn Rd		Rural Major Collector
Sneed Rd		Rural Major Collector
Southbend Blvd	S. of Floresta Dr	Urban Minor Arterial
St Lucie Blvd	W. of US-1	Urban Minor Arterial
	E. of US-1	Urban Collector
St Lucie West Blvd		Urban Principle Arterial
St. James Dr		Urban Principle Arterial
Sunrise Blvd	N. of Oleander Ave	Urban Minor Arterial
	S. of Oleander Ave	Urban Collector
Tiffany Ave		Urban Collector
US 1 North		Urban Principle Arterial
US 1 South		Urban Principle Arterial
Virginia Ave		Urban Principle Arterial
Walton Rd		Urban Minor Arterial
Weatherbee Rd		Urban Collector
West Torino Pkwy		Urban Minor Arterial
Westmoreland Blvd		Urban Collector

Strategic Intermodal System (SIS) Facilities

In 2003, the Strategic Intermodal System was established through Florida legislation. The state sets level of service standards for the SIS facilities. It is strongly recommended by the Florida Department of Transportation (FDOT) that local governments involve the FDOT in development review process at an early stage if the proposed development impacts any SIS facility.

A list of all designated and emerging SIS facilities in St. Lucie County are shown in Table 2-2.

Table 5
City of Port St. Lucie Roadways
2025 Classification

Roadway	From	To	Functional Classification	Existing Lanes	Proposed Lanes
Airoso Boulevard	St. James Drive	Prima Vista Boulevard	U-PA	4	-
Airoso Boulevard	Prima Vista Boulevard	Port St. Lucie Boulevard	U-PA	4	-
Alcantarra Boulevard	Savona Boulevard	Port St. Lucie Boulevard	U-COLL	2	-
Bayshore Boulevard	St. James Drive	Selvitz Road	U-PA	2	-
Bayshore Boulevard	Selvitz Road	Prima Vista Boulevard	U-PA	2	-
Bayshore Boulevard	Prima Vista Boulevard	Port St. Lucie Boulevard	U-PA	4	-
Bayshore Boulevard	Port St. Lucie Boulevard	Oakridge Boulevard	U-MA	2	4
Bayshore Boulevard	St. Lucie West Boulevard	Selvitz Road	U-PA	2	4
Becker Road	Range Line Road	N/S A	U-PA	-	2
Becker Road	Range Line Road	N/S A	U-PA	2	4
Becker Road	N/S A	I-95	U-PA	-	4
Becker Road	I-95	Florida Turnpike	U-PA	2	4
Becker Road	N/S AB	Rosser Boulevard	U-PA	4	6
Becker Road	Florida Turnpike	Via Tesoro	U-PA	4	-
Becker Road	Via Tesoro	Gilson Road	U-PA	2	4
Becker Road/I-95 Interchange	-	-	FHS	-	-
Biltmore Street	S. Macedo Boulevard	Thornhill Drive	U-COLL	2	-
California Boulevard	West Torino Parkway	St. Lucie West Boulevard	U-MA	2	-
California Boulevard	St. Lucie West Boulevard	Crosstown Parkway	U-PA	2	4
Cameo Boulevard	Crosstown Parkway	Port St. Lucie Boulevard	U-COLL	2	-
Cane Slough Road	U.S. 1	Lennard Road	U-PA	4	-
Cashmere Boulevard	East Torino Parkway	St. Lucie West Boulevard	U-PA	2	-
Cashmere Boulevard	St. Lucie West Boulevard	Crosstown Parkway	U-PA	2	4
Cashmere Boulevard	Crosstown Parkway	Del Rio Boulevard	U-MA	2	-
Commerce Center Parkway	North City Limit	Crosstown Parkway	U-PA	4	-
Community Boulevard	Westcliffe Lane	Tradition Parkway	U-PA	4	-
Community Boulevard	Tradition Parkway	E/W 1 (WATS)	U-PA	-	4
Community Boulevard	E/W 1 (WATS)	Becker Road	U-PA	-	2
Community Boulevard	E/W 1 (WATS)	Becker Road	U-PA	2	4
Crosstown Parkway	Range Line Road	N/S A	U-PA	-	4
Crosstown Parkway	N/S A	Village Parkway	U-PA	-	4
Crosstown Parkway	Village Parkway	I-95	U-PA	-	6
Crosstown Parkway/I-95 Interchange	-	-	FHS	-	-
Crosstown Parkway	I-95	Cashmere Boulevard	U-PA	-	6
Crosstown Parkway	Cashmere Boulevard	Bayshore Boulevard	U-PA	6	-
Crosstown Parkway	Bayshore Boulevard	Manth Lane	U-PA	-	6
Crosstown Parkway	Manth Lane	U.S. 1	U-PA	-	6
Darwin Boulevard	Becker Road	Port St. Lucie Boulevard	U-PA	2	-
Del Rio Boulevard	McKenzie Street	California Boulevard	U-MA	2	-
Del Rio Boulevard	California Boulevard	Port St. Lucie Boulevard	U-PA	2	-
E/W 1 (WATS)	Range Line Road	Community Boulevard	U-PA	-	2
E/W 1 (WATS)	Community Boulevard	Village Parkway	U-PA	-	4
E/W 1 (WATS)	N/S B	Community Boulevard	U-PA	2	4
E/W 2 (WATS)	N/S A (WATS)	Village Parkway	U-COLL	-	2
E/W 3 (WATS)	Range Line Road	N/S A (WATS)	U-PA	-	2
E/W 3 (WATS)	Community Boulevard	Rosser Boulevard	U-PA	-	2
E/W 3 (WATS)	N/S A (WATS)	Community Boulevard	U-PA	-	2
E/W 3 (WATS)	N/S A (WATS)	Rosser Boulevard	U-PA	2	4
E/W 3 (WATS)	Village Parkway	Rosser Boulevard	U-PA	4	6
E/W 5 (WATS)	McCarty Road	Glades Cut-Off Road	U-COLL*	-	2-4*
E/W 6 (WATS)	N/S A	Glades Cut-Off Road	U-PA/U-COLL*	-	2*
Fern Lake Avenue	Crosstown Parkway	Westcliffe Lane	U-COLL	-	2
Fern Lake Avenue	Westcliffe Lane	Tradition Parkway	U-COLL	-	2
Floresta Drive	Bayshore Boulevard	Prima Vista Boulevard	U-COLL	2	-
Floresta Drive	Prima Vista Boulevard	Port St. Lucie Boulevard	U-PA	2	-
Floresta Drive	Port St. Lucie Boulevard	Southbend Boulevard	U-PA	2	-

Table 5
City of Port St. Lucie Roadways
2025 Classification

Roadway	From	To	Functional Classification	Existing Lanes	Proposed Lanes
Florida Turnpike	North City Limit	St. Lucie/Martin County Line	FIHS	4	-
Gatlin Boulevard	I-95	Port St. Lucie Boulevard	U-PA	6	-
Glades Cut-Off Road	Midway Road	Range Line Road	U-PA	2	-
Gowin Drive	Port St. Lucie Boulevard	Westmoreland Boulevard	U-COLL	2	-
Grand Drive	Jennings Road	Walton Road	U-COLL	2	-
Green River Parkway	Walton Road	Martin County Line	U-MA	2	-
Heatherwood Boulevard	California Boulevard	Cashmere Boulevard	U-MA	2	-
Hillmoor Drive	Tiffany Avenue	Lennard Road	U-COLL	2	-
I-95	North City Limit	St. Lucie/Martin County Line	FIHS	6	-
Import Drive	Salvatalma Boulevard	Gatlin Boulevard	U-COLL	2	-
Indian River Drive	North City Limit	Walton Road	U-MA	2	-
Jennings Road	U.S. 1	Lennard Road	U-MA	4	-
Lennard Road	Walton Road	U.S. 1	U-PA	4	-
Lennard Road	North City Limit	Walton Road	U-MA	2	-
LTC Parkway	Midway Road	Glades Cut-Off Road	U-PA	-	4-6*
Lyngate Drive	Midport Road	U.S. 1	U-MA	2	-
Manville Drive	Selvitz Road	St. James Drive	U-COLL	2	-
Mariposa Avenue	Lennard Road	Calais Street	U-COLL	2	-
McCarty Road (SLC)	Midway Road	Glades Cut-Off Road	U-PA/U-COLL*	-	2-4*
Melaleuca Boulevard	Lennard Road	Green River Parkway	U-PA	2	-
Morningside Boulevard	Lyngate Drive	River Vista Drive	U-COLL	2	-
N/S A (WATS)	E/W 3 (WATS)	Becker Road	U-PA	-	2
N/S A (WATS)	Tradition Parkway	E/W 1 (WATS)	U-PA	-	4
N/S A (WATS)	E/W 1 (WATS)	E/W 3 (WATS)	U-PA	-	2
N/S A (WATS)	E/W 1 (WATS)	Becker Road	U-PA	-	4
N/S A (WATS)	Midway Road	Glades Cut-Off Road	U-PA	-	2-4*
N/S A (WATS)	Glades Cut-Off Road	Crosstown Parkway	U-PA	-	2-4*
N/S A (WATS)	Crosstown Parkway	Tradition Parkway	U-PA	-	2-4*
N/S AB (WATS)	Paar Drive	Becker Road	U-MA	-	4
N/S B (WATS)	Paar Drive	Becker Road	U-COLL	-	2
N/S B (WATS)	E/W 1 (WATS)	Paar Drive	U-PA	-	4
N/S BC (WATS)	Becker Road	Paar Dr.	U-MA	-	4
Newell Road (SLC)	N/S A	LTC Parkway	U-PA/U-COLL*	-	2-4*
North Macedo Boulevard	Selvitz Road	Bayshore Boulevard	U-COLL	2	-
Oakridge Boulevard	Bayshore Boulevard	Southbend Boulevard	U-MA	2	4
Paar Drive	Range Line Road	N/S A (WATS)	U-PA	-	2
Paar Drive	N/S A (WATS)	Village Parkway	U-PA	-	4
Paar Drive	Village Parkway	Rosser Boulevard	U-PA	-	6
Paar Drive	Rosser Boulevard	Savona Boulevard	U-PA	2	4
Paar Drive	Savona Boulevard	Port St. Lucie Boulevard	U-PA	2	4
Peacock Boulevard	Cashmere Boulevard	University Boulevard	U-PA	2	-
Peacock Boulevard	University Boulevard	St. Lucie West Boulevard	U-PA	4	-
PGA Roadway System (PGA DRI)	Glades Cut-Off Road	Crosstown Parkway	U-PA	-	2-4*
Port St. Lucie Boulevard	Turnpike Overpass	Gatlin Boulevard	U-PA	6	-
Port St. Lucie Boulevard	Gatlin Boulevard	Darwin Boulevard	U-PA	6	-
Port St. Lucie Boulevard	Darwin Boulevard	Paar Drive	U-PA	2	4
Port St. Lucie Boulevard	Darwin Boulevard	Tradition Parkway (Gatlin Blvd.)	U-PA	2	6
Port St. Lucie Boulevard	Paar Drive	Becker Road	U-PA	2	-
Port St. Lucie Boulevard	Becker Road	St Lucie County/Martin County Line	U-PA	4	2-4
Port St. Lucie Boulevard	Turnpike Overpass	U.S. 1	U-PA	6	-
Prima Vista Boulevard	Turnpike Overpass	Airoso Boulevard	U-PA	4	-
Prima Vista Boulevard	Airoso Boulevard	Floresta Drive	U-PA	6	-
Prima Vista Boulevard	Floresta Drive	U.S. 1	U-PA	4	-
Range Line Road (SLC)	Midway Road	St. Lucie County/Martin Line	U-PA	2	4
Rosser Boulevard	Gatlin Boulevard	Andalusia Road	U-COLL	2	4
Rosser Boulevard	Andalusia Road	Becker Road	U-COLL	2	4
Savage Boulevard	Import Drive	Gatlin Boulevard	U-COLL	2	-

Table 5
City of Port St. Lucie Roadways
2025 Classification

Roadway	From	To	Functional Classification	Existing Lanes	Proposed Lanes
Savona Boulevard	Becker Road	California Boulevard	U-PA	2	-
Selvitz Road	Midway Road	Menville Drive	U-PA	2	-
South Macedo Boulevard	Bayshore Boulevard	Thornhill Drive	U-COLL	2	-
Southbend Boulevard	Floresta Drive	Becker Road	U-PA	2	-
St. James Drive	North City Limit	Airoso Boulevard	U-PA	4	-
St. Lucie West Boulevard/I-95 Interchange	-	-	FIHS	2	8
St. Lucie West Boulevard	Peacock Boulevard	California Boulevard	U-PA	4	6
St. Lucie West Boulevard	Cashmere Boulevard	Turnpike Overpass	U-PA	6	-
St. Lucie West Boulevard	California Boulevard	Cashmere Boulevard	U-PA	4	6
Thornhill Drive	Bayshore Boulevard	Floresta Drive	U-MA	2	-
Tiffany Avenue	U.S. 1	Burning Lane	U-COLL	4	-
Tiffany Avenue	Burning Lane	Grand Drive	U-COLL	2	-
Torino Parkway	Torino Parkway	Midway Road	U-MA	2	-
Tradition Parkway	Range Line Road	N/S A	U-PA	-	4
Tradition Parkway	N/S A	Community Boulevard	U-PA	-	4
Tradition Parkway	Community Boulevard	I-95	U-PA	4	-
Tradition Parkway	Village Parkway	I-95	U-PA	4	6
Tulip Boulevard	Port St. Lucie Boulevard	Port St. Lucie Boulevard	U-MA	2	-
U.S. 1	North City Limit	Port St. Lucie Boulevard	U-PA	6	-
U.S. 1	Port St. Lucie Boulevard	St. Lucie/Martin County Line	U-PA	8	-
Veterans Memorial Parkway	U.S. 1	Port St. Lucie Boulevard	U-PA	4	-
Village Green Drive	U.S. 1	Walton Road	U-PA	4	-
Village Green Drive	Walton Road	Tiffany Avenue	U-PA	2	-
Village Parkway	Westcliffe Lane	Tradition Parkway	U-PA	4	6
Village Parkway	Crosstown Parkway	Westcliffe Lane	U-PA	-	4
Village Parkway	Crosstown Parkway	Westcliffe Lane	U-PA	4	6
Village Parkway	Tradition Parkway	E/W 1 (WATS)	U-PA	4	6
Village Parkway	Westcliffe Lane	Tradition Parkway	U-PA	4	-
Village Parkway	Tradition Parkway	Becker Road	U-PA	-	4
Village Parkway	E/W 1 (WATS)	Becker Road	U-PA	4	6
Walton Road	U.S. 1	Village Green Drive	U-PA	2	4
Walton Road	Village Green Drive	Lennard Road	U-PA	2	-
Walton Road	Lennard Road	Green River Parkway	U-PA	2	-
Walton Road	Green River Parkway	Indian River Drive	PSL	2	-
Westcliffe Lane	N/S A (WATS)	Fern Lake Avenue	U-PA	-	2
Westcliffe Lane	Fern Lake Avenue	Village Parkway	U-PA	4	-
Westmoreland Boulevard	U.S. 1	River Park Entrance	U-MA	2	-
Westmoreland Boulevard	River Park Entrance	Port St. Lucie Boulevard	U-MA	2	4
Williams Road (SLC)	Range Line Road	McCarty Road	U-COLL	-	2-4*

Midway Road is a St. Lucie County road located just north of the City of Port St. Lucie boundaries.
The City's adopted Level of Service is 'D' for Collector Roadways and 'E' for minor and major arterial roadways.
*To be determined upon completion of a detailed traffic study.
***All lanes are through lanes.

PSL = City of Port St. Lucie
SLC = St. Lucie County
PRV = Private
FDOT= Florida Department of Transportation
TA = Turnpike Authority
WATS= Western Area Traffic Study
U-PA = Urban Primary Arterial
U-MA = Urban Minor Arterial
U-COLL= Urban Collector
FIHS = Florida Interstate Highway System (limited Access)

Revised: 9/25/2008

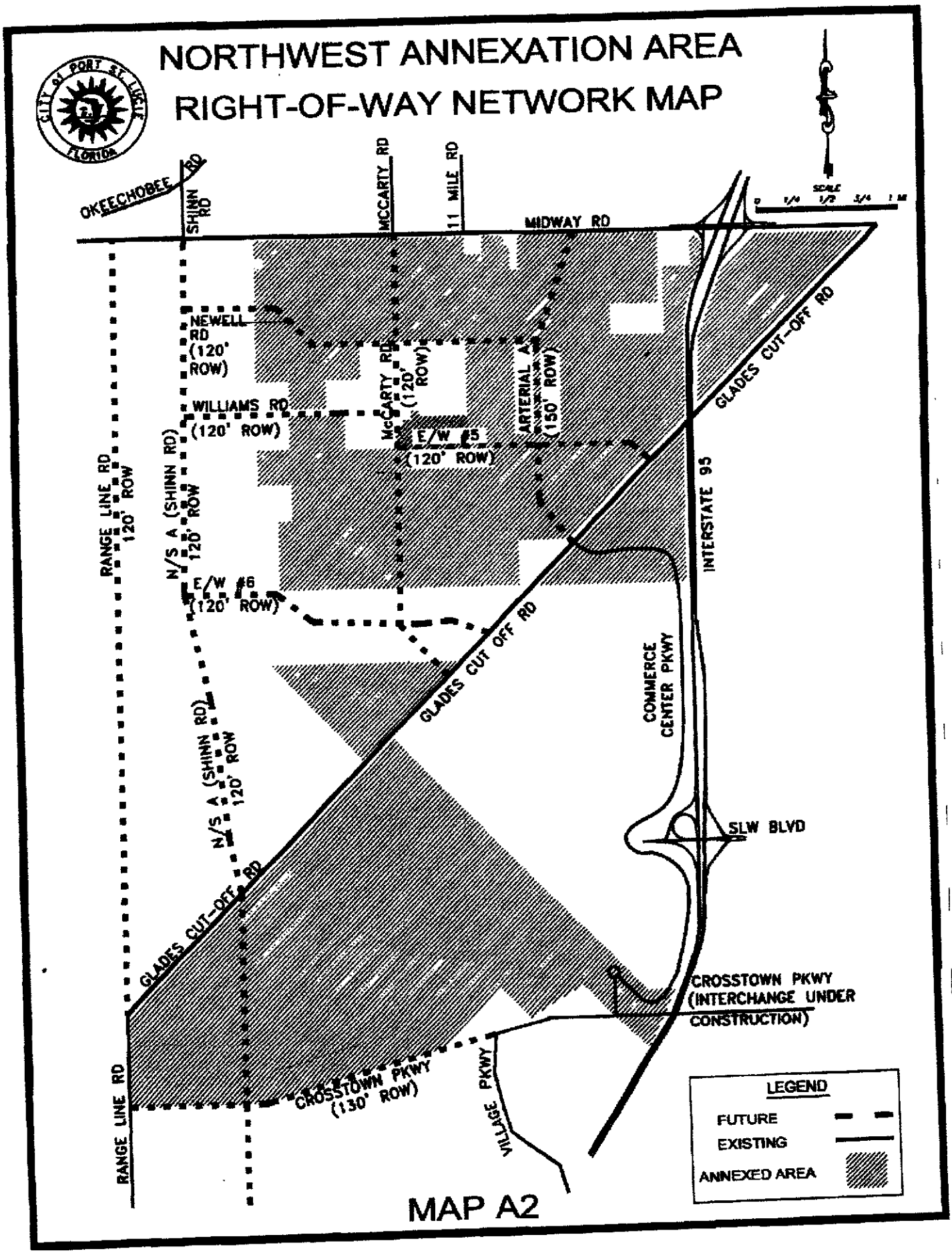

NORTHWEST ANNEXATION AREA
RIGHT-OF-WAY NETWORK MAP
CITY OF PORT ST. LUCIE FLORIDA
OKEECHOBEE RD
SHINN RD
McCARTY RD
11 MILE RD
MIDWAY RD
SCALE
0 1/4 1/2 3/4 1 MI
NEWELL RD (120' ROW)
WILLIAMS RD (120' ROW)
McCARTY RD (120' ROW)
E/W #5 (120' ROW)
ARTERIAL A (150' ROW)
GLADES CUT-OFF RD
INTERSTATE 95
RANGE LINE RD 120' ROW
N/S A (SHINN RD) 120' ROW
E/W #6 (120' ROW)
GLADES CUT OFF RD
COMMERCE CENTER PKWY
SLW BLVD
N/S A (SHINN RD) 120' ROW
GLADES CUT-OFF RD
CROSSTOWN PKWY (INTERCHANGE UNDER CONSTRUCTION)
RANGE LINE RD
CROSSTOWN PKWY (130' ROW)
VILLAGE PKWY
LEGEND
FUTURE
EXISTING
ANNEXED AREA
MAP A2

Table A2

City of Port St. Lucie Roadways
(Western Study Area)

2025 Classification

ROADWAY	FROM	TO	FUNCTIONAL CLASSIFICATION	LOS *	RESPONSIBLE AGENCY
Becker Road	Gilson Road	Rosser Boulevard	U-PA	E	PSL
Paar Rd. (E/W #4)	Range Line Road	Rosser Boulevard	U-PA	E	PSL
E/W #3	Range Line Road	Rosser Boulevard.	U-PA	E	PSL
E/W #2	E/W #3	Village Parkway	U-COLL	D	PSL
E/W #1	Range Line Road	Village Parkway	U-PA	E	PSL
Tradition Parkway	Range Line Road	I-95	U-PA	E	PSL
Crosstown Parkway	Range Line Road	I-95	U-PA	E	PSL
Glades Cut-Off Road	Range Line Road	I-95	U-PA	E	PSL
Range Line Road	Becker Road	Glades Cut-Off Road	U-PA	E	PSL
N/S "A"	Becker Road	Glades Cut-Off Road	U-PA	E	PSL
N/S "B"	Becker Road	E/W #1	U-PA	E	PSL
Commerce Center Parkway	St. Lucie West Blvd.	Glades Cut-Off Road	U-PA	E	PSL
Commerce Center Parkway	Crosstown Parkway	St. Lucie West Boulevard	U-PA	E	PSL
Village Parkway	Becker Road	Crosstown Parkway	U-PA	E	PSL
Rosser Boulevard	Becker Road	Gatlin Boulevard	U-PA	E	PSL

*LOS based on current adopted 2002 standards
**Existing operating LOS provided by MPO, FDOT, and PSL Engineering Department (MPO TIP dated June 2004).
***All Lanes are through lanes

SLC = St. Lucie County
PSL = City of Port St. Lucie

U-PA = Urban Primary Arterial
U-COLL = Urban Collector

FDOT = Florida Department of Transportation

Property Identification

Site Address:	Glades Cut-Off
Parcel ID:	3302-702-0001-000-8
Account #:	174117
Map ID:	33/02S
Use Type:	6000
Zoning:	
City/County:	Port Saint Lucie



Ownership

Centex Homes

24311 Walden Center Dr Ste 300
Bonita Springs, FL 34134

Legal Description

LTC RANCH RESIDENTIAL PLAT 1 (PB 58-37) TRACT A (2055.14 AC) (OR 2507-2834: 2507-2837)

Current Values

Just/Market Value:	$14,694,256
Assessed Value:	$3,251,817
Exemptions:	$0
Taxable Value:	$3,251,817

7150/acre
x 20%
8580/acre

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	2055.14
Land Size (SF):	89,521,681

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Identification

Site Address:	TBD
Parcel ID:	3302-212-0001-000-4
Account #:	156019
Map ID:	33/02N
Use Type:	6000
Zoning:	PNRD - CO
City/County:	Fort Pierce



Ownership

Willow Lakes Llc

433 South Main St Ste 300
West Hartford, CT 06110

Legal Description

2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 3 2622 FT TO E R/W LI OF NSLRWCD CANAL NO. 93, TH S 00 02 49 W ALG E R/W LI 52.50 FT TO N R/W LI OF 200 FT FP&L ESMT AND POB,TH S 89 46 35 ALG N R/W LI 1026.62 FT TO E R/W LI OF 60 FT FP&L ESMT,TH S 32 18 17 E ALG E R/W LI 1746.02 FT,TH N 61 15 41 E 335.12 FT,TH N 31 56 28 E 78.35 FT,TH N 02 37 14 E 332.85 FT,TH N 85 17 03 E 146.97 FT,TH N 53 57 44 E 58.71 FT,TH N 01 56 01 E 142.19 FT,TH N 62 33 43 E 139.15 FT TO CURVE CONC NW,R OF 335 FT,TH NELY ALG ARC 365.79 FT,TH N 00 00 00 W 142.46 FT,TH S 89 50 50 E 1811.20 FT TO CURVE CONC SW,R OF 150 FT,TH SELY ALG ARC 308.52 FT,TH S 27 59 51 W 671.72 FT,TH S 56 07 55 E 323.59 FT TO W R/W LI OF I-95,TH S 32 49 14 W ALG W R/W LI 346.97 FT,TH S 44 46 35 W 339.92 FT,TH N 00 04 30 E 99.51 FT,TH S 44 46 35 W 236.51 FT, TH N 00 04 43 E 535.111 FT, TH S 89 59 23 W 166.33 FT, TH S 00 04 55 W 680.33 FT TO N R/W LI OF ACCESS RD,TH S 50 43 56 W ALG N R/W LI 478.34 FT TO CURVE CONC N,R OF 266 FT,TH WLY ALG ARC 171.53 FT,TH S 87 40 44 W 1027.79 FT,TH S 00 01 50 E 72 FT,TH S 89 58 10 W 1610.26 FT,TH S 00 01 50 E 117.14 FT TO N R/W LI OF MIDWAY RD,TH N 89 52 26 W ALG N R/W LI 786.26 FT TO E R/W LI OF NSLRWCD CANAL NO. 93,TH N 00 02 49 E ALG E R/W LI 2564.70 FT TO N R/W LI OF FP&L ESMT AND POB- (197.90 AC) (OR 2035-1421)

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	198.04
Land Size (SF):	8,626,461

Current Values

Just/Market Value:	$1,741,520
Assessed Value:	$54,422
Exemptions:	$0
Taxable Value:	$54,422

8,714 acre
X 20%
10,553/acre

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

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Property Identification

Site Address:	9850 MIDWAY RD
Parcel ID:	2334-340-0000-000-7
Account #:	14561
Map ID:	23/34S
Use Type:	6000
Zoning:	AG-2.5
City/County:	Fort Pierce



Ownership

Walton Acquisitions FL LLC
Maki Asai (TR)
Tan H Ngan (TR)

PO Box 2249
Cumming, GA 30028

Legal Description

34 35 39 SE 1/4 OF SW 1/4-LESS E 39 FT FOR CANAL R/W- AND E 1/2 OF NW 1/4 OF 3 36 39- LESS RD R/W AS IN OR 44-447 AND LESS E 39 FT FOR CANAL R/W- (116.61 AC - 5,079,532 SF) (OR 3589-1086: 3629- 630 thru 750, 858 thru 1164, 1904 thru 2270: 2345 thru 2997; 3630-1 thru 235, 317 thru 479; 485 thru 587; 593 thru 695; 701 thru 1206; 1212 thru 1452; 1500 thru 1590; 3633-2001thru 2295; 3634-614 thru 956; OR 3640 954 thru 1470; 2509 thru 2581; 2593 thru 2977 ; 3641- 899 thru 1205; 1605 thru 2859; 3642-2688 thru 2916; 3643-77 thru 251; 3645-1347 thru 1485; 1768 thru 1876 ; 2132 thru 2396 ; 3647-2082, thru 2196 ; 3648 - 360 thru 456 ; 3655-808 thru 910 ; 1000 thru 1072 ; 1168 thru 1174,1180 thru 1288 ; 1302 thru 1344 ; 1490 thru 1616 ; 3661-1515 thru 1605 ; 3664-916 thru 922 thru 988 ; 1032 thru 1122 ; 3670-2079 thru 2163 ; 3672 - 962 thru 1016 ; 3672 - 1037 ; 3681-1069 thru 1081: 3730-35 : 3730-42 ; 3730-49)

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	116.61
Land Size (SF):	5,079,532

Current Values

Just/Market Value:	$1,154,439
Assessed Value:	$32,068
Exemptions:	$0
Taxable Value:	$32,068

9900/acre
~~20~~ 10% - 11,880 /acre

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

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FDOT Long Range Estimation System - Production
Project Details Composite Report
By Version

Project: WDUA24-U-20-BB **Letting Date:** 01/2055
Description: Widen 2 Lane Urban Arterial to 4 Lane Divided with 22' Median & 4' Bike Lanes
District: 09 **County:** 99 DISTRICT/STATE WIDE
Project Manager: Cost Model

Version 1-P Project Grand Total: **$4,579,627.25**
Description:

Pay Items	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
0101 1	MOBILIZATION	10.00		-$99,989.98	$411,784.30
0102 1	**MAINTENANCE OF TRAFFIC**	**10.00**		**-$99,989.98**	**$374,349.36**
0104 10 3	SEDIMENT BARRIER	10,560.00	LF	$1.01	$10,665.60
0104 11	**FLOATING TURBIDITY BARRIER**	**250.00**	**LF**	**$8.22**	**$2,055.00**
0104 12	STAKED TURBIDITY BARRIER- NYLON REINFORCED PVC	250.00	LF	$5.03	$1,257.50
0104 15	**SOIL TRACKING PREVENTION DEVICE**	**1.00**	**EA**	**$1,879.93**	**$1,879.93**
0104 18	INLET PROTECTION SYSTEM	53.00	EA	$80.47	$4,264.91
0107 1	**LITTER REMOVAL**	**1.20**	**AC**	**$24.50**	**$29.40**
0107 2	MOWING	1.20	AC	$38.09	$45.71
0110 1 1	**CLEARING & GRUBBING**	**7.06**	**AC**	**$11,687.51**	**$82,513.82**
0120 1	REGULAR EXCAVATION	9,680.00	CY	$5.49	$53,143.20
0120 6	**EMBANKMENT**	**81,040.18**	**CY**	**$8.47**	**$686,410.32**
0160 4	TYPE B STABILIZATION	21,800.53	SY	$3.57	$77,827.89
0285709	**OPTIONAL BASE, BASE GROUP 09**	**18,773.33**	**SY**	**$15.50**	**$290,986.62**
0327 70 8	MILLING EXIST ASPH PAVT, 2 1/2" AVG DEPTH	18,773.33	SY	$2.13	$39,987.19
0334 1 24	**SUPERPAVE ASPH CONC, TRAFFIC D, PG76-22, PMA**	**3,097.60**	**TN**	**$99.68**	**$308,768.77**
0337 7 41	ASPHALT CONCRETE FRICTION COURSE,TRAFFIC B, FC-12.5, PG 76-22, PMA	3,003.74	TN	$93.70	$281,450.44
0400 2 2	**CONCRETE CLASS II, ENDWALLS**	**36.00**	**CY**	**$1,322.03**	**$47,593.08**
0425 1351	INLETS, CURB, TYPE P-5, <10'	36.00	EA	$3,723.68	$134,052.48
0425 1451	**INLETS, CURB, TYPE J-5, <10'**	**10.00**	**EA**	**$5,732.63**	**$57,326.30**
0425 1521	INLETS, DT BOT, TYPE C,<10'	5.00	EA	$2,393.30	$11,966.50
0425 1541	**INLETS, DT BOT, TYPE D, <10'**	**1.00**	**EA**	**$2,729.68**	**$2,729.68**
0425 2 41	MANHOLES, P-7, <10'	5.00	EA	$3,248.41	$16,242.05
0425 2 71	**MANHOLES, J-7, <10'**	**1.00**	**EA**	**$5,576.14**	**$5,576.14**
0430 94 1	DESILTING PIPE, 0 - 24"	800.00	LF	$3.87	$3,096.00
0430 94 2	**DESILTING PIPE, 25 - 36"**	**168.00**	**LF**	**$5.47**	**$918.96**
0430175112	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 12"S/CD	2,328.00	LF	$94.56	$220,135.68
0430175130	**PIPE CULVERT, OPT MATERIAL, ROUND, 30"S/CD**	**208.00**	**LF**	**$77.17**	**$16,051.36**
0430175142	PIPE CULVERT, OPT MATERIAL, ROUND, 42"S/CD	5,056.00	LF	$118.30	$598,124.80
0430175154	**PIPE CULVERT, OPT MATERIAL, ROUND, 54"S/CD**	**200.00**	**LF**	**$166.58**	**$33,316.00**
0520 1 10	CONCRETE CURB & GUTTER, TYPE F	10,560.00	LF	$16.19	$170,966.40
0522 1	**CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK**	**2,933.33**	**SY**	**$29.39**	**$86,210.57**
0550 10220	FENCING, TYPE B, 5.1-6.0', STANDARD	840.00	LF	$11.35	$9,534.00
0550 60234	**FENCE GATE, TYPE B, SLIDING/CANTILEVER, 18.1-20.0' OPENING**	**1.00**	**EA**	**$2,671.64**	**$2,671.64**
0570 1 2	PERFORMANCE TURF, SOD	16,490.13	SY	$2.29	$37,762.40

FDOT Long Range Estimation System - Production
Project Details Composite Report
By Version

Project: WDUA24-U-20-BB **Letting Date:** 01/2055
Description: Widen 2 Lane Urban Arterial to 4 Lane Divided with 22' Median & 4' Bike Lanes
District: 09 **County:** 99 DISTRICT/STATE WIDE
Project Manager: Cost Model

Version 1-P Project Grand Total: **$4,579,627.25**
Description:

Pay Items	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
0630 2 11	**CONDUIT, FURNISH & INSTALL, OPEN TRENCH**	**5,280.00**	**LF**	**$5.41**	**$28,564.80**
0630 2 12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE	1,048.00	LF	$14.77	$15,478.96
0635 2 11	**PULL & SPLICE BOX, F&I, 13" x 24" COVER SIZE**	**35.00**	**EA**	**$494.73**	**$17,315.55**
0700 1 11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	30.00	AS	$264.54	$7,936.20
0700 1 12	**SINGLE POST SIGN, F&I GROUND MOUNT, 12-20 SF**	**16.00**	**AS**	**$264.54**	**$4,232.64**
0700 1 50	SINGLE POST SIGN, RELOCATE	2.00	AS	$18.38	$36.76
0700 1 60	**SINGLE POST SIGN, REMOVE**	**12.00**	**AS**	**$18.38**	**$220.56**
0700 2 14	MULTI- POST SIGN, F&I GROUND MOUNT, 31-50 SF	4.00	AS	$3,230.31	$12,921.24
0700 2 60	**MULTI- POST SIGN, F&I GROUND MOUNT, REMOVE**	**2.00**	**AS**	**$3,230.31**	**$6,460.62**
0706 3	RETRO-REFLECTIVE PAVEMENT MARKERS	270.00	EA	$3.13	$845.10
0710 11111	**PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 6"**	**4.00**	**NM**	**$849.86**	**$3,399.44**
0710 11131	PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SKIP, 6", 10-30 OR 3-9 SKIP	2.00	GM	$347.12	$694.24
0711 15111	**THERMOPLASTIC, STANDARD-OPEN GRADED ASPHALT SURFACES WHITE, SOLID, 6"**	**4.00**	**NM**	**$3,713.11**	**$14,852.44**
0711 15131	THERMOPLASTIC, STANDARD-OPEN GRADED ASPHALT SURFACES, WHITE, SKIP, 6",10-30 SKIP OR 3-9 LANE DROP	2.00	GM	$1,016.46	$2,032.92
0715 1 13	**LIGHTING CONDUCTORS, F&I, INSULATED, NO 4 TO NO 2**	**19,284.00**	**LF**	**$2.02**	**$38,953.68**
0715500 1	POLE CABLE DISTRIBUTION SYSTEM, CONVENTIONAL	35.00	EA	$477.23	$16,703.05
0715511140	**LIGHT POLE COMPLETE- SPECIAL DESIGN, F&I, SINGLE ARM SHOULDER MOUNT, ALUMINUM, 40'**	**35.00**	**EA**	**$7,922.43**	**$277,285.05**
0999 25	INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1.00	LS	$50,000.00	$50,000.00
	Project Unknowns	**.00**	**%**	**-$99,989.98**	**$.00**

Version 1-P Grand Total **$4,579,627.25**

FDOT Long Range Estimation System - Production
Project Details Composite Report
By Version

Project: NDRAXL-U-10-BB **Letting Date:** 01/2055
Description: New Construction Extra Cost for Additional Lane on Urban Arterial
District: 09 **County:** 99 DISTRICT/STATE WIDE
Project Manager: Cost Model

Version 1-P Project Grand Total: **$1,828,886.23**
Description:

Pay Items	Description	Total Quantity	Unit	Weighted Avg. Unit Price	Total Amount
0101 1	MOBILIZATION	10.00		-$99,989.98	$161,716.93
0102 1	MAINTENANCE OF TRAFFIC	10.00		-$99,989.98	$147,015.39
0110 1 1	CLEARING & GRUBBING	24.24	AC	$11,687.51	$283,305.24
0120 6	EMBANKMENT	20,417.62	CY	$8.47	$172,937.24
0160 4	TYPE B STABILIZATION	7,040.00	SY	$3.57	$25,132.80
0285709	OPTIONAL BASE, BASE GROUP 09	7,427.20	SY	$15.50	$115,121.60
0334 1 24	SUPERPAVE ASPH CONC, TRAFFIC D, PG76-22, PMA	1,161.60	TN	$99.68	$115,788.29
0337 7 41	ASPHALT CONCRETE FRICTION COURSE,TRAFFIC B, FC-12.5, PG 76-22, PMA	563.20	TN	$93.70	$52,771.84
0430175124	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 24"S/CD	216.00	LF	$66.41	$14,344.56
0521 1	MEDIAN CONCRETE BARRIER WALL	5,280.00	LF	$130.32	$688,089.60
0546 72 51	RUMBLE STRIPS, GROUND-IN, 16" MIN. WIDTH	2.00	PM	$1,124.79	$2,249.58
0706 3	RETRO-REFLECTIVE PAVEMENT MARKERS	132.00	EA	$3.13	$413.16
0999 25	INITIAL CONTINGENCY AMOUNT (DO NOT BID)	1.00	LS	$50,000.00	$50,000.00
	Project Unknowns	.00	%	-$99,989.98	$.00

Version 1-P Grand Total **$1,828,886.23**

APPENDIX E

2035 Intersection Data

2035 Intersection Worksheet
HCS
Timing Sheets

By-Phase Timing Data I-95 at [illegible] SB Ramp

Direction	Phase 1	2 NB	3	4	5 WB/L	6 EBT	7	8 SB	9	10	11	12
Minimum Green	5	8	5	5	5	8	5	8	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clearance	0	7	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	4.0	3.0	5.0	5.0	4.0	5.0	6.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	0	0	0	0	0	0	0	0	0
Max 1	0	45	0	0	15	45	0	25	35	35	35	35
Max 2	0	0	0	0	0	0	0	0	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	3.0	4.0	4.0	4.5	4.0	4.5	3.0	4.5	3.0	3.0	3.0	3.0
Red Clearance	1.0	2.0	2.0	1.0	2.0	2.0	1.0	2.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

By-Phase Timing Data

Direction	Phase 1	2	3	4	5	6	7	8	9	10	11	12
Minimum Green	5	5	5	5	5	5	5	5	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	10	0	10	0	10	0	10	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	0	0	0	0	0	0	0	0	0
Max 1	35	35	35	35	35	35	35	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

By-Phase Timing Data

	Phase											
	1	2	3	4	5	6	7	8	9	10	11	12
Direction	E/L	W	SB/L	NB	WB/L	ET	NB/L	SB				
Minimum Green	10	10	7	7	10	10	7	7	0	0	0	0
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	0	0	0	0	7	0	0	0	0
Ped Clearance	0	20	0	10	0	10	0	20	0	10	0	10
Veh Extension	2.5	2.0	2.5	3.0	5.0	2.0	2.5	3.0	0.0	0.0	0.0	0.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	5	5	5	5	5	5	5	5	0	0	0	0
Max 1	15	60	10	25	20	60	10	25	0	0	0	0
Max 2	20	80	20	15	20	80	20	15	0	0	0	0
Max 3	25	85	25	20	25	85	25	20	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.0	4.3	4.0	4.0	4.0	4.3	4.0	4.0	3.0	3.0	3.0	3.0
Red Clearance	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

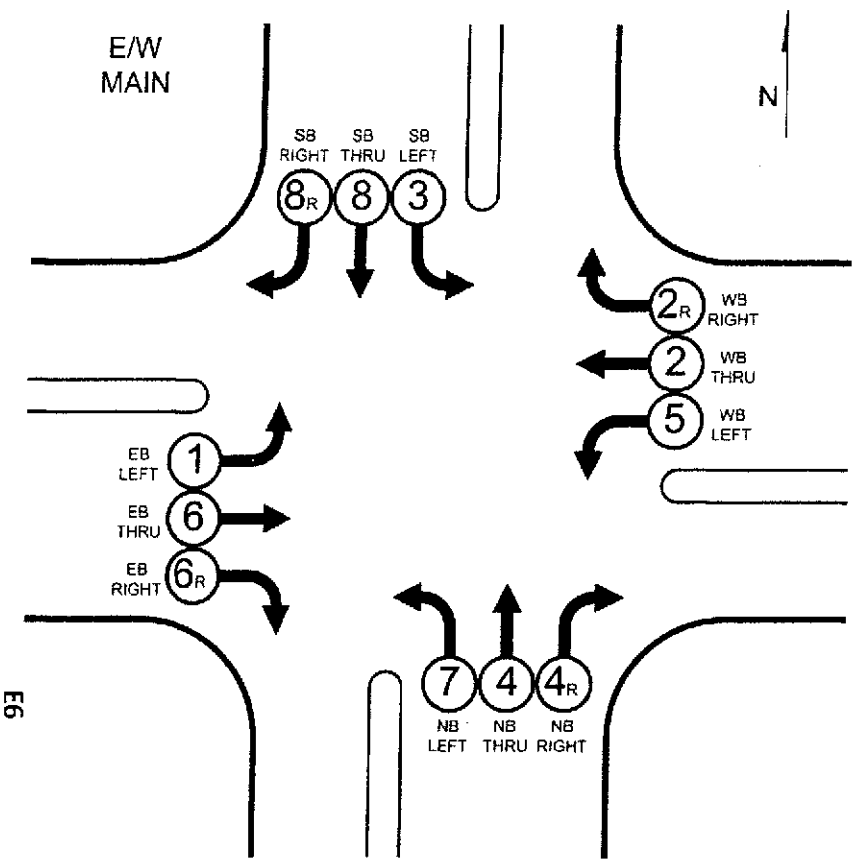
By-Phase Timing Data

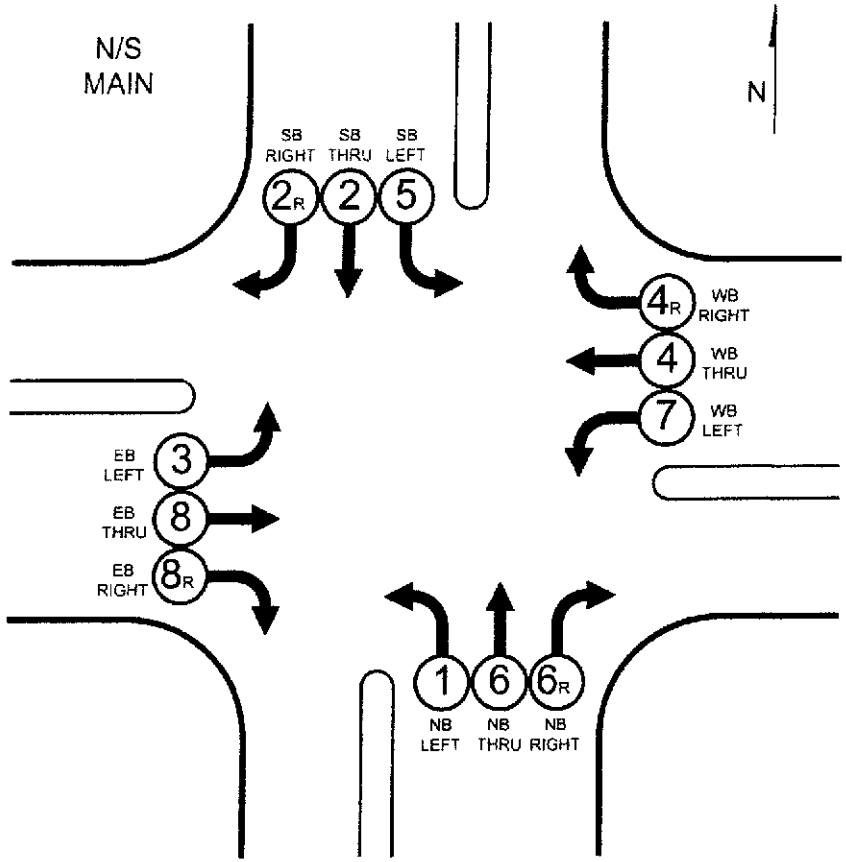
	Phase											
	1	2	3	4	5	6	7	8	9	10	11	12
Direction	FBL	W/B	S/BL	N/B	W/BL	E/B	N/BL	S/B				
Minimum Green	7	7	7	7	7	7	7	7	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	25	0	0	0	0	0	0	0	0
Max 1	15	60	15	40	35	60	40	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	50	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	3.0	4.0	3.0	4.0	3.0	4.0	3.0	4.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

By-Phase Timing Data

	Phase											
	1	2	3	4	5	6	7	8	9	10	11	12
Direction	N/BL	S/B	E/BL	W/B	S/BL	N/B	W/BL	E/B				
Minimum Green	7	7	7	7	7	7	7	7	0	0	0	0
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0
Ped Clearance	0	25	0	30	7	25	0	30	0	7	0	7
Veh Extension	4.0	4.0	4.0	6.0	4.0	4.0	4.0	6.0	0.0	0.0	0.0	0.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	4	5	4	5	4	5	4	5	0	0	0	0
Max 1	12	80	14	45	12	80	14	45	0	0	0	0
Max 2	17	80	20	65	17	80	20	65	0	0	0	0
Max 3	20	90	24	70	20	90	24	70	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.5	1.0	1.0	1.0	1.5	1.0	1.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

CPSL PHASING PLAN DIAGRAM





Intersection: ST LUCIE WEST & PEACOCK

Date: 2015 MAY

	1	2	3	4	5	6	7	8
Walk	0	7	0	7	0	7	0	7
Ped Clearance	0	30	0	35	0	25	0	26
Min Green	7	7	7	7	7	7	7	7
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Max1	25	40	25	25	25	40	25	25
Max2	25	40	25	25	25	40	25	25
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Red	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0

Revision Date:

	1	2	3	4	5	6	7	8
Walk								
Ped Clearance								
Min Green								
Passage								
Max1								
Max2								
Yellow								
Red								

basic

Intersection: ST LUCIE WEST & PEACOCK

Date: 2015 MAY

	1	2	3	4	5	6	7	8
Walk								
Ped Clearance								
Min Green								
Passage								
AM Plan Max 1	43	48	29	40	18	73	20	49
Max2								
Yellow								
Red								
Midday Plan	38	49	34	49	26	61	23	60
PM Plan	39	45	27	49	25	59	24	52

Revision Date:

	1	2	3	4	5	6	7	8
Walk								
Ped Clearance								
Min Green								
Passage								
AM Plan Max 1								
Max2								
Yellow								
Red								
Midday Plan								
PM Plan								

coord

Port St. Lucie | Timing Sheet | 11/21/2011 12:16:05 PM

Station : 92 - PSL026 - SLW Blvd & Peacock Blvd (Standard File)

Phase [1.1.1]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		30		35		25		26								
Min Green	7	7	7	7	7	7	7	7	5	5	5	5	5	5	5	5
Passage	3	4	3	3	3	4	3	3	1	1	1	1	1	1	1	1
Max1	25	40	25	25	25	40	25	25	25	25	25	25	25	25	25	25
Max2	25	40	25	25	25	40	25	25	50	50	50	50	50	50	50	50
Yellow	4	4	4	4	4	4	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	2	2	2	2	2	2	2	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Auto Exit		ON				ON										
Rest In Walk																

Phase Option [1.1.2]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Enable	ON	ON	ON	ON	ON	ON	ON	ON								
Auto Entry				ON				ON								
Non Act1																
Non Act2																
Lock Call		ON				ON			ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Soft Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable									ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Cond Service																
Add Init Calc																

Alternate Phase Program 1, Calls and Redirection [1.1.6.3]

Entry	Call Phases	From	To	From	To	From	To	From	To	Assigned Ph
1										
2										
3										
4										
5										
6										
7										
8										

Alternate Phase Program 2, Calls and Redirection [1.1.6.3]

Entry	Call Phases	From	To	From	To	From	To	From	To	Assigned Ph
1										
2										
3										
4										
5										
6										
7										
8										

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1										
2										
3										
4										
5										
6										
7										
8										

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1										
2										
3										
4										
5										
6										
7										
8										

Prepared By	Date Implemented	Reviewed By	Traffic Engineer

Port St. Lucie | Timing Sheet | 11/21/2011 12:16:05 PM

Station : 92 - PSL026 - SLW Blvd & Peacock Blvd (Standard File)

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable	ON	ON	ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1						
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						
Dwell Over 12						
Ped Clear						
Yellow						
Red						
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Coordination, Modes,+ [2.1]

Modes

Operational	Correct	Maximum	Force-Off
	SHRT/LNG	MAX INH	FLOAT

Modes+

Mode	Leave Before	Leave After	Recycle	Stop In Walk	External	Auto Reset	Latch Sec Foff	Coord Easy Float	Yield Value	Coord NTCIP Yield Sign	Closed Loop Active	
FRC	TIMED	TIMED	P3478_INH	ON	OFF	OFF	OFF	OFF	0	+	OFF	OFF

Coordination, Pattern 1-16 [2.1]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	150	140	170													
Offset Time																
Split Number	1	2	3													
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	endgrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn

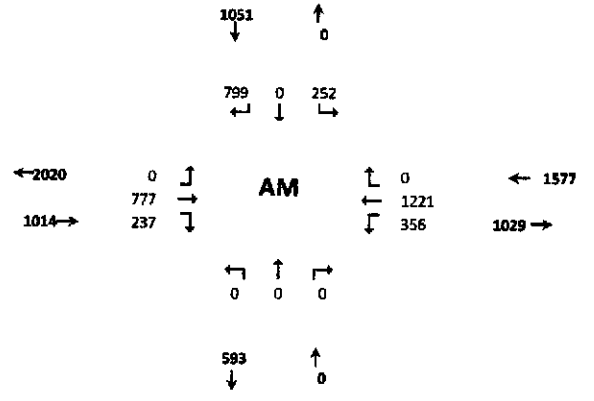
Coordination, Pattern 17-32 [2.1]

Pattern	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Cycle Time																
Offset Time																
Split Number																
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Offset	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn	beggrn

TURNING MOVEMENT VOLUME COUNTS

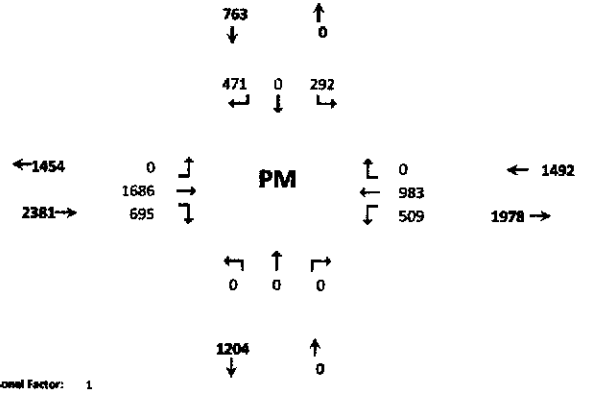
N/S STREET: I-95 South
E/W STREET: Midway Road
CONTROL:
FILENAME: Villages of Midway
COUNT DATE: 2/26/2015
DAY: Thursday
CITY: Fort Pierce
REPORT DATE: 2/26/2015
ANALYSIS YEAR: 2035

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	38	0	1	0	30	0	66	33	0	168	810
7:15-7:30	0	0	0	59	0	2	0	26	0	72	50	0	209	821
7:30-7:45	0	0	0	50	0	0	0	34	0	79	54	0	217	768
7:45-8:00	0	0	0	73	0	3	0	32	0	63	45	0	216	722
8:00-8:15	0	0	0	44	0	2	0	32	0	58	43	0	179	685
8:15-8:30	0	0	0	51	0	1	0	21	0	38	43	0	154	
8:30-8:45	0	0	0	40	0	5	0	30	0	51	47	0	173	
8:45-9:00	0	0	0	50	0	1	0	21	0	71	36	0	179	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	0	0	226	0	7	0	124	0	272	192	0	821	
Season Factor	0	0	0	226	0	7	0	124	0	272	192	0	821	
Growth	0	0	0	250	0	8	0	137	0	301	212	0	907	
In/Out	-	-	-	-	-	In	-	Out	Out	-	In	-	-	
Percentage	0%	0%	0%	0%	0%	36% + pass by	0%	52% + pass by	30% + pass by	0%	52% + pass by	0%	0%	
PROJECT	0	0	0	0	0	700	0	378	237	0	819	0	0	
Southern Grove								47			60			
Western Grove														
Wilson Groves								30			31			
Riverland								6			5			
Ravinia				2				1			10			
LTC Ranch						92		178		56	83			
Total	0	0	0	252	0	799	0	777	237	356	1221	0	3642	



Seasonal Factor: 1
Trips In 1451
Trips Out 603
Growth Rate: 1.005
Years Grown: 20

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	0	0	54	0	1	0	37	0	116	41	0	249	1000
4:15-4:30	0	0	0	79	0	3	0	30	0	88	55	0	255	1001
4:30-4:45	0	0	0	46	0	2	0	26	0	100	75	0	249	985
4:45-5:00	0	0	0	70	0	2	0	31	0	88	56	0	247	967
5:00-5:15	0	0	0	62	0	5	0	42	0	99	42	0	250	905
5:15-5:30	0	0	0	58	0	1	0	36	0	86	58	0	239	
5:30-5:45	0	0	0	62	0	5	0	35	0	74	55	0	231	
5:45-6:00	0	0	0	52	0	3	0	35	0	63	32	0	185	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	0	0	257	0	12	0	129	0	375	228	0	1001	
Season Factor	0	0	0	257	0	12	0	129	0	375	228	0	1001	
Growth	0	0	0	284	0	13	0	143	0	414	252	0	1106	
In/Out	-	-	-	-	-	In	-	Out	Cut	-	In	-	-	
Percentage	0%	0%	0%	0%	0%	36% + pass by	0%	52% + pass by	30% + pass by	0%	52% + pass by	0%	0%	
Project	0	0	0	0	0	377	0	1120	695	0	434	0	0	
Southern Grove								59			106			
Western Grove								29			24			
Wilson Groves								43			37			
Riverland								47			46			
Ravinia				8				4			7			
LTC Ranch						81		242		94	77			
Total	0	0	0	292	0	471	0	1686	695	509	983	0	4636	

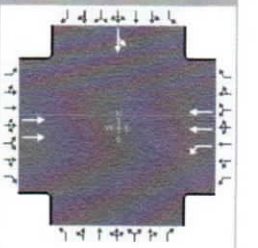


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

E11

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 SB Exit	File Name	c5 s Midway_I95 SB AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		777		356	1221					252	0	

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	50.0	25.0	0.0	0.0	0.0	1	2	3	4
Yellow	3.0	3.0	3.0	0.0	0.0	0.0	5	6	7	8
Red	2.0	2.0	2.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6				4
Case Number		8.3	2.0	4.0				12.0
Phase Duration, s		55.0	35.0	90.0				30.0
Change Period, ($Y+R_c$), s		5.0	5.0	5.0				5.0
Max Allow Headway (*MAH*), s		0.0	3.1	0.0				3.1
Queue Clearance Time (g_s), s			26.1					18.7
Green Extension Time (g_e), s		0.0	0.3	0.0				0.3
Phase Call Probability			1.00					1.00
Max Out Probability			0.57					0.06

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2		1	6					7	4	
Adjusted Flow Rate (*v*), veh/h		818		375	1285						265	
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1644		1774	1644						1774	
Queue Service Time (g_s), s		19.8		24.1	5.4						16.7	
Cycle Queue Clearance Time (g_c), s		19.8		24.1	5.4						16.7	
Green Ratio (*g/C*)		0.42		0.25	0.71						0.21	
Capacity (*c*), veh/h		1370		444	2330						370	
Volume-to-Capacity Ratio (*X*)		0.597		0.845	0.552						0.718	
Available Capacity (c_a), veh/h		1370		444	2330						370	
Back of Queue (Q), veh/ln (50 th percentile)		6.9		12.0	1.2						7.8	
Queue Storage Ratio (*RQ*) (50 th percentile)		0.00		0.00	0.00						0.00	
Uniform Delay (d_1), s/veh		20.0		42.8	1.1						44.2	
Incremental Delay (d_2), s/veh		1.9		13.3	0.9						5.7	
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0						0.0	
Control Delay (*d*), s/veh		21.9		56.1	2.1						49.9	
Level of Service (LOS)		C		E	A						D	
Approach Delay, s/veh / LOS	21.9	C		14.3	B		0.0			49.9	D	
Intersection Delay, s/veh / LOS	20.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	1.3	A	2.9	C	2.8	C
Bicycle LOS Score / LOS	1.2	A	1.9	A			0.9	A

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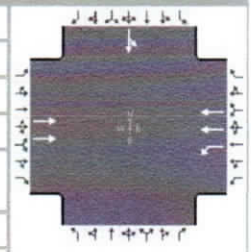
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 SB Exit	File Name	c5 s Midway_I95 SB AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		777		356	1221					252	0	

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	30.0	50.0	25.0	0.0	0.0	0.0	1	2	3	4		
Yellow	3.0	3.0	3.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0	5	6	7	8		

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		777		356	1221					252	0	
Initial Queue (Q_b), veh/h		0		0	0					0	0	
Base Saturation Flow Rate (s_o), veh/h		1900		1900	1900					1900	1900	
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %		10		2	10						2	
Ped / Bike / RTOR, /h	0	0		0	0					0	0	
Buses (N_b), buses/h		0		0	0					0	0	
Arrival Type (*AT*)		4		3	4					3	3	
Upstream Filtering (*I*)		1.00		1.00	1.00					1.00	1.00	
Lane Width (*W*), ft		12.0		12.0	12.0						12.0	
Turn Bay Length, ft		0		0	0						0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		35		35	35					35	35	

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		55.0	35.0	90.0				30.0
Yellow Change Interval (*Y*), s		3.0	3.0	3.0				3.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0				2.0
Minimum Green (G_{min}), s		6	6	6			6	6
Start-Up Lost Time (*l*t), s		2.0	2.0	2.0			2.0	2.0
Extension of Effective Green (*e*), s		2.0	2.0	2.0			2.0	2.0
Passage (*PT*), s		2.0	2.0	2.0			2.0	2.0
Recall Mode		Min	Off	Min			Off	Off
Dual Entry		Yes	No	Yes			No	Yes
Walk (*Walk*), s		0.0	0.0	0.0			0.0	0.0
Pedestrian Clearance Time (*PC*), s		0.0	0.0	0.0			0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25				0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0				9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No				0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50				No		0.50

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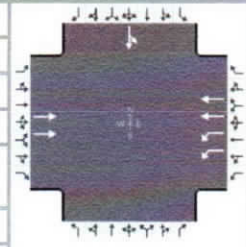
HCS 2010 Signalized Intersection Results Summary

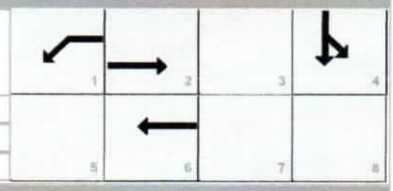
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 SB Exit	File Name	c5 s Midway_I95 SB PM October Edit.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1686		509	983					292	0	

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	19.0	65.0	21.0	0.0	0.0	0.0						
Yellow	3.0	3.0	3.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6				4
Case Number		8.3	2.0	4.0				12.0
Phase Duration, s		70.0	24.0	94.0				26.0
Change Period, (*Y+R c*), s		5.0	5.0	5.0				5.0
Max Allow Headway (*MAH*), s		0.0	3.1	0.0				3.1
Queue Clearance Time (*g s*), s			20.6					22.3
Green Extension Time (*g e*), s		0.0	0.0	0.0				0.0
Phase Call Probability			1.00					1.00
Max Out Probability			1.00					1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2		1	6					7	4	
Adjusted Flow Rate (*v*), veh/h		1775		536	1035						307	
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1644		1723	1644						1810	
Queue Service Time (*g s*), s		64.1		18.6	0.7						20.3	
Cycle Queue Clearance Time (*g c*), s		64.1		18.6	0.7						20.3	
Green Ratio (*g/C*)		0.54		0.16	0.74						0.18	
Capacity (*c*), veh/h		1781		545	2439						317	
Volume-to-Capacity Ratio (*X*)		0.996		0.982	0.424						0.971	
Available Capacity (*c a*), veh/h		1781		545	2439						317	
Back of Queue (*Q*), veh/ln (50 th percentile)		21.2		10.5	0.3						12.7	
Queue Storage Ratio (*RQ*) (50 th percentile)		0.00		0.00	0.00						0.00	
Uniform Delay (*d 1*), s/veh		16.5		50.3	0.2						49.2	
Incremental Delay (*d 2*), s/veh		20.5		33.8	0.5						42.3	
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0						0.0	
Control Delay (*d*), s/veh		37.0		84.1	0.7						91.5	
Level of Service (LOS)		D		F	A						F	
Approach Delay, s/veh / LOS	37.0	D		29.2	C		0.0			91.5	F	
Intersection Delay, s/veh / LOS	38.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	1.3	A	3.0	C	2.8	C
Bicycle LOS Score / LOS	2.0	A	1.8	A			1.0	A

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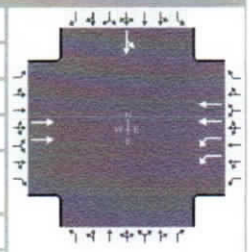
HCS 2010 Signalized Intersection Input Data

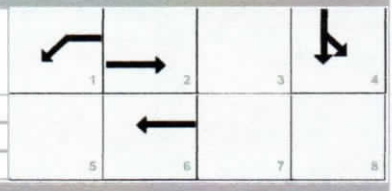
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 SB Exit	File Name	c5 s Midway_I95 SB PM October Edit.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1686		509	983					292	0	

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	19.0	65.0	21.0	0.0	0.0	0.0	
Yellow	3.0	3.0	3.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1686		509	983					292	0	
Initial Queue (Q_b), veh/h		0		0	0					0	0	
Base Saturation Flow Rate (s_o), veh/h		1900		1900	1900					1900	1900	
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %		10		2	10						0	
Ped / Bike / RTOR, /h	0	0		0	0					0	0	
Buses (N_b), buses/h		0		0	0					0	0	
Arrival Type (*AT*)		4		3	4					3	3	
Upstream Filtering (*I*)		1.00		1.00	1.00					1.00	1.00	
Lane Width (*W*), ft		12.0		12.0	12.0						12.0	
Turn Bay Length, ft		0		0	0						0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		35		35	35					35	35	

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		70.0	24.0	94.0				26.0
Yellow Change Interval (*Y*), s		3.0	3.0	3.0				3.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0				2.0
Minimum Green (G_{min}), s		6	6	6			6	6
Start-Up Lost Time (*l*f), s		2.0	2.0	2.0			2.0	2.0
Extension of Effective Green (*e*), s		2.0	2.0	2.0			2.0	2.0
Passage (*PT*), s		2.0	2.0	2.0			2.0	2.0
Recall Mode		Min	Off	Min			Off	Off
Dual Entry		Yes	No	Yes			No	Yes
Walk (*Walk*), s		0.0	0.0	0.0			0.0	0.0
Pedestrian Clearance Time (*PC*), s		0.0	0.0	0.0			0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25				0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0				9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No				0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50				No		0.50

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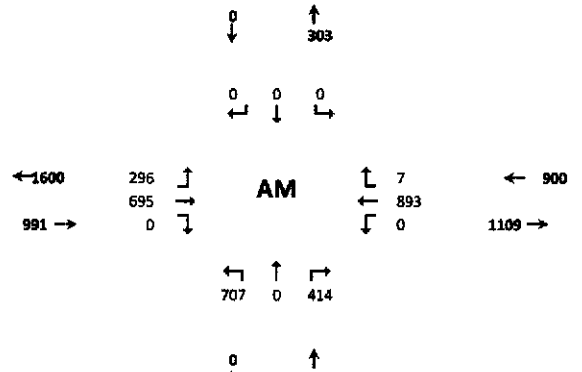
TURNING MOVEMENT VOLUME COUNTS

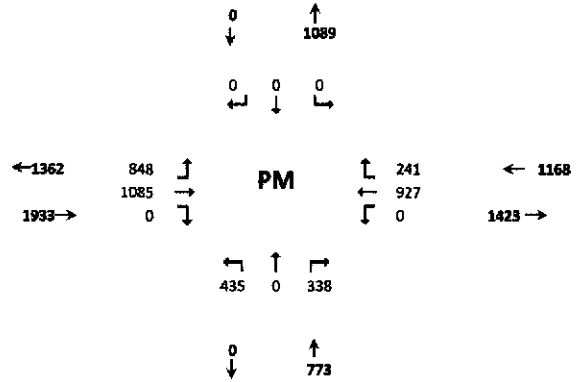
N/S STREET: I-95 North **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 2/26/2015 **DAY:** Thursday **CITY:** Fort Pierce
REPORT DATE: 2/26/2015 **ANALYSIS YEAR:** 2035

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	17	0	71	0	0	0	0	65	0	0	70	0	223	1108
7:15-7:30	27	0	100	0	0	0	1	76	0	0	98	0	301	1150
7:30-7:45	33	0	78	0	0	0	3	81	0	0	95	0	290	1088
7:45-8:00	18	0	88	0	0	0	6	90	0	0	91	0	293	1032
8:00-8:15	23	0	93	0	0	0	3	68	0	0	78	0	265	986
8:15-8:30	20	0	78	0	0	0	2	73	0	0	67	0	240	
8:30-8:45	15	0	69	0	0	0	3	71	0	0	76	0	234	
8:45-9:00	19	0	63	0	0	0	2	78	0	0	85	0	247	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	101	0	359	0	0	0	13	315	0	0	362	0	1150	
Season Factor	101	0	359	0	0	0	13	315	0	0	362	0	1150	
Growth	112	0	397	0	0	0	14	348	0	0	400	0	1271	
In/Out	In	-	-	-	-	-	Out	Out	-	-	In	-	-	
Percentage	30% + pass by	0%	0%	0%	0%	0%	36% + pass by	16%	0%	0%	16%	0%	0%	
PROJECT	587	0	0	0	0	0	282	96	0	0	232	0	0	
Southern Grove								58			73			
Western Grove								9			5			
Wilson Groves								27			27			
Riverland								50			43			
Ravinia			3					3			10	7		
LTC Ranch	8		14					103			103			
Total	707	0	414	0	0	0	296	695	0	0	893	7	3012	



Seasonal Factor: 1
Trips In 1451
Trips Out 603
Growth Rate: 1.005
Years Grown: 20

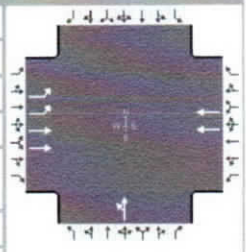
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	12	0	81	0	0	0	2	86	0	0	149	60	390	1466
4:15-4:30	20	0	72	0	0	0	1	113	0	0	126	51	383	1467
4:30-4:45	34	0	69	0	0	0	7	66	0	0	116	47	339	1452
4:45-5:00	28	0	77	0	0	0	4	89	0	0	116	40	354	1448
5:00-5:15	17	0	66	0	0	0	6	100	0	0	126	76	391	1396
5:15-5:30	18	0	80	0	0	0	2	95	0	0	105	68	368	
5:30-5:45	15	0	67	0	0	0	5	94	0	0	101	53	335	
5:45-6:00	13	0	67	0	0	0	4	82	0	0	84	52	302	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	99	0	284	0	0	0	18	368	0	0	484	214	1467	
Season Factor	99	0	284	0	0	0	18	368	0	0	484	214	1467	
Growth	109	0	314	0	0	0	20	407	0	0	535	236	1621	
In/Out	In	-	-	-	-	-	Out	Out	-	-	In	-	-	
Percentage	30% + pass by	0%	0%	0%	0%	0%	36% + pass by	16%	0%	0%	16%	0%	0%	
Project	318	0	0	0	0	0	828	292	0	0	116	0	0	
Southern Grove								128			72			
Western Grove								12			14			
Wilson Groves								38			33			
Riverland								57			59			
Ravinia			12					12			7	4		
LTC Ranch	7		12					140			91			
Total	435	0	338	0	0	0	848	1085	0	0	927	241	3874	



Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

HCS 2010 Signalized Intersection Results Summary

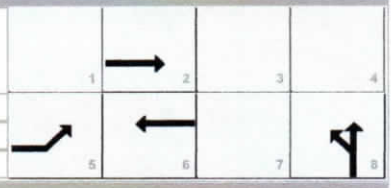
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 NB Exit	File Name	c5 s Midway_I95 NB AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	296	695			893		707	0				

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	15.0	37.0	53.0	0.0	0.0	0.0	
Yellow	3.0	3.0	3.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		
Case Number	2.0	4.0		8.3		12.0		
Phase Duration, s	20.0	62.0		42.0		58.0		
Change Period, ($Y+R_c$), s	5.0	5.0		5.0		5.0		
Max Allow Headway (*MAH*), s	3.1	0.0		0.0		3.1		
Queue Clearance Time (g_s), s	12.4					50.4		
Green Extension Time (g_e), s	0.2	0.0		0.0		0.6		
Phase Call Probability	1.00					1.00		
Max Out Probability	1.00					1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6		3	8				
Adjusted Flow Rate (*v*), veh/h	312	732			940			744				
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1644			1644			1774				
Queue Service Time (g_s), s	10.4	13.9			32.6			48.4				
Cycle Queue Clearance Time (g_c), s	10.4	13.9			32.6			48.4				
Green Ratio (*g/C*)	0.12	0.48			0.31			0.44				
Capacity (*c*), veh/h	431	1562			1014			784				
Volume-to-Capacity Ratio (*X*)	0.724	0.468			0.927			0.950				
Available Capacity (c_a), veh/h	431	1562			1014			784				
Back of Queue (*Q*), veh/ln (50 th percentile)	4.8	4.6			13.9			24.4				
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00			0.00			0.00				
Uniform Delay (d_1), s/veh	50.5	14.1			34.0			32.2				
Incremental Delay (d_2), s/veh	5.2	1.0			15.4			20.6				
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0			0.0				
Control Delay (*d*), s/veh	55.7	15.1			49.4			52.8				
Level of Service (LOS)	E	B			D			D				
Approach Delay, s/veh / LOS	27.2	C		49.4	D		52.8	D		0.0		
Intersection Delay, s/veh / LOS	41.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.4	A	2.4	B	2.8	C	3.0	C
Bicycle LOS Score / LOS	1.3	A	1.3	A	1.7	A		

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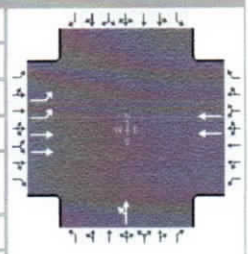
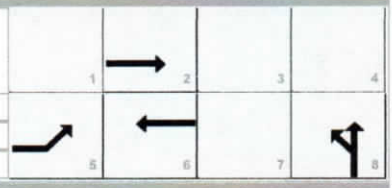
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 NB Exit	File Name	c5 s Midway_I95 NB AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	296	695			893		707	0				

Signal Information					EB			WB			NB		
Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	End	Green	15.0	37.0		53.0	0.0	0.0	0.0		
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	3.0		3.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0		2.0	0.0	0.0	0.0		



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	296	695			893		707	0				
Initial Queue (Q_b), veh/h	0	0			0		0	0				
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900		1900	1900				
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %	2	10			10			2				
Ped / Bike / RTOR, /h	0	0		0	0		0	0				
Buses (N_b), buses/h	0	0			0		0	0				
Arrival Type (*AT*)	3	4			4		3	3				
Upstream Filtering (*I*)	1.00	1.00			1.00		1.00	1.00				
Lane Width (*W*), ft	12.0	12.0			12.0			12.0				
Turn Bay Length, ft	0	0			0			0				
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35			35		35	35				

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	62.0		42.0		58.0		
Yellow Change Interval (*Y*), s	3.0	3.0		3.0		3.0		
Red Clearance Interval (R_c), s	2.0	2.0		2.0		2.0		
Minimum Green (G_{min}), s	6	6		6	6	6		
Start-Up Lost Time (*l1*), s	2.0	2.0		2.0	2.0	2.0		
Extension of Effective Green (*e*), s	2.0	2.0		2.0	2.0	2.0		
Passage (*PT*), s	2.0	2.0		2.0	2.0	2.0		
Recall Mode	Off	Min		Min	Off	Off		
Dual Entry	No	Yes		Yes	No	Yes		
Walk (*Walk*), s	0.0	0.0		0.0	0.0	0.0		
Pedestrian Clearance Time (*PC*), s	0.0	0.0		0.0	0.0	0.0		

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25			
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0			
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No			
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0			
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50			

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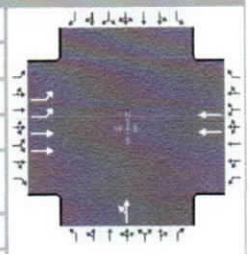
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 NB Exit	File Name	c5 s Midway_I95 NB PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	848	1085			927		435	0				

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	35.0	38.0	32.0	0.0	0.0	0.0						
Yellow	3.0	3.0	3.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6		8		
Case Number	2.0	4.0		8.3		12.0		
Phase Duration, s	40.0	83.0		43.0		37.0		
Change Period, ($Y+R_c$), s	5.0	5.0		5.0		5.0		
Max Allow Headway (MAH), s	3.1	0.0		0.0		3.1		
Queue Clearance Time (g_s), s	31.7					32.6		
Green Extension Time (g_e), s	1.0	0.0		0.0		0.0		
Phase Call Probability	1.00					1.00		
Max Out Probability	0.94					1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6		3	8				
Adjusted Flow Rate (v), veh/h	893	1142			976			458				
Adjusted Saturation Flow Rate (s), veh/h/ln	1723	1644			1644			1774				
Queue Service Time (g_s), s	29.7	10.3			34.0			30.6				
Cycle Queue Clearance Time (g_c), s	29.7	10.3			34.0			30.6				
Green Ratio (g/C)	0.94	0.65			0.32			0.27				
Capacity (c), veh/h	1005	2138			1041			473				
Volume-to-Capacity Ratio (X)	0.888	0.534			0.937			0.968				
Available Capacity (c_a), veh/h	1005	2138			1041			473				
Back of Queue (Q), veh/ln (50 th percentile)	13.7	2.4			14.6			17.5				
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00			0.00			0.00				
Uniform Delay (d_1), s/veh	40.6	3.5			33.5			43.5				
Incremental Delay (d_2), s/veh	9.5	1.0			16.3			32.9				
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0			0.0				
Control Delay (d), s/veh	50.2	4.5			49.8			76.4				
Level of Service (LOS)	D	A			D			E				
Approach Delay, s/veh / LOS	24.5		C	49.8		D	76.4		E	0.0		
Intersection Delay, s/veh / LOS	38.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.4	A	2.4	B	2.8	C	3.0	C
Bicycle LOS Score / LOS	2.2	B	1.3	A	1.2	A		

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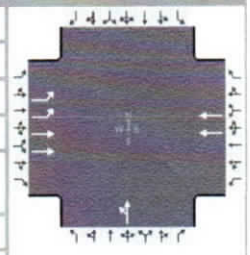
HCS 2010 Signalized Intersection Input Data

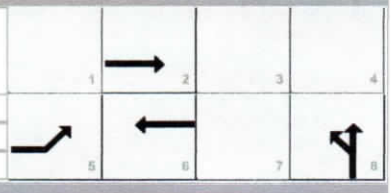
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 NB Exit	File Name	c5 s Midway_I95 NB PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	848	1085			927		435	0				

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	35.0	38.0	32.0	0.0	0.0	0.0						
Yellow	3.0	3.0	3.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	848	1085			927		435	0				
Initial Queue (Q_b), veh/h	0	0			0		0	0				
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900		1900	1900				
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %	2	10			10			2				
Ped / Bike / RTOR, /h	0	0		0	0		0	0				
Buses (N_b), buses/h	0	0			0		0	0				
Arrival Type (*AT*)	3	4			4		3	3				
Upstream Filtering (*I*)	1.00	1.00			1.00		1.00	1.00				
Lane Width (*W*), ft	12.0	12.0			12.0			12.0				
Turn Bay Length, ft	0	0			0			0				
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35			35		35	35				

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	40.0	83.0		43.0		37.0		
Yellow Change Interval (*Y*), s	3.0	3.0		3.0		3.0		
Red Clearance Interval (R_c), s	2.0	2.0		2.0		2.0		
Minimum Green (G_{min}), s	6	6		6	6	6		
Start-Up Lost Time (*lt*), s	2.0	2.0		2.0	2.0	2.0		
Extension of Effective Green (*e*), s	2.0	2.0		2.0	2.0	2.0		
Passage (*PT*), s	2.0	2.0		2.0	2.0	2.0		
Recall Mode	Off	Min		Min	Off	Off		
Dual Entry	No	Yes		Yes	No	Yes		
Walk (*Walk*), s	0.0	0.0		0.0	0.0	0.0		
Pedestrian Clearance Time (*PC*), s	0.0	0.0		0.0	0.0	0.0		

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25			
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0			
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No			
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0			
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50			

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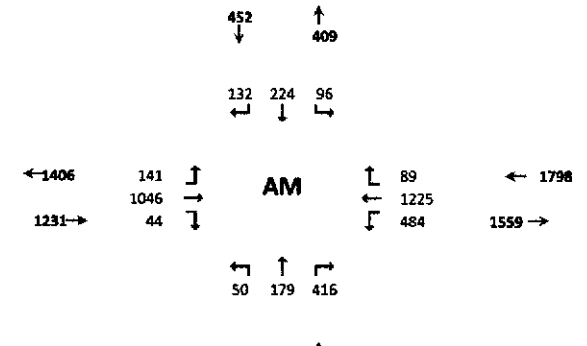
TURNING MOVEMENT VOLUME COUNTS

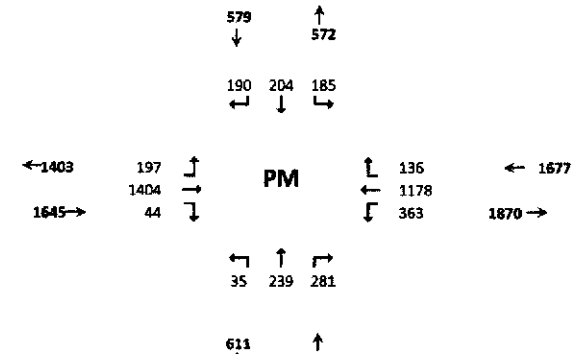
N/S STREET: Glades Cut Off **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/17/2015 **DAY:** Tuesday **CITY:** Fort Pierce
REPORT DATE: 3/17/2015 **ANALYSIS YEAR:** 2035

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	5	5	2	15	17	20	27	109	6	28	143	15	392	1766
7:15-7:30	10	14	5	26	35	17	25	105	18	31	140	24	450	1752
7:30-7:45	10	8	26	23	15	24	26	142	6	33	146	20	479	1678
7:45-8:00	7	12	17	23	15	19	33	138	4	19	136	22	445	1508
8:00-8:15	6	8	5	27	10	18	22	93	7	13	147	22	378	1394
8:15-8:30	8	4	10	21	7	18	21	115	5	15	135	17	376	
8:30-8:45	7	6	9	13	7	21	21	102	3	8	93	19	309	
8:45-9:00	4	8	7	12	11	30	19	102	4	7	115	12	331	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	32	39	50	87	82	80	111	494	34	113	565	81	1766	
Season Factor	32	39	50	87	82	80	111	494	34	111	565	81	1766	
Growth	35	43	55	96	91	88	123	546	38	123	624	89	1951	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage	1%	0%	0%	0%	0%	3%	3%	10%	1%	0%	10%	0%	0%	
PROJECT	15	0	0	0	0	44	18	60	6	0	145	0	0	
Southern Grove		26			36			58			73			
Western Grove		26			16			21			14			
Wilson Groves		11			12			27			27			
Riverland		17			14			50			43			
Ravinia								7			20			
LTC Ranch		56	361		56			278		361	278			
Total	50	179	416	96	224	132	141	1046	44	484	1225	89	4126	



Seasonal Factor: 1
Trips In 1451
Trips Out 603
Growth Rate: 1.005
Years Grown: 20

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	5	3	20	66	14	32	31	125	4	8	152	26	506	1922
4:15-4:30	10	10	8	42	7	56	39	109	9	13	167	53	523	1855
4:30-4:45	5	7	28	30	11	25	25	133	7	23	144	27	455	1739
4:45-5:00	5	12	14	29	12	19	34	156	3	5	132	17	438	1665
5:00-5:15	7	10	22	32	11	34	22	102	1	7	172	19	439	1564
5:15-5:30	2	15	9	39	10	14	24	148	3	13	117	13	407	
5:30-5:45	5	9	15	32	8	13	21	142	1	8	110	17	381	
5:45-6:00	4	10	3	24	10	12	24	130	4	6	95	15	337	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	25	32	70	167	44	152	129	523	23	39	595	123	1922	
Season Factor	25	32	70	167	44	152	129	523	23	39	595	123	1922	
Growth	28	35	77	185	49	168	143	578	25	43	657	136	2124	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage	1%	0%	0%	0%	0%	3%	3%	10%	1%	0%	10%	0%	0%	
Project	7	0	0	0	0	22	55	182	18	0	73	0	0	
Southern Grove		58			32			128			72			
Western Grove		24			30			20			25			
Wilson Groves		18			15			38			33			
Riverland		28			29			57			59			
Ravinia								23			13			
LTC Ranch		76	491		49			378		319	246			
Total	35	239	281	185	204	190	197	1404	44	363	1178	136	4456	

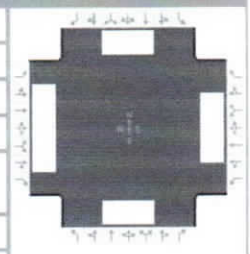


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

E20

HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Midway/Glades Cut Off	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_Glades Cut Off AM.1.xus				
Project Description	2035 Analysis				

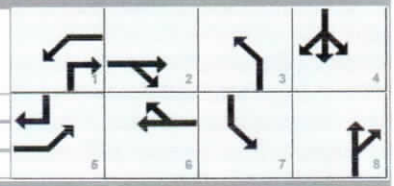


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	141	1046	44	484	1225	89	50	179	416	96	224	132

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	14.0	19.0	49.7	8.0	19.0	0.0						
Yellow	4.0	4.0	4.3	4.0	4.0	0.0						
Red	2.0	2.0	2.0	2.0	2.0	0.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	141	1046	44	484	1225	89	50	179	416	96	224	132
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	10	0	2	10	0	2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	10	0	0	10	0	0	416	0	0	132
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	56.0	45.0	81.0	14.0	25.0	14.0	25.0
Yellow Change Interval (*Y*), s	4.0	4.3	4.0	4.3	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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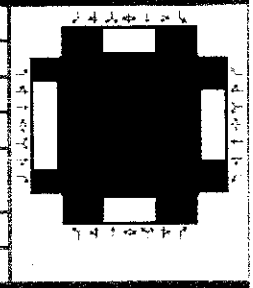
HCS 2010 Signalized Intersection Results Summary

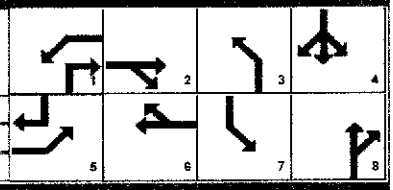
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Midway/Glades Cut Off	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_Glades Cut Off AM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	141	1046	44	484	1225	89	50	179	416	96	224	132

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.0	19.0	49.7	8.0	19.0	0.0
Yellow	4.0	4.0	4.3	4.0	4.0	0.0
Red	2.0	2.0	2.0	2.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	3.0
Phase Duration, s	20.0	56.0	45.0	81.0	14.0	25.0	14.0	25.0
Change Period, ($Y+R_c$), s	6.0	6.3	6.0	6.3	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.0	3.1	3.0
Queue Clearance Time (g_s), s	7.7		41.0		6.0	15.6	8.8	19.5
Green Extension Time (g_e), s	0.2	0.0	0.0	0.0	0.0	0.3	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.02		1.00		1.00	0.78	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	148	1101	36	509	1289	83	53	188	0	101	236	0
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1644	1610	1774	1644	1610	1774	1863	1579	1774	1863	1579
Queue Service Time (g_s), s	5.7	44.6	2.1	39.0	33.2	3.6	4.0	13.6	0.0	6.8	17.5	0.0
Cycle Queue Clearance Time (g_c), s	5.7	44.6	2.1	39.0	33.2	3.6	4.0	13.6	0.0	6.8	17.5	0.0
Green Ratio (*g/C*)	0.45	0.36	0.36	0.78	0.53	0.53	0.24	0.14	0.41	0.19	0.14	0.24
Capacity (*c*), veh/h	345	1167	572	494	1755	859	101	253	654	182	253	372
Volume-to-Capacity Ratio (*X*)	0.431	0.943	0.063	1.031	0.735	0.097	0.519	0.745	0.000	0.557	0.933	0.000
Available Capacity (c_a), veh/h	345	1167	572	494	1755	859	101	253	654	182	253	372
Back of Queue (*Q*), veh/ln (50th percentile)	2.5	18.8	0.8	23.8	10.2	1.4	1.9	7.1	0.0	3.1	10.9	0.0
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	59.3	35.5	29.8	50.5	14.2	16.1	64.1	58.2	0.0	49.3	59.9	0.0
Incremental Delay (d_2), s/veh	0.3	15.8	0.2	48.6	2.8	0.2	2.2	10.2	0.0	2.3	38.2	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.6	51.3	30.0	99.1	17.0	16.3	66.3	68.3	0.0	51.6	98.1	0.0
Level of Service (LOS)	E	D	C	F	B	B	E	E		D	F	
Approach Delay, s/veh / LOS	51.7	D		39.2	D		67.9	E		84.1	F	
Intersection Delay, s/veh / LOS	49.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	3.0	C	3.0	C	3.1	C
Bicycle LOS Score / LOS	1.5	A	2.0	B	0.9	A	1.0	A

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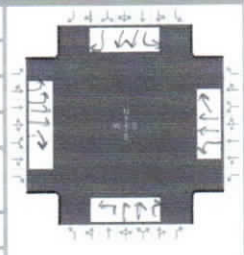
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Midway/Glades Cut Off	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_Glades Cut Off PM.1.xus	w/improvement NBT/SBT			
Project Description	2035 Analysis				

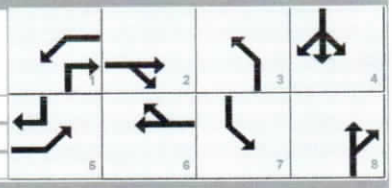


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	197	1404	44	363	1178	136	35	239	281	185	204	190

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	11.0	14.0	59.7	11.0	14.0	0.0
Yellow	4.0	4.0	4.3	4.0	4.0	0.0
Red	2.0	2.0	2.0	2.0	2.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	197	1404	44	363	1178	136	35	239	281	185	204	190
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	10	0	2	10	0	2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	10	0	0	10	0	0	60	0	0	60
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	17.0	66.0	37.0	86.0	17.0	20.0	17.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.3	4.0	4.3	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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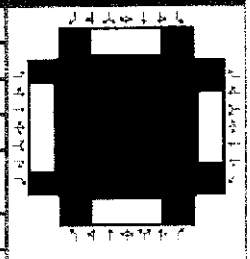
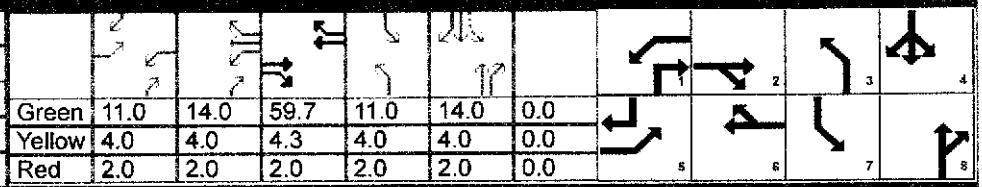
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Midway/Glades Cut Off	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_Glades Cut Off PM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	197	1404	44	363	1178	136	35	239	281	185	204	190

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	11.0	14.0	59.7	11.0	14.0	0.0
Yellow	4.0	4.0	4.3	4.0	4.0	0.0
Red	2.0	2.0	2.0	2.0	2.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	3.0
Phase Duration, s	17.0	66.0	37.0	86.0	17.0	20.0	17.0	20.0
Change Period, ($Y+R_c$), s	6.0	6.3	6.0	6.3	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	10.3		31.9		4.7	16.0	13.0	12.9
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		0.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	207	1478	36	382	1240	133	37	252	233	195	215	137
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1644	1610	1774	1644	1610	1774	1773	1579	1774	1773	1579
Queue Service Time (g_s), s	8.3	59.7	1.8	29.9	25.6	5.4	2.7	9.6	14.0	11.0	8.1	10.9
Cycle Queue Clearance Time (g_c), s	8.3	59.7	1.8	29.9	25.6	5.4	2.7	9.6	14.0	11.0	8.1	10.9
Green Ratio (*g/C*)	0.47	0.43	0.43	0.75	0.57	0.57	0.26	0.10	0.32	0.18	0.10	0.18
Capacity (*c*), veh/h	271	1402	687	393	1872	917	139	355	507	210	355	282
Volume-to-Capacity Ratio (*X*)	0.766	1.054	0.052	0.973	0.662	0.145	0.264	0.709	0.458	0.928	0.605	0.485
Available Capacity (c_a), veh/h	271	1402	687	393	1872	917	139	355	507	210	355	282
Back of Queue (*Q*), veh/ln (50th percentile)	4.0	28.2	0.7	17.4	7.0	2.1	1.2	4.6	6.4	4.0	3.7	4.4
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	63.2	30.2	23.6	54.1	10.3	14.2	60.7	61.0	37.8	55.9	60.4	51.7
Incremental Delay (d_2), s/veh	11.2	39.6	0.1	37.9	1.9	0.3	0.4	5.5	0.2	41.8	2.1	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	74.4	69.8	23.7	92.0	12.2	14.5	61.1	66.6	38.0	97.7	62.5	52.2
Level of Service (LOS)	E	F	C	F	B	B	E	E	D	F	E	D
Approach Delay, s/veh / LOS	69.4	E		29.8	C		53.4	D		72.4	E	
Intersection Delay, s/veh / LOS	52.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	3.0	C	3.0	C	3.1	C
Bicycle LOS Score / LOS	1.9	A	1.9	A	0.9	A	0.9	A

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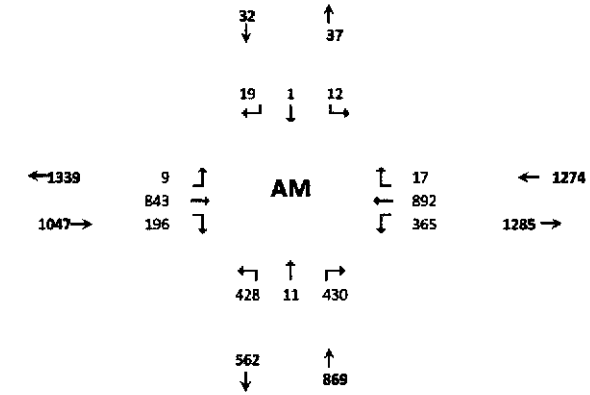
TURNING MOVEMENT VOLUME COUNTS

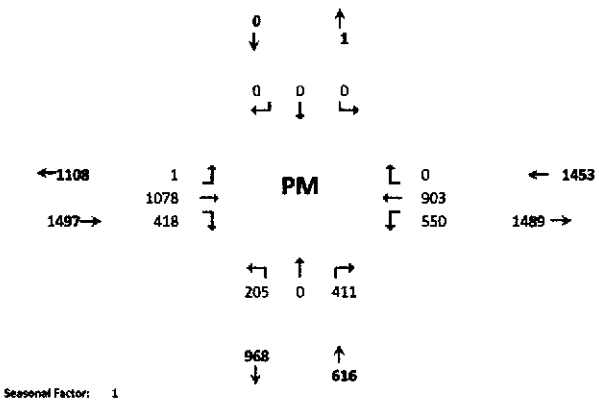
N/S STREET: East Torino **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/3/2015 **DAY:** Tuesday **CITY:** Fort Pierce
REPORT DATE: 3/3/2015 **ANALYSIS YEAR:** 2035

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	82	1	98	1	0	5	2	83	17	34	94	0	417	1948
7:15-7:30	106	0	84	2	0	2	2	115	39	66	121	6	543	1941
7:30-7:45	83	4	61	3	0	3	1	120	56	86	138	1	556	1822
7:45-8:00	78	5	53	5	1	7	3	118	40	49	65	8	432	1672
8:00-8:15	76	0	68	3	0	2	3	123	37	29	66	3	410	1636
8:15-8:30	65	0	69	2	1	4	4	131	30	46	71	1	424	
8:30-8:45	42	0	73	3	0	1	1	105	36	45	99	1	406	
8:45-9:00	44	0	44	0	0	2	0	124	25	64	89	4	396	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	349	10	296	11	1	17	8	436	152	235	418	15	1948	
Season Factor	349	10	296	11	1	17	8	436	152	235	418	15	1948	
Growth	386	11	327	12	1	19	9	482	168	260	462	17	2152	
In/Out	In	-	-	-	-	-	-	Out	-	-	In	-	-	
Percentage	1%	0%	0%	0%	0%	0%	0%	9%	0%	0%	9%	0%	0%	
PROJECT	15	0	0	0	0	0	0	54	0	0	131	0	0	
Southern Grove			16							20				
Western Grove			21							14				
Wilson Groves			27							27				
Riverland			39							24				
Ravinia								7		20				
LTC Ranch	28							300	28		300			
Total	428	11	430	12	1	19	9	843	196	365	892	17	3223	



Seasonal Factor: 1
Trips In: 1451
Trips Out: 603
Growth Rate: 1.005
Years Grown: 20

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	29	0	56	0	0	0	0	114	62	72	118	0	451	1878
4:15-4:30	46	0	66	0	0	0	0	112	51	90	117	0	482	1928
4:30-4:45	45	0	59	0	0	0	0	121	50	57	146	0	478	1953
4:45-5:00	40	0	39	0	0	0	0	106	84	73	125	0	467	2002
5:00-5:15	33	0	49	0	0	0	0	106	87	87	139	0	501	2055
5:15-5:30	41	0	49	0	0	0	0	98	79	106	134	0	507	
5:30-5:45	51	0	77	0	0	0	1	108	90	91	109	0	527	
5:45-6:00	32	0	69	0	0	0	0	125	72	86	136	0	520	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	157	0	244	0	0	0	1	437	328	370	518	0	2055	
Season Factor	157	0	244	0	0	0	1	437	328	370	518	0	2055	
Growth	173	0	270	0	0	0	1	483	362	409	572	0	2271	
In/Out	In	-	-	-	-	-	-	Out	Out	-	In	-	-	
Percentage	1%	0%	0%	0%	0%	0%	0%	9%	1%	0%	9%	0%	0%	
Project	7	0	0	0	0	0	0	164	18	0	65	0	0	
Southern Grove			34							20				
Western Grove			20							25				
Wilson Groves			38							33				
Riverland			49							50				
Ravinia								23		13				
LTC Ranch	25							408	38		265			
Total	205	0	411	0	0	0	1	1078	418	550	903	0	3566	

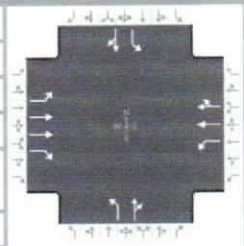


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

E25

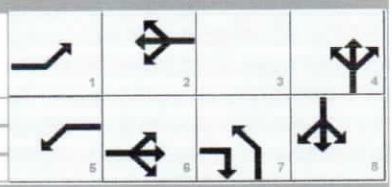
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Midway/East Torino Pkwy	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_East Torino Pkwy AM improvements.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	9	843	196	365	892	17	428	11	430	12	1	19

Signal Information					EB			WB			NB		
Cycle, s	130.0	Reference Phase	2										
Offset, s	0	Reference Point	End	Green	16.0	5.0		42.0	38.0		15.0	0.0	
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.0	0.0		4.0	0.0		4.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0		1.0	0.0		1.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4		8
Case Number	1.1	3.0	1.1	4.0	1.0	4.0		6.3
Phase Duration, s	20.0	47.0	25.0	52.0	38.0	58.0		20.0
Change Period, ($Y+R_c$), s	4.0	5.0	0.0	5.0	0.0	5.0		5.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.4		3.4
Queue Clearance Time (g_s), s	2.4		21.0		27.5	32.9		3.6
Green Extension Time (g_e), s	0.0	0.0	0.3	0.0	0.7	1.1		1.0
Phase Call Probability	1.00		1.00		1.00	1.00		1.00
Max Out Probability	0.00		0.54		0.01	0.00		0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	9	887	206	384	480	477	451	454		13	11	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1774	1644	1579	1774	1727	1716	1774	1585		933	1603	
Queue Service Time (g_s), s	0.4	31.2	7.5	19.0	29.7	29.8	25.5	30.9		1.6	0.8	
Cycle Queue Clearance Time (g_c), s	0.4	31.2	7.5	19.0	29.7	29.8	25.5	30.9		1.6	0.8	
Green Ratio (*g/C*)	0.45	0.32	0.62	0.53	0.36	0.36	0.42	0.41		0.12	0.12	
Capacity (*c*), veh/h	342	1063	971	448	624	620	727	646		163	185	
Volume-to-Capacity Ratio (*X*)	0.028	0.835	0.212	0.857	0.769	0.769	0.620	0.702		0.077	0.057	
Available Capacity (c_a), veh/h	342	1063	971	448	624	620	727	646		163	185	
Back of Queue (*Q*), veh/ln (50th percentile)	0.2	12.5	2.7	8.6	12.6	12.6	10.9	12.1		0.4	0.3	
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	22.9	33.9	11.1	29.7	29.2	29.5	29.0	32.0		51.6	51.2	
Incremental Delay (d_2), s/veh	0.0	7.8	0.5	14.4	8.8	8.9	1.2	2.9		0.1	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	22.9	41.7	11.6	44.1	38.0	38.4	30.2	34.9		51.6	51.2	
Level of Service (LOS)	C	D	B	D	D	D	C	C		D	D	
Approach Delay, s/veh / LOS	35.9	D		39.9	D		32.6	C		51.5	D	
Intersection Delay, s/veh / LOS	36.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	3.0	C
Bicycle LOS Score / LOS	1.4	A	1.6	A	2.0	A	0.5	A

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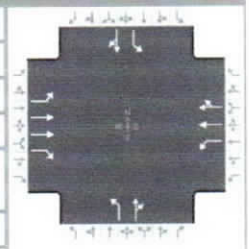
HCS 2010 Signalized Intersection Results Summary

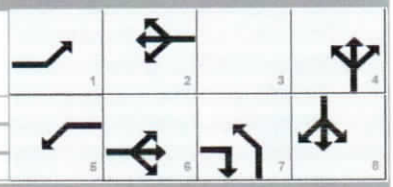
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Midway/East Torino Pkwy	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_East Torino Pkwy AM improvements.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	9	843	196	365	892	17	428	11	430	12	1	19

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	16.0	5.0	42.0	38.0	15.0	0.0	
Yellow	3.0	0.0	4.0	0.0	4.0	0.0	
Red	1.0	0.0	1.0	0.0	1.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4		8
Case Number	1.1	3.0	1.1	4.0	1.0	4.0		6.3
Phase Duration, s	20.0	47.0	25.0	52.0	38.0	58.0		20.0
Change Period, ($Y+R_c$), s	4.0	5.0	0.0	5.0	0.0	5.0		5.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.4		3.4
Queue Clearance Time (g_s), s	2.4		21.0		27.5	32.9		3.6
Green Extension Time (g_e), s	0.0	0.0	0.3	0.0	0.7	1.1		1.0
Phase Call Probability	1.00		1.00		1.00	1.00		1.00
Max Out Probability	0.00		0.54		0.01	0.00		0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	9	887	206	384	480	477	451	454		13	11	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1774	1644	1579	1774	1727	1716	1774	1585		933	1603	
Queue Service Time (g_s), s	0.4	31.2	7.5	19.0	29.7	29.8	25.5	30.9		1.6	0.8	
Cycle Queue Clearance Time (g_c), s	0.4	31.2	7.5	19.0	29.7	29.8	25.5	30.9		1.6	0.8	
Green Ratio (*g/C*)	0.45	0.32	0.62	0.53	0.36	0.36	0.42	0.41		0.12	0.12	
Capacity (*c*), veh/h	342	1063	971	448	624	620	727	646		163	185	
Volume-to-Capacity Ratio (*X*)	0.028	0.835	0.212	0.857	0.769	0.769	0.620	0.702		0.077	0.057	
Available Capacity (c_a), veh/h	342	1063	971	448	624	620	727	646		163	185	
Back of Queue (*Q*), veh/ln (50th percentile)	0.2	12.5	2.7	8.6	12.6	12.6	10.9	12.1		0.4	0.3	
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	22.9	33.9	11.1	29.7	29.2	29.5	29.0	32.0		51.6	51.2	
Incremental Delay (d_2), s/veh	0.0	7.8	0.5	14.4	8.8	8.9	1.2	2.9		0.1	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	22.9	41.7	11.6	44.1	38.0	38.4	30.2	34.9		51.6	51.2	
Level of Service (LOS)	C	D	B	D	D	D	C	C		D	D	
Approach Delay, s/veh / LOS	35.9	D		39.9	D		32.6	C		51.5	D	
Intersection Delay, s/veh / LOS	36.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	3.0	C
Bicycle LOS Score / LOS	1.4	A	1.6	A	2.0	A	0.5	A

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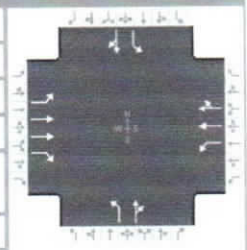
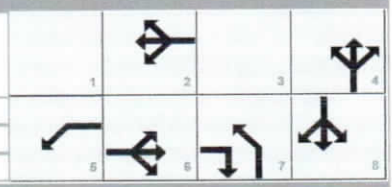
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Midway/East Torino Pkwy	Analysis Year	2035/ Adjusted Timing E Bf	Analysis Period	1> 7:00
File Name	c5.s.Midway_East Torino Pkwy PM Improvements.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	1	1078	418	550	903	0	205	0	411	5	5	5

Signal Information					EB		WB			NB	
Cycle, s	130.0	Reference Phase	2								
Offset, s	0	Reference Point	End	Green	39.0	44.0	32.0	5.0	0.0	0.0	
Uncoordinated	No	Simult. Gap E/W	On	Yellow	0.0	4.0	0.0	4.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	1.0	0.0	1.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	1	1078	418	550	903	0	205	0	411	5	5	5
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	25	10	2	2	10		2	2		25	25	
Ped / Bike / RTOR, /h	0	0	60	0	0		0	0	10	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		49.0	39.0	88.0	32.0	42.0		10.0
Yellow Change Interval (*Y*), s		4.0	0.0	4.0	0.0	4.0		4.0
Red Clearance Interval (R_c), s		1.0	0.0	1.0	0.0	1.0		1.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	2
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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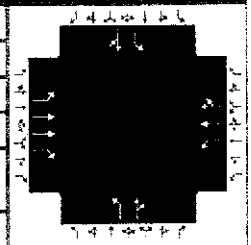
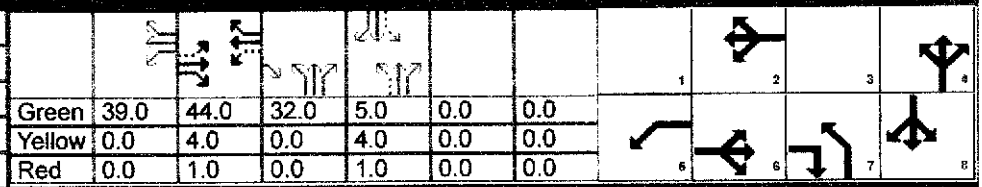
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Midway/East Torino Pkwy	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_East Torino Pkwy PM Improvements.1.xus + EBT				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	1	1078	418	550	903	0	205	0	411	5	5	5

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	39.0	44.0		32.0	5.0	0.0	0.0					
Yellow	0.0	4.0		0.0	4.0	0.0	0.0					
Red	0.0	1.0		0.0	1.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2	7	4		8
Case Number		5.3	1.0	4.0	1.0	4.0		6.3
Phase Duration, s		49.0	39.0	88.0	32.0	42.0		10.0
Change Period, (Y+R_c), s		5.0	0.0	5.0	0.0	5.0		5.0
Max Allow Headway (*MAH*), s		0.0	3.1	0.0	3.1	3.4		3.4
Queue Clearance Time (g_s), s			40.1		14.6	35.9		4.8
Green Extension Time (g_e), s		0.0	0.0	0.0	0.3	0.2		0.0
Phase Call Probability			1.00		1.00	1.00		1.00
Max Out Probability			1.00		0.00	1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	1	1135	377	579	951	0	216	422		5	11	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	480	1644	1579	1774	1727	0	1774	1579		784	1394	
Queue Service Time (g_s), s	0.2	44.0	16.9	38.1	8.4	0.0	12.6	33.9		0.9	1.0	
Cycle Queue Clearance Time (g_c), s	0.2	44.0	16.9	38.1	8.4	0.0	12.6	33.9		2.8	1.0	
Green Ratio (*g*/*C*)	0.34	0.34	0.58	0.65	0.64		0.30	0.28		0.04	0.04	
Capacity (*c*), veh/h	218	1113	923	588	2206		536	449		74	54	
Volume-to-Capacity Ratio (*X*)	0.005	1.019	0.408	0.985	0.431	0.000	0.403	0.939		0.071	0.196	
Available Capacity (c_a), veh/h	218	1113	923	588	2206		536	449		74	54	
Back of Queue (*Q*), veh/ln (50th percentile)	0.0	20.8	6.2	22.5	2.4	0.0	5.5	16.5		0.2	0.3	
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	28.5	35.7	14.7	39.0	4.1		36.3	45.4		62.4	60.6	
Incremental Delay (d_2), s/veh	0.0	32.0	1.3	33.2	0.6	0.0	0.2	27.5		0.2	0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	28.5	67.6	16.1	72.2	4.7		36.5	72.9		62.5	61.2	
Level of Service (LOS)	C	F	B	E	A		D	E		E	E	
Approach Delay, s/veh / LOS	54.8	D		30.3	C		60.6	E		61.7	E	
Intersection Delay, s/veh / LOS	45.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.2	B	2.8	C	3.1	C
Bicycle LOS Score / LOS	1.7	A	1.7	A	1.5	A	0.5	A

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TURNING MOVEMENT VOLUME COUNTS

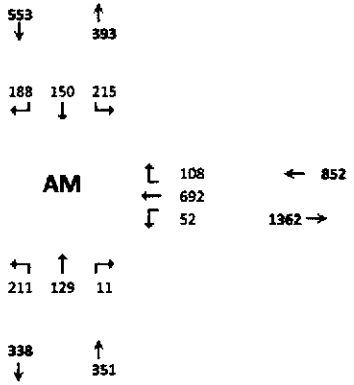
N/S STREET: Jenkins **E/W STREET:** Okeechobee **CONTROL:**

FILENAME: Village at Midway

COUNT DATE: 1/7/2014 **DAY:** Tuesday **CITY:** St.Lucie

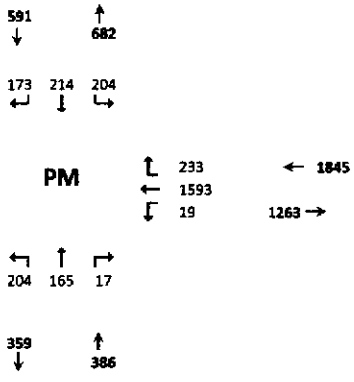
REPORT DATE: **ANALYSIS YEAR:** 2035 with project -AM

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	25	14	2	13	31	14	13	81	16	2	65	7	283	1948
7:15-7:30	36	17	2	28	28	6	22	193	32	0	107	16	487	2209
7:30-7:45	50	30	1	41	30	15	20	180	25	4	104	12	512	2281
7:45-8:00	38	22	2	50	30	10	22	307	30	2	139	14	666	2256
8:00-8:15	43	26	4	45	27	20	29	202	22	1	92	33	544	2086
8:15-8:30	40	21	3	32	24	9	35	223	21	4	118	29	559	
8:30-8:45	41	22	1	35	34	18	24	153	20	4	106	29	487	
8:45-9:00	36	23	3	32	23	8	24	186	17	6	106	32	496	
AM PEAK HOUR IS FROM:				7:30 AM TO 8:30AM										
Volumes	171	99	10	168	111	54	106	912	98	11	453	88	2281	
Season Factor	171	99	10	168	111	54	106	912	98	11	453	88	2281	
Growth	190	110	11	187	123	60	118	1013	109	12	503	98	2533	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage	1%					1%	1%	7%	1%		7%			
PROJECT	15	0	0	0	0	15	6	42	6	0	102	0	0	
Sedona								15			44			
Celebration Point						72	24							
Village @ Sunset Lakes		14	0	0	10	0	0	0	0	1				
Shinn Rd Equestrian Estates								54		18				
Creekside	7					7		12	21	21	43			
Whispering Oaks		5		17	17	35	9					5		
Palm Breezes Club				11								5		
Total	211	129	11	215	150	188	157	1136	136	52	692	108	3185	



Seasonal Factor: 1
Trips In 1451
Trips Out 603
Growth Rate: 1.005
Years Grown: 21

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	39	31	3	71	33	11	26	156	23	6	197	38	634	2618
4:15-4:30	33	37	2	75	56	21	41	185	16	6	189	36	647	2778
4:30-4:45	30	14	3	49	29	16	22	166	26	7	240	51	653	2962
4:45-5:00	37	36	4	37	43	18	25	161	15	2	254	52	684	2890
5:00-5:15	44	33	6	48	41	17	36	164	19	2	343	41	794	2814
5:15-5:30	53	50	2	34	72	26	32	171	14	6	335	36	831	
5:30-5:45	31	18	4	45	25	14	31	127	16	3	235	32	581	
5:45-6:00	31	25	3	36	38	20	29	143	14	5	236	28	608	
PM PEAK HOUR IS FROM:				4:30 PM TO 5:30PM										
Volumes	164	133	15	168	185	77	115	662	74	17	1172	180	2962	
Season Factor	164	133	15	168	185	77	115	662	74	17	1172	180	2962	
Growth	182	148	17	187	205	86	128	735	82	19	1301	200	3289	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage	1%	0%	0%	0%	0%	1%	1%	7%	1%	0%	7%	0%	0%	
Project	7	0	0	0	0	7	18	128	18	0	51	0	0	
Sedona								52			31			
Celebration Point						45	78							
Village @ Sunset Lakes														
Shinn Rd Equestrian Estates								35			60			
Creekside	15					15	25	93	25		150			
Whispering Oaks		17		9	9	20	36					17		
Palm Breezes Club				8								16		
Total	204	165	17	204	214	173	285	1043	125	19	1593	233	4275	

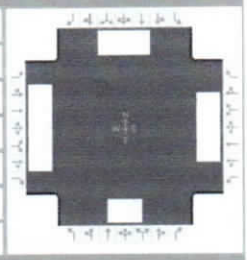


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 21

E30

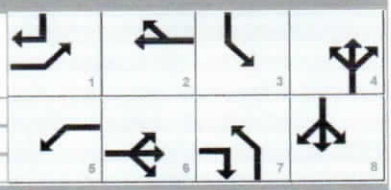
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Okeechobee/Jenkins	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.Okeechobee_Jenkins AM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	157	1136	136	52	692	108	211	129	11	215	150	188

Signal Information					EB			WB			NB			SB		
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	10.0	53.0		19.0	16.0	0.0	0.0					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	4.0	0.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0		2.0	0.0	0.0	0.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	157	1136	136	52	692	108	211	129	11	215	150	188
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	5	2	2	5		2	2		2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	60	0	0	0	0	0	10
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	16.0	59.0	16.0	59.0	25.0	20.0	25.0	20.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	0.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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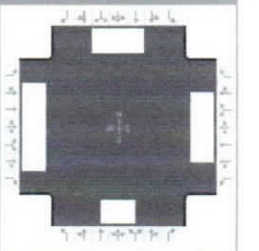
HCS 2010 Signalized Intersection Results Summary

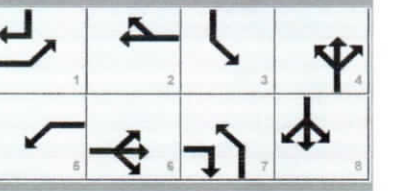
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Okeechobee/Jenkins	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.Okeechobee_Jenkins AM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	157	1136	136	52	692	108	211	129	11	215	150	188

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	53.0	19.0	16.0	0.0	0.0	
Yellow	4.0	4.0	4.0	4.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	2.0	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	16.0	59.0	16.0	59.0	25.0	20.0	25.0	20.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	7.9		5.5		14.5	11.2	14.7	14.9
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0	0.2	0.3	0.2	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.11		0.26	1.00	0.34	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	165	1196	143	55	524	255	222	147		226	158	187
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1774	1643	1579	1774	1810	1747	1774	1837		1774	1863	1579
Queue Service Time (g_s), s	5.9	17.7	4.8	3.5	8.9	9.5	12.5	9.2		12.7	9.8	12.9
Cycle Queue Clearance Time (g_c), s	5.9	17.7	4.8	3.5	8.9	9.5	12.5	9.2		12.7	9.8	12.9
Green Ratio (*g/C*)	0.52	0.44	0.60	0.08	0.44	0.44	0.28	0.12		0.28	0.12	0.20
Capacity (*c*), veh/h	447	2177	947	148	1598	772	363	214		369	217	316
Volume-to-Capacity Ratio (*X*)	0.370	0.549	0.151	0.370	0.328	0.330	0.612	0.688		0.613	0.727	0.593
Available Capacity (c_a), veh/h	447	2177	947	148	1598	772	363	214		369	217	316
Back of Queue (*Q*), veh/ln (50th percentile)	2.3	5.8	1.7	1.6	3.5	3.8	5.6	4.7		5.7	5.1	5.2
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	15.6	17.4	10.6	52.0	15.6	16.8	36.8	50.9		36.8	51.2	43.6
Incremental Delay (d_2), s/veh	0.2	1.0	0.3	0.6	0.5	1.1	2.2	7.5		2.2	10.1	2.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	15.8	18.4	10.9	52.6	16.1	18.0	39.0	58.4		39.0	61.3	45.6
Level of Service (LOS)	B	B	B	D	B	B	D	E		D	E	D
Approach Delay, s/veh / LOS	17.4	B		19.1	B		46.7	D		47.3	D	
Intersection Delay, s/veh / LOS	26.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.4	C	3.4	C
Bicycle LOS Score / LOS	1.3	A	0.9	A	1.1	A	1.4	A

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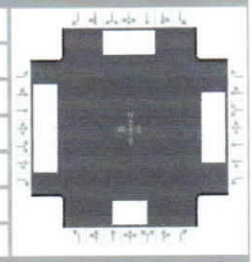
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Okeechobee/Jenkins	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.Okeechobee_Jenkins PM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	285	1043	125	19	1593	233	204	165	17	204	214	173

Signal Information					EB			WB				NB				SB			
Cycle, s	120.0	Reference Phase	2																
Offset, s	0	Reference Point	End																
Uncoordinated	No	Simult. Gap E/W	On	Green	10.0	5.0		43.0	19.0	21.0	0.0								
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0		4.0	4.0	4.0	0.0								
				Red	2.0	0.0		2.0	2.0	0.0	0.0								

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	285	1043	125	19	1593	233	204	165	17	204	214	173
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	5	2	2	5		2	2		2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	60	0	0	0	0	0	10
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	21.0	54.0	16.0	49.0	25.0	25.0	25.0	25.0
Yellow Change Interval (*Y*), s	0.0	0.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	0.0	0.0	2.0	2.0	2.0	0.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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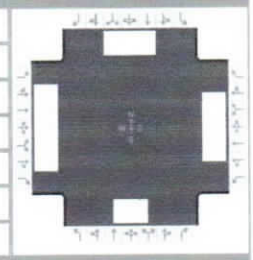
HCS 2010 Signalized Intersection Results Summary

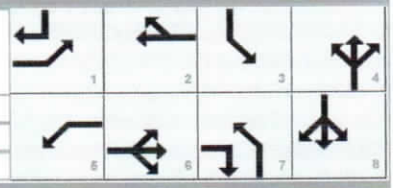
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Okeechobee/Jenkins	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.Okeechobee_Jenkins PM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	285	1043	125	19	1593	233	204	165	17	204	214	173

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	5.0	43.0	19.0	21.0	0.0	
Yellow	4.0	0.0	4.0	4.0	4.0	0.0	
Red	2.0	0.0	2.0	2.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	2.0	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	21.0	54.0	16.0	49.0	25.0	25.0	25.0	25.0
Change Period, ($Y+R_c$), s	0.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	16.9		3.3		13.3	13.8	13.3	15.9
Green Extension Time (g_e), s	0.2	0.0	0.0	0.0	0.2	0.7	0.2	0.5
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.47		0.00		0.08	0.33	0.08	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	300	1098	132	20	1260	599	215	192		215	225	172
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1774	1643	1579	1774	1810	1716	1774	1832		1774	1863	1579
Queue Service Time (g_s), s	14.9	17.7	4.8	1.3	40.7	41.1	11.3	11.8		11.3	13.9	9.8
Cycle Queue Clearance Time (g_c), s	14.9	17.7	4.8	1.3	40.7	41.1	11.3	11.8		11.3	13.9	9.8
Green Ratio (*g/C*)	0.55	0.40	0.56	0.08	0.36	0.36	0.32	0.16		0.32	0.16	0.33
Capacity (*c*), veh/h	374	1972	881	148	1297	615	371	290		392	295	526
Volume-to-Capacity Ratio (*X*)	0.801	0.557	0.149	0.135	0.971	0.975	0.579	0.660		0.547	0.764	0.326
Available Capacity (c_a), veh/h	374	1972	881	148	1297	615	371	290		392	295	526
Back of Queue (Q), veh/ln (50th percentile)	5.4	6.1	1.8	0.6	19.0	20.8	5.0	5.7		4.9	7.2	3.7
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.9	20.9	12.8	51.0	30.7	33.0	33.2	47.5		32.8	48.4	29.9
Incremental Delay (d_2), s/veh	11.0	1.1	0.4	0.2	19.0	30.7	1.5	4.4		0.9	10.2	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	44.9	22.1	13.1	51.1	49.7	63.6	34.7	51.9		33.8	58.5	30.1
Level of Service (LOS)	D	C	B	D	D	E	C	D		C	E	C
Approach Delay, s/veh / LOS	25.8	C		54.2	D		42.8	D		41.8	D	
Intersection Delay, s/veh / LOS	41.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.5	B	3.4	C	3.4	C
Bicycle LOS Score / LOS	1.3	A	1.5	A	1.2	A	1.5	A

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FLORIDA DEPARTMENT OF TRANSPORTATION
2014 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR	
0025		SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)	E	3100	W	3000	6100	C	9.0	54.7F	13.6A	
0026		CR 611/EDWARDS RD - E OF MCNEIL RD (COUNTY 110)	E	5100E	W	5000E	10100	S	9.0	50.8F	6.7P	
0027		CR 611-B/EDWARDS RD - W OF SR 5/US1 (COUNTY 173)	E	4100E	W	4200E	8300	F	9.0	50.8F	49.5F	
0028		SR 68/ORANGE AVE - E OF CR 611/B JENKINS RD (COU	E	6400	W	6400	12800	C	9.0	50.8F	9.2A	
0029		SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY	E	14000E	W	11500E	25500	F	9.0	50.8F	4.9P	←
0030		SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY	E	10500	W	9900	20400	C	9.0	50.8F	3.9A	
0032		SR 70/VIRGINIA AVE - W OF SR 615/25 ST	E	11000	W	10000	21000	C	9.0	50.8F	4.2A	
0033		SR 70/VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 3	E	10500	W	11000	21500	C	9.0	50.8F	6.9A	
0034		SR 70/VIRGINIA AVE - W OF SR 5/US 1 (COUNTY 34)	E	9900	W	9000	18900	C	9.0	50.8F	5.3A	
0035		SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)	E	6200E	W	6400E	12600	F	9.0	50.8F	10.4P	
0038	E35	SR 614/INDRIO RD - E OF SR 9/I-95 (COUNTY 38)	E	4800	W	4500	9300	C	9.0	50.8F	11.0A	
0039		SR 70/OKEECHOBEE RD - W OF CR 609, HEADER CANAL	E	3300	W	3300	6600	C	9.5	54.7F	18.2A	
0041		SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)	E	8000E	W	7700E	15700	S	9.0	54.7F	16.4P	
0043		FORT PIERCE BLVD- SOUTH OF?WINTER GARDEN PKWY		E		E	2400	S	9.0	50.8F	49.5F	
0044		BEACH AVE- NORTH OF ?W ARBOR DR		E		E	700	S	9.0	50.8F	49.5F	
0045		S 17 ST- NORTH OF?EMERALD TER		E		E	2300	S	9.0	50.8F	49.5F	

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
2014 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR	
0085		JOHNSTON RD- NORTH OF?MEADOWOODS DR		E		E	1400	S	9.5	50.8F	49.5F	
0086		MCCARTY RD- SOUTH OF?TWIN CREEKS DR		E		E	200	S	9.5	99.9W	49.5F	
0088		C-24 CANAL RD, 0.87 MI N OF GLADES CUT OFF RD		E		E	400	S	9.5	54.7F	8.3F	
0089		MCNEIL RD- NORTH OF?GARNER ST		E		E	2900	S	9.0	50.8F	49.5F	
0090		KIRBY LOOP RD- EAST OF?ROGERS RD		E		E	3000	S	9.0	50.8F	49.5F	
0106		SR 70/OKEECHOBEE RD - W OF SR 9\I-95	E	12000E	W	11000E	23000	F	9.0	54.7F	21.6P	←
0107		SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107)	N	11000	S	10500	21500	C	9.0	52.5F	8.4P	
0114		SR A1A / N - E END OF ICWW BR,ST LUCIE CO	E	4000	W	4000	8000	C	9.0	52.5F	3.4A	
0115		SR A1A/S - E END OF S BRIDGE	E	6400	W	6500	12900	C	9.0	52.5F	4.7A	
0116		SR A1A/S - S OF BLUE HERON BLVD,FT PIERCE (COUNT	N	2000	S	2000	4000	C	9.0	52.5F	5.6A	
0118	E36	SR 5/US 1 - S OF SR 68/ORANGE AVE	N	9700	S	7900	17600	C	9.0	52.5F	5.5A	
0123		SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY	N	10500	S	10500	21000	C	9.0	52.5F	9.2P	
0128		SR 614 / INDRIO RD - W OF SR 9/I-95	E	450	W	450	900	C	9.0	54.7F	49.5A	
0144	T	CR 68/ORANGE AVE .4 MI E OF JCT SR 609,ST LUCIE	E	1158	W	1163	2321	C	9.5	63.0P	23.7P	
0155		SR 68 / ORANGE AVE - W OF 7 ST (COUNTY 155)	E	3900	W	4100	8000	C	9.0	50.8F	6.5A	
0160		SR 707 / CITRUS AVE - E OF SR 5	E	2800	W	2700	5500	C	9.0	52.5F	2.2A	

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

TURNING MOVEMENT VOLUME COUNTS

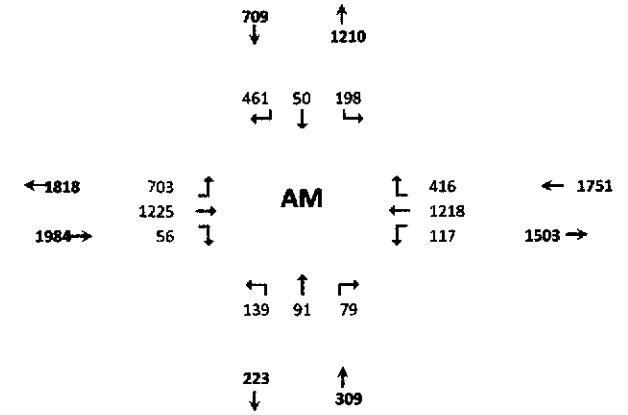
N/S STREET: Peacock Blvd **E/W STREET:** St Lucie W **CONTROL:**

FILENAME: Village at Midway

COUNT DATE: 12/13/2011 **DAY:** Tuesday **CITY:** St.Luice

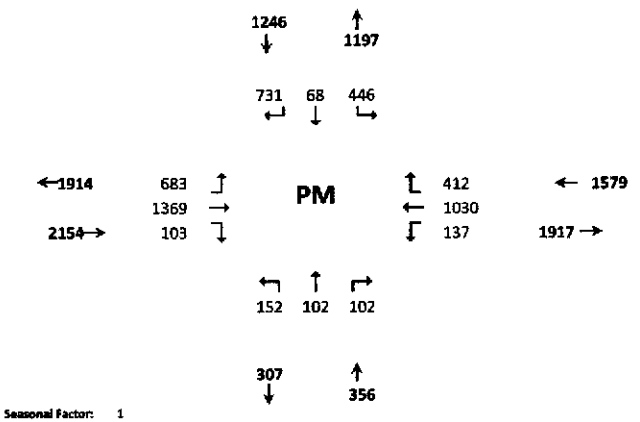
REPORT DATE: **ANALYSIS YEAR:** 2035 with project -AM

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15													0	0
7:15-7:30													0	0
7:30-7:45													0	0
7:45-8:00													0	0
8:00-8:15													0	0
8:15-8:30													0	
8:30-8:45													0	
8:45-9:00													0	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	114	75	65	163	41	240	424	765	46	96	656	342	0	
Season Factor	123	81	70	176	44	259	458	826	50	104	708	369	3269	
Growth	139	91	79	198	50	292	516	931	56	117	799	416	3685	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage								8%			8%			
PROJECT	0	0	0	0	0	0	0	48	0	0	116	0	0	
Southern Grove						33	26	126			160			
Western Grove						26	41	23			15			
Wilson Grove						43	42	46			46			
Riverland						67	78	51			83			
Total	139	91	79	198	50	461	703	1225	56	117	1218	416	4753	



Seasonal Factor: 1.08
Trips In 1451
Trips Out 603
Growth Rate: 1.005
Years Grown: 24

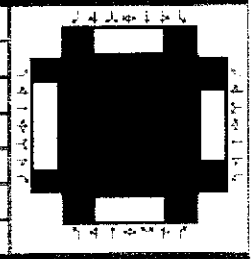
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15													0	0
4:15-4:30													0	0
4:30-4:45													0	0
4:45-5:00													0	0
5:00-5:15													0	0
5:15-5:30													0	
5:30-5:45													0	
5:45-6:00													0	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	137	92	92	402	61	446	383	875	76	123	735	371	0	
Season Factor	137	92	92	402	61	446	383	875	76	123	735	371	3793	
Growth	152	102	102	446	68	495	425	972	84	137	816	412	4212	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	8%	1%	0%	8%	0%	0%	
Project	0	0	0	0	0	0	0	146	18	0	58	0	0	
Southern Grove						36	62	219			121			
Western Grove						48	39	11			14			
Wilson Grove						51	59	4			4			
Riverland						101	98	17			17			
Total	152	102	102	446	68	731	683	1369	103	137	1030	412	5335	



Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 21

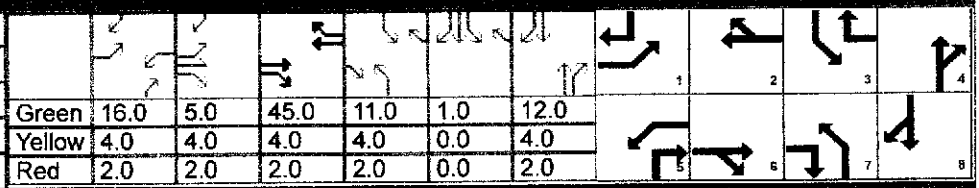
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	St Lucie West/Peacock	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.St Lucie W_Peacock AM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	703	1225	56	117	1218	416	139	91	79	198	50	461

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	16.0	5.0		45.0	11.0	1.0	12.0					
Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Red	2.0	2.0		2.0	2.0	0.0	2.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	703	1225	56	117	1218	416	139	91	79	198	50	461
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	60	0	0	0	0	0	10
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	33.0	62.0	22.0	51.0	17.0	18.0	18.0	19.0
Yellow Change Interval (Y), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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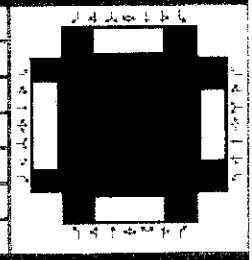
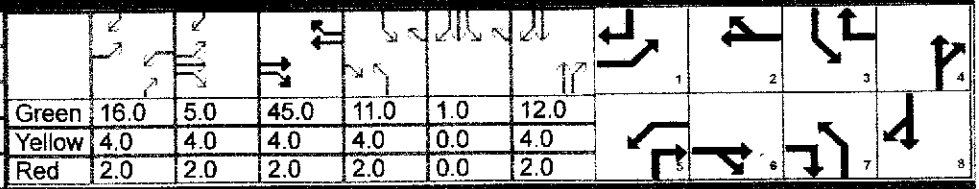
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	St Lucie West/Peacock	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.St Lucie W_Peacock AM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	703	1225	56	117	1218	416	139	91	79	198	50	461

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	16.0	5.0	45.0	11.0	1.0	12.0					
Yellow	4.0	4.0	4.0	4.0	0.0	4.0					
Red	2.0	2.0	2.0	2.0	0.0	2.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	33.0	62.0	22.0	51.0	17.0	18.0	18.0	19.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	27.4		9.8		6.8	7.9	9.0	15.0
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.1	0.8	0.1	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.02		0.25	0.70	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	740	1289	59	123	1282	375	146	96	83	208	53	475
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1773	1579	1774	1773	1579	1723	1863	1579	1723	1863	1579
Queue Service Time (g_s), s	25.4	32.0	2.1	7.8	41.9	19.6	4.8	5.9	5.1	7.0	3.1	13.0
Cycle Queue Clearance Time (g_c), s	25.4	32.0	2.1	7.8	41.9	19.6	4.8	5.9	5.1	7.0	3.1	13.0
Green Ratio (*g/C*)	0.62	0.47	0.56	0.13	0.38	0.48	0.21	0.10	0.23	0.23	0.11	0.33
Capacity (*c*), veh/h	775	1655	881	237	1330	750	316	186	368	345	202	526
Volume-to-Capacity Ratio (*X*)	0.955	0.779	0.067	0.521	0.964	0.500	0.463	0.514	0.226	0.605	0.261	0.902
Available Capacity (c_a), veh/h	775	1655	881	237	1330	750	316	186	368	345	202	526
Back of Queue (*Q*), veh/ln (50th percentile)	13.0	11.4	0.7	3.5	18.7	7.6	2.1	2.8	2.0	3.1	1.5	15.6
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	45.9	18.1	12.2	48.4	29.2	21.7	51.7	51.2	37.2	51.7	49.1	38.1
Incremental Delay (d_2), s/veh	21.7	3.7	0.1	1.0	17.4	2.4	0.4	1.1	0.1	2.2	0.3	18.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	67.6	21.8	12.3	49.4	46.7	24.1	52.1	52.3	37.3	53.9	49.3	56.4
Level of Service (LOS)	E	C	B	D	D	C	D	D	D	D	D	E
Approach Delay, s/veh / LOS	37.8	D		42.1	D		48.4	D		55.2	E	
Intersection Delay, s/veh / LOS	42.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.6	B	3.0	C	3.1	C	3.1	C
Bicycle LOS Score / LOS	2.2	B	2.0	A	1.0	A	1.7	A

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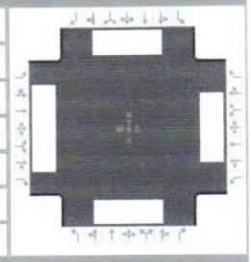
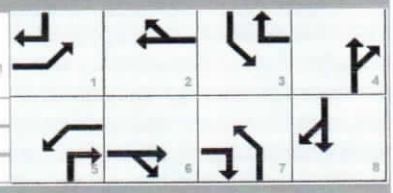
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	St Lucie West/Peacock	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.St Lucie W_Peacock PM.1.xus				
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	683	1369	103	137	1030	412	152	102	102	446	68	731

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	11.6	10.0		46.3	7.0	6.0	9.1					
Yellow	4.0	4.0		4.0	4.0	0.0	4.0					
Red	2.0	2.0		2.0	2.0	0.0	2.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	683	1369	103	137	1030	412	152	102	102	446	68	731
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	103	0	0	412	0	0	102	0	0	683
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	4	4	4	4	4	4	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	31.5	51.0	23.0	42.5	13.0	13.0	33.0	33.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	0.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	0.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	4	4	4	4
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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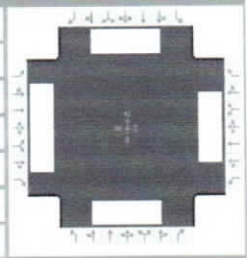
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	St Lucie West/Peacock	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.St Lucie W_Peacock PM.1.xus				
Project Description	2035 Analysis				

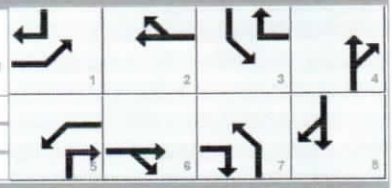


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	683	1369	103	137	1030	412	152	102	102	446	68	731

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	11.6	10.0	46.3	7.0	6.0	9.1	
Yellow	4.0	4.0	4.0	4.0	0.0	4.0	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	33.6	68.3	17.6	52.3	13.0	15.1	19.0	21.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	0.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	26.0		11.5		7.5	8.8	17.9	6.2
Green Extension Time (g_e), s	1.6	0.0	0.2	0.0	0.0	0.3	1.0	0.4
Phase Call Probability	1.00		0.99		1.00	1.00	1.00	1.00
Max Out Probability	0.02		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	719	1441	0	144	1084	0	160	107	0	469	72	51
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1773	1579	1774	1773	1579	1723	1863	1579	1723	1863	1579
Queue Service Time (g_s), s	24.0	32.8	0.0	9.5	30.1	0.0	5.5	6.8	0.0	15.9	4.2	2.6
Cycle Queue Clearance Time (g_c), s	24.0	32.8	0.0	9.5	30.1	0.0	5.5	6.8	0.0	15.9	4.2	2.6
Green Ratio (*g/C*)	0.57	0.52	0.58	0.40	0.39	0.54	0.12	0.08	0.17	0.34	0.13	0.36
Capacity (*c*), veh/h	793	1841	911	172	1369	859	201	141	273	545	234	562
Volume-to-Capacity Ratio (*X*)	0.907	0.783	0.000	0.838	0.792	0.000	0.796	0.760	0.000	0.862	0.306	0.090
Available Capacity (c_a), veh/h	1075	1841	911	428	1369	859	201	326	430	947	419	718
Back of Queue (*Q*), veh/ln (50th percentile)	10.2	10.5	0.0	4.3	11.9	0.0	2.9	3.3	0.0	6.9	2.0	1.0
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	40.4	13.9	0.0	51.3	25.2	0.0	55.8	54.4	0.0	49.2	47.7	25.7
Incremental Delay (d_2), s/veh	7.4	3.4	0.0	4.1	4.8	0.0	18.2	3.2	0.0	1.6	0.3	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	47.7	17.3	0.0	55.4	30.0	0.0	74.0	57.5	0.0	50.8	48.0	25.8
Level of Service (LOS)	D	B		E	C		E	E		D	D	C
Approach Delay, s/veh / LOS	27.4	C		32.9	C		67.4	E		48.4	D	
Intersection Delay, s/veh / LOS	34.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.7	B	3.9	D	3.6	D	3.2	C
Bicycle LOS Score / LOS	2.3	B	1.5	A	0.9	A	1.5	A

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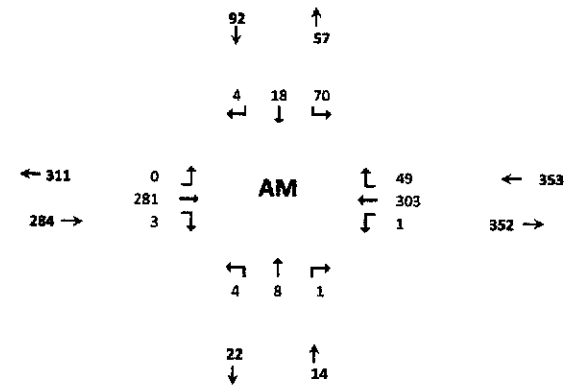
TURNING MOVEMENT VOLUME COUNTS

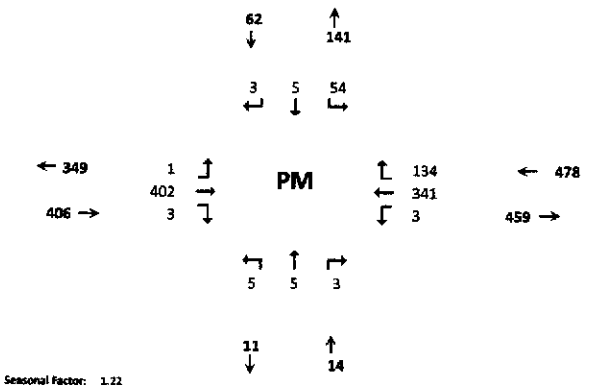
N/S STREET: Midway Rd
E/W STREET: Shinn Rd
CONTROL: TWSC
FILENAME: Villages of Midway
COUNT DATE: 10/30/2015
DAY: Friday
CITY: Fort Pierce
REPORT DATE:
ANALYSIS YEAR: 2035

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	1	0	0	6	3	0	0	27	1	0	21	4	63	315
7:15-7:30	0	0	0	7	2	0	0	29	1	1	38	7	85	328
7:30-7:45	2	0	0	6	3	1	0	26	0	0	41	5	84	316
7:45-8:00	0	2	1	1	7	2	0	29	1	0	34	6	83	295
8:00-8:15	1	4	0	1	1	0	0	30	0	0	36	3	76	259
8:15-8:30	0	1	0	3	0	0	0	25	0	0	42	2	73	
8:30-8:45	0	2	0	1	2	0	0	19	0	0	36	3	63	
8:45-9:00	1	3	0	0	0	1	0	16	2	0	20	4	47	
AM PEAK HOUR IS FROM:				7:15AM TO 8:15AM										
Volumes	3	8	1	15	13	3	0	114	2	1	149	21	328	
Season Factor	4	7	1	18	16	4	0	139	2	1	182	26	400	
Growth	4	8	1	20	18	4	0	154	3	1	202	28	644	
In/Out	-	-	-	In	-		-	In		-	Out	Out	-	
Percentage	0%	0%	0%	3%	0%	0%	0%	3%	0%	0%	3%	3%	0%	
PROJECT	0	0	0	44	0	0	0	44	0	0	18	18	0	
Southern Grove								13			10			
Western Grove								5			9			
Wilson Groves								8			8			
Riverland								10			11			
Ravinia								3			1			
Equestrian Estates				6								2		
LTC Ranch								44			44			
Total	4	8	1	70	18	4	0	281	3	1	303	49	742	



Seasonal Factor: 1.22
Trips In: 1451
Trips Out: 603
Growth Rate: 1.005
Years Grown: 21

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	1	0	5	1	0	0	31	1	0	22	2	63	296
4:15-4:30	0	1	0	1	1	0	0	31	0	0	36	1	71	319
4:30-4:45	0	1	0	4	0	0	0	41	0	0	30	4	80	366
4:45-5:00	0	2	0	3	0	0	0	39	0	0	35	3	82	382
5:00-5:15	1	1	0	3	1	0	1	53	0	0	26	0	86	398
5:15-5:30	2	2	0	14	0	2	0	47	0	0	48	3	118	
5:30-5:45	1	1	1	1	1	0	0	46	2	2	36	5	96	
5:45-6:00	0	0	1	3	2	0	0	52	0	0	39	1	98	
PM PEAK HOUR IS FROM:				5:00PM TO 6:00PM										
Volumes	4	4	2	21	4	2	1	198	2	2	149	9	398	
Season Factor	5	5	2	26	5	2	1	242	2	2	182	11	486	
Growth	5	5	3	28	5	3	1	268	3	3	202	12	539	
In/Out	-	-	-	In	-	0	-	In	0	-	Out	Out	-	
Percentage	0%	0%	0%	3%	0%	0%	0%	3%	0%	0%	3%	3%	0%	
Project	0	0	0	22	0	0	0	22	0	0	55	55	0	
Southern Grove								13			24			
Western Grove								31			25			
Wilson Groves								9			11			
Riverland								14			14			
Ravinia								6			10			
Equestrian Estates				4								7		
LTC Ranch								39				60		
Total	5	5	3	54	5	3	1	402	3	3	341	134	960	



Seasonal Factor: 1.22
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 21

E41b

2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

WEEK	DATES	SF	MOCF: 0.87 PSCF
1	01/01/2014 - 01/04/2014	0.99	1.14
2	01/05/2014 - 01/11/2014	0.97	1.11
3	01/12/2014 - 01/18/2014	0.96	1.10
* 4	01/19/2014 - 01/25/2014	0.93	1.07
* 5	01/26/2014 - 02/01/2014	0.90	1.03
* 6	02/02/2014 - 02/08/2014	0.88	1.01
* 7	02/09/2014 - 02/15/2014	0.85	0.98
* 8	02/16/2014 - 02/22/2014	0.83	0.95
* 9	02/23/2014 - 03/01/2014	0.83	0.95
*10	03/02/2014 - 03/08/2014	0.83	0.95
*11	03/09/2014 - 03/15/2014	0.83	0.95
*12	03/16/2014 - 03/22/2014	0.83	0.95
*13	03/23/2014 - 03/29/2014	0.86	0.99
*14	03/30/2014 - 04/05/2014	0.89	1.02
*15	04/06/2014 - 04/12/2014	0.92	1.06
*16	04/13/2014 - 04/19/2014	0.95	1.09
17	04/20/2014 - 04/26/2014	0.96	1.10
18	04/27/2014 - 05/03/2014	0.97	1.11
19	05/04/2014 - 05/10/2014	0.98	1.13
20	05/11/2014 - 05/17/2014	0.99	1.14
21	05/18/2014 - 05/24/2014	1.00	1.15
22	05/25/2014 - 05/31/2014	1.02	1.17
23	06/01/2014 - 06/07/2014	1.04	1.20
24	06/08/2014 - 06/14/2014	1.06	1.22
25	06/15/2014 - 06/21/2014	1.08	1.24
26	06/22/2014 - 06/28/2014	1.10	1.26
27	06/29/2014 - 07/05/2014	1.13	1.30
28	07/06/2014 - 07/12/2014	1.15	1.32
29	07/13/2014 - 07/19/2014	1.17	1.34
30	07/20/2014 - 07/26/2014	1.16	1.33
31	07/27/2014 - 08/02/2014	1.16	1.33
32	08/03/2014 - 08/09/2014	1.15	1.32
33	08/10/2014 - 08/16/2014	1.15	1.32
34	08/17/2014 - 08/23/2014	1.14	1.31
35	08/24/2014 - 08/30/2014	1.15	1.32
36	08/31/2014 - 09/06/2014	1.15	1.32
37	09/07/2014 - 09/13/2014	1.16	1.33
38	09/14/2014 - 09/20/2014	1.17	1.34
39	09/21/2014 - 09/27/2014	1.15	1.32
40	09/28/2014 - 10/04/2014	1.13	1.30
41	10/05/2014 - 10/11/2014	1.11	1.28
42	10/12/2014 - 10/18/2014	1.09	1.25
43	10/19/2014 - 10/25/2014	1.07	1.23
44	10/26/2014 - 11/01/2014	1.06	1.22
45	11/02/2014 - 11/08/2014	1.05	1.21
46	11/09/2014 - 11/15/2014	1.03	1.18
47	11/16/2014 - 11/22/2014	1.02	1.17
48	11/23/2014 - 11/29/2014	1.01	1.16
49	11/30/2014 - 12/06/2014	1.01	1.16
50	12/07/2014 - 12/13/2014	1.00	1.15
51	12/14/2014 - 12/20/2014	0.99	1.14
52	12/21/2014 - 12/27/2014	0.97	1.11
53	12/28/2014 - 12/31/2014	0.96	1.10

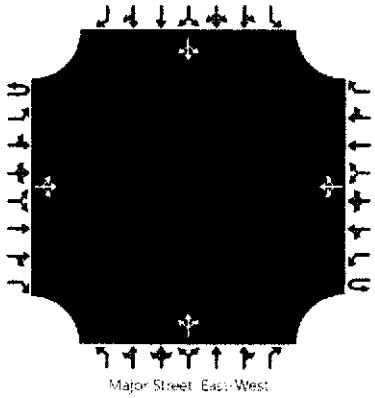
* PEAK SEASON

09-MAR-2015 16:07:54 830UPD 4_9402_PKSEASON.TXT

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AAA	Intersection	MIDWAY RD AND SHINN RD
Agency/Co.	SUSAN E. O'ROURKE P.E. IN	Jurisdiction	ST. LUCIE COUNTY
Date Performed	10/30/2015	East/West Street	MIDWAY RD
Analysis Year	2015	North/South Street	SHINN RD
Time Analyzed	AM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	VILLAGE AT MIDWAY		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	281	3		1	303	49		4	8	1		70	18	4
Percent Heavy Vehicles		10				10				10	10	10		10	10	10
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						1					14				100	
Capacity		1134				1209					365				363	
v/c Ratio						0.00					0.04				0.28	
95% Queue Length						0.0					0.1				1.1	
Control Delay (s/veh)		8.2				8.0					15.2				18.6	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)					0.0				15.2				18.6			
Approach LOS					A				C				C			

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HCS 2010 Two-Way Stop Control Summary Report

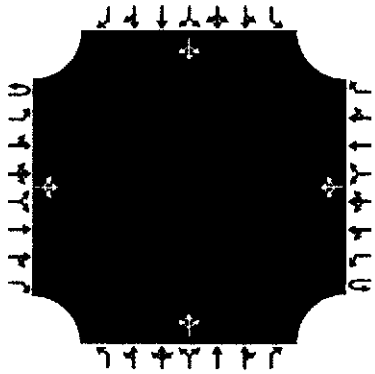
General Information

Analyst	AAA
Agency/Co.	SUSAN E. O'ROURKE P.E. IN
Date Performed	10/30/2015
Analysis Year	2015
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	VILLAGE AT MIDWAY

Site Information

Intersection	MIDWAY RD AND SHINN RD
Jurisdiction	ST. LUCIE COUNTY
East/West Street	MIDWAY RD
North/South Street	SHINN RD
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	341	134		1	402	3		5	5	3		54	5	3
Percent Heavy Vehicles		10				10				10	10	10		10	10	10
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)		3				1					13				67	
Capacity		1079				1009					298				254	
v/c Ratio		0.00				0.00					0.04				0.26	
95% Queue Length		0.0				0.0					0.1				1.0	
Control Delay (s/veh)		8.3				8.6					17.6				24.1	
Level of Service (LOS)		A				A					C				C	
Approach Delay (s/veh)	0.1				0.0				17.6				24.1			
Approach LOS	A				A				C				C			

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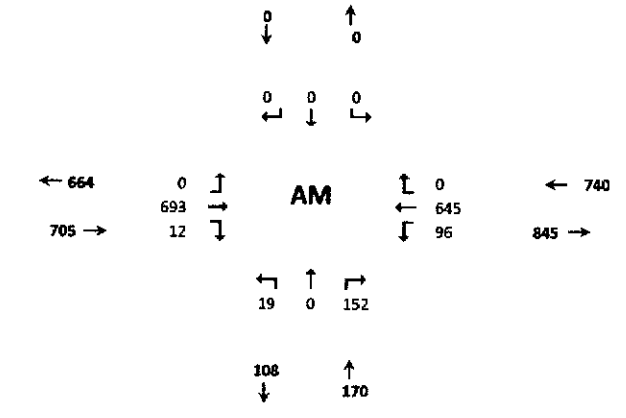
TURNING MOVEMENT VOLUME COUNTS

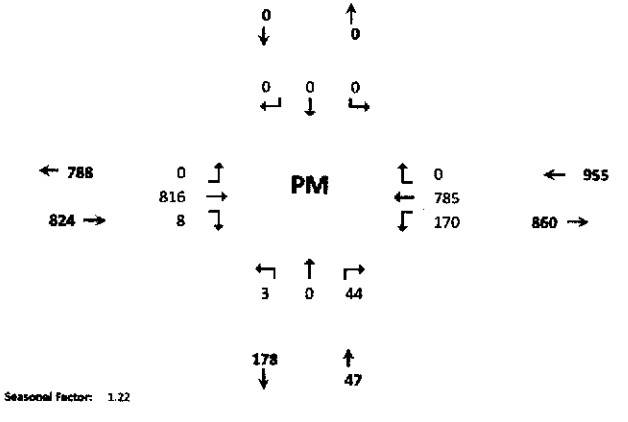
N/S STREET: Reserve Blvd **E/W STREET:** Glades Cut Off **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/17/2015 **DAY:** Thurs **CITY:**
REPORT DATE: 3/17/2015 **ANALYSIS YEAR:** 2035

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	5		16					72	1	2	98		194	631
7:15-7:30	5		18					105	6	9	81		224	523
7:30-7:45	4		22					44	0	8	39		117	357
7:45-8:00	0		6					31	2	14	43		96	294
8:00-8:15	12		1					23	3	13	34		86	267
8:15-8:30	9		0					18	1	14	16		58	
8:30-8:45	9		1					19	1	10	14		54	
8:45-9:00	8		0					24	2	19	16		69	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	14	0	62	0	0	0	0	252	9	33	261	0	631	
Season Factor	17	0	76	0	0	0	0	307	11	40	318	0	770	
Growth	19	0	84	0	0	0	0	340	12	44	352	0	851	
In/Out	-	-	In	-	-	-	-	In	-	Out	Out	-	-	
Percentage	0%	0%	2%	0%	0%	0%	0%	3%	0%	2%	3%	0%	0%	
PROJECT	0	0	29	0	0	0	0	44	0	12	18	0	0	
Southern Grove								37			47			
Western Grove								100			64			
Wilson Groves								84			85			
Riverland								72			62			
LTC Ranch			39					17		39	17			
Total	19	0	152	0	0	0	0	693	12	96	645	0	1616	



Seasonal Factor: 1.22
Trips In 1451
Trips Out 603
Growth Rate: 1.005
Years Grown: 20

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0		8					52	2	18	14		94	271
4:15-4:30	1		6					30	1	14	12		64	236
4:30-4:45	1		2					28	2	14	11		58	228
4:45-5:00	0		6					26	1	14	8		55	226
5:00-5:15	0		6					27	1	13	12		59	200
5:15-5:30	0		6					23	0	19	8		56	
5:30-5:45	0		10					29	0	12	5		56	
5:45-6:00	0		3					15	0	5	6		29	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	2	0	22	0	0	0	0	136	6	60	45	0	271	
Season Factor	2	0	27	0	0	0	0	166	7	73	55	0	331	
Growth	3	0	30	0	0	0	0	183	8	81	61	0	365	
In/Out	-	-	In	-	-	-	-	In	-	Out	Out	-	-	
Percentage	0%	0%	2%	0%	0%	0%	0%	3%	0%	2%	3%	0%	0%	
Project	0	0	15	0	0	0	0	22	0	36	55	0	0	
Southern Grove								78			44			
Western Grove								150			186			
Wilson Groves								144			125			
Riverland								104			107			
LTC Ranch			34					135		53	208			
Total	3	0	44	0	0	0	0	816	8	170	785	0	1826	

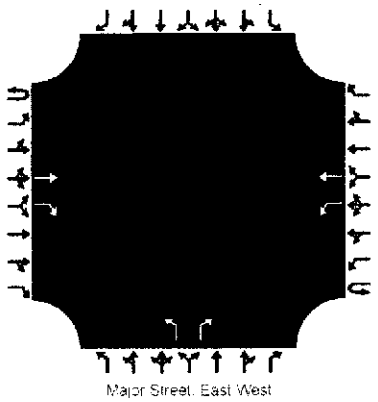


Seasonal Factor: 1.22
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AAA	Intersection	
Agency/Co.	Susan E. O'Rourke, P.E.	Jurisdiction	St Lucie County
Date Performed	11/2/2015	East/West Street	Glades Cut Off
Analysis Year	2035	North/South Street	Reserve Blvd
Time Analyzed	AM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			693	12		96	645			19		152				
Percent Heavy Vehicles						2				2		2				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						104				21		165				
Capacity						847				94		410				
v/c Ratio						0.12				0.22		0.40				
95% Queue Length						0.4				0.8		1.9				
Control Delay (s/veh)						9.8				54.2		19.6				
Level of Service (LOS)						A				F		C				
Approach Delay (s/veh)					1.3				23.5							
Approach LOS					A				C							

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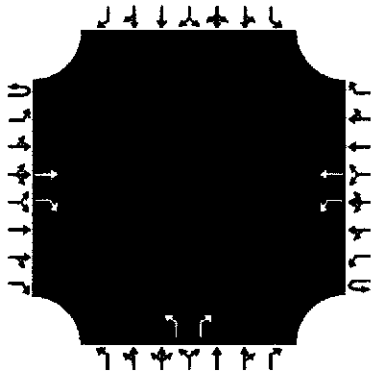
HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	AAA	Intersection	
Agency/Co.	Susan E. O'Rourke, P.E.	Jurisdiction	St Lucie County
Date Performed	11/2/2015	East/West Street	Glades Cut Off
Analysis Year	2035	North/South Street	Reserve Blvd
Time Analyzed	PM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			816	8		170	785			3		44				
Percent Heavy Vehicles						2				2		2				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						185				3		48				
Capacity						757				42		343				
v/c Ratio						0.24				0.07		0.14				
95% Queue Length						1.0				0.2		0.5				
Control Delay (s/veh)						11.3				96.2		17.2				
Level of Service (LOS)						B				F		C				
Approach Delay (s/veh)					2.0				21.8							
Approach LOS					A				C							

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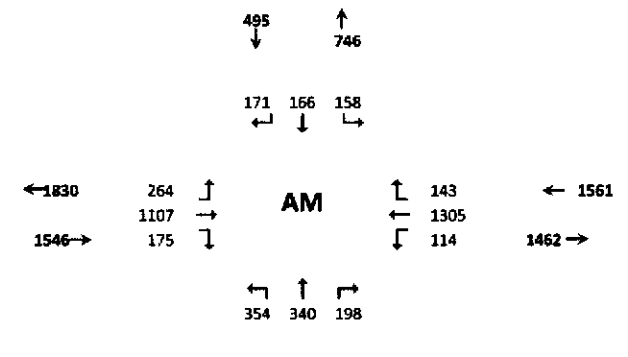
TURNING MOVEMENT VOLUME COUNTS

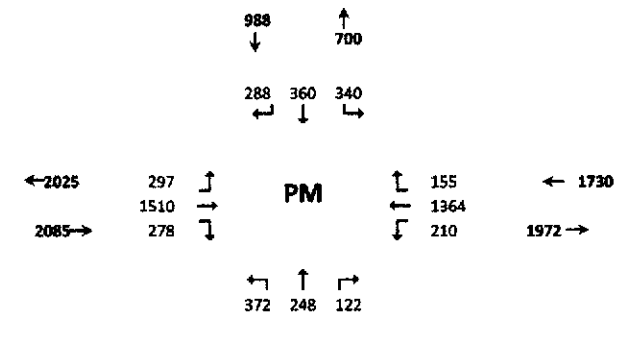
N/S STREET: California **E/W STREET:** St Lucie West **CONTROL:** Signalized
FILENAME: Village at Midway
COUNT DATE: 10/29/15 - 10/30/2015 **DAY:** Thurs/ Fri **CITY:** St.Luice
REPORT DATE: **ANALYSIS YEAR:** 2035 with project -AM

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	42	31	20	12	16	16	7	107	10	13	183	23	480	2446
7:15-7:30	50	39	14	31	14	17	17	131	25	22	185	14	559	2713
7:30-7:45	65	51	30	20	14	17	21	161	26	13	216	40	684	2880
7:45-8:00	73	49	22	18	32	16	30	196	20	19	220	28	723	2958
8:00-8:15	56	65	36	31	28	15	22	201	35	24	203	31	747	3048
8:15-8:30	58	53	33	32	35	18	25	167	33	23	219	30	726	
8:30-8:45	79	79	53	28	39	20	37	163	24	25	194	21	762	
8:45-9:00	73	81	40	38	34	15	23	205	33	21	215	35	813	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	266	278	162	129	136	68	107	736	125	93	831	117	3048	
Season Factor	293	306	178	142	150	75	118	810	138	102	914	129	3353	
Growth	325	340	198	158	166	83	131	899	153	114	1015	143	3723	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage	2%							5%	2%		5%			
PROJECT	29	0	0	0	0	0	0	30	12	0	73	0	0	
Southern Grove						13	47	58	10		73			
Western Grove						9	15	23			15			
Wilson Grove						27	27	46			46			
Riverland						38	45	51			83			
Total	354	340	198	158	166	171	264	1107	175	114	1305	143	4493	



Seasonal Factor: 1.1
Trips In 1451
Trips Out 603
Growth Rate: 1.005
Years Grown: 21

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	61	53	18	50	65	23	35	228	53	47	229	44	906	3754
4:15-4:30	94	69	30	66	68	26	17	280	39	41	270	47	1047	3839
4:30-4:45	59	34	19	66	62	19	25	261	57	35	262	27	926	3727
4:45-5:00	80	52	28	73	78	21	21	195	44	43	210	30	875	3747
5:00-5:15	60	48	23	73	87	27	21	271	58	53	247	23	991	3742
5:15-5:30	58	66	30	54	65	24	23	254	69	46	227	19	935	
5:30-5:45	79	58	38	83	83	20	23	251	44	34	215	18	946	
5:45-6:00	60	49	29	59	47	16	20	282	48	40	202	20	870	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	293	203	100	278	295	93	84	1007	198	172	989	127	3839	
Season Factor	322	223	110	306	325	102	92	1108	218	189	1088	140	4223	
Growth	358	248	122	340	360	114	103	1230	242	210	1208	155	4689	
In/Out	In	-	-	-	-	In	Out	Out	Out	-	In	-	-	
Percentage	2%	0%	0%	0%	0%	0%	0%	5%	2%	0%	5%	0%	0%	
Project	15	0	0	0	0	0	0	91	36	0	36	0	0	
Southern Grove						36	62	157			85			
Western Grove						48	39	11			14			
Wilson Grove						33	38	4			4			
Riverland						58	56	17			17			
Total	372	248	122	340	360	288	297	1510	278	210	1364	155	5545	



Seasonal Factor: 1.1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 21

Intersection: ST LUCIE WEST & CALIFORNIA

Date: 2015 MAY

	1	2	3	4	5	6	7	8
Walk								
Ped Clearance								
Min Green								
Passage								
AM Plan Max 1	16	62	21	61	16	62	43	39
Max2								
Yellow								
Red								
Midday Plan	16	72	33	49	18	70	41	41
PM Plan	17	67	35	41	24	60	35	41

Revision Date:

	1	2	3	4	5	6	7	8
Walk								
Ped Clearance								
Min Green								
Passage								
AM Plan Max 1								
Max2								
Yellow								
Red								
Midday Plan								
PM Plan								

coord

Intersection: ST LUCIE WEST & CALIFORNIA

Date: 2015 MAY

	1	2	3	4	5	6	7	8
Walk	0	7	0	7	0	7	0	7
Ped Clearance	0	25	0	30	0	25	0	30
Min Green	7	7	7	7	7	7	7	7
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Max1	25	45	25	25	25	45	25	25
Max2	25	45	25	25	25	45	25	25
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Red	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0

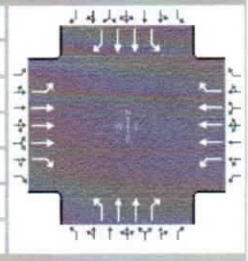
Revision Date:

	1	2	3	4	5	6	7	8
Walk								
Ped Clearance								
Min Green								
Passage								
Max1								
Max2								
Yellow								
Red								

basic

HCS 2010 Signalized Intersection Results Summary

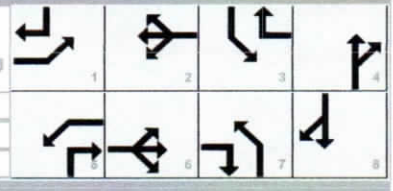
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	St Lucie West	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	St Lucie West/California	File Name	c5.s.St Lucie W_California AM.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	264	1107	175	114	1305	143	354	340	198	158	166	171

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.2	5.2	59.2	21.2	10.2	14.2	
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	
Red	2.0	2.0	2.0	2.0	2.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	28.0	78.0	16.0	66.0	45.0	38.0	28.0	21.0
Change Period, ($Y+R_c$), s	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	16.4		8.6		34.4	16.5	16.4	12.0
Green Extension Time (g_e), s	0.2	0.0	0.0	0.0	0.3	1.7	0.1	0.6
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.25		1.00		0.61	0.00	0.15	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	278	1165	121	120	1374	87	373	358	145	166	175	117
Adjusted Saturation Flow Rate (s), veh/h/ln	1774	1691	1579	1774	1691	1579	1774	1773	1579	1774	1773	1579
Queue Service Time (g_s), s	14.4	21.5	4.2	6.6	34.3	4.7	32.4	14.5	12.1	14.4	7.6	10.0
Cycle Queue Clearance Time (g_c), s	14.4	21.5	4.2	6.6	34.3	4.7	32.4	14.5	12.1	14.4	7.6	10.0
Green Ratio (g/C)	0.52	0.44	0.68	0.43	0.37	0.50	0.24	0.20	0.25	0.13	0.09	0.22
Capacity (c), veh/h	341	2258	1079	290	1877	793	424	692	399	235	315	349
Volume-to-Capacity Ratio (X)	0.815	0.516	0.112	0.414	0.732	0.110	0.880	0.517	0.364	0.708	0.555	0.335
Available Capacity (c_a), veh/h	341	2258	1079	290	1877	793	424	692	399	235	315	349
Back of Queue (Q), veh/ln (50 th percentile)	7.3	8.0	1.5	2.9	13.6	1.8	16.6	6.5	4.8	7.0	3.5	4.0
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	31.3	22.4	8.7	28.7	34.2	21.0	58.7	57.7	49.2	66.4	69.9	52.4
Incremental Delay (d_2), s/veh	13.2	0.8	0.2	0.4	2.6	0.3	18.1	0.3	0.2	8.1	1.3	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	44.5	23.3	8.9	29.0	36.8	21.2	76.8	58.0	49.4	74.5	71.2	52.6
Level of Service (LOS)	D	C	A	C	D	C	E	E	D	E	E	D
Approach Delay, s/veh / LOS	25.9	C		35.3	D		64.6	E		67.6	E	
Intersection Delay, s/veh / LOS	41.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	3.0	C	3.5	C	3.5	C
Bicycle LOS Score / LOS	1.3	A	1.4	A	1.2	A	0.9	A

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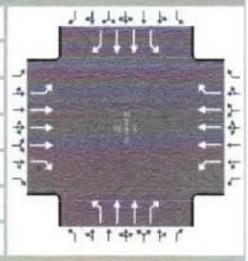
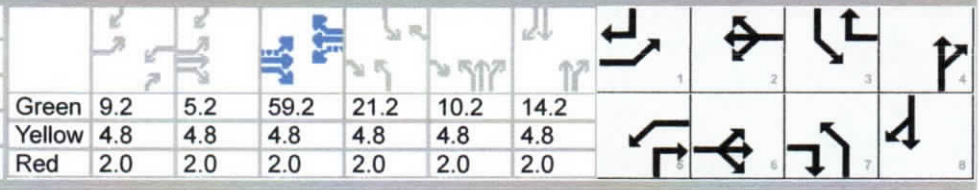
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	St Lucie West	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	St Lucie West/California	File Name	c5.s.St Lucie W_California AM.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	264	1107	175	114	1305	143	354	340	198	158	166	171

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB
Green	9.2	5.2	59.2	21.2	10.2	14.2
Yellow	4.8	4.8	4.8	4.8	4.8	4.8
Red	2.0	2.0	2.0	2.0	2.0	2.0

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	264	1107	175	114	1305	143	354	340	198	158	166	171
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	60	0	0	60	0	0	60	0	0	60
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	28.0	78.0	16.0	66.0	45.0	38.0	28.0	21.0
Yellow Change Interval (Y), s	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (l_1), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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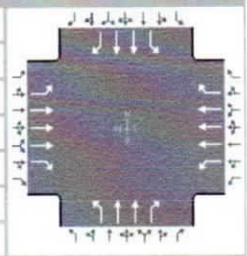
HCS 2010 Signalized Intersection Results Summary

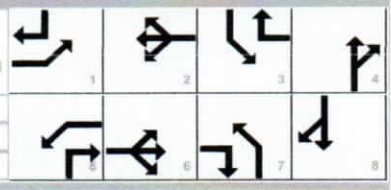
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	St Lucie West	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	St Lucie West/California	File Name	c5.s.St Lucie W_California PM.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	297	1510	278	210	1364	155	372	248	122	340	360	288

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.2	2.2	53.2	35.2	2.0	19.2	
Yellow	4.8	4.8	4.8	4.8	0.0	4.8	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	30.0	69.0	21.0	60.0	44.0	28.0	42.0	26.0
Change Period, ($Y+R_c$), s	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	23.1		15.2		36.8	13.0	33.5	21.2
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.0	1.7	0.1	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		1.00	0.14	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	313	1589	229	221	1436	100	392	261	65	358	379	240
Adjusted Saturation Flow Rate (s), veh/h/ln	1774	1691	1579	1774	1691	1579	1774	1773	1579	1774	1773	1579
Queue Service Time (g_s), s	21.1	41.5	10.3	13.2	40.5	4.8	34.8	11.0	5.4	31.5	16.8	19.2
Cycle Queue Clearance Time (g_c), s	21.1	41.5	10.3	13.2	40.5	4.8	34.8	11.0	5.4	31.5	16.8	19.2
Green Ratio (g/C)	0.49	0.39	0.62	0.42	0.33	0.55	0.23	0.13	0.22	0.22	0.12	0.27
Capacity (c), veh/h	332	1973	981	240	1687	872	412	470	349	390	426	418
Volume-to-Capacity Ratio (X)	0.942	0.806	0.234	0.921	0.851	0.115	0.949	0.556	0.187	0.917	0.890	0.574
Available Capacity (c_a), veh/h	332	1973	981	240	1687	872	412	470	349	390	426	418
Back of Queue (Q), veh/ln (50 th percentile)	10.6	16.4	3.8	8.1	16.7	1.9	19.2	5.0	2.2	16.9	8.8	8.5
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	44.9	33.5	13.4	37.9	41.0	17.1	60.5	65.0	50.6	61.0	69.4	51.0
Incremental Delay (d_2), s/veh	34.2	3.6	0.6	36.9	5.6	0.3	31.3	0.9	0.1	25.6	19.6	1.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	79.2	37.2	14.0	74.7	46.6	17.4	91.7	65.9	50.7	86.6	89.0	52.2
Level of Service (LOS)	E	D	B	E	D	B	F	E	D	F	F	D
Approach Delay, s/veh / LOS	40.8	D		48.5	D		78.6	E		79.1	E	
Intersection Delay, s/veh / LOS	54.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	3.1	C	3.5	C	3.5	C
Bicycle LOS Score / LOS	1.7	A	1.5	A	1.1	A	1.3	A

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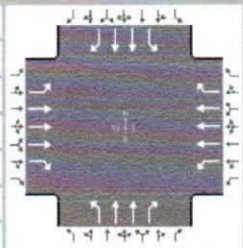
HCS 2010 Signalized Intersection Input Data

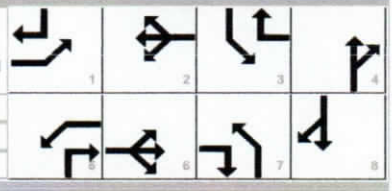
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	St Lucie West	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	St Lucie West/California	File Name	c5.s.St Lucie W_California PM.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	297	1510	278	210	1364	155	372	248	122	340	360	288

Signal Information			
Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.2	2.2	53.2	35.2	2.0	19.2	
Yellow	4.8	4.8	4.8	4.8	0.0	4.8	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	297	1510	278	210	1364	155	372	248	122	340	360	288
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2	2	2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	60	0	0	60	0	0	60	0	0	60
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	30.0	69.0	21.0	60.0	44.0	28.0	42.0	26.0
Yellow Change Interval (Y), s	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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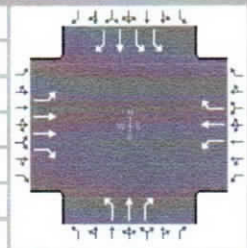
HCS 2010 Signalized Intersection Results Summary

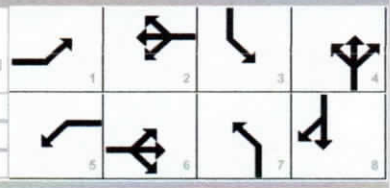
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Arterial A	File Name	c5.s.Midway_Arterial A AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	56	528	276	361	335	475	194	174	361	187	72	23

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	7.7	48.1	9.0	3.6	26.5	
Yellow	3.0	0.0	4.0	4.0	0.0	4.0	
Red	1.0	0.0	1.0	2.0	0.0	1.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	2.0	3.0
Phase Duration, s	9.2	53.1	16.9	60.7	18.6	35.1	15.0	31.5
Change Period, ($Y+R_c$), s	4.0	5.0	0.0	5.0	6.0	5.0	6.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	4.2		16.1		12.3	28.8	8.6	5.9
Green Extension Time (g_e), s	0.1	0.0	0.7	0.0	0.3	1.3	0.4	1.4
Phase Call Probability	0.86		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	59	556	291	380	353	500	204	183	369	197	76	14
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1644	1610	1810	1727	1610	1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	2.2	12.2	15.8	14.1	12.8	28.9	10.3	9.6	26.8	6.6	3.9	0.8
Cycle Queue Clearance Time (g_c), s	2.2	12.2	15.8	14.1	12.8	28.9	10.3	9.6	26.8	6.6	3.9	0.8
Green Ratio (g/C)	0.44	0.40	0.40	0.56	0.46	0.46	0.33	0.25	0.25	0.07	0.22	0.22
Capacity (c), veh/h	494	1317	645	573	802	748	503	477	404	263	420	356
Volume-to-Capacity Ratio (X)	0.119	0.422	0.451	0.663	0.439	0.668	0.406	0.384	0.914	0.748	0.181	0.038
Available Capacity (c_a), veh/h	1018	1317	645	981	802	748	751	871	738	849	814	690
Back of Queue (Q), veh/ln (50 th percentile)	0.9	4.4	6.4	5.7	4.7	11.7	4.5	4.5	10.9	3.0	1.8	0.3
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	19.4	19.6	26.3	16.4	14.7	25.0	30.8	37.3	43.7	54.4	37.9	36.7
Incremental Delay (d_2), s/veh	0.0	1.0	2.3	0.5	1.7	4.7	0.2	0.2	3.5	1.6	0.1	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	19.5	20.6	28.6	16.9	16.4	29.7	31.0	37.4	47.2	56.0	38.0	36.8
Level of Service (LOS)	B	C	C	B	B	C	C	D	D	E	D	D
Approach Delay, s/veh / LOS	23.1	C		21.9	C		40.5	D		50.3	D	
Intersection Delay, s/veh / LOS	29.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.6	B	2.8	C	2.6	B
Bicycle LOS Score / LOS	1.2	A	2.5	B	1.7	A	1.0	A

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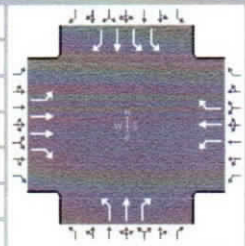
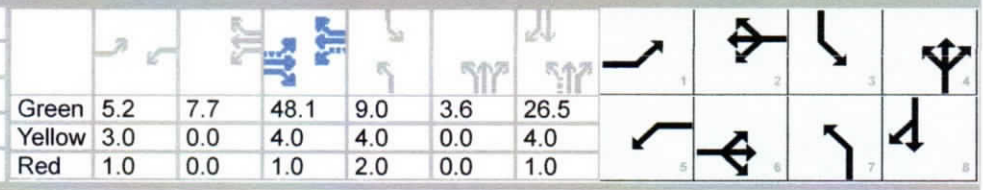
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Arterial A	File Name	c5.s.Midway_Arterial A AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	56	528	276	361	335	475	194	174	361	187	72	23

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.2	7.7		48.1	9.0	3.6	26.5					
Yellow	3.0	0.0		4.0	4.0	0.0	4.0					
Red	1.0	0.0		1.0	2.0	0.0	1.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	56	528	276	361	335	475	194	174	361	187	72	23
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	10	0	0	10	0	0	0	0	0	0	0
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	10	0	0	10
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	19.0	26.0	19.0	26.0	35.0	40.0	35.0	40.0
Yellow Change Interval (Y), s	3.0	4.0	0.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	1.0	1.0	0.0	1.0	2.0	1.0	2.0	1.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (l_t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (Walk), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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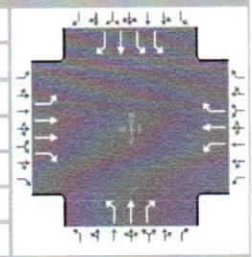
HCS 2010 Signalized Intersection Results Summary

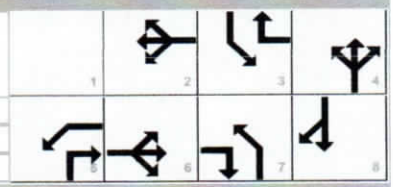
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Arterial A	File Name	c5.s.Midway_Arterial A PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	44	747	172	264	820	268	319	87	491	539	219	68

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	12.0	44.0	13.0	1.0	22.0	0.0	
Yellow	4.0	4.0	4.0	4.0	4.0	0.0	
Red	2.0	1.0	2.0	2.0	1.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2	7	4	3	8
Case Number		5.3	1.0	3.0	1.1	3.0	2.0	3.0
Phase Duration, s		49.0	18.0	67.0	19.0	27.0	26.0	34.0
Change Period, ($Y+R_c$), s		5.0	6.0	5.0	6.0	5.0	6.0	5.0
Max Allow Headway (*MAH*), s		0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s			13.2		15.0	24.0	21.3	14.6
Green Extension Time (g_e), s		0.0	0.0	0.0	0.0	0.0	0.0	1.6
Phase Call Probability			1.00		1.00	1.00	1.00	1.00
Max Out Probability			1.00		1.00	1.00	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	46	786	118	278	863	219	336	92	454	567	231	8
Adjusted Saturation Flow Rate (*s*), veh/h/ln	651	1644	1610	1810	1727	1610	1810	1900	1610	1757	1900	1610
Queue Service Time (g_s), s	6.1	21.5	5.0	11.2	55.9	6.0	13.0	5.0	22.0	19.3	12.6	0.5
Cycle Queue Clearance Time (g_c), s	44.0	21.5	5.0	11.2	55.9	6.0	13.0	5.0	22.0	19.3	12.6	0.5
Green Ratio (*g/C*)	0.37	0.37	0.48	0.48	0.52	0.68	0.29	0.18	0.28	0.17	0.24	0.24
Capacity (*c*), veh/h	93	1206	765	372	892	1100	397	348	456	586	459	389
Volume-to-Capacity Ratio (*X*)	0.498	0.652	0.154	0.747	0.967	0.199	0.847	0.263	0.994	0.969	0.502	0.022
Available Capacity (c_a), veh/h	93	1206	765	372	892	1100	397	348	456	586	459	389
Back of Queue (*Q*), veh/ln (50 th percentile)	1.9	7.9	1.9	5.4	21.8	2.0	4.8	2.3	18.3	10.7	5.9	0.2
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.8	24.9	17.8	22.7	17.7	7.0	40.3	42.0	42.9	49.7	39.3	34.7
Incremental Delay (d_2), s/veh	17.8	2.7	0.4	7.2	23.2	0.4	14.8	0.1	40.6	29.2	0.3	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	75.6	27.7	18.3	29.9	40.9	7.4	55.2	42.2	83.5	78.9	39.6	34.7
Level of Service (LOS)	E	C	B	C	D	A	E	D	F	E	D	C
Approach Delay, s/veh / LOS	28.8	C		33.2	C		68.4	E		67.2	E	
Intersection Delay, s/veh / LOS	46.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.5	B	2.6	B	2.9	C	2.7	B
Bicycle LOS Score / LOS	1.3	A	2.7	B	1.9	A	1.8	A

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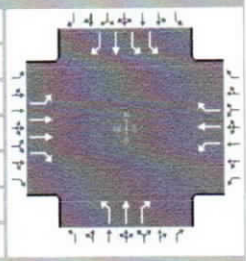
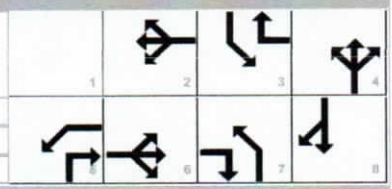
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Arterial A	File Name	c5.s.Midway_Arterial A PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	44	747	172	264	820	268	319	87	491	539	219	68

Signal Information					EB			WB			NB			SB		
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	12.0	44.0		13.0	1.0	22.0	0.0					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	4.0	4.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	1.0		2.0	2.0	1.0	0.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	44	747	172	264	820	268	319	87	491	539	219	68
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	10	0	0	10	0	0	0	0	0	0	0
Ped / Bike / RTOR, /h	0	0	60	0	0	60	0	0	60	0	0	60
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Turn Bay Length, ft	0	0	0	0	0	0	0	0	0	0	0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		49.0	18.0	67.0	19.0	27.0	26.0	34.0
Yellow Change Interval (*Y*), s		4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s		1.0	2.0	1.0	2.0	1.0	2.0	0.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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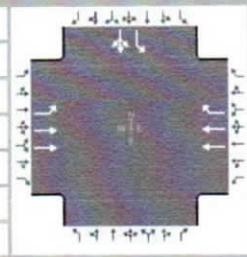
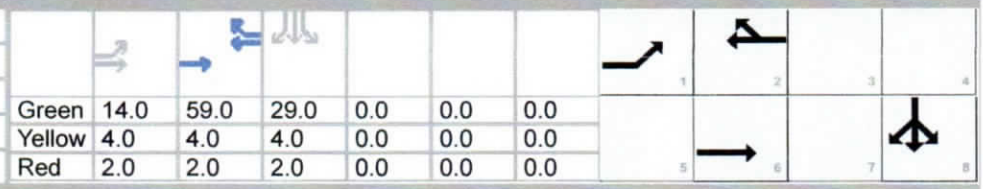
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Mid Driveway	File Name	c5.s.Midway_Mid Driveway AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	15	1055			1137	276				115	0	6

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	14.0	59.0	29.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6		2				8
Case Number	2.0	4.0		7.3				10.0
Phase Duration, s	20.0	85.0		65.0				35.0
Change Period, (*Y+R c*), s	6.0	6.0		6.0				6.0
Max Allow Headway (*MAH*), s	3.1	0.0		0.0				3.1
Queue Clearance Time (*g s*), s	2.9							8.5
Green Extension Time (*g e*), s	0.0	0.0		0.0				0.2
Phase Call Probability	1.00							1.00
Max Out Probability	0.00							0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6			2	12				3	8	18
Adjusted Flow Rate (*v*), veh/h	16	1111			1197	280				121	0	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1644			1644	1610				1810	0	
Queue Service Time (*g s*), s	0.9	9.0			29.2	12.8				6.5	0.0	
Cycle Queue Clearance Time (*g c*), s	0.9	9.0			29.2	12.8				6.5	0.0	
Green Ratio (*g/C*)	0.12	0.66			0.49	0.49				0.24		
Capacity (*c*), veh/h	211	2165			1617	792				437		
Volume-to-Capacity Ratio (*X*)	0.075	0.513			0.740	0.354				0.277	0.000	
Available Capacity (*c a*), veh/h	211	2165			1617	792				437		
Back of Queue (*Q*), veh/ln (50 th percentile)	0.4	2.1			9.2	5.0				2.9	0.0	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (*d 1*), s/veh	47.2	3.1			15.5	18.8				37.0		
Incremental Delay (*d 2*), s/veh	0.1	0.9			3.1	1.2				0.1	0.0	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	47.3	3.9			18.6	20.0				37.1		
Level of Service (LOS)	D	A			B	C				D		
Approach Delay, s/veh / LOS	4.5	A		18.9	B		0.0			37.1	D	
Intersection Delay, s/veh / LOS	13.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	2.3	B	2.9	C	2.9	C
Bicycle LOS Score / LOS	1.4	A	1.7	A			0.7	A

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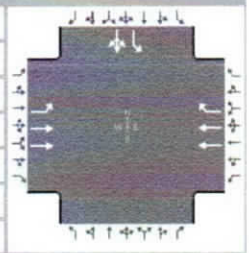
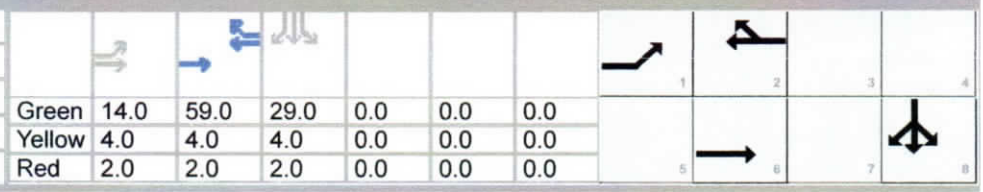
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Mid Driveway	File Name	c5.s.Midway_Mid Driveway AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	15	1055			1137	276				115	0	6

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	14.0	59.0	29.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	15	1055			1137	276				115	0	6
Initial Queue (Q_b), veh/h	0	0			0	0				0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900	1900				1900	1900	1900
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %	0	10			10	0				0	0	
Ped / Bike / RTOR, /h	0	0		0	0	10				0	0	6
Buses (N_b), buses/h	0	0			0	0				0	0	0
Arrival Type (*AT*)	3	4			4	3				3	3	3
Upstream Filtering (*I*)	1.00	1.00			1.00	1.00				1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0			12.0	12.0				12.0	12.0	
Turn Bay Length, ft	0	0			0	0				0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35			35	35				35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	85.0		65.0				35.0
Yellow Change Interval (*Y*), s	4.0	4.0		4.0				4.0
Red Clearance Interval (R_c), s	2.0	2.0		2.0				2.0
Minimum Green (G_{min}), s	6	6		6			6	6
Start-Up Lost Time (*l*), s	2.0	2.0		2.0			2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0		2.0			2.0	2.0
Passage (*PT*), s	2.0	2.0		2.0			2.0	2.0
Recall Mode	Off	Min		Min			Off	Off
Dual Entry	No	Yes		Yes			No	Yes
Walk (*Walk*), s	0.0	0.0		0.0			0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0		0.0			0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25				0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0				9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No				0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50				No		0.50

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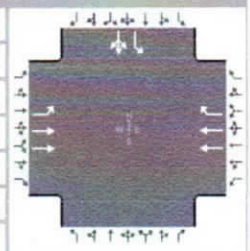
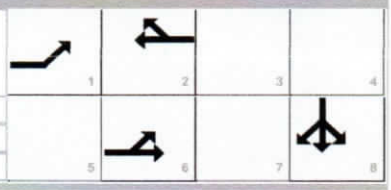
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Mid Driveway	File Name	c5.s.Midway_Mid Driveway PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	7	1424			1259	138				347	0	18

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	53.0	39.0	0.0	0.0	0.0		
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		
Red	2.0	2.0	2.0	0.0	0.0	0.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6		2				8
Case Number	1.0	4.0		7.3				10.0
Phase Duration, s	16.0	75.0		59.0				45.0
Change Period, ($Y+R_c$), s	6.0	6.0		6.0				6.0
Max Allow Headway (*MAH*), s	3.1	0.0		0.0				3.1
Queue Clearance Time (g_s), s	2.2							22.5
Green Extension Time (g_e), s	0.0	0.0		0.0				0.7
Phase Call Probability	1.00							1.00
Max Out Probability	0.00							0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6			2	12				3	8	18
Adjusted Flow Rate (*v*), veh/h	7	1499			1325	135				365	19	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1644			1644	1610				1810	1610	
Queue Service Time (g_s), s	0.2	32.5			43.0	6.1				20.5	1.0	
Cycle Queue Clearance Time (g_c), s	0.2	32.5			43.0	6.1				20.5	1.0	
Green Ratio (*g/C*)	0.54	0.57			0.44	0.44				0.32	0.32	
Capacity (*c*), veh/h	246	1891			1453	711				588	523	
Volume-to-Capacity Ratio (*X*)	0.030	0.793			0.912	0.189				0.621	0.036	
Available Capacity (c_a), veh/h	246	1891			1453	711				588	523	
Back of Queue (*Q*), veh/ln (50 th percentile)	0.1	7.8			15.7	2.4				9.1	0.4	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00			0.00	0.00				0.00	0.00	
Uniform Delay (d_1), s/veh	21.2	9.7			22.6	20.4				34.3	27.7	
Incremental Delay (d_2), s/veh	0.0	3.5			10.2	0.6				1.5	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (*d*), s/veh	21.2	13.3			32.8	21.0				35.8	27.7	
Level of Service (LOS)	C	B			C	C				D	C	
Approach Delay, s/veh / LOS	13.3	B		31.8	C		0.0			35.4	D	
Intersection Delay, s/veh / LOS	23.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	2.3	B	2.9	C	2.9	C
Bicycle LOS Score / LOS	1.7	A	1.7	A			1.1	A

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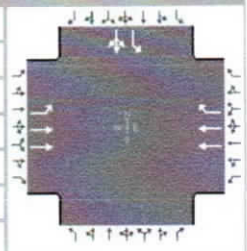
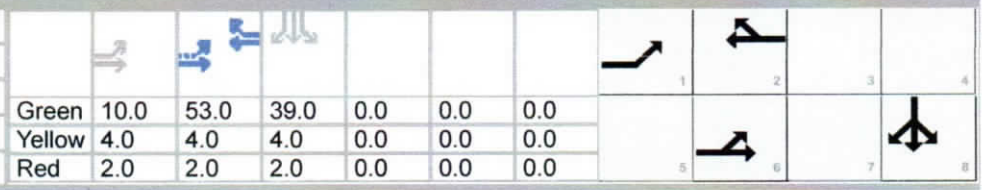
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Mid Driveway	File Name	c5.s.Midway_Mid Driveway PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	7	1424			1259	138				347	0	18

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	53.0	39.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	7	1424			1259	138				347	0	18
Initial Queue (Q_b), veh/h	0	0			0	0				0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900			1900	1900				1900	1900	1900
Parking (N_m), man/h		None			None						None	
Heavy Vehicles (P_{HV}), %	0	10			10	0				0	0	
Ped / Bike / RTOR, /h	0	0		0	0	10				0	0	0
Buses (N_b), buses/h	0	0			0	0				0	0	0
Arrival Type (*AT*)	3	4			4	3				3	3	3
Upstream Filtering (*I*)	1.00	1.00			1.00	1.00				1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0			12.0	12.0				12.0	12.0	
Turn Bay Length, ft	0	0			0	0				0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35			35	35				35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	16.0	75.0		59.0				45.0
Yellow Change Interval (*Y*), s	4.0	4.0		4.0				4.0
Red Clearance Interval (R_c), s	2.0	2.0		2.0				2.0
Minimum Green (G_{min}), s	6	6		6			6	6
Start-Up Lost Time (*lt*), s	2.0	2.0		2.0			2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0		2.0			2.0	2.0
Passage (*PT*), s	2.0	2.0		2.0			2.0	2.0
Recall Mode	Off	Min		Min			Off	Off
Dual Entry	No	Yes		Yes			No	Yes
Walk (*Walk*), s	0.0	0.0		0.0			0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0		0.0			0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25				0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0				9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No				0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0				12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50				No		0.50

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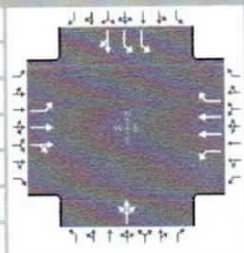
HCS 2010 Signalized Intersection Results Summary

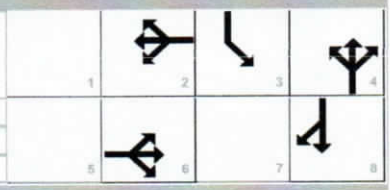
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Gordy Driveway	File Name	c5.s.Midway_Gordy Driveway AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	43	1140	5	10	1400	835	5	0	5	338	0	17

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	89.0	6.0	21.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	0.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6		2		4	3	8
Case Number		6.0		5.0		8.3	2.0	4.0
Phase Duration, s		95.0		95.0		10.0	25.0	35.0
Change Period, ($Y+R_c$), s		6.0		6.0		4.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2	3.1	3.1
Queue Clearance Time (g_s), s						2.8	14.5	2.5
Green Extension Time (g_e), s		0.0		0.0		0.0	0.4	0.9
Phase Call Probability						1.00	1.00	1.00
Max Out Probability						0.91	0.32	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	45	1200	0	11	1474	816		11		356	7	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	365	1727	0	474	1644	1610		1582		1757	1610	
Queue Service Time (g_s), s	7.6	7.3	0.0	1.1	12.6	42.1		0.0		12.5	0.5	
Cycle Queue Clearance Time (g_c), s	20.2	7.3	0.0	8.4	12.6	42.1		0.8		12.5	0.5	
Green Ratio (*g/C*)	0.68	0.68		0.68	0.68	0.68		0.05		0.15	0.22	
Capacity (*c*), veh/h	270	2365		353	2252	1102		115		514	359	
Volume-to-Capacity Ratio (*X*)	0.168	0.507	0.000	0.030	0.655	0.740		0.092		0.693	0.021	
Available Capacity (c_a), veh/h	270	2365		353	2252	1102		115		514	359	
Back of Queue (*Q*), veh/ln (50 th percentile)	0.7	1.8	0.0	0.1	2.4	15.1		0.3		5.7	0.2	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	12.6	2.1		9.2	2.3	13.1		59.5		52.7	39.4	
Incremental Delay (d_2), s/veh	1.3	0.8	0.0	0.2	1.5	4.5		0.1		3.4	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (*d*), s/veh	14.0	2.9		9.3	3.8	17.6		59.6		56.1	39.4	
Level of Service (LOS)	B	A		A	A	B		E		E	D	
Approach Delay, s/veh / LOS	3.3	A		8.7	A		59.6	E		55.7	E	
Intersection Delay, s/veh / LOS	11.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.1	B	2.4	B	3.1	C	2.9	C
Bicycle LOS Score / LOS	1.5	A	2.4	B	0.5	A	1.1	A

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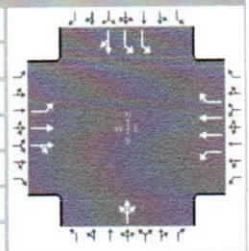
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Gordy Driveway	File Name	c5.s.Midway_Gordy Driveway AM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	43	1140	5	10	1400	835	5	0	5	338	0	17

Signal Information					EB			WB			NB			SB		
Cycle, s	130.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	89.0	6.0		21.0	0.0	0.0	0.0					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0		0.0	0.0	0.0	0.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	43	1140	5	10	1400	835	5	0	5	338	0	17
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	10		0	10	0		0		0	0	
Ped / Bike / RTOR, /h	0	0	5	0	0	60	0	0	0	0	0	10
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0	12.0		12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0	0		0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		95.0		95.0		10.0	25.0	35.0
Yellow Change Interval (*Y*), s		4.0		4.0		4.0	4.0	4.0
Red Clearance Interval (R_c), s		2.0		2.0		0.0	0.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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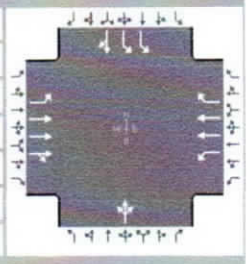
HCS 2010 Signalized Intersection Results Summary

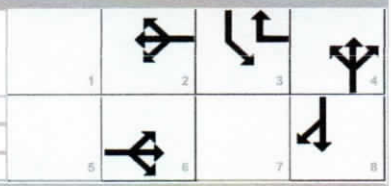
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Gordy Driveway	File Name	c5.s.Midway_Gordy Driveway PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	23	1755	5	5	1361	450	5	0	10	995	0	36

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	69.0	5.0	42.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	0.0	2.0	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6		2		4	3	8
Case Number		6.0		5.0		8.3	2.0	4.0
Phase Duration, s		73.0		73.0		11.0	46.0	57.0
Change Period, ($Y+R_c$), s		4.0		4.0		6.0	6.0	6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.3	3.1	3.1
Queue Clearance Time (g_s), s						3.2	40.2	3.4
Green Extension Time (g_e), s		0.0		0.0		0.0	0.0	3.1
Phase Call Probability						1.00	1.00	1.00
Max Out Probability						1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	24	1847	0	5	1433	411		16		1047	27	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	379	1727	0	254	1644	1610		1590		1757	1610	
Queue Service Time (g_s), s	4.4	25.8	0.0	1.8	39.5	5.1		0.0		38.2	1.4	
Cycle Queue Clearance Time (g_c), s	45.8	25.8	0.0	27.7	39.5	5.1		1.2		38.2	1.4	
Green Ratio (*g/C*)	0.53	0.53		0.53	0.53	0.84		0.04		0.31	0.39	
Capacity (*c*), veh/h	141	2750		140	1746	1350		98		1081	632	
Volume-to-Capacity Ratio (*X*)	0.171	0.672	0.000	0.038	0.821	0.304		0.161		0.969	0.043	
Available Capacity (c_a), veh/h	141	2750		140	1746	1350		98		1081	632	
Back of Queue (*Q*), veh/ln (50 th percentile)	0.7	7.8	0.0	0.1	12.0	1.0		0.5		19.3	0.5	
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	30.7	12.7		29.6	14.7	1.3		60.7		44.4	24.4	
Incremental Delay (d_2), s/veh	2.6	1.3	0.0	0.5	4.5	0.6		0.3		20.0	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (*d*), s/veh	33.3	14.0		30.1	19.2	1.8		60.9		64.4	24.4	
Level of Service (LOS)	C	B		C	B	A		E		E	C	
Approach Delay, s/veh / LOS	14.3	B		15.3	B		60.9	E		63.4	E	
Intersection Delay, s/veh / LOS	25.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.1	B	2.4	B	3.4	C	3.0	C
Bicycle LOS Score / LOS	1.5	A	2.0	B	0.5	A	2.3	B

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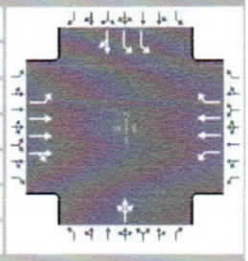
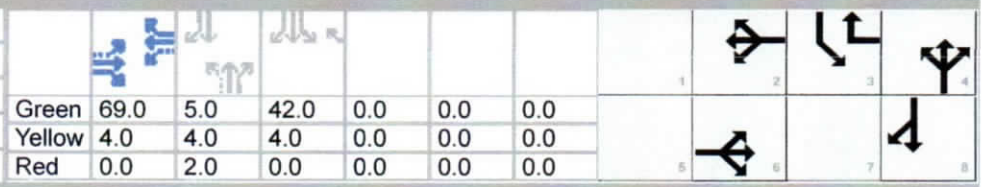
HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Gordy Driveway	File Name	c5.s.Midway_Gordy Driveway PM October.xus		
Project Description	2035 Analysis				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	23	1755	5	5	1361	450	5	0	10	995	0	36

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	69.0	5.0	42.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	0.0	2.0	0.0	0.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	23	1755	5	5	1361	450	5	0	10	995	0	36
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	10		0	10	0		0		0	0	
Ped / Bike / RTOR, /h	0	0	5	0	0	60	0	0	0	0	0	10
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	4	4	3	3	4	4	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0	12.0		12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0	0		0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		73.0		73.0		11.0	46.0	57.0
Yellow Change Interval (*Y*), s		4.0		4.0		4.0	4.0	4.0
Red Clearance Interval (R_c), s		0.0		0.0		2.0	0.0	2.0
Minimum Green (G_{min}), s	4	6	6	6	6	5	5	5
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (*PC*), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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Table 2a Trip Generation - Daily

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Warehouse	150	1,500,000 SF	Ln(T)=0.86ln(x)+2.24	50%	50%	2,531	2,530	5,061	144	131	275	5.4%	2,387	2,399	4,786	479	10.0%	2,154	2,153	4,307
Apartment	220	650 DU	T=6.06(x)+123.56	50%	50%	2,032	2,031	4,063	793	709	1,502	37.0%	1,239	1,322	2,561	0	0.0%	1,281	1,280	2,561
Shopping Center	820	160,000 SF	Ln(T)=0.65ln(x)+5.83	50%	50%	4,609	4,609	9,218	706	792	1,498	16.3%	3,903	3,817	7,720	2625	34.00%	2,548	2,547	5,095
General Light Industrial *	110	1,200,000 SF	T=7.47(x)-101.92	50%	50%	4,431	4,431	8,862	253	229	482	5.4%	4,178	4,202	8,380	838	10.0%	3,771	3,771	7,542
Convience Store	851	5,000 SF	T=737.99(x)	50%	50%	1,845	1,845	3,690	282	317	599	16.2%	1,563	1,528	3,091	1886	61.0%	603	602	1,205
Fast Food Restaurant	934	10,000 SF	T=496.12(x)	50%	50%	2,481	2,480	4,961	508	508	1,016	20.5%	1,973	1,972	3,945	1933	49.0%	1,006	1,006	2,012
High Turnover Restaurant	932	25,000 SF	T=127.15(x)	50%	50%	1,590	1,589	3,179	326	326	652	20.5%	1,264	1,263	2,527	1087	43.0%	720	720	1,440
TOTAL						**19,519**	**19,515**	**39,034**	**3,012**	**3,012**	**6,024**	**15.4%**	**16,507**	**16,503**	**33,010**	**8848**	**26.8%**	**12,083**	**12,079**	**24,162**

Table 2b Trip Generation - AM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Warehouse	150	1,500,000 SF	Ln(T)=0.55Ln(x)+1.88	79%	21%	289	77	366	24	22	46	12.6%	265	55	320	32	10.0%	228	60	288
Apartment	220	650 DU	T=0.49Ln(x)+3.73	20%	80%	64	258	322	4	60	64	19.9%	60	198	258	0	0.0%	52	206	258
Shopping Center	820	160,000 SF	Ln(T)=0.61Ln(x)+2.24	62%	38%	129	79	208	35	28	63	30.3%	94	51	145	49	34.00%	60	36	96
General Light Industrial *	110	1,200,000 SF	T=1.18(x)-89.28	88%	12%	1,168	159	1,327	86	78	164	12.4%	1,082	81	1,163	116	10.0%	921	126	1,047
Convience Store	851	5,000 SF	T=67.03(x)	50%	50%	168	167	335	46	59	105	31.3%	122	108	230	140	61.0%	45	45	90
Fast Food Restaurant	934	10,000 SF	T=45.42(x)	51%	49%	232	222	454	82	49	131	28.9%	150	173	323	158	49.0%	84	81	165
High Turnover Restaurant	932	25,000 SF	T=10.81(x)	55%	45%	149	121	270	48	29	77	28.5%	101	92	193	83	43.0%	61	49	110
TOTAL						**2,199**	**1,083**	**3,282**	**325**	**325**	**650**	**19.8%**	**1,874**	**758**	**2,632**	**578**	**22.0%**	**1,451**	**603**	**2,054**

Table 2c Trip Generation - PM

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Directional Split		Gross Trips			Internalization Trips (2)				Net External Trips			Pass-by Trips		Net New Trips		
				% In	% Out	In	Out	Total	In	Out	Total	%	In	Out	Total			In	Out	Total
Warehouse	150	1,500,000 SF	Ln(T)=0.64Ln(x)+1.14	25%	75%	84	253	337	4	10	14	4.2%	80	243	323	32	10.0%	73	218	291
Apartment	220	650 DU	T=0.55Ln(x)+17.65	65%	35%	244	131	375	86	61	147	39.2%	158	70	228	0	0.0%	148	80	228
Shopping Center	820	160,000 SF	Ln(T)=0.67Ln(x)+3.31	48%	52%	394	427	821	100	88	188	22.9%	294	339	633	215	34.00%	201	217	418
General Light Industrial *	110	1,200,000 SF	T=1.43(x)-157.36	12%	88%	187	1,372	1,559	20	48	68	4.4%	167	1,324	1,491	149	10.0%	161	1,181	1,342
Convience Store	851	5,000 SF	T=52.41(x)	51%	49%	134	128	262	34	27	61	23.3%	100	101	201	123	61.0%	40	38	78
Fast Food Restaurant	934	10,000 SF	T=32.65(x)	52%	48%	170	157	327	58	63	121	37.0%	112	94	206	101	49.0%	55	50	105
High Turnover Restaurant	932	25,000 SF	T=9.85(x)	55%	45%	135	111	246	43	48	91	37.0%	92	63	155	67	43.0%	48	40	88
TOTAL						**1,348**	**2,579**	**3,927**	**345**	**345**	**690**	**17.6%**	**1,003**	**2,234**	**3,237**	**687**	**21.2%**	**726**	**1,824**	**2,550**

Table 2d Trip Generation - Other Allowed Uses

		ITE Code	Units	Rate	In	Out
Daily	Hotel	310	Occupied Rooms	T= 8.92(x)	50%	50%
AM	Hotel	310	Occupied Rooms	T=.67(x)	58%	42%
PM	Hotel	310	Occupied Rooms	T=.70(x)	51%	49%
Daily	Office	710	SF	Ln(T)=.76Ln(x) + 3.68, T=11.03(x)	50%	50%
AM	Office	710	SF	Ln(T)=.8Ln(x) + 1.57, T=1.39(x)	88%	12%
PM	Office	710	SF	T=1.49(x)	17%	83%

*PD allows stand alone office building within the Flex Office/ General Light Industrial Area
Office has similar distribution and assignment but a higher rate
Similarly Hotel is allowed as a commercial use. These uses will be allowed by conversion

VILLAGE AT MIDWAY

BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____

PAGE _____

WALTON PARCEL: (399.71 ACRES)

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OFWAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET;THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06.37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50,41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142,46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.42 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1745.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

CONTAINING 17,411,399 SQUARE FEET OR 399.71 ACRES, MORE OR LESS.

EASEMENT PARCELS:

EASEMENT 1:

TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE EASEMENT PROPERTY AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:

TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

IBERIA PARCEL: (116.61 ACRES)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

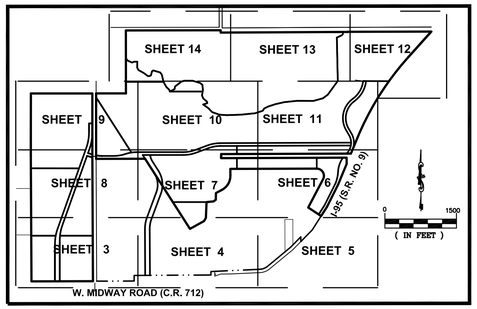
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1,701,018 SQUARE FEET OR 39.05 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3,378,514 SQUARE FEET OR 77.56 ACRES, MORE OR LESS.



SHEET INDEX

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 1500' OR SMALLER

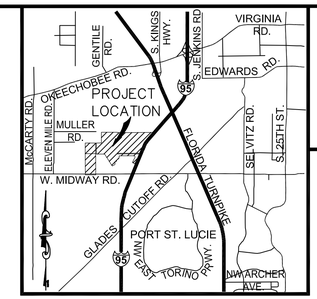
SUBDIVIDER:

WALTON ACQUISITIONS FL LLC
C/O WALTON INTERNATIONAL GROUP (USA), (INC.,
4800 NORTH SCOTTSDALE ROAD, SUITE 4000
SCOTTSDALE, ARIZONA 85251

CITY COMMISSION CERTIFICATE:

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____/_____/_____.

_____
CITY CLERK



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF _____
COUNTY OF _____

KNOWN ALL MEN BY THESE PRESENTS THAT WALTON ACQUISITIONS FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "VILLAGE AT MIDWAY", DOES HEREBY DEDICATE THE FOLLOWING:

1. THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELL SOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING C.A.T.V. FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF ST. LUCIE COUNTY WATER AND WASTEWATER UTILITY DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. ST. LUCIE COUNTY WATER AND WASTEWATER UTILITY DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY ST. LUCIE COUNTY WATER AND WASTEWATER UTILITY DISTRICT.

2. THE ACCESS TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PEDESTRIAN AND VEHICULAR ACCESS TO THE LAND DESCRIBED ON THIS PLAT, AND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ROAD, UTILITY AND DRAINAGE IMPROVEMENTS, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

3. THE WATER MANAGEMENT TRACTS (W.M.T.'S), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

4. THE PRESERVE TRACT SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL BE SUBJECT TO A CONSERVATION EASEMENT RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE VILLAGE AT MIDWAY COMMERCIAL ASSOCIATION SHALL MAINTAIN THE NATIVE PLANTINGS AND CONSTRUCT AND MAINTAIN ANY IMPROVEMENTS LOCATED WITHIN THE PRESERVE TRACT IN ACCORDANCE WITH ANY REQUIREMENTS OF THE RECORDED CONSERVATION EASEMENT AND ANY APPLICABLE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT.

IN WITNESS WHEREOF, THE ABOVE-NAMED WALTON ACQUISITIONS FL, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20___.

WALTON ACQUISITIONS FL, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

WITNESS: _____
PRINT NAME: _____
DATE: _____

WITNESS: _____
PRINT NAME: _____
DATE: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

BEFORE ME, PERSONALLY APPEARED _____, WHO [___] IS PERSONALLY KNOWN TO ME, OR [___] HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WALTON ACQUISITIONS FL, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC: _____
PRINT NAME: _____
PRINT NUMBER _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

WE,_____, MEMBERS OF THE_____ BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, 20____, ISSUED BY _____ HEREBY CERTIFY THAT AS OF _____, 20____, AT ____ (A.M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF VILLAGE AT MIDWAY IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE

3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20____.

DATED THIS _____ DAY OF _____, 20___

_____

BY:_____
_____
_____
_____

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE DEED BEARINGS, RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, BEING NORTH 89°46'35" WEST.
2. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
5. NO BUILDING OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
6. LOT CORNERS, PCP'S AND PERMANENT REFERENCE MONUMENTS HAVE BEEN OR WILL BE SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
7. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON MEETS THE CITY OF FORT PIERCE'S SUBDIVISION REGULATIONS AS OUTLINED IN SUBDIVISION CODE SECTION 18-10.

DATE _____

BY: _____
STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
301 S.E. OCEAN BLVD., SUITE 301, STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

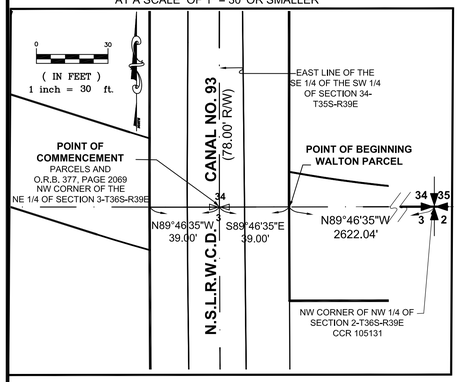
VILLAGE AT MIDWAY

BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____

PAGE _____

DETAIL "B"
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER



0 300 600 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER

SFWMD
PCN: 2326-231-0001-000-4

RESERVOIR

N.S.L.R.W.C.D. CANAL NO. 101
(63.00' R/W)

S89°47'10"E 1987.99'

S00°06'37"W
49.00'

N.S.L.R.W.C.D. CANAL NO. 101
(98.00' R/W)

S89°59'09"E 2664.42'

N00°12'25"E
2.00'

N.S.L.R.W.C.D. CANAL NO. 101
(94.00' R/W)

S89°52'23"E 1331.59'

S89°52'23"E
418.59'

NORTH LINE OF THE SE 1/4 OF SECTION 35

49.00'
49.00'
47.00'
47.00'

1/4 SECTION LINE OF SECTION 34

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 101

NORTH LINE OF THE SW 1/4 OF SECTION 35

SEE DETAIL "A"

TRACT B
152.91 ac.

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

S42°14'14"W
727.09'

R = 5903.58'
Δ = 03°54'07"
A = 402.05'

R = 5903.58'
Δ = 05°47'41"
A = 597.06'

R = 5903.58'
Δ = 09°41'46"
A = 999.10'

EAST LINE OF NOT INCLUDED PARCEL

RONALD L. EVERLY & TAMMY S. EVERLY
PCN: 2334-422-0000-000-8

1319.04'

N00°16'46"E

EAST LINE OF SECTION 34

WEST LINE OF THE SW 1/4 OF SECTION 35

1/4 SECTION LINE OF SECTION 34

PRESERVE TRACT
136.40 ac.

ACCESS TRACT D1
2.37 ac.

W.M.T. 5
10.71 ac.

STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

SE 1/4 OF SECTION 35-T35S-R39E

SOUTH LINE OF THE W 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 34 AND NORTH LINE OF SW 1/4 OF SE 1/4

S89°46'53"E
624.96'

W.M.T. 2
4.68 ac.

W.M.T. 3
2.70 ac.

SW 1/4 OF SECTION 35-T35S-R39E

SE 1/4 OF SECTION 34-T35S-R39E

MULLER JJC LLC
PCN: 2334-311-0000-000-7

S89°40'53"E 1288.94'

TRACT A
43.55 ac.

TRACT B
152.91 ac.

ACCESS TRACT C
8.12 ac.

TRACT B
152.91 ac.

ACCESS TRACT C
8.12 ac.

WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 35

SOUTH LINE OF THE SW 1/4 OF SECTION 35

N89°48'50"W
60.02'

S22°50'38"W
363.01'

MULLER JJS LLC
PCN: 2334-322-0002-000-5

WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-S35R39

1318.47'

N00°24'17"E

EAST LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34-S35R39

1318.86'

1318.99'

N00°02'10"E

N00°20'10"E

N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)

W.M.T. 1
10.82 ac.

ACCESS TRACT A
6.33 ac.

NW CORNER OF THE NE 1/4 OF SECTION 3-T36S-R39E

TRACT J 0.34 ac.
SEE DETAIL "B"

N89°46'35"W
(BEARING BASE)
2622.04'

N.S.L.R.W.C.D. CANAL NO. 102
(85.00' R/W)

TRACT H2
9.19 ac.

N89°53'51"W
1330.07'

N89°53'51"W
430.07'

N89°53'51"W
900.00'

EXISTING FPL EASEMENT

S00°06'37"W
42.50'

S00°06'35"W
42.50'

42.50'

CANAL 102

TOWNSHIP 35 SOUTH, RANGE 39 EAST
TOWNSHIP 36 SOUTH, RANGE 39 EAST

NORTH R/W OF O.R.B. 377, PG. 2069

N89°46'35"W 1026.62'

NORTH LINE OF SECTION 3

S89°53'51"E 1330.04'

TRACT H1
8.72 ac.

S89°53'51"E 1300.04'

TRACT I
8.93 ac.

S00°03'15"W
129.69'

EXISTING FPL EASEMENT

ACCESS TRACT B
1.51 ac.

TRACT G
34.36 ac.

N89°50'50"W 1811.20'

S00°00'00"E
142.46'

R = 150.00'
Δ = 117°50'41"
A = 308.52'

WEST R/W LINE OF 30' ROAD PER D.B. 116, PAGE 379

S22°50'38"W
470.73'

MULLER JJS LLC
PCN: 3303-221-0000-000-8

NORTH LINE OF THE NW 1/4 OF SECTION 3-T36S-R39E

N00°02'49"E
52.50'

R = 335.00'
Δ = 62°33'43"
A = 365.79'

S62°33'43"W
139.15'

N27°59'51"E
671.72'

S26°50'37"W
519.99'

NE 1/4 OF SECTION 2-T36S-R39E

WEST R/W LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95)

APPROXIMATE PROPERTY LINE

TRACT C
24.50 ac.

WEST LINE OF THE E 1/2 OF THE NW 1/4 OF SECTION 3-T36S-R39E

EAST LINE OF THE E 1/2 OF THE NW 1/4 SECTION 3-T36S-R39E

WILLOW LAKES LLC
PCN: 3302-212-0001-000-4

N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)

S01°56'01"W
142.19'

S85°17'03"W
146.97'

S53°57'44"W
58.71'

N22°18'17"W
1745.80'

W.M.T. 4
5.95 ac.

S02°37'14"W
332.85'

S31°56'28"W
78.35'

S61°15'41"W
335.42'

EAST R/W OF 60' FPL EASEMENT O.R.B. 1118, PAGES 704

NW 1/4 OF SECTION 2-T36S-R39E

N56°07'55"W
323.65'

S32°49'14"W
229.66'

ACCESS TRACT D2
2.34 ac.

CLYDE C THOMPSON JR
PCN: 3303-224-0006-000-9

2622.25'

ACCESS TRACT A
6.33 ac.

TRACT D
15.79 ac.

2617.42'

NE 1/4 OF SECTION 3-T36S-R39E

WILLOW LAKES, LLC
PCN: 3302-212-0001-000-4

EXISTING FPL EASEMENT

WEST LINE OF THE NW 1/4 OF SECTION 2

WILLOW LAKES PARCEL 1
O.R.B. 2035, PAGE 1421

70' ACCESS R/W PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

APPROXIMATE PROPERTY LINE

CLYDE C THOMPSON JR
PCN: 3303-231-0001-000-6

N00°00'33"E

TRACT E
10.90 ac.

TRACT F
15.20 ac.

N00°02'49"E

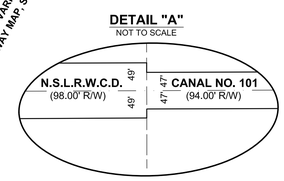
SOUTH LINE OF THE NW 1/4 OF 3-T36S-R39E

N89°52'26"W 1288.78'

W. MIDWAY ROAD (C.R. 712)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 94001-2414

LESS AND EXCEPT R/W (VARYING WIDTH) O.R.B. 44, PG. 447

DETAIL "A"
NOT TO SCALE



LEGEND

A	= ARC LENGTH
(C)	= CALCULATED DATA
CCR	= CERTIFIED CORNER RECORD
C.R.	= COUNTY ROAD
(D)	= DEED DATA
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	= FLORIDA POWER AND LIGHT
	= EXISTING FPL EASEMENT
N.A.V.D. 88	= NORTH AMERICAN VERTICAL DATUM OF 1988
N.S.L.R.W.C.D.	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
NO.	= NUMBER
#	= NUMBER
O.R.B.	= OFFICIAL RECORDS BOOK
PCN	= PARCEL CONTROL NUMBER
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.R.	= STATE ROAD
TYP.	= TYPICAL
34-T35S-R39E	= SECTION-TOWNSHIP-RANGE
W.M.T.	= WATER MANAGEMENT TRACT
△	= CENTRAL ANGLE
	= CONCRETE POWER POLE
	= WOOD POWER POLE
—OHUL—	= OVERHEAD UTILITY LINE
—→	= GUY ANCHOR

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VILLAGE AT MIDWAY

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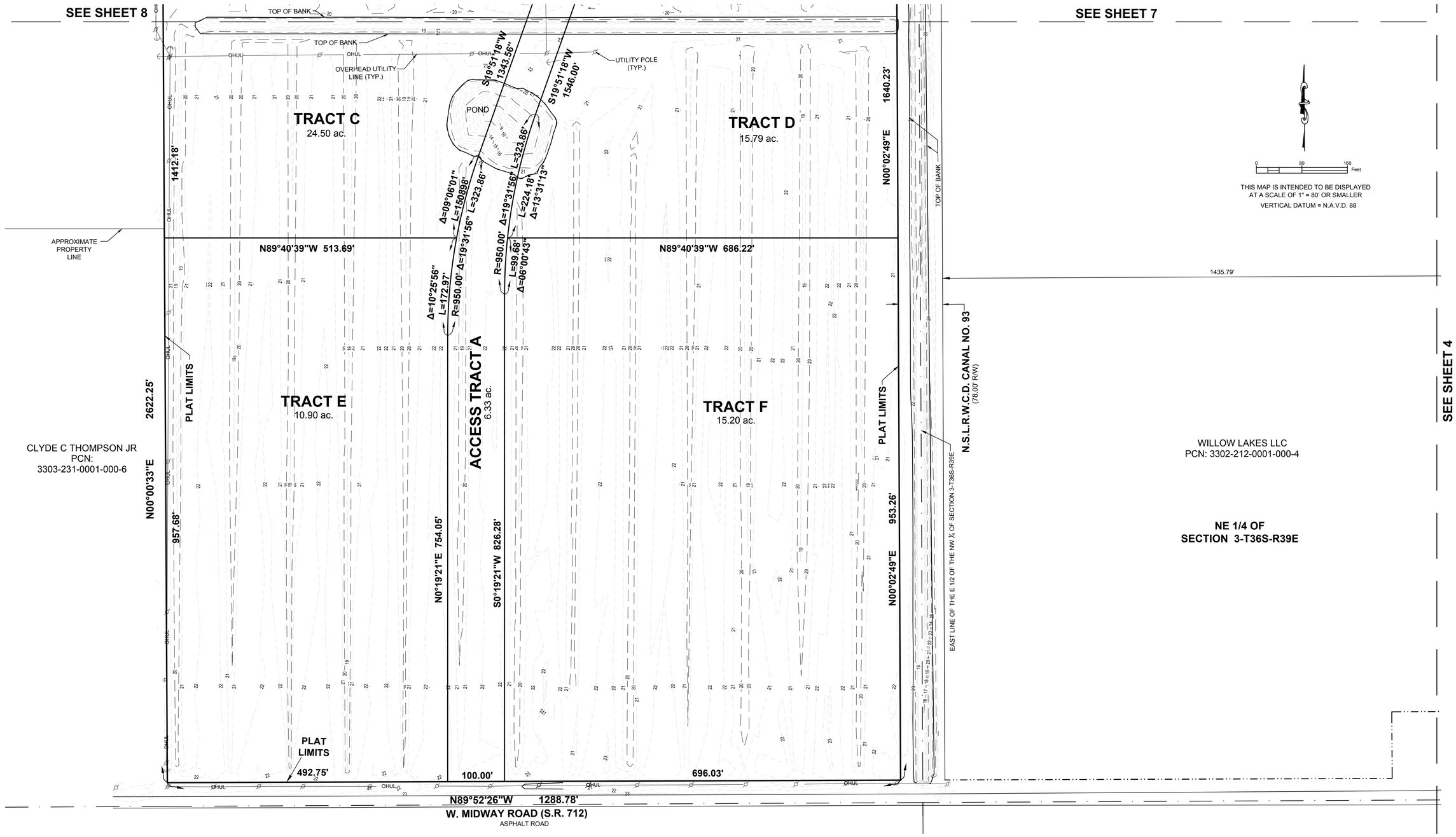
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____



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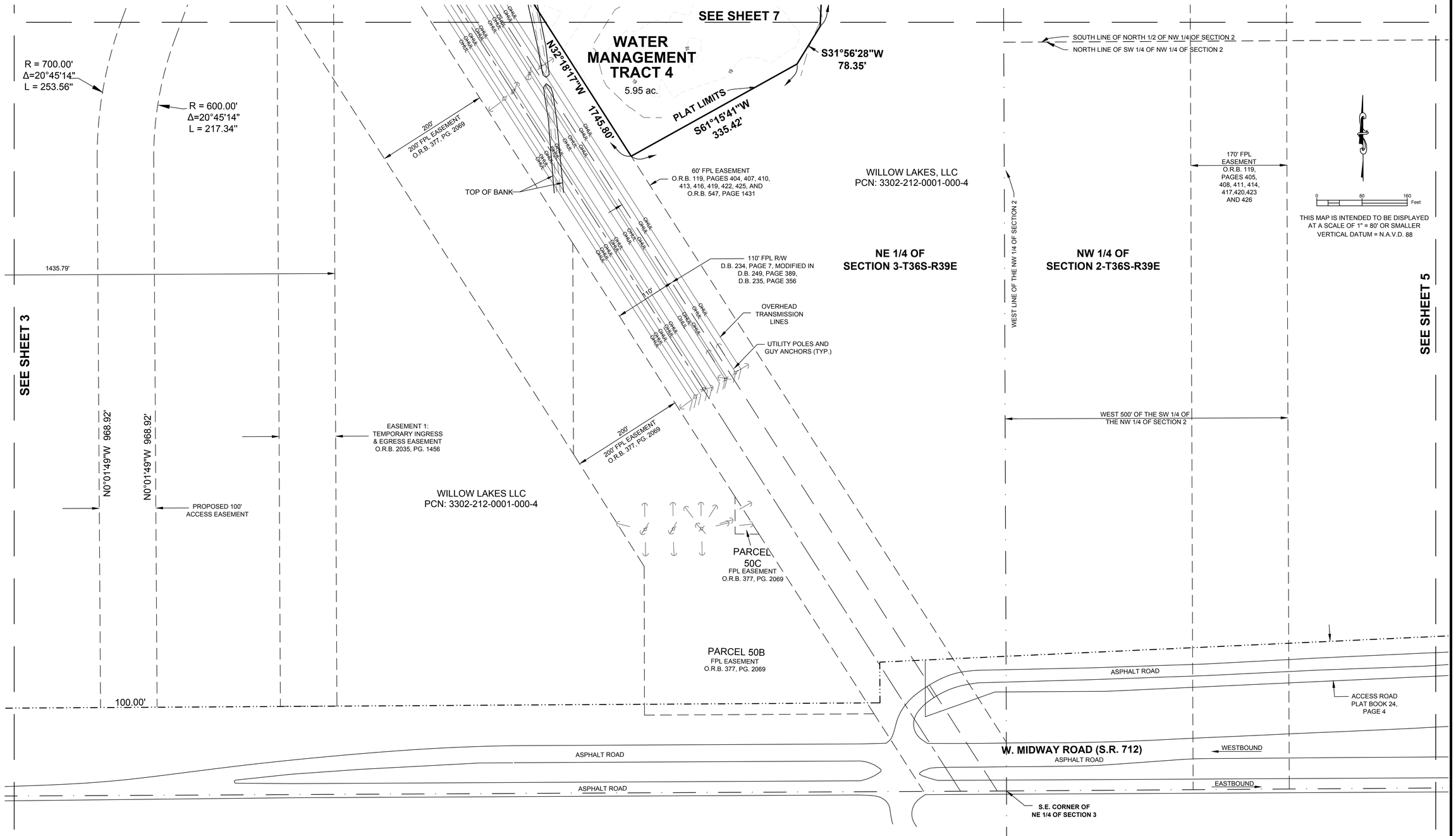
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____



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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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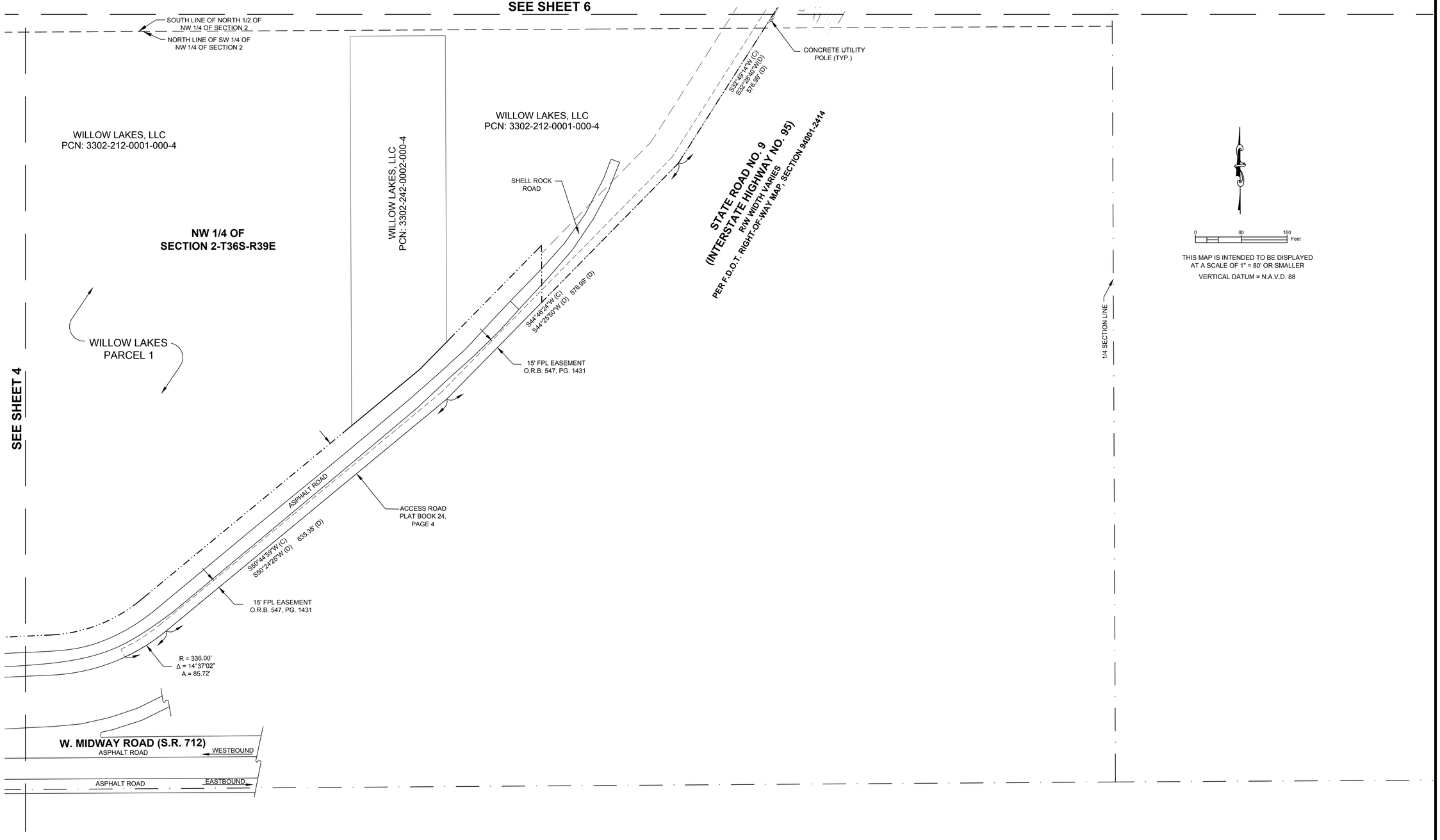
PAGE _____

SEE SHEET 6



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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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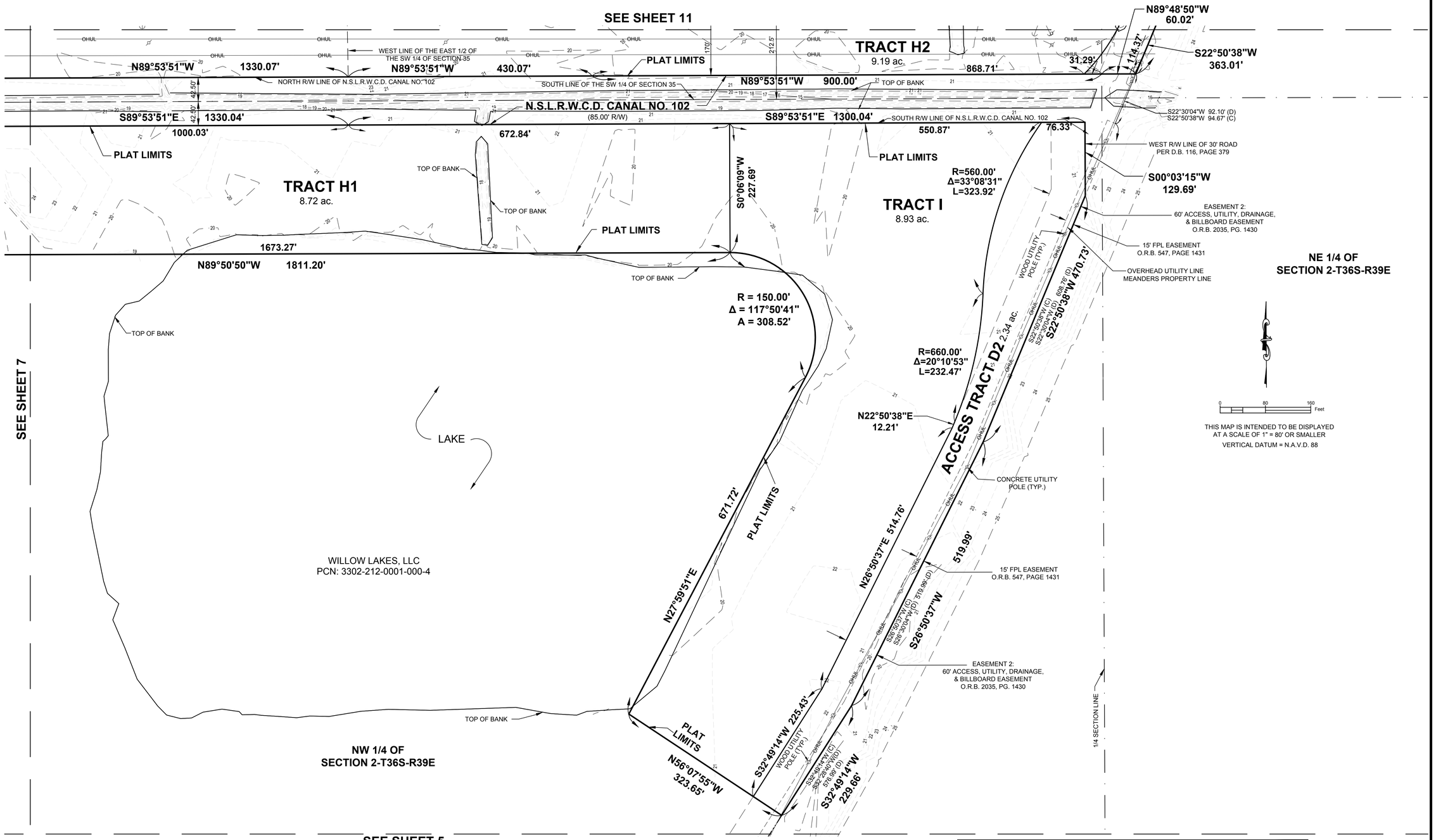
PAGE _____



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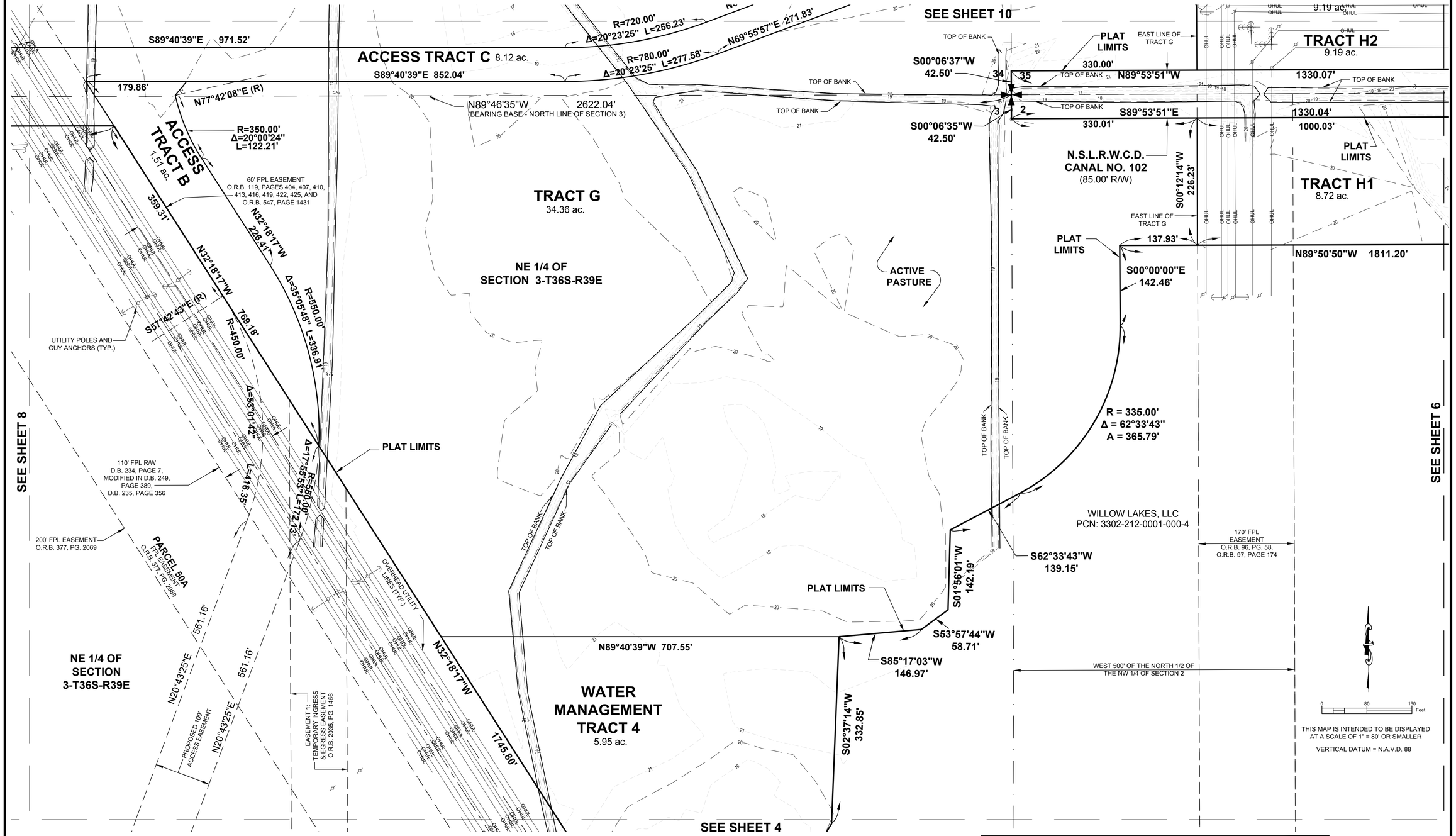
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____



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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

SEE SHEET 9

N00°24'17"E 1318.47'

52.38'

385.78'

TOWNSHIP 35 SOUTH, RANGE 39 EAST
TOWNSHIP 36 SOUTH, RANGE 39 EAST

TRACT A
43.55 ac.

PARCEL 49
200' FPL EASEMENT
O.R.B. 377, PG. 2069

S89°39'34"E 1009.58'

S19°51'18"W 96.80'

TRACT J
0.34 ac.

SEE DETAIL "C"

1217.87'

WATER MANAGEMENT TRACT 1
10.82 ac.

R=720.00'
Δ=10°18'28"
L=129.53'

R=720.00'
Δ=18°49'30"
L=236.56'

Δ=10°19'28"
L=140.55'

R=780.00'
Δ=18°49'30"
L=256.27'

Δ=8°30'02"
L=115.72'

200' FPL EASEMENT
O.R.B. 377, PG. 2069

19.61'

S89°40'39"E 243.99'

N89°46'35"W 2622.04'
(BEARING BASE - NORTH LINE OF SECTION 3)

ACCESS TRACT C
8.12 ac.

N89°46'35"W 1026.62'

PLAT LIMITS

N00°02' 49"E
52.50'

200' FPL EASEMENT
O.R.B. 377, PG. 2069

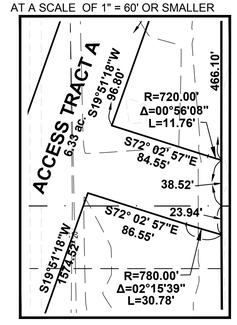
PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069

S19°51'18"W 461.05'

ACCESS TRACT A
6.33 ac.

MULLER JJS LLC
PCN:
3303-221-0000-000-8

DETAIL "C"
THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 60' OR SMALLER



N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)

1412.18'

PLAT LIMITS

2622.25'

N00°00'33"E

TRACT C
24.50 ac.

S19°51'18"W 1343.56'

S19°51'18"W 1804.83'

S19°51'18"W 1546.00'

70.00'

OVERHEAD UTILITY LINES (TYP.)

TRACT D
15.79 ac.

PLAT LIMITS

1640.23'

N00°02'49"E

TOP OF BANK

TOP OF BANK

CLYDE C THOMPSON JR
PCN:
3303-224-0006-000-9

WILLOW LAKES LLC
PCN: 3302-212-0001-000-4

NE 1/4 OF
SECTION 3-T36S-R39E

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 80' OR SMALLER
VERTICAL DATUM = N.A.V.D. 88

SEE SHEET 3

SEE SHEET 7

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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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PAGE _____

SEE SHEET 14

MULLER JJC LLC
PCN: 2334-311-0000-000-7

RONALD L. EVERLY, ETAL
PCN: 2334-422-0000-000-8

S89°40'53"E 1288.94'
1128.97'
159.97'
PLAT LIMITS

S89°46'53"E 624.96'
N89° 36' 37"W 172.39'

81.48'
10' (D.B. 249, PAGE 389)
60' FPL EASEMENT O.R.B. 119, PAGES 404, 407, 410, 413, 416, 419, 422, 425, AND O.R.B. 547, PAGE 1431
116' (D.B. 249, PAGE 389)
CENTERLINE OF D.B. 249, PAGE 389

TRACT B
152.91ac

TOP OF BANK
TOP OF BANK

N.S.L.R.W.C.D. CANAL NO. 93
(78.00' R/W)
S0°20'10"W 628.01'
WEST LINE OF THE SE 1/4 OF SECTION 34
S0°20'10"E 1318.99'
N00°20'10"E

UTILITY POLES AND GUY ANCHORS (TYP.)

TRACT A
43.55 ac.

ACCESS TRACT A
6.33 ac.

PLAT LIMITS
S89°39'50"W 70.00'

WATER MANAGEMENT TRACT 1
10.82 ac.

MULLER JJS LLC
PCN: 2334-322-0002-000-5

N00°24'17"E 1318.47'
PLAT LIMITS

WOOD UTILITY POLE (TYP.)
GUY ANCHOR (TYP.)
TOP OF BANK
POND
TOP OF BANK
TOP OF BANK
TOP OF BANK

S0°20'10"W 186.33'
S0°20'10"W 186.33'
1217.87'
S32°18'17"E 1374.77'

R=965.00' Δ=19°31'08" L=328.75'
R=1035.00' Δ=19°31'08" L=328.59'
466.10'
S19°51'18"W 461.05'

EAST R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 93

SEE SHEET 8

TRACT J
0.34 ac.

SEE SHEET 10

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER

VERTICAL DATUM = N.A.V.D. 88

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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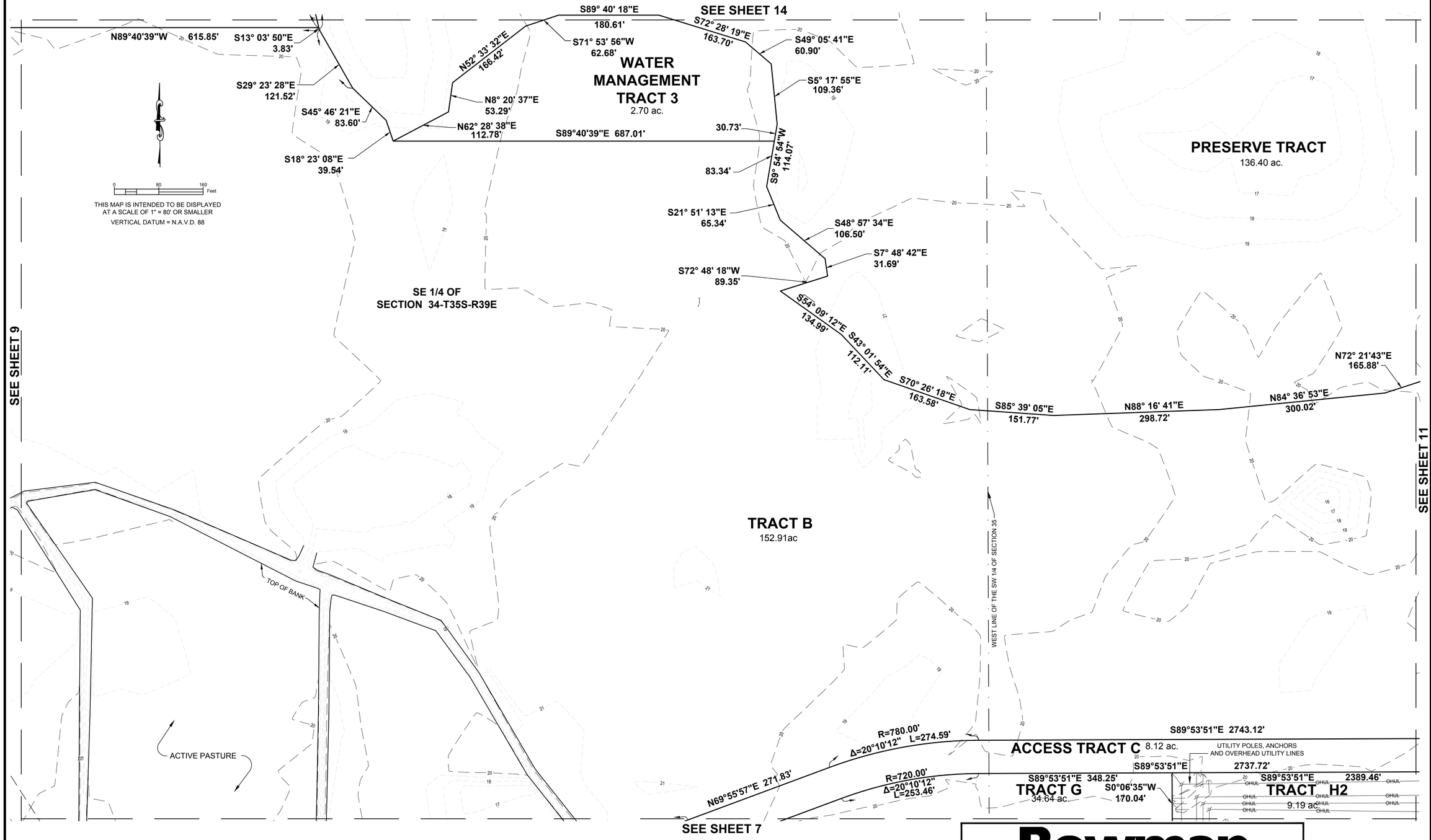

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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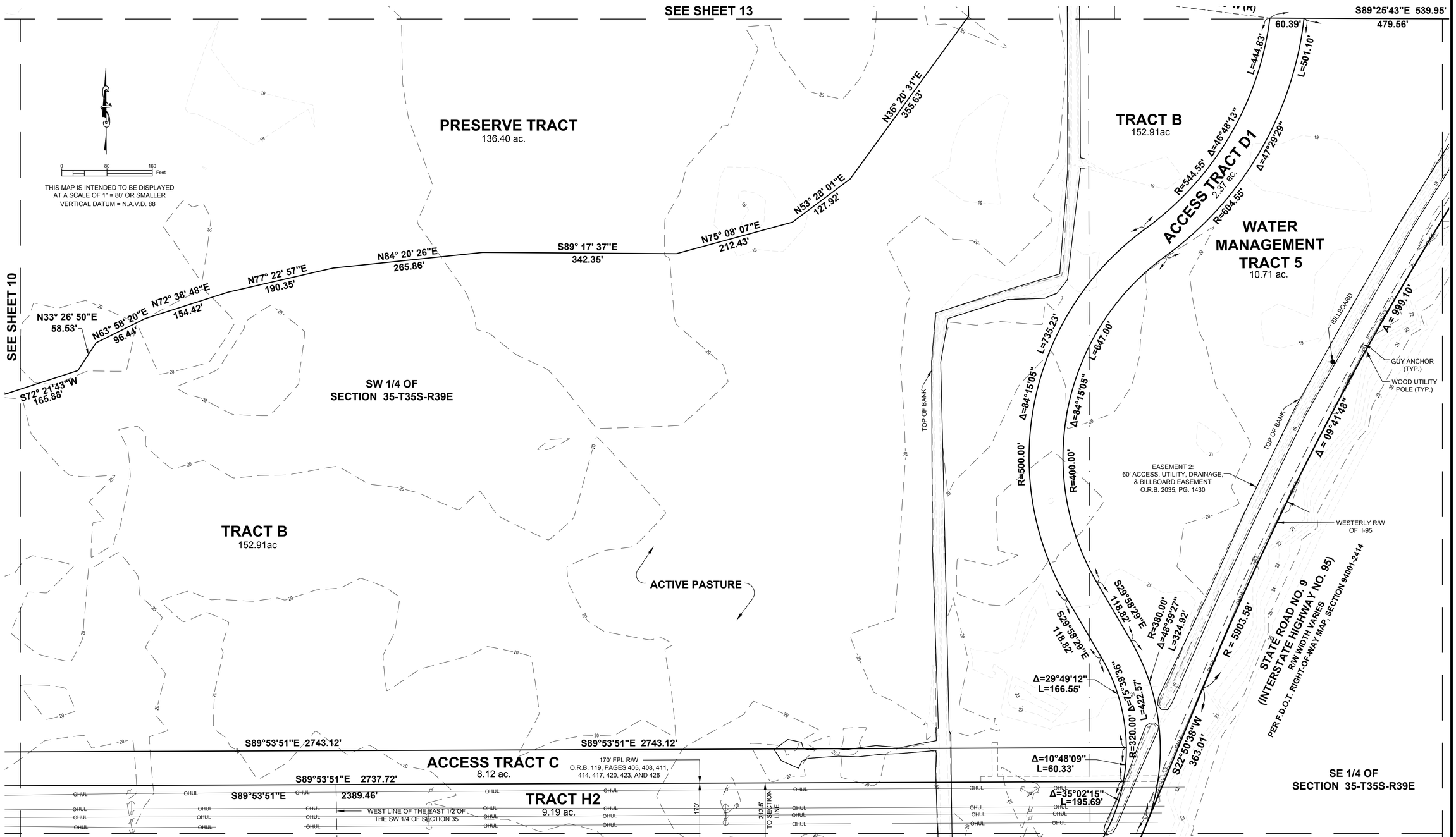
SEE SHEET 13



SEE SHEET 6

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER

VERTICAL DATUM = N.A.V.D. 88

N.S.L.R.W.C.D. CANAL NO. 101
(94.00' R/W)

47.00'
47.00'

S89°52'23"E 1331.59'

S89°52'23"E 418.59'

N00°12'25"E
2.00'

PLAT LIMITS

SOUTH R/W LINE OF
N.S.L.R.W.C.D. CANAL NO. 101

NORTH LINE
OF THE SE 1/4
OF SECTION 35

WEST R/W LINE OF STATE ROAD NO. 9
(INTERSTATE HIGHWAY NO. 95)

1/4 SECTION LINE

SEE SHEET 13

TOP OF BANK

BILLBOARD

727.09'
S42°14'14"W

WOOD UTILITY
POLE (TYP.)

WATER GAUGE

TRACT B
152.91ac

SE 1/4 OF
SECTION 35-T35S-R39E

PLAT LIMITS

TOP OF BANK

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

EASEMENT 2:
60' ACCESS, UTILITY, DRAINAGE,
& BILLBOARD EASEMENT
O.R.B. 2035, PG. 1430

R = 5903.58'
Δ = 03°54'07"
A = 402.05'

STATE ROAD NO. 9
(INTERSTATE HIGHWAY NO. 95)
R/W WIDTH VARIES
PER F.D.O.T. RIGHT-OF-WAY MAP,
SECTION 94001-2414

SE 1/4 OF
SECTION 35-T35S-R39E

N82°31'36"W (R)

S89°25'43"E 539.95'
479.56'

60.39'

L=444.83'

ACCESS
TRACT D1
2.37 ac.

L=501.10'

SEE SHEET 11

TRACT B
152.91 ac.

WATER
MANAGEMENT
TRACT 5
10.71 ac.

SEE SHEET 11

R = 5903.58'
Δ = 05°47'41"
A = 597.06'

10' S.B.T.&T. RIGHT OF WAY
UTILITY EASEMENT
O.R.B. 587, PG. 235

GUY ANCHOR
(TYP.)

OVERHEAD UTILITY LINE
MEANDERS PROPERTY LINE

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

0 80 160 Feet

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VERTICAL DATUM = N.A.V.D. 88

SFWMD
PCN: 2326-231-0001-000-4

RESERVOIR

N.S.L.R.W.C.D. CANAL NO. 101
(98.00' R/W)

49.00'

49.00'

NORTH LINE OF THE SW 1/4 OF SECTION 35

S89°59'09"E 2664.42'

2561.42'

PLAT LIMITS

SOUTH R/W LINE OF
N.S.L.R.W.C.D. CANAL NO. 101

N00°12'25"E
2.00'

103.00'

N0° 00' 46"E 45.89'

N43° 12' 56"E 33.68'

N66° 02' 54"E
114.69'

TOP OF BANK

1/4 SECTION LINE

N0° 57' 37"W
909.04'

PRESERVE TRACT
136.40 ac.

SW 1/4 OF SECTION 35-T35S-R39E

TRACT B
152.91ac

SEE SHEET 14

SEE SHEET 12

SEE SHEET 10

SEE SHEET 11

Bowman
CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
BOWMAN CONSULTING GROUP, LTD., INC.
301 S.E. OCEAN BLVD., SUITE 301 , STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

VILLAGE AT MIDWAY

BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

0 80 160 Feet

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER

VERTICAL DATUM = N.A.V.D. 88

N.S.L.R.W.C.D. CANAL NO. 101
(63.00' R/W)

S89°47'10"E 1987.99'

S00°06'37"W 49.00'

PLAT LIMITS

SOUTH R/W LINE OF N.S.L.R.W.C.D. CANAL NO. 101

TOP OF BANK

1/4 SECTION LINE OF SECTION 34

EAST LINE OF SECTION 34

SEE SHEET 13

576.08'

1319.04'

N00°16'46"E

RONALD L. EVERLY &
TAMMY S. EVERLY
PCN: 2334-422-0000-000-8

S29° 14' 52"E 58.32'
S64° 07' 36"E 108.36'
S89° 40' 39"E 65.02'
N69° 16' 16"E 51.54'
121.22'
S2° 06' 59"W

PLAT LIMITS

S26° 53' 14"E 60.17'
S60° 06' 09"E 127.41'
S53° 03' 25"E 108.95'
N54° 47' 54"E 31.98'
S73° 00' 27"E 151.66'
S35° 48' 11"E 56.95'
N15° 42' 03"E 85.98'
N59° 04' 02"E 30.74'
N86° 51' 03"E 37.53'
153.55'
S13° 03' 50"E 157.38'

WATER MANAGEMENT TRACT 2
4.68 ac.

SE 1/4 OF SECTION 34-T35S-R39E

PRESERVE TRACT
136.40 ac.

SW 1/4 OF SECTION 35-T35S-R39E

S71° 53' 56"W 62.68'
S89° 40' 39"E 180.61'
S72° 28' 19"E 163.70'

TRACT B
153.29 ac.

N89° 36' 37"W 172.39'
N89°40'39"W 615.85'
3.91'

SEE SHEET 9 | **SEE SHEET 10**

Bowman CONSULTING
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
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CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: January 15, 2016

RECEIVED
JAN 20 2016
CITY OF FORT PIERCE
PLANNING & ZONING

PROJECT: **Village at Midway - I-95 and Midway Road**
Planned Development and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for advisory comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. **Advisory Note:** An updated Environmental Assessment shall be provided prior to issuance of a Land Clearing Permit. This assessment shall identify the number of Gopher Tortoises observed along with the location of any burrows. If burrows are discovered outside the boundaries of the preserve area then the appropriate relocation permits shall be obtained from the FFWCC. The Environmental Assessment shall also include documentation regarding protected flora.
2. **Advisory Note:** The applicant shall verify that the utility providers identified in the plat's dedication are the actual providers. Specifically, St. Lucie County Utilities as I was under the impression that FPUA would supply water and wastewater services. Also, revise the dedication from Bell South to AT&T.

JRA/tst

Village at Midway
Preliminary Plat
January 21, 2016

St. Lucie County Public Works/Engineering Comments

1. Sheet 2 of 14; It is noted that the bearing indicated along the east line of Tract A is in conflict with the bearing indicated for the west line of WMT 1.
2. Sheet 2 of 14; It is noted that the ¼ section line located within Tract B indicates section 34. It should be section 35.
3. Sheet 2 of 14; Legend; N.S.L.R.W.C.D. = North St. Lucie River Water Control District. Information within legend Management District.
4. Sheet 2 of 14; Review Chapter 117.091 (16) Florida Statute with regards to all existing and proposed easements. Please add the necessary information.
5. Sheet 2 of 14; the westerly line of Access Tract D1 should be indicated with a solid line.
6. Sheet 1 of 14; it is noted that the reviewing surveyor's certification has not been indicated.
7. Sheet 1 of 14; it is noted that the surveyor's certification does not comply with Chapter 177.061, Florida Statutes.

Ron Harris
County Surveyor
772 462-1721

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Village at Midway – Zoning Atlas Amendment (Planned Development) & Preliminary Plat TRC Project #15-43900002 & 15-09000001

REVIEW DATE: 11/18/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: __X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

November 18, 2015

Ms. Rebecca Grohall
Planning Manager
City of Fort Pierce
P.O. Box 1480
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Follow-up Development Review
Village at Midway Planned Development
Midway Road and Interstate 95
Fort Pierce, Florida

Dear Ms. Grohall:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a follow-up review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials received by the St. Lucie TPO on November 12th:

Traffic Analysis

The Traffic Analysis (TA), dated August 3, 2015, and revised November 2, 2015, that was conducted by Susan E. O'Rourke, P.E. for the proposed Village of Midway contains several inconsistencies, outdated data and information, and unsubstantiated assumptions including:

- Page 4 of the TA indicates that existing traffic counts from the St. Lucie TPO were used as well as "counts made in Spring 2015". The "counts made in Spring 2015" appear to be the turning movement counts contained in Appendix A. Table 4a contains existing directional volumes, the source of which varies among the St. Lucie TPO, the turning movement counts, and the Florida Department of Transportation (FDOT). However, no substantiation was provided with regard to the use of one source over the other and why turning movement counts could replace segment counts. In addition, the date of the FDOT counts was not provided. In the absence of an acceptable methodology, the latest traffic counts from the St. Lucie TPO should be used for the existing directional volumes.

- The project traffic was distributed using the 2035 Greater Treasure Coast Regional Planning Model (also known as GTCRPM Version 3) which is considered invalid and obsolete since the 2040 GTCRPM Version 4 was

adopted by the St. Lucie TPO for use in the TPO area. The GTCRPM Version 3 is a four-step, trip-based travel demand model, and the GTCRPM Version 4 is an activity-based travel demand model. Therefore, any results, such as project assignment, based on the use of the GTCRPM Version 3 may be considered inaccurate and invalid. The GTCRPM Version 4 should be used for project assignment. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

- Page 7 of the TA indicates that "existing 2013 traffic volumes", a "0.5% growth rate", and traffic from "approved and pending developments" were used to estimate the 2035 traffic volumes. However, Table 4a indicates the use of 2014 traffic volumes. In addition to this inconsistency, no substantiation was provided for the assumed growth rate, and the "approved and pending developments" and the traffic volumes generated by each development were not identified. Growth rate assumptions, such as a two to three percent growth rate, that are consistent with historical trends and/or from industry-accepted sources, such as the Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2035 traffic volumes. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

Planned Development Guidelines

The Planned Development (PD) Guidelines that are proposed for the Village at Midway are inconsistent with St. Lucie TPO area plans as follows:

- The Planned Development Site Plan, dated August 5, 2015, identifies the width of the westernmost access tract (Western Access Road) to be 100 feet wide at the south end and narrowing to 70 feet wide where it terminates halfway through Tract A. These widths are inconsistent with the 150-foot right-of-way width of Arterial A which is identified in the City of Port Lucie Northwest Annexation Area Right-of-Way Network Map and which connects to the Western Access Road to the south of Midway Road. In addition, the termination of the Western Access Road halfway through Tract A is inconsistent with the North/Mid-County Project identified in the Cost Feasible Plan of the St. Lucie TPO's 2035 Long Range Transportation Plan (LRTP) and the North Mid-County Connector identified in the recently-adopted Needs Plan of the St. Lucie TPO's 2040 LRTP that is under development. The Western Access Road should extend through the north property boundary and have a minimum right-of-way width of 150 feet. It should be noted that this comment previously was provided at the Village at Midway Traffic Methodology Meeting conducted at the City of Fort Pierce on May 26th.

- The access tract street sections depicted in the PD Guidelines do not include bicycle or transit facilities, and the access tract street sections for the E-W Road and Gordy Road do not contain sidewalks on both sides of the streets. Therefore, the access tract street sections are inconsistent with the

goals, objectives, and policies of the St. Lucie TPO's 2035 LRTP and the recently-adopted Vision, Goals, and Objectives of the St. Lucie TPO's 2040 LRTP. The access tract street sections should be revised to be complete streets which include bicycle, transit, and pedestrian facilities on both sides of the streets

Because the aforementioned comments have not been addressed, the St. Lucie TPO objects to the Village at Midway Planned Development and cannot recommend it for review by the City of Fort Pierce Planning Board. However, the St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this follow-up development review.

Sincerely,



Peter Buchwald
Executive Director

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Brian Nolan, ASLA, APA

FROM: Clarissa Davis, Planner

RE: Zoning Atlas Amendment, Planned Development, Preliminary Plat – Village at Midway

DATE: November 18, 2015

Mr. Nolan,

I have reviewed the proposed Planned Development associated with the Zoning Atlas Amendment, as well as the Preliminary Plat application and have produced the following comments in no particular order:

1. St. Lucie Transportation Planning Organization comments need to be addressed.

2. Comments from Kimley-Horn have yet to be transmitted. I meeting will be scheduled to review said comments at a later date.

3. Though the right-of-way width of 60 feet will accommodate commercial like vehicles for proposed industrial uses, please make sure that turn aprons are wide enough to also accommodate such vehicles to deter the destruction of infrastructure.

4. Lighting is discussed for rights-of-way, however, not for the each individual type of use. Please insert desired lighting requirements or defer to the City code. The following is an excerpt from the City of Fort Pierce Code of Ordinances regarding lighting for specific uses.
"For commercial, industrial and governmental uses, a minimum average of two (2) footcandles; For multistructure residential complexes, educational facilities, churches or other uses other than as set forth in the other immediately preceding subsection, a minimum average of one footcandle; In a multilevel parking structure a minimum average of five (5) footcandles except that the top level, if open to the sky, shall be the same as for an open parking lot; For a use involving on premises consumption of alcoholic beverages, as provided in Section 3-7, a minimum of three (3) footcandles."

5. Difficult to process application as Preliminary Plat, as no lots are defined due to the nature of the project. A meeting with staff will be scheduled at a later time to discuss this concern further.

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,

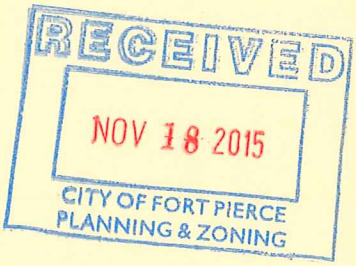


Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM



TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: November 18, 2015

PROJECT: **Village at Midway - I-95 and Midway Road**
Planned Development and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for engineering comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. Advisory Note: An updated Environmental Assessment shall be provided prior to issuance of a Land Clearing Permit. This assessment shall identify the number of Gopher Tortoises observed along with the location of any burrows. If burrows are discovered outside the boundaries of the preserve area then the appropriate relocation permits shall be obtained from the FFWCC. The Environmental Assessment shall also include documentation regarding protected flora.
2. The following comments pertain to the Preliminary Plat:
    a. The submitted Preliminary Plat does not contain the required information as stipulated in the City of Fort Pierce Code of Ordinances Section 18-10. At a minimum the plat shall include the required signature page, dedications, the overall plat limits, individual tract descriptions, along with all proposed/existing improvements as noted in Sections 18-9 and 18-10 of the City of Fort Pierce Code of Ordinances.
    b. The applicant's consultant provided a response to questions pertaining to the designated Access Tracts. According to the consultant's response Access Tract A is to be classified as Local Road. Please verify with SLC that this R/W is not required to be classified as a County road and that it is agreeable to have this road identified as a Local road which will be operated and maintained by the property owners association.
    c. Please note; city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
    d. Please remove all reference regarding the existing 8' trail from the plat if this is not to be dedicated and remain in use.
    e. As previously requested please add a north arrow and a bar scale to Sheet 14 of 14.

JRA/tst

Village at Midway
Midway Road
Text Amendment/Planned Development
Re-submittal
November 18, 2015

St. Lucie County Public Works/Engineering Comments

1. No objection to the zoning amendment.
2. It is noted that Midway Road is under the jurisdiction of St. Lucie County. The applicant is advised that additional right of way will be required at time of site plan submittal. The applicant's contribution of additional right of way for Midway Road shall be 42.5'. Please be advised that this dimension is based on the applicant's proportional share of the deficient right of way. The ultimate right of way for Midway Road is 160'.
3. The applicant is advised that all construction activities within County road right of ways shall require a right of way permit. Please contact Selena Griffett, Senior Project Engineer at 462-2097. Please be advised of the new contact information.
4. The applicant is advised that based on the provided traffic analysis off-site improvements (turn lanes) will be required for the proposed development. The applicant is advised that a Road Improvement Agreement together with the appropriate surety shall be required. A County right of way permit shall not be issued until the developer executes the RIA and provides the required surety. Please contact Ron Harris, County Surveyor at 462-1721. Applicant's response is acceptable.
5. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area. Advisory comment.
6. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property. Please contact Ron Harris, County Surveyor at 462-1721. The applicant shall be required to construct sidewalks along the parcels frontage on Midway Road. The sidewalk shall be constructed at the ultimate right of way line.
7. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area. Advisory comment.

New Comment

1. Page 1 of the preliminary plat did not include all required information pursuant to Chapter 177, Florida Statutes.

Ron Harris
County Surveyor
772 462-1721

Village at Midway
Midway Road
Text Amendment/Planned Development
August 17, 2015

St. Lucie County Public Works/Engineering Comments

1. No objection to the zoning amendment.
2. It is noted that Midway Road is under the jurisdiction of St. Lucie County. The applicant is advised that additional right of way will be required at time of site plan submittal.
3. The applicant is advised that all construction activities within County road right of ways shall require a right of way permit. Please contact John Frank, Senior Project Engineer at 462-2097.
4. The applicant is advised that based on the provided traffic analysis off-site improvements (turn lanes) will be required for the proposed development. The applicant is advised that a Road Improvement Agreement together with the appropriate surety shall be required. A County right of way permit shall not be issued until the developer executes the RIA and provides the required surety. Please contact Ron Harris, County Surveyor at 462-1721.
5. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area.
6. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property. Please contact Ron Harris, County Surveyor at 462-1721.
7. The applicant is advised that the subject parcel is located within the St. Lucie County Utility service area.

Ron Harris
County Surveyor
772 462-1721

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
AUG 20 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: August 20, 2015

PROJECT: **Village at Midway - I-95 and Midway Road**
Zoning Atlas Amendment and Preliminary Plat
TRC Project No. 15-439000002 & 15-09000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Application Package
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for engineering comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. The Environmental Assessment failed to identify how may Gopher Tortoises were observed or the location of their burrows. Were there any burrows observed outside the limits of the preserve area? If so the applicant shall be made aware that prior to any land clearing operations the appropriate relocation permit shall be obtained from the FFWCC. The Environmental Assessment did not include any documentation regarding protected flora nor was there reference to any archaeological or historical reviews conducted. The report shall offer a summation or conclusion of the findings.
2. The following comments pertain to the Preliminary Plat:
    a. The Preliminary Plat as submitted does not contain the required information as stipulated in the City of Fort Pierce Code of Ordinances Section 18-10. At a minimum the plat shall include the required signature page, dedications, the overall plat limits, individual tract descriptions, along with all proposed/existing improvements as noted in Sections 18-9 and 18-10 of the City of Fort Pierce Code of Ordinances.
    b. Provide additional information pertaining to the designated Access Tracts. Access Tract A has a narrowing right-of-way width the starts with a width of 100' at Midway Road and then narrows down to a width of 70'. Is this an arterial road or a collector road? Is this going to be a designated St. Lucie County right-of-way or is to be private? Why does this access tract terminate at the north end in the middle of Tract A and not into a designated right-of-way?
    c. Please note; city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
    d. Please provide information of the noted 8' trail as depicted on Sheets 4 thru 8 of 14. Is this existing or proposed? Being as it lies within either a dedicated FPL Easement or the NSLRWCD Canal R/W, will FPL and NSLRWCD authorize access if it is for the use of the general public?
    e. The areas of the trail that fall outside the limits of a dedicated easement may be required to have their own easement dependent on the purpose of the trail.
    f. Add a north arrow and a bar scale to Sheet 14 of 14.

JRA/tst

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Brian Nolan, ASLA, APA

FROM: Clarissa Davis, Planner

RE: Zoning Atlas Amendment, Planned Development, Preliminary Plat – Village at Midway

DATE: August 18th, 2015

Mr. Nolan,

I have reviewed the proposed Planned Development associated with the Zoning Atlas Amendment, as well as the Preliminary Plat application and have produced the following comments in no particular order:

1. Phasing of the project should have a comprehensive and approximate timeline associated with each milestone.

2. Phases do not appear to be in a clear order ("If Phase 1B is completed prior to Phase 1D…"; "If Phase 1D precedes Phase 1B…"). Please clarify.

3. Hotel height listed within Design and Development Guidelines should not reference number of floors. Concerns raised over 100' height maximum for structures adjacent I-95.

4. Specific uses within each lot type should be displayed in a "use chart" like document along with the general description of each lot type; each building associated with a use.

5. Design and Development Guidelines do not address Conditional Uses.

6. Applicant should make own architectural guidelines along with city of Fort Pierce Design Review Guidelines to provide aesthetics for development.

7. Site Plan shows widths of ROW, however, please label each ROW with phase and type.

8. Proportionate Fair Share will be reviewed separately and in coordination with the County.

9. A full list displaying various areas where the proposed Planned Development deviated from the code is needed.

10. Traffic study has been transmitted and will be reviewed by Kimley-Horn.

11. Tree survey is needed to properly review mitigation needs.

12. Warrants must be met for proposed traffic light to be located at Arterial "A".

13. Arterial "A" proposed within the development should conform to width of Arterial "A" south of Midway Road.

14. FDOT lease documentation needed in regards to Gordy Road.

15. South Florida Water Management District should include public access/recreation language within its easement dedication.

16. Areas where the Declaration of Covenants is referenced, needs to be replaced with actual regulation.

17. Preserve Area needs to be classified as its own tract.

18. Proper permits shall be acquired to remove animals classified as "Threatened" or "Species of Special Concern".

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,



Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Kimley»Horn

To: Rebecca Grohall, AICP – Planning Manager
City of Fort Pierce

From: Nicholas J. Mora, P.E.
Kimley-Horn and Associates, Inc.

Cc: Leslie Olson, AICP – Director
St. Lucie County Planning and Development Services

Date: September 11, 2015

Re: **Village at Midway**
Review of Traffic Impact Analysis

Kimley-Horn has performed a review of the traffic impact analysis (dated August 3, 2015) prepared for the above-mentioned project by Susan E. O'Rourke, P.E., Inc. The subject project is generally located on the northwest quadrant of Interstate 95 and Midway Road and consists of a mix of uses including warehouse, flex office/light industrial, retail, and multifamily (apartment) residential units. Please find below our review comments pertaining to the impacts to transportation facilities:

1. Page 4 – the section discussing Midway Road states that this facility is a four lane roadway from just west of I-95 to Selvitz Road. Please revise this to state that the segment between East Torino Parkway and Selvitz Road is currently two lanes and that a PD&E is underway for this portion. Additionally, please revise this section to state that the portion from Selvitz Road to 25th Street is currently under construction and the portion from 25th Street to US-1 will begin construction in mid-2016.

2. Page 4 – the section discussing I-95 can be deleted as the 8-Laning north of Okeechobee Road is complete.

3. The following items are related to Figure 3 (E+C Road Network):

    - The entire 'Airoso Boulevard / St. James Drive / 25th Street' north-south corridor should be identified as 4-Lanes rather than 6-Lanes.
    - Okeechobee Road northeast of Virginia Avenue should be identified as 4-Lanes rather than 6-Lanes.
    - I-95 north of Okeechobee Road should be identified as 8-Lanes rather than 6-Lanes
    - The St. Lucie West Boulevard bridge over I-95 should be identified as 4-Lanes to be consistent with the text on Page 4 of the report.
    - Confirm that the future roadways between Midway Road and Glades Cut-Off Road just south of the subject project and west of I-95 are committed 6-Lane improvements and identify the funding source.

4. Table 1 – it was discussed and agreed to during the methodology meeting on May 26, 2015 that a 10% reduction would be applied to the service volume for non-state roadways,

consistent with guidance published in the 2013 FDOT Quality/Level of Service Handbook. It was further discussed at the methodology meeting that should a roadway exceed its service volume, arterial analysis would be allowable to develop a more refined service volume than what is provided in FDOT's generalized tables. The 10% service volume reduction should be applied to the following roadway segments in Table 1:

- Midway Road from I-95 to Oleander Avenue
- Glades Cut-Off Road from Commerce Center Drive to Selvitz Road
- St. Lucie West Boulevard – all segments
- Jenkins Road – all segments
- 25th Street – all segments
- St. James Drive – all segments
- McNeil Road – all segments
- Prima Vista Boulevard – all segments
- California Boulevard – all segments
- Airoso Boulevard – all segments
- East Torino Parkway – all segments

5. Table 1 – Glades Cut-Off Road from Midway Road to FL Turnpike is 2-Lanes. Revise accordingly.

6. Table 1 – Remove the 5% service volume increase applied to Hartman Road as right-turn lanes are not prevalent at most of this corridor's cross streets.

7. Were pass-by reductions limited to 10% of adjacent street traffic?

8. Clarify if diverted trips from I-95 are reflected on Midway Road. While these trips are not 'net new' trips, they must be accounted for on Midway Road and the project driveways. This was discussed at the methodology meeting.

9. What is the purpose of Table 2D? Is this for trip equivalency purposes? If so, will a trip equivalency matrix be provided?

10. Figure 4 – why are two separate traffic distributions presented (with and without Arterial A)? The analysis is only based on the scenario with Arterial A. If Arterial A is not constructed, the subject project will utilize Midway Road to a greater extent and a re-analysis will be necessary (notably the proportionate share calculations).

11. Table 3b – the percent project traffic assignment for Glades Cut-Off Road between Commerce Center Drive and I-95 is shown as 0% and should be 3%. Please revise.

12. Tables 4a and 4b – a 0.5% annual growth rate was applied while Page 7 of the report states that a 1% annual growth rate was applied. Please adjust growth calculations to account for 1% growth per year.

13. Table 5 (Proportionate Share Analysis) – why was the eastbound direction of Midway Road broken into two separate analyses?

14. Table 5 (Proportionate Share Analysis) – please explain further how the improvement costs per mile per direction were computed at the bottom of the table. Were the FDOT cost per mile values divided by two (to get to a 'per direction' cost) and then adjusted upwards by 20%? Scratch calculations could not confirm this.

15. In addition to considering CEI costs in the proportionate share calculations, design costs and ROW costs should also be considered.

16. Figure 7 indicates that all three project driveways along Midway Road will require traffic signalization. What is the distance between these three intersections? Note that there is also a traffic signal at the I-95 southbound ramps.

17. Is this project responsible for 100% of the 'Future Improvements' identified in Figure 7?

18. Figure 7 – for intersection #8, there appears to be an additional arrow on the southbound approach. Please revise.

19. The current version of the St. Lucie TPO's TIS Methodology and Procedures document states that all signalized intersections and major unsignalized intersections within the study area shall be analyzed. Please explain how the list of intersections requiring operational analysis was developed?

20. Please confirm that the following items discussed during the May 26, 2015 methodology meeting were included in this analysis:

    - Specific Midway Road truck percentages should be applied in the forthcoming report's intersection analysis.
    - Specific background growth rates for I-95 and Midway Road should be coordinated with FDOT and applied in the forthcoming traffic analysis.

Thank you for the opportunity to assist the City of Fort Pierce in reviewing this project. We are available to discuss these comments in detail with you and/or the applicant at any time. Please contact us if you have any questions or need additional information.

City Commission Regular Meeting **Agenda Item # 11. j.**

Meeting Date: 03/21/2016

Re: Annexation - 3255 S US Hwy 1

SUBJECT:

Ordinance 16-010 - A voluntary annexation submitted by David Cleveland to annex property located at 3255 South US Hwy 1. Property is zoned CG, General Commercial with a COM, Commercial FLU. (Parcel ID 2427-601-0055-010-5)

SUMMARY:

Staff is requesting the approval of a voluntary annexation application for a parcel located at 3255 S US Hwy 1. This property is currently zoned CG, General Commercial with a COM, Commercial future land use. Once annexed, this property will receive a C3, General Commercial and GC, General Commercial future land use.

RECOMMENDATION:

Approval

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP, Planning Director

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

With a mileage rate of 6.9000, the City's total tax revenue will be $3,155 annually.

Attachments

16-010
Staff Report
Application
Property Record Card
Deed
Survey

Form Review

Inbox	Reviewed By	Date
City Manager	Clarissa Davis	03/15/2016 10:45 AM
City Manager	Nick Mimms	03/15/2016 01:18 PM
City Manager	Nick Mimms	03/16/2016 01:37 PM

Form Started By: Clarissa Davis Started On: 03/02/2016 03:40 PM

Final Approval Date: 03/16/2016

ORDINANCE NO. 16-010

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY GENERALLY LOCATED AT **3255 SOUTH US HWY 1** SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2016; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, Part I, Chapter 171, Florida Statutes, set forth a procedure for Municipal Annexation;

WHEREAS, in Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality, and;

WHEREAS, the owner or owners have signed an agreement with the Fort Pierce Utility Authorities for the provision of water service and/or sewer service outside the City limits of the City of Fort Pierce, and have agreed to be voluntarily annexed into the City of Fort Pierce and;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex the following described lands:

3255 South US Hwy 1; Parcel ID: 2427-601-0055-010-5
Legal Description: MARAVILLA GARDENS S/D-UNIT THREE- S 95 FT OF E 400 FT OF N 210 FT OF LOT 180 (OR 2788-483; 3560-2511)

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land above described and in Exhibit A as of January 1, 2016 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed to the territorial limits of the City of Fort Pierce shall be zoned C3, General Commercial, and assigned a future land use designation GC, General Commercial.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY) SS

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 16-___ was duly advertised in accordance with Section 171.044(2) of the Florida Statues in the St. Lucie News Tribune on ____, and on _____; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida on ____; and was duly introduced, read by title only and passed on second and final reading on ____, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the _____.

_____
Mayor Commissioner

_____
Linda W. Cox, City Clerk

(CITY SEAL)

Exhibit A to Ordinance 15-___

Parcel ID and Legal Description of Parcel Included in Annexation

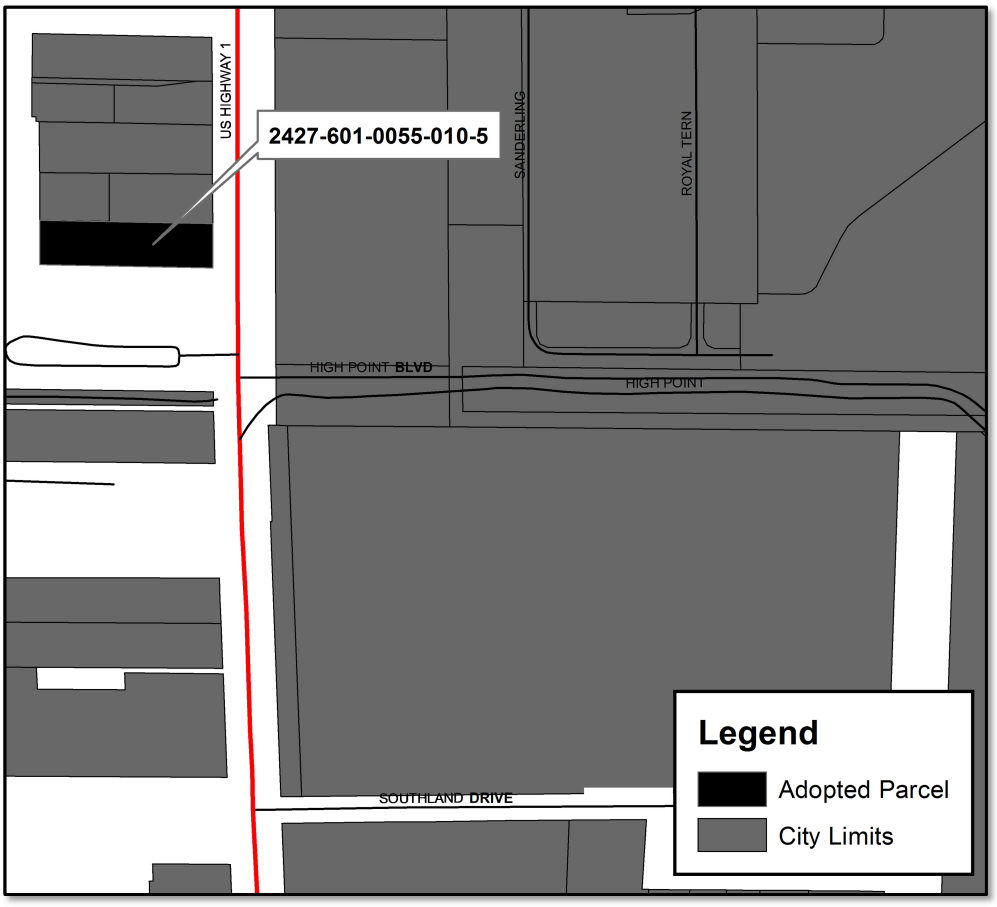
1. Parcel ID: 2427-601-0055-010-5

   Legal Description: MARAVILLA GARDENS S/D-UNIT THREE- S 95 FT OF E 400 FT OF N 210 FT OF LOT 180 (OR 2788-483; 3560-2511)

Exhibit B to Ordinance 15-___

Maps

Proposed Annexation Area



*****The selected parcel is currently zoned CG, General Commercial with a FLU of COM, General Commercial. Once annexed, this parcel will have a City zoning of C3, General Commercial and have a FLU of GC, General Commercial.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **3255 South US Hwy 1**

DATE: March 2nd, 2016

STAFF REPORT

Staff is requesting the approval of a voluntary annexation application for a parcel located at 3255 S US Hwy 1. This property is currently zoned CG, General Commercial with a COM, Commercial future land use. Once annexed, this property will receive a C3, General Commercial and GC, General Commercial future land use.

It has been confirmed that the property is located within an unincorporated part of St. Lucie County (SLC) and that the parcel is contiguous to the municipal boundary.

Comprehensive Plan

Consistent with Objective 1.11and Policies, 1.11.5 and 1.11.6 of the City Comprehensive Plan, the City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

Properties annexed shall receive a Future Land Use designation compatible with the SLC future land use designation assigned, unless otherwise approved by the City Commission. In addition, general City policy is that annexed properties shall receive a zoning classification consistent with the SLC zoning classification; if the City Code does not provide such a classification, the SLC classification will remain until the request is made by the property owner for a zoning change to a City classification.

Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities and the elimination of the municipal boundary irregularities to improve service delivery. With a millage rate of 6.9%, taxable revenue for the property located on 3255 S US Hwy 1 is estimated at $3,155.

Planning Board Recommendation

At their February 9th meeting, the Planning Board voted to approve the annexation application unanimously.

Staff Recommendation

Staff recommends that the City Commission approve the annexation application to annex this parcel into Fort Pierce City Limits as it furthers the goals, objectives and policies of the Comprehensive Plan.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3255 South U.S. Hwy 1
2. Legal description of real property for which annexation is being requested:
   Maravilla Gardens Unit 3 S 95' of E 400 Ft of N 210 Ft of Lot 180

   Property Tax ID: 2427.601.0055.010.5
3. Size of described property: .85 acre / 37,050 sq.ft.
4. Project description: MED OFFICE / OFFICE
5. Current St. Lucie County Future Land Use Designation: Com
6. Current St. Lucie County Zoning: CG
7. Is this a Historic property? NO
8. Appraised value: $ 457,300.00
9. Name of Owner(s): MOTI RAMGOPAL

   Signature of Owner(s): [signature]
   Mailing Address: 356 E. MIDWAY ROAD
   City Fort Pierce State FL Zip 34982
   Phone 772-464-9746 Fax 772464-9750

10. Name of Representative: DAVID CLEVELAND

Signature of representative: [signature]

Mailing Address: 100 AVE A SUITE 2E

City) Fort Pierce State FL Zip 34950

Phone 772.464.2010 Fax NA

E-mail: vidand12@yahoo.com

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

Property Identification

Site Address: 3255 S US HWY 1
Sec/Town/Range: 27/35S/40E
Map ID: 24/27N
Zoning: CG

Parcel ID: 2427-601-0055-010-5
Account #: 31632
Use Type: 1100
Jurisdiction: Saint Lucie County

Ownership

Moti N Ramgopal (TR)
5476 SW Longspur Ln
Palm City, FL 34990



Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- S 95 FT OF E 400 FT OF N 210 FT OF LOT 180 (OR 2788-483; 3560-2511)

Current Values

Just/Market Value:	$457,300
Assessed Value:	$457,300
Exemptions:	$0
Taxable Value:	$457,300

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	6,524
Gross Area (SF):	6,652
Land Size (acres):	0.85
Land Size (SF):	37,050

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3032965 OR BOOK 2788 PAGE 483, Recorded 03/29/2007 at 07:55 AM
Doc Tax: $5530.00

This Document Prepared by and Return to Box 76
Treasure Coast Abstract & Title Insurance Co.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982
Wendy Lounds/File No.07-1031

Parcel ID Number: 2427-601-0055-010/5

Warranty Deed

COPY

This Indenture, Made this 12th day of March, 2007 A.D., Between Kenneth L. Delevante, Jr., Individually and as Trustee under Revocable Trust Agreement dated June 30, 2006 of the County of St. Lucie, State of Florida, grantor, and Moti N. Ramgopal, a single adult

whose address is: 1801 SE Hillmoor Drive, #C-207, Port St. Lucie, FL 34952

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

The South 95 feet of the North 210 feet of the East 400 feet of Lot 180, UNIT THREE, MARAVILLA GARDENS, according to the Plat thereof recorded in Plat Book 6, page 62, of the Public Records of St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM that portion lying within road right of way.

Subject to: Restrictions, reservations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and taxes accruing subsequent to December 31, 2006

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 1114 Trinidad Ave., Fort Pierce, FL 34982.

COPY

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kenneth L. Delevante, Jr., Individually and as Trustee under Revocable Trust Agreement dated June 30, 2006

Witness
Printed Name: FRANK H. FEE, IV

By: _____ (Seal)
Kenneth L. Delevante, Jr.
Individually and as Trustee
P.O. Address: 1114 Trinidad Ave., Fort Pierce, FL 34982

Witness
Printed Name: CAROLYN SIKORSKI

COPY

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 12th day of March, 2007 by Kenneth L. Delevante, Jr., Individually and as Trustee on behalf of said Florida trust

he is personally known to me or he has produced his Florida driver's license as identification.

Carolyn Sikorski
Commission # DD374236
Expires November 22, 2008
Bonded Troy Fain - Insurance, Inc 800-385-7019

Printed Name:
Notary Public
My Commission Expires:

07-1031

Laser Generated by © Display Systems, Inc., 2007 (863) 763-5555 Form FLWD-1

LEGAL DESCRIPTION

THE SOUTH 95.00 FEET OF THE NORTH 21.00 FEET OF THE EAST 400.00 FEET OF LOT 180, MARAVELLA GARDENS - UNIT THREE, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED AT PLAT BOOK 6, PAGE 62 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THAT PORTION LYING WITHIN ROAD RIGHT-OF-WAY.

PROPERTY ADDRESS
3255 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982

INVOICE NUMBER 01-58144

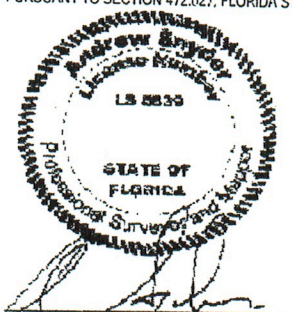
DATE OF FIELD WORK 04/07/2012

CERTIFIED TO
MOTI N. RAMGOPAL

FLOOD ZONE X - 120285 - 0189 - J
BASE FLOOD ELEVATION OR DEPTH N/A (NAVD 88)
LOWEST FINISHED FLOOR ELEVATION 17.41 (FRONT) / 18.33 (REAR)

General Notes:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTECH SURVEYING. LANDTECH SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) # 6799.

HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by Andrew Snyder. PSM
DN: cn=Andrew Snyder. PSM, o=LandTech Surveying, Inc., ou, email=asnyder@landtechsurvey.com, c=US
Date: 2012.04.18 16:24:20 -04'00'

DATE: 4/7/2012

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 *(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)*

Legend/Abbreviations:
A = Arc Length
CA = Central Angle
C/L = Centerline
CF = Computed from Field Measure
CR = Computed from Record data
CATV = Cable TV Riser
DE = Drainage Easement
Ease = Easement
EOW = Edge of Water
FF = Finished Floor
FIP = Found Iron Pipe
FIR = Found Iron Rod
FN = Found Nail
L = Per Legal Description
M = Measured
OHC = Overhead Cable
ORB = Official Records Book
P = Per Plat
P/L = Property Line
PC = Point of Curvature
PCC = Point of Compound Curvature
PK = Parker Kalon Nail
POB = Point of Beginning
POC = Point of Commencement
PRC = Point of Reverse Curvature
R/W = Right-of-Way
TR = Telephone Riser
UE = Utility Easement
WM = Water Meter
UP = Utility Pole
CATV = Cable TV Riser
DE = Drainage Easement
Ease = Easement

FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS

LANDTECH SURVEYING
Providing Fast & Accurate Land Surveying Services throughout Florida
... measurably better!

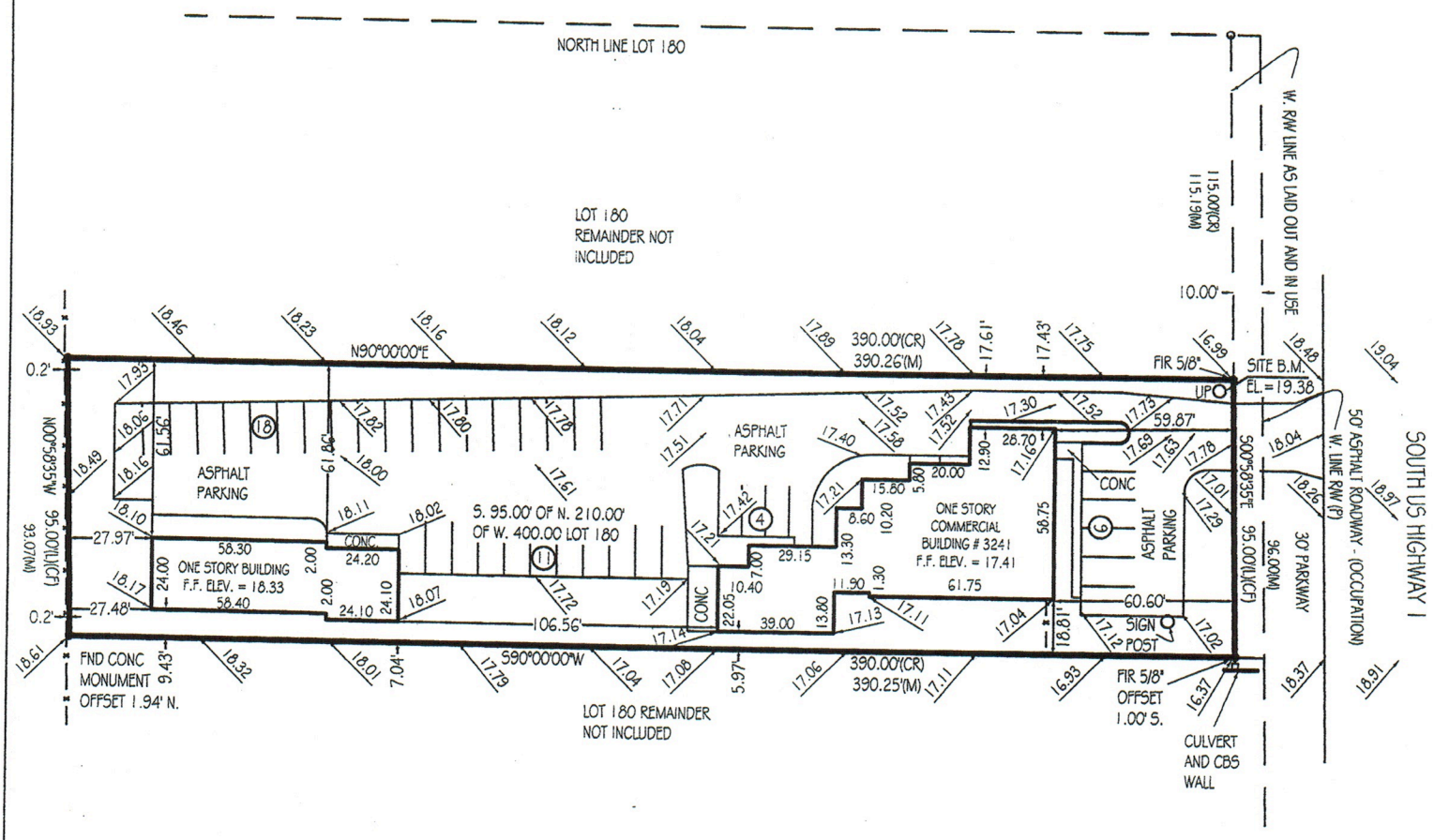
Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS

SCALE: 1"=30'

~~2427601005500002~~

2427601005 50105

cty



Moti N Ramgopal

3255 S. US 1

2427 601 0055 0105

CG

XX.XX = TOPOGRAPHIC ELEVATIONS

FOR CONSTRUCTION PURPOSES

BENCHMARK: NGS BM (AF7509)

ELEVATION = 18.07 N.G.V.D. 1929

PLEASE NOTE:

SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.

Adverse Conditions - Please note the following:

- THIS SURVEY IS APPROVED FOR CONSTRUCTION BY LANDTECH SURVEYING.

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This survey has been issued by the following Landtech Surveying office:

1500 N.W. 62nd Street, Suite 511
Fort Lauderdale, Florida 33309
Office: (954) 776-6766 Fax: (954) 776-4660
www.LandtechSurvey.com

Invoice Number :	01-58144
Drawn By :	C. Ferrara
Date of Field Work :	04/07/2012
Revision :	Topo added - 4/7/12 - CF
Revision :	
Revision :	

LANDTECH SURVEYING

Providing Fast & Accurate Land Surveying Services throughout Florida

... measurably better!

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 03/21/2016

Re: Monthly Financial Report for the Month Ending February 29, 2016

Submitted For: Johnna Morris, Finance Director, Finance Department

---

SUBJECT:

Monthly Financial Report for the Month Ending February 29, 2016

SUMMARY:

The Finance Director prepares and presents to the City Commission and Citizens a monthly report on the financial status of the different funds of the City. The financial report for the month ending February 29, 2016, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theater, Building & Code, and Fort Pierce Redevelopment Agency Funds.

RECOMMENDATION:

The Finance Department welcomes any suggestions and/or changes to the format.

ALTERNATIVES:

The report can be enhanced or changed.

RESPONSIBLE STAFF:

Finance Director.

COORDINATED WITH:

Finance Department & City Manager.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2016

Account:

Amount:

OTHER INFORMATION:

Monthly Report on budgeted Revenue and Expenditures.

Attachments

Monthly Report 2/29/16

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/15/2016 02:47 PM
City Manager	Nick Mimms	03/16/2016 05:07 PM

Form Started By: Queen Thompkins Started On: 03/15/2016 10:58 AM

Final Approval Date: 03/17/2016

City of Fort Pierce
Monthly Financial Report
For the Month Ending February 29, 2016
(42% Year Lapse)

General Fund			
Revenue	**Budget**	**FYTD**	**%**
Begnning Available Resources		**$ 4,387,422**	
Revenue:			
Taxes	$ 18,943,496	$ 13,790,806	72.80%
Licenses & Permits	348,000	320,626	92.13%
Intergovernmental	2,994,000	1,262,636	42.17%
Charges for Services	201,600	100,453	49.83%
Fines & Forfeitures	167,500	66,682	39.81%
Miscellaneous Revenue	1,821,952	524,864	28.81%
Interfund Transfers	2,882,437	0	0.00%
Contribution from Enterprise	7,170,772	359,500	5.01%
Capital Projects Loan	1,400,000	1,400,000	100.00%
Appropriated Fund Balance	550,000	0	0.00%
Restricted Revenue	(626,494)	0	0.00%
Total Revenue	**$ 35,853,263**	**$ 17,825,568**	**49.72%**

Expenditures:	**Budget**	**FYTD**	**%**
City Commission	$ 208,361	$ 85,146	40.86%
City Manager	606,019	265,911	43.88%
City Attorney	605,108	252,932	41.80%
City Clerk	284,796	113,815	39.96%
Administrative Services	590,176	279,469	47.35%
Finance	736,272	288,371	39.17%
MIS	994,642	421,133	42.34%
Planning	451,837	178,413	39.49%
Code Enforcement	880,723	450,737	51.18%
Police	12,864,723	4,888,427	38.00%
Public Works/Director	93,729	33,069	35.28%
Public Works/Fleet Maint.	492,552	177,613	36.06%
Public Works/Facilities Maint.	879,181	411,333	46.79%
Public Works/Parks & Grounds	1,908,734	607,712	31.84%
Public Works/Streets	1,704,576	667,425	39.15%
Engineering	1,099,251	462,627	42.09%
Riverwalk	150,397	64,901	43.15%
Administrative	11,302,186	3,425,115	30.30%
Total Expenditures	**$ 35,853,263**	**$ 13,074,150**	**36.47%**

Net Resources	**$**	**4,751,418**
Total Available Resources	**$**	**9,138,840**
Less:		
10% Budget Reserve		(3,585,326)
Reserve		(626,494)
Unrestricted Resources	**$**	**4,927,020**

Special Revenue Funds

FPRA	Budget	FYTD	%
Begnning Available Resources		**$ 69,227**	
Revenue:			
Taxes	4,445,548	4,443,310	99.95%
Licenses & Permits	0	0	0.00%
Intergovernmental	75,000	26,830	35.77%
Miscellaneous Revenue	160,500	77,277	48.15%
Transfers	1,676,422	0	0.00%
Total Revenue	**6,357,470**	**4,547,417**	**71.53%**
Expenses:			
Operating	323,500	109,696	33.91%
Capital Outlay	0	16,892	0.00%
Other Programs & Projects	20,000	13,792	68.96%
Transfers	6,013,970	0	0.00%
Total Expenses	**6,357,470**	**140,381**	**2.21%**
Net Resources		**4,407,036**	
Unrestricted Resources		**$ 4,476,263**	

CDBG	Budget	FYTD	%
Begnning Available Resources		**$ 858,421**	
Revenue:			
Intergovernmental Revenue	1,360,105	71,002	5.22%
Misc. Revenue	0	825	0.00%
Transfers	0	0	0.00%
Total Revenue	**1,360,105**	**71,826**	**5.28%**
Expenses:			
Administrative	180,902	73,519	40.64%
Rehabilitation Department	50,000	10,422	20.84%
Capital Outlay	0	0	0.00%
Economic Development	265,318	53,430	20.14%
Public Service	70,000	41,878	59.83%
Unencumbered	71,377	0	0.00%
Roll Over Expenditures	722,508	0	0.00%
Total Expenses	**1,360,105**	**179,248**	**13.18%**
Net Resources		**(107,422)**	
Unrestricted Resources		**$ 750,999**	

Grant Administration	Budget	FYTD	%
Begnning Available Resources		**$ 201,027**	
Revenue:			
Program Income	50,000	19,584	39.17%
Misc. Revenue	193,250	31,842	16.48%
Interfund Transfers	0	0	0.00%
Total Revenue	**243,250**	**51,426**	**21.14%**
Expenses:			
Personnel Services	0	0	0.00%
Operating	243,250	22,281	9.16%
Transfers	0	0	0.00%
Total Expenses	**243,250**	**22,281**	**9.16%**
Net Resources		**29,145**	
Unrestricted Resources		**$ 230,172**	

SHIP	Budget	FYTD	%
Begnning Available Resources		**$ 87,770**	
Revenue:			
SHIP	204,112	140,156	68.67%
Program Income	0	0	0.00%
Misc. Revenue	0	15,144	0.00%
Carry Over Funding	44,506	0	0.00%
Total Revenue	**248,618**	**155,300**	**62.47%**
Expenses:			
Operating	20,411	247	1.21%
Grants/Programs & Projects	228,207	23,240	10.18%
Total Expenses	**248,618**	**23,488**	**9.45%**
Net Resources		**131,813**	
Unrestricted Resources		**$ 219,583**	

Enterprise Funds

Marina	Budget	YTD	%
Begnning Available Resources		**$ 109,778**	
Revenue:			
Grants	470,000	0	0.00%
Charges for Services	1,539,348	578,433	37.58%
Misc. Revenue	1,526,800	536,023	35.11%
Debt Proceeds	0	0	0.00%
Approp Retained Earnings	27,122	0	0.00%
Total Revenue	**3,563,270**	**1,114,456**	**31.28%**
Expenses:			
Personnel Services	351,859	147,570	41.94%
Operating	2,714,454	871,729	32.11%
Capital	498,000	26,590	5.34%
Debt Service	451,114	182,467	40.45%
Non Operating	305,626	37,500	12.27%
Total Expenses	**4,321,053**	**1,265,857**	**29.30%**
Plus Depreciation		**315,743**	
Net Resources		**164,342**	
Unrestricted Resources Available		**$ 274,121**	

Solid Waste	Budget	YTD	%
Begnning Available Resources		**$ 356,081**	
Revenue:			
Charges for Services	6,107,000	2,696,722	44.16%
Misc. Revenue	4,000	5,818	145.45%
Approp Retained Earnings	191,280	0	0.00%
Total Revenue	**6,302,280**	**2,702,540**	**42.88%**
Expenses:			
Personnel Services	2,017,627	839,345	41.60%
Operating	3,084,653	1,531,259	49.64%
Capital	350,000	101,525	29.01%
Non Operating	1,200,000	315,000	26.25%
Total Expenses	**6,652,280**	**2,787,128**	**41.90%**
Plus Depreciation		**136,269**	
Net Resources		**51,682**	
Unrestricted Resources Available		**$ 407,763**	

Golf Course	Budget	YTD	%
Begnning Available Resources		**$ (166,936)**	
Revenue:			
Charges for Services	1,327,500	597,236	44.99%
Misc. Revenue	130,750	52,739	40.34%
Approp Retained Earnings	0	0	0.00%
Total Revenue	**1,458,250**	**649,974**	**44.57%**
Expenses:			
Personnel Services	633,868	266,908	42.11%
Operating	925,055	408,461	44.16%
Capital	7,000	0	0.00%
Non Operating	32,641	7,049	21.60%
Total Expenses	**1,598,564**	**682,418**	**42.69%**
Plus Depreciation		**58,465**	
Net Resources		**26,021**	
Unrestricted Resources Available		**$ (140,915)**	

Sunrise Theatre	Budget	YTD	%
Begnning Available Resources		**$ 2,810**	
Revenue:			
Grants	0	17,235	0.00%
Charges for Services	3,125,000	2,423,715	77.56%
Misc. Revenue	297,600	125,364	42.13%
Transfers	450,000	0	0.00%
Total Revenue	**3,872,600**	**2,566,315**	**66.27%**
Expenses:			
Personnel Services	586,481	175,439	29.91%
Operating	3,823,297	2,279,802	59.63%
Capital	1,000	0	0.00%
Non Operating	0	0	0.00%
Total Expenses	**4,410,778**	**2,455,241**	**55.66%**
Plus Depreciation		**224,219**	
Net Resources		**335,292**	
Unrestricted Resources Available		**$ 338,102**	

Building	Budget	YTD	%
Begnning Available Resources		**$ 467,139**	
Revenue:			
Licenses & Permits	1,180,000	562,566	47.68%
Charges for Services	37,000	7,201	19.46%
Fine & Forfeits	3,000	600	20.00%
Misc. Revenue	24,000	12,734	53.06%
Transfers	0	0	0.00%
Approp Retained Earnings	(14,679)	0	0.00%
Total Revenue	**1,229,321**	**583,101**	**47.43%**
Expenses:			
Personnel Services	716,730	288,645	40.27%
Operating	444,766	181,248	40.75%
Capital	70,000	0	0.00%
Non Operating	0	0	0.00%
Total Expenses	**1,231,496**	**469,894**	**38.16%**
Plus Depreciation		**1,131**	
Net Resources		**114,338**	
Unrestricted Resources Available		**$ 581,477**	

Stormwater	Budget	YTD	%
Begnning Available Resources		**$ 4,814,258**	
Revenue:			
Federal Grants	546315	0	0.00%
State Grants	2000	0	0.00%
Charges for Services	2,700,000	1,992,964	73.81%
Misc. Revenue	15,000	23,679	157.86%
Transfers	0	0	0.00%
Total Revenue	**3,263,315**	**2,016,642**	**61.80%**
Expenses:			
Personnel Services	0	0	0.00%
Operating	2,591,325	2,361,333	91.12%
Capital	25,000	0	0.00%
Non Operating	646,990	858,313	0.00%
Total Expenses	**3,263,315**	**3,219,646**	**98.66%**
Plus Depreciation		**519,833**	
Net Resources		**(683,171)**	
Unrestricted Resources Available		**$ 4,131,087**	

RESTRICTED REVENUE RECONCILIATION
THRU 2/29/2016

3/16/2016

	Receipts Budget 2009-2013	Receipts Budget 2013-2014	Receipts Budget 2014-2015	Receipts Budget 2015-16		Total Receipts	Expenses Budget 2009-2013	Expenses Budget 2013-2014	Expenses Budget 2014-2015	Expenses Budget 2015-2016	Committed		Expend Total	Balance FY2016
Parks MSTU	1,022,567.00	176,773.00	151,555.00			1,350,895.00	399,714.00		260,145.00	191,519.40	0.00	0.00	851,378.40	499,516.60
													0.00	
Grants	186,300.00					186,300.00	186,300.00						186,300.00	0.00
						0.00								
Art In Public Places	208,722.00					208,722.00	23,738.15						23,738.15	184,983.85
						0.00								
Royalties (Gaming)	246,147.98	43,689.44	42,165.03	35,026.31	2d	367,028.76	224,985.60	5,937.11 a			0.00	(1) (2)	230,922.71	136,106.05
						0.00								
Tree Preservation Fees	40,000.00	6,000.00	10,900.00			56,900.00	5,136.88		3,831.10	0.00			8,967.98	47,932.02
Sidewalks PILO		938.22	13,779.00			14,717.22							0.00	14,717.22
Parking PILO		16,000.00	2,000.00			18,000.00							0.00	18,000.00
Storm Water Utility Fee	26,177.25	1,920.97	8,065.48	1,994.56		38,158.26					0.00		0.00	38,158.26
Road Impact Fees	268,273.06	87,390.57	116,573.34	94,377.34		566,614.31	137,687.14	0.00	19,125.95	0.00	0.00	(3) (6)	156,813.09	409,801.22
Park Impact Fees	166,726.17	23,628.91	26,241.54	13,290.76		229,887.38	63,331.76	13,772.80	99,072.00		0.00	(2) (4)	176,176.56	53,710.82
Building Impact Fees	70,681.00	8,318.30	18,260.11	6,131.28		103,390.69	8,735.09				0.00	(2)(6)	8,735.09	94,655.60
Solid Waste	19,233.86	2,056.73	7,355.23	1,228.04		29,873.86	19,233.86				0.00	(5)	19,233.86	10,640.00
Impact Admin Fee	15,710.16	7,215.15	5,718.41	4,708.77		33,352.49	15,710.16	2,523.72	1,440.94	258.10			19,932.92	13,419.57
Multimodal Transportation	0.00	4,000.00				4,000.00							0.00	4,000.00
PFSRD Parks and Recreation	7,500.00					7,500.00	0.00	7,500.00			0.00		7,500.00	0.00
PFSRD Road Improvements	129,258.58					129,258.58	73,529.71						73,529.71	55,728.87
						0.00								
Other Miscell. Restricted	48,808.29		76,958.91			125,767.20	48,808.29					(1)	48,808.29	76,958.91
Uncommitted Funds	31,139.56	4,399.72	4,930.10	2,907.90		43,377.28	31,139.56						31,139.56	12,237.72
	551,091.34	382,331.01	484,502.15	159,664.96		967,924.50	1,238,050.20	29,733.63	383,614.99	191,777.50	0.00		1,843,176.32	1,670,566.71 **Actual Balance**

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 03/21/2016

Re: Gangs Action Plan Report and Community Policing Action Plan Report

Submitted For: Diane Hobley-Burney, Chief of Police, Police Department

SUBJECT:

Presentation of Gangs Action Plan Report and Community Policing Action Plan Report by Diane Hobley-Burney, Chief of Police.

Attachments

PD Update

Form Review

Form Started By: Jennifer Robinson Started On: 03/17/2016 12:06 PM

Final Approval Date: 03/17/2016

State of Affairs of the Fort Pierce Police Department

Chief Diane Hobley-Burney

"In Honor We Serve"

June 1, 2015,
One Of The Best Days Of My Life

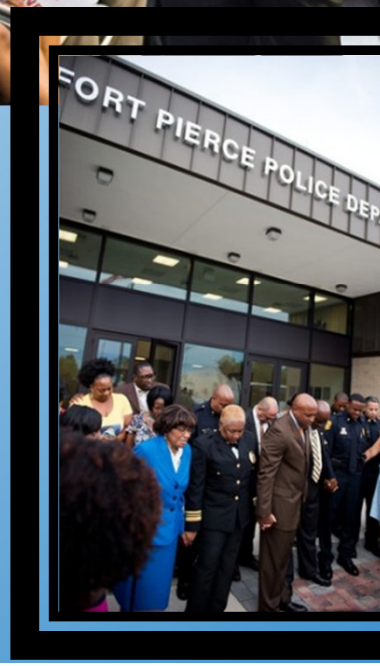












On June 2nd , I began my evaluation of the Fort Pierce Police Department and the Beautiful City of Fort Pierce

My day ended by me walking and visiting residents on what is entitled, by many, "The Alphabet Streets."



Each Officer and Support Staff were Given Fifteen Minutes with the Chief

From Meeting with the Officers their main concerns were:



- The Lack of Raises and Low Pay
- The High Cost of Insurance
- The Lack of or Poor Quality of Equipme

There Were Four Meet and Greets With The Community









From the Meet and Greets With the Community the Main Concerns were

- Gangs and Violence
- Safety
- Lack of positive interaction between the Police Department and the Community

The City was Divided Into Two Districts

District 1

Deputy Chief Kenny Norris

District 2

Deputy Chief Frank Amandro



In Improving the Relationship with the Community We Began to Rebrand Ourselves






In Honor We Serve





Wall of Remembrance



Captain Grover C. Cooper III

End of Watch 01-12-1987

Captain Grover C. Cooper III and Sergeant James A. Wouters were conducting a search at the home of a reputed drug dealer when the felon opened fire. Captain Cooper and Sergeant Wouters were both killed. A third officer, Robert Spring was wounded but survived. Even though Cooper and Wouters had been severely wounded, Sergeant Wouters was able to return fire and kill the suspect. Captain Cooper is survived by his wife, and two children.



Sergeant James A. Wouters

End of Watch 01-12-1987

Sergeant James A. Wouters and Captain Grover C. Cooper III were conducting a search at the home of a reputed drug dealer when the felon opened fire. Sergeant Wouters and Captain Cooper were both killed. A third officer, Robert Spring was wounded but survived. Even though Cooper and Wouters had been severely wounded, Sergeant Wouters was able to return fire and kill the suspect. Sergeant Wouters is survived by his Wife and one child.



Sergeant Danny T. Parrish

End of Watch 01-18-1991

Sergeant Danny Parrish was conducting a traffic stop for a subject that had gone the wrong way down a one way street. During the traffic stop the suspect had given several false names to Sergeant Parrish. When Sergeant Parrish tried to arrest him, the suspect wrested Sergeant Parrish's gun away from him and shot Sergeant Parrish 14 times before fleeing. The suspect was arrested on the same night, carrying two of the bullets from Sergeant Parrish's gun in his pocket. He is currently on Florida's Death Row. Sergeant Danny Parrish is survived by his Mother an Father as well as his wife.



Sergeant Willie B. Ellis

End of Watch 07-17-1966

Sergeant Ellis was dispatched to a disturbance call at 1502 Avenue I. On his arrival, he and partner Clifford Minus tried to encourage the suspect to leave the home but the man grabbed Sergeant Ellis' gun and shot him and Officer Minus. Sergeant Ellis died on scene and Officer Minus survived. The suspect received a life sentence for killing Sergeant Ellis and died in prison in 2003. Sergeant Ellis is survived by his wife and three children.

The Ellis Station Was Reopened







e New Design of the Fort Pierce Police Car





Front Porch Rollcalls





	D1	D2
Jun-15	21	18
Jul-15	24	36
Aug-15	32	23
Sep-15	29	28
Oct-15	30	18
Nov-15	30	19
Dec-15	22	33
Jan-16	26	26
Feb-16	36	30
TOTALS	250	231





St. Lucie County Chamber of Commerce Business and Industry Award





September 23

Courageous Kids







We Are a First Stepper






8683
8674
8652
8686
MERRY
TIS THE
Jolly








FORT PIERCE
POLICE


Walmart
5100



Thank You for Your Support

The South Beach Association

Colonnades Crime Watch – Free meals at Dave's Diner or Nino's Pizza and Restaurant

Police Officers Wives Club

Jimmy Johns Gourmet Sandwiches

Sunrise City Café

And many more....


HI
God
You
!

Gangs and Violence

GANG DEFINED

ording to Florida State Statute 874, a “Criminal
g” is a formal or informal ongoing organization,
ociation, or group that has as one of its primary
vities the commission of criminal or delinquent
s, and that consists of three or more persons who
e a common name or common identifying signs,
ors, or symbols, including, but not limited to,
rorist organizations and hate groups.

Although there are 8 documented Gangs within the City of Fort Pierce, Only 3 are Considered Active

# Members	# Associates
18	9
70	37
33	49
41	69
37	10
7	3
9	9
38	25
253	**211**

3 Gang Members

meet two or more of the
identified by Florida State Statute 874.

211 Gang Associate

Must meet at least one of the criteria identified in Florida Sta Statute 874.

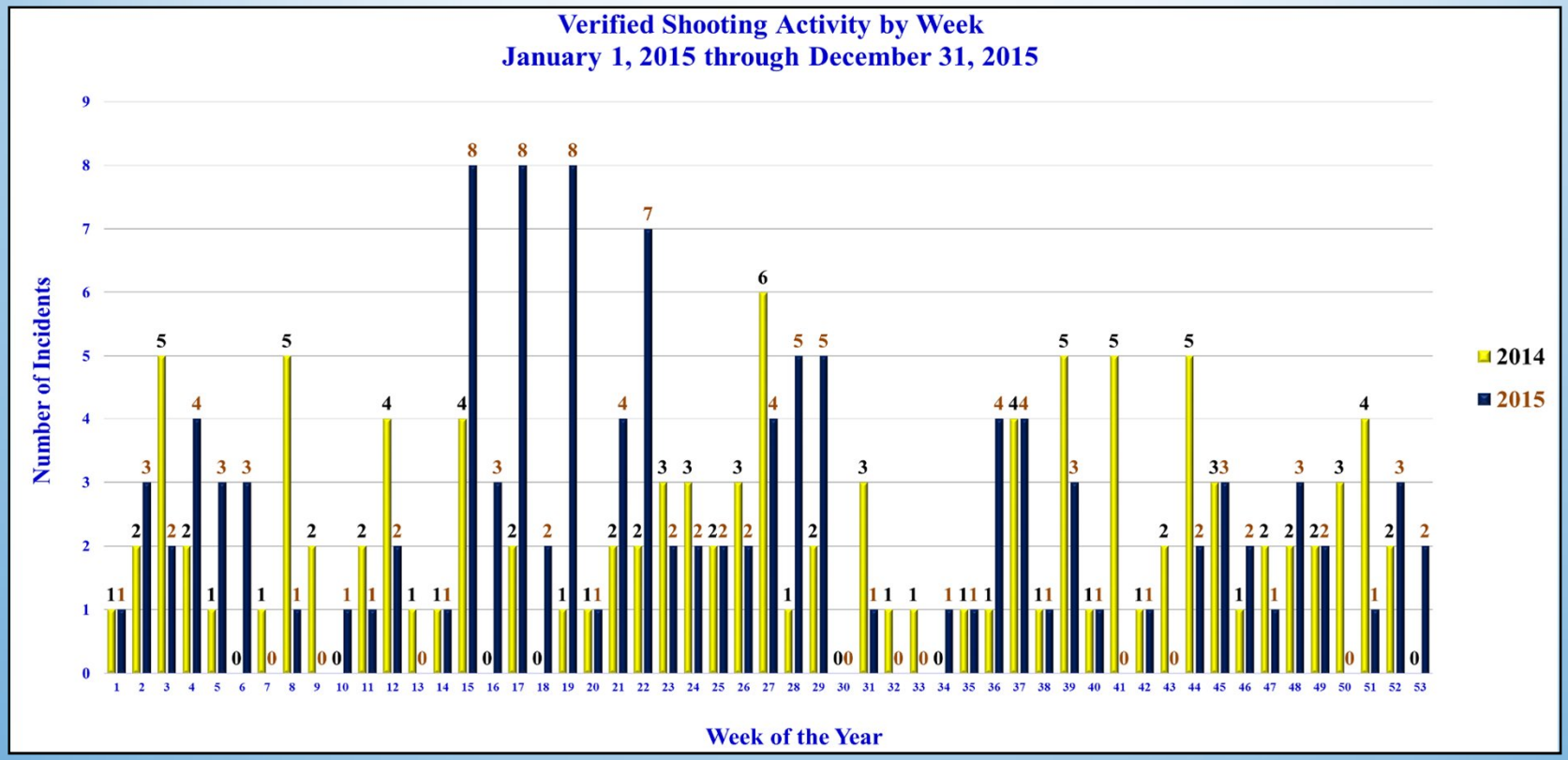
Total of 464

documented members and associates of gangs

	MEMBER		ASSOCIATE		Grand Total
	Active on Probation	Incarcerated	Active on Probation	Incarcerated	
	11	5	6	2	24
	41	18	31	4	94
	22	7	34	10	73
	24	13	47	13	97
	5	3	2	1	11
	7	0	3	0	10
	20	9	14	3	46
TOTAL	137	56	144	34	371

Of the 464 documented members and associates
371 are on probation or incarcerated

2015 VERIFIED SHOOTING ACTIVITY



cember 31, 2015: 123 verified incidents of shooting activity. 47 people have been struck by bullets; 7 resulted in homicides.

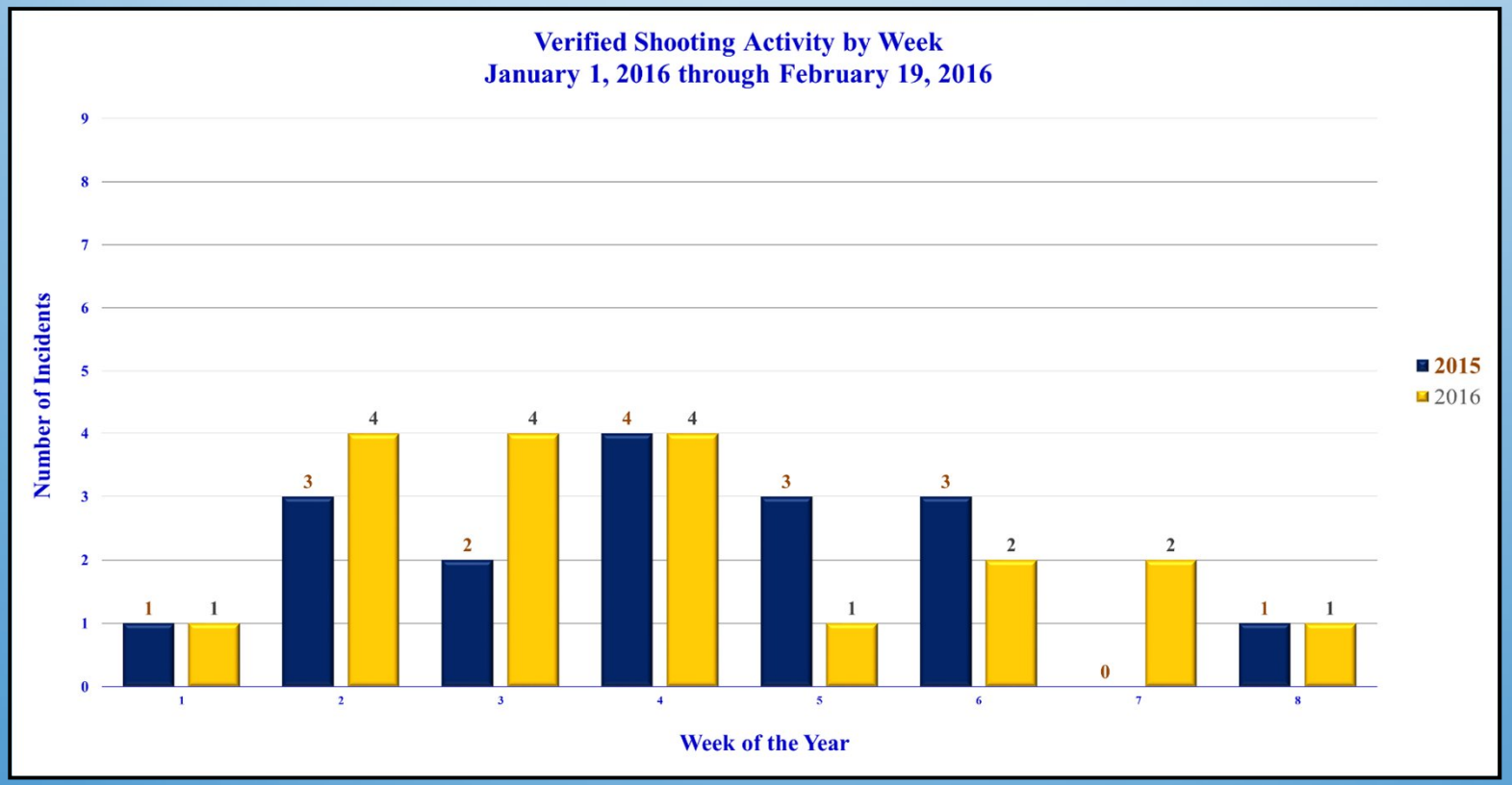
cember 31, 2014: 109 verified incidents of shooting activity. 53 people were struck by bullets; 12 resulted in homi

ified shooting activity includes incidents where an officer has reported hearing shots fired; a person is injured or killed; s, vehicles or other objects were struck; or shell casings or bullets were recovered. The activity does not include cases BB guns, Baker Acts,

2016 VERIFIED SHOOTINGS

of February 19, 2016: 19 verified incidents of shooting activity. 11 people have be
struck by bullets; 4 resulted in homicides.

of February 19, 2015: 17 verified incidents of shooting activity, 2 people were stru
bullets; none resulted in homicides.



TASK FORCE

Is implemented as a proactive strategy pursuing violent acts gang violence, illegal firearms violations, habitual violent offenders, or other major concerns.

Due to the number of shootings and Homicides in January, the Task Force was activated.

TASK FORCE PARTNERS ARE:

Federal Bureau of Investigation (F.B.I)

The Bureau of Alcohol, Tobacco, Firearms and Explosives (A.T.F.)

Drug Enforcement Administration (D.E.A)

Homeland Security

The Saint Lucie County Sheriff's Department

US Marshals Service

We have also ask the U.S. Attorney's Office along with the State Attorney's Office to seek the full mandatory sentences for our most violent offenders.

In Our Latest Task Force Activation January 12, 2016

17 Arrests (11 were identified gang members)

6 firearms

1 stolen vehicle recovered

Multiple drug seizures

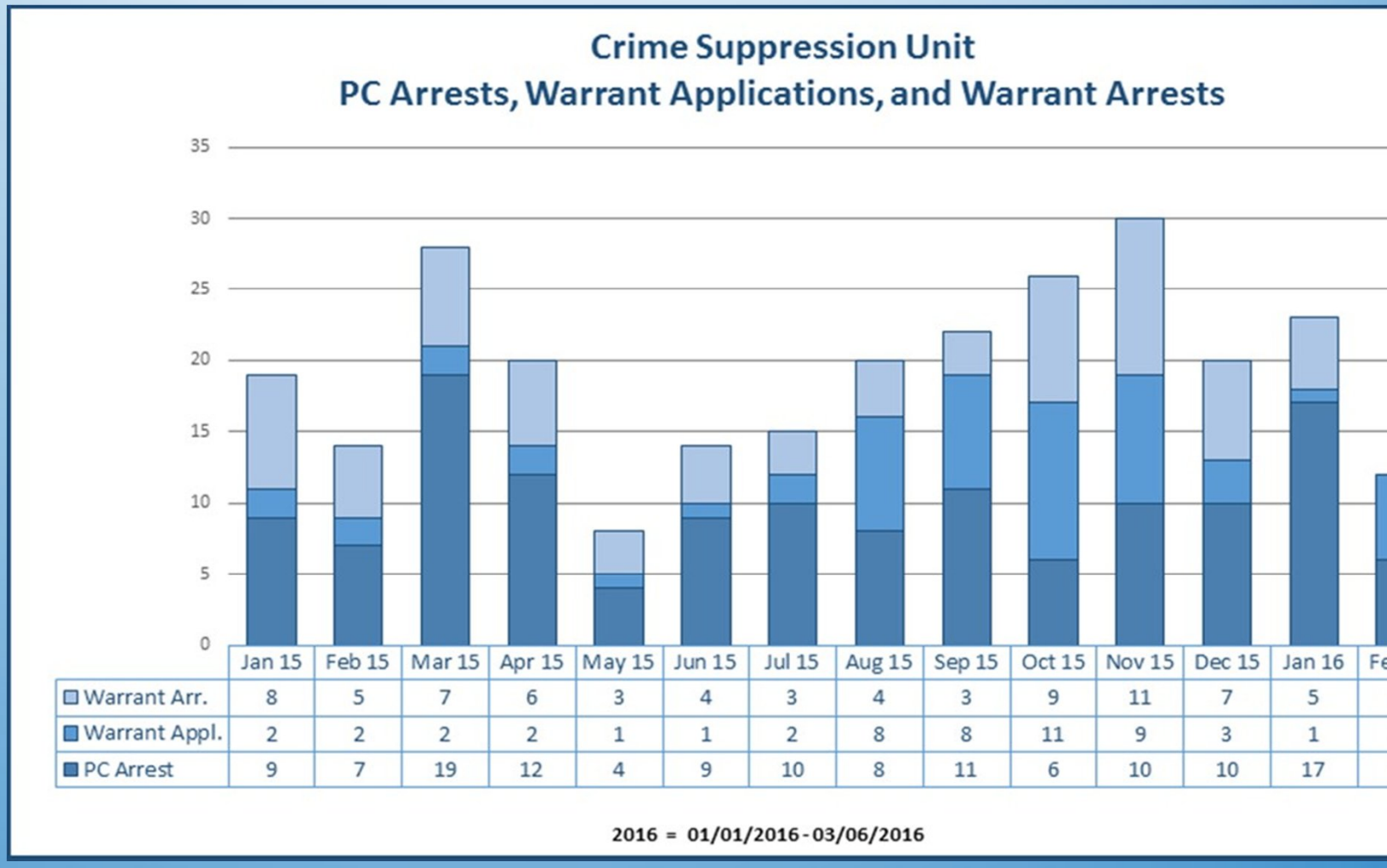
Our Crime Suppression Unit and federal partners have agreed to continue these investigations, with the intent of controlling existing and prevention of future criminal gangs by disrupting their capacity to engage in criminal activities.

To help reduce the violent crime rate in the city of Fort Pierce

Crime Suppression Unit

Are responsible for targeting illegal drug sales from street level to search warr
operations), conduct firearm investigations and the disruption and/
elimination of identified gangs, or groups.

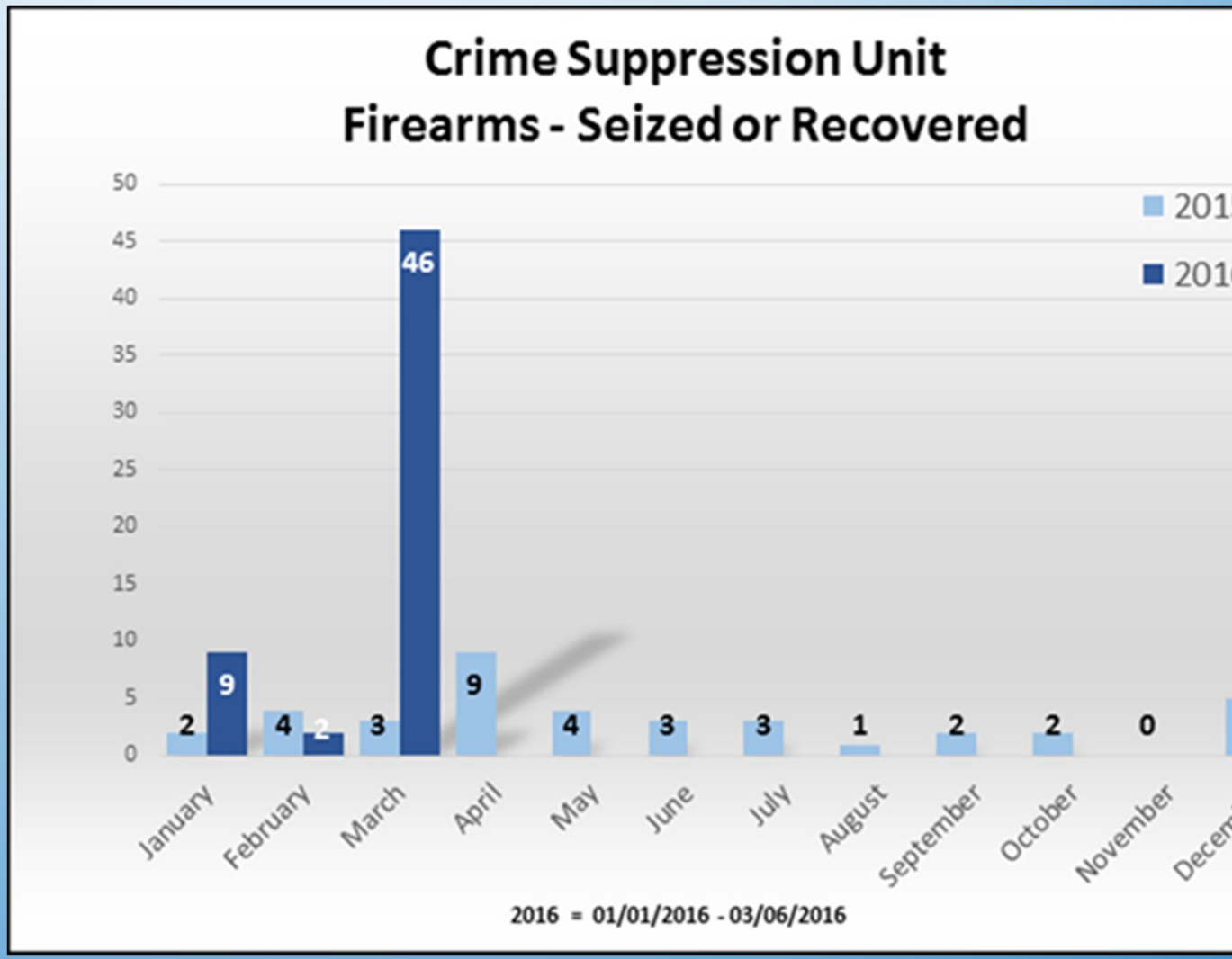
een 2015 and
year to date,
made 217
ts and
itted 58
ant
cations.



	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Fe
Warrant Arr.	8	5	7	6	3	4	3	4	3	9	11	7	5	
Warrant Appl.	2	2	2	2	1	1	2	8	8	11	9	3	1	
PC Arrest	9	7	19	12	4	9	10	8	11	6	10	10	17	

Crime Suppression Unit

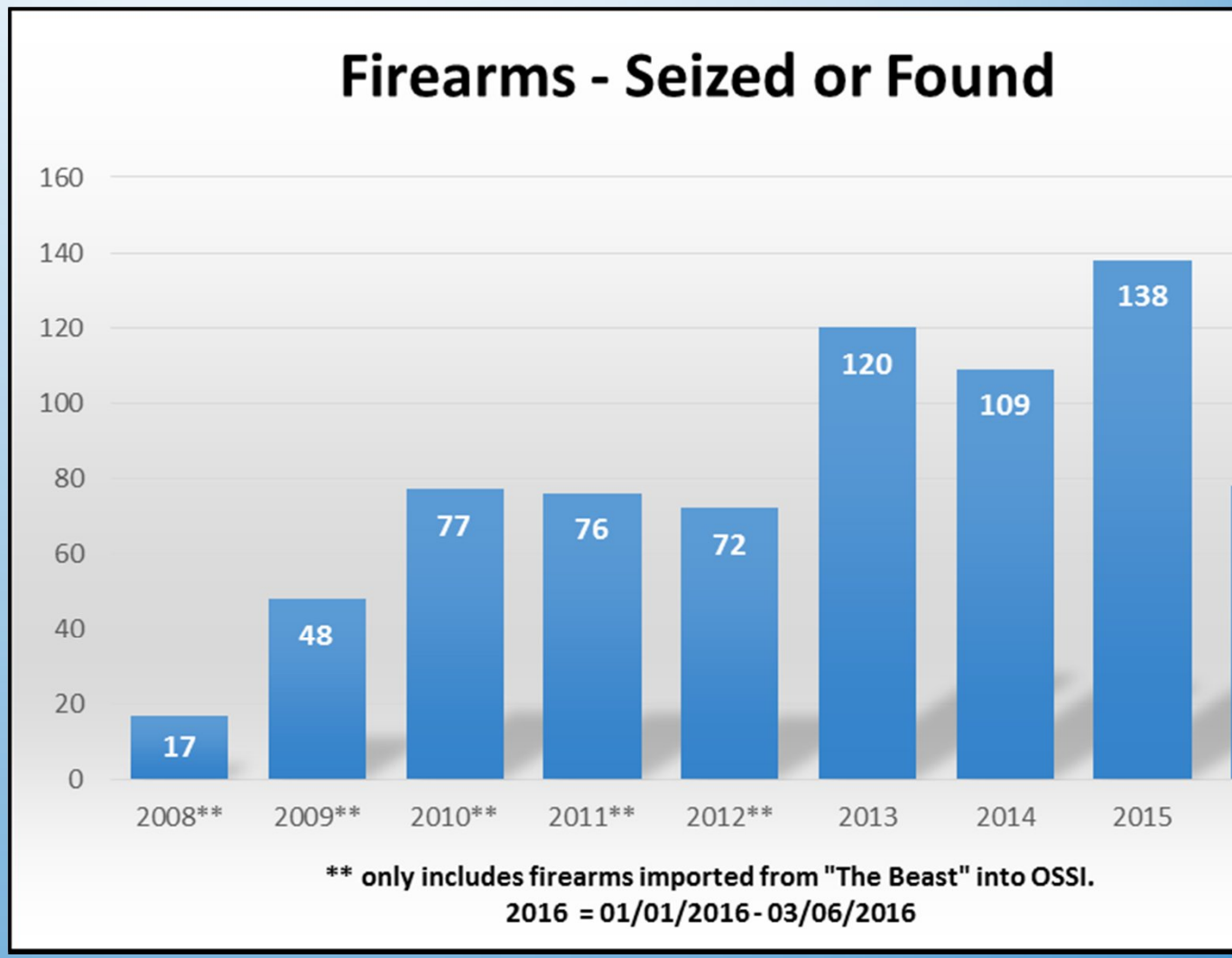
Crime Suppression Unit Firearms - Seized or Found			
	2015	2016	Grand Total
January	2	9	**11**
February	4	2	**6**
March	3	46	**49**
April	9		**9**
May	4		**4**
June	3		**3**
July	3		**3**
August	1		**1**
eptember	2		**2**
October	2		**2**
ovember	0		**0**
ecember	5		**5**
nd Total	**38**	**57**	**95**



l Firearm – Seized and Found

2013, 445 firearms were
d or found

13, FPPD switched to a new
nce tracking program.
efore, the numbers prior to
only reflect those firearms
were imported from the old
nce tracking program.



The "Beast" is the name of the system used to keep track evidence.



Detective Unit

Have been divide into Districts

Greater Follow up on Cases

Have Created a Cold Case Detective

Victim's Advocate Services

ctim assistant/advocate provides direct support and services to victims of crime advocating for m rights in the criminal and civil justice systems.

m advocates are beneficial in assuring victims are treated fairly and that all victims understand r rights to be Heard, Informed and Present during all phases of the criminal justice process.

Number of Victims Served by Type of Victim

Type of Victim	Total (FY2014)
Child Physical Abuse	38
Child Sexual Abuse	9
DUI/DWI Crashes	0
Domestic Violence	566
Adult Sexual Assault	5
Elder Abuse	8
Adults Molested as Children	0
Survivors of Homicide	28
Robbery	143
Assault	510
Other: Attach separate list	132
TOTAL VICTIMS SERVED	**1439**

Number of Victims Served by Type of Service

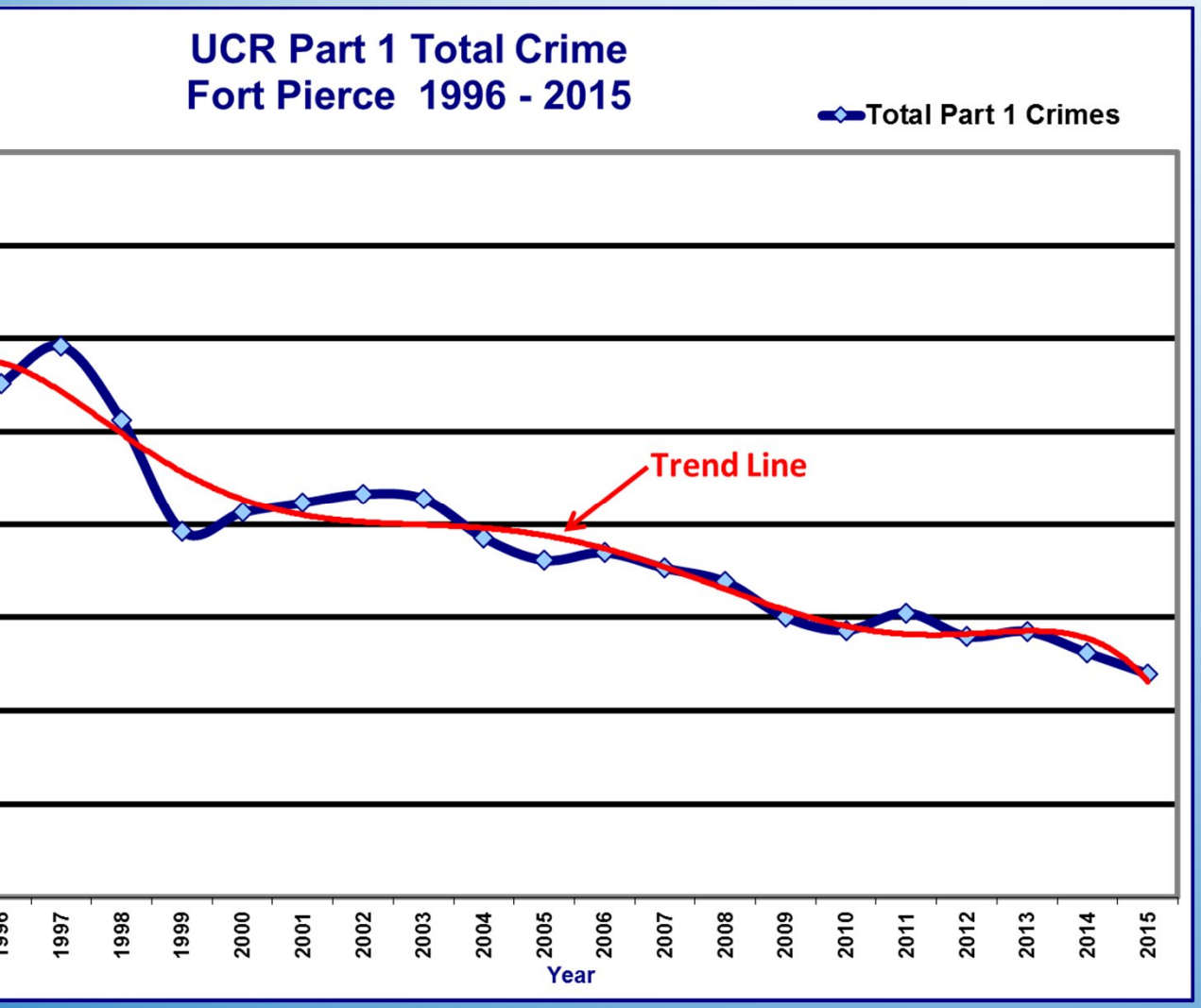
Type of Service	FY2014	On-Going
Crisis Counseling	130	116
Follow-up Contacts	1439	1439
Therapy	0	0
Support Groups	0	0
Crisis Hotline Counseling	0	0
Shelter/Safehouse	0	0
Information and Referral	154	139
Criminal Justice Support/Adv.	99	97
Emergency Financial Assistance	1	0
Emergency Legal Advocacy	14	2
Assistance w/Crime Victims Compensation	1439	1439
Personal Advocacy	136	106
Telephone Contacts	384	407
Other: Attach separate list	37	38
TOTAL SERVICES	3833	3783

Services and victim types are not limited to those listed in the table.



PATROL

rt 1 UCR Crime Statistics

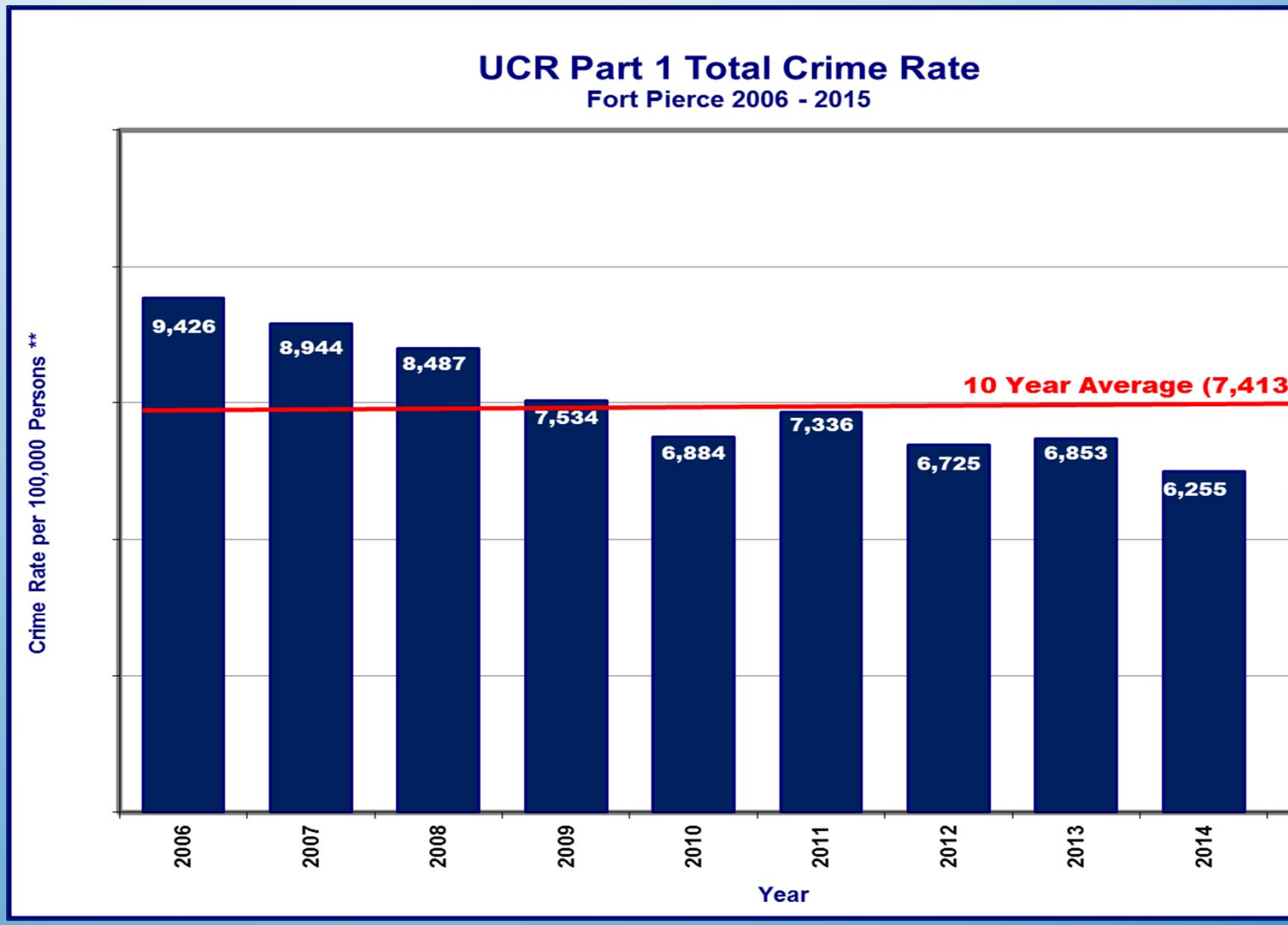


2015 Part 1 UCR Statistics			
	Total		
UCR Category	2014	2015*	%
Homicide	12	9	
Sex Offenses	36	43	
Robbery	114	121	
Assault	298	236	
Total Violent Crimes	460	409	
Burglary	529	403	
Larceny/Theft	1525	1477	
Motor Vehicle Theft	106	115	
Total Non-Violent Crimes	2160	1995	
UCR TOTAL	2620	2404	

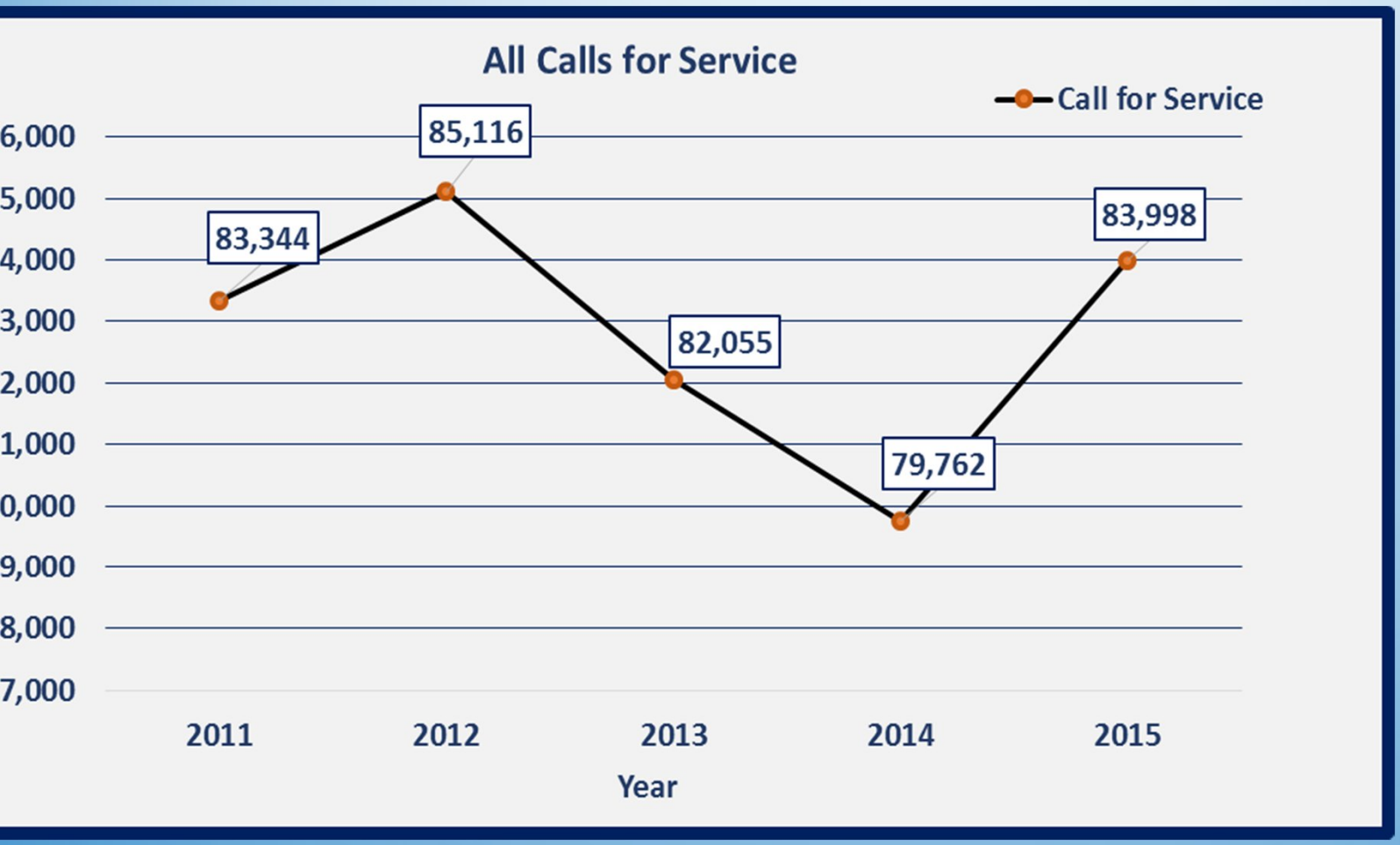
The City experienced an 8% decre
over Part 1 crimes reported in 201
The historical chart shows a
significant decrease over a 20 yea
period. However, 2015 reported U
crimes is the lowest reported sinc
1973 where 1,920 UCR crimes wer
reported that year.

rt 1 UCR Crime Statistics

Fort Pierce's Crime rate
es to decrease. As of
he crime rate is 5,689
per 100,000 people.



Call for Service Volume



Average of 82,855 per year

Average of 1,593 for service per we

Average of 278 ca per day

** Call for service includes citizen and officer generated calls.*

Comparison of All St Lucie County Law Enforcement Agencies

Comparison of St Lucie County LE Agency			
	FPPD	PSLPD	SLCSO
Population *(est 2014, US.census.gov)*	43,601	174,110	73,317
Sworn Personnel	121	229	270
2015 Total Calls for Service *	83,998	108,121	138,001
Number of Incident Reports Written	10,797	23,390	14,400

** Call for service includes citizen and officer generated calls.*

Fort Pierce Police Department

"In Honor We Serve"

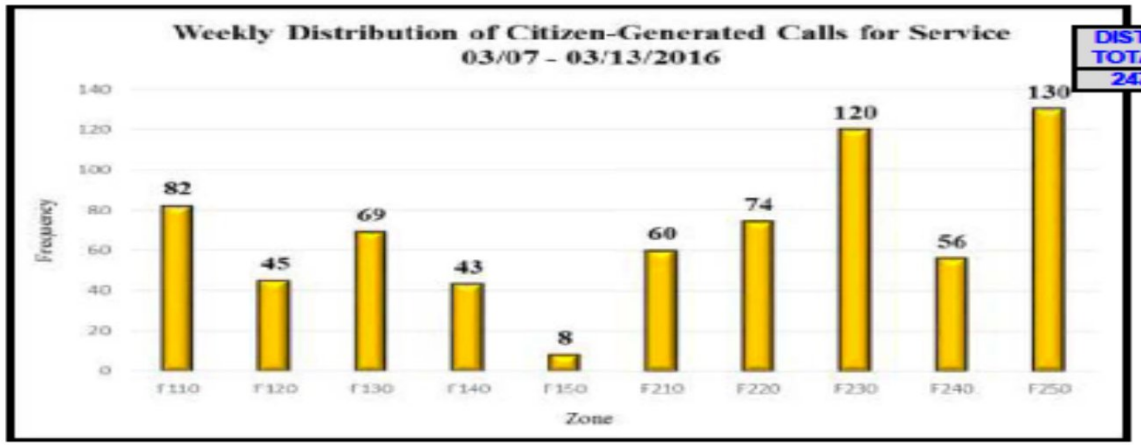
Crime Analyst Unit 772-467-6800

Diane Hobley-Burney
Chief of Police

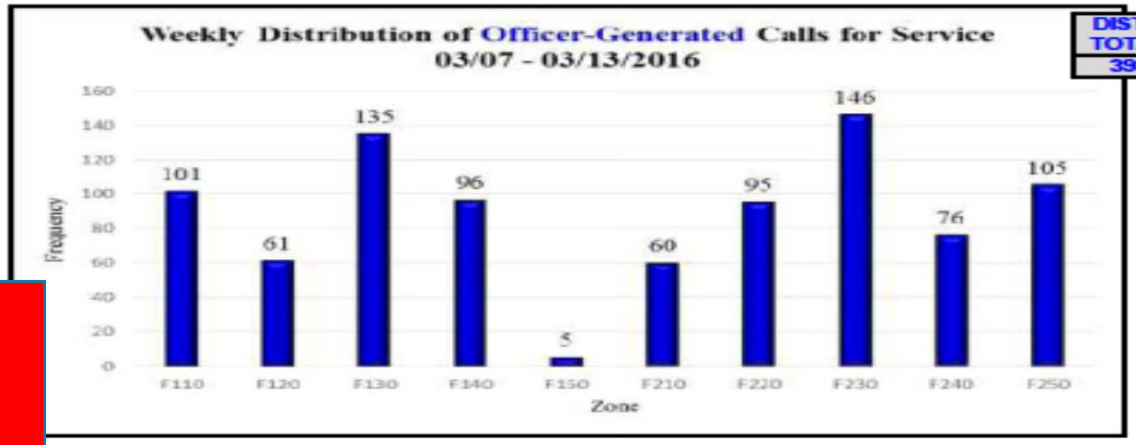
WEEKLY CALLS FOR SERVICE DISTRIBUTION

Prepared for D/C Amandro & D/C Norris

The charts below show the distribution of dispatched and officer-initiated call for service between 03/07/2016 through 03/13/2016. The officer-initiated call chart does not include bolos, details, foot patrols or close patrols. Also included is a table breaking down the number of calls call type and zone for both citizen and officer initiated calls.



DIST 1 TOTAL	DIST 2 TOTAL	GRAND TOTAL
247	440	687



DIST 1 TOTAL	DIST 2 TOTAL	GRAND TOTAL
398	482	880

1,567

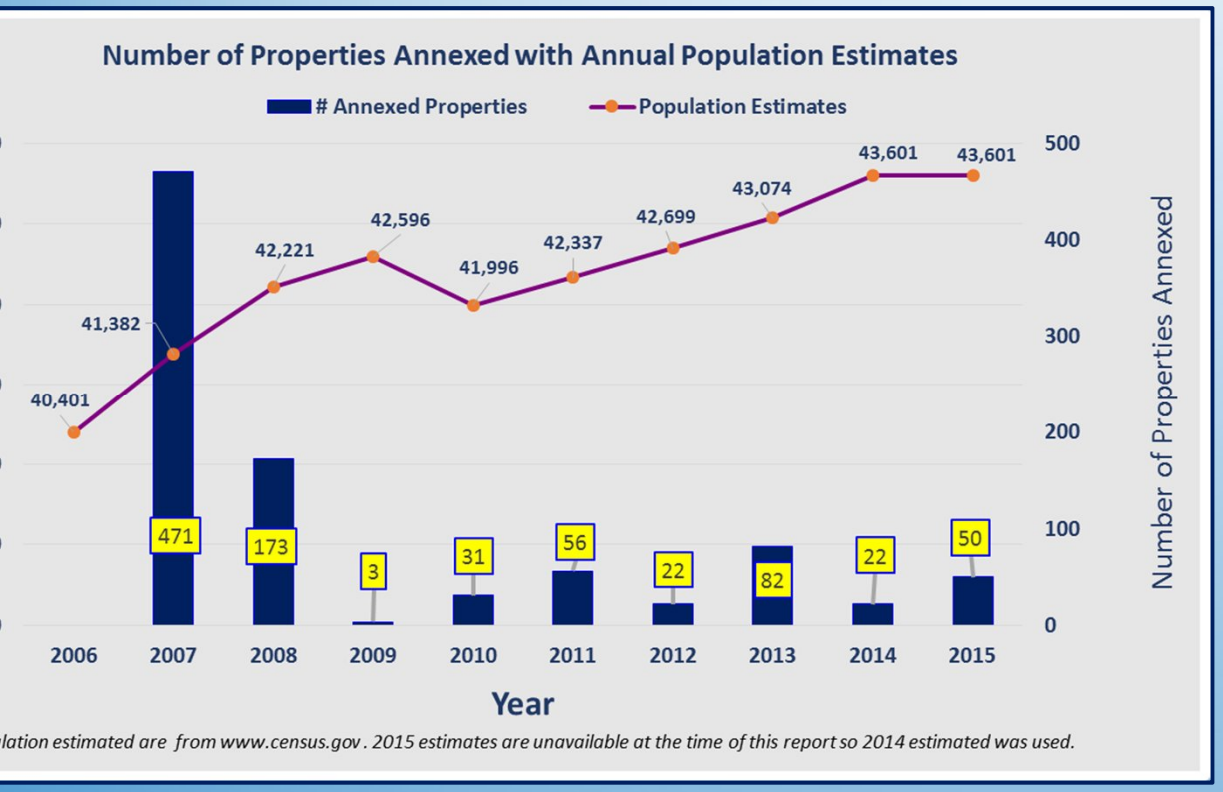
Offi
Gen

DIST
TOT
398

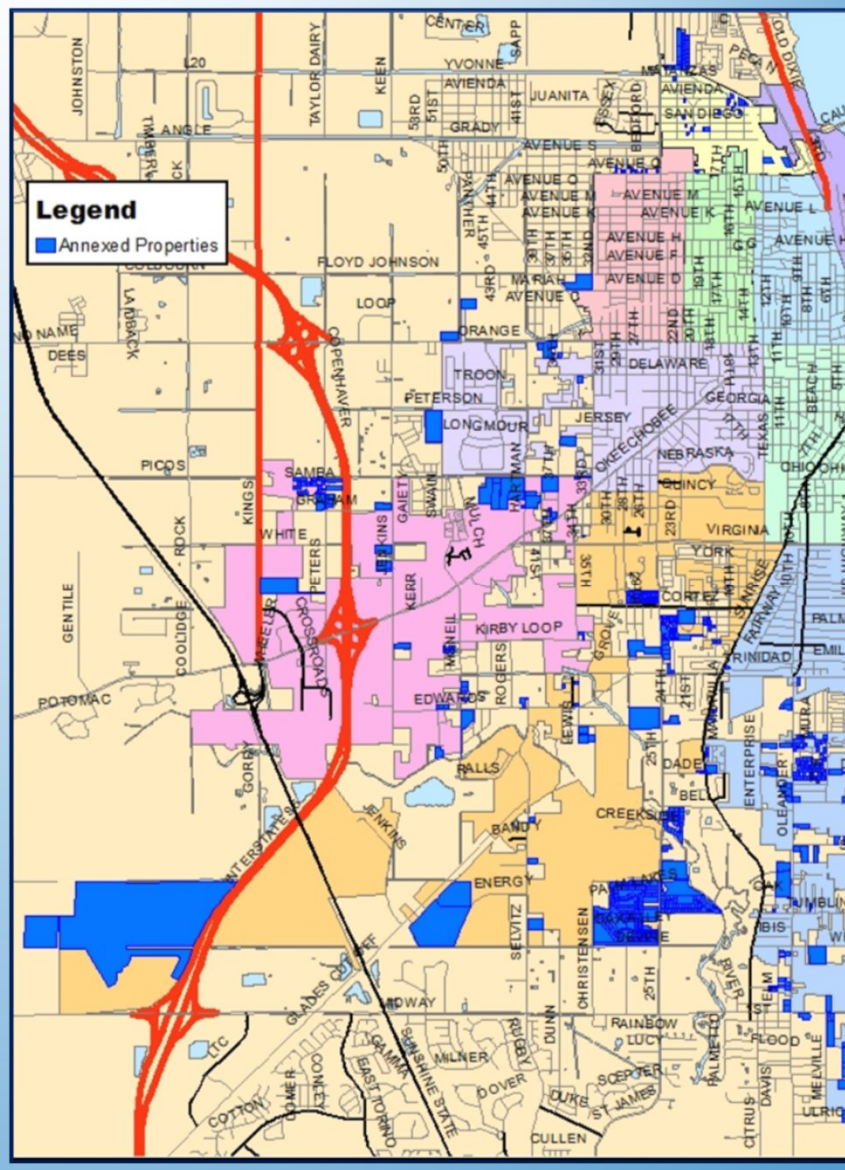
DIST
TOT
482

GRA
TOT
880

Annexations 2007 to 2015



lation estimated are from www.census.gov . 2015 estimates are unavailable at the time of this report so 2014 estimated was used.

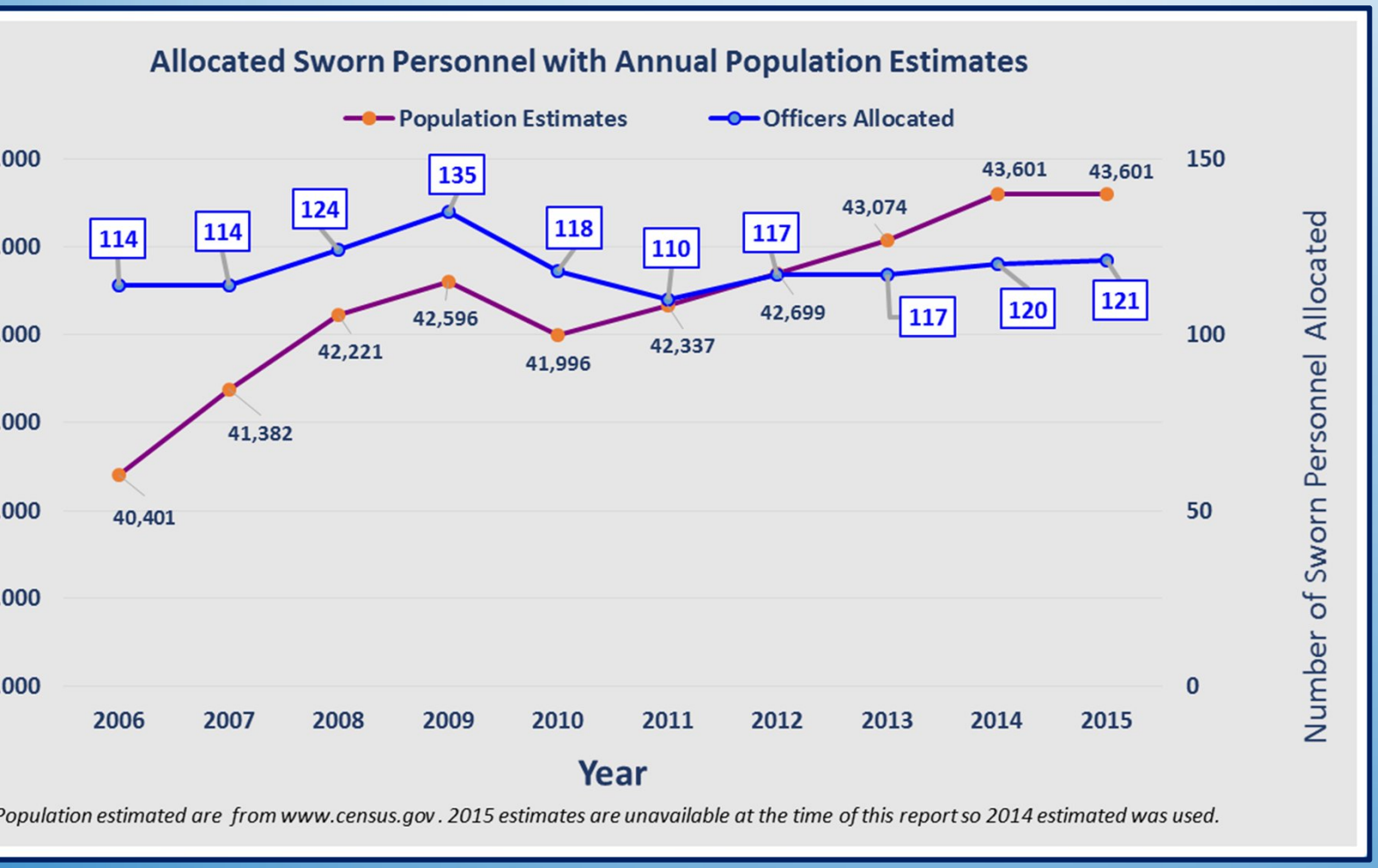


ort Pierce has annexed approximately 910 properties since 2007 with an estimated increase in population of nately 3,200 people.

n estimates taken from US.Census.gov


954
954
952

Allocated Sworn Personnel



Although city population increased since 2007, all sworn personnel decrea 2010 from 135 sworn to and has remained rough same since the decrease

**Population estimates taken fr US.Census.gov*

THE REASON FOR THE TURNOVER OF OFFICERS OF THE FORT PIERCE POLICE DEPARTMENT

From Meeting with the Officers their main concerns were:



- The Lack of Raises and Low Pay
- The High Cost of Insurance
- The Lack of or Poor Quality of Equipme

Cost of Insurance

Often Mention is the lower cost of the Fort Pierce Utilities Authority

HEALTH INSURANCE

FPUA pays 100% of employee premium and approximately 71% of the dependent premium.

Provides full benefits when using current network, less a $15.00 per office visit co-pay and $25.00 specialist co-pay.

DENTAL

FPUA pays 100% of employee premium and 60% of the dependent premium.

VISION

FPUA pays 100% of employee premium eye care coverage for employees and a portion for their family members, including eye exams, glasses, contact lenses, etc.

City Employees Health Benefits

PAYROLL DEDUCTIONS
(effective October 1, 2015)

ealth

	Employee Monthly	Employee Bi-weekly
Buy-Up Plan " 0727"		
nployee	$115.75	$53.42
nployee + 1	$414.89	$191.49
nployee/Family	$635.30	$293.23
HSA Plan "5168/5169"		
nployee	$84.95	$39.21
nployee + 1	$352.81	$162.84
nployee/Family	$553.70	$255.56
Base Plan "3559"		
nployee	$54.17	$25.00
nployee + 1	$290.77	$134.20
nployee/Family	$472.14	$217.91
Plan "3359"		
nployee	$36.79	$16.98
nployee + 1	$283.11	$130.67
nployee/Family	$459.71	$212.17
Plan "5901"		
nployee	$0.00	$0.00
nployee + 1	$237.85	$109.78
nployee/Family	$386.23	$178.26

Dental

*Basic Plan

	Bi-Weekly
-I0 (employee only)	$ .72
-I1 (w/1 Dependent)	$1.88
-I2 (w/2 +Dependent)	$2.97

*High Plan

-I0 (employee only)	$3.06
-I1 (w/1 Dependent)	$5.63
-I2 (w/2+Dependent)	$8.16

//

VISION
(Employee paid "voluntary" coverage)

*Employee	$2.22 bi-weekly
*Employee + Spouse	$4.17 bi-weekly
*Employee + Child(ren)	$3.47 bi-weekly
*Employee + Spouse+Child(ren)	$6.86 bi-weekly

To inquire about the list of network providers(doctors) or claims go online to:

***Florida Blue*(Health)**
WWW.bcbsfl.com or call 1 (800) 352-2583

***GUARDIAN (DENTAL)**
WWW.GUARDIANLIFE.COM OR CALL 1(800)541-7846

***NVA-National Vision Administrators (Vision)**
WWW.e-nva.com or call 1 (800) 672-7723

[redacted]

Dear Chief Hobley-Burney,

It is with a great deal of heart-felt emotion that I am announcing my resignation for the position of Police Officer with the Fort Pierce Police Department, a position that I have held for a period of 4 years.

As an Officer of this city I have loyally served the citizens of Fort Pierce while proudly representing our Police Department. I have accomplished astonishing goals and have been able to hold positions in our most prestigious units where I forged relationships that will last a lifetime. I am truly grateful for the experiences I have shared and the lives I have been able to touch. I began my career here and planned on completing it here.

After much consideration and discussion with my family, I have recently arrived at the inescapable conclusion that I can no longer afford to work for the Fort Pierce Police Department. My dreams of owning a house, having children, and providing them with the basic necessities is not within reach as my take home salary of $991.90 dollars per pay period is insufficient. This is without family medical insurance deducted. Without the City's support of the Police Department, I am afraid that I am not alone in this dilemma. While I believe in the future goals and direction of the Department, I can no longer wait for it to come to fruition.

Although this has been a difficult and very emotional decision to make, I have been offered an employment opportunity that will provide me with the resources to help me reach my long-term career, family, and financial goals. I hope you will understand my reasons for moving on.

It has been an honor to serve with the Fort Pierce Police Department and the citizens of Fort Pierce. I will continue to work for the Department for the next 2 weeks, completing my employment on [redacted]

Sincerely,

[redacted]

SOCIAL SECURITY NUMBER	EMPLOYEE NAME	PAY END DATE	ACCRUED VACATION	ACCRUED SICK LEAVE
	[redacted]	[redacted]	132.40	301.90

CURRENT GROSS EARNINGS	CURRENT TOTAL DEDUCTIONS	NET EARNINGS	HOUR RATE	GROSS YTD	NET YTD	RETIREMENT T/D	ACCRUED COMP
1502.40	510.50	991.90	18.7800	39351.03	26022.66	7657.30	110.75

EARNINGS	HOURS	AMOUNT
REGULAR	80.00	1502.40
COMPENSATORY TIME-A	10.00	

DEDUCTIONS	CURRENT AMOUNT	YEAR TO DATE AMOUNT
HEALTH (3559 BASE) EE		475.00
DENTAL - EE ONLY		13.68
PENSION - OFFICER	77.52	1976.79
POLICE RETIREMENT "1	105.17	2754.58
NVA - VISION EE ONLY	2.22	51.06
SS MEDICARE RATE	21.75	562.76
SOCIAL SECURITY	93.01	2406.28
WITHHOLDING TAX	166.61	4559.84
HEALTH (3559 BASE) EE	25.00	100.00
INTER. UNION OF POLI	18.50	425.50
DENTAL- EE ONLY	.72	2.88

PLEASE DETACH AND RETAIN THIS STATEMENT

CITY OF FORT PIERCE

PAYROLL DIRECT DEPOSIT RECEIPT

Seacoast National Bank
Fort Pierce, FL 34954

PAY TO THE ORDER OF	ACCOUNT NUMBER	DATE	AMOUNT
[redacted]			****991.90 *******.00 *******.00

NON-NEGOTIABLE

Fort Pierce Police Department is the Lowest Paid Agency on the Treasure Coast.

The starting salary is $38,000 Annually

RESEARCH FOUND THE STARTING SALARIES BELOW:

The Martin County Sheriff's Office is currently recruiting for the following positions:

Certified Law Enforcement Deputy Sheriff - $42,120 (after completion of FTO)

Vero Beach POLICE OFFICER

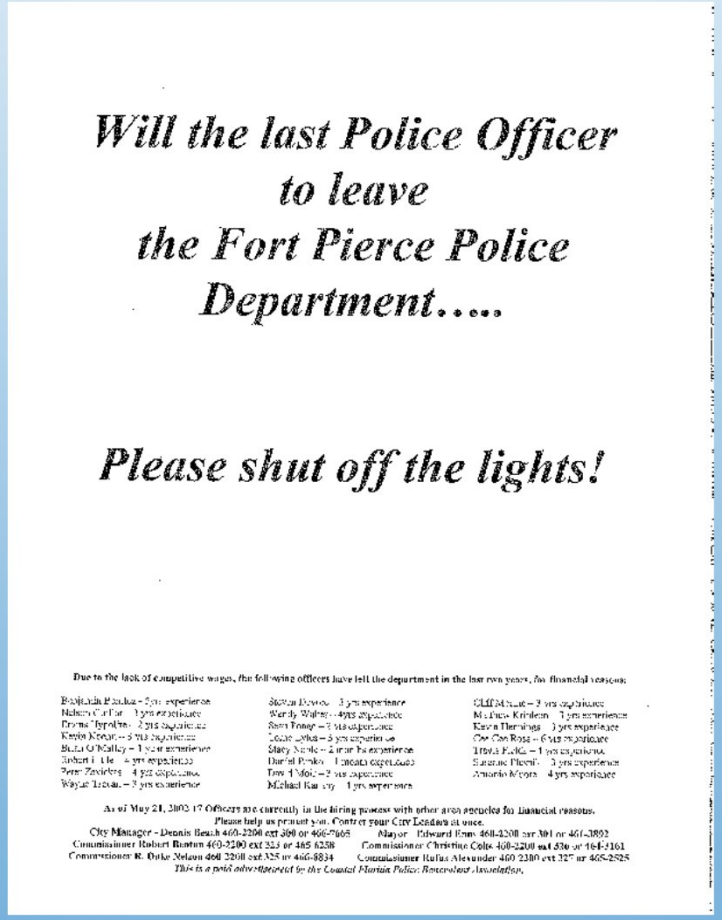
Rate of Pay: $17.78 per hour -State Certified (This $1.00 less than my 4-yea veteran).

St. Lucie County Sheriff Law Enforcement Deputy Sheriff - Full Time Starting Salary $38,722

Port St. Lucie Police Officer FULL-TIME - $41,995.20 annually

Palm Beach County Sheriff's Office Deputy Sheriffs earn $48,000 annually, or $23 per hour
(http://www.careerbliss.com/palm-beach-county-sheriffsoffice/salaries/deputysheriff/)

Historical



Will the last Police Officer
to leave
the Fort Pierce Police
Department…..

Please shut off the lights!

Due to the lack of competitive wages, the following officers have left the department in the last two years, for financial reasons:

Benjamin Pinkus – 2 yrs experience
Nelson Carlton – 1 yrs experience
Emma Hypolite – 2 yrs experience
Kevin Kocan – 3 yrs experience
Brian O'Malley – 1 year experience
Robert Little – 4 yrs experience
Peter Zavielas – 4 yrs experience
Wayne Tedeau – 3 yrs experience
Steven Dawson – 3 yrs experience
Wendy Walter – 4 yrs experience
Sam Tonge – 3 yrs experience
Louie Lyles – 3 yrs experience
Stacy Nicole – 2 months experience
Daniel Pinkus – 1 month experience
Dave Moore – 2 yrs experience
Michael Kaminy – 1 yrs experience
Cliff Mattie – 3 yrs experience
Matthew Kridleen – 1 yrs experience
Kevin Hennings – 1 yrs experience
Cee Cee Rose – 6 yrs experience
Travis Fields – 1 yrs experience
Suzanne Plewis – 3 yrs experience
Antonio Moore – 4 yrs experience

As of May 21, 2002 17 Officers are currently in the hiring process with other area agencies for financial reasons.
Please help us protect you. Contact your City Leaders at once.
City Manager - Dennis Beach 460-2200 ext 300 or 466-7665 Mayor Edward Enns 460-2200 ext 301 or 461-3892
Commissioner Robert Benton 460-2200 ext 323 or 465 6258 Commissioner Christine Colts 460-2200 ext 330 or 464-3161
Commissioner R. Duke Nelson 460 2200 ext 325 or 466-8834 Commissioner Rufus Alexander 460 2200 ext 327 or 465-2525
This is a paid advertisement by the Coastal Florida Police Benevolent Association.

May 2002


WELFARE OFFICE
FORT PIERCE POLICE ENTRANC
NEXT!
ESTABLISHED
OCT. 1, 2001
D. BEACH

Pierce Police Officers Need Your Help!

ars, Ft. Pierce Police Officers have suffered high turnover, y and sinking morale. Consider the conditions our officers ed to work under and ask yourself... Is this any way to ur hard working law enforcement officers?



"The Thin Blue Line"

Because the Ft. Pierce Police Department is not competitive in terms of pay and benefits, we are losing our best and brightest officers to other area police agencies. Below are the names and years of law enforcement experience THAT WE HAVE ALREADY LOST during just the last two years... **this cannot continue!**

Benjamin Benitez - 5 years experience
Steven Devore - 3 years experience
Cliff Morine - 3 years experience
Nelson Guillot - 3 years experience
Wendy Walter - 4 years experience
Matthew Kriplean - 3 years experience
Ervins Hypolite - 2 years experience
Sean Poage - 2 years experience
Kevin Hennings - 3 years experience
Kevin Kochn - 3 years experience
Lome Lyles - 3 years experience
Cee Cee Ross - 6 years experience
Brian O'Malley - 1 year experience
Stacy Noble - 2 months experience
Travis Fields - 4 years experince
Robert Little - 4 years experience
Peter Zavickas - 4 years experience
Wayne Trocan - 3 years experience
Daniel Panko - 1 month experience
Susanne Plesnik - 3 years experience
David Moir - 3 years experience
Antonio Moore - 4 years experience
Michael Kanaby - 4 years experience

st In Pay

Ft. Pierce Tribune) showed that Ft. Pierce Police Department ranks dead last in pay when compared agencies in a three county area including Vero Beach Police Department, Stuart Police Department, Department, St. Lucie County Sheriff's Office, Indian River County Sheriff's Office, and Martin County urvey conducted by the city's consultants showed that the pay was 9% to 17% below market. As of ers are currently in the hiring process with other area agencies for financial reasons.
orale is suffering?

do something about it!

cted officials, right now. Tell them you support increased pay to keep Ft. Pierce Police Officers where they belong... UR homes and businesses.

ight thing to do.

dward Enns - 460-2200, ext. 301 or 461-3892
r Robert Benton - 460-2200, ext. 323 or 465-6258
R. Duke Nelson - 460-2200, ext. 325 or 466-8834
Christine Coke - 460-2200, ext. 326 or 464-3161
Rufus Alexander - 460-2200, ext. 327 or 465-2525



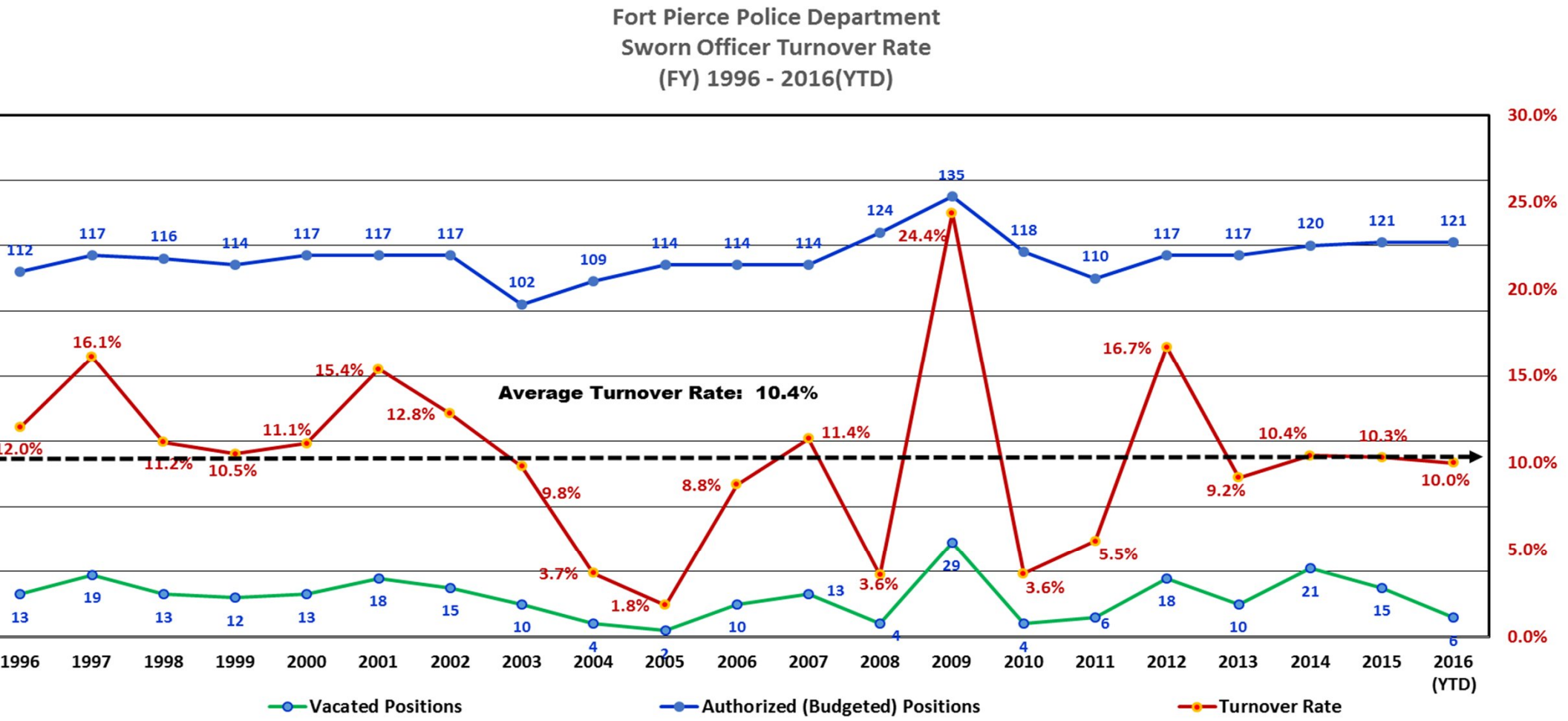
Paid Political ad brought to you by the Coastal Florida Police Benevolent Association representing Ft. Pierce Police Officers and their families.

Will the last Police Officer to leave the Fort Pierce Police Department.....

Please shut off the lights!

This was published in the news paper June 2, 2002

ocated Sworn Personnel



Fort Pierce Police Departments has experienced roughly a 10% or more turnover rate in its sworn personnel since 2012. The average turnover rate over the last 20 years is 10.4%.

EQUIPMENT

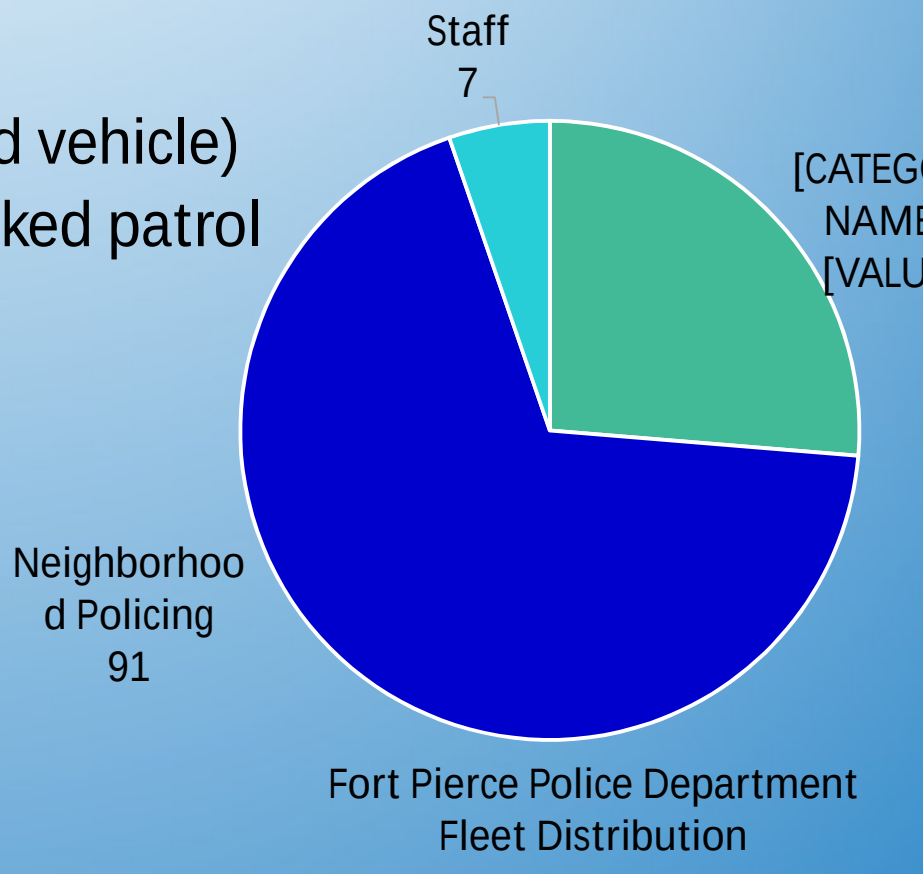
- Lack of and outdated equipment was evident.
- Computers still operating on Windows XP which was released for retail sale on October 2001. Sales of Windows XP licenses to original equipment manufacturers June 2008, and ended extended support for Windows XP in April 2014.

Fleet

he Police Department currently has 133 vehicles ithin its inventory.

hese vehicles are distributed among three ureaus:

- Support Services Bureau (typically un-marked vehicle)
- Neighborhood Policing Bureau (typically marked patrol vehicle)
- Staff Bureau (un-marked vehicle)



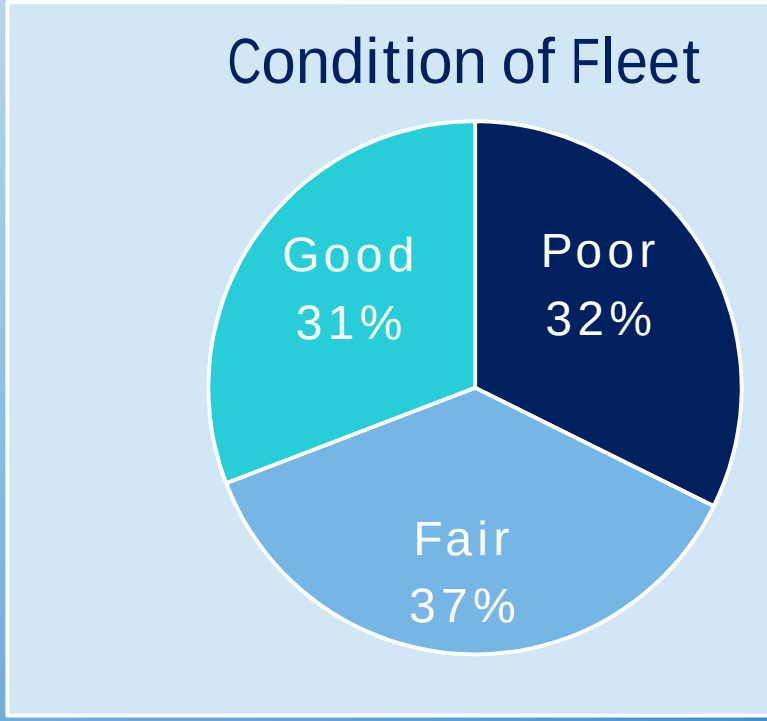
leet

3% of the vehicles in our fleet have well over 100,000 miles

1 vehicles in our fleet (which includes 15 marked patrol vehicles) have ver 150,000 miles

9% of fleet is in fair/poor condition

Vehicle Mileage		
Miles	# of Vehicles	% of Fleet
er 150,000	21	16%
er 100,000	76	57%
er 50,000	118	89%
ler 50,000	15	11%



Dead Lined Vehicles - vehicles that are no longer operational.



Problems:

- As vehicles reach 150,000 miles their value is very low.
  - If involved in a vehicle crash or requires an expensive repair (for example, replacing a transmission/engine), the repair cost may exceed the vehicle's value.
- The department has dead lined 11 (8% of fleet) vehicles in the last year.
- This rate will increase dramatically over the next year as we have 21 vehicles currently meeting the above criteria

CRIME SCENE VAN






CRIME
SCENE
INVESTIGATOR
CRIME SCENE
INVESTIGATOR
FORT PIERCE
FLORIDA
CIVILIAN
"IN HONOR WE SERVE"
POLICE
FORT PIERCE
410

leet – Vehicle Leasing Options

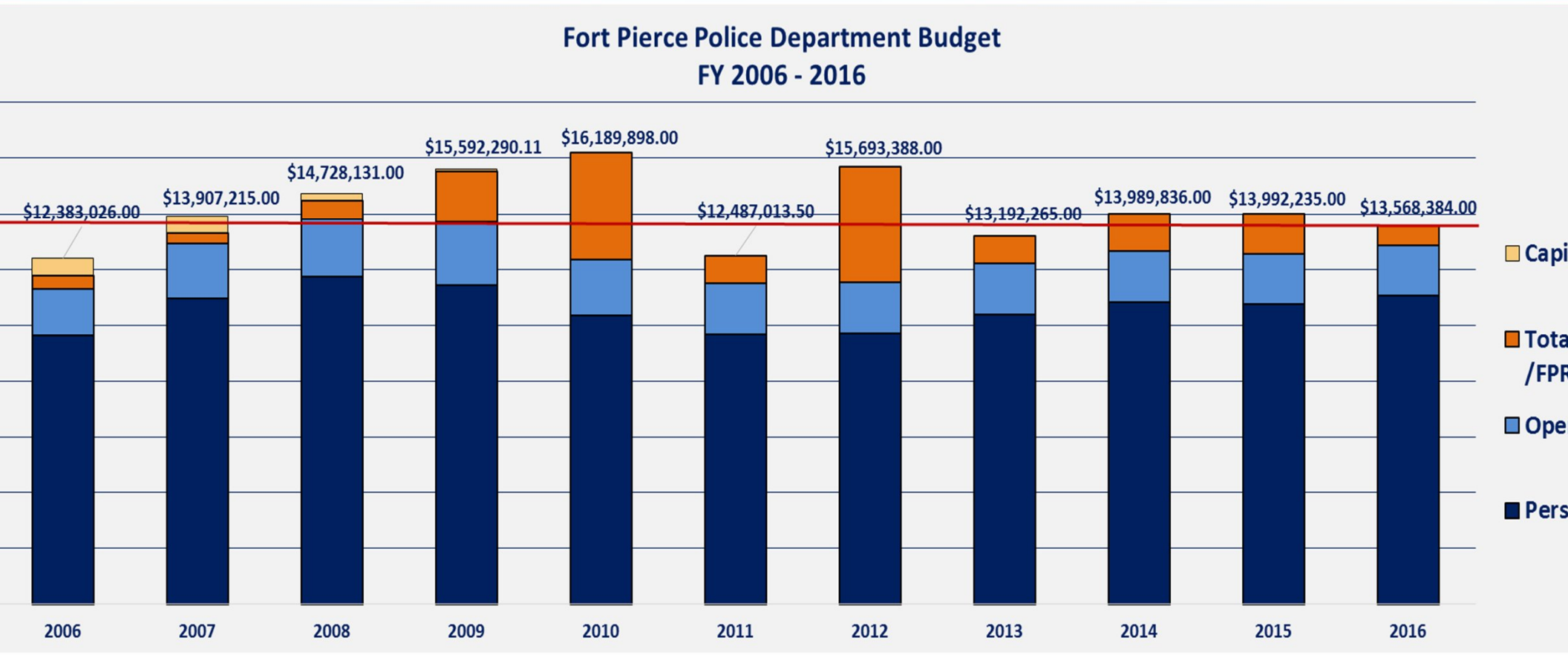
urchase 40 new police patrol vehicles (Explorer) would cost approximately $1,440,

urchasing the 40 vehicles using the Capital Lease (Buy-Back) option the annual cos
d be approximately $310,499 assuming a payback period of 5 years and an APR of

Proposed Payment Years						
		FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Order Year	Veh Count	Year 1	Year 2	Year 3	Year 4	Year 5
FY 16/17	40	$ 310,499	$ 310,499	$ 310,499	$ 310,499	$ 310,499

Overview of the Annual Budget

urrent budget funds are less than the amount budgeted in 2007.
here has been no capital funds since 2009.



**FPRA – Fort Pierce Redevelopmer*



WHAT MEASURES HAS BEEN TAKEN TO RETAIN THE OFFICERS AND SUPPORT STAFF OF THE FORT PIERCE POLICE DEPARTMENT

THE MEASURES TAKEN TO RETAIN THE OFFICERS AND SUPPORT STAFF OF THE FORT PIERCE POLICE DEPARTMENT

- Augmenting the City's 4 percent raise with an additional 4 percent from our exiting budget to bring our salaries more in line with other Law Enforcemen Agencies.

- Reestablished the Officer and Employee of The Month



Fort Pierce Police Department Highlights

FORT PIERCE POLICE DEPARTMENT HIGHLIGHTS

"In Honor We Serve"

January 8, 2016

h

sitcom for the 2016 line-up. It is going to be a new method of patrol used by the Fort Pierce Police
s to a generous $20,000 donation from the South Beach Association, we were able to purchase two
(ATVs) from Best Buy Victory-Polaris of Fort Pierce," said Police Chief Diane Hobley-Burney. Best
outfitted the two and four seater ATVs with Police red and blue lights to meet the Department's

cially unveiled to the members of the South Beach Association today. Police Chief Hobley-Burney,
Amandro, Sergeant John Schramm, Officer Damian Spotts and Officer John Fasanello were on
stions regarding the Department's newest crime fighting tools.

ice Department would like to express our deepest appreciation to the South Beach Association and
laris for their support.








FORT PIERCE POLICE DEPARTMENT HIGHLIGHTS

"In Honor We Serve"

October 30, 2015

Support Staff Appreciation Day at FPPD

Wednesday, October 21, 2015, was a day of appreciation for the Support Staff of the Fort Pierce Police Department. Chief Hobley-Burney and her staff served those who work so hard for our Department. Fort Pierce's very own Borthland Murray created a delicious feast that was greatly appreciated by all that attended.








Master Chef Borthland Murray

In This Issue

- Support Staff Appreciation Day at FPPD
- Front Porch Roll Calls
- District News
- Happy Retirement
- Upcoming Events

FORT PIERCE POLICE DEPA HIGHLIGHTS

"In H

District News

Front Porch Roll Call

Front porch roll call was conducted at St. Lucie Elementary where officers greeted students. St. Lucie
first District 2 school for the Courage for Life program. The Principal, Ms. Woulard, would like offi
school's mentoring program.




Police Officers Are Your Friend

"Police Officers are your friend and are here to help you" That was the message that was delivere
East Coast Migrant Headstart pre-school during the "community helpers" presentation. February
month and the children at the school get visits from groups like the fire department. All the children g
stickers, coloring books and an up-close look at a Police car




Support Staff Appreciation Day








FORT PIERCE POLICE DEPARTMENT
Grover C. Cooper III
James A. Wouters

City Commission Regular Meeting **Agenda Item # 13. a.**

Meeting Date: 03/21/2016

Re: Board of Adjustment Applications

SUBJECT:

Resolution 16-R06 Reappointing James Crist and Bret McCain to the Board of Adjustment.

SUMMARY:

Currently, two regular members have terms that expired on February 28, 2016. Additionally there are two alternate vacancies.
All regular members have submitted applications seeking reappointment. Attendance records are attached for your review.

RECOMMENDATION:

Approve Resolution.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Rebecca Grohall, Planning Director

COORDINATED WITH:

Linda W. Cox, City Clerk

Fiscal Impact

Budgeted Y/N:
Fiscal Year:
Account:
Amount:
OTHER INFORMATION:

No fiscal impact.

Attachments

16-R06

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/29/2016 02:27 PM

Form Started By: Alicia Rosenthal Started On: 02/17/2016 08:38 AM
Final Approval Date: 03/08/2016

RESOLUTION NO. 16-R06

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF ADJUSTMENT**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Board of Adjustment; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Type	Term Expires
James Crist	regular	February 28, 2019
Bret McCain	regular	February 28, 2019

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of March, 2016.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

City Commission Regular Meeting **Agenda Item # 13. b.**

Meeting Date: 03/21/2016

Re: Communitywide Council Re-Appointments

Submitted For: Libby Woodruff, Grant Writer, Urban Redevelopment

SUBJECT:

Resolution 16-R07 Reappointing members to the Communitywide Council.

SUMMARY:

Communitywide Council Members Ellen Mancini, Edward Cox, Al Maige and Irene Szedlmayer's Applications for Appointment/Reappointment to continue to serve the City on the Communitywide Council are presented for the City Commission's review and approval.

RECOMMENDATION:

Approve the reappointment of Ellen Mancini, Edward Cox, Al Maige and Irene Szedlmayer to the Communitywide Council.

ALTERNATIVES:

Do not approve their reappointments.

RESPONSIBLE STAFF:

Libby Woodruff

COORDINATED WITH:

Rebecca Grohall

Fiscal Impact

Budgeted Y/N: N

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

There will be no fiscal impact from this agenda item.

Attachments

16-R07

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	02/29/2016 09:33 AM
City Manager	Nick Mimms	03/02/2016 09:01 AM

Form Started By: Libby Woodruff Started On: 02/12/2016 01:25 PM

Final Approval Date: 03/08/2016

RESOLUTION NO. 16-R07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITYWIDE COUNCIL**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Communitywide Council in accordance with the Citizens Participation Plan adopted by Resolution No. 88-84; said terms to commence upon adoption of this resolution and to expire March 20, 2018, or when a successor has been duly appointed.

Name	Represents
Al Maige	At Large
Edward Cox	At Large
Ellen Mancini	Target/CDBG
Irene Szedlmayer	At Large

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of March, 2016.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

City Commission Regular Meeting **Agenda Item # 13. c.**

Meeting Date: 03/21/2016

Re: Don Bergman Construction Board of Adjustments & Appeals

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 16-R08 Reappointing Don Bergman to the Construction Board of Adjustments & Appeals.

SUMMARY:

Mr. Don Bergman's term is expiring and he has requested reappointment. He is currently serving as Chair.

RECOMMENDATION:

Staff recommends reappointment of Don Bergman

ALTERNATIVES:

Seek other applications.

RESPONSIBLE STAFF:

Marc Meyers, Building Official

COORDINATED WITH:

Kristie Kirstein, Senior Permit Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

16-R08

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/29/2016 12:38 PM

Form Started By: Miriam Garcia Started On: 02/26/2016 03:57 PM

Final Approval Date: 03/08/2016

RESOLUTION NO. 16-R08

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Construction Board of Adjustments and Appeals; said terms to commence upon adoption of this resolution and to expire March 1, 2020, or when a successor has been duly appointed.

Name	Represents
Don Bergman	Architect

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of March, 2016.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, City Attorney

City Commission Regular Meeting **Agenda Item # 13. d.**

Meeting Date: 03/21/2016

Re: Resolution 16-R09 Creating the Relocation Advisory Committee for the Fort Pierce Wastewater Treatment Plant.

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

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SUBJECT:

Resolution 16-R09 Creating the Relocation Advisory Committee for the Fort Pierce Wastewater Treatment Plant.

SUMMARY:

This Resolution creates the Advisory Committee tasked with studying all aspects of relocating the wastewater plant and providing recommendations to the Commission. This item is follow-up to the Conference Agenda meeting of 2/8/16, at which time the Commission gave consensus to move forward with the creation of the committee., which was originally recommended as part of the 2012 Western Peninsula Charette outlining a vision for the western portion of South Hutchinson Island?

RECOMMENDATION:

Approve

ALTERNATIVES:

Recommend revisions or do not approve

RESPONSIBLE STAFF:

Rebecca Grohall

COORDINATED WITH:

City Clerk's Office

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

The Resolution itself has no fiscal impact, but will be studying the fiscal implications of relocation the plant.

Attachments

16-R09

Form Review

Inbox	Reviewed By	Date
City Manager	Rebecca Grohall	03/10/2016 11:21 AM
City Manager	Nick Mimms	03/16/2016 11:00 AM

Form Started By: Rebecca Grohall Started On: 03/10/2016 09:35 AM

Final Approval Date: 03/16/2016

RESOLUTION No. 16-R09

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING THE RELOCATION ADVISORY COMMITTEE FOR FORT PIERCE WASTEWATER TREATMENT PLANT**; SPECIFYING THE PURPOSE OF THE ADVISORY COMMITTEE; COMPOSITION OF THE ADVISORY COMMITTEE; TERMS OF APPOINTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2012 the City of Fort Pierce participated in the Western Peninsula Charrette outlining a vision for the western portion of South Hutchinson Island; and

WHEREAS, suitable and appropriate development or redevelopment of lands comprising the western peninsula of Hutchinson Island would be beneficial to the public health, safety and general welfare; and

WHEREAS, there is currently located on said peninsula a City owned Waste Water Treatment Plant, the relocation of which may, at some time, be determined as necessary and proper, depending upon evaluation of such factors as funding and site availability; and

WHEREAS, there have been certain collaborative discussions between representatives of the City and one or more owners of property on the peninsula wherein various conceptual ideas have been explored for development of the western peninsula that hold potential for the public good or may lead to further productive thinking on how such peninsular lands may be developed or redeveloped so as to promote the common good; and

WHEREAS, the City desires, in the manner provided for by law and considering any applicable deed or title restrictions, to explore alternative development and building strategies so as to promote and encourage lawful use of the property consistent with the public welfare; and

WHEREAS, the City of Fort Pierce wishes to further explore relocation of its Wastewater Treatment Plant and possible development of the western peninsula; and

WHEREAS, the City of Fort Pierce values the knowledge and advice of the public in all aspects of this matter; and

WHEREAS, at the Conference Agenda of February 8, 2016 City Commissioners considered establishing a committee to explore relocation of the Waste Water Treatment Plant and requested that Staff move forward with a Resolution creating an Advisory Committee; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA

Section 1. There is hereby created a Relocation Advisory Committee for the Fort Pierce Wastewater Treatment Plant located on the western peninsula of South Hutchinson Island.

Section 2. The purpose of the Relocation Advisory Committee includes, but is not limited to the following:

1. to study all aspects of relocation and report back to the Commission with recommendations to gather and examine facts regarding all facets of relocation including:
    a) Estimates of relocation expenses involved.
    b) Technical data regarding capacity, mechanics of relocation.
    c) Reviewing and recommending possible sites for relocation and evaluating each.
    d) Exploring funding mechanisms.

e) Preparing written quarterly reports to the Commission regarding its progress.

2. The actions, recommendations and reports of the Committee shall not be final or binding on the City Commission, but shall be advisory only.

Section 3. The City Commissioners shall each appoint one (1) representative; additionally the County and Fort Pierce Utility Authority (FPUA) shall each appoint one (1) representative for a total of seven (7) members. Each committee person shall either reside within the City boundaries, own a business within the City boundaries or be a representative of management of a business within the City boundaries and/or governmental agency. Each committee person shall serve without compensation.

Section 4. The committee members shall select a chair and vice chair at the first Committee meeting and be governed by Parliamentary procedures. All meetings shall be noticed and conducted in conformance with the Florida law, including but not limited to, Public Records, Sunshine, Financial Disclosure and Ethics. The Advisory Board shall establish a monthly meeting schedule at their first meeting. The City shall provide staff assistance to the Committee and provide such assistance as may be necessary to the function and duties of the Committee.

Section 5. Each committee member will be selected for a two (2) year appointment. Thereafter, each member may be reappointed to an additional term. All committee members serve at the pleasure of the City Commission. Vacancies on the board shall be filled by the City Commission in the normal manner. Appointments to fill a vacancy for any unexpired member term shall be limited to the unexpired term of such vacancy.

Section 6. A Committee member may be automatically removed from service at such time as the members' absences exceed twenty five (25) percent of all scheduled Committee meetings within a given year, unless the Committee by majority vote plus one (1), waives an absence by finding that that unusual circumstances exist which warrant a waiver. The Committee chair shall notify the City Clerk when a member's absence has exceeded fifteen (15) percent of the scheduled meetings held. At that time the City Clerk shall give notice to the Committee member that automatic removal will occur at such times as unexcused absences exceed twenty five (25) percent of all meetings in a given year.

Section 7. This Resolution shall take effect immediately upon its adoption.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of March, 2016.

Attest:

_____
Linda Hudson, Mayor Commissioner

_____
Linda W. Cox, City Clerk
(CITY SEAL)

Approved as to form

_____
Robert V. Schwerer, City Attorney

City Commission Regular Meeting **Agenda Item # 13. e.**

Meeting Date: 03/21/2016

Re:

SUBJECT:

Resolution 16-R10 Appointing members to the Relocation Advisory Committee for Fort Pierce Wastewater Treatment Plant

SUMMARY:

Pursuant to Resolution 16-R09, each member of the City Commission shall appoint one member to serve along with a representative appointed by the Fort Pierce Utilities Authority and St. Lucie County.

RECOMMENDATION:

Adopt Resolution 16-R10

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor and City Commission

Attachments

16-R10
Drummond
Smith
Craft
Thiess
Perkins
Adolphe

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/16/2016 11:00 AM

Form Started By: Linda Cox Started On: 03/15/2016 03:51 PM

Final Approval Date: 03/16/2016

RESOLUTION NO. 16-R10

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO **THE RELOCATION ADVISORY COMMITTEE FOR FORT PIERCE WASTEWATER TREATMENT PLANT;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Relocation Advisory Committee for Fort Pierce Wastewater Treatment Plant in accordance with Resolution No. 16-R09; said terms to commence upon adoption of this resolution and to expire on March 20, 2018, or when a successor has been duly appointed.

Name	Represents
Darrell J. Drummond	Mayor Hudson
Mazella Smith	Commissioner Alexander
Christopher Craft	Commissioner Becht
William G. Thiess	Commissioner Perona
R. Duke Nelson	Commissioner Sessions
Timothy Perkins	Fort Pierce Utilities Authority
Robert Adolphe	St. Lucie County

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of March, 2016.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
ROBERT V. SCHWERER
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: __Waste Water Treatment Plant Relocation Committee

Name: Darrell J. Drummond	Phone: (772)-216-1517
Home Address: 1511 N. 15th Street City/Zip Code: Fort Pierce, FL 34954	How long at this address? 25
Are you a citizen of the United States? X☐ Yes ☐ No	
Occupation: President/CEO Council On Aging of St. Lucie, Inc.	
Do you own a business that operates within the City of Fort Pierce? X☐ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐x No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐x Yes ☐ No If yes, state the business and location: Council On Aging of St. Lucie, Inc. 1505 Orange Avenue	
Do you have special training or knowledge in the area of: Architecture: ☐ xYes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐x Yes ☐ No Contracting: x☐ Yes ☐ No Land Development: ☐x Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): Was a real estate broker in the area; City Planner, officer of construction company, served on City Commission, served on City Utility	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐x No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☐x No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Mayor Hudson	Applicant Email Address:ddarrelldr@comcast.net

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

RECEIVED
MAR 11 2016

RECEIVED
MAR 09 2016

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Wastewater Treatment Plant Relocation Committee

Name: Mazella D. Smith	Phone: 772-618-5335
Home Address: 1811 E. Sanderling Ln. 34982	How long at this address? 9 yrs.
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired	

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☑ Yes ☐ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☐ Yes ☑ No
Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
Masters Degree, College of Architecture U. of F
Former Planner and Community Development Coordinator.

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No
If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Comm. Alexander	Email Address: Mazella5@yahoo.com
Date: 3/10/16	Applicant's Signature Mazella D. Smith

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

RECEIVED FEB 17 2016

CITY OF FORT PIERCE
100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: _____

Name: Christopher Craft	Phone: 772-979-1225
Home Address: 8 Harbour Isle Dr E unit 206 City/Zip Code:	How long at this address? 1yr
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Tax Collector	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): 8 yrs as County Commissioner.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Ed Becht Applicant Email Address: Chris.Craft@TCSLC.com	
Date: 2-17-16 Applicant's Signature	

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Wastewater Treatment Plant Relocation Committee

Name: William G. (Bill) Thiess	Phone: 772-559-3859
Home Address: 2512 Lightlewood Lane City/Zip Code: Fort Pierce, FL 34946	How long at this address? 25 years
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: Retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☑ Yes ☐ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): B.S. Environmental Engineering, F.I.T.; M.S. Environmental Systems Engineering, Clemson University; Registered Professional Engineer, Florida; 20 years in consulting engineering; 16 years in public utility	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Tom Peronna	Applicant Email Address: bbthiess@gmail.com
Date: 3/8/16	Applicant's Signature William G. Thiess

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Wastewater Treatment Plant Relocatoin Committee

Name: Timothy E. Perkins	Phone: 772-466-1600 ext. 3475
Home Address: 7683 Charleston Way City/Zip Code: Port St. Lucie, FL 34986	How long at this address?
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation:	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: Director of Water and Wastewater Systems Fort Pierce Utilities Authority	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge in the above area(s): Professional Engineer State of Florida	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Clay Lindstrom	Applicant Email Address: tperkins@fpua.com
Date: 3/9/16	Applicant's Signature TEP

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: FT. PIERCE W/W TREATMENT PLANT AD HOC WORKING COMMITTEE

Name: ROBERT (BOB) ADOLPHE	Phone: 772-[redacted]462-1453
Home Address: 4949 N HIGHWAY A1A #211 City/Zip Code: FT. PIERCE, FL. 34949	How long at this address? 8 MOS.
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: ST. LUCIE CO. DEPUTY CO. ADMINISTRATOR	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No If yes, state the business and location: ST. LUCIE CO. GOVERNMENT	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☑ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☑ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): PROFESSIONAL ENGINEER MASTER OF BUSINESS ADMINISTRATION PROJECT MGR. CERTIFICATION WATER/WASTEWATER UTILITY DIRECTOR - 2 FLORIDA COUNTIES - 9 YRS ENGINEERING FIRM PROJ. MGR - 5 YRS	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: ST. LUCIE BOCC	Applicant Email Address: adolphera@stlucieco.org
Date: 3/1/16	Applicant's Signature: Robert A. Adolphe

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **Agenda Item # 13. f.**

Meeting Date: 03/21/2016

Re: Submittal Of Applications For Positions On The Sunrise Theatre Advisory Board

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

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SUBJECT:

Submittal Of Applications for positions on the Sunrise Theatre Advisory Board.

SUMMARY:

Vacant and expiring positions on the Sunrise Theatre Advisory Board. Attached for review for reappointment are applications and attendance records for Indian River State College Representative, Rebecca Shearer, and St. Lucie County Resident Representative, Wesley Taylor, both of whom wish to be reappointed. Also attached is an application for the St. Lucie Public Schools vacancy from administrator, Dr. John Earnhardt; applications for City Resident Representative from Laura Fleischman and Luke A Croghan; applications for St. Lucie County or PSL Representative from Stanley Silver, Robert Plowden, and John Gallick .

RECOMMENDATION:

Review applications and appoint.

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

John D. Wilkes, Executive Director of Sunrise Theatre

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

N/A

Attachments

Indian River State College Position

Indian River State College Position
Wesley Taylor Application for Reappointment
Wesley Taylor Attendance
John Earnhardt St. Lucie Public Schools Applicant
Laura Fleischman City Resident Applicant
Luke Croghan City Resident Applicant
Stanley Silver SLC or PSL Resident Applicant
Robert Plowden SLC or PSL Resident Applicant
John Gallick SLC or PSL Resident Applicant

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/16/2016 11:01 AM

Form Started By: Sharon Engle Started On: 03/11/2016 02:00 PM
Final Approval Date: 03/16/2016

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Rebecca Shearer	Phone: 772-528-1476
Home Address: 5211 NW Rugby Dr. PSL, 34983	How long at this address? 3 months
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: IRSC Theatre Manager	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No If yes, state the business and location: Indian River State College	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: Sunrise Theatre Advisory Board	
Have you ever been convicted of a crime? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: David Mabry	Email Address: RShearer@irsc.edu
Date: 3/11/16	Applicant's Signature Rebecca Shearer

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

Sunrise Theatre Advisory Board Attendance Summary By Membe

	Present	Excused	Unexcused
Rebecca Shearer	2/12/2013		
	4/9/2013		
	9/10/2013		
	2/11/2014		
	5/13/2014		
	7/8/2014		
	9/9/2014		
	10/28/2014		
	12/9/2014		
	2/10/2015		
	4/14/2015		
	9/8/2015		
	11/10/2015		
	1/12/2016		

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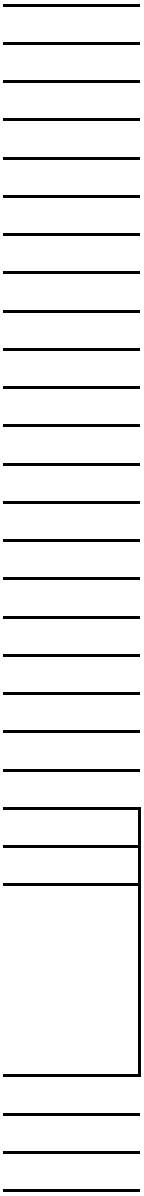

CITY OF FORT PIERCE

100 NORTH U.S. #1
FORT PIERCE, FLORIDA 34950

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Sunrise Advisory Board

Name: Wesley Taylor Phone: 464-4391

Address: 396 Torpey Rd

Ft Pierce Fl Zip Code: 34946

Occupation: Retired Are you a citizen of the United States? Yes

Do you own a business that operates within the City of Fort Pierce? No
If yes, list the address, and nature of said business: _____

Do you now or in the future plan to do business with the City of Fort Pierce? No If yes, in what capacity? _____

Are you employed by a business that is located within the City of Fort Pierce? No
If yes, state the business and location: _____

Do you have special training or knowledge in the area of:

Architecture ____ Engineering ____ Real Estate Brokering ____
Contracting ____ Land Development ____ Other areas: ____

Describe your education, background, training and knowledge in the above areas.

Owner of Village Marina - Ft Pierce
Retired Police officer - Ft Pierce

Have you ever been convicted of a crime? Yes ____ No X If yes, what is the nature of the crime(s) you were convicted of: _____

Date: 3-11-16 Signature: Wesley Taylor

Referred by : _____

Sunrise Theatre Advisory Board Attendance Summary By Member			
	Present	**Excused**	**Unexcused**
Wesley Taylor	2/12/2013		
	4/9/2013		
	9/10/2013		
			2/11/2014
	5/13/2014		
	7/8/2014		
	9/9/2014		
	10/28/2014		
	12/9/2014		
	2/10/2015		
		4/14/2015	
	9/8/2015		
	11/10/2015		
	1/12/2016		

CITY OF FORT PIERCE

100 NORTH U.S. #1
FORT PIERCE, FLORIDA 34950

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

ST. LUCIE PUBLIC SCHOOLS Board

Name: JOHN EARNHARDT Phone: 772-429-3955

Address: 4204 Okeechobee Rd.
Ft. Pierce, FL 34947 Zip Code: 34947

Occupation: EDUCATOR Are you a citizen of the United States? Y

Do you own a business that operates within the City of Fort Pierce? NO
If yes, list the address, and nature of said business: _____

Do you now or in the future plan to do business with the City of Fort Pierce? _____ If yes, in what capacity? _____

Are you employed by a business that is located within the City of Fort Pierce? SCHOOL SYSTEM
If yes, state the business and location: ST. LUCIE PUBLIC SCHOOLS

Do you have special training or knowledge in the area of: SALES
Architecture _____ Engineering _____ Real Estate Brokering _____
Contracting _____ Land Development _____ Other areas: EDUCATION / ARTS

Describe your education, background, training and knowledge in the above areas.
MUSIC THEATRE PUBLIC EDUCATION K-12
POST-SECONDARY DOCTORATE IN ED. LEADERSHIP
BUSINESS, MARKETING

Have you ever been convicted of a crime? Yes _____ No ✓ If yes, what is the nature of the crime(s) you were convicted of: _____

Date: 3/4/16 Signature: [signature]

Referred by : _____

February 2003

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: SUNRISE THEATRE ADVISORY BOARD

Name: LAURA FLEISCHMAN	Phone: 772-810-9808
Home Address: 18 W HARBOUR ISLE DR #202, FORT PIERCE, FL 34949	How long at this address? 3.5 YRS

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: REAL ESTATE BROKER

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No
If yes, list the address and nature of said business:
FLEISCHMAN REALTY GROUP, LLC, 220 ORANGE AVE, FORT PIERCE, FL 34950
REAL ESTATE SALES AND CONSULTANTS

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No
If yes, state the business and location:
FLEISCHMAN REALTY GROUP, LLC 220 ORANGE AVE, FORT PIERCE, FL 34950

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
25 YRS REAL ESTATE BROKERING, PAST PRESIDENT OF AN ELEVATOR COMPANY

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No
If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: AD IN THE TC PALM	Email Address: laurafleischman@gmail.com
Date: 7/29/2015	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory Board

Name: Luke A. Croghan	Phone: 954-294-4616
Home Address: 2025 Jacaranda Drive, Fort Pierce FL 34949	How long at this address? 5+ Years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: IT Executive Consultant

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ■ Yes ☐ No
If yes, in what capacity?
Currently researching relocating my consulting business to Fort Pierce.

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ■ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge in the above area(s):
Over 20 years experience in negotiating large, complex outsourcing and services contracts with top tier consulting companies.

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No
If yes, please specify:

Have you ever been convicted of a crime? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by:	Email Address: lcroghan8@gmail.com
Date: 7/18/2015	Applicant's Signature: Luke A. Croghan

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
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CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Sunrise Theatre Advisory

Name: Stanley D. Silver	Phone: 772 466-1000
Home Address: 7700 Wexford Way, PSL 34986	How long at this address? 13 yrs.
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s): 30 years in Theatre Management both non-profit and commercial. Master Degree in Theatre Directing.	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Email Address: Stan@silverpga.com
Date: 7/24/15	Applicant's Signature [signature]

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

Not in City SLC

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Community wide Council/ Sunrise Theatre

Name: Robert Plowden	Phone: 772-353-9132
Home Address: 2708 Bennett Dr	How long at this address? 8
Are you a citizen of the United States? ■ Yes ☐ No	
Occupation: Teacher	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge in the above area(s):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ■ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Kori Benton	Email Address: rplowdenfl@gmail.com
Date: 2/6/2015	Applicant's Signature Robert Plowden

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 468-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3066 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: SUNRISE THEATRE

Name: JOHN GALLICK	Phone: 772-465-3737
Home Address: 101 OSCEOLA AVE City/Zip Code: FT. PIERCE, FL 34982	How long at this address? 37 YRS
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: RETIRED – PRIOR ST LUCIE SCHOOL BOARD; RADIO	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☐ Yes ☑ No Land Development: ☐ Yes ☑ No Other: BROADCASTING Describe your education, background, training and knowledge in the above area(s): I WORKED IN RADIO FOR 30+ YRS. College: Assc. Degree, U.S. NAVY	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a crime? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: N/A	Applicant Email Address: gallickj@yahoo.com
Date: 2/12/15	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **Agenda Item # 13. g.**

Meeting Date: 03/21/2016

Re: Letter of Support of Port St. Lucie's Resolution 16-R12

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Consideration of letter to Governor Scott in support of Port St. Lucie's Resolution 16-R12, requesting the activation of all available emergency and relief resources for the protection of the Indian River Lagoon and St. Lucie Estuary.

Attachments

Letter from Mayor Oravec to Gov. Scott

CERP Summary

Comprehensive Everglades Restoration Plan (CERP)

SB 1168 "The Legacy Florida Act"

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/16/2016 01:55 PM

Form Started By: Jennifer Robinson Started On: 03/11/2016 11:17 AM

Final Approval Date: 03/16/2016

City of Port St. Lucie

"A City for All Ages"

March 8, 2016

City Council

Gregory J. Oravec
Mayor

Linda Bartz
Vice Mayor
District 1

Michelle Lee Berger
District 2

Shannon M. Martin
District 3

Ronald E. Bowen
District 4

The Honorable Rick Scott
Governor
State of Florida
400 S. Monroe Street
Tallahassee, FL 32399-0001

Dear Governor Scott:

On behalf of the City Council, staff and citizens of Port St. Lucie, this letter serves to transmit the enclosed Resolution 16-R12 of the City Council, which requests that you:

1. Activate all available emergency and relief resources to protect the Indian River Lagoon and St. Lucie Estuary.
2. Release funds to the South Florida Water Management District for temporary pumping and redirection of water to maximum capacity on District lands or other state lands, including but not limited to the Holey Land, Rotenberger Tracts and Water Conservation Areas.
3. Work to make state and federal economic assistance available to businesses damaged by the discharges.
4. Support and sign the Legacy Florida Bill.
5. Use Amendment 1 funds to move water south away from our estuaries.
6. Complete CERP.

We thank you for issuing Executive Order Number 16-69, declaring a state of emergency in Lee, Martin, and St. Lucie Counties, and for then activating the Business Emergency Operations Center. We hope that these are the first of many actions taken to address the state of emergency and its underlying causes (collectively, the "Problem") because the years have shown us that talking about the Problem is not enough and El Niño is an all too frequent phenomenon.

As you know, a big part of what makes Florida special is our waterways, and this is certainly true in Port St. Lucie and on the Treasure Coast. The Indian River Lagoon and St. Lucie River are at the heart of who we are, our lifestyle and local economy. Tragically, right now, that heart is dying. Over our waters, the local office of the Florida Department of Health has posted signs which warn our residents and visitors from even touching the River. We believe this situation is untenable and hope you do too.

After our local taxpayers have invested hundreds of millions of dollars on converting septic tanks to a state of the art sewer system, on hundreds of acres of stormwater treatment areas and best practices for stormwater management, while continuing to pay property taxes to the South Florida Water Management District, how can we ask them to tolerate having a St. Lucie River

which cannot even be touched? As it relates to jobs and tourism, what should we tell the guests and ownership of the only Club Med in the continental United States, or how about Captain Ray Clarke, who just closed his boat tour operation for good (please see the attached letter)? Should we just chalk it up to El Niño and advise them to wait another decade for a comprehensive solution?

Governor, we know this Problem was not created in a day and there are many countervailing forces at work. As a result, we do not expect a perfect solution to be implemented in a day either. However, living with a River that cannot be touched is completely unacceptable, and it requires meaningful action to be taken now. Rather than waiting for that perfect solution—the home run, can we work together to hit some more singles and doubles? The State and City have a proven track record of working together to complete stormwater improvement projects, and we could make a substantive difference by storing water on the City's McCarty Ranch Property. How about if the State Department of Health, South Florida Water Management District and local State University partners help us locate the source of the bacteria that is making our waters unsafe to touch, and propose a solution that could be implemented by a State/local government coalition? These are just a couple of the many ways that we could attack the problem, and we remain your eager partner. I really believe if we just took the singles and doubles as they presented themselves, perhaps there would be a little less excitement than swinging for the fences, but we would end up winning nonetheless.

Thank you for your consideration and hard work on behalf of the people of Florida.

Very truly yours,



Gregory J. Oravec
Mayor

c: Vice Mayor & City Council
City Manager & City Attorney
Joseph Negron, Senate President-Designate
Denise Grimsley, Deputy Majority Leader
Gayle B. Harrell, Representative
Larry Lee, Jr., Representative
Cary Pigman, Representative
Debbie Mayfield, Representative
St. Lucie County Board of County Commissioners
Martin County Board of County Commissioners
US Army Corps of Engineers

RESOLUTION 16-R12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, REQUESTING THE GOVERNOR OF FLORIDA, THROUGH EXECUTIVE ORDER AND/ OR OTHER POWERS AVAILABLE UNDER THE LAW, TO ACTIVATE ALL AVAILABLE STATE AND LOCAL EMERGENCY AND RELIEF RESOURCES AND MECHANISMS FOR THE PROTECTION OF THE INDIAN RIVER LAGOON AND ST. LUCIE ESTUARY

WHEREAS, the Indian River Lagoon is a diverse, shallow-water estuary stretching across 40 percent of Florida's east coast; and

WHEREAS, the Lagoon is an important commercial and recreational fishery and economic resource to the state and region. The total estimated annual economic value of the lagoon is $3.7 billion, supporting 15,000 full and part-time jobs and providing recreational opportunities for 11 million people per year; and

WHEREAS, the St. Lucie River and Estuary is an ecological jewel on Florida's Treasure Coast that is integral to the environmental and economic well-being of Martin and St. Lucie Counties. The St. Lucie River is part of the larger Indian River Lagoon system, the most diverse estuarine environment in North America with more than 4,000 plant and animal species, including manatees, oysters, dolphins, sea turtles and seahorses; and

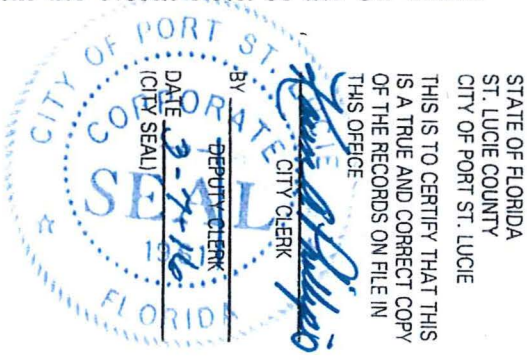
WHEREAS, extensive historical modifications to the St. Lucie River and its watershed have altered the hydrology of the region and as a result, heavy rainfall can bring large influxes of fresh water into the St. Lucie Estuary from storm water runoff within the basin, Lake Okeechobee releases or both. The increased freshwater flows affect salinity levels and water quality in the estuary, potentially causing environmental harm; and

WHEREAS, the Lagoon is at a turning point. The coming months could herald a slow recovery of this unique ecosystem or an imminent collapse of the remaining portion of the estuary that has been sustainable up to this point; and

WHEREAS, since the beginning of this year, the St. Lucie River Estuary water quality has been poor, in part due to low salinity levels and high bacteria content. Prolonged exposure to low salinity levels has been demonstrated to cause harm to natural shellfish communities and habitat.

WHEREAS, the Martin County Board of County Commissioners passed Resolution No. 16-2.3 on February 9, 2016, requesting the Governor take necessary action for the protection of the St. Lucie Estuary and the Indian River Lagoon.

WHEREAS, On February 10, 2016, the Florida Department of Health released a public advisory urging residents to avoid contact with the North Fork of the St. Lucie River due to high enteric bacteria levels.



RESOLUTION 16-R12

WHEREAS, on February 11, 2016, Governor Rick Scott sent a letter to the Secretary of the US Army Corps of Engineers requesting that the Corps take immediate action to relieve the flooding in the Everglades Water Conservation Areas and the releases of water from Lake Okeechobee to the Caloosahatchee and St. Lucie Estuaries.

WHEREAS, this Council requests that the Governor declare an emergency so that the Counties can proceed to seek direct assistance with any and all agencies of the State of Florida as may be needed to meet this emergency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AS FOLLOWS:

1. The City Council requests that the Governor of the State of Florida consider issuing an Executive Order, and/or other powers available under law, to activate all available State and Local emergency and relief resources and mechanisms to protect the Indian River Lagoon and the St. Lucie Estuary.

2. The City Council of the City of Port St. Lucie requests that the State release funds to the South Florida Water Management District (SFWMD) for temporary pumping and redirection of water to maximum capacity on SFWMD designated lands or other state lands, including but not limited to the Holey Land and Rotenberger tracts, and Water Conservation Areas.

3. The City Council of the City of Port St. Lucie requests that the State and Federal Government provide economic assistance to the businesses damaged by the discharges.

4. The City Council of the City of Port St. Lucie supports the passage of HB 989/ SB 1168 "Legacy Florida," providing dedicated funding for Everglades restoration and funding in the House and Senate to provide short and long term storage and water quality treatment options.

5. The City Council of the City of Port St. Lucie requests the Legislature use Amendment 1 funds for design of 507,000 acre- feet of additional storage, treatment, and conveyance south of Lake Okeechobee, and for the associated purchase of identified land for said storage to redirect water that would otherwise be discharged into the estuaries, away from the estuaries, as recommended in the 2015 Independent Technical Review by the University of Florida Water Caloosahatchee Estuaries and Move More Water from Lake Okeechobee to the Southern Everglades.

6. The City Council of the City of Port St. Lucie urges completion of the CERP.

7. The City Clerk shall forward this Resolution to the Governor of the State of Florida.

8. This Resolution shall become effective immediately upon adoption.

RESOLUTION 16-R12

After motion and second, the vote on this resolution was as follows:

Mayor Gregory J. Oravec	YES
Vice Mayor Linda Bartz	YES
Councilwoman Michelle Lee Berger	YES
Councilwoman Shannon Martin	YES
Councilman Ronald E. Bowen	YES

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 3rd day of March, 2016.

CITY OF PORT ST. LUCIE CORPORATE SEAL 1961 FLORIDA

ATTEST:

BY: _____
Karen A. Phillips, City Clerk

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J. Oravec, Mayor

APPROVED AS TO FORM:

BY: _____

Interim City Attorney

RECEIVED
MAR 04 2016
PARKS & RECREATION DEPT.

St Lucie River Princess

"C" Larke Marine LLC d/b/a

1582 SE Ballantrae Ct

Port St Lucie, FL 34952

March 1, 2016

Sherman Conrad, City of Port St Lucie, Director of Parks and Recreation

2195 SE Airoso Blvd

Port St Lucie, FL 34984

Dear Sherman,

It is with sadness that I must notify you that I will be ceasing the Rivergate operation of the St Lucie River Princess effective at the end of this month.

It used to please me when passengers expressed joy in living here in Port St Lucie and pleased me even more when passengers said they'd like to live in Port St Lucie. In the last six years I've had the pleasure of showing OUR RIVER to over 15,000 passengers. I've been proud to tell them how a little fish camp on the River in a community of 400 residents became the catalyst for the development of the fastest growing city in the United States, now exceeding 175,000 residents.

The continued and unabated degradation of the River by the very governmental agencies in charge has reached the point where it is an embarrassment to take passengers out for an ecological and historical tour. Sixteen miles of the St Lucie River flows through the city of Port St Lucie. Like the 19 miles that flow through Martin County it has become an open sewer. Tragically our city's most treasured asset, OUR RIVER, is now a place to be avoided.

I'm in my 80's now so I probably won't be around when reason finally prevails - and it will. Clean water will flow once again in OUR RIVER. It will once again provide some 800 varieties of fish access to their former spawning estuary on the edge of the tropics. The birds will again nest at Bird Island. The bottle nosed dolphins will come back. A new River Princess will appear. Older residents will vow NEVER AGAIN, and younger residents will have trouble believing that THEIR RIVER was ever allowed to become a sewer.

Let us pray for that day.

Respectfully,

(Captain) Ray Clarke

Ps: Sherman, it has been my pleasure to work with you, Brad Keen and the rest of you staff. Best wishes to you all.

Cc: Brad Keen



National Park | Florida

Comprehensive Everglades Restoration Plan (CERP)

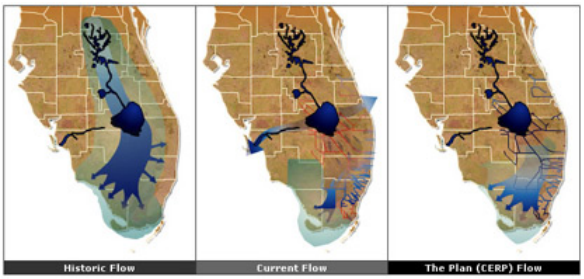


Image Courtesy of EvergladesPlan.org

The CERP was authorized by Congress in 2000 as a plan to "restore, preserve, and protect the south Florida ecosystem while providing for other water-related needs of the region, including water supply and flood protection." At a cost of more than $10.5 billion and with a 35+ year time-line, this is the largest hydrologic restoration project ever undertaken in the United States.

A unique Federal / State partnership guides the interagency plan. The South Florida Natural Resources Center (SFNRC) has a critical role to play in this partnership by ensuring that the mission of the National Park Service -- to protect park resources unimpaired for future generations -- remains at the forefront of CERP decision-making. SFNRC involvement in CERP supports Big Cypress National Preserve and Everglades and Biscayne National Parks.

SFNRC staff are participating in the Central Everglades Planning Project, a fast-track planning effort for the next generation that will, when authorized by Congress, improve the Central and Southern Everglades by putting more fresh and clean water into the River of Grass.

Fact Sheets

Restoration of Everglades National Park
(http://www.nps.gov/ever/learn/nature/upload/RestorationFactSheet Lo Secure.pdf)
(PDF, 1.1 MB)

Comprehensive Everglades Restoration Plan
(http://www.nps.gov/ever/learn/nature/upload/CERPFSLoResSecure.pdf)
(PDF, 1 MB)

Partner Resources

Restoring America's Everglades: The Official Website
EvergladesRestoration.Gov (http://www.evergladesrestoration.gov/)

Comprehensive Everglades Restoration Plan

National Park Service
U.S. Department of the Interior

South Florida Natural Resources Center
Everglades National Park



In December 2000, the Comprehensive Everglades Restoration Plan (CERP) was signed into law. The result of a decade of collaboration by scientists, policy makers, and public stakeholders, the plan details a federal/state effort to restore the south Florida ecosystem while providing water for urban and agricultural uses. The U.S. Department of the Interior plays an important advisory role in the CERP decision-making process. This summary provides an overview of the CERP as it affects Everglades and Biscayne National Parks.

The Greater Everglades ecosystem historically encompassed 18,000 square miles from central Florida to the Florida Keys. Water flowed south into Lake Okeechobee which, during the rainy season, filled up and spilled over its banks. The flood water then made its way across a variety of habitat types – including sawgrass plains, open-water sloughs, rocky glades, and marl prairies – and finally into the Gulf of Mexico and Florida and Biscayne Bays. This vast Everglades ecosystem contained a unique assemblage of wildlife and habitats found nowhere else on earth.

As early as the late 1800s, northerners, lured by the region's fertile soils and sunny weather, began moving to south Florida. Portions of the Everglades were drained to provide additional dry land for this new population. But drainage contributed to devastating dry-season droughts because wetlands no longer provided storage for excess wet-season water. A deadly hurricane in 1928 worsened the situation. These events, and back-to-back hurricanes in 1947, led to public outcries for flood protection and water supply, and the U.S. Army Corps of Engineers responded by installing a massive network of canals, levees, and water conservation areas that blocked sheet-flow to urban areas and provided water for dry-season use.

While the effort succeeded in providing flood control and water supply, the water management system and a rapidly increasing human population caused major environmental problems. Sixty-eight plant and animal species became threatened or endangered; the number of breeding wading birds dropped by 90%; recreationally important fish species began to decline; and seagrasses in Florida Bay died. This ecological disaster was first recognized in the 1950s. Environmentalists have fought for Everglades restoration ever since.

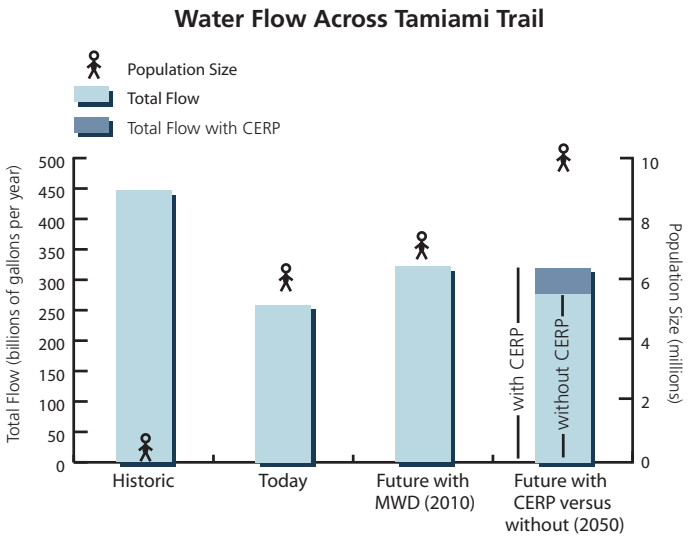
In 1999, the U.S. Army Corps of Engineers submitted a proposal to the Congress to restore south Florida's natural ecosystem, while maintaining urban and agricultural water supply and flood control. The Congress approved the Comprehensive Everglades Restoration Plan (CERP), a $10.5 billion project that is expected to take 30+ years to complete. The CERP approach is to use the best available science to restore the "right quantity, quality, timing, and distribution" of freshwater to the natural system.

CERP development included running computer simulations to predict the ecological benefits of multiple restoration alternatives. These alternatives included proposals for new water management features, such as water storage areas, and new rules for operating these features. An important difference among the alternatives was the amount of water dedicated for various purposes. For example, one alternative – not selected because of the potential to flood urban areas – provided substantially more water to Everglades and Biscayne National Parks than the alternative that was finally chosen.

Historically, over 450 billion gallons of water per year flowed southward into Everglades National Park (ENP) across what is now the Tamiami Trail (see figure). Today, only 260 billion gallons of water flow along this path. As the primary source of water for

Tree islands located west of Taylor Slough
photo by William Perry, ENP

ENP, this drastic reduction has contributed to a deterioration of the park's ecosystems. The Modified Water Deliveries (MWD) Project, a restoration project that precedes the CERP, aims to restore these ecosystems by increasing water flow across the trail to about 325 billion gallons per year by 2010. Yet, water demands from an ever-



increasing south Florida urban population are expected to compete for this water. The CERP projects are intended to provide additional water to meet human needs, thereby lessening the reliance on water dedicated to the park. Scientists hope that, by modifying the CERP, even more water can be allocated to the natural system in the future.

Of the 68 project components that comprise the CERP, four are of particular importance to the national park units in south Florida: Decomparmentalization, ENP Seepage Management, Biscayne Bay Coastal Wetlands, and the C-111 Spreader Canal.

Decompartmentalization

The Water Conservation Area 3 Decompartmentalization and Sheetflow Enhancement Project is the most important of the CERP projects for ENP. This project will restore natural sheetflow and ecological connectivity by removing levees and filling canals in Water Conservation Area 3 upstream of ENP.

ENP Seepage Management

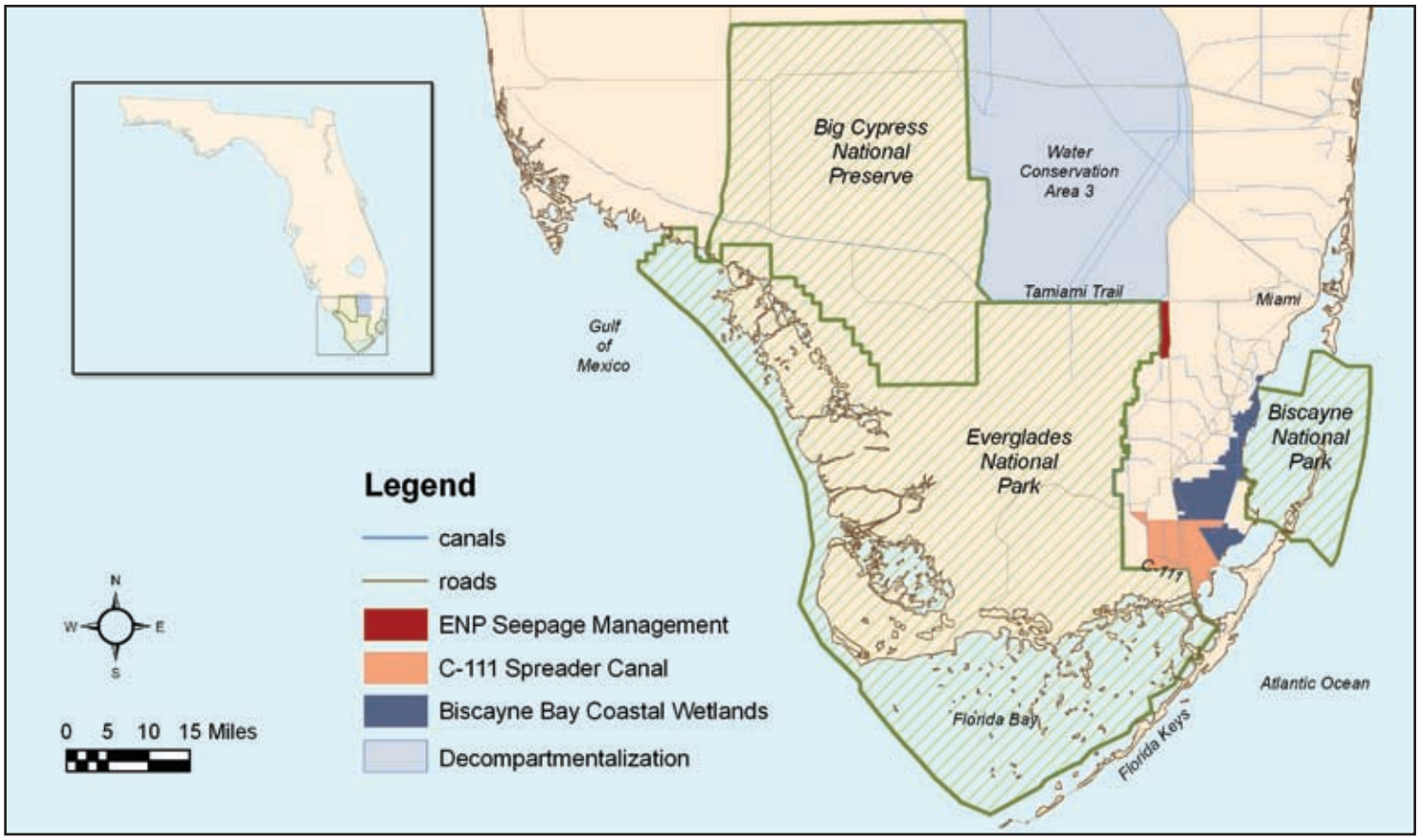
To provide flood protection, water levels are kept artificially low in canals throughout developed areas outside of ENP. As a result, a substantial amount of water continuously seeps from natural areas into adjacent developed areas. The ENP Seepage Management project aims to reduce the loss of water from the eastern side of park.

Biscayne Bay Coastal Wetlands

Historically, the natural landscape distributed flow from the Everglades evenly across the coastal marshes and into Biscayne Bay. The water management system reduced freshwater flows to the bay, causing salinity concentrations to exceed natural conditions. The goal of the Biscayne Bay Coastal Wetlands project is to improve the spatial distribution of freshwater into the bay.

C-111 Spreader Canal

The C-111 canal routes flood water from western Miami-Dade County to Florida Bay, bypassing the coastal wetlands region between Everglades and Biscayne National Parks. The freshwater outflows are concentrated in one portion of Florida Bay and disrupt natural salinity levels there. The CERP includes a project to fill the southern portion of the C-111 canal and replace it with an east-west spreader canal to restore natural overland flow in the coastal wetlands, which will improve conditions in Florida and Biscayne Bays.



By the Committees on Appropriations; and Environmental Preservation and Conservation; and Senators Negron, Benacquisto, Soto, Flores, Simpson, Altman, and Latvala

576-04839-16 20161168c2

A bill to be entitled

An act relating to implementation of the water and land conservation constitutional amendment; amending s. 375.041, F.S.; requiring a minimum specified amount of funds within the Land Acquisition Trust Fund to be appropriated for Everglades restoration projects; providing a preference in the use of funds to certain projects that reduce harmful discharges to the St. Lucie Estuary and the Caloosahatchee Estuary; requiring the distribution to be reduced by an amount equal to the debt service paid on certain bonds; requiring a minimum specified amount of funds within the Land Acquisition Trust Fund to be appropriated for spring restoration, protection, and management projects; requiring the distribution to be reduced by an amount equal to the debt service paid on certain bonds; requiring a specified appropriation for projects dedicated to the restoration of Lake Apopka; requiring the distribution to be reduced by an amount equal to the debt service paid on certain bonds; requiring a specified appropriation for projects dedicated to the restoration of Kings Bay or Crystal River; requiring the distribution to be reduced by an amount equal to the debt service paid on certain bonds; deleting an obsolete provision; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (3) of section 375.041, Florida

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Statutes, is amended to read:

375.041 Land Acquisition Trust Fund.—

(3) Funds distributed into the Land Acquisition Trust Fund pursuant to s. 201.15 shall be applied:

(a) First, to pay debt service or to fund debt service reserve funds, rebate obligations, or other amounts payable with respect to Florida Forever bonds issued under s. 215.618; and pay debt service, provide reserves, and pay rebate obligations and other amounts due with respect to Everglades restoration bonds issued under s. 215.619; and

(b) Of the funds remaining after the payments required under paragraph (a) but before funds may be appropriated, pledged, or dedicated for other uses:

1. A minimum of the lesser of 25 percent or $145 million shall be appropriated annually for Everglades projects that implement the Comprehensive Everglades Restoration Plan as set forth in s. 373.470, including the Central Everglades Planning Project subject to Congressional authorization; the Long-Term Plan as defined in s. 373.4592(2); and the Northern Everglades and Estuaries Protection Program as set forth in s. 373.4595. From these funds, $32 million shall be distributed each fiscal year through the 2023-2024 fiscal year to the South Florida Water Management District for the Long-Term Plan as defined in s. 373.4592(2). After deducting the $32 million distributed under this subparagraph, from the funds remaining, a minimum of the lesser of 76.5 percent or $100 million shall be appropriated each fiscal year through the 2025-2026 fiscal year for the planning, design, engineering, and construction of the Comprehensive Everglades Restoration Plan as set forth in s.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

373.470, including the Central Everglades Planning Project subject to Congressional authorization. The Department of Environmental Protection and the South Florida Water Management District shall give preference to those Everglades restoration projects that reduce harmful discharges of water from Lake Okeechobee to the St. Lucie or Caloosahatchee estuaries in a timely manner. For the purpose of performing the calculation provided in this subparagraph the amount of debt service paid pursuant to paragraph (a) for bonds issued after July 1, 2016, for the purposes set forth under paragraph (b) shall be added to the amount remaining after the payments required under paragraph (a). The amount of the distribution calculated shall then be reduced by an amount equal to the debt service paid pursuant to paragraph (a) on bonds issued after July 1, 2016, for the purposes set forth under this subparagraph.

2. A minimum of the lesser of 7.6 percent or $50 million shall be appropriated annually for spring restoration, protection, and management projects. For the purpose of performing the calculation provided in this subparagraph the amount of debt service paid pursuant to paragraph (a) for bonds issued after July 1, 2016, for the purposes set forth under paragraph (b) shall be added to the amount remaining after the payments required under paragraph (a). The amount of the distribution calculated shall then be reduced by an amount equal to the debt service paid pursuant to paragraph (a) on bonds issued after July 1, 2016, for the purposes set forth under this subparagraph.

3. The sum of $5 million shall be appropriated annually to the St. Johns River Water Management District for projects

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

dedicated to the restoration of Lake Apopka. This distribution shall be reduced by an amount equal to the debt service paid pursuant to paragraph (a) on bonds issued after July 1, 2016, for the purposes set forth in this subparagraph.

4. The sum of $5 million shall be appropriated annually to the Southwest Florida Water Management District for projects dedicated to the restoration of Kings Bay or Crystal River. This distribution shall be reduced by an amount equal to the debt service paid pursuant to paragraph (a) on bonds issued after July 1, 2016, for the purposes set forth in this subparagraph

~~Then, to pay the debt service on bonds issued before February 1, 2009, by the South Florida Water Management District and the St. Johns River Water Management District, which are secured by revenues provided pursuant to former s. 373.59, Florida Statutes 2014, or which are necessary to fund debt service reserve funds, rebate obligations, or other amounts payable with respect to such bonds. This paragraph expires July 1, 2016; and~~

~~(c) Then, to distribute $32 million each fiscal year to the South Florida Water Management District for the Long-Term Plan as defined in s. 373.4592(2). This paragraph expires July 1, 2024~~.

Section 2. This act shall take effect July 1, 2016.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

City Commission Regular Meeting **Agenda Item # 13. h.**

Meeting Date: 03/21/2016

Re:

SUBJECT:

ADDED ITEM: Letter of support for the SUN Trail Network.

Attachments

Sun Trail

Sample Support Letter

Form Review

Form Started By: Linda Cox Started On: 03/22/2016 03:37 PM

Final Approval Date: 03/22/2016

Florida Greenways & Trails System
Priority Regional Trail Systems Criteria

SUN Trail priority regional paved multi-use trail systems will meet the majority of the following criteria:

There is documentation of a regional alliance that demonstrates broad and persistent community support for the regional trail system

The trail system encompasses multiple counties within the FGTS priority system

The trail system serves as a destination and serves destinations

The trail system supports economic development and tourism

It is demonstrated that the trail system is an off-highway facility enhancing safety for non-motorized uses by the public

It is demonstrated that there is prior and/or future public/private investment or commitment for the trail system

There are committed operations and maintenance entities

The trail system connects to and facilitates use of multimodal transportation opportunities

The readiness status of the trail system is available with definable trail segments and project phasing

The trail system is able to be substantially complete or fully programmed within 5 years

Ms. Christine Small, Southeast Regional Coordinator
Florida Office of Greenways and Trails
Division of Recreation and Parks
Florida Department of Environmental Protection

SUN Trail support letter from Nonprofits

To the Florida Greenways and Trails Council:

On behalf of the City of Fort Pierce, it is my pleasure to submit this letter in support of the East Coast Greenway Southeast Region selection as a six-county Shared-Use Nonmotorized (SUN) Trail, which was authorized by 2014 Trail Legislation: 335.065(4), FS. The City of Fort Pierce is within this region which encompasses Indian River, St. Lucie, Martin, Palm Beach, Broward and Miami-Dade counties. This letter is in pursuant to our review of the Potential Framework for Funding Selection found in the SUN Trail Overview - 11.4.15 guidance.

The City of Fort Pierce, in support of St. Lucie County, is committed to advancing safe, efficient, affordable and socially equitable transportation in our community and the surrounding regions to promote health, job, recreation and tourism benefits. Through the establishment of Comprehensive Plan goals, objectives, and policies, active collaboration with St. Lucie County, and promotion with recreational investment, the City of Fort Pierce has been, and continues to be active in promoting these endeavors, while furthering the East Coast Greenway initiative. The success of these undertakings is pivotal for economic development and the promotion of quality of life for our residents and visitors alike. The promotion of multi-modal transportation and recreation provide enhancements to lifestyle, and expansion of sustainable amenities and transportation enhancements.

The City of Fort Pierce is committed to these significant efforts to satisfy the criteria for eligibility and honor of regional SUN Trail funding for the East Coast Greenway Southeast Region. We remain dedicated to our working group, comprised of government agencies and other nonprofits, which will continue to collaborate to achieve program-readiness for the entire six-county system by 2020. Thank you very much for this opportunity to express support for, and the desire to promote this endeavor.

Please advise how we can further assist with this nomination.

Sincerely,

City Commission Regular Meeting **Agenda Item # 13. i.**

Meeting Date: 03/21/2016

Re: Employment Agreement for James M. Messer

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

MOVED FROM CONSENT. Approval of Employment Agreement with James M. Messer for full time legal services as the City Attorney for the City of Fort Pierce.

SUMMARY:

On December 7, 2015, the City Commission approved a professional services agreement with Colin Baenziger & Associates for the purpose of selecting and hiring a professional in-house City Attorney for the City of Fort Pierce. On March 10, 2016, the five final candidates recommended by Colin Baenziger & Associates were interviewed, both individually by each member of the City Commission and collectively as a group at a Special City Commission meeting. James M. Messer was selected and staff negotiated the terms of the attached contract.

RECOMMENDATION:

Staff recommends the approval of the Employment Agreement

ALTERNATIVES:

Staff will proceed as directed by the City Commission

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Robert V. Schwerer, City Attorney

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

Funds are available in the City Attorney's budget.

Attachments

City Attorney Contract signed by Mr. Messer

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/16/2016 05:09 PM
City Manager	Nick Mimms	03/16/2016 05:09 PM

Form Started By: Jennifer Robinson Started On: 03/16/2016 02:25 PM

Final Approval Date: 03/16/2016

CITY OF FORT PIERCE, FLORIDA

JAMES M. MESSER
CITY ATTORNEY

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT is made and entered into this _____ day of April, 2016, with an effective date of April 25, 2016, by and between the **CITY OF FORT PIERCE, FLORIDA**, a municipal corporation, hereafter referred as to "**CITY**" and **JAMES M. MESSER,** hereafter referred to as "**MESSER**".

WHEREAS, **CITY** desires to secure the legal representation of **MESSER** as City Attorney for a minimum of three (3) years from the Effective Date of this agreement and **MESSER** desires to accept such position; and

WHEREAS, CITY and **MESSER** intend by this Agreement to provide certain benefits and establish certain conditions of employment to which **MESSER** has agreed.

NOW, THEREFORE, in consideration of the material advantages occurring to the parties and the mutual covenants contained herein, **CITY** and **MESSER** agree with each other as follows:

1. <u>Employment</u>.

CITY employs **MESSER** to perform the duties of City Attorney as specified in the City Charter**. MESSER** will render full time legal services to **CITY** in the capacity of City Attorney of the **CITY** for the initial term of three (3) years, commencing April 25, 2016 (the "Effective Date"), through April 24, 2019. In the event written notice of termination or notice of non-renewal of this Agreement is not given by either party to the other party ninety (90) days prior to the expiration of the term as hereinabove provided, this Agreement shall automatically renew and continue thereafter on a year-to-year basis. **MESSER** agrees to report for work, and the duties and employment of **MESSER** as City Attorney shall commence the Effective Date. In the event the Agreement is not renewed all compensation, benefits, and requirements of this Agreement shall remain in effect until the expiration of the term unless sooner terminated or **MESSER** resigns.

MESSER shall devote all of his time, attention, knowledge and skill, solely and exclusively to the legal interests of the City of Fort Pierce. **MESSER** warrants and agrees to maintain his Florida license to practice law in good standing without limitation throughout the term of this Agreement. **MESSER** will at all times faithfully, industriously, and diligently perform to the best of his ability all duties that may be required of him by virtue of his position as City Attorney, including, but not limited to, the performance of all duties set forth in the City Charter, Florida Statutes, City Ordinances, and Resolutions, and to perform other legally permissible and proper duties and functions to the reasonable satisfaction of the City Commission. Should **MESSER** no longer be in good standing with the Florida Bar or authorized to practice law in Florida, this contract will terminate immediately for cause. In the event **MESSER** makes formal application for full-time employment elsewhere while serving as City Attorney, he shall be required to provide written notice to the City Commission simultaneously with such application or submittal.

2. Compensation.

In consideration for these services as City Attorney, **CITY** agrees to pay **MESSER** an annual base salary of **ONE HUNDRED AND SIXTY FIVE THOUSAND DOLLARS ($165,000.00)** per annum, payable in bi-weekly installments, or such higher figure as may be negotiated after a mandatory six-month evaluation of **MESSER's** performance by the City Commission. Base annual salary adjustments, including cost of living increases, for each subsequent year during the term of this Agreement shall be negotiated between the parties on an annual basis.

The **CITY** agrees that it will not, at any time during the term of this Agreement, reduce **MESSER's** base salary or other financial benefits in a greater percentage than an applicable across the board reduction for all employees of the **CITY**.

3. Performance Evaluations.

The City Commission shall, upon the expiration of six (6) months of the Effective Date of this Agreement, and on an annual basis thereafter, evaluate **MESSER's** performance as City Attorney. Annual performance evaluations shall occur during the

calendar month of June of each year following the first year of employment, and the matter of the performance evaluation shall be agendaed by the City Attorney to be discussed by the City Commission in June of each year of this Agreement. These performance reviews shall consider continuing City Commission objectives and responsibilities as well as achievement of key specific objectives as mutually agreed upon by City Commission and **MESSER**.

Should it be determined that **MESSER** was successful in his overall performance, and if the Commission, in its sole discretion, determines that the fiscal condition of the **CITY** is sufficient, the City Commission will consider **MESSER's** compensation and benefits, and endeavor to maintain them at a level commensurate with his peers in the profession in similarly situated Florida cities and the rate of general inflation in the economy.

4. Benefits.

In addition to annual compensation specified above, the **CITY** agrees to provide **MESSER** with the following benefits:

(a) **MESSER** shall be entitled to receive the same vacation, sick leave, and holiday time as defined in the City of Fort Pierce Personnel Rules and Regulations, including provisions governing accrual and payment thereof on termination of employment.

(b) Lease or car allowance at $350.00 per month, or such other rate agreed upon by the City Commission.

(c) **CITY** agrees to budget and pay for licensing fees or charges that are required of attorneys to practice law in the State of Florida and professional dues, required CLE seminars, and subscriptions necessary for **MESSER's** continuation and participation in national, regional, state, and local associations, and organizations necessary and desirable for **MESSER's** continued professional participation, growth, and advancement, and for the good of the **CITY**.

(d) Comprehensive health and major medical insurance equal to that which is provided to other City employees.

(e) Retirement benefits as provided to City Employees; provided, however, if

MESSER elects not to participate as a member under the **CITY's** retirement plan, the **CITY** shall contribute a sum to his current plan (or other plan designed by **MESSER**) equal to the same percentage contribution, up to the maximum allowed by law, as the **CITY** would have contributed to **MESSER's** retirement under the **CITY's** plan.

5. **Relocation Expenses.**

The **CITY** will pay **MESSER** an amount not to exceed $3,000.00 for the expenses of moving **MESSER, MESSER's** family, and **MESSER's** personal property from **MESSER's** current residence to the **CITY**, including packing, moving, truck rental, storage costs, unpacking, and insurance charges, and miscellaneous charges incurred or expended by him in effecting this move.

6. **Termination.**

At all times during the term of this Agreement, **MESSER** shall be deemed an employee-at-will, and may be terminated at any time, with or without cause. For purposes of this Agreement, termination shall occur upon the happening of any of the following events:

(a) A majority vote of the entire City Commission at a duly authorized public meeting, with or without cause, at the sole discretion of the City Commission.

(b) If the **CITY**, its citizens, or legislature amends any provision of the Charter or Code substantially changing the form of government directly pertaining to the role, powers, duties, authority and responsibilities of **MESSER** as City Attorney, **MESSER** shall have the right to declare that such amendments constitute termination; or

(c) If **MESSER** resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.

7. **Severance**.

Except as provided in this Agreement, severance will be paid to **MESSER** when employment is terminated as defined in Paragraph 6 above. Upon termination, all rights,

duties and obligations of both parties shall cease except that the **CITY** shall continue to pay **MESSER** his then annual base salary for Ninety (90) consecutive days thereafter, and the **CITY** shall also maintain **MESSER's** life insurance and major medical insurance coverage paid up and in effect during such period. **MESSER** shall also be compensated for all accrued sick leave and vacation time payable upon termination of employment as provided in the Personnel Rules and Regulations. During any time severance is being paid, **MESSER** shall not be required to perform any duties for the **CITY** or come to the **CITY**.

The severance provisions set forth herein shall not apply and the **CITY** shall not be obligated to pay **MESSER** any severance in the event **MESSER** is terminated for cause. For purposes of this Agreement "For Cause" shall be defined as any of the following actions by **MESSER**:

(a) Conviction of a felony or any misdemeanor involving moral turpitude;

(b) Commission of any act of fraud involving or affecting the **CITY** or the public;

(c) Willful failure to perform the duties of City Attorney, or material breach by **MESSER** of any duties or obligations under this Agreement and failure to cure such failure or breach after receipt of reasonable written notice;

(d) Incompetence or negligence in the performance of official duties;

(e) Violation of the **CITY's** Drug-Free Work Place Policy, including illegal use of drugs, hallucinogens, or other substances regulated by state law;

(f) Violation of Florida's Code of Ethics;

(g) Loss or suspension of license to practice law;

(h) Misconduct as defined by Florida Statute 443.036(29), as amended from time to time; or

(i) Breach of this contract.

8. **Outside Activities**.

The employment provided for by this Agreement shall be **MESSER's** primary

employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to **MESSER** and the community, **MESSER** may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements must neither constitute interference with nor a conflict of interest with **MESSER's** responsibilities under this Agreement. Any outside consulting or business opportunities shall be subject to prior approval by the **CITY**.

9. **Best Efforts of Employee.**

MESSER agrees that he will at all times faithfully, industriously and to the best of his ability, experience and talents, perform all the duties which may be required of and from him pursuant to the express and implicit terms hereof, to the reasonable satisfaction of **CITY**. **MESSER** further agrees that he will continue his education and training so that he will keep up with or exceed education requirements of his position. Such duties shall be rendered at Fort Pierce, St. Lucie County, Florida, and at such other places as **CITY** shall in good faith require, or as the interest, needs or opportunity of **CITY** shall require.

10. **Disability.**

If **MESSER** is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity or health for a period of either eight (8) successive weeks beyond any accrued sick leave, or for twenty (20) working days over a sixty (60) working day period, **CITY** shall have the option to terminate this Agreement, subject to the severance pay requirements of Paragraph 7. However, **MESSER** shall be compensated for any accrued sick leave, vacation, holidays, and other accrued benefits.

11. **Residency**.

MESSER shall, at all times, maintain permanent residency within the City of Fort Pierce, Florida, during his term as City Attorney.

12. **Employee At-Will.**

MESSER is an employee-at-will and works at the pleasure of the **CITY** who may, at

any time and without showing cause, terminate this Employment Agreement.

13. **Liability Claims.**

The **CITY** shall defend and save harmless **MESSER**, but only to the limits of sovereign immunity, against any tort, professional liability claim or demand or other legal claim or action, whether groundless or otherwise, arising out of an alleged act or omission occurring in or arising out of the good faith performance of **MESSER's** duties as City Attorney of the City of Fort Pierce. However, this covenant shall not apply to acts outside the scope of **MESSER's** employment or services or for claims for punitive damages. In the event that the provision of legal representation by the **CITY** may reasonably present a legal conflict of interest, **MESSER** may request independent legal representation at **CITY'S** expense, and the **CITY** may not unreasonably withhold approval of such request. Legal representation provided by the **CITY** for **MESSER** shall extend until a final unappealable determination of the legal action. In the event independent legal representation is provided to **MESSER**, any settlement of any claim against **MESSER** may not be made without prior approval of the **CITY**. The **CITY** will have the authority to compromise and settle any such claim or suit within the scope of **MESSER's** employment and pay the amount of any settlement or judgment rendered thereon. To the maximum extent permitted by law, the **CITY** and **MESSER** shall rely upon the doctrine of sovereign immunity and the provisions of Section 768.28, Florida Statutes, or other applicable law.

14. **Voluntary Resignation**.

In the event **MESSER** voluntarily resigns his position with the **CITY**, **MESSER** shall provide a minimum ninety (90) days written notice unless the parties agree otherwise. Unless such resignation follows a formal offer to accept resignation made by the majority of the entire City Commission as specified in Paragraph 6(c) above, **MESSER** shall not be entitled to nor shall the **CITY** be liable to pay severance if **MESSER** voluntarily resigns.

15. **General Provisions**.

The following general provisions shall govern this Agreement:

(a) This Agreement shall be governed in accordance with the laws of the State of Florida.

(b) Jurisdiction over any dispute arising under this Agreement, and the venue thereof, shall lie in the Circuit Court of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida.

(c) This Agreement shall become effective immediately upon execution, and supersedes and replaces any prior written employment agreement.

(d) This Agreement constitutes the entire agreement and understanding between the parties and contains all of the agreements between them with respect to the subject matter hereof, and supersedes any and all other agreements or contracts, either oral or written, between the parties with respect to the subject matter hereof.

(e) The parties by mutual written agreement may amend any provision of this Agreement during the life of the agreement by document approved and signed with the same formalities as this Agreement. Such amendments will be incorporated and made a part of this Agreement.

(f) The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

(g) This Agreement shall be binding upon and inure to the benefit of the **CITY** and the City Commission, its successors and assigns, and shall be binding upon **MESSER**, his administrators, executors, legatees, heirs, and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on

the day and year first above written.

CITY OF FORT PIERCE, FLORIDA

BY: _____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

EMPLOYEE:

_____ 3/14/2016
James M. Messer

Approved as to Form and Correctness

_____
Robert V. Schwerer, City Attorney