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

CITY COMMISSION AGENDA

Regular Meeting - Monday, April 4, 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 Charles Hendley, Greater Mt. Pleasant Primitive Baptist Church.

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the March 21, 2016 regular meeting.

6. **PROCLAMATIONS**

   a. Guardian ad Litem Month Proclamation being received by H.L. "Vern' Melvin, Florida Guardian ad Litem Program

   b. Fort Pierce Volunteer Month Proclamation being received by Margaret Clark, Big Brothers and Big Sisters of SLC

   c. Fort Pierce Police Department Retirement Proclamations being received by Robert Curry, Diane Daniels, Kathleen Murphy, Mary Jane Rach and Hall Solomon.

7. **LETTERS TO COMMISSION**

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. Approve nomination submission of 2015 Florida Municipal Achievement Awards Program - Environmental Stewardship Award to recognize the City Marina Reconstruction Project.

b. Approve award of the Veterans Memorial Park Alternate bid items to the low bidder, Brothers' Construction, Inc., in an amount not to exceed $384,770.00.

c. Approve grant request award of $10,000 to Restoring the Village Coalition of Youth Activities and Lincoln Park Advisory Committee from the City Commission Discretionary Fund to help cover the costs associated with participation in the National Conference on Preventing Crime in the Black Community 5/25-27 - Miami, Florida.

d. Waive all interest, penalties, and administrative fees in the amount of $1081.10 for Lot Clearing Lien against 3202 Citrus Avenue, Ft. Pierce, FL; Parcel ID No. 2408-805-0021-000-2; owned by Edgar & Nency Perez, 4002 Greenwood Drive, Ft. Pierce, FL leaving a balance of $610.30 payable in 60 days.

e. Waive all interest, penalties, and administrative fees in the amount of $183.44 for Lot Clearing Lien against 3202 Citrus Avenue, Ft. Pierce, FL; Parcel ID No. 2408-805-0021-000-2; owned by Edgar & Nency Perez, 4002 Greenwood Drive, Ft. Pierce, FL leaving a balance of $44.00 payable in 60 days.

f. Approve transfer of $170,000 to contribute to the Golf Course Funding Shortage.

11. **PUBLIC HEARINGS**

a. Public Hearing on an amendment to the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) removing Strategy #5, Replacement of Site Built Housing.

b. Presentation and Public Hearing for the Creation of the City of Fort Pierce's Analysis of Impediments to Fair Housing Report.

c. Ordinance No. 16-011 - Final Budget Amendment of the 2014-2015 Budget. FIRST READING

d. 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). SECOND READING

e. 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). SECOND READING

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). SECOND READING

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). SECOND READING

h. Approve a Minor Plat application submitted by RG Towers to replat land part of the Fort Pierce Plaza plat at 2551 Jenkins Road. Property is zoned C-3, General Commercial. (Parcel ID 2324-500-0004-000-4).

i. Review and approval with conditions an application for Conditional Use with New Construction, submitted by Property Owner, St. Andrew's Episcopal Academy, applicant, Trina Angelone, Head of School, and representatives, Mike Menard and Abraham Chabab, PE, to operate an early learning center for children ages 2-5 (Pre-K) located at 317 S. 2nd Street, Fort Pierce, FL. The property is zoned Office Commercial, C-1 , (Parcel ID 2410-808-0005-000-0).

12. **MISCELLANEOUS REPORTS & REQUESTS**

a. Approval of 2014-15 Final Budget Amendments for Grant Funds: CDBG, SHIP and Grant Administration

b. Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2015, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

13. **CITY COMMISSION**

a. Resolution 16-R11 - Amending the State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP) approved on March 2, 2015 via Resolution #15-R10.

b. Resolution 16-R12 appointing members to the Sunrise Theatre Advisory Board.

c. Submittal of applications for the Historic Preservation Board.

d. Submittal of applications for appointment to the Code Enforcement Board

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**

a. City Manager's Report

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: 04/04/2016

Re: Approval of minutes from the March 21, 2016 regular meeting.

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of minutes from the March 21, 2016 regular meeting.

Attachments

City Commission Minutes 3.21.2016

Form Review

Form Started By: Caleta Scott Started On: 03/30/2016 01:50 PM

Final Approval Date: 03/30/2016

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 21, 2016.

1. CALL TO ORDER - Mayor Hudson called the meeting to order at 6:33 p.m.

2. OPENING PRAYER - Pastor Craig Bridgers of The Crossing Community Church offered the opening prayer.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Commissioner Rufus Alexander; Commissioner Reginald Sessions

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

Commissioner Reginald Sessions arrived at 7:05 p.m.

Commissioner Rufus Alexander arrived at 7:10 p.m.

5. APPROVAL OF MINUTES

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve the minutes from the March 7, 2016 regular meeting and the March 10, 2016 special meeting.

AYE: Commissioner Edward Becht, Commissioner Thomas Perona, Mayor Linda Hudson
Passed

6. **PROCLAMATIONS**

a. Mayor Hudson issued a proclamation recognizing April 2, 2016 as Parent's and Children's Day.

b. Mayor Hudson issued a proclamation recognizing March as St. Lucie County Fire Fighter Appreciation Month.

c. Mayor Hudson issued a proclamation recognizing March 30, 2016 as Welcome Home Vietnam Veterans Day.

d. 28 community members graduated from Fort Pierce Citizen's Academy.

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

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** - There were no comments from the public.

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

Mayor Hudson requested to consider sending a letter to the Governor about the SunTrail at the request of the County.

Mayor Hudson also requested to move item **10i** to a later point in the meeting so that Commissioner Alexander is present.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve the addition and change to the Agenda.

AYE: Commissioner Edward Becht, Commissioner Thomas Perona, Mayor Linda Hudson
Passed

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve the Agenda as amended.

AYE: Commissioner Edward Becht, Commissioner Thomas Perona, Mayor Linda Hudson
Passed

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.

Commissioner Becht pulled item **10f**.

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

AYE: Commissioner Edward Becht, Commissioner Thomas Perona, Mayor Linda Hudson
Passed

As to item **10f**, Commissioner Becht wanted the public to know what programs were being funded.

Libby Woodruff, Urban Redevelopment Manager, read the list of recommended organizations that will divide the $60,000 of Public Service Grant Awards.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Thomas Perona to approve item **10f**.

AYE: Commissioner Edward Becht, Commissioner Thomas Perona, Mayor Linda Hudson
Passed

11. PUBLIC HEARINGS

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

Libby Woodruff, Urban Redevelopment Manager, gave a brief presentation and was available for questions. This plan assists in determining community needs and generating community-wide dialog. In June, community input and surveys will be presented.

Mayor Hudson opened the public hearing.

Seeing no one, Mayor Hudson closed the public hearing.

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

Linda Cox, City Clerk, read the Ordinance, by title only, into the record.

Vennis Gilmore, Planning Analyst, appeared and was available for questions.

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 Thomas Perona to approve item **11b**.

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

Passed

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).

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

Commission discussion included landscaping, petroleum and fire safety concerns.

Mayor Hudson opened the public hearing.

Dennis Murphy, applicant representative, stated that his client will comply with the amended conditions of approval.

Richard Pratt, applicant, addressed concerns of fire safety, odor, job opportunities, and even provided a sample of their finished product.

Dr. Robert Bowen spoke in support.

Bill Nunn inquired if any monies are given to the applicant and wanted clarification into the wages.

Pete Tesch, St. Lucie County Economic Development Council, confirmed there are no incentives from the City, that they will be looking at state and federal tax credits, and that they may be eligible for county incentives for job growth. The minimum wage is $16 - $18 per hour.

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

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve item **11c** with the following amended 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 shall provide in the form of a contract between the property owner and St. Lucie County, the right-of-way necessary to provide for the construction of North 2nd Street in accord with approved plans for construction from Taylor Engineering (dated July 2014).(Approx. 1368 sq. ft.)The property owner agrees, that prior to the issuance of any building permits for a primary portion of the approved Conditional Use, to provide an easement for the location of utilities adjacent to the west side of reconstructed North 2nd Street, said area to provide for a maximum combined width (easement and fee ownership) of 30-feet from the centerline of North 2nd Street, but in no event shall the west line of the easement be located west of the existing chain link fence.

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

Passed

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).

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

Mayor Hudson opened the public hearing.

Mike McCarty, property owners' representative, gave a brief presentation and was available for questions.

Commission discussion included expansion plans, storage capacity and water consumption. All growing will be done inside and the small operation is low impact.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Edward Becht to approve item **11d** with the condition that the applicant installs a bike rack on-site.

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

Passed

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).

Linda Cox, City Clerk, read the Ordinance, by title only, into the record on First Reading.

Jack Andrews, City Engineer, gave a brief presentation on the history of the property and was available for questions.

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Commission discussion included the possibility of abandonment along Indian River Drive, the process for relinquishing interest, use of a quick claim deed and staying out of legal trouble.

Mayor Hudson opened the public hearing.

Dr. Ronald Lyman spoke in opposition.
Linda Nunn spoke in opposition.
Ray Stillwell spoke in opposition.

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

Nick Mimms, City Manager, mentioned that our records indicate that the land was deeded to the City in 1964 as a proposed right of way. Commission discussion included opposing positions, consistency, and being business friendly.

Robert Schwerer, City Attorney, opined that his research does not show the .07 acres as right of way and we can not vouch for it. Further discussion included how the applicant will be impacted and staff having these concerns smoothed out before appearing at the public hearing. Nick Mimms stated that due to future discussions this item does not need to move forward and we should withdraw the ordinance and bring back as Resolution via quit claim deed.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to withdraw the Ordinance and bring back via quit claim deed.

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson
Other: Commissioner Edward Becht (ABSTAIN)
Passed

Commissioner Becht filed form 8B as required.

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).

Linda Cox, City Clerk, read the Ordinance, by title only, into the record on First Reading.

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Dr. Ronald Lyman spoke in opposition.
Ray Stillwell spoke in opposition.
Joe DeBittle, project engineer, stated they are not trying to do anything irregular. The abandonment is only to deal with the setbacks.
Joe Foglia, owner, appeared and was available for questions.
Bill Nunn spoke in opposition.

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

Further Commission and staff discussion included benefits to the City and the Rivers Edge historic district designation not being changed. It is a minimal amount of right of way. Robert Schwerer, City Attorney, recommends that we reserve an easement for the sidewalk.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve item **11f.**

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions, Mayor Linda Hudson
Other: Commissioner Edward Becht (ABSTAIN)

Passed

Commissioner Becht filed form 8B as required.

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).

Linda Cox, City Clerk, read the Ordinance, by title only, into the record on First Reading.

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearnig.

Joe DeBittle, project engineer, appeared and was available for questions.
Linda Nunn spoke in opposition.
Bill Nunn spoke in opposition.
Ray Stillwell offered a suggestion for pedestrian crossing.

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

Commission discussion included the size of the project in comparison to the Renaissance building.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve item **11g** 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.

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

Other: Commissioner Edward Becht (ABSTAIN)

Passed

Commissioner Becht filed form 8B as required.

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).

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Linda Nunn spoke in opposition.
Nick Mimms, City Manager, stated that some Ordinances, including the bulkhead Ordinance, are outdated and they need to be updated from time to time.
Jack Andrews, City Engineer, discussed the history of the old bulkhead Ordinance.
Joe DeBittle, project engineer, stated that he hopes the public will be happy with 10 additional

parking spaces and a kayak launch.
Joe Foglia, owner, stated that the $50M+ development will be an investment in the community.
Bill Nunn spoke in opposition.
Harold Hortzburg spoke in opposition.

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

Commission discussion included traffic impacts, Department of Environmental Protection authority, and modifying the antiquated Ordinance as a condition of approval.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve item **11h** 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.

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

Other: Commissioner Edward Becht (ABSTAIN)

Passed

Commissioner Becht filed form 8B as required.

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).

Linda Cox, City Clerk, read the Ordinance, by title only, into the record on First Reading.

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

Lee Dobbins, applicant representative, gave a brief presentation and was available for questions. They are okay with conditions as presented.

Tammy Everly, citizen, mentioned a lack of buffer and would like a 10ft fence.

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item **11i** with staff conditions.

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

Passed

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)

Linda Cox, read the Ordinance, by title only, into the record on First Reading.

Clarissa Davis, Planner, gave a brief presentation and was available for questions.

Mayor Hudson opened the public hearing.

David Cleveland, applicant, appeared and was available for questions.

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

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

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

Passed

12. MISCELLANEOUS REPORTS & REQUESTS

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

Johnna Morris, Finance Director, reported that all funds with the exception of the golf course have positive net unrestricted resources.

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

Chief Diane Hobley-Burney gave a presentation on the State of Affairs on the Police Department. She provided a Gangs Action Plan Report and a Community Policing Action Plan Report. Other concerns include officer salaries and benefits, the effect of population growth via annexation has on service calls, and poor equipment. She highlighted changes that should prove to improve the level of service from the Police Department for the citizens of Fort Pierce.

Commission discussion included recognizing the impact of the community outreach, determining where the funds will come from to fund requests and the application for and utilization of grant funds.

13. CITY COMMISSION

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

Linda Cox, City Clerk, read the Resolution, by title only, into the record.

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

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

Passed

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

Linda Cox, City Clerk, read the Resolution, by title only, into the record.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13b**.

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

Passed

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

Linda Cox, City Clerk, read the Resolution, by title only, into the record.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13c**.

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

Passed

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

Linda Cox, City Clerk, read the Resolution, by title only, into the record.

Commission discussion included removing the criterion that appointees must 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.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13d** as amended.

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

Passed

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

Linda Cox, City Clerk, read the Resolution, by title only, into the record.

Commission discussion included clarification and request for legal opinion on the eligibility of Mazella Smith to serve on the board based on a previous settlement agreement with the City.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13e**.

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

NAY: Commissioner Thomas Perona
Passed

f. Submittal Of Applications for positions on the Sunrise Theatre Advisory Board. - This item will come back in the form of a Resolution.

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.

The Commission reached a consensus to issue a letter of support.

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

The Commission reached a consensus to draft letter of support.

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.

Nicholas Mimms, City Manager, stated that Mr. Messer is very excited to join the City of Fort Pierce. He has signed the employment agreement which has an effective date of April 25, 2016.

Motion was made by Commissioner Edward Becht, seconded by Commissioner Rufus Alexander to approve item **13i**.

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

14. COMMENTS FROM THE PUBLIC

Rick Reed

15. COMMENTS FROM THE CITY MANAGER - No comments from the City Manager.

16. COMMENTS FROM THE COMMISSION - No comments from the City Commission.

17. ADJOURNMENT - There being no further business, Mayor Hudson declared the meeting adjourned at 11:42 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 04/04/2016

Re: Guardian ad Litem Month Proclamation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Guardian ad Litem Month Proclamation being received by H.L. "Vern' Melvin, Florida Guardian ad Litem Program

Attachments

Guardian ad Litem Month

Form Review

Form Started By: Caleta Scott Started On: 03/25/2016 11:38 AM

Final Approval Date: 03/25/2016

WHEREAS, the Guardian ad Litem Program speaks for the best interests of abused, abandoned and neglected children who are involved in the court system; and

WHEREAS, volunteers not only advocate for a child's best interest, but also serve as educational advocates and mentors; and

WHEREAS, currently, more than 500 children in our community are victims who have endured abuse and are in need of a Guardian ad Litem to speak for their best interest; and

WHEREAS, members of the Fort Pierce community are encouraged to join together throughout the month of April to raise awareness for those children who have fallen victim to abuse, neglect and abandonment; and

WHEREAS, the Guardian ad Litem Program allows individuals to join hands with government in order to give a voice to innocent children who are suffering through no fault of their own.

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

Guardian ad Litem Month

and urge all citizens to give of their time to make a difference in the lives of our most vulnerable children by volunteering with the Guardian ad Litem Program.

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 4th day of April, 2016.

_____

MAYOR COMMISSIONER

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

Meeting Date: 04/04/2016

Re: Fort Pierce Volunteer Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Fort Pierce Volunteer Month Proclamation being received by Margaret Clark, Big Brothers and Big Sisters of SLC

Attachments

Fort Pierce Volunteer Month

Form Review

Form Started By: Caleta Scott Started On: 02/23/2016 02:23 PM

Final Approval Date: 02/23/2016

WHEREAS, volunteerism strengthens communities, improves social problems, and enhances the overall quality of life for all citizens; and

WHEREAS, volunteering changes the lives of volunteers in a positive way, increasing self-confidence, self-esteem and physical wellbeing; offering the chance to meet new friends and associates; and providing opportunities to learn new skills and abilities; and

WHEREAS, volunteerism is proven to have a positive influence on businesses that are socially responsible, increasing employee moral; loyalty and teamwork; and building goodwill toward the company; and

WHEREAS, nonprofits, charities, community and faith-based groups, schools and national service programs in Fort Pierce have joined together with state and local governments in celebration and praise of volunteers who have given tirelessly and selflessly to the service of others.

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

"Fort Pierce Volunteer Month"

and call upon all citizens to promote the spirit of volunteerism, and to observe the month with the appropriate activities and programs.

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 4th day of April, 2016.

_____

MAYOR / COMMISSIONER

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

Meeting Date: 04/04/2016

Re: Fort Pierce Police Department Retirement Proclamations

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Fort Pierce Police Department Retirement Proclamations being received by Robert Curry, Diane Daniels, Kathleen Murphy, Mary Jane Rach and Hall Solomon.

Attachments

Robert Curry Retirement
Hall Solomon
Mary Jane Rach
Diane Daniels Retirement
Kathleen Murphy Retirement

Form Review

Form Started By: Caleta Scott Started On: 03/25/2016 04:30 PM
Final Approval Date: 03/25/2016

WHEREAS, Officer Robert Curry began his career on December 11, 1988, as a Certified Police Officer with the Fort Pierce Police Department, he was promoted to the rank of Sergeant of Police on May 8, 2006 and then, promoted to Lieutenant of Police on October 28, 2012; and

WHEREAS, Officer Curry was deeply devoted and committed to his responsibilities as a member of the Fort Pierce Police Department; and

WHEREAS, During his term of service, Officer Curry received several prestigious awards, including:

- Officer of the Quarter in 1993
- Citizens' Academy, Certificate of Appreciation in 1996
- Exceptional Duty Award in 1998
- Service Award in 2002
- Master Police Officer in 2003
- Life Saving Citation in 2004

WHEREAS, Officer Curry was an instructor for the police department in various areas including Certified Laser/Radar Instructor, Certified Range Officer, Certified Traffic and Homicide Officer, CPR First Aid Instructor and Field Training Officer; and

WHEREAS, Officer Curry, throughout his career, received numerous awards and commendation letters for the professional manner in which he has handled his assignments; and

WHEREAS, Officer Curry elected to retire on September 19, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of

OFFICER ROBERT CURRY

on retirement from the Fort Pierce Police Department for his outstanding 27 years of dedicated service to the City of Fort Pierce.

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 4th day of April, 2016.

MAYOR COMMISSIONER

WHEREAS, Officer Hall Solomon began his career on September 19, 1999, as a Certified Police Officer with the Fort Pierce Police Department. He was also appointed Recruiting Officer from March 2001 – February 2004; and

WHEREAS, Officer Solomon was deeply devoted and committed to his responsibilities as a Police Officer for the Fort Pierce Police Department. He dedicated time as the coordinator for the Law Enforcement Torch Run benefitting Special Olympics for several years; and

WHEREAS, During his term of service, Officer Solomon received several prestigious awards, including:

- Certificate of Merit in 2nd quarter of 2000
- Exceptional Duty Award in 2005
- Master Police Officer in 2010
- Exceptional Unit Award in 2011

WHEREAS, Officer Solomon served the citizens of Fort Pierce for over 16 years with honor and selfless commitment toward Protecting Our Community making Fort Pierce a safer place for our citizens; and

WHEREAS, Officer Solomon has, throughout his career, received numerous awards and commendation letters for the professional and compassionate manner in which he has handled his assignments; and

WHEREAS, Officer Solomon elected to retire on July 28, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of

OFFICER HALL SOLOMON

on retirement from the Fort Pierce Police Department for his outstanding 16 years and seven (7) months of dedicated service to the City of Fort Pierce.

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 4th day of April, 2016.

MAYOR / COMMISSIONER

WHEREAS, Mary Jane Rach began her career with the Fort Pierce Police Department as a Records Clerk on January 18, 1988, she was promoted to Duty Officer on January 10, 1990 and the position was reclassified to Police Aide on October 1, 1998. The position title was changed to Community Service Aide on February 2, 2004; and

WHEREAS, Mary Jane Rach was awarded the Exceptional Civilian Service Award in December, 2001 for going beyond her duties as Community Service Aide by consistently processing crimes for fingerprints and submitting collected latent prints; and

WHEREAS, Mary Jane Rach and the records staff received a certificate on April 2009 for demonstrating an outstanding level in working together in maintaining the high standards of the Records Division. As well as, adjusting her schedule to provide coverage for the duty station during a time when the division lost three (3) positions; and

WHEREAS, Mary Jane Rach was deeply devoted and committed to her responsibilities as the Community Service Aide of the Fort Pierce Police Department. For many years she coordinated the Christmas decorations for the Main Police Station and Willie B. Ellis Substation; and

WHEREAS, Mary Jane Rach has throughout her career, received numerous commendation letters for the professional and compassionate manner in which she has handled her assignments; and

WHEREAS, Mary Jane Rach elected to retire on June 25, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of

MARY JANE RACH

on retirement from the Fort Pierce Police Department for her outstanding 25 years and five (5) months of dedicated service to the City of Fort Pierce.

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 4th day of April, 2016.

MAYOR / COMMISSIONER

WHEREAS, Diane Daniels began her career with the Fort Pierce Police Department as a Community Service Aide on March 10, 2008; and

WHEREAS, Daniel Daniels has been employed with the Fort Pierce Police Department for seven (7) years; and

WHEREAS, Diane Daniels was deeply devoted and committed to her responsibilities as the Community Service Aide of the Fort Pierce Police Department; and

WHEREAS, Diane Daniels was awarded the Exceptional Civilian Service Award in August, 2010 for her exceptional accomplishments and outstanding job performance; and

WHEREAS, Diane Daniels, throughout her career, received numerous commendation letters for the professional manner in which she has handled her assignments; and

WHEREAS, Diane Daniels elected to retire on September 12, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of

DIANE DANIELS

on retirement from the Fort Pierce Police Department for her outstanding seven (7) years of dedicated service to the City of Fort Pierce.

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 4th day of April, 2016.

MAYOR / COMMISSIONER

WHEREAS, Officer Kathleen Murphy began her career on September 18, 1990, as a Duty officer and then on May 11, 1997, Officer Murphy became a full-time Certified Police Officer with the Fort Pierce Police Department; and

WHEREAS, Officer Murphy was deeply devoted and committed to her responsibilities as a member of the Fort Pierce Police Department, serving in the Criminal Investigations Unit and the Field Training Officer Unit; and

WHEREAS, Officer Murphy's strong commitment to community involvement is demonstrated notably by giving of her personal time to assist in the grand opening of the new Police Athletic League (P.A.L.) headquarters and serving as the groups secretary, coaching girls track and providing security at P.A.L. events; and

WHEREAS, During her term of service, Officer Murphy received several prestigious awards, including:

- Officer of the Quarter in 2000
- Officer of the Year Nomination in 2000
- Exceptional Duty Award in 2001
- Exceptional Unit Award(s) in 2008, 2013 and 2014

WHEREAS, Officer Murphy, throughout her career, received numerous awards and commendation letters for the professional manner in which she has handled her assignments; and

WHEREAS, Officer Murphy served the citizens of Fort Pierce for 25 years with honor and selfless commitment toward Protecting Our Community making Fort Pierce a safer place for our citizens; and

WHEREAS, Officer Murphy elected to retire on September 19, 2015.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby issue this proclamation in honor of

OFFICER KATHLEEN MURPHY

on retirement from the Fort Pierce Police Department for her outstanding 25 years of dedicated service to the City of Fort Pierce.

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 4th day of April, 2016.

MAYOR COMMISSIONER

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

Meeting Date: 04/04/2016

Re: Environmental Stewardship Award

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approve nomination submission of 2015 Florida Municipal Achievement Awards Program - Environmental Stewardship Award to recognize the City Marina Reconstruction Project.

SUMMARY:

Mayor Linda Hudson prepared the attached nomination submittal to the Florida League of Cities seeking recognition and award for the Fort Pierce City Marina reconstruction project.

RECOMMENDATION:

Approve Nomination

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Nicholas Mimms, City Manager
Jack Andrews, City Engineer
Dean Kubitschek, Marina Manager

COORDINATED WITH:

Linda Hudson, Mayor

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

No fiscal impact.

Attachments

Cover Letter
Summary
Narrative
Award Backup
Nomination

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/29/2016 01:46 PM

Form Started By: Linda Cox
Started On: 03/24/2016 04:03 PM
Final Approval Date: 03/29/2016

CITY OF FORT PIERCE
Florida

Office of the Mayor and City Commission
City Hall, 100 North US 1
P.O. Box 1480 Fort Pierce, FL 34954-1480
(772) 467-3065 • www.CityOfFortPierce.com

April 5, 2016

Florida League of Cities
Ms. Sharon G. Berrian
P.O. Box 1757
Tallahassee, FL 32302-1757

Attention: Florida Municipal Achievement Awards, Environmental Stewardship Award

Dear Judges:

The City of Fort Pierce is pleased and proud to submit this application for the Florida League of Cities Environmental Stewardship Award for 2016 and wholly supports and recommends this project for consideration.

Fort Pierce is located on Florida's Atlantic Coast; the city marina is located on the Indian River Lagoon, the most biodiverse estuary in the United States. When the 2004 Hurricanes of Frances and Jeanne destroyed our city marina, the city embarked on restoring the marina. In addition to restoration, the city wanted to protect the marina and the waterfront from future storm damage. In the process of planning this project with its federal and state partners, the city saw an opportunity to enhance the natural habitats of the diverse ecosystems in the Indian River Lagoon. In 2013, the marina and waterfront protection systems, and the natural habitat enhancements were complete. By 2015, the marina replaced the destroyed docks and added additional docks. Additional amenities have been or are in the process of being added: a web cam to view real time conditions, WI-FI access for boaters and dinghy docks for transient boaters to visit the historic Downtown Fort Pierce shops, entertainment and festivals.

The island ecosystem has proven to be exactly what was anticipated and more. The islands are now fish and oyster hatcheries and the island vegetation attracts birds. Sea grass and other vegetation are creating a lush habitat for all types of marine life. As intended, the islands, because of their specific construction, are cleaning the waters of the Indian River Lagoon. Recently, the city, along with partner agencies, built the

Melody Lane Fishing Pier south of the island protection system for anglers to take advantage of the increased fish stock.

The Indian River Lagoon is a precious resource that, of late, has been compromised by the influx of fresh water, water runoff from canals and septic seepage. Our city marina restoration and protection project is not only protecting our waterfront but also the critical natural balance in the Indian River Lagoon.

Sincerely,

Linda Hudson
Mayor

Environmental Stewardship Award Summary

The Fort Pierce City Marina

When the City of Fort Pierce Marina was destroyed by back-to-back twin hurricanes of Frances and Jeanne in 2004, the city embarked on a ten-year project to build a protection system of islands that would safeguard the waterfront and marina against future storms, create habitats for sea life and birds and provide water-cleaning ecosystems. The islands are situated close to the downtown waterfront in the biologically diverse and fragile Indian River Lagoon. Mangrove and coastal dune vegetation was planted to stabilize the islands and provide habitat; oyster shells and lime rock at the lower elevations promote oyster beds and other essential fish habitats. A pilot project of the State of Florida requiring two years of monitoring after completion, the project was engineered and permitted under a variety of federal and state agencies. The project is successful, innovative and can be adapted to other waterfront locations.

Environmental Stewardship Award Narrative

The Fort Pierce City Marina

The 2004 back-to-back Hurricanes Frances and Jeanne destroyed 140 slips at the City Marina in Fort Pierce, causing millions in damages to the Marina alone. The twin hurricanes destroyed 150 public slips, 69 vessels and damaged 27 boats for a total of $15.5 million in damages. An additional $15 million was lost in public infrastructure, with an annual revenue loss of $8.5 million for St. Lucie County and $1.5 million lost revenue for the City of Fort Pierce.

Situated on the Indian River near the Fort Pierce Inlet on Florida's east coast, the destruction prompted the city to set about planning for marina restoration that could withstand another hurricane. The city wanted to protect the marina and vessels from future hurricane devastation, but also saw a need to protect the waterfront. The Federal Emergency Management Agency (FEMA) insisted that FEMA funds could be used only if the city developed a system for future hurricane protection. In addition, the city wanted to protect the Indian River Lagoon, Florida's most biologically diverse estuary, and because of freshwater runoff from canals and Lake Okeechobee, a fragile and compromised ecosystem.

The city designed a cutting-edge system of man-made islands to protect the marina. Once a scaled model of the system had been pretested in Canada and approved by FEMA, the city then had to convince the Army Corps of Engineers, the Department of Environmental Protection and several environmental groups that the

islands would be beneficial and not harmful to the environment. By 2010, the city had earned everyone's trust to begin the project. Fully funded by FEMA at a cost of more than $18 million, the islands were finished in 2013.

Protecting the Waterfront

FEMA's financial support was based on the plan being feasible, viable, and cost-effective. It also required hazard mitigation, environmental planning, historic preservation and statutory and regulatory compliance. A number of regulatory agencies, as well as stake holders were involved in the planning and implementation, including, but not limited to, the US Army Corps of Engineers (USACE), the Environmental Protection Agency (EPA), FEMA, the Florida Department of Environmental Protection, (FDEP), the Florida Inland Navigation District (FIND), the Florida Department of Transportation (FDOT), St. Lucie County and the City of Fort Pierce. The project's objectives included providing a 100-year storm wave and current protection, reduction of basic currents, minimizing changes in sediment transport patterns, improving access channel navigability, protecting seagrass beds, providing for manatee transit, providing ecological enhancements with structural performance and protecting the city waterfront.

The result was a network of breakwater islands comprised of about 15 acres, but covering a water habitat area of almost 22 acres, that included an oyster habitat, artificial reef, mangroves, coastal dunes, seagrass and juvenile fish and shorebird habitats. The islands consist of foundational high-strength polypropylene, sand-filled geotextile tubes. On top of the tubes is a layer of high density, flexible, UV stabilized

polypropylene specially constructed rock-filled mattresses; the top layer is armor stone that allows for plantings of mangroves and other coastal dune vegetation to stabilize the islands and attract birds. The 10.5 acre Tern Island, the largest island with cross groin features for stability and sand fill, is 1,500 feet long and 300 feet wide.

The project took six years to engineer and permit at a final construction cost of $18 million. Established as a pilot, one-of-a-kind project, the islands include 80,000 plants, 93,518 tons of rock, 100,000 cubic yards of sand and 2,580 tons of oyster cultch. The islands include 1.26 acres of oyster habitat, 6.27 acres of artificial reef, 1.55 acres of mangrove, 4.55 acres of coastal dune habitat and 8.12 acres of seagrass.

The islands sit about 700 feet off shore, provide critical storm surge protection and serve as a sanctuary for juvenile fish. Mangroves and oyster shells attract birds, oyster larvae, fish, and other marine life.

Constructing the Islands

The process of constructing the islands presented many challenges. Strong tidal currents exist, with dynamic flood shoaling. Existing seagrass needed to be protected. In addition to prior and concurrent extensive off-site mitigation, extensive monitoring was required of the islands' performance and maintenance as well as monitoring of habitats. Because of the significance of the surrounding shallow water habitat, the entire construction project followed stringent regulations. To further protect the fragile ecosystem, all construction was executed from shallow-draft barges to provide ample clearance from the bottom without damaging the local substrata. Contractors

incorporated numerous eco-friendly measures to further protect the threatened and endangered species that call the Indian River Lagoon home. In addition, the City deeded 26 acres (adjacent to the Inlet State Park) of pristine seagrass beds, tidal flats and submerged mangrove habitat to the State.

The Results

Two years of monitoring was required from the date of completion in May of 2013. The islands are exceeding expectations in providing a habitat for juvenile fish and other sea life. The island vegetation has done its job in attracting a variety of birds. The islands are cleaning the waters of the Indian River Lagoon, while increasing oysters, mangroves and seagrass.

Following the waterfront protection and environmental enhancements, the City of Fort Pierce added dockage almost doubling the number of boat slips. Amenities were added, including free WI-FI and Web cameras that show real time weather conditions at the waterfront. Fueling is available 20 hours a day, 7 days a week. The Marina is 16 nautical miles to the Gulf Stream, 82 nautical miles to the Bahamas and 2.5 nautical miles to the best all weather inlet on Florida's east coast. Walkable amenities include the award-winning Saturday Farmers Market, the Sunrise Theatre for the Performing Arts, the Manatee Observation and Education Center, and a variety of restaurants in Historic Downtown Fort Pierce.

Conclusion

The City of Fort Pierce has designed an innovative project that protects the marina and the waterfront, and at the same time creates natural habitats to enhance the integrity and biodiversity of the Indian River Lagoon. The islands positively impact the Indian River Lagoon by cleaning its waters, increasing sea and plant life and providing a natural attraction for bird life. The island configuration is unique in waterfront protection and protecting the Lagoon's ecosystem. With adjustments for local weather and water conditions, the island system concept can be reconfigured to protect other waterfronts throughout the world. This one-of-a–kind project has won several technical awards, and the Marina has won Florida Main Street's Honor award for outstanding public improvement. Will the protection work against the next 100 year storm event? We can wait 90 years for the test.

2013 SHALLOW WATER ISSUE

FLORIDA SPORT FISHING

JOURNAL FOR THE A ER

CROAKER SAVE THE DAY

SARASOTA SPRING SLAM

FISHING DOCK LIGHTS

HIDDEN COAST SECRETS

GULF COAST COBIA KILLER p.24

SEEING TRIPLE

+ LOW VOLTAGE NIGHTMARE | RIVER MONSTERS EXIST | AFT SCENTS REALLY WORK | EQUAL BIG RESULTS

H.APRIL.2013

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ALUMINUM TOWERS • GAFFS • CHUM • **MODERN MARINA** • ENCLOSURES • BRAIDED FISHING LINE...

MADE IN FLORIDA SERIES

PHOTOGRAPHY: ISTOCK.COM / NODEROG

MISSION OBJECTIVE: INVESTIGATE & REVEAL

TARGET ACQUISITION

Modern Marina

Anglers and boaters rarely consider the tremendous effort required to design and manufacture the countless components and accessories that enhance our on-the-water experiences. Skilled craftsmen design and assemble many of these essentials right here in Florida. We wanted to learn more about these companies and we are confident that you, too, will be fascinated with what we uncover.

[STAFF REPORT]

After years of planning, construction crews could finally get to work.

It is no secret that Florida is a boater's paradise that attracts visitors from all over the world. With thousands of miles of navigable inshore waters leading to expansive open oceans, Florida really is the best place to enjoy the outdoors. While the natural surroundings are impressive, they aren't invincible and are susceptible to habitat degradation and pollution from numerous sources. Thankfully, many enjoy the water with an underlying goal of helping promote the conservation and stewardship of critical inshore habitats.

Nestled along one of Florida's most biologically diverse estuarine systems, the Sunrise City is home to the world famous Indian River Lagoon. Spanning approximately 156 miles from Ponce Inlet to Jupiter Inlet, the IRL system is a shallow body of water that provides ideal habitat for a variety of highly desirable species that drive critical tourism dollars to the state. While offshore waters provide exciting opportunities with sailfish, dolphin, grouper and more, the inshore waters are heralded as some of the best for encountering jumbo seatrout. In fact, the state record seatrout—17 lb. 7 oz.—was pulled from the fertile shallows of the Indian River.

Only a short distance from the Inlet State Park, Fort Pierce City Marina provides a quiet, safe and friendly atmosphere with ample amenities for both transient and resident boaters. Owned by the City of Fort Pierce and established in 1938, this deep-rooted marina sits along the historic downtown riverfront and is an important symbol for the city, and for the state.

Unfortunately, the marina sustained serious damage during the 2004 tropical storm season when Hurricanes Frances and Jeanne destroyed 140 slips at the marina. Restoring the iconic facility and estimated $15 million in damage wasn't going to be as easy as simply driving new pilings, nor was that the plan. The goal of the newly designed Marina was to build a safe harborage that provides adequate protection from future storms, while simultaneously promoting the well being of the fragile surrounding ecosystem. The renovation would serve as a pilot project for the State of Florida, with two years of monitoring required after completion to deem the project a success.

After the storms passed, damaged boats and docks were removed while plans for construction of a new marina were already in the works. However, it wasn't until 2005 when plans were developed to create a series of man-made islands in front of the marina to provide much needed protection from future storms. In addition, the new marina would feature two dock complexes. Once complete, the southern dock will contain 98 slips while the northern dock will contain 39 slips. The

> **Because of the significance of the surrounding shallow water habitat, the entire construction project would have to follow stringent regulations.**

Slowly but surely, the islands began to take shape.

PHOTOGRAPHY: STEVE IRWIN / ISLAND MARINE ELECTRONICS (2)

“To further protect the frail ecosystem, all construction would be executed from shallow-draft barges that provide ample clearance from the bottom...

outer harbor entrance will also be moved from the south to the northern portion of the harbor to improve public access and navigation. Because of the significance of the surrounding shallow water habitat, the entire construction project would have to follow stringent regulations.

Before a single stone could be moved, city officials had to go through a lengthy permit process from the EPA, Marine Corps of Engineers, NMFS and U.S. Fish & Wildlife. Construction crews also needed Clean Water Act permits for the project, which require crews to utilize techniques that minimize sediment turbidity in an effort to limit adverse impacts on the area's water quality. To further protect the frail ecosystem, all construction would be executed from shallow-draft barges that provide ample clearance from the bottom without damaging the lcoal substrate.

▲ Marine construction crews meticulously placed each bucket of sediment.

◀ Near completion, the breakwaters will also provide essential habitat.

It wasn't until 2009 when the design of a breakwater featuring 12 man-made islands and one peninsular structure was approved by the Department of Environmental Protection, but city officials still needed approval from the Army Corps of Engineers. One of the major setbacks was making sure the area's essential seagrass beds weren't disrupted. Almost 7 years from the storm's damage to the area, the Army Corps of Engineers finally announced approval and since, construction crews have been working full time. While a tremendous amount of progress has been made, this isn't like any other marina project in the country. Expert contractors needed to incorporate

▲ A major change to the area's seascape is clearly in the works.

numerous eco-friendly measures to further protect the threatened and endangered species that call the Indian River home.

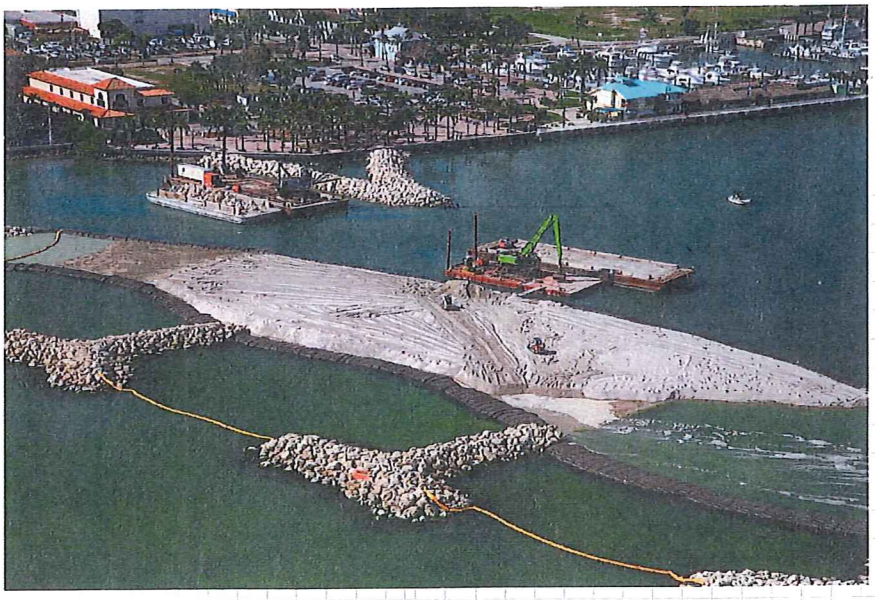
The finalized plans called for a 10.51-acre island, surrounded by 12 freeform breakwater islands. Constructed with sand filled Geotubes, the largest island is also anchored by T-groins and rock-filled marine mattress units. Furthermore, native vegetation was added to increase habitat diversity. While the main island features sand filled Geotubes, the smaller islands were covered with natural limestone to provide even greater storm protection. It's also important to note that construction crews utilized natural sediment with the same characteristics of the local sediment in an effort to promote growth and limit future erosion.

Hoping to enhance seagrass communities, bird stakes were added to the area to encourage roosting of wading birds and waterfowl, which add natural fertilizer for growing grass beds. Seagrass is one of the most important factors among inshore communities and the new islands will provide an estimated 8.12 acres of new seagrass recruitment areas. Additionally, The City of Fort Pierce deeded 26 acres of submerged land to the State. This 26-acre parcel is adjacent to the Inlet State Park and contains pristine seagrass beds, tidal flats, and submerged mangrove habitat. An additional 30 acres were given to the State as proprietary public interest.

As of press date the revitalization project is nearing its final stages, with completion of the islands expected in May 2013. While protecting vessels in the marina is a priority, the environmentally friendly project will result in 1.28 acres of new oyster habitat, 6.26 acres of artificial reef habitat, 2.22 acres of coastal dune habitat, 2.33 acres of shorebird habitat, 8.12 acres of seagrass beds and 1.54 acres of mangroves.

Home to numerous tournaments and within walking distance to the library, museum, shops, parks, art galleries and restaurants, The Fort Pierce City Marina will soon shine again. FSF

▼ Once complete, the Fort Pierce City Marina will be better than ever!



PHOTOGRAPHY: STEVE IRWIN / ISLAND MARINE ELECTRONICS (2)

Storm Protection Islands for Fort Pierce Marina Nearly Completed

by Anna Townshend

In December 2012, the contractor continues building the man-made storm protection islands for the city marina in Fort Pierce, Fla. (Photos by Steve Irwin of Island Marine Electronics)

In 2004, Hurricane Frances made a slow approach as a Category 2 storm, lasting approximately 34 hours. It did catastrophic damage to the city marina in Fort Pierce, Fla. It destroyed many docks with boats still moored on them, totaling $28 million damage to the marina alone.

Rather than rebuilding in-kind, the reconstruction plan included 13 man-made islands, which would protect the marina. Construction began in February 2012 and will be completed in May of this year.

Maccaferri Inc. provided the materials to form the islands. At the end of March, Jenna Phillips, technical manager and coastal engineer for Maccaferri's Coastal Protection & Dewatering Business Unit, conducted a webinar to outline the development and construction of the islands, using Maccaferri's GeoTubes, large geotextile tubes, and marine mattresses, compartmental structures, composed of a high density, flexible, UV-stabilized, polypropylene grid.

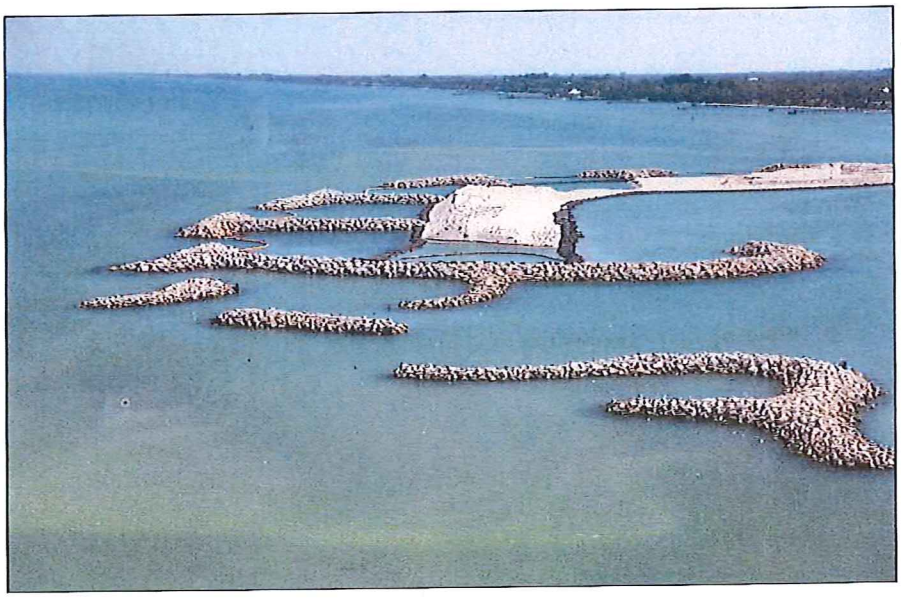
Fort Pierce Marina is located on the western shore of the Indian River Lagoon, just south of the Fort Pierce Inlet. The islands are built to protect the marina from large open water areas within the lagoon to the south and southeast. The maximum fetch length within the lagoon was about 13.7 miles (22 km) with fairly shallow water depths. The marina is also located within the flood tidal delta, so strong tidal currents flow in the area upwards of two meters per second.

The City of Fort Pierce applied to Federal Emergency Management Agency (FEMA) for assistance, which it got, on the basis that the project would provide a more robust storm protection system. The overall goals of the project included protection from a 100-year storm, along with positive environmental impacts and aesthetically pleasing structures.

A hydrodynamic study analyzed a total of 17 island configurations before making a physical model of the final version, including 12 islands and one peninsula structure. In addition to storm protection, the islands would provide areas for oyster recruitment and mangrove habitat.

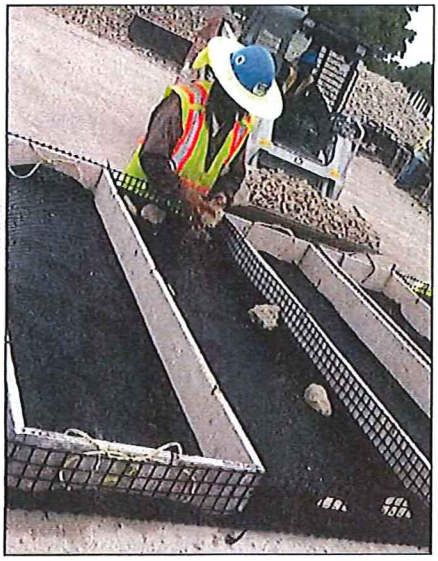
The main 10.5-acre island, called Tern Island, is approximately 1,500 feet long and 300 feet wide. It consists of seven groin structures for stability and sand fill in the interior portion. The interior island crest will have a coastal sand dune and living shoreline. A 15-foot wide bench at the waterline was built to enhance oyster recruitment and mangrove habitat. Oyster bags and planted mangroves were placed along the seven groin structures. The island crest will be planted with native vegetation for long-term stability and habitat for birds.

To construct the island and peninsula,



This shows the islands construction progress on March 15. The marina project will soon go out to bid, expecting to begin construction in July. (Photos by Steve Irwin of Island Marine Electronics)

The mattresses used were two different thicknesses, 12-inch and five-inch, and were five feet and six-and-a-half feet wide. The stone fill ranged in diameter from five to 20 inches.



The marine mattresses were filled on-site. The smaller ones were placed on a flat surface and filled by hand to reduce the void space.

PVC stakes were used as guides for the mattress placement. A crane roughly placed the mattresses, and divers made the final adjustments.

Maccaferri provided 10,700 feet of geotextile tubes as a perimeter dike for the island creation, the structural core of the groins, and the beach for the living shoreline. The 250,000 square feet of marine mattresses were used in three ways: as a foundation for the islands to prevent settlement and scouring; a cushion layer and protective barrier between the tubes and the armor stones; and a platform for oysters and mangrove planting.

The sand material to fill the tubes came from an upland source. It was brought to the project site by barge and loaded to a hopper. About 250,000 cubic yards of sand were used to fill the tubes. Material to backfill the island, once the perimeter was established, was dredged from the marina basin.

Contractors prepared the marine mattresses on-site. They were placed in water depths from three to 18 feet. While depths didn't play a significant role in the speed and accuracy of the placement, water quality and current velocity did. Clarity was good at the beginning of the project. However, Hurricane Sandy resulted in about a month and a half of poor visibility. This of course affected the speed and accuracy, and did require some reinstallation. By January, water conditions had improved.

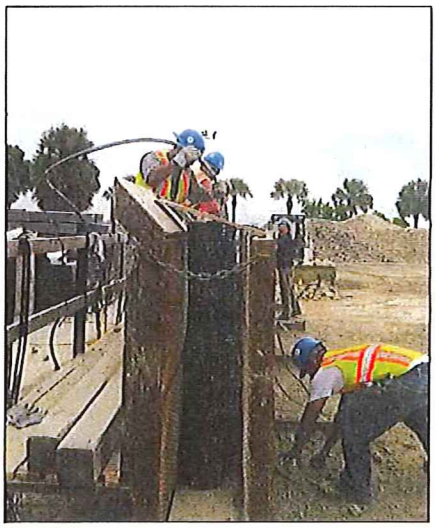
The strong current velocities also played a role in installation. The dredging contractor could pump around 450 cubic yards in approximately four hours, and divers in the water, who ensured the accuracy of the final placement, had to wear 40-pound weights to combat the current.

For installation of the tubes, the scour protection went first, then the tubes were deployed, rolled out and stacked into place. Using a hopper dredge and submersible pump, contractors filled the tubes from both ends to anchor them during the tidal change. To prevent the tubes from acting like a sail, they had to be deployed during slack tide, so contractors had a short window in order to get them in place and staked down every 10 feet on center. The tubes also had seat belt-like straps sewn in to the side seams of the tubes. Originally, the belts were placed every 25 feet and eventually put every 10 feet on center for more control.

For the mattress installation, PVC stakes guided the placement, and a crane and lifting bar did a rough placement on the mattress. Divers made the final adjustments.

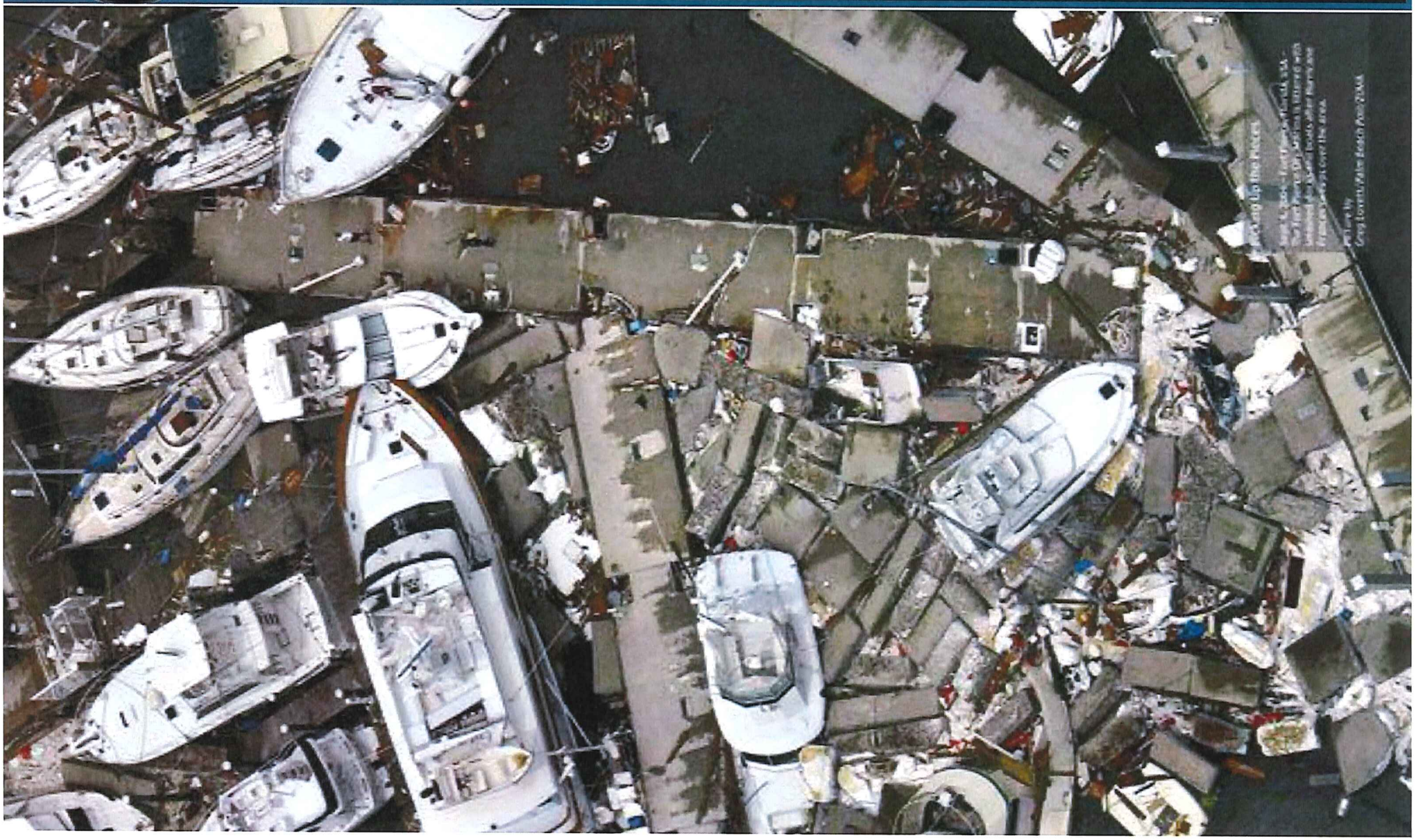
The mean tide range for this area was about 1.5 feet, with the highest tides occurring in the fall and the lowest lows in the spring. The water level elevations had the greatest effect on the armor stone installation. Contractors had to transport the barge half full and wait for high tide to begin installation. For the construction of the shallow groins, which happened during fall at the high water levels, contractors were able to mostly transport full barge loads.

Upon final completion in May, the island structures should allow the marina to increase capacity, as well as provide additional space for eco-tourism and recreation in the area. ⚓



The 12-inch mats required a filling frame, fabricated by the contractor. The panels came pre-assembled with the exception on the side panel, through which a front-end loader placed the stone fill. Then, the side panel was attached and loaded into the stockpile.

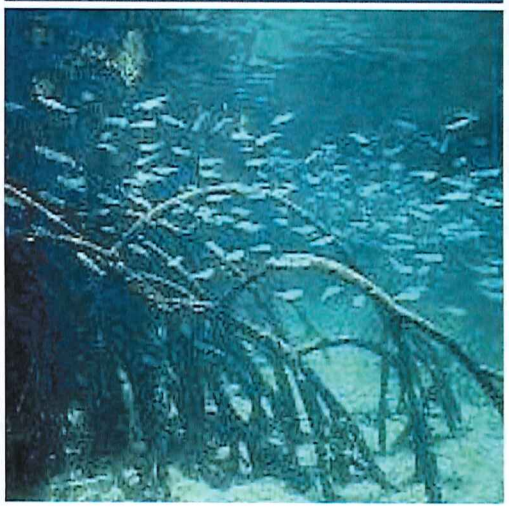
2004 Hurricane Season

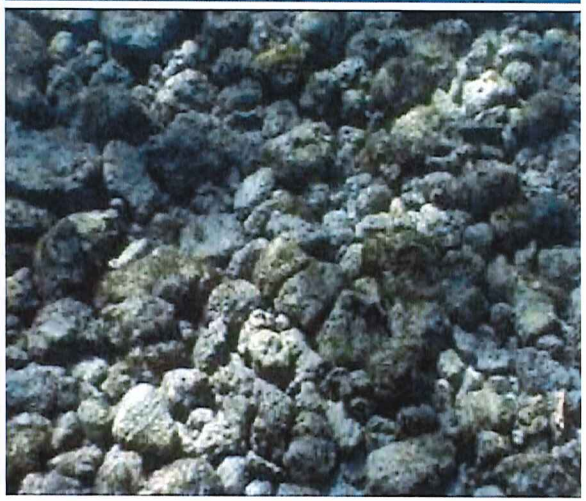


Mosaic Habitat Creation

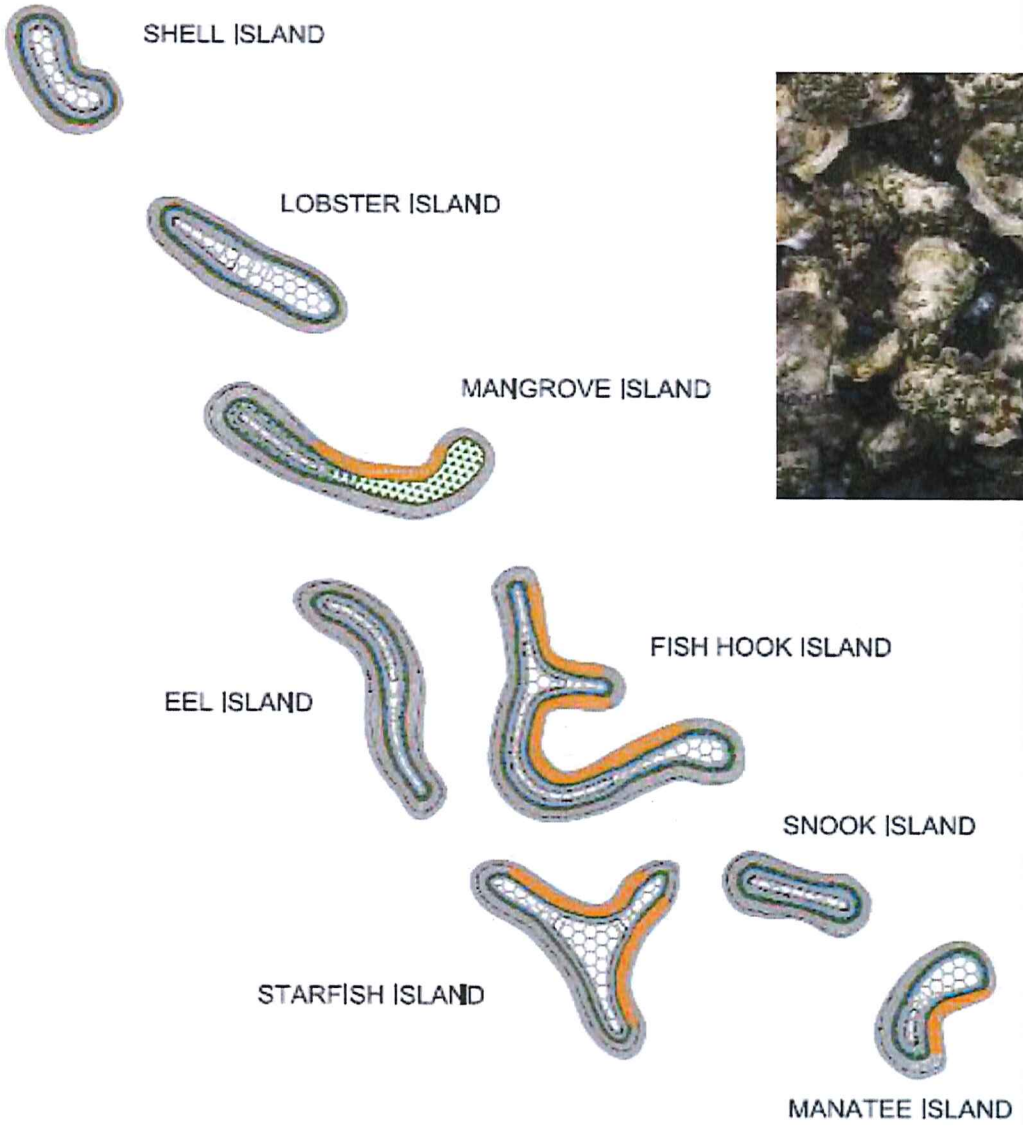
Total Island Project =14.66 acres of fill
Total Habitat Creation = 21.75 acres

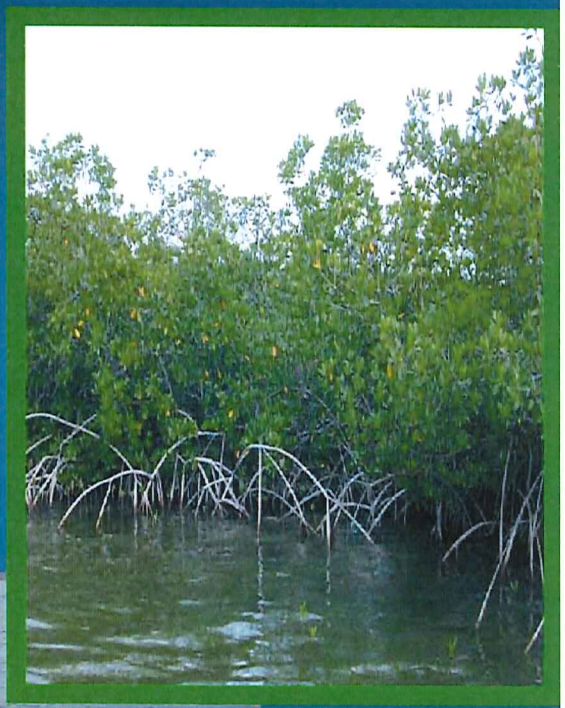
- Oyster Habitat Created = 1.26 acres
- Artificial Reef Created = 6.27 acres
- Mangrove Communities Created = 1.55 acres
- Coastal Dune Habitat Created = 4.55 acres
- Seagrass Recruitment = 8.12 acres

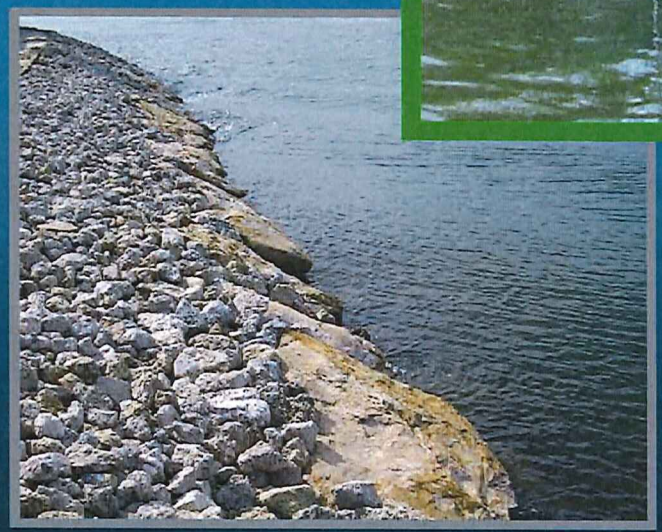




Habitat Islands







2015 Florida Municipal Achievement Awards Program

Nomination Form

NOMINATIONS MUST BE RECEIVED BY FRIDAY, MAY 1, 2015.

Category (Please check one)
See Award Criteria for more information. Please print or type.

Only submit one nomination per form. A city may submit one nomination in each category; however, each nomination must be for a different project.

☐ FLORIDA CITY SPIRIT AWARD

Name of Project _____

Nominated by _____
(Name of City/Town/Village)

☐ FLORIDA CITIZENSHIP AWARD

Name of Project _____

Nominated by _____
(Name of City/Town/Village)

☐ ENVIRONMENTAL STEWARDSHIP AWARD

Name of Project _____

Nominated by _____
(Name of City/Town/Village)

Contact Person
Please print or type. (The contact person below may be listed in any League-developed publication and must be an elected city official or city staff person.)

Name _____

Title _____

Government _____

Address _____

Telephone Number _____ Fax _____

Email Address _____

[OVER]

Narratives

In the 1,200-word or less narrative, please be clear and concise, using the Award Criteria to support the selection of your nominated program. Please type up to 1,200 words, double-spaced on white 8-1/2" x 11" paper.

Please include a word count:

Number of words

In the 150-word or less narrative, summarize your program.

Please include a word count:

Number of words

Entries exceeding the required word count will not be accepted.

Supportive Information

- Please include additional supportive materials, such as newspaper clippings, photographs, letters from constituents, or other items that help document the nominated program.
- No more than 10 pages (on 8 ½ x 11 paper, one-sided ONLY) of supportive material can be accepted.
- Please DO NOT staple nomination packets. DO NOT include videotapes, DVDs, CDs, or PowerPoint presentations.

Contact Sharon Berrian at (850) 701-3660 or *sberrian@flcities.com* for more information.

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

Meeting Date: 04/04/2016

Re: Request Award of Veterans Memorial Park Alternate Bid (Bid No. 2015-045) to Brothers' Construction, Inc.

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approve award of the Veterans Memorial Park Alternate bid items to the low bidder, Brothers' Construction, Inc., in an amount not to exceed $384,770.00.

SUMMARY:

During the October 19, 2015 commission meeting, commissioners approved award of the Veterans Memorial Park Base Bid (stormwater related improvements) in the amount of $1,648,040 to Brothers' Construction while funding possibilities for the Alternate Bid items were explored. The Alternate Bid items include the pedestrian archway, memorial wall, service flags, site lighting, dedication monument, Anita Prentice designed benches, memorial brick plaza area, and other site amenities. The Commission had previously set aside $130,400 from the City's Art in Public Places fund leaving a funding shortage of $254,370 and with Representative's Lee's hard work we were able to secure $100,000 from a State Appropriation bringing the funding shortage down to $154,370. We are requesting approval for additional City contributions in the amount of $154,370 to be subsidized from the Arts in Public Places ($50,000) and the Parks MSTU ($100,000) in order to award this final phase of construction.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Delete items from the scope of construction

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

River Walk Staff
Public Works Staff
Fort Pierce Veteran Groups

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	FY15/16
Account:	Restricted Funds
Amount:	$384,770

FISCAL IMPACT:

Funding of the $384,770 Alternate Bid Items will be encumbered from restricted funds in the amount of $284,770 and $100,000 from a State Appropriation.

Attachments

Brothers Base Bid

Brothers Alternate Bid

Form Review

Inbox	Reviewed By	Date
Purchasing	Tony Barnes	03/25/2016 10:46 AM
Finance Department	Johnna Morris	03/25/2016 03:50 PM
City Manager	Nick Mimms	03/29/2016 01:46 PM
Form Started By: Tracy Telle		Started On: 03/24/2016 08:05 AM
Final Approval Date: 03/29/2016		

Veteran's Memorial Park Base Bid

Revised: October 1, 2015

Item	Description	Qty	Unit	Unit Cost	Item Cost
101-1	Mobilization (Includes video)	1	LS	$150,000.00	$150,000.00
101-1A	Permits (City of Fort Pierce / St. Lucie County)	1	LS	$28,750.00	$28,750.00
102-1	Maintenance of Traffic / Access / Drainage	1	LS	$10,000.00	$10,000.00
104-10-3A	NPDES Permitting / Monitoring	1	LS	$3,500.00	$3,500.00
104-10-3B	Sediment Barrier - Silt Fence	1,650	LF	$2.40	$3,960.00
104-11	Sediment Barrier - Floating Turbidity Barrier	200	LF	$15.00	$3,000.00
104-20	Floc Loc System Per Detail	2	AS	$500.00	$1,000.00
108-1	Construction Layout / Record Drawings	1	LS	$10,000.00	$10,000.00
110-1-1	Clearing / Grubbing / Demolition (Includes Removal of Asphalt/Transplanting Trees (3)/Relocation of Existing Monument)	3.00	Ac	$37,831.00 [1]	$113,493.00 [1]
120-1	Excavation (Site / Pond)	3,500	CY	$9.00	$31,500.00
120-6	Embankment (Site / Top Soil)	500	CY	$7.00	$3,500.00
120-10-12	Bio Swale (Includes Plantings / Excavation / Cap Rocks / Boulders / Backfill / Swale Bedding / Improved Soil / Weed Barrier)	3	EA	$28,000.00	$84,000.00
160-4	Type B Stabilization	2,050	SY	$7.00	$14,350.00
285-706	Optional Base Group 6	2,050	SY	$9.00	$18,450.00
334-1-13	1-1/2" SP-12.5 Asphalt Concrete	2,050	SY	$18.50	$37,925.00
400-0-11	Retaining Wall (Includes Concrete / Steel / Stone Cap / Stucco / Finish / Foundation)	50	CY	$760.00	$38,000.00
400-0-13	Steps (Stairs) (Includes Concrete / Steel / Cast Stone / Finish / Foundation)	34	CY	$0.00 [2]	$0.00 [2]
400-2-8	Concrete Cap (Includes Steel / Bullnose / Stucco / Deadman / Finish / Foundation)	110.7	CY	$760.00	$84,132.00
425-1-521	Type 'C' Ditch Bottom Inlet	19	EA	$2,500.00	$47,500.00
425-1-559	Control Structure (Type 'E' Inlet)	1	EA	$3,600.00	$3,600.00
425-1-571	Control Structure (Type 'G' Inlet)	2	EA	$4,000.00	$8,000.00

Veteran's Memorial Park Base Bid

Revised: October 1, 2015

Item	Description	Qty	Unit	Unit Cost	Item Cost
425X	Hall Aeration Fountain (or equal)	1	LS	$8,000.00	$8,000.00
430-174-115	15" RCP	560	LF	$50.00	$28,000.00
430-175-118	18" RCP	168	LF	$68.00	$11,424.00
430-175-124	24" RCP	352	LF	$75.00	$26,400.00
430-175-260	48"x76" Elliptical RCP	10	LF	$200.00	$2,000.00
455-133-5	Sheet Pile 13' Depth (Bulkhead) With Tie-backs (With Cladding - Eldorado Bluff Stone or Equal)	2,600	SF	$40.00	$104,000.00
514-72	Pond Liner (35 Mil PVC) (Just Liners or Equal)	2,500	SY	$12.00	$30,000.00
515-1-2A	Hand Rail (42" Height)	108	LF	$180.00	$19,440.00
515-1-2B	Hand Rail (Culvert Crossing) (36" Height)	96	LF	$180.00	$17,280.00
520-2-4	Type 'D' Concrete Curb (Along Sidewalk)	1,340	LF	$16.00	$21,440.00
520-2-5	Header Curb (8" wide - Along Sidewalk / Crosswalks / Parking)	1,500	LF	$16.00	$24,000.00
522-1	Concrete Sidewalk, 4" Thick (Includes ADA Brick Paver ADA) (ADA Ramp - Max. 20:1 Slope)	235	SY	$58.00	$13,630.00
522-2	Concrete Driveway Entrance (Includes Base / Subgrade)	400	SY	$76.00	$17,480.00
526-1-1	Pervious Pavers Parking / Roadway (Includes Pavers/Edge Restraints/Base/Subgrade/Sand)	1,500	SY	$110.00	$165,000.00
526-1-2A	Pervious Pavers Sidewalk (Includes Edge Restraints / Base / Subgrade / Sand)	600	SY	$110.00	$66,000.00
526-1-2B	Pervious Pavers Crosswalk (Includes Edge Restraints / Base / Subgrade / Sand)	90	SY	$100.00	$9,000.00
526-1-2C	Pavers Sidewalk (At Culvert Crossing) (Includes Edge Restraints / Base / Subgrade / Sand / 6" Concrete Slab)	62	SY	$129.00	$7,998.00
526-1-2D	Pavers Sidewalk (Includes Edge Restraints / Base / Subgrade / Sand)	600	SY	$0.00 [3]	$0.00 [3]
526-1-2E	Pavers - Soldier Strip (Includes Edge Restraints / Base / Subgrade / Sand)	136	SY	$58.00	$7,888.00

Veteran's Memorial Park Base Bid

Revised: October 1, 2015

Item	Description	Qty	Unit	Unit Cost	Item Cost
570-1-2	Performance Turf/Sod (Both FL Sod/Sod) (Includes Pinned Sod with Filter Fabric)	40,000	SY	$0.50	$20,000.00
590-70	Irrigation System	1	LS	$56,000.00 [1a]	$56,000.00 [1a]
700	Signing and Marking (includes Thermoplastic / Brick Paver / Grant Sign / Stop Signs)	1	LS	$11,000.00	$11,000.00
9999	Dumpster Pad Enclosure (includes Chain Link Gate with Opaque Slats / Finish	1	LS	$10,000.00	$10,000.00
9999-1	Electrical for Irrigation and Fountains	1	LS	$48,000.00 [2a]	$48,000.00 [2a]
9999-2	Entry Monument Arch (Includes Columns / Finishes / Foundations)	1	LS	$0.00 [3a]	$0.00 [3a]
9999-3	Columns (24" Sq.) (Includes Columns / Finishes / Foundations)	14	EA	$1,000.00	$14,000.00
9999-5	Seating Terraces (Includes Concrete / Cast Stone Tread and Riser Soda Finish / Stone Cap / Sand Shelf / Weed Barrier)	90	CY	$1,060.00	$95,400.00
9999-14	Landscaping	1	LS	$120,000.00[1b]	$120,000.00 [1b]
				Total:	$1,648,040.00

Bid Modifications:

[1] Item 110-1-1 was modified to incorporate a credit of $31,500.00 for the elimination of the three (3) oak tree transplants at $36,000.00 along with the addition of a $4,500.00 charge for the removal and haul away of said trees.

[2] Item 400-0-13 was removed from the Base Bid as this is not a stormwater related expense and is not covered under the DEP grant agreements. The item, at a cost of $17,000.00, will be included in the Alternate Bid to be presented to the commission at a later date.

[3] Item526-1-2D was removed from the Base Bid as this is not a stormwater related expense and is not covered under the DEP grant agreements. The item, at a cost of $34,800.00, will be included in the Alternate Bid to be presented to the commission at a later date.

[1a] Item 590-70 was modified to incorporate a credit of $4,000.00 for the elimination of the irrigation system located at the rear of the River Walk Center as this area is outside the limits of the project boundaries.

[2a] Item 9999-1 was transferred to the Base Bid from the Alternate Bid as this electrical work is required for the stormwater related items (aeration fountains and irrigation system).

Veteran's Memorial Park Base Bid
Revised: October 1, 2015

[3a] Item 9999-2, Entry Monument Arch, was removed from the Base Bid as this is not a stormwater related expense and is not covered under the DEP grant agreements. The item, at a cost of $60,000.00, will be included in the Alternate Bid to be presented to the commission at a later date.

[1b] Item 9999-4, Landscaping, was modified to provide a credit of $30,000.00 for the elimination of four (4) Medjool Date Palms ($15,300.00) along with the landscaping located at the rear of the River Walk Center ($24,000.00). In addition, the bid price was increased to compensate for the addition of three (3) Southern Live Oaks ($4,200.00) to replace the original oak trees proposed to be transplanted and the addition of (4) Cuban Royals ($5,100.00) to replace the Medjool Date Palms.

EXHIBIT "D"
SECTION 016
Veteran's Memorial Park
Alternate Bid Form ~ Part II

The correct mathematical product of the "Total Cost" (i.e., quantity multiplied by unit price) shall prevail over the CONTRACTOR's stated "Total Cost". The correct mathematical sum of the "Total Cost" column shall prevail over the CONTRACTOR's stated "TOTAL" (whether stated in numbers or in words). Tampering with this spreadsheet to gain a pricing advantage may disqualify bidder. Any minor, administrative adjustments should be reported prior to bid submission.

Contractor is to fully understand that the Lump Sum or Unit Price for all items shall include a sufficient allowance for the completion of all work for this project, including but not limited to, all profit and overhead, incidentals, all labor, supervision, testing, machinery, equipment, tools, materials, dewatering, (incidental dewatering trenches / temporary ditch), services, utility restraints, glands, straps, coordination with utility companies, clean up and other means of construction necessary to complete the described work according to Fort Pierce LDR requirements.

Item	Description	Qty	Unit	Unit Cost	Item Cost
9999-1	Lighting (includes Lights/Receptacles/Pull Boxes/Lockable GFI's/Time Clocks/Hookup to Irrigation/Fountains through Building/Panels/As-Builts/Warranties	1	LS	$179,340.00	$179,340.00
9999-4	Dedication Monument (with Plaque) (Includes Monument / Finishes / Foundation)	1	LS	$3,500.00	$3,500.00
9999-8	Memorial Walls with Foundation (Includes Stone Cap / Memorial Wall)	2	EA	$21,000.00	$21,000.00
9999-9	Service Flags (4'x6')	6	EA	$60.00	$3,600.00
9999-10	United States Flag (5'x8')	1	EA	$200.00	$200.00
9999-11	POW / MIA Flag (5'x8')	1	EA	$100.00	$100.00
9999-12	20' Aluminum Flag Pole (Includes Support Foundation)	6	EA	$1,700.00	$10,200.00
9999-13	25' Aluminum Flag Pole (Includes Support Foundation)	1	EA	$1,800.00	$1,800.00
9999-15	Site Furnishings (Includes furniture and concrete pads as per the Hardscape plans)	1	LS	$40,000.00	$40,000.00
9999-16	Flag Pole Planter / Seat Wall (Includes Concrete / Steel)	13	CY	$1,500.00	$19,500.00
400-0-13 526-1-2D 9999-2	Transferred from Base Bid (Non-stormwater items)			$17,000.00 $34,800.00 $53,730.00	$105,530.00
				Total:	$ 384,770.00

EXHIBIT "D"
SECTION 016
Veteran's Memorial Park
Alternate Bid Form ~ Part II

The correct mathematical product of the "Total Cost" (i.e., quantity multiplied by unit price) shall prevail over the CONTRACTOR's stated "Total Cost". The correct mathematical sum of the "Total Cost" column shall prevail over the CONTRACTOR's stated "TOTAL" (whether stated in numbers or in words). Tampering with this spreadsheet to gain a pricing advantage may disqualify bidder. Any minor, administrative adjustments should be reported prior to bid submission.

Contractor is to fully understand that the Lump Sum or Unit Price for all items shall include a sufficient allowance for the completion of all work for this project, including but not limited to, all profit and overhead, incidentals, all labor, supervision, testing, machinery, equipment, tools, materials, dewatering, (incidental dewatering trenches / temporary ditch), services, utility restraints, glands, straps, coordination with utility companies, clean up and other means of construction necessary to complete the described work according to Fort Pierce LDR requirements.

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

Meeting Date: 04/04/2016

Re: Grant Request for Preventing Crime in the Black Community Conference

Submitted For: Libby Woodruff, Manager, Urban Redevelopment

SUBJECT:

Approve grant request award of $10,000 to Restoring the Village Coalition of Youth Activities and Lincoln Park Advisory Committee from the City Commission Discretionary Fund to help cover the costs associated with participation in the National Conference on Preventing Crime in the Black Community 5/25-27 - Miami, Florida.

SUMMARY:

$10,000 request from Restoring the Village Coalition of Youth Activities & Lincoln Park Advisory Committee for travel, event registration, motel, food, etc. for approx. 70 youth & chaperones to attend the National Conference on Preventing Crime in the Black Community 5/25-27 in Miami.

RECOMMENDATION:

Approve this grant request payable from the City Commission Discretionary Fund.

ALTERNATIVES:

Do not approve this grant request.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Director

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2015-2016
Account: 001-6000-513-8397
Amount: $5,000

OTHER INFORMATION:

This $10,000 grant award will be appropriated from 2 accounts:

?$5,000 - 001-6000-513-8397 - Youth Crime Prevention Conference
$5,000 - 001-6000-513-8398 - Youth & Crime Prevention Activities

Budgeted Y/N: Y
Fiscal Year: 2015-2016

Account: 001-6000-513-8398

Amount: $5,000

OTHER INFORMATION:

This $10,000 grant award will be appropriated from 2 accounts:

$5,000 - 001-6000-513-8397 - Youth Crime Prevention Conference
$5,000 - 001-6000-513-8398 - Youth & Crime Prevention Activities

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Attachments

Grant Request Information

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	03/25/2016 09:52 AM
Finance Department	Johnna Morris	03/25/2016 01:57 PM
City Manager	Nick Mimms	03/29/2016 01:46 PM

Form Started By: Libby Woodruff Started On: 03/23/2016 08:07 AM

Final Approval Date: 03/29/2016

March 9, 2016

To Whom It May Concern:

The organizations that make up the Restoring the Village Coalition of Youth Activities (VCOYA) and the Lincoln Park Advisory Committee(LPAC) feel that collaborative efforts are now, more than ever, needed to address the violence in our community. Many leaders from these organizations and youth have experienced the violence personally through the tragic loss of family members and friends whose lives were cut short by gunfire. We must come together now, not as separate organizations working in our own silos, but as a united front against these tragedies.

The National Conference on Preventing Crime in the Black Community is taking place in Miami, Florida on May 25-27, 2016. This conference is designed to foster collaboration, communication and action among practitioners and youth by sharing innovative ideas, best practices and research relating to criminal justice, causative factors and prevention strategies unique to the Black community. It will profile national initiatives and community strategies that have been successful in reducing violence and other inappropriate behavior. Special attention is directed toward positive approaches to the problems associated with juvenile crime. Resources for training, development and enhancement of crime prevention initiatives are included.

In the past, this conference has been attended separately by different organizations, which has made it difficult for organizations to come back and implement some of the tools they received at the conference. This year, VCOYA and LPAC are planning to join forces to take approximately 50 teenagers to this conference to represent our community as one. By attending the conference <u>together</u>, the teenagers and adult chaperones can jointly come up with plans and pool resources to utilize in our community to make it a safer place for all.

We are asking the city and county municipalities, organizations, community leaders, individuals in the community for funding to take our youth to this conference. Attached is an outline of the purpose of conference, why we need to attend, students and organizations who will attend and requirements, ideas for collective activities or events to do upon our return and expected outcomes and results from attending the conference. Ultimately, our goal is to incorporate this trip as part of an overarching community-wide youth leadership development initiative.

Please review the attached document and consider supporting our efforts. All checks should be made to the Roundtable of St. Lucie County, which will serve as the fiscal agent on this initiative. Please put Preventing Crime in the Black Community in the memo line. Any and all donations will be greatly appreciated.

Thank You in advance,

Denise Sirmons, LPAC Chairperson
Roundtable Kids at Hope Community Coordinator

Kevin Howard, VCOYA Chairperson
Healthy Start Teen Choices Coordinator

PROPOSAL

PREVENTING CRIME IN THE BLACK COMMUNITY NATIONAL CONFERENCE

MIAMI, FL

MAY 25-27, 2016

Purpose

The National Conference on Preventing Crime in the Black Community is designed foster collaboration, communication and action among practitioners and youth by sharing innovative ideas, best practices and research relating to criminal justice, causative factors and prevention strategies unique to the Black community. It will profile national initiatives and community strategies that have been successful in reducing violence and other inappropriate behavior. Special attention is directed toward positive approaches to the problems associated with juvenile crime. Resources for training, development and enhancement of crime prevention initiatives are included.

Why We Need To Attend

The organizations that make up Restoring the Village Coalition of Youth Activities (VCOYA) and the Lincoln Park Advisory Committee(LPAC) feel that this is a way for Youth Organizations to collaborate to address the violence in our community. Many leaders and youth from these organizations have been affected by the continual violence plaguing their neighborhoods personally through family members or friends who have been affected. By attending this conference we would like to come up with plans and resources that we can utilize in our community to make it a safer place for everyone.

Student and Organizations Attending and Requirements for Attendance

In the past this conference has been attended separately by different organizations which has made it difficult for organizations to come back and implement some of the tools they have received at the conference.

The following organizations will provide Students, Parents, Staff or Chaperones to attend the conference:

- Ft. Pierce Police Athletic
- Boys and Girls Club(Infinity Teen Center, Garden Terrace and Chuck Hill)
- Liberty Truth and Deliverance
- Community Outreach Youth Program
- Sword Ministries
- PACE Center for Girls
- Parents of Murdered Children (POMC)
- Kids at Hope
- Restoring the Village Youth Initiative

Continued Next Page

Requirements to attend:

- Organization will attend mandatory meetings about the conference.
- Each Organization will pay the registration for the Adult Chaperones that will represent their organization (If possible). Funds raised through this initiative will go directly towards the costs of the program for youth, as well as for any adult family members of murder victims in our community (i.e., such as POMC).
- Each organization will provide 3-7 students who will attend the conference.
- Students will be required to participate, either before or upon return, in the Roundtable's Youth Leadership and Development Initiative, or a comparable program.
- Students must perform at least 20 hours of community service work and chores around their home in order to be sponsored to the conference.
- Students will be required to complete an essay from one of the following topics:
  - **WHY DO BLACK LIVES MATTER**
  - **WHAT MOTIVATES YOU TO BE BETTER FOR YOURSELF AND COMMUNITY**
  - **HOW CAN YOU CONTRIBUTE TO REDUCING CRIME IN YOUR COMMUNITY**
- Students must attend and participate in any fundraisers for the event.
- Students will be required to attend meetings about implementation plan.
- Students will be required to commit to participation in post-conference activities to implement lessons learned at conference.
- Students must be Ages 13-18, with parental consent and waiver of liability forms signed.

Implementation Plan

Prior to attending the conference, youth will be required to commit to participate in some or all of the following events. If they fail to keep this commitment, they will not be eligible for sponsorship for future conferences:

- ***City of Fort Pierce Youth Leadership Council:*** A group of students who attend the conference will be eligible to apply to the City of Ft. Pierce's Youth Leadership Council. If selected to sit on the council, the youth will advise city and community leaders on issues affecting youth. The council will also work collaboratively with other students who attended the conference to facilitate community events and activities.

- ***Roundtable Youth Leadership and Development Initiative:*** The Roundtable's Kids at Hope Youth Leadership and Development Initiative will prepare community youth to meet the challenges of adolescence and adulthood and achieve their full potential through a curriculum, activities and experiences that help develop social, ethical, emotional, physical and cognitive competencies. The training and mentorship provided will help the young person develop (a) the ability to analyze his or her own strengths and weaknesses, set personal and vocational goals, and have the self-esteem, confidence, motivation and abilities to carry them out and (b) the ability to guide and influence the positive behavior of peers and serve as a role model.

- ***Youth Leadership Group***: will work with leaders to talk about violence and community projects for youth
- ***Youth Resource Fair***: This resource fair will give the youth an opportunity to create resumes, and involve them in learning opportunities about the proper way to fill out a job application, how to dress for success, mock interview sessions and other life skill classes.
- ***Youth Summit***: This summit will ask the questions of WHY LIVES MATTER OR WHY DO LIVES NOT MATTER and HOPE IS **NO***WHERE* OR **NOW***HERE.*
- ***Youth Peace Rally and Fun Day:*** This rally will bring together youth and adults for a fun and peaceful day in the community.
- ***Community Awareness*:** Youth will participate in bringing education and awareness to the community about important health and social justice issues.

Results

Youth Leaders will become stakeholders in planning solutions to the issues in St. Lucie County. Our County will be represented at the conference as a united front. Plans and ideas from the conference by youth and leaders will be used to organize events to engage youth in promoting peace and hope for the future of St. Lucie County.

Budget

This is an estimated budget for the cost of taking 50 Youth and 10 chaperones to the conference. This budget also includes a request for funding to implement youth events upon return from the conference.

Name	#	Cost per person	Actual
Youth Registration	50	$150.00	7,500.00
Adult Registration	10	$265.00	2,650.00
Rooms (20)	60	$ 130.00	7,800.00

Shuttle Bus, Parking and Additional Fees	60	$ 75.00	4,500.00
Meals (Breakfast(4), Lunch(2), Dinner(3)	60	$30.00	1,800.00
Additional Cost for activities (Implementation Plan ideas and youth activities at conference	2	$2,000.00	4,000.00
Shirts for students & Chaperones	240	$8.00	1,920.00
Total	482	$2,658.00	30,170.00

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

Meeting Date: 04/04/2016

Re: Lot Clearing Lien Reduction - 3202 Citrus Avenue

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

SUBJECT:

Waive all interest, penalties, and administrative fees in the amount of $1081.10 for Lot Clearing Lien against 3202 Citrus Avenue, Ft. Pierce, FL; Parcel ID No. 2408-805-0021-000-2; owned by Edgar & Nency Perez, 4002 Greenwood Drive, Ft. Pierce, FL leaving a balance of $610.30 payable in 60 days.

SUMMARY:

Request by Edgar & Nency Perez, 4002 Greenwood Drive, Ft. Pierce, FL to waive all city incurred charges, administrative fees, interest, and penalties in the amount of $1691.40 leaving a balance of $.00.

RECOMMENDATION:

Staff recommends waiving all interest, penalties and administrative fees only. This recommendation is based on the fact that Mr. and Mrs. Perez are the new owners of the property through a Quit Claim Deed and were not the violators. The property is attached to another piece of property that is owned by Mrs. Perez's father that they want to join through a unity of title. They have since maintained the property and there have been no further violations to date.

ALTERNATIVES:

1. Approve Mr. & Mrs. Perez's request for full waiver.
2. Deny request.
3. 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: 610.30

OTHER INFORMATION:

$610.30 to the general fund.

Attachments

Request for Reduction
Breakdown
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/29/2016 01:47 PM

Form Started By: Collen Greer
Started On: 03/21/2016 10:03 AM
Final Approval Date: 03/29/2016

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT
& ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	3202 Citrus Ave. Ft Pierce, FL 34947				
Owner(s) of record:	Edgar and Nency Perez				
Mailing address:	4002 Greenwood Dr. Ft Pierce, FL 34982				
Property tax ID #:	2408-505-0021-000-2				
Original purchase date:	3-10-16	Original purchase price:	10 -		
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 waiver	Nency Perez	Relationship to owner(s):	self		
Telephone #:	772-293-1910	Mobile phone #:	772-293-1910		
E-mail:	nancyperez@hotmail.com	Preferred contact method:	Cell phone		
What are owner(s) intentions for property:	join w/ neighboring property than only one title				
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?		
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?		

City incurred charges (lot clearing, demolition, etc)	$ 264.70 ~~345.60~~
Administrative fees	$ 600.00
Interest	$ 401.56
Penalties	$ 79.54
TOTAL AMOUNT DUE TO CITY	$ 1691.40
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 1691.40
DOLLAR AMOUNT I AGREE TO PAY	$ .00

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

(Signature of Owner or Representative)

Nency Perez
(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: 3202 Citrus Ave. Ft Pierce, 34982

Property Owner: Edgar and Nency Perez

Mailing Address: 4002 Greenwood Dr. Ft Pierce 34982

Telephone #: 772-293-1910 Cell Phone #: _____

E-Mail Address: nencyperez@hotmail.com

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

_____

_____

_____

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Nency Perez, 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 not the violators of this property. We are the new owners. The reason we purchased this lot to join it w/ my father's property wich is next to this lot. We had no responsability for this lot until 3/10/16 the lot has been clean and mowed.

Date: 3-18-16

Signed: [signature]

Print Name: Nency Perez

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Nency L Perez 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 as identification.

SWORN TO AND SUBSCRIBED before me this 18th day of March, 2016.

NOTARY PUBLIC STATE OF FLORIDA

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

Colleen Greer

Notary Public, State of Florida

Document prepared by:
Nancy Perez

Return to after Recording:
4002 Greenwood Dr.
Ft Pierce, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4168216 03/10/2016 at 03:46 PM
OR BOOK 3845 PAGE 538 - 539 Doc Type: DEED
RECORDING: $18.50
D DOC STAMP COLLECTION: $0.70

* *Above space reserved for Recording*

(If required by your jurisdiction, list above the name & address of ; 1) where to return this form; 2) preparer; 3)party requesting recording.)

Quitclaim Deed

Assessor's Property Tax Parcel/Account Number(s): 2408-805-0021-000-2.

THIS QUITCLAIM DEED, executed this 10th day of March, 2016, by first party, Grantor, Sheila Cueto, whose mailing address is 5167 SW Bessey Creek Trail Palm City 34990, to second party, Grantee, Edgar and Nancy Perez, whose mailing address is 4002 Greenwood Dr. Ft Pierce FL.

WITNESSETH that the said first party, for good consideration and for the sum of Ten Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim, which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St lucie, State of Florida to wit:

Wyldwood Park S/D BLK 2 E 38.4 FT OF S 70 Ft of Lot 10 and 70 Ft of Lot 11 (Or 1958-1533; 2065-163)

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness
BECKY TRAN
Print Name of Witness

Signature of Witness
MARSHA Montgomery
Print Name of Witness

Signature of Grantor
Sheila Cueto
Print Name of Grantor

Signature of Grantor

Print Name of Grantor

State of Florida
County of Martin

On March 10, 2016, before me, Dionysia Protonotarios appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Signature of Notary
DIONYSIA PROTONOTARIOS
Print Name of Notary

Dionysia Protonotarios
State of Florida
COMMISSION # EE 185560
Expires: April 1, 2016

Affiant ____ Known ✓ Produced ID
Type of ID Florida D.L.

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: 3202 Citrus Avenue, Fort Pierce, FL
Parcel ID#: 2408-805-0021-000-2
Owner: Edgar & Nency Perez

DATE: April 4, 2016

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien (1)	$345.60	$481.10	$600.00
Lot Clearing Lien (2)	264.70		
TOTAL	$610.30	$481.10	$600.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$1081.10
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$ 610.30
	$1691.40

Property Identification

Site Address: 3202 CITRUS AVE	Parcel ID: 2408-805-0021-000-2	Account #: 20881	Sec/Town/Range: 08/35S/40E
Map ID: 24/08S	Zoning: R3	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

Edgar Perez
Nancy Perez

4002 Greenwood Dr
Fort Pierce, FL 34982

Legal Description

WYLDWOOD PARK S/D BLK 2 E 38.4 FT OF S 70 FT OF LOT 10 AND S 70 FT OF LOT 11 (OR 3845-538)

Current Values

Just/Market:	$2,600	Assessed:	$2,600
Exemptions:	$0	Taxable:	$2,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$2,600	$2,600	$0	$2,600
2014	$2,600	$2,600	$0	$2,600
2013	$2,600	$2,600	$0	$2,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-10-2016	3845 / 0538	0111	QC	Cueto (TR) (EST) Leo	$100
10-29-2013	3585 / 0231	0198	PR	Cueto (EST),Leo	$0
10-26-2004	2085 / 0163	02	QC	3 Golden Holdings LLC ,	$100

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):	0.14
Land Size (SF):	6,300
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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City Commission Regular Meeting **Agenda Item # 10. e.**

Meeting Date: 04/04/2016

Re: Lot Clearing Lien Redev - 3202 Citrus Avenue

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

SUBJECT:

Waive all interest, penalties, and administrative fees in the amount of $183.44 for Lot Clearing Lien against 3202 Citrus Avenue, Ft. Pierce, FL; Parcel ID No. 2408-805-0021-000-2; owned by Edgar & Nency Perez, 4002 Greenwood Drive, Ft. Pierce, FL leaving a balance of $44.00 payable in 60 days.

SUMMARY:

Request by Edgar & Nency Perez, 4002 Greenwood Drive, Ft. Pierce, FL to waive all city incurred charges, administrative fees, interest, and penalties in the amount of $227.44 leaving a balance of $.00.

RECOMMENDATION:

Staff recommends waiving all interest, penalties and administrative fees only. This recommendation is based on the fact that Mr. and Mrs. Perez are the new owners of the property through a Quit Claim Deed and were not the violators. The property is attached to another piece of property that is owned by Mrs. Perez's father that they want to join through a unity of title. They have since maintained the property and there have been no further violations to date.

ALTERNATIVES:

1. Approve Mr. & Mrs. Perez's request for full waiver.
2. Deny the request.
3. 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: 44.00

OTHER INFORMATION:

$44.00 to the general fund.

Attachments

Request for Reduction
Breakdown
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/29/2016 01:47 PM

Form Started By: Collen Greer
Started On: 03/21/2016 10:44 AM
Final Approval Date: 03/29/2016

CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A WAIVER
LOT CLEARING / DEMOLITION LIENS

Property address:	3202 Citrus Ave. Ft Pierce, FL 34947				
Owner(s) of record:	Edgar and Nency Perez				
Mailing address:	4002 Greenwood Dr. Ft Pierce 34982				
Property tax ID #:	2408-505-0021-000-2				
Original purchase date:	3-10-16	Original purchase price:	10-		
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 waiver	Nency Perez	Relationship to owner(s):	Self		
Telephone #:	772-293-1910	Mobile phone #:	772-293-1910		
E-mail:	nencyperez@hotmail.com	Preferred contact method:	Cell phone.		
What are owner(s) intentions for property:	Join w/ neighboring property into one unit of title.				
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?		
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?		

City incurred charges (lot clearing, demolition, etc)	$ 44.00
Administrative fees	$ 100.00
Interest	$ 69.93
Penalties	$ 13.51
TOTAL AMOUNT DUE TO CITY	$ 227.44
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 227.44
DOLLAR AMOUNT I AGREE TO PAY	$ 0.00

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

(Signature of Owner or Representative)

Nency Perez
(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: 3202 Citrus Ave. Ft Pierce, FL 34982

Property Owner: _____

Mailing Address: 4002 Greenwood Dr. Ft Pierce, FL 34982

Telephone #: 772-293-1910 Cell Phone #: 772-293-1910

E-Mail Address: nancyperez@hotmail.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, Nency Perez, 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 not the violators of this lot. We are the new owners of this property. The reason we purchased this property is to join w/ neighboring property which is my fathers. We had no responsability prior to 3/10/16. The lot has been clean and mowed.

Date: 3-18-16

Signed: [signature]

Print Name: Nency Perez

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Nency Perez 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 as identification.

SWORN TO AND SUBSCRIBED before me this 18th day of March, 2016.

NOTARY PUBLIC STATE OF FLORIDA
COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

Colleen Greer

Notary Public, State of Florida

Document prepared by:
Nancy Perez

Return to after Recording:
4002 Greenwood Dr.
Ft Pierce, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4168216 03/10/2016 at 03:46 PM
OR BOOK 3845 PAGE 538 - 539 Doc Type: DEED
RECORDING: $18.50
D DOC STAMP COLLECTION: $0.70

* *Above space reserved for Recording*

(If required by your jurisdiction, list above the name & address of ; 1) where to return this form; 2) preparer; 3)party requesting recording.)

Quitclaim Deed

Assessor's Property Tax Parcel/Account Number(s): 2408-505-0021-000-2.

THIS QUITCLAIM DEED, executed this 10th day of March, 2016, by first party, Grantor, Sheila Cueto, whose mailing address is 3167 SW Bessey Creek Trail Palm City 34990, to second party, Grantee, Edgar and Nancy Perez, whose mailing address is 4002 Greenwood Dr. Ft Pierce FL.

WITNESSETH that the said first party, for good consideration and for the sum of Ten Dollars ($ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim, which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St lucie, State of Florida to wit:

Wyldwood Park S/D Blk 2 E 38.4 FT of S ~~70~~ 70 Ft of Lot 10 and 70 Ft of Lot 11 (Or 1958-1533; 2065-163)

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness
BECKY TRAN
Print Name of Witness

Signature of Witness
MARSHA Montgomery
Print Name of Witness

Signature of Grantor
Sheila Cueto
Print Name of Grantor

Signature of Grantor

Print Name of Grantor

State of Florida
County of Martin

On March 10, 2016, before me, Dionysia Protonotarios appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Signature of Notary
DIONYSIA PROTONOTARIOS
Print Name of Notary

Dionysia Protonotarios
State of Florida
COMMISSION # EE 185560
Expires: April 1, 2016

Affiant ____ Known ✓ Produced ID
Type of ID Florida D.L.

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: 3202 Citrus Avenue, Fort Pierce, FL
Parcel ID#: 2408-805-0021-000-2
Owner: Edgar & Nency Perez

DATE: April 4, 2016

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien Redev.	$44.00	$83.44	$100.00
TOTAL	$44.00	$83.44	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS) $183.44
CANNOT BE WAIVED (ALL LOT CLEARING COSTS) $ 44.00
$227.44

Property Identification

Site Address: 3202 CITRUS AVE	Parcel ID: 2408-805-0021-000-2	Account #: 20881	Sec/Town/Range: 08/35S/40E
Map ID: 24/08S	Zoning: R3	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

Edgar Perez
Nancy Perez

4002 Greenwood Dr
Fort Pierce, FL 34982

Legal Description

WYLDWOOD PARK S/D BLK 2 E 38.4 FT OF S 70 FT OF LOT 10 AND S 70 FT OF LOT 11 (OR 3845-538)

Current Values

Just/Market:	$2,600	Assessed:	$2,600
Exemptions:	$0	Taxable:	$2,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$2,600	$2,600	$0	$2,600
2014	$2,600	$2,600	$0	$2,600
2013	$2,600	$2,600	$0	$2,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-10-2016	3845 / 0538	0111	QC	Cueto (TR) (EST) Leo	$100
10-29-2013	3585 / 0231	0198	PR	Cueto (EST),Leo	$0
10-26-2004	2085 / 0163	02	QC	3 Golden Holdings LLC ,	$100

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):	0.14
Land Size (SF):	6,300
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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City Commission Regular Meeting **Agenda Item # 10. f.**

Meeting Date: 04/04/2016

Re: Golf Course Funding Request

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Approve transfer of $170,000 to contribute to the Golf Course Funding Shortage.

SUMMARY:

During the presentations of the monthly financial reports Commission has been made aware of the funding shortage in the Golf Course and the need to transfer funds. The Golf Course will need $170,000 of financial assistance to address the negative cash balance in the fund.

RECOMMENDATION:

Transfer $170,000 from the General Fund to contribute to the Golf Course budget.

ALTERNATIVES:

The Commission can allocate an amount they deem appropriate.

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2016

Account:

Amount: $170,000

OTHER INFORMATION:

Funds to be transferred from General Fund's fund balance. This transfer will reduce General's surplus funds that are not currently budgeted to be used as operating expenditures.

Form Review

Inbox	Reviewed By	Date
Finance Department	Queen Thompkins	03/22/2016 02:46 PM
Finance Department	Johnna Morris	03/24/2016 01:20 PM
City Manager	Jennifer Robinson	03/25/2016 09:50 AM
Finance Department	Johnna Morris	03/25/2016 01:58 PM
City Manager	Nick Mimms	03/30/2016 03:12 PM
Finance Department	Johnna Morris	03/30/2016 04:22 PM
City Manager	Nick Mimms	03/30/2016 04:43 PM

Form Started By: Queen Thompkins Started On: 03/22/2016 01:47 PM
Final Approval Date: 03/30/2016

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

Meeting Date: 04/04/2016

Re: Amend State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP)

Submitted For: Libby Woodruff, Manager, Urban Redevelopment

SUBJECT:

Public Hearing on an amendment to the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) removing Strategy #5, Replacement of Site Built Housing.

SUMMARY:

An amendment to the SHIP LHAP to remove Strategy #5 - Replacement of Site Built Housing, was recommended by the City Commissioners at their 2/8/18 Conference meeting. Communitywide Council approved the amendment 3/9/16. A Public Review and Comment period was held 3/3-4/4, 2016.

RECOMMENDATION:

Allow a Public Hearing, as required by the State Housing Finance Corporation, to amend the SHIP LHAP for fiscal years 2015/16, 2016/17, 2017/18.

ALTERNATIVES:

Do not allow a Public Hearing as required to amend the SHIP LHAP.

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:

There is no fiscal impact from this agenda item.

Attachments

SHIP LHAP Amendment

Form Review

Inbox	Reviewed By	Date
City Manager	Libby Woodruff	03/22/2016 03:54 PM

City Manager	Jennifer Robinson	03/25/2016 12:56 PM
City Manager	Nick Mimms	03/29/2016 01:47 PM

Form Started By: Libby Woodruff Started On: 03/16/2016 11:48 AM

Final Approval Date: 03/29/2016

STATE HOUSING INITIATIVES PARTNERSHIP
LOCAL HOUSING ASSISTANCE PLAN
(SHIP LHAP)

FISCAL YEARS COVERED
2015/2016 2016/2017 AND 2017/2018

PROPOSED
AMENDMENT IN RED

March 1, 2016

Department of Urban Redevelopment

Fort Pierce City Hall
100 North U.S. Hwy. 1
Fort Pierce, Florida 34950

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F. Program Information Sheet	
G. St. Lucie County Lending Consortium Members	
H. Public Hearing Advertisement	
I. Communitywide Council (AHAC) LHAP Review/Meeting Advertisement	

I. PROGRAM DESCRIPTION

A. Name of participating local government: City of Fort Pierce

Interlocal: Yes ___ No _X_

B. Purpose of the program: The Local Housing Assistance Plan (LHAP) establishes a plan for the entire jurisdiction of the City of Fort Pierce to meet the housing needs of very low, low and moderate-income households, to expand production of and preserve affordable housing and to further the housing element of the City of Fort Pierce's Comprehensive Plan specific to affordable housing.

C. Fiscal years covered by the Plan:

2015/2016
2016/2017
2017/2018

D. Governance: The SHIP Program is established in accordance with Section 420.907.9079, Florida Statutes and Chapter 67-37 Florida Administrative Code. The SHIP Program does further the housing element of the City's Comprehensive Plan.

E. Local Housing Partnership: The City continues to collaborate with public, private and non-profit organizations to carry out its affordable housing programs. These partnerships allow the City to be effective in combining all available resources and cost-saving measures and substantially reduce the cost of housing for income-qualified residents. The City will continue to encourage active partnerships between government sectors, lenders, builders and developers, real estate professionals, advocates for low-income persons and community groups to produce affordable housing and to provide related services.

Homeownership assistance for new and existing properties is provided in partnership with local financial institutions and in consultation with local citizens. The St. Lucie County Lending Consortium brings together lenders, title companies, mortgage brokers, realtors, homebuilders, and local government, through public meetings every other month.

F. Leveraging: The City will continue to use SHIP funds to leverage local and federal funds such as Community Development Block Grant (CDBG) and other federal, state and local sources, including federal housing grants and State of Florida Housing Corporation program funds. The City will continue to leverage its SHIP funds as possible and combine local resources and cost saving measures thereby reducing the cost of housing.

G. Public Input: Public input was solicited through face-to-face meetings with housing providers, social service providers, local lenders and neighborhood associations through the bi-monthly meetings of the St. Lucie County Lending Consortium. Comments were also solicited in developing this Plan and a draft Plan was made available for public review for more than thirty (30) days. An announcement that the Draft LHAP was available for public review and comment was advertised in the local newspaper of general circulation on January 16 and January 23, 2015. The Draft LHAP was available for public review and comment between February 1 and March 2, 2015 on the City's website

(www.cityoffortpierce.com), and in hardcopy at the Fort Pierce City Hall in the Department of Urban Redevelopment. A public hearing and opportunity for public comment was presented during a regularly scheduled City Commission meeting on March 2, 2015. *No comments were received from the public during the public hearing on March 2, 2015.*

H. Advertising and Outreach: A notice of funding availability will be published in a newspaper of general circulation serving a diverse population, at least thirty (30) days in advance of each funding cycle and announcements will be made by mail-outs to various organizations throughout the community. Additionally, staff will participate at local housing fairs and or community events. If no funding is available due to a waiting list, no notice of funding availability will be advertised.

I. Discrimination: In accordance with the provisions of Florida Statutes 760.20-760.37, it is unlawful to discriminate based on race, creed, religion, color, age, sex, marital status, familial status, national origin, or handicap in the award application process for eligible housing.

J. Support Services and Counseling: Urban Redevelopment staff meet monthly with the Treasure Coast Continuum of Care in an effort to coordinate housing supportive services. Staff also meets every-other month with the St. Lucie County Lending Consortium, who works with the City to provide credit counseling, homeownership counseling (pre and post), and debt management assistance.

K. Purchase Price Limits: Pursuant to Chapter 67-37.007(6) F.A.C., the sales price or value of new or existing eligible housing may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located. According to Florida Statute 420.9075(4)(c), the sales price or value of new or existing eligible housing, as determined by the U.S. Department of Treasury, may not exceed 90% of the average median area purchase price in the statistical area in which the eligible housing is located. Such "average area purchase price" may be that calculated for any 12-month period beginning not earlier than the fourth calendar year prior to the year in which the award occurs. The most current Treasury Area Median Purchase Prices will be used. All units must be new, rehabilitated within the past year, or require rehabilitation at the time of purchase to be eligible.

L. Income Limits, Rent Limits and Affordability: The income and rent limits used in the SHIP Program are updated annually, based on information collected from the U.S. Department of Housing and Urban Development (HUD) and distributed by the Florida Housing Finance Corporation. Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of the median adjusted gross annual income for the households as indicated in Sections 420.9071. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of his income for housing. Housing for which a household devotes more than 30 percent of its income shall be deemed 'Affordable' if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark and in the case when rental housing does not exceed those rental limits adjusted for bedroom size.

M. Welfare Transition Program: Should an eligible sponsor be used, the City will develop a qualification system and selection criteria for applications for awards to eligible sponsors, which will include a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given preference in the selection process.

N. Monitoring and First Right of Refusal: In the case of rental housing, the Urban Redevelopment Department staff shall annually monitor and determine tenant eligibility, or to the extent another governmental entity provides the same monitoring and determination, the City may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of $3,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored at least annually for 15 years or the term of assistance, whichever is longer, unless specified above.

Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.

O. Administrative Budget: A detailed line item budget of proposed administrative expenditures is attached as Exhibit A. The Department of Urban Redevelopment is responsible for administration of the SHIP program for fiscal years 2015-2016, 2016-2017 and 2017-2018. Ten percent (10%) of the total SHIP allocation and loan repayment proceeds will be authorized for administrative expenses each year, as approved by City Commission's attached resolution (Exhibit E).

P. Program Administration: Administration of the LHAP is the responsibility of the City of Fort Pierce's Department of Urban Redevelopment. Should a third party entity or consultant contract for all or part of the administrative or other functions of the program, the City will have available, in detail, the duties, qualifications and selection criteria used to determine the entity or consultant contracted to provide this service.

Q. Essential Services Personnel: Defined, in accordance with Rule Chapter 67-37.002(8) F.A.C. and Chapter 67-37.005(8), F.A.C. and Section 420.9075(3) (a) F.S.

Persons in need of affordable housing who are employed in occupations or professions that include, but are not limited to, local or state law enforcement, fire, rescue, emergency services and management, public safety, educators, school district personnel in the public, private, college and university systems, health care professionals and support personnel, tourism industry professionals and employees, judicial/court system management and support personnel, service industry personnel (including child care, hospitality and food service) and other job categories as required by Section 420.9075(3)(a), F.S meet the 'Essential Services Personnel' definition.

R. Green/Innovative Design (Section 420.9075(3)(d)), F.S. The City of Fort Pierce will include rehabilitation activities that will conserve energy and water, including but not limited to the replacement of central air conditioning systems with

updated energy efficient models, installing programmable thermostats, installing water conserving water closets, installing insulation and envelope sealing.

S. Special Housing Needs: Section 420.9075(1)(a), F.S. The City of Fort Pierce recognizes that there are many elderly and disabled residents in need of accommodations beyond regular rehabilitation improvements. These can include grab bars, ramps, accessible kitchens and bathrooms, doors and switches, etc. The Department of Urban Redevelopment makes a concerted effort to identify these needs at the time of the initial inspection.

II. LHAP HOUSING STRATEGIES

As funding is available, the LHAP for the 2015-2016, 2016-2017 and 2017-2018 fiscal years will increase the availability of affordable housing by providing:

- Rehabilitation and emergency repairs for existing homeowners;
- "First Time Homebuyer" down payment and closing cost assistance for new homes or homes requiring rehabilitation;
- Construction or rehabilitation assistance for multi-family rental units;
- Foreclosure prevention assistance and counseling to qualified homeowners;
- Disaster, post disaster, and mitigation recovery assistance; and
- Replacement of site-built housing.

A. STRATEGY 1: OWNER-OCCUPIED HOUSING REPAIR/ REHABILITATION (Code 3)

a. Summary of the Strategy: The City provides Owner-Occupied Housing Repair/Rehabilitation funding through the SHIP program for the upgrading of substandard owner-occupied housing units and to address housing code violations. Additionally, this strategy provides for the construction or installation of general property improvements to provide basic amenities and to bring units into conformity with applicable housing standards.

All rehabilitation work is required to include initiatives for green design and techniques as referenced in Section 420.9075(3)(d), F.S. This strategy is for eligible very low, low and moderate-income persons who own and occupy single-family housing units. The City shall award SHIP owner-occupied repair/ rehabilitation assistance to income eligible households on a first-qualified/first-served/. When an extensive waiting list exists, applicants will be added to the list in first qualified/first served order. Applications will be received until funds are expended.

The City's Contracted Rehab Consultant will inspect homes of eligible applicants to identify work activities, through a work write up, for improvements that are needed for safe and sanitary habitation, correction of substantial code violations, or the creation of additional living space.

b. Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

c. Income Categories to be served: Very low, low, and moderate-income families.

d. Maximum award: $ $20,000

e. Term, Recapture and Default: Deferred mortgage loan at 0% interest due and payable upon sale, transfer or rental of residence for very low and low-to-moderate income families. The deferred loan will reduce annually (see chart below) if the owner continues to occupy the unit as their principal residence. The loan is forgiven on an annual basis according to the chart below. Loans will be secured by a mortgage and note. Should the property be sold or if the household fails to maintain it as their principal residence during the term of the deferred mortgage loan, the remaining amount will be due and payable to the SHIP Housing Trust Fund. In the event of the death of the property owner, the same recapture criteria applies to the heir(s).

Assistance Amount	Term Period	Annual Forgiveness
$500 - $10,000	5 year	1/5 of loan amount
$10,001 - $30,000	10 years	1/10 of loan amount
$30,001 - $50,000	15 years	1/15 of loan amount

f. Applicant Selection Criteria: Very low and lower income homeowners will be assisted on a first qualified/first served basis, following advertisement of the availability of funds. When an extensive waiting list exists, applicants will be added to the list in first qualified/first served order.

g. Sponsor Selection Criteria: Not applicable

h. Additional Information: The City may leverage local and federal funds when cost of the project exceeds the maximum award allocation. When an extensive waiting list exists, qualified applicants will be selected from the list in first-qualified/first-served order.

B. STRATEGY 2: HOME PURCHASE ASSISTANCE (Codes 1,2)

a. Summary of the Strategy: The City may provide funds for Home Purchase Assistance for very low, low and moderate-income persons. The City shall award SHIP assistance to income-eligible households on a first-qualified/first-served basis. The household selection is based on meeting all of the income eligibility criteria, credit financial status, and ability to qualify for a sufficient first mortgage. The first mortgages for these households may be obtained through such sources as, but not limited to: lenders, Federal Housing Administration (FHA) backed loans from a local lender, Veterans Administration (VA), or through any qualified lender, mortgage banker or broker.

Down payment and closing cost assistance is for eligible first-time homebuyers to purchase a newly constructed home, or an existing home, which need repairs, for use as their principal residence. Purchasers of both new and existing homes will be assisted with only the amount required to reduce the purchase price (principal reduction) in order to make the unit affordable, pay for repairs required by the program and/or closing costs, up to the maximum award. A *first time homebuyer* is defined as a person that has not owned a home in the previous three (3) years [exceptions will be made for individuals who are displaced homemakers]. A *displaced homemaker* is defined as an adult who has lost the primary source of financial support of the main family

wage earner because of divorce, death, abandonment or disability. Eligible applicants must contribute a minimum of $500.

b. Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

c. Income Categories to be served: Very low, low, and moderate-income families.

d. Maximum award: $15,000 for very low and low-income families, and $10,000 for moderate-income families

e. Terms, Recapture and Default: Deferred mortgage loan at 0% interest due and payable upon sale, transfer or rental of residence for very low, low and moderate-income families. The loan is forgiven on an annual basis according to the chart below. Loans will be secured by a mortgage and note. Should the property be sold or if the household fails to maintain it as their principal residence during the term of the deferred mortgage loan, the remaining amount will be due and payable to the SHIP Housing Trust Fund. In the event of the death of the property owner, the same recapture criteria applies to the heir(s).

Assistance Amount	Term Period	Annual Forgiveness
$10,000	10 year	1/10 of loan amount
$15,000	15 years	1/15 of loan amount

f. Recipient Selection Criteria: Applicants must be able to qualify for a mortgage loan from a member of the St. Lucie County Lending Consortium (see Consortium member list – Exhibit H) or an approved local lender offering bond or special financing. A prequalification letter will be required before the application will be processed completely or selected for funding. Only those households meeting the local lending criteria will be processed further. Households with credit problems will be referred to a consumer credit counseling service for assistance.

g. Sponsor Selection Criteria: N/A

h. Additional Information: N/A

C. STRATEGY 3: FORECLOSURE PREVENTION PROGRAM (CODE 7)

a. Summary of Strategy: SHIP funds may be used to help homeowners avoid foreclosure by catching up their mortgage payments. Eligible expenses include delinquent mortgage payments (principal, interest, taxes and insurance), attorney fees, late fees, and other customary fees associated with mortgage payments.

b. Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

c. Income Categories to be served: Very low, low and moderate-income persons

d. Maximum Award: $7,500

e. **Terms, Recapture and Default**: Assistance will be through a one (1) year zero percent (0%) interest deferred payment loan secured by a mortgage and note to qualified homeowners, forgiven at the end of one year. Should the property be sold, rented, title transferred, etc. or the household fail to maintain the home as their principal residence during the term of the contractual term of the loan, the invested funds shall become due and payable to the SHIP Housing Trust Fund.

f. **Recipient Selection Criteria**: Homeowners that reside within the city limits of Fort Pierce will be eligible to apply for assistance through this strategy. Applicants will be selected on a first qualified/first served basis.

g. **Sponsor Selection Criteria**: Not applicable

h. **Additional Information**: None

D. STRATEGY 4: DISASTER/POST DISASTER/ MIGATION/ RECOVERY (Code 5)

a. **Summary of Strategy**: In the event of a state or federally-declared disaster by Executive Order as required in Section 420.9078(1), F.S., SHIP funds may be used to leverage with available federal and state resources to assist income-eligible households with disaster related repairs. SHIP disaster funds may be used for items such as, but not limited to purchase emergency supplies to weatherproof damaged homes, provide repairs to avoid further damage, remove trees and debris, pay insurance deductibles, and to provide additional post-disaster assistance for non-insured repairs. Security deposits and rental assistance for displaced disaster-related recipients (not to exceed two months), will be provided only during the term of the Executive Order. Alternatively, funds may also be used to retrofit residences with mitigation features (installation of roofing straps, shutters, storm doors, windows and garage doors) that help prevent future storm damage.

b. **Fiscal Years Covered**: 2015/2016; 2016/2017; 2017/2018

c. **Income Categories to be served**: Very low, low and moderate-income families

d. **Maximum Award**: $15,000

e. **Terms, Recapture, and Default**: Assistance will be provided through a deferred payment loan at 0% interest due and payable upon sale, transfer or rental of residence for very low, low and moderate income families. The deferred loan will depreciate annually (see chart below) if the owner continues to occupy the unit as their principal residence. For assistance amounts up to $7,500, the total loan amount will be forgiven on the first anniversary of the date of the execution of the deferred mortgage. For assistance amounts between $7,501 and $15,000, one-fifth of the loan will be forgiven from the balance owned on each anniversary date of the execution of the deferred mortgage. Should the property be sold or the household fail to maintain the property as their principal residence during the term of the deferred mortgage loan, the remaining amount will immediately become due and payable to the SHIP Housing Trust Fund.

Loans will be secured by a mortgage and note, due and payable upon sale, transfer, or rental of residence. Full recapture of funds invested will be required upon default, unless a forgiveness provision is incorporated into the mortgage and note in which case the non-depreciated portion shall be due and payable upon default. In the event that the City receives reimbursement from federal and state sources, such reimbursed funds will be utilized in accordance with the approved Housing Assistance Plan in effect at the time the funds are disbursed.

Assistance Amount	Term Period	Annual Forgiveness
$0 - $7,500	1 year	-
$7,501 - $15,000	5 years	1/5 of loan amount

f. Recipient Selection Criteria: Assistance will be provided on a first qualified/first serve basis following advertisement of the availability of funds. When an extensive waiting list exists, applicants will be added to the list in first qualified/first served order. Applications will be received until funds are expended.

g. Sponsor Selection Criteria: N/A

h. Additional Information: The City may leverage local and federal funds when cost of the project exceeds the maximum award allocation.

PROPOSED AMENDMENT – REMOVE STRATEGY #5:

E. STRATEGY 5: REPLACEMENT OF SITE-BUILT HOUSING (Code 4)

a. Summary of the Strategy: The City may use SHIP funds for the Replacement of Site-Built Housing strategy, which, if offered, will be available to very-low and low-income homeowners, in-lieu of rehabilitation when the home is deteriorated to the extent that repair is unfeasible due to unreasonable costs or extensive structural issues, as determined by the City Building Official and the homeowner has sufficient equity and income to maintain a monthly mortgage debt payment. The goal is to prevent imminent displacement of very low income and elderly homeowners due to distressed conditions, encourage revitalization of low-income neighborhoods and increase the supply of safe, decent and sanitary housing.

b. Fiscal Years Covered: 2015/2016; 2016/2017; 2017/2018

c. Income Categories to be served: Very low, low

d. Maximum award: $75,000

e. Terms, Recapture and Default: Deferred payment loan at 0% interest due and payable upon sale, transfer or rental of residence for very low and low-income families. The deferred loan will depreciate annually (see chart below) if the owner continues to occupy the unit as their principal residence. On each anniversary date of the execution of the deferred mortgage, the value of one year's payment will be deducted from the balance owed. Should the property be sold or the household fail to maintain it as their principal residence during

the term of the deferred mortgage loan, the remaining amount will become due and payable to the SHIP Housing Trust Fund.

Term Period	Assistance Amount	Annual Forgiveness
5 years	$1,000-$10,000	1/5 of loan amount
10 years	$10,001-$30,000	1/10 of loan amount
15 years	$30,001-$50,000	1/15 of loan amount
20 years	$50,001-$75,000	1/20 loan amount

f. Recipient Selection Criteria: Assistance will be provided on a first qualified/first ready basis following advertisement of the availability of SHIP funds. When an extensive waiting list exists, applicants will be added to the list in first come/first served order.

Funding through this strategy will be awarded to income eligible households on a first-qualified/first-served basis. The household selection is based on meeting all of the income eligibility criteria. The replacement housing on site is available to the following eligible property:

1. The dwelling must be an owner-occupied single-family home in conformance with land use and zoning restrictions and located within the city limits of Fort Pierce;
2. The structural deterioration precludes the economic feasibility of undertaking repairs to correct code violations and provide a decent, safe and sanitary living environment;
3. Ownership of the property must be fee simple estate at the time of loan closing with title in the name of the applicant(s);
4. Property taxes must be current. Applications shall not be approved for funding if there are delinquent property taxes outstanding;
5. Total project costs (all funding sources) may not exceed the FHA 203(b) limits in effect as of the date of the assistance. The value of the dwelling after construction may not exceed State Housing Initiatives Partnership (SHIP) Program maximum allowable purchase price for existing homes. These limits are established in the City's Local Housing Assistance Plan;
6. The replacement home will be consistent with the needs of the household, the character of the neighborhood, and area-wide market conditions; and
7. Replacement home specifications will be prepared, made available for bid and awarded, according to the City's standard contractual award and bid policies.

g. Sponsor Selection Criteria: N/A

h. Additional information: N/A

III. LHAP INCENTIVE STRATEGIES

A. EXPEDITED PERMITTING

The City of Fort Pierce Housing Incentive Plan was adopted August 1, 1994 and amended on March 19, 2009. The Affordable Housing Advisory Committee (Communitywide Council) reviewed the incentives; expedited the permitting process for affordable housing projects and established a process to consider actions that have a significant impact on the cost of housing.

Established policy and procedures: The City of Fort Pierce has streamlined permit processing in place, for all projects. The City encourages pre-construction meetings with the builder and Planning Department staff, to save the builder the expense of having plans redrawn to meet City requirements and cause possible delays in the permitting process.

B. ON-GOING REVIEW PROCESS

The Housing Incentive Plan recommends that the City process and review affordable housing permits within three (3) business days. The plans for review should be color-coded for priority and hand delivered to the appropriate departments. The objective of each department is to perform their review the day the applications for permits are received.

Established policy and procedures: A committee is in place to review the City's building codes and land development regulations. The objective of the committee is to recommend the elimination of excessive non-essential requirements that add to the cost of housing. The committee may make non-binding recommendations to the Director of the Department of Urban Redevelopment, City Manager, and/or City Commission.

IV. EXHIBITS:

A. Administrative Budget
Fiscal Years 2015/2016; 2016/2017; 2017/2018

B. Timeline for Encumbrance and Expenditure

C. Housing Delivery Goals Chart
Fiscal Years 2015/2016; 2016/2017; 2017/2018

D. Certification Page

E. Adopting Resolution #15-R10

F. Program Information Sheet

G. St. Lucie County Lending Consortium Members

H. Public Hearing Advertisement

I. Communitywide Council (AHAC) LHAP Review/Meeting Advertisement

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

Meeting Date: 04/04/2016

Re: Creation of Analysis of Impediments to Fair Housing Report

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SUBJECT:

Presentation and Public Hearing for the Creation of the City of Fort Pierce's Analysis of Impediments to Fair Housing Report.

SUMMARY:

The City of Fort Pierce will submit an Analysis of Impediments to Fair Housing Report (AI) to HUD with our 2016-2020 5-Year Consolidated Plan later this year. This is the first of three public hearings that will be held during the creation of this report.

RECOMMENDATION:

Allow a Presentation and Public Hearing on the creation of the AI Report.

ALTERNATIVES:

Do not allow a presentation and public hearing for the creation of the AI Report.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Director

Fiscal Impact

Budgeted Y/N: N

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

There will be no fiscal impact from the creation of this report.

Attachments

AI Report Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	03/25/2016 12:54 PM
City Manager	Nick Mimms	03/29/2016 05:24 PM

Form Started By: Libby Woodruff Started On: 03/23/2016 09:28 AM

Final Approval Date: 03/29/2016

Analysis of Impediments to Fair Housing

Promoting Fair Housing Choice
in
Fort Pierce

Fair Housing Act of 1968

- Prohibits housing discrimination based on :
  - Race or color; National origin; Religion; Sex; Familial status; Disability
- The Fair Housing Act mandates that HUD make equal housing choice a reality
- Grantees required to certify they will affirmatively further fair housing when they accept HUD funds
- Applies to all housing activities; not just restricted to HUD funded programs

What Does this Mean?

- City will conduct an analysis to identify impediments to fair housing choice every 3-5 years
- Take action to overcome impediments
- Document actions taken

Fair Housing Impediments

Can be deliberate or inadvertent:

- Actions, omissions or decisions that restrict housing choice based on a person's race, color, religion, sex, disability, familial status or national origin.

Identified Impediments to Fair Housing in Fort Pierce

- #1 – Housing/Lending Discrimination on the basis of Race, Color, National Origin, Religion, Sex, Familial Status and Disability
- #2 – Shortage of Affordable Housing Opportunities
- #3 – Lack of Knowledge, Awareness of, or Education on Fair Housing Protections
- #4 – Fair and Equal Lending Disparities – Regular disparities found on loan approvals and denials by race and by Hispanic/non-Hispanic ethnicity.
- #5 – Housing Market Segregation

Review of Potential Barriers

- Refusal to sell, rent, or show available housing;
- Requiring different terms and conditions for identical dwellings - charging higher rent, security deposit for different tenants;
- Being told that the dwelling isn't right for you or your family;
- Being told that housing isn't available in an apartment with a "For Rent" sign;
- Housing advertisements that say "no kids" or "adults only";
- A refusal to make a reasonable accommodations to make the dwelling accessible for a person with a disability;
- Harassment or intimidation;
- Offering non-standard, unfavorable terms in the purchase of a home or property insurance;
- Terms of availability that change between a phone contact and an in-person visit;
- Being steered to racially segregated neighborhoods during your home search; and/or
- Excessive or inappropriate questioning upon requesting information about a dwelling.

Housing Data for Fort Pierce

- **17,313 Housing Units**
  - Occupied – 16,249
    - ✓ Renter Occupied – 9,015
      - White Renter-Occupied – 2,665
      - Black Renter-Occupied – 3,991
      - Hispanic or Latino Renter-Occupied – 1,332
    - ✓ Owner Occupied – 7,234
      - White Owner-Occupied – 4,776
      - Black Owner-Occupied – 2,664
      - Hispanic or Latino Owner-Occupied – 891

Fort Pierce – Median Family Income (family of 4)

- 2015 Median Family Income = $53,300

  80% = $43,750 (Moderate) 50% = $27,350 (Low)

  30% = $24,350 (Very Low)

- Families who pay more than 30% of their annual income for housing are “cost-burdened” and may have difficulty affording food, clothing, transportation and medical care.

- In Fort Pierce:
  - 20% of all renters (1,803 units)
  - 9% of all owners (652 units)

Questions & Feedback

- What other Fair Housing impediments exist in SLC?
  - What wasn't covered
  - What should be emphasized
- What has changed since these reports were published?
- **Please Take The Survey!**

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

Meeting Date: 04/04/2016

Re: Ordinance No. 16-011, Amending the 2014-2015 Budget

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Ordinance No. 16-011 - Final Budget Amendment of the 2014-2015 Budget. FIRST READING

SUMMARY:

The General Fund budget is being amended to adjust budgeted revenues and expenditures to the final actual figures.

RECOMMENDATION:

City Commission approve the budget amendment ordinance.

ALTERNATIVES:

None

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

City Clerk for Advertising

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2015

Account:

Amount:

OTHER INFORMATION:

See attached schedules for fiscal impact.

Attachments

16-011 Final Budget Amendment

Final Budget Amendment FY 2014-15-General Fund

Form Review

Inbox	Reviewed By	Date
Finance Department	Queen Thompkins	03/22/2016 03:21 PM
Finance Department	Johnna Morris	03/24/2016 12:23 PM
City Manager	Nick Mimms	03/29/2016 01:47 PM

Form Started By: Queen Thompkins Started On: 03/22/2016 01:58 PM

Final Approval Date: 03/29/2016

ORDINANCE NO. 16-011

AN ORDINANCE **AMENDING THE 2014-15 BUDGET** OF THE CITY OF FORT PIERCE, FLORIDA BY INSERTING THEREIN A SCHEDULE ATTACHED HERETO AND DESIGNED AS THE **2014-15 FINAL BUDGET AMENDMENT**. THE SAID SCHEDULE PROVIDES FOR THE INCREASES AND/OR DECREASES IN REVENUES AND APPROPRIATIONS IN THE GENERAL FUND, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The Budget of the City of Fort Pierce, Florida for the year 2014-15 be amended by increasing or decreasing various items as set out in the schedule, hereto attached and made a part hereof and designed as the 2014-15 final budget amendment and that the City Manager and Director of Finance are hereby instructed and directed to transfer said funds to said accounts and increase and decrease in conformity with said schedule.

SECTION 2. This ordinance shall become effective upon 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. 16-011 was duly advertised by title only in the St. Lucie News Tribune on March 25, 2016; 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 April 4, 2016 ; and was duly introduced, read by title only, and passed on second and final reading on April 18, 2016, 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 18th day April 2016.

_____
Linda Hudson,
Mayor Commissioner

_____
Linda W. Cox,
City Clerk

(CITY SEAL)

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2014-2015

General Fund Revenues	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
Taxes	18,220,166		56,113	18,164,053	0.31%
Licenses and Permits	345,000	85,337		430,337	24.74%
Inter-Government Revenue	2,860,000	600,536		3,460,536	21.00%
Charges for Services	200,600	60,908		261,508	30.36%
Fines and Forfeitures	167,500	78,430		245,930	46.82%
Miscellaneous Revenues	1,693,410	263,359		1,956,769	15.55%
Interfund Transfers	2,935,071		100,000	2,835,071	3.41%
Enterprise Contributions	6,887,331	131,020		7,018,351	1.90%
Fund Balance	1,508,000		1,122,405	385,595	74.43%
Restricted Fund Balance	(550,000)			(550,000)	0.00%
Totals	34,267,078	1,219,590	1,278,518	34,208,150	**0.17%**

City of Fort Pierce
Final Budget Amendment
Fiscal Year 2014-2015
Revenues and Expenditures

Below are the major revenue categories that are responsible for the increase and decrease in revenues during the City of Fort Pierce Budget year 2014-2015.

(1) Taxes Decrease: $56,113 or .31%

Ad valorem taxes budget to actual collection rate was 100.14% or an increase of $16,960. Local Option Taxes were $57,260 less than anticipated. Finally, utility and other taxes added to the decrease in tax revenue by $15,813.

(2) Licenses and Permits Increase: $85,337 or 24.74%

Occupational licenses collections were down $6,121; other permits collectively increased $91,458.

(3) Intergovernmental Revenues Increase: $600,536 or 21.00%

The major increases are: State revenue sharing $157,595, Half cent sales tax $303,223 and all other intergovernmental revenue $143,113; with a reduction only in County Shared Occupational Licenses of $3,395.

(4) Charges for Services Increase: $60,908 or 30.36%

Record search, investigative and application fees provided $33,298 and community center $50,154 in additional income. Rotation and towing missed the budget mark by $10,425 and other services decreased $12,119.

(5) Fines and Forfeitures Increase: $78,430 or 46.82%

Violation of local ordinances produced $93,005 more and alarm permit violations $14,575 less in the fines and forfeitures category.

(6) Miscellaneous Revenues Increase: $263,359 or 15.55%

The reductions are revenues from the State of Florida $6,345 and City contractual services of $166,709. The increases are as follows: other contractual $284,861; interest, special assessments and other miscellaneous brought to the fund $151,552 in extra revenues.

(7) Inter-fund Transfer Decrease: $100,000 or 3.41%

General Fund did not receive the $100,000 transfer from the Restricted Revenue Fund.

(8) Enterprise Contributions Increase: $131,020 or 1.87%

The FPUA contribution was $131,020 more than the budget anticipated.

(9) Fund Balance Decrease: $1,122,405 or 74.43%

Fund balance appropriation was $1,508,000; $385,595 was needed to fund fiscal 2015.

CITY OF FORT PIERCE

Final Budget Amendment

Fiscal Year 2014-2015

General Fund Expenditures	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Over Under Budget***
City Commission	203,477		18,297	185,180	8.99%
City Manager	543,041	50,311		593,352	9.26%
City Attorney	605,108	90,541		695,649	14.96%
City Clerk	278,910		5,226	273,684	1.87%
Administrative Services	637,848		41,090	596,758	6.44%
Finance	684,146	24,902		709,048	3.64%
MIS	920,740		3,363	917,377	0.37%
Planning	440,387		53,027	387,360	12.04%
Building & Community Response	869,689		40,646	829,043	4.67%
Police	12,547,822		270,438	12,277,384	2.16%
PW/Director's Office	165,230		9,845	155,385	5.96%
PW/Fleet Maintenance	475,538		12,032	463,506	2.53%
PW/Facilities Maintenance	892,555	91,370		983,925	10.24%
PW/Parks & Grounds	1,881,565		81,340	1,800,225	4.32%
PW/Streets & Drainage	1,669,249	122,133		1,791,382	7.32%
Engineering	1,057,844		164,653	893,191	15.56%
Riverwalk Center	155,457		6,879	148,578	4.43%
Administrative	10,238,472	268,652		10,507,124	2.62%
Totals	34,267,078	647,908	706,836	34,208,150	0.17%

Below are the departments and an explanation for the notable **increases** and **decreases** in their expenditure budgets during the City of Fort Pierce 2014-2015 budget year.

(1) City Commission Department Decrease: $18,297 or 8.99%

Decrease in personnel service costs due to reversal of Commissioner buy-in (employer's portion) of $21,676 for past retirement years and increases of $3,379 in various other expenses.

(2) City Manager Department Increase: $50,311 or 9.26%

Additional employee added mid-year increasing personnel services cost $53,573 and decreases in operating expenses of $3,262.

(3) City Attorney Department Increase: $90,541 or 14.96%

The City Attorney's budget overage is the result of non-budgeted litigation and related issues.

(4) Administrative Services Department Decrease: $41,090 or 6.44%

Personnel changes, retirement, decreased costs $29,757; decreases in communications $3,089, freight and postage $3,314 and other various operating line items $4,930.

(5) Finance Department Increase: $24,902 or 3.64%

Personnel changes, retirement, increased costs $13,768; increases in contractual fees $4,847, travel and education $3,613 and other operating line items $2,674.

(6) Planning Decrease: $53,027 or 12.04%

Varying unfilled positions and personnel changes during the year resulted in savings of $39,302; additionally, $13,725 in savings was realized in the expenditure line items.

(7) Building & Community Response Decrease: $40,646 or 4.67%

Increased overtime and workers comp, added $6,395 to personnel services; demolition services decrease was $34,391 and all other expenses decreased $12,650.

(8) Police Department Decrease: $270,438 or 2.16%

Savings in the Police Department consisted of **$150,217** in salaries and benefits and **$**120,221 in operational expenses.

(9) PW/Facilities Maintenance Increase: $91,370 or 10.24%

The major line item increases were contractual fees of $59,469, building repair supplies $27,048 and 4,853 in other operating costs.

(10) PW/ Parks & Grounds Decrease: $81,340 or 4.32%

Personnel changes increased costs $98,389; decreases in major line item were contractual fees $45,618, utilities $107,212; vehicle parts $7,854, gas and oil $6,661, chemicals $7,150 and $5,234 in other operating costs.

(11) PW/Streets & Drainage Increase: $122,133 or 7.32%

Increased accrued wages payouts, overtime and workers comp, added $44,456 to personnel services costs. Other increases were utilities $115,317, and street light energy $26,713. The budget reduction consisted of: gas and oil $26,569, surface patching $11,003, street supplies $15,538 and remaining expenses $11,243.

(12) Engineering Decrease: $164,653 or 15.56%

An unfilled position resulted in savings of $36,485; other budget reductions consisted of: contractual fees $13,035, traffic signal materials $98,703, FDOT/Closed loop $3,490 and remaining expenses $12,940.

(11) Administrative Department Increase: $268,652 or 2.62%

Line item increases in the department were cost for retirement $25,450; insurance cost $19,073; settlements $15,000; grants and aids $72,799 for Christmas decorations; inter-fund transfers, (Police Grants $122,826, for officers moved mid-year to general fund) and $13,504 in other expenses.

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

Meeting Date: 04/04/2016

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). SECOND READING

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: 03/22/2016

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

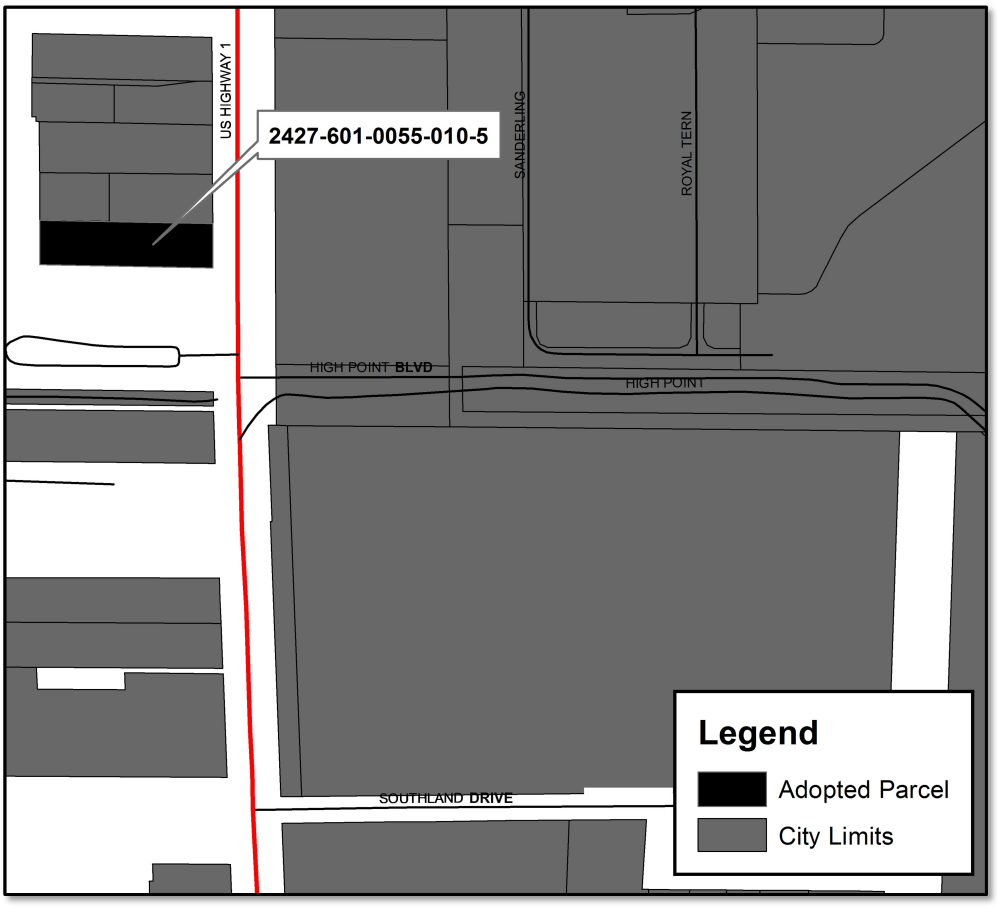
1. Parcel ID: 2427-601-0055-010-5

   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

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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

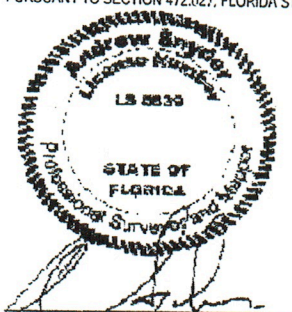
DATE OF FIELD WORK 04/07/2012

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
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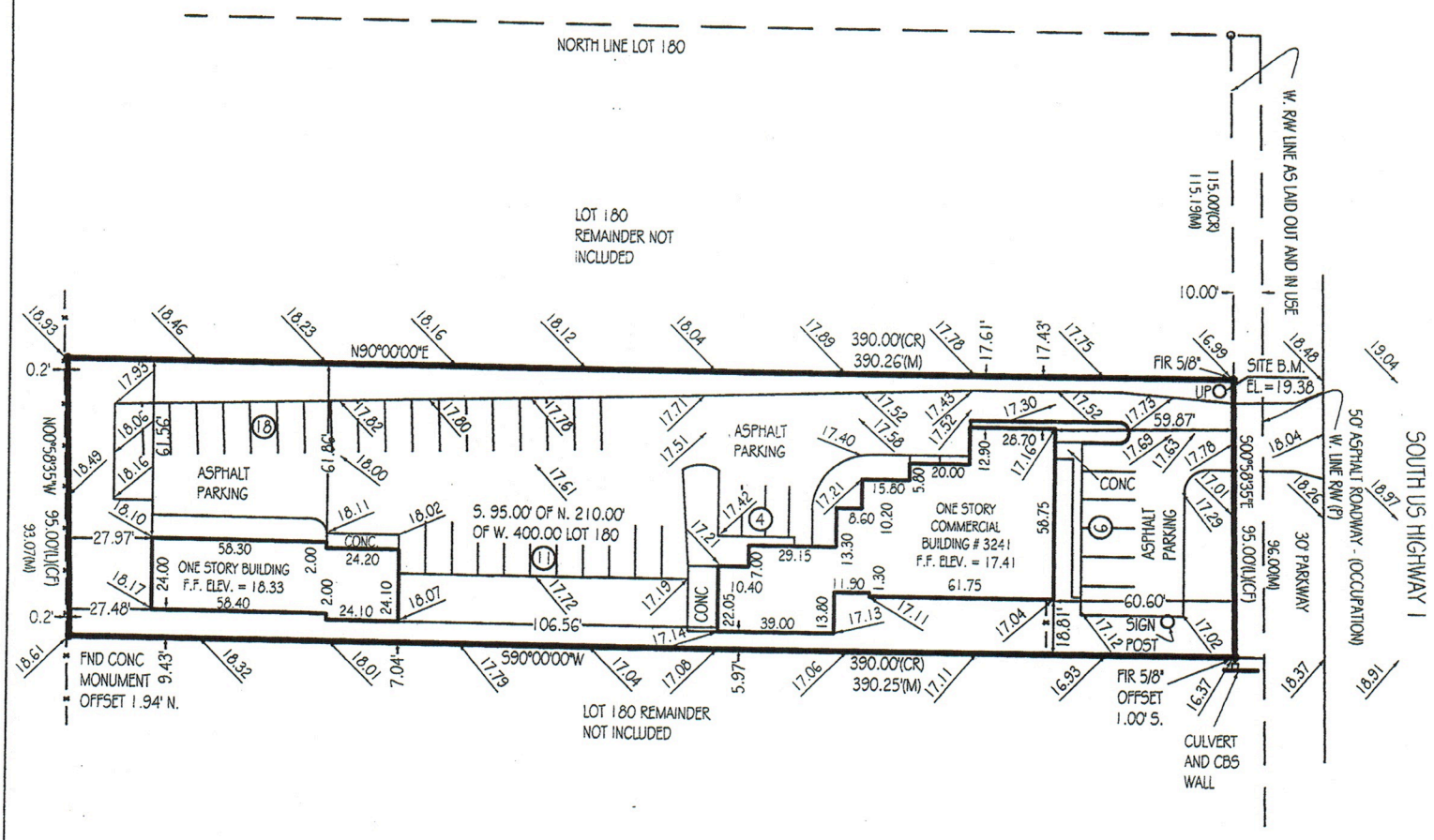
... measurably better!

SCALE: 1"=30'

~~2427601005500002~~

2427601005501 05

cty



Moti N Ramgopal

3255 S. US 1

2427 601 0055 010 5

CG

XXXX = 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.

Lantech Surveying offers services throughout the State of Florida. Please refer to our website at www.LandtechSurvey.com for up to date information about our locations and coverage area.
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 # 11. e.**

Meeting Date: 04/04/2016

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). SECOND READING

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: 03/22/2016

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 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-OFWAY 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-OFWAY 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 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 (A98.00 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-OFWAY); 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°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-OFWAY 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-OFWAY 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.

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. 16-009 was duly advertised by title only in the St. Lucie News Tribune on March 6, 2016; 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 March 21, 2016 and was duly introduced, read by title only, and passed on second and final reading on April 4, 2016, 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 4th day of April, 2016.

_____
MAYOR COMMISSIONER

_____
CITY CLERK

(CITY SEAL)

Exhibit A: Existing Zoning

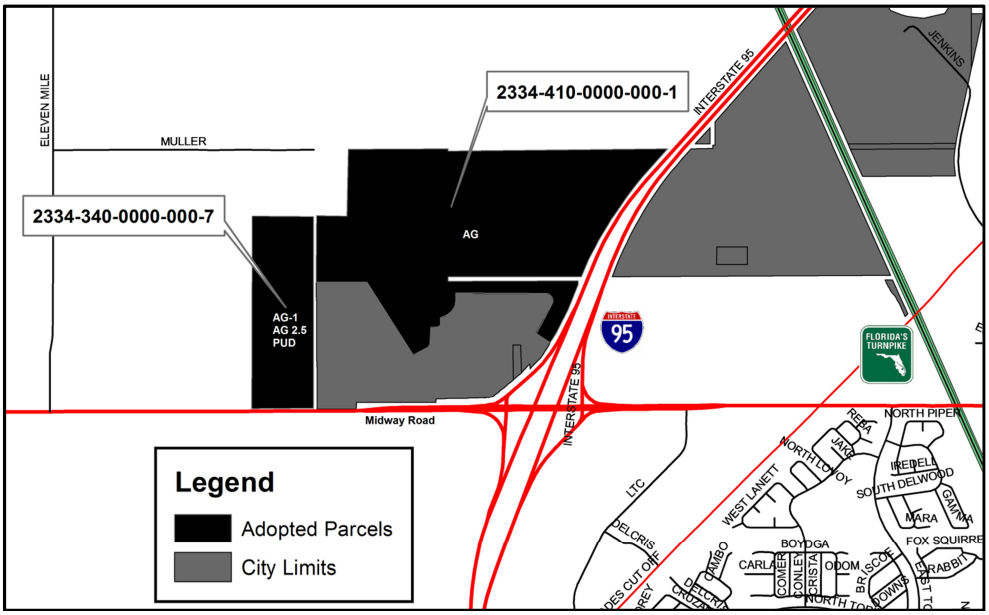
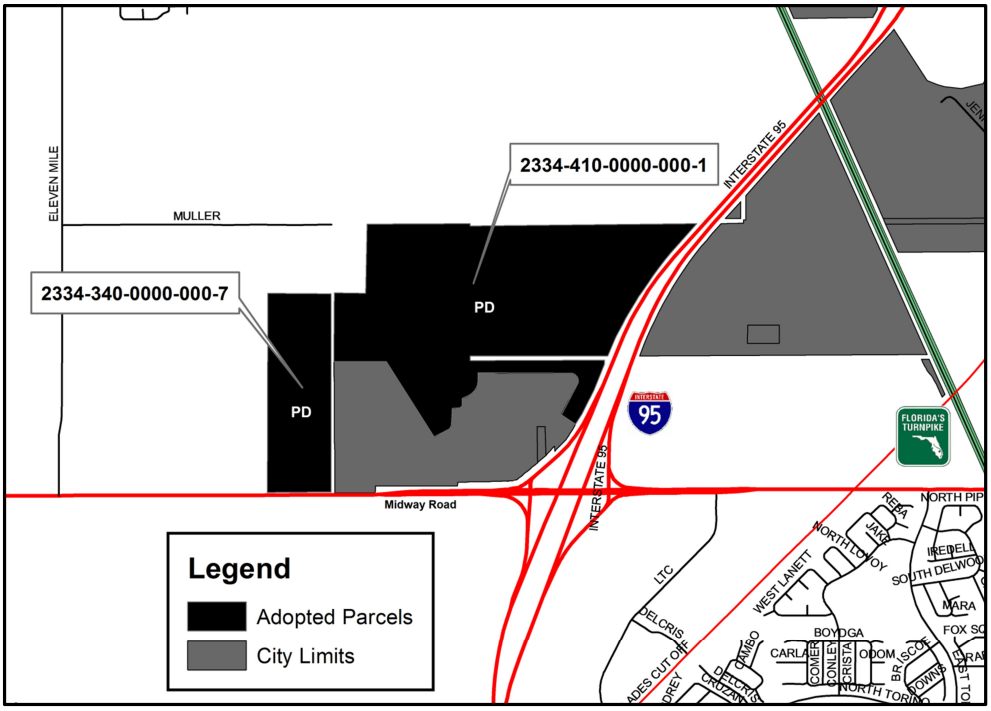


Exhibit B: Future Zoning



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

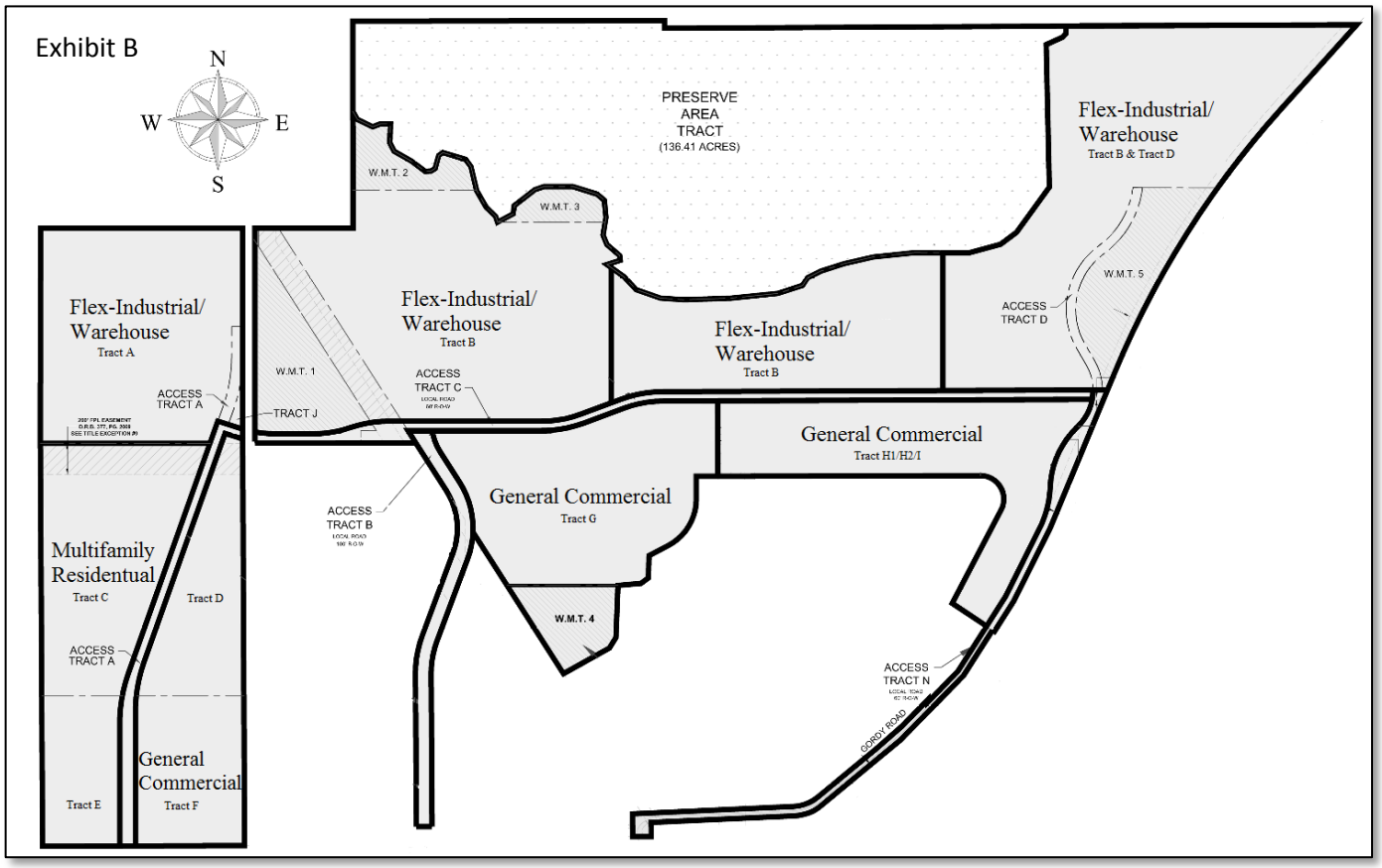
Walton Acquisitions is proposing development guidelines that divide certain uses by the lot type: Flex Industrial/Warehouse, General Commercial, and Multifamily Residential. Each lot type has a designated area within the property as shown in Exhibit B.

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 apply for Final Plat after Walton and the developer determine a lot layout. Walton will apply for the final plat, bond or build the infrastructure, and then convey the lot to the developer. Developers will be tasked with applying for their own site plan. Both of these applications can 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. A signed Proportionate Fair Share Agreement with St. Lucie County shall be provided to the City of Fort Pierce prior to final plat approval for the first plat within the Village at Midway Planned Development;
2. A Right-of-Way dedication of 42.5 feet is required along the project's frontage on Midway Road, at the time that the land fronting Midway Road is platted;
3. A 6 foot wide concrete sidewalk shall be constructed within the ultimate Right-of-Way of Midway Road or a fee in lieu of construction of said sidewalk shall be submitted to St. Lucie County for review and approval;
4. A traffic tracking sheet will be submitted with each site plan application, for the purpose of identifying when a Proportionate Share payment is due. Each traffic tracking sheet shall include (a) the total Average Daily Trips and Peak AM and Peak PM Trips associated with the proposed development, and (b) the cumulative Trips set forth in the traffic tracking sheets for any site plans previously filed within the Villages at Midway. This will also be used to monitor the overall approved traffic analysis for the project as a whole.
5. 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 (60^{th}) 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. 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°06'37"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 N89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 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 1304.04 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 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-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)

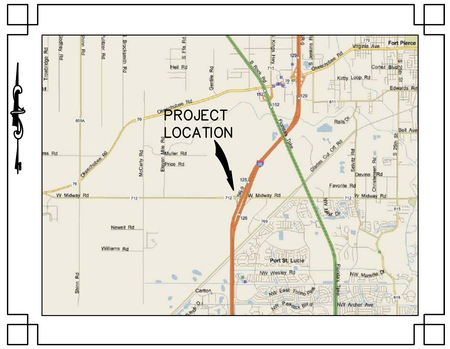
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

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

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VILLAGE AT MIDWAY
ALTA BOUNDARY & TOPOGRAPHIC SURVEY
ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

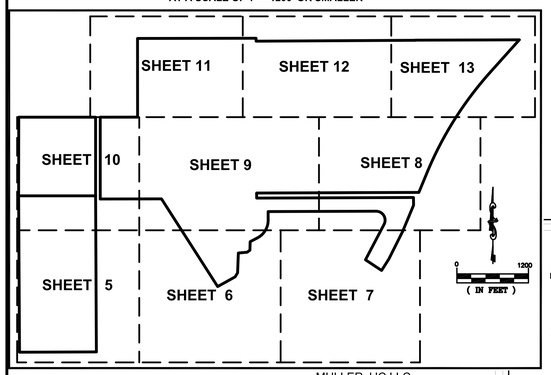
DATE	DESCRIPTION

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

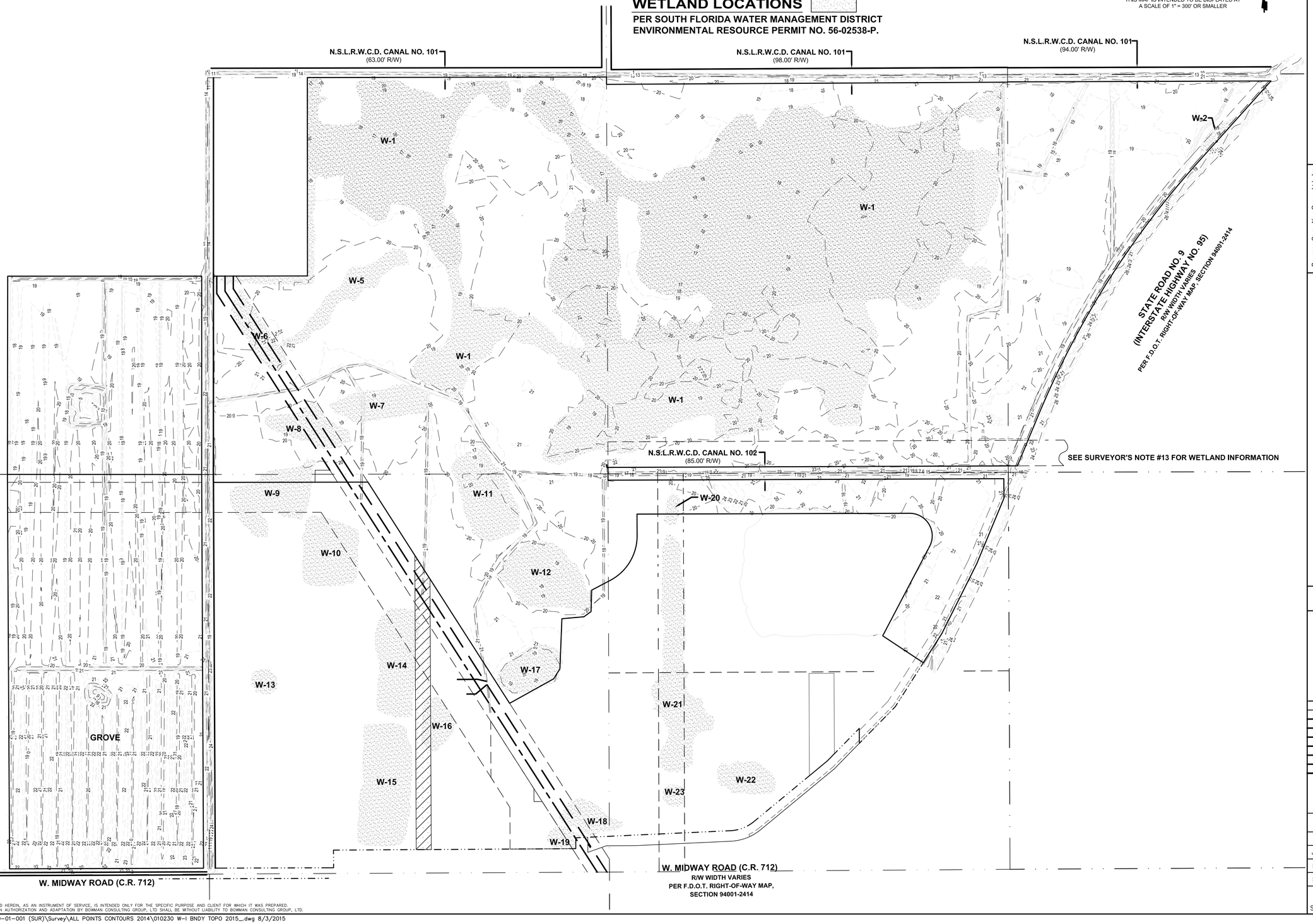
SHEET 3 OF 13

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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FIELD BOOK: 13-115 (PAGE 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: 1" = 300' V: N/A

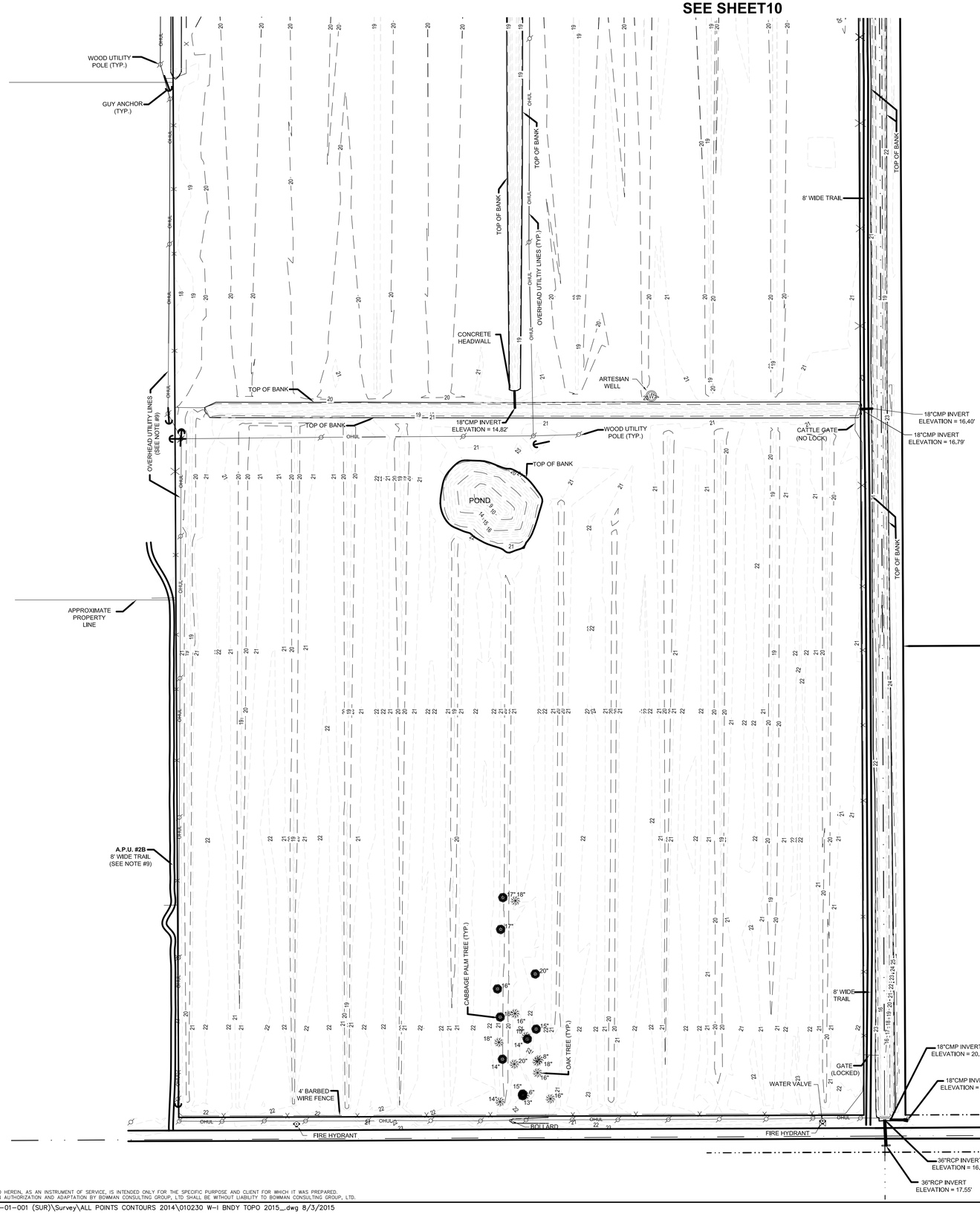
JOB No. 010230-01-003

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.
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

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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

JOB No. 010230-01-003

DATE MARCH 2, 2015

FILE No. 010230 W-1 BNDY TOPO 2015

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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VILLAGE AT MIDWAY

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ST. LUCIE COUNTY FLORIDA

PROJECT NO
010230-01-003

PLAN STATUS

DATE	DESCRIPTION

FIELD BOOK	PAGE
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	30-39
13-116	47-48
14-124,129,130	
15-131	

D.J.I., D.A.L. DRAWN | S.N.B. CHKD

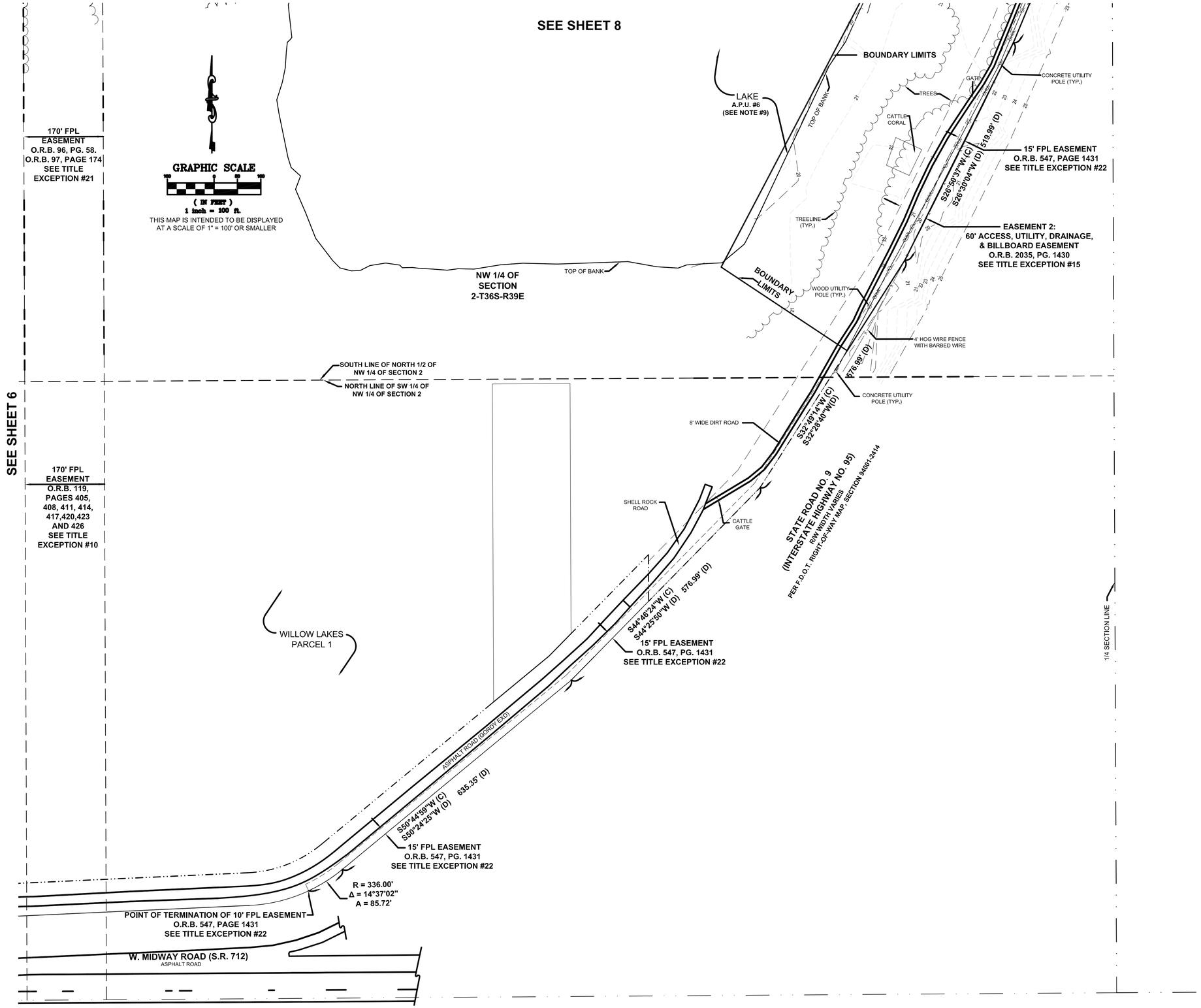
SCALE H: 1" = 100' V: N/A

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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VILLAGE AT MIDWAY

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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-I BNDY TOPO 2015

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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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-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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VILLAGE AT MIDWAY

ALTA BOUNDARY & TOPOGRAPHIC SURVEY

ST. LUCIE COUNTY

FLORIDA

PROJECT NO
010230-01-003

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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 9 OF 13

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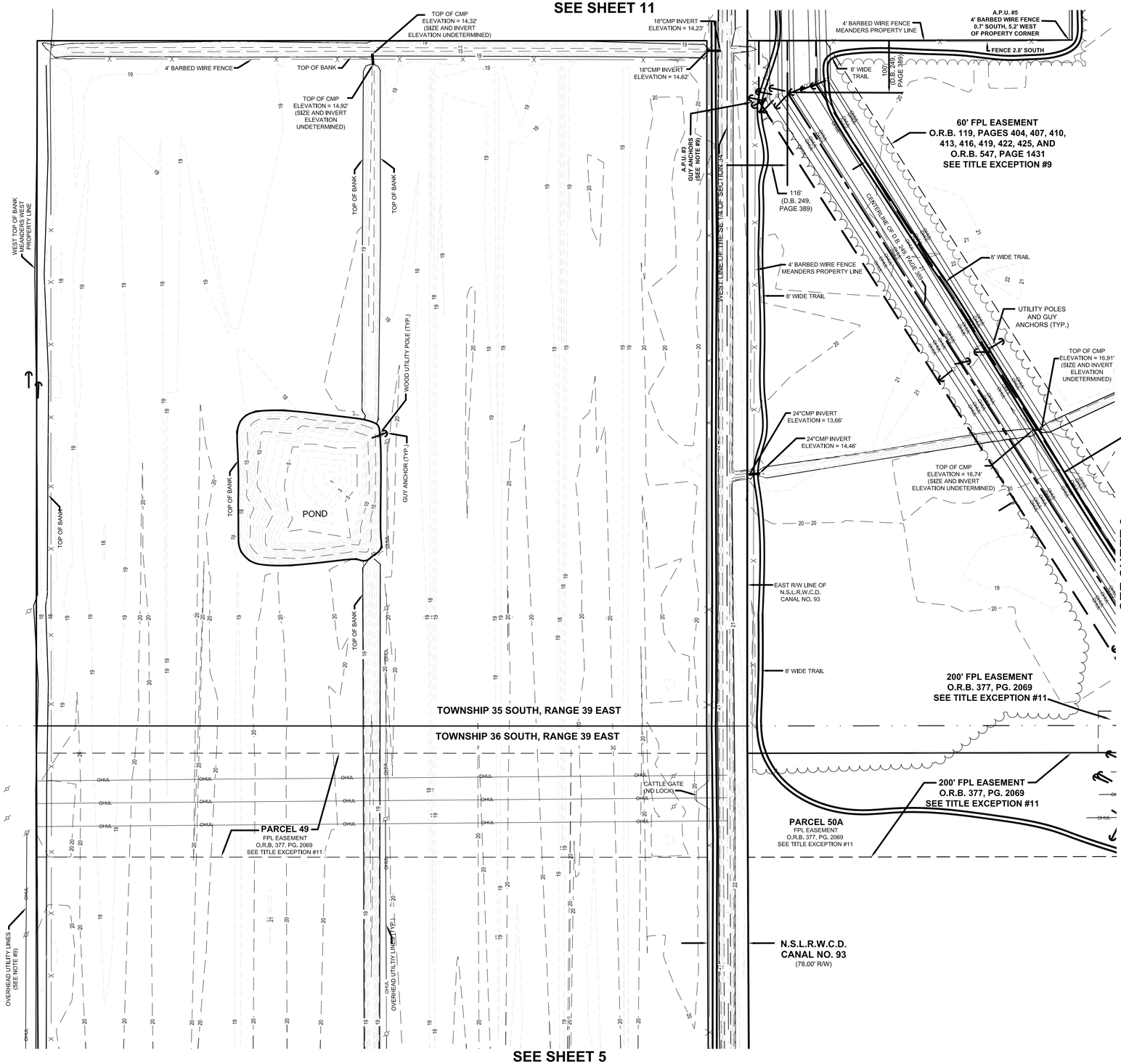

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SCALE H: 1" = 100' V: N/A

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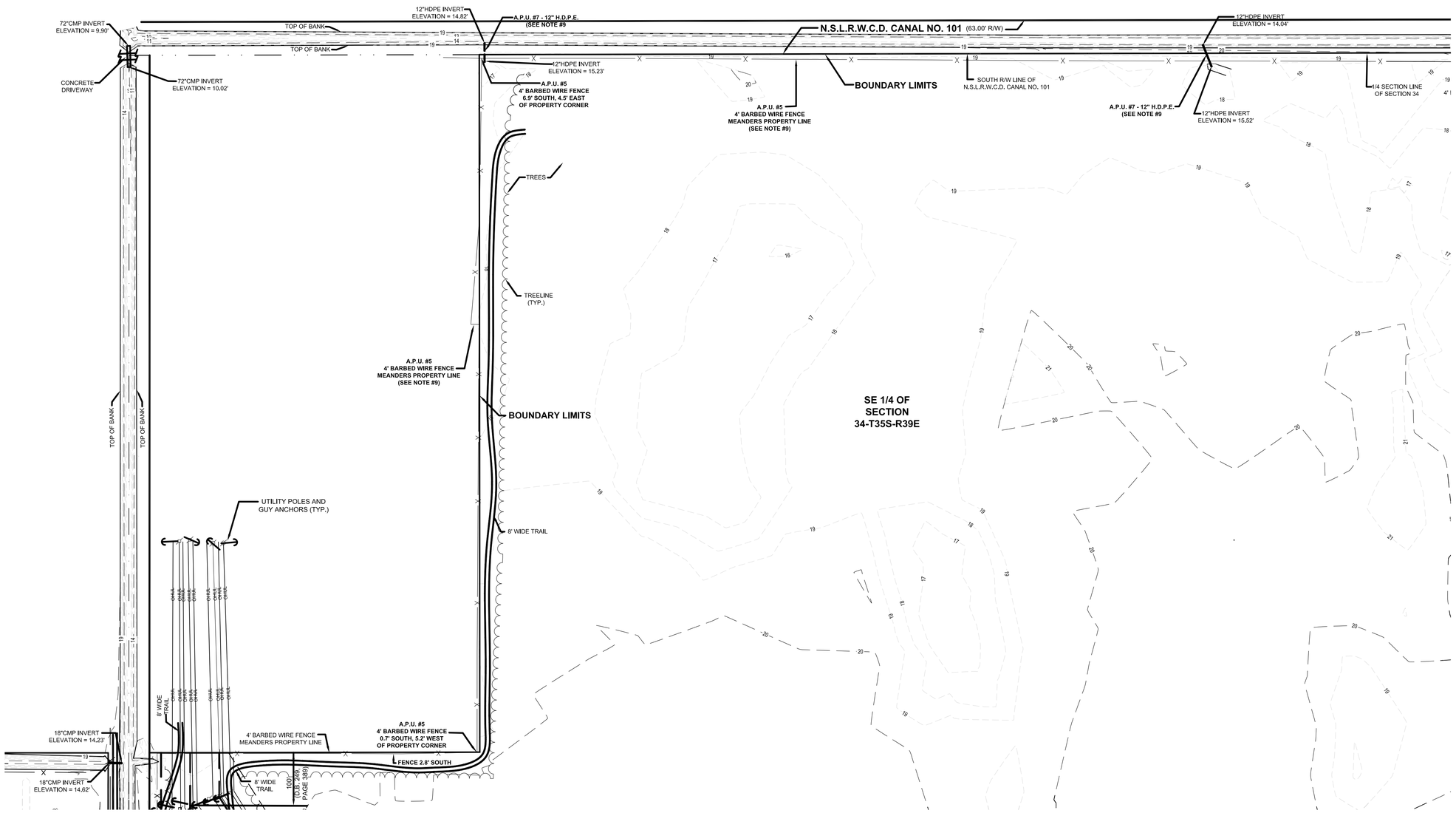
DATE MARCH 2, 2015

FILE No. 010230 W-I BNDY TOPO 2015

SEE SHEET 11

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



SEE SHEET 12

SEE SHEET 10

SEE SHEET 9

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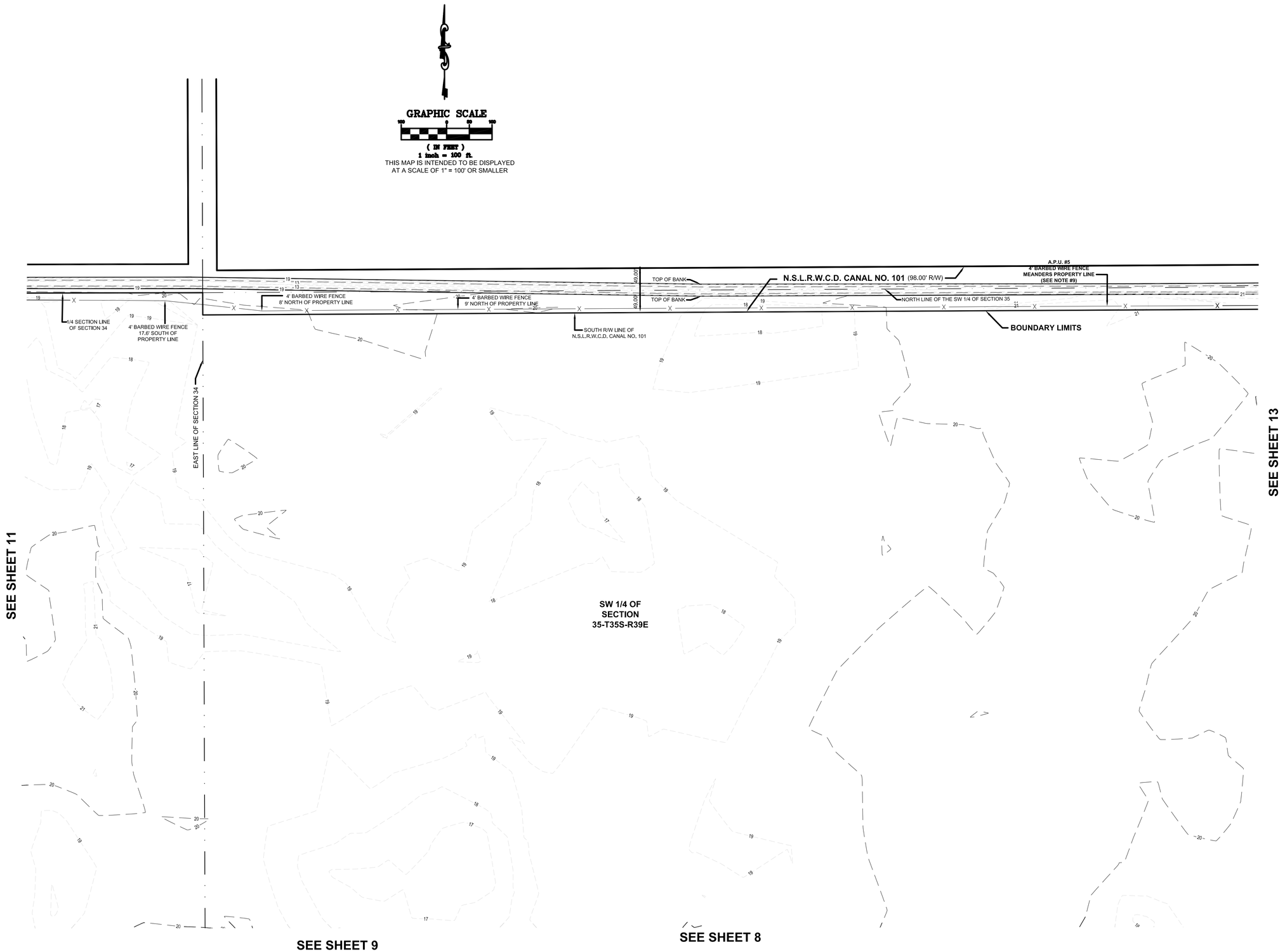
SHEET 11 OF 13



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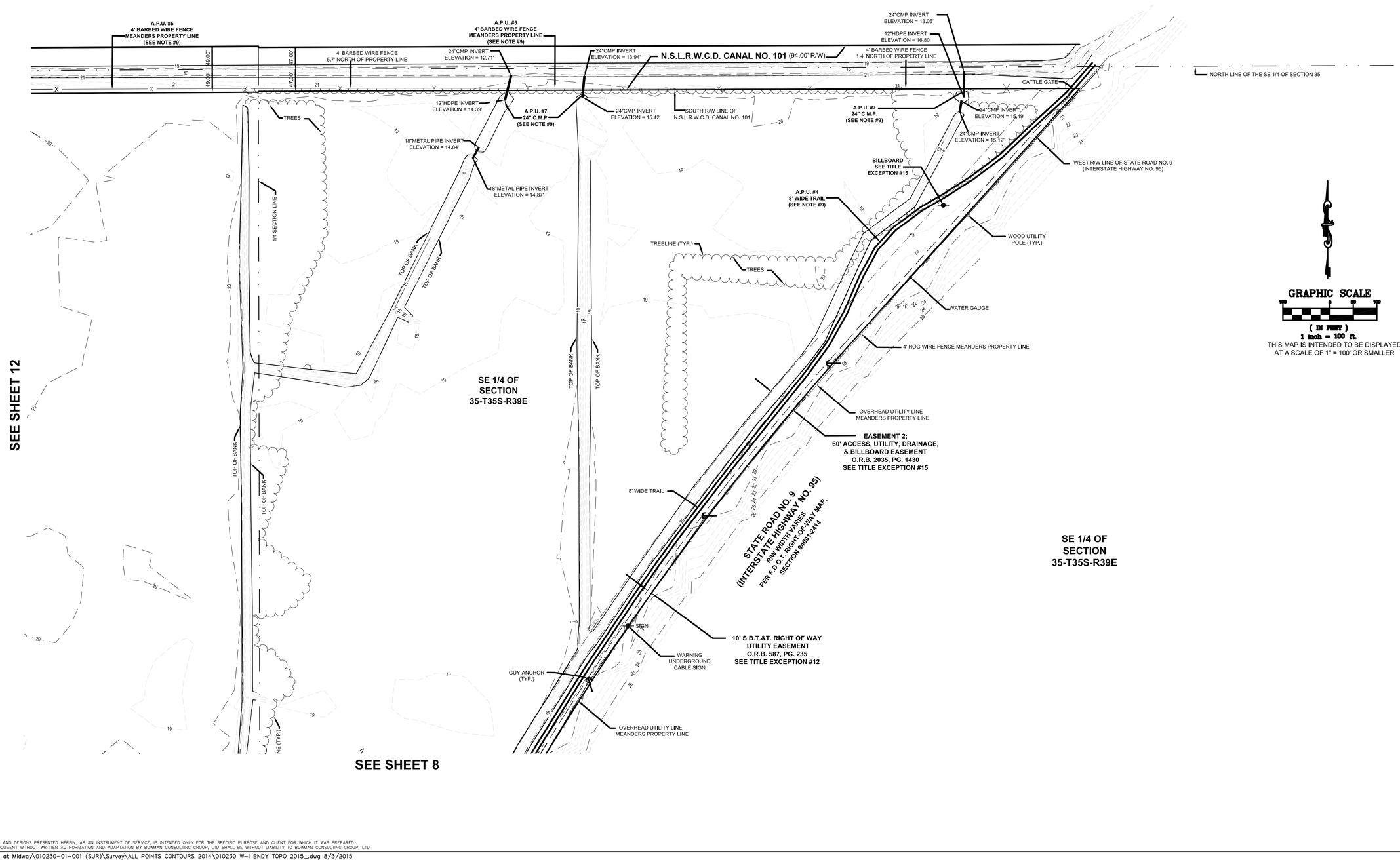

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

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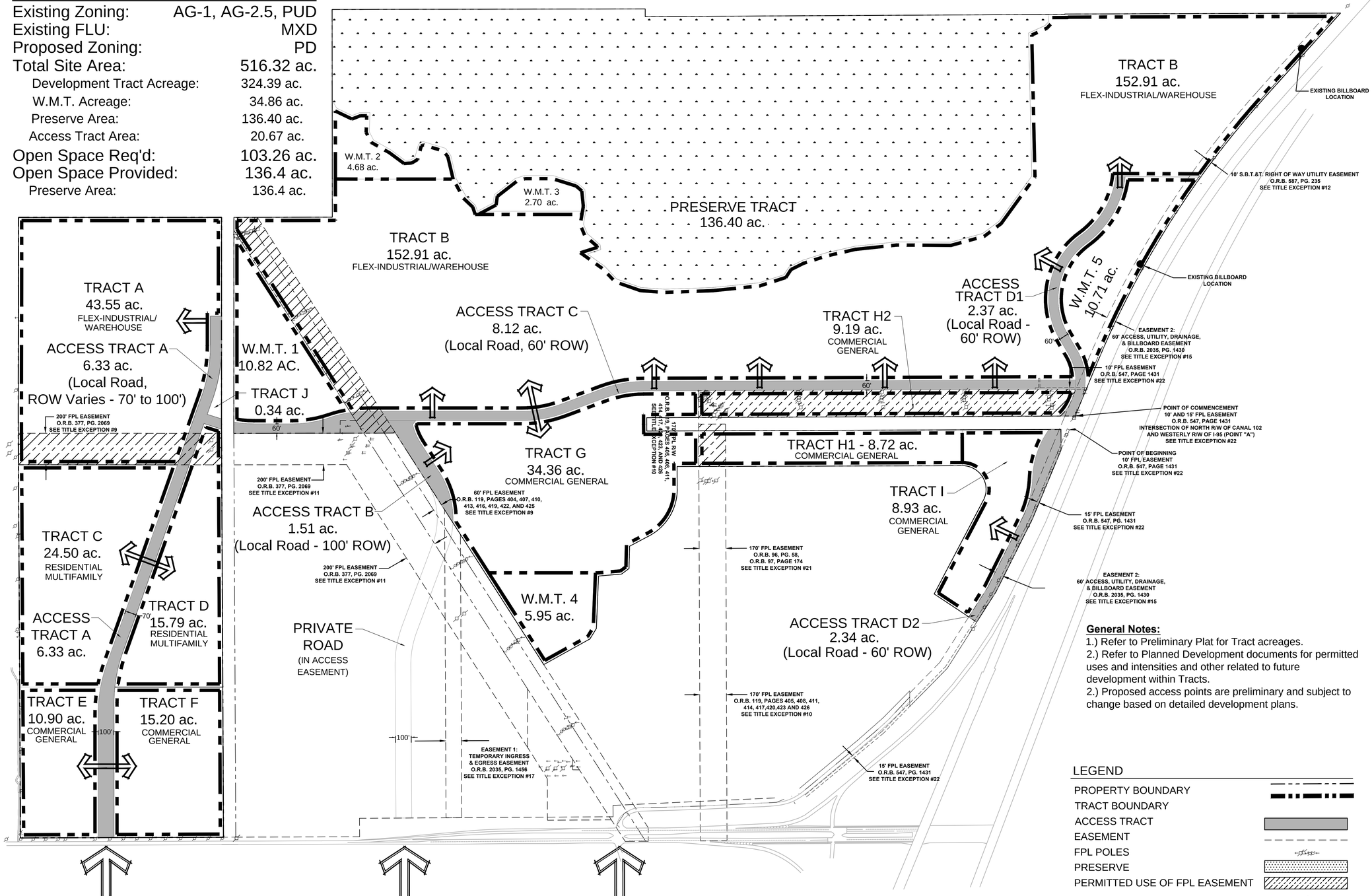
Site Data:

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

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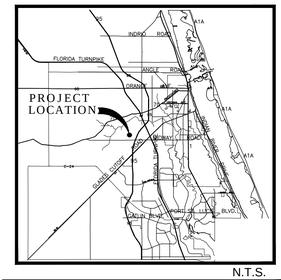
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

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

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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.

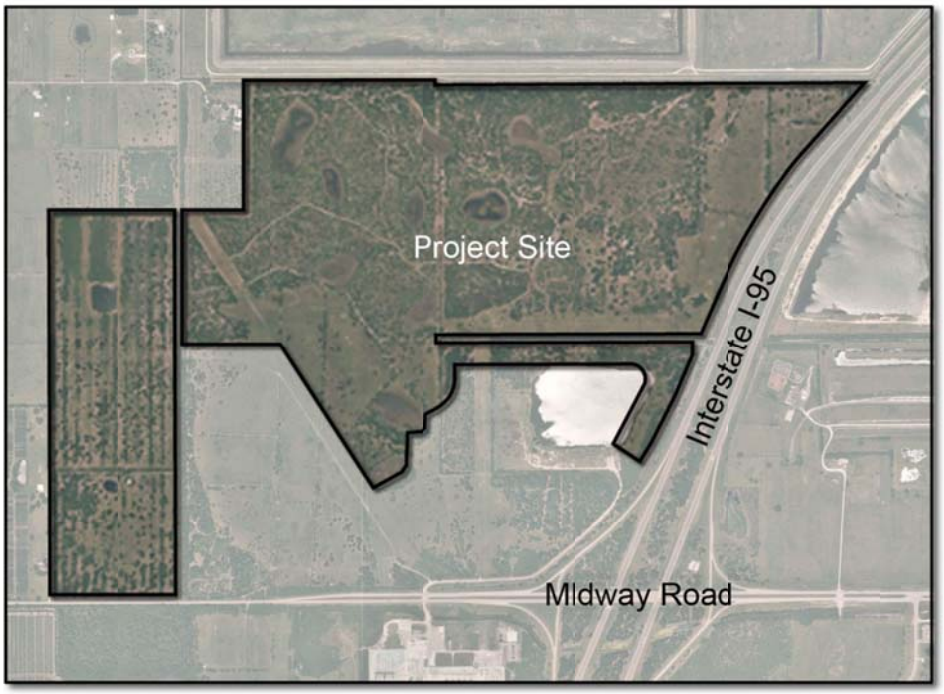
As contained in the Planned Development Guidelines, design and development parameters by lot type, such as, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master 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.

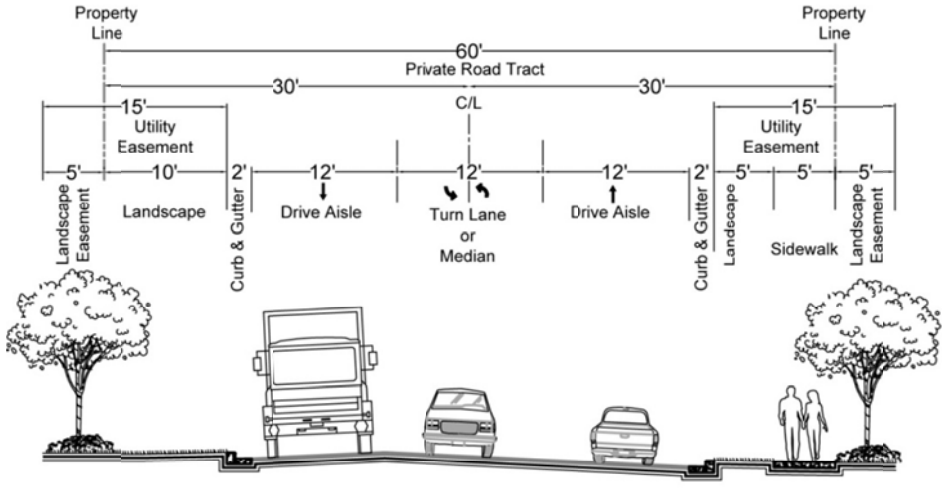
Lighting plan submittal requirements, along with applicable review and approval guidelines, shall be in accordance Section 22-59(g)(6) – Design Review, City of Fort Pierce Code of Ordinances.

Design Review:

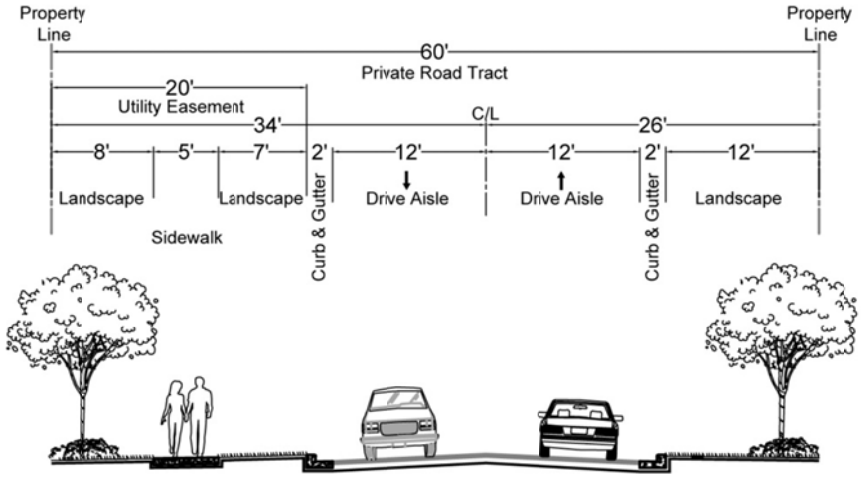
The Design Review Guidelines set forth in Section 22-59 of the City of Fort Pierce Code of Ordinances shall not apply to any development occurring within the boundary of the Village at Midway Planned Development; however, the City of Fort Pierce Building Code along with any applicable State or Federal 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:

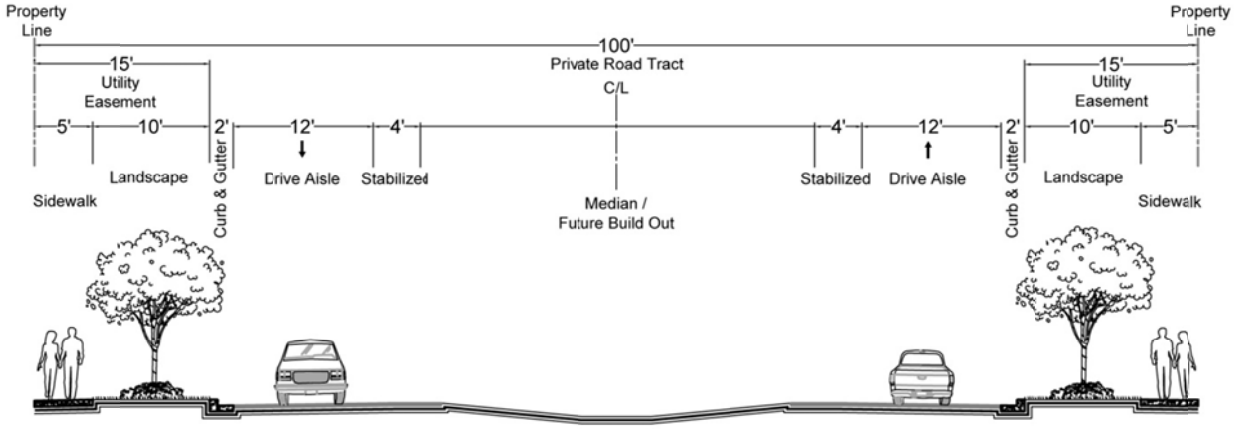
Please refer to the typical street sections below for dimensional requirements for the private internal streets proposed within the development:



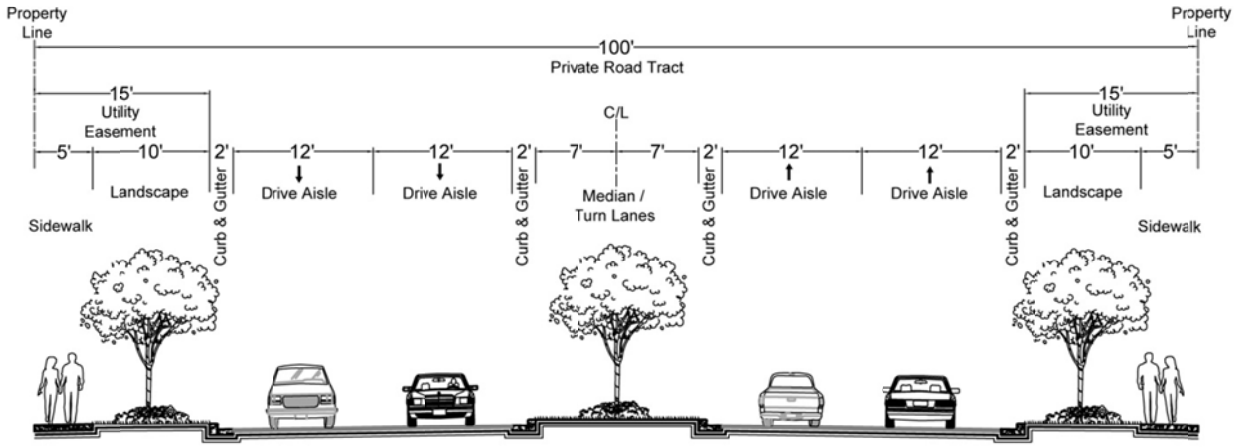
E - W ROAD
60' PRIVATE ROAD TRACT n.t.s.



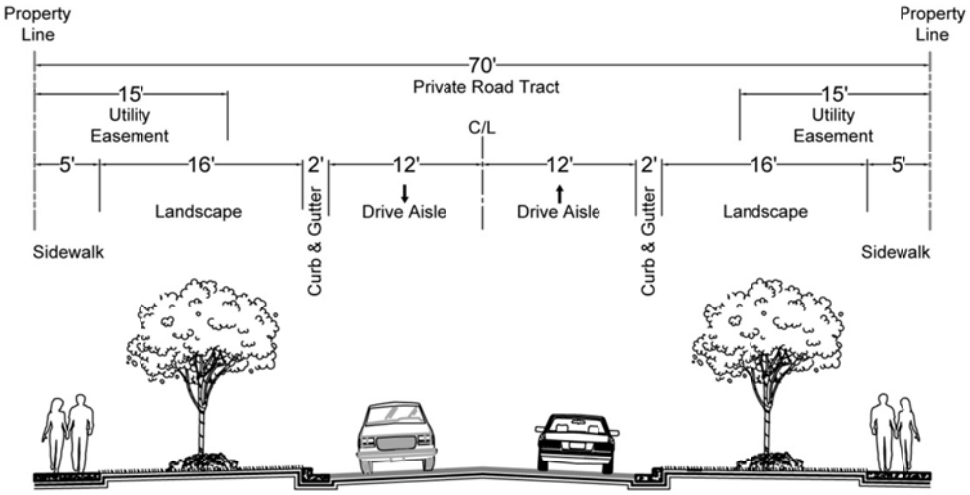
GORDY ROAD
60' PRIVATE ROAD TRACT n.t.s.



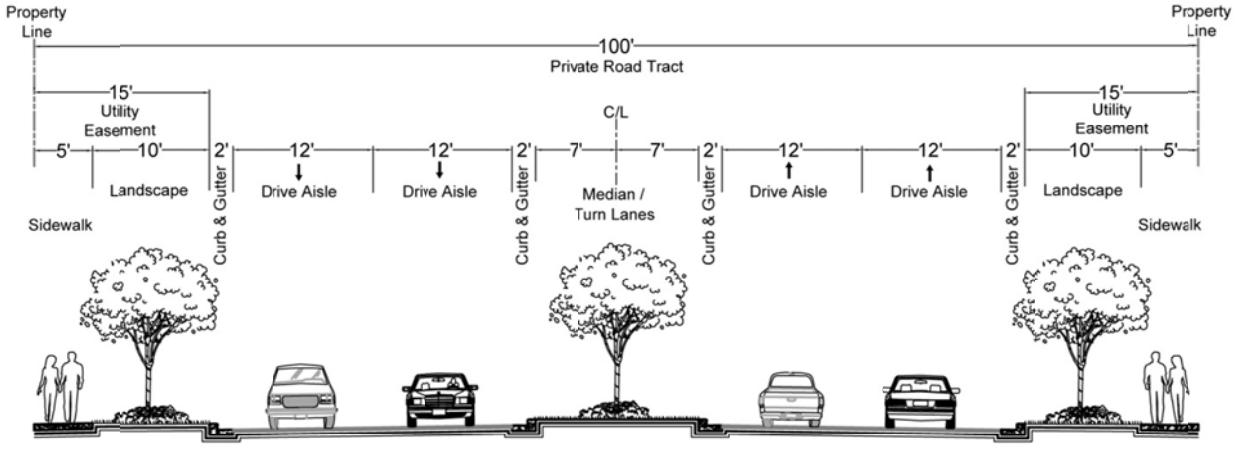
CENTER ROAD (PHASE 1)
100' PRIVATE ROAD TRACT n.t.s.



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.

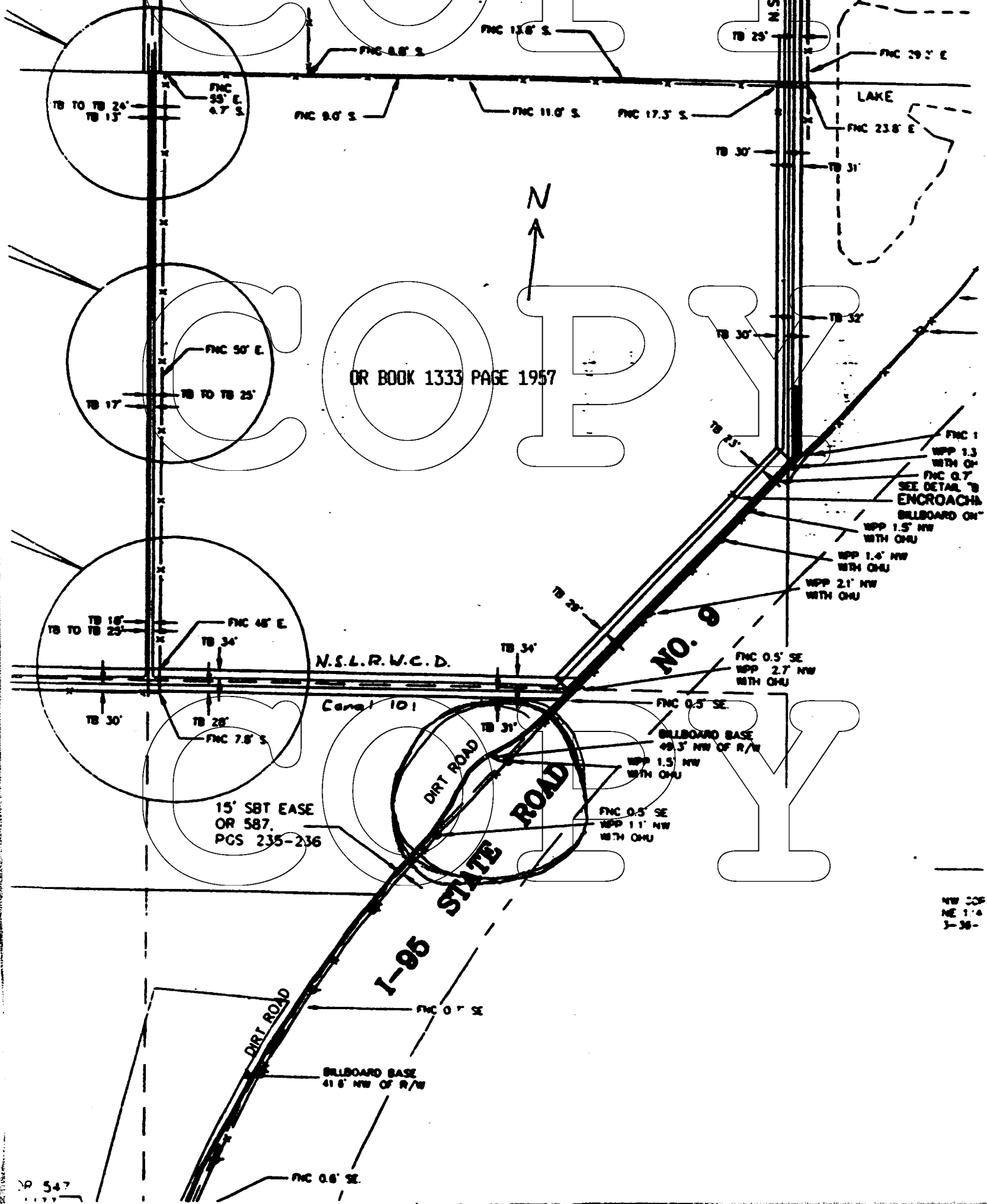
LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

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.

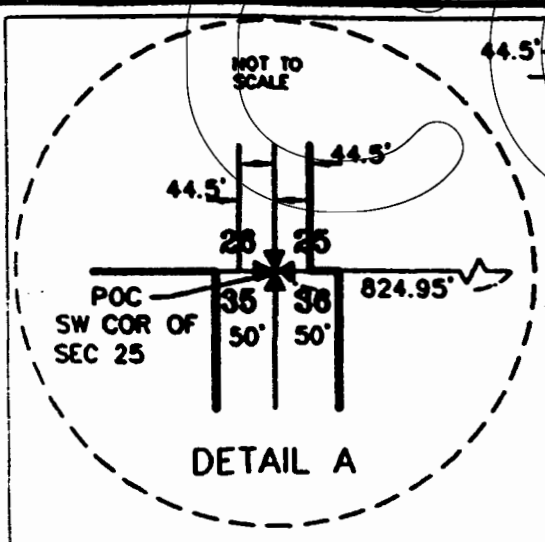
SKETCH OF DESCRIPTION
OF
Parcel "1"
Prepared For
HHHP ASSOCIATES/PROPERTIES

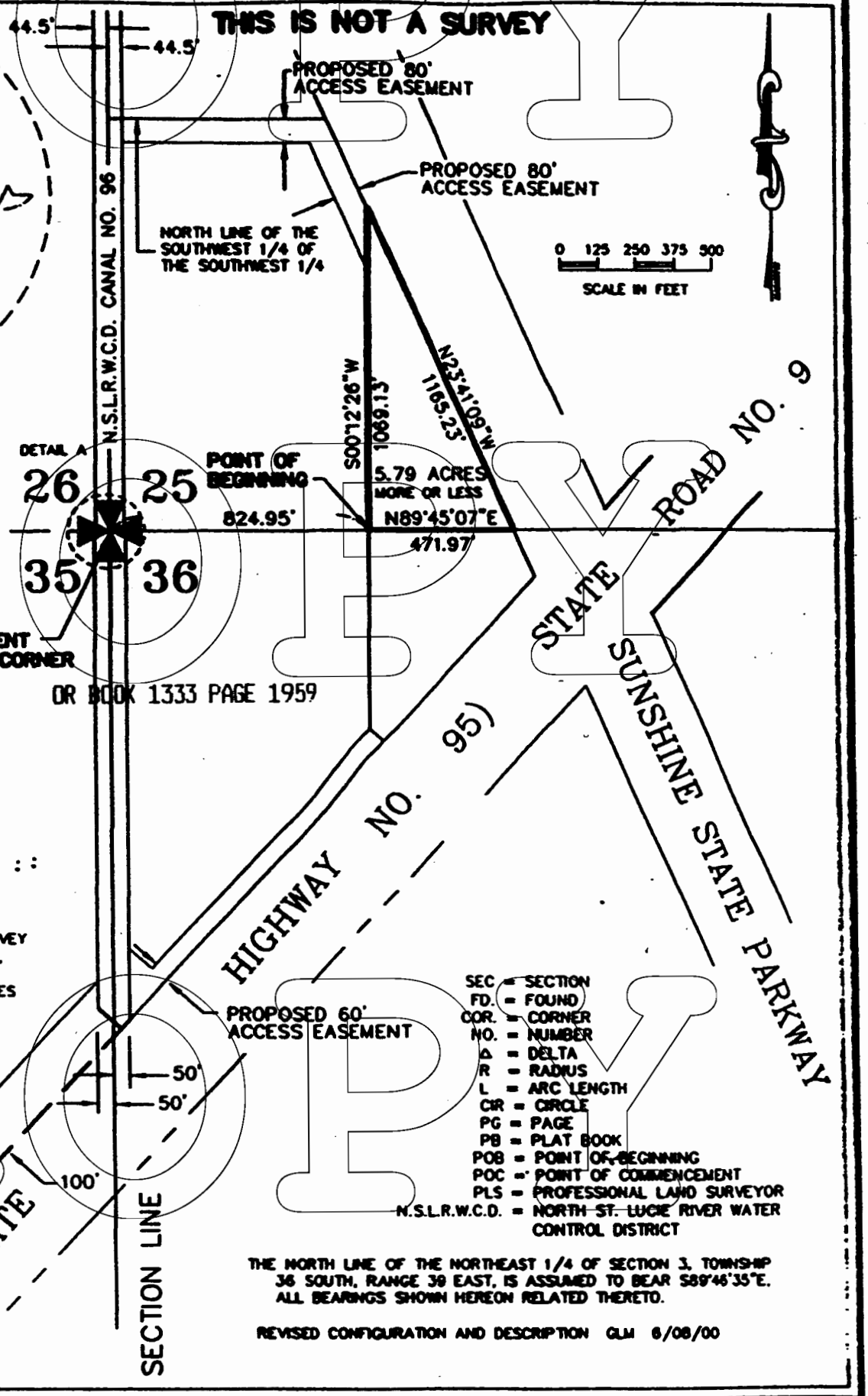
EXHIBIT "G"
PAGE 1 OF 4

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.

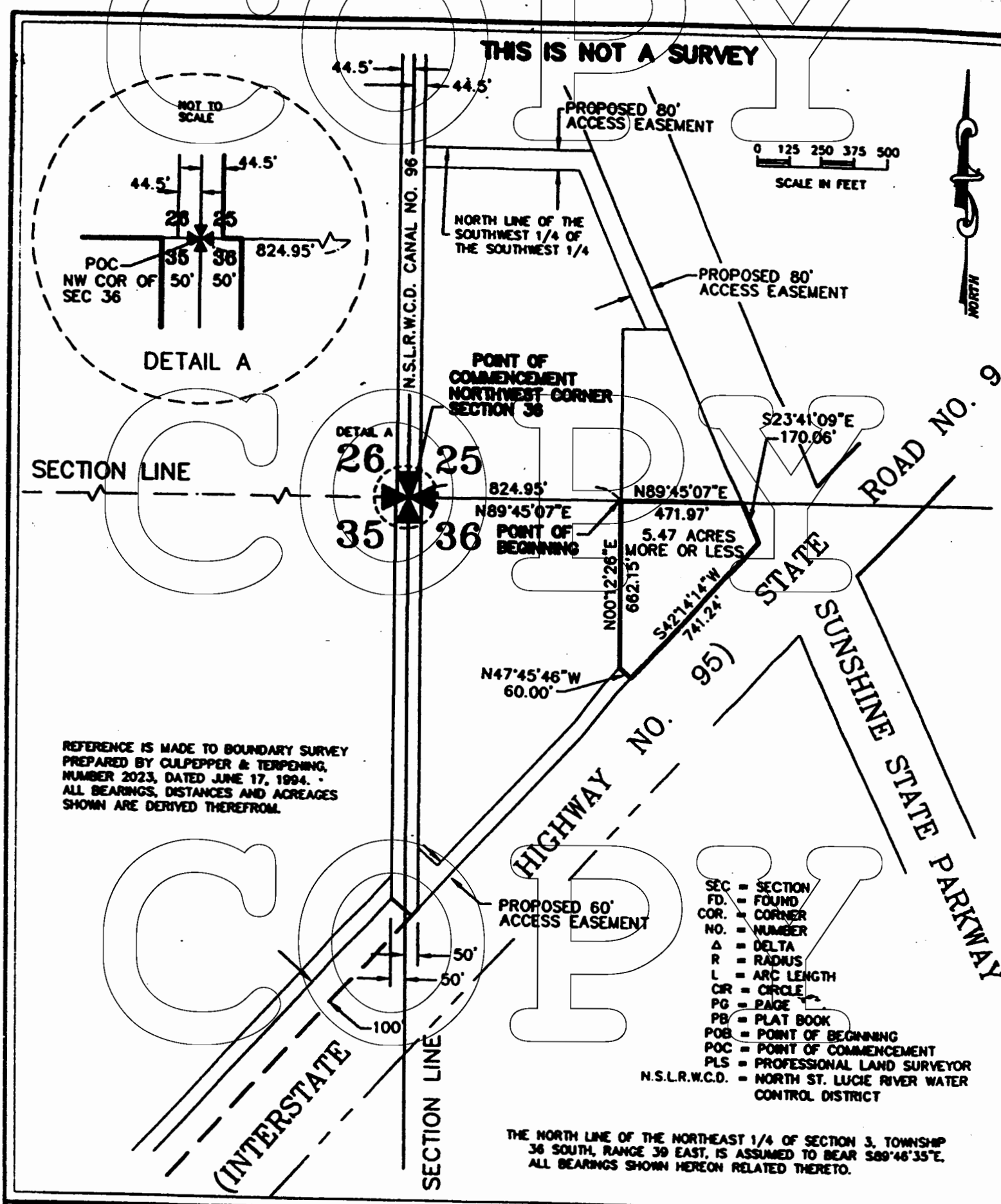
SKETCH OF DESCRIPTION
OF
Parcel "2"
Prepared For
HHHP ASSOCIATES/PROPERTIES

EXHIBIT "G"

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(407) 464-3537

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
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R = RADIUS
L = ARC LENGTH
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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.

SKETCH OF DESCRIPTION
OF
Parcel "2"
Prepared For
HHHP ASSOCIATES/PROPERTIES

File: 2023sk.dwg
Date: 05-31-00
EXHIBIT "G"

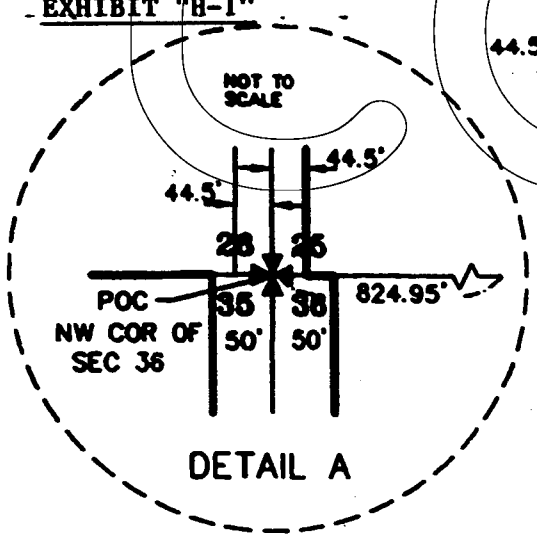
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537

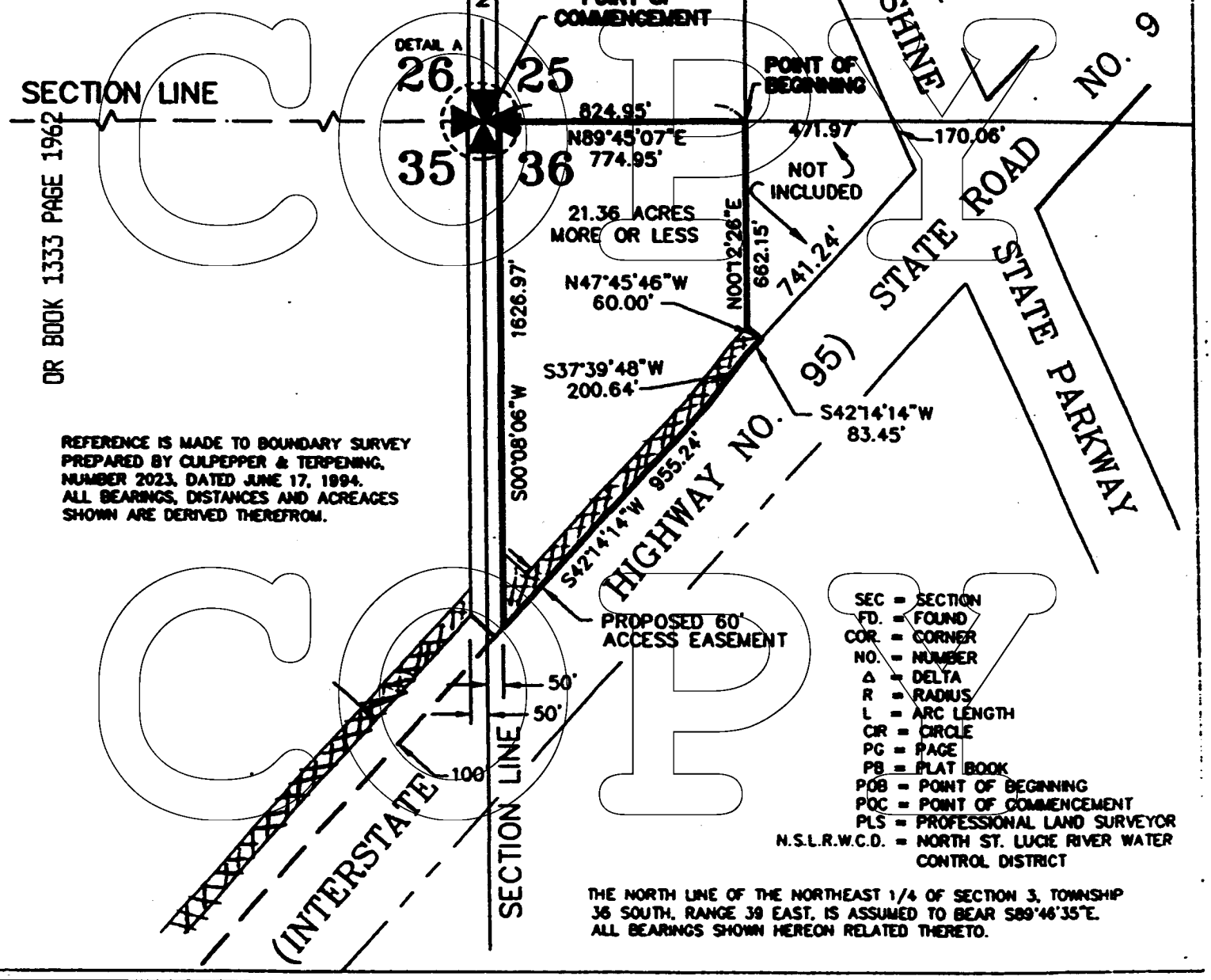
OR BOOK 1333 PAGE 1961

COPY

EXHIBIT "H-1"

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.

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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.

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

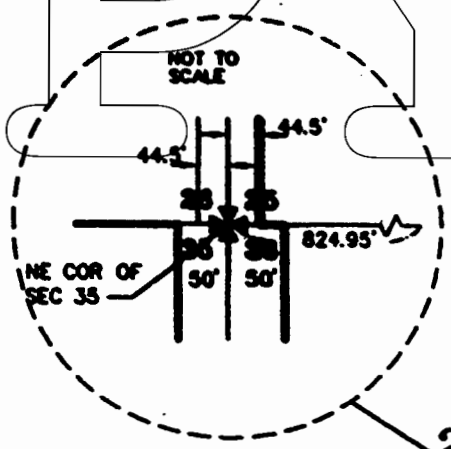
CULPEPPER & TERPENING INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34982
(561) 464-3537

COPY

THIS IS NOT A SURVEY

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

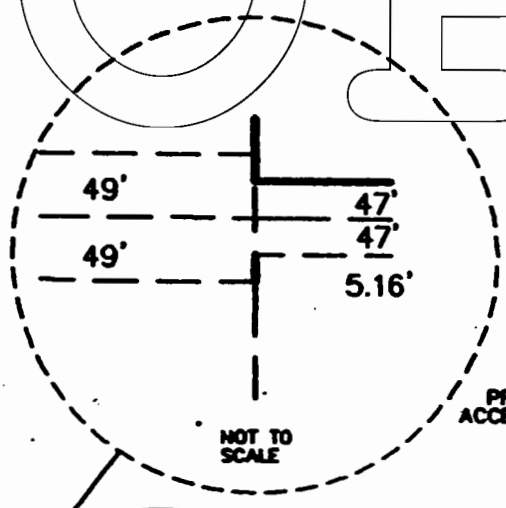
2580.39'

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.

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.

O.R. = OFFICAL RECORD
FPL = FLORIDA POWER & LIGHT
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

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

COPY

COPY

COPY

OR BOOK 1333 PAGE 1964

GRAPHIC SCALE IN FEET

SECTION LINE

N00°04'39"E
42.90'

S00°06'37"W
48.00'

SECTION LINE

3 34
2 35

288.76 ACRES
MORE OR LESS

1/4 SECTION LINE

NOT INCLUDED
PARCEL A

NOT INCLUDED
PARCEL B

1/4 SECTION LINE

S00°12'25"W
2.00'

S00°12'25"W
1708.00'

1748.50'

900.00'

PROPOSED 60'
ACCESS EASEMENT

STATE ROAD NO. 9

(INTERSTATE HIGHWAY)

Δ = 03°54'07"
R=5903.58'
L=402.05'

N42°14'14"E 727.06'

PROPOSED 60'
ACCESS EASEMENT

FPL EASE OR 847
PGS. 1432-1433

SFT EASE
OR 887,
PGS. 235-236

2 35
1 36

SECTION LINE

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.

NDARY SURVEY
TERPENING,
17, 1994.
ND ACREAGES
ROM.

SE
GE

TELEPHONE
CORD
VER & LIGHT

GINNING
OMMENCEMENT
L LAND SURVEYOR
UCIE RIVER WATER
TRICT

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
FORT PIERCE, FLORIDA 34982
(561) 464-3537

COPY

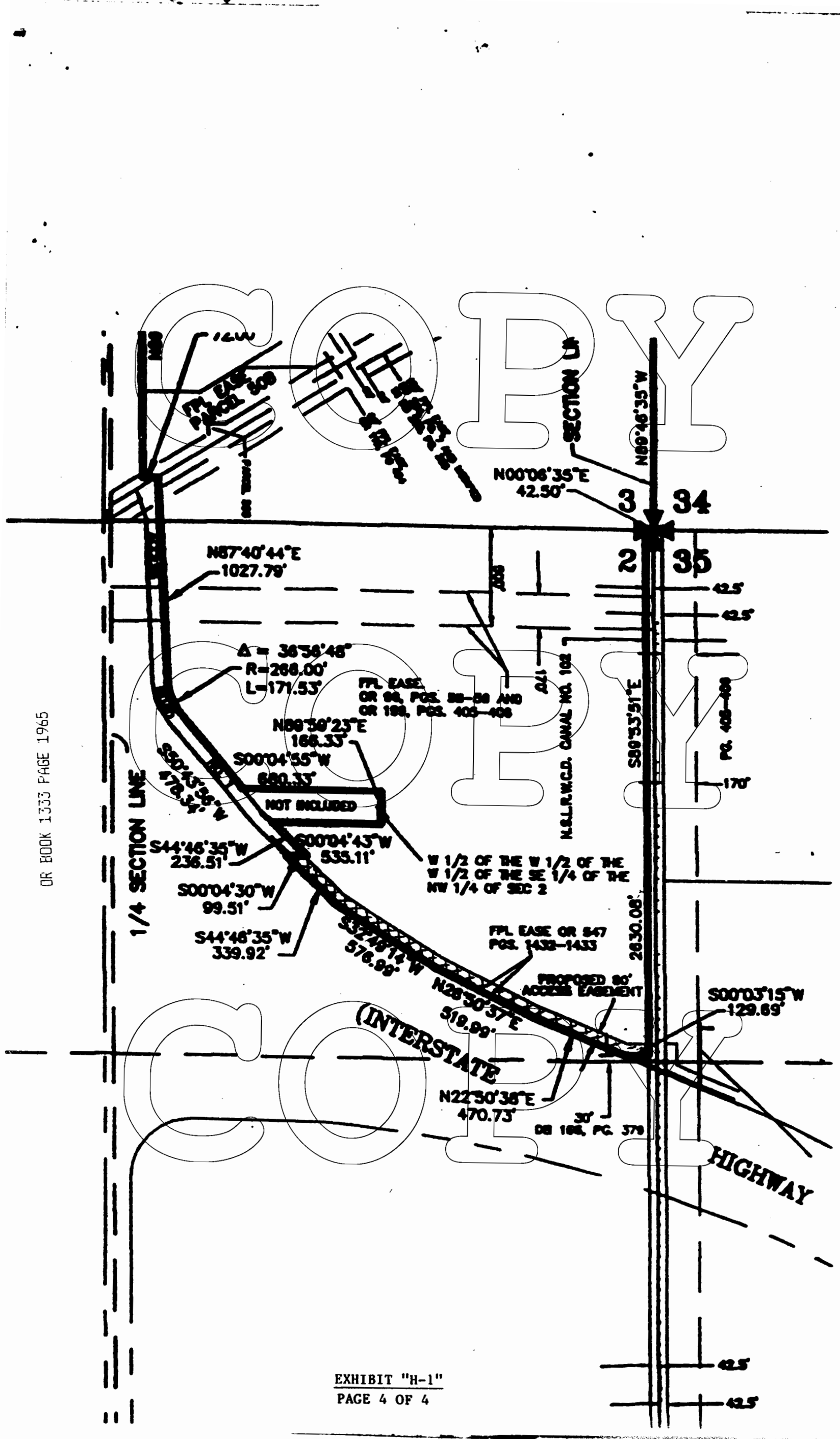
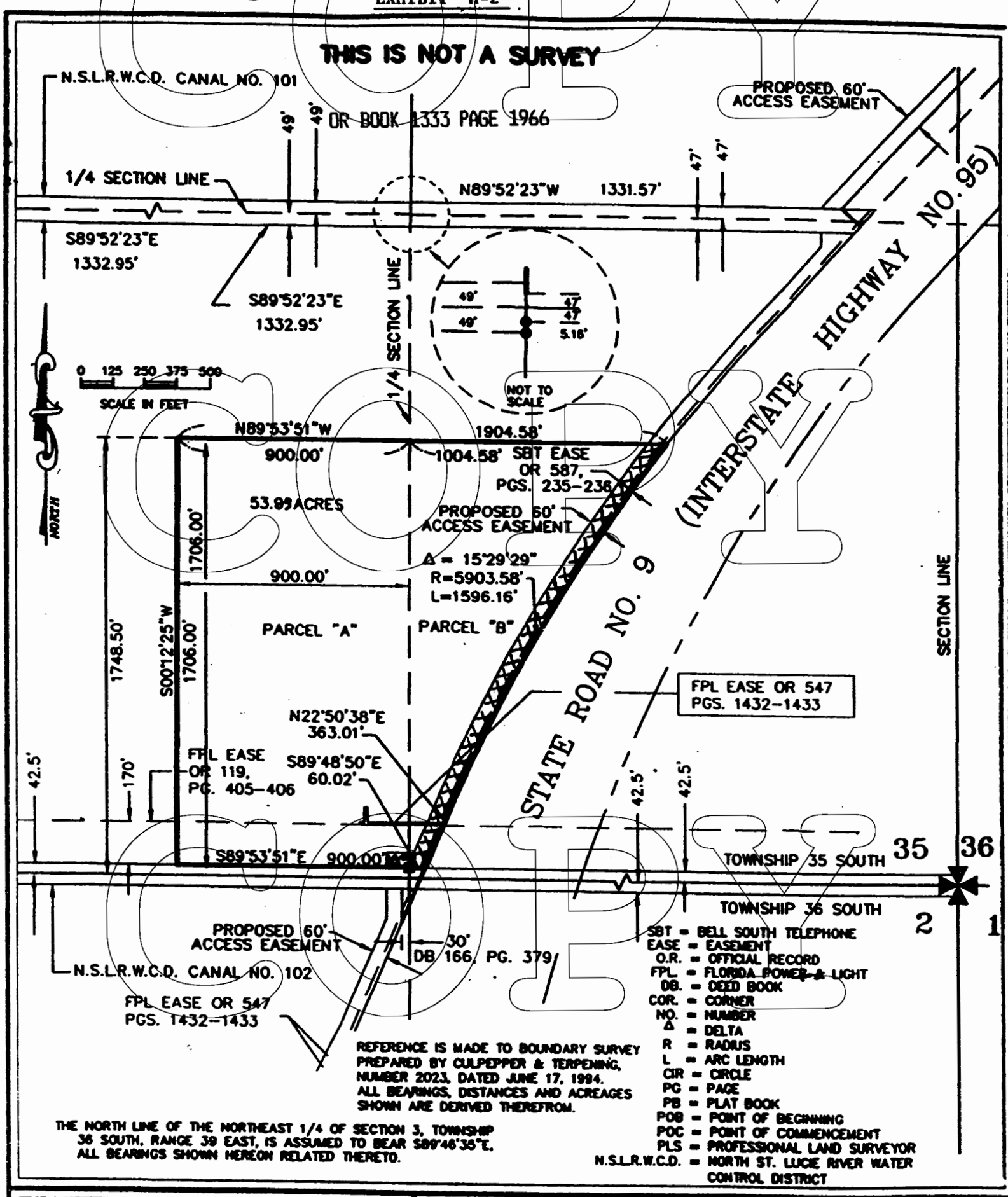


EXHIBIT "H-1"
PAGE 4 OF 4

COPY

EXHIBIT "H-2"

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.

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.

SBT = BELL SOUTH TELEPHONE
EASE = EASEMENT
O.R. = OFFICIAL RECORD
FPL = FLORIDA POWER & LIGHT
DB. = DEED BOOK
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

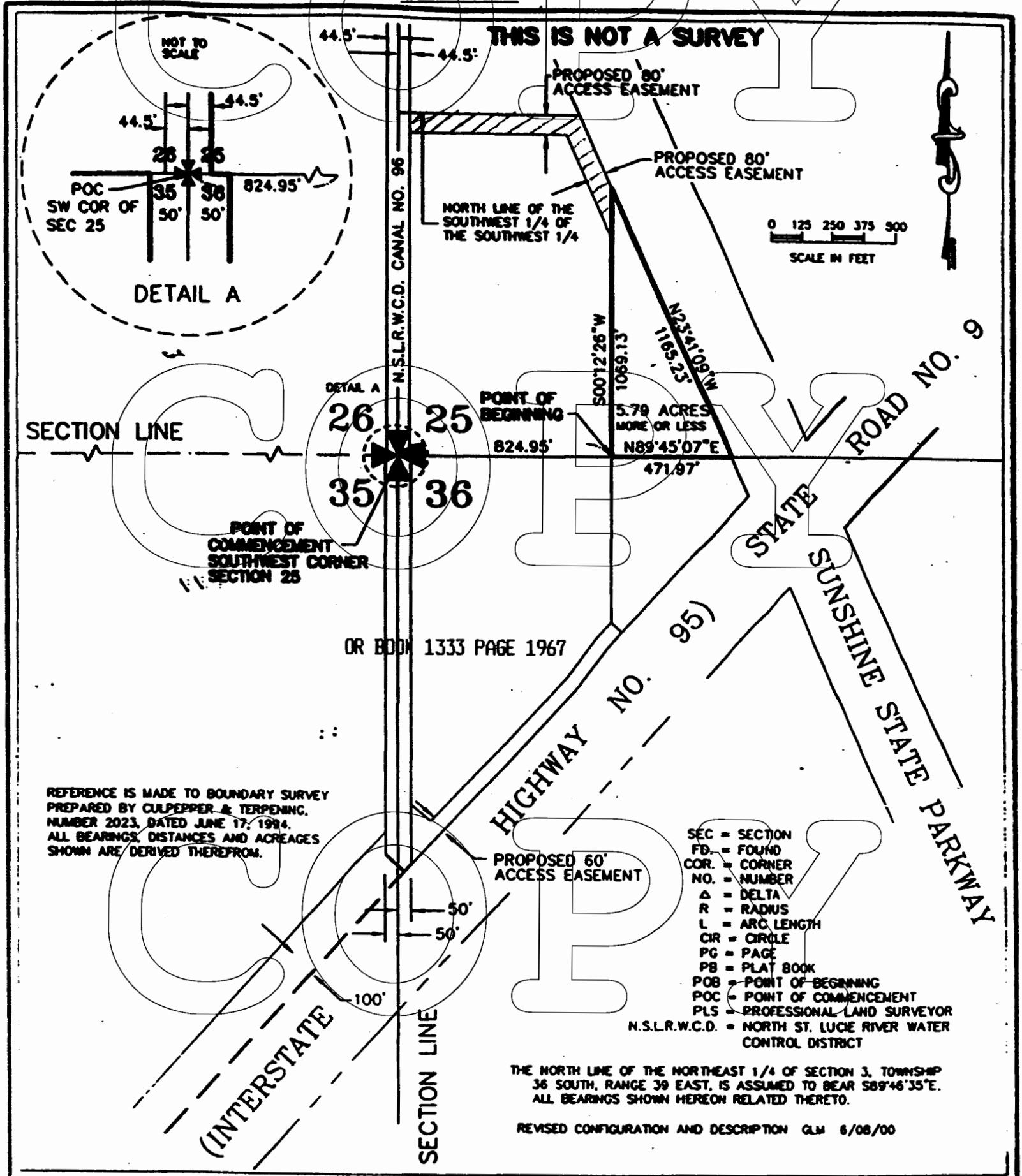
SKETCH OF DESCRIPTION
OF
Parcel "6"
Prepared For
HHHP ASSOCIATES/PROPERTIES

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"



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

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

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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

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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

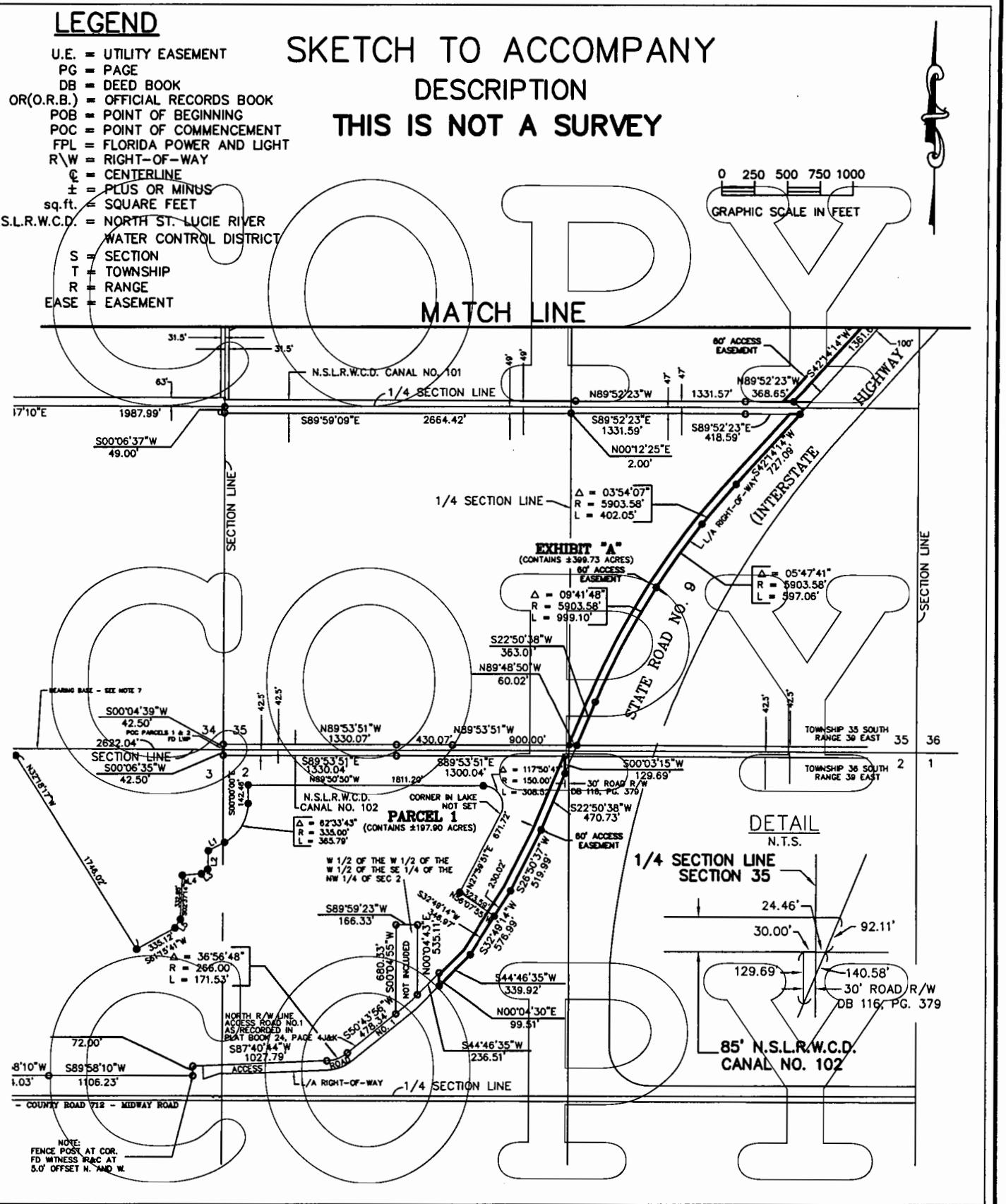
OR BOOK 2035 PAGE 1445

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
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S = SECTION
T = TOWNSHIP
R = RANGE
EASE = EASEMENT

0 250 500 750 1000
GRAPHIC SCALE IN FEET

COPY

NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
PARCEL 4
80' ACCESS EASEMENT
N89°51'53"W 650.74'
N89°51'53"W 598.70'
S23°41'09"E 449.19'
197.52'
POB
N23°41'09"W 1350.00'
1165.23'
N23°41'09"W 135.96'
N23°41'09"W 170.06'
N00°11'53"E 1287.76'
N00°12'26"E 871.61'
1069.13'
S89°45'07"W 5.50'
N89°45'07"E 471.97'
824.95'
N89°44'30"E 1329.98'
N89°44'30"E 1279.98'
SECTION LINE
26 35 25 36
N00°12'26"E 662.15'
1322.80'
PARCEL 2
(CONTAINS ±2.23 ACRES)
POB
N42°14'14"E 85.86'
83.45'
N37°39'48"E 200.64'
S00°08'06"W 1322.47'
S00°08'06"W 1653.97'
N00°08'06"E 304.17'
S00°08'06"W 265.33'
N47°45'46"W 60.00'
741.23'
S42°14'14"W 824.68'
SUNSHINE STATE PARKWAY
(200' R/W NO. 95)
S42°14'14"W 886.45'
S42°14'14"W 855.24'
PARCEL 3
60' ACCESS EASEMENT
N00°08'06"E 89.49'
S42°14'14"W 89.49'
50'
50'
1272.15'
1361.64'
100'
HIGHWAY
60' ACCESS EASEMENT
N89°52'23"W 368.65'
N89°52'23"W 1331.57'
S89°52'23"E 1331.59'
S89°52'23"E 418.59'
N00°12'26"E 2.00'
2664.42'
1/4 SECTION LINE
49' 49'
47' 47'
N.S.L.R.W.C.D. CANAL NO. 95
N.S.L.R.W.C.D. CANAL NO. 96
N.S.L.R.W.C.D. CANAL NO. 101
UNPLATTED ACREAGE
TED ACREAGE
DETAIL
NTS
44.5'
44.5'
FD IR&C N89°44'30"E
FD 4"x4" CM FD IR&C
FD IR&C
824.95'
60'
50' 50'
NE COR OF SEC 35 POC (SW COR OF SEC 25
33.5'
33.5'
FD WITNESS IR&C N89°36'04"E 33.5' FROM BOUNDARY POINT.
SHOWN ON TRICT MAPS
MATCH LINE

COPY

COPY

OR BOOK 2035 PAGE 1447

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

P:\Proj-2004\04-186 Willow Lakes Boundary Survey\Sur Dwgs\04-186-60foot easement.dwg, P7, 8/3/2004 5:31:33 PM

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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1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
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.

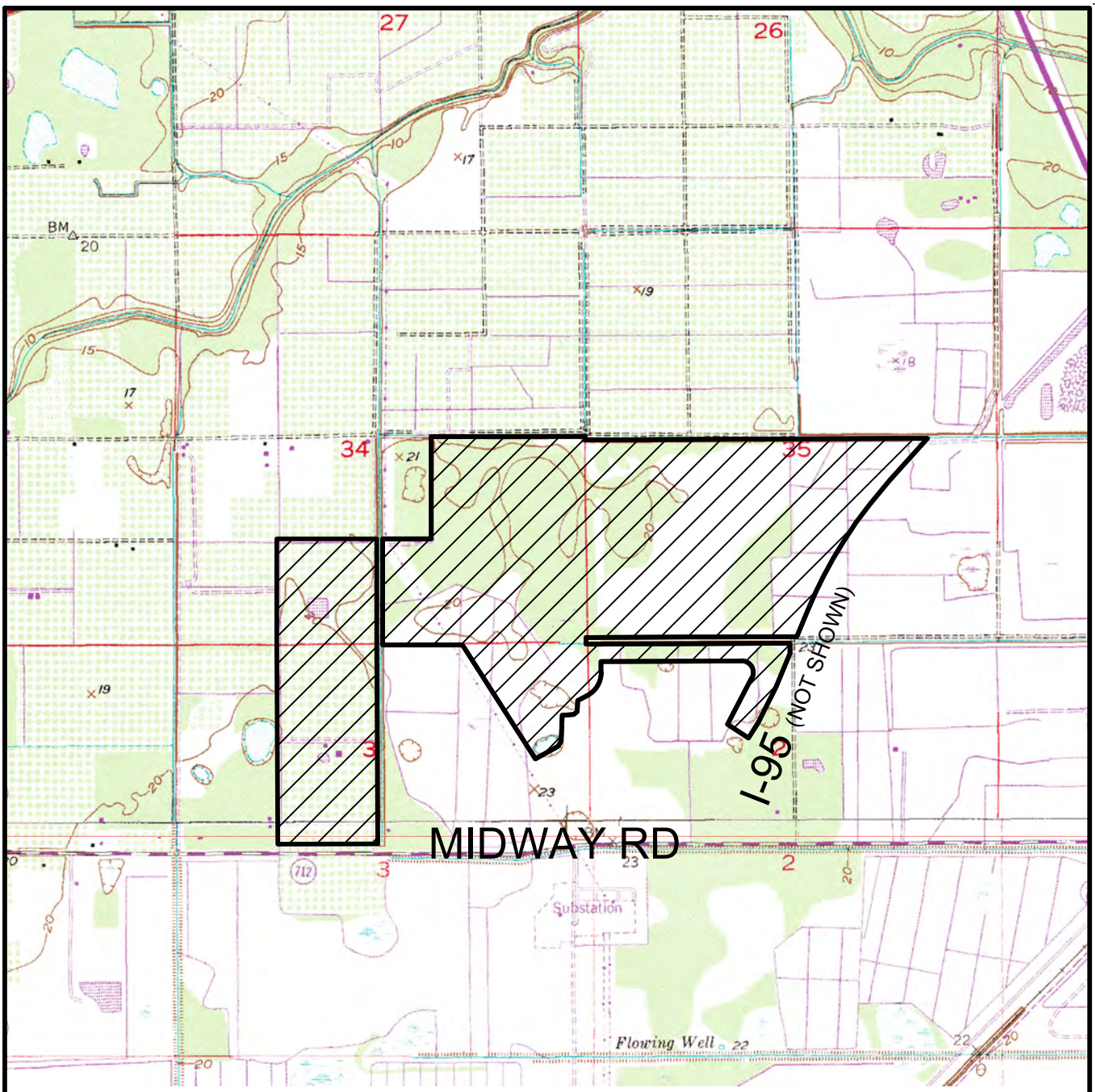
The Florida Fish and Wildlife Conservation Commission waterbird colony locator and bald eagle nest databases have no records of nests occurring on the subject property (please see Figure 4 in Appendix A). However, the site is within core foraging area for the protected wood stork, which is typically 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

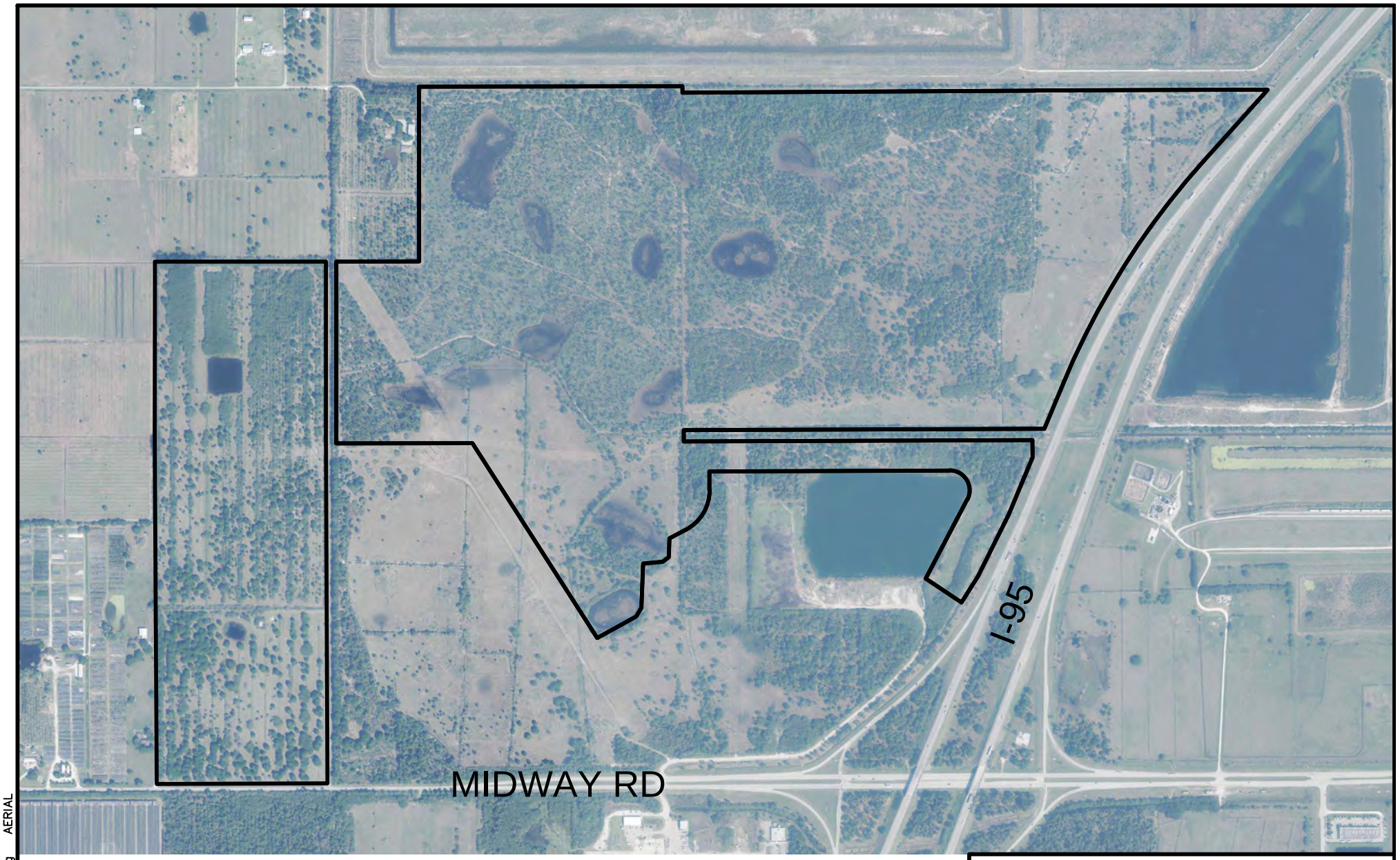
LOCATION MAP

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2015

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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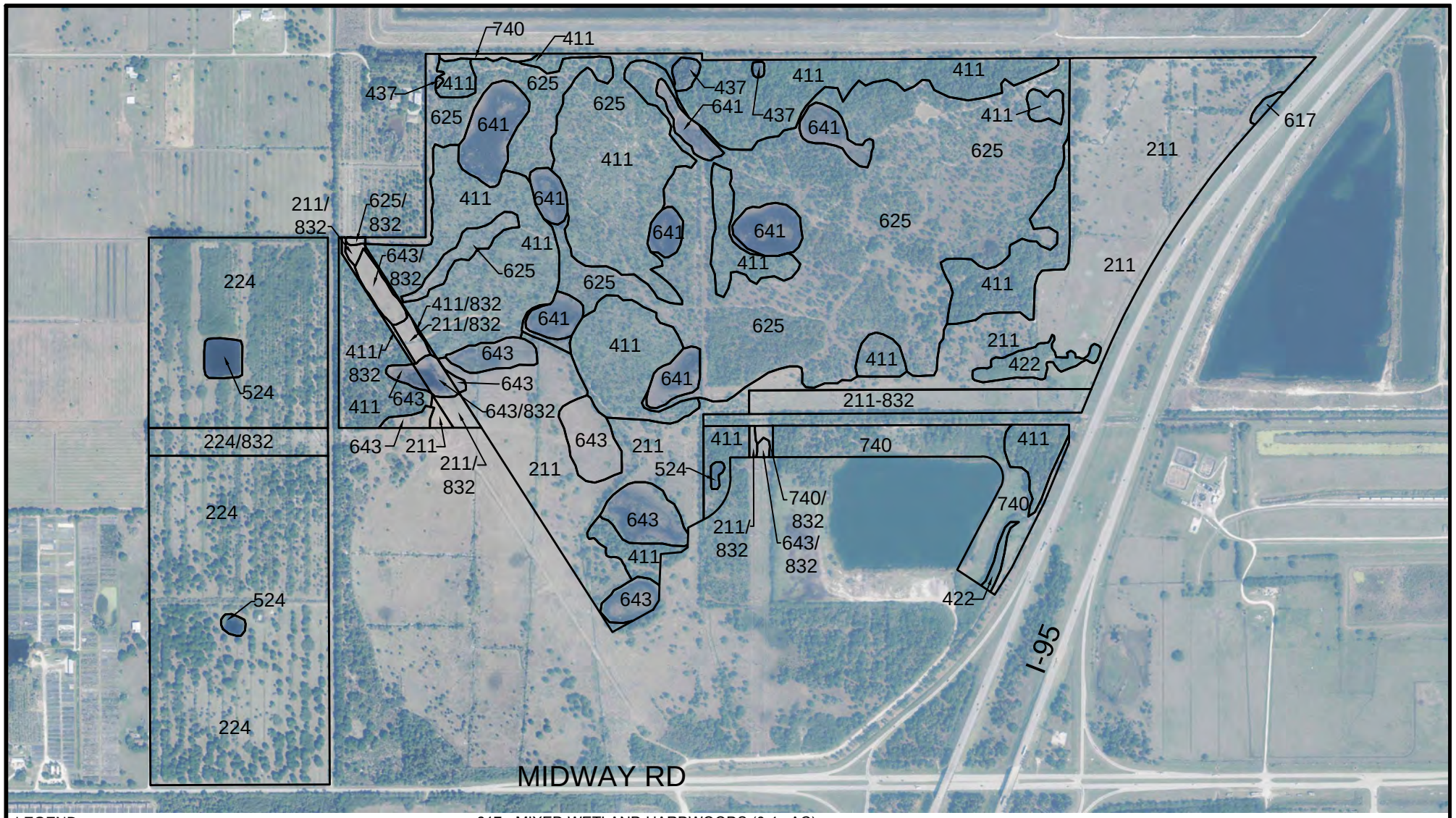
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL. 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2015

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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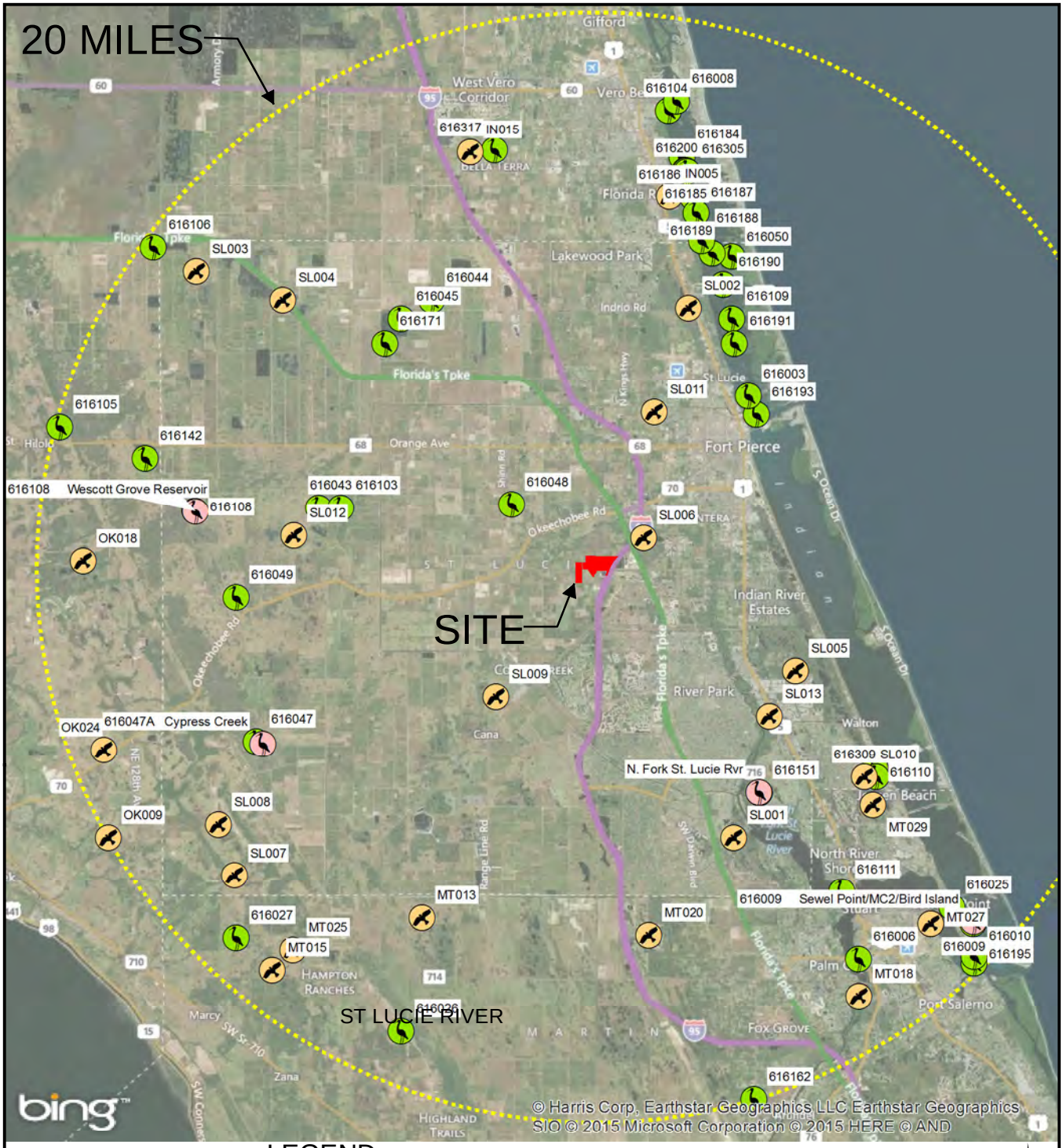
STUART, FL. 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2015
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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JULY 2015

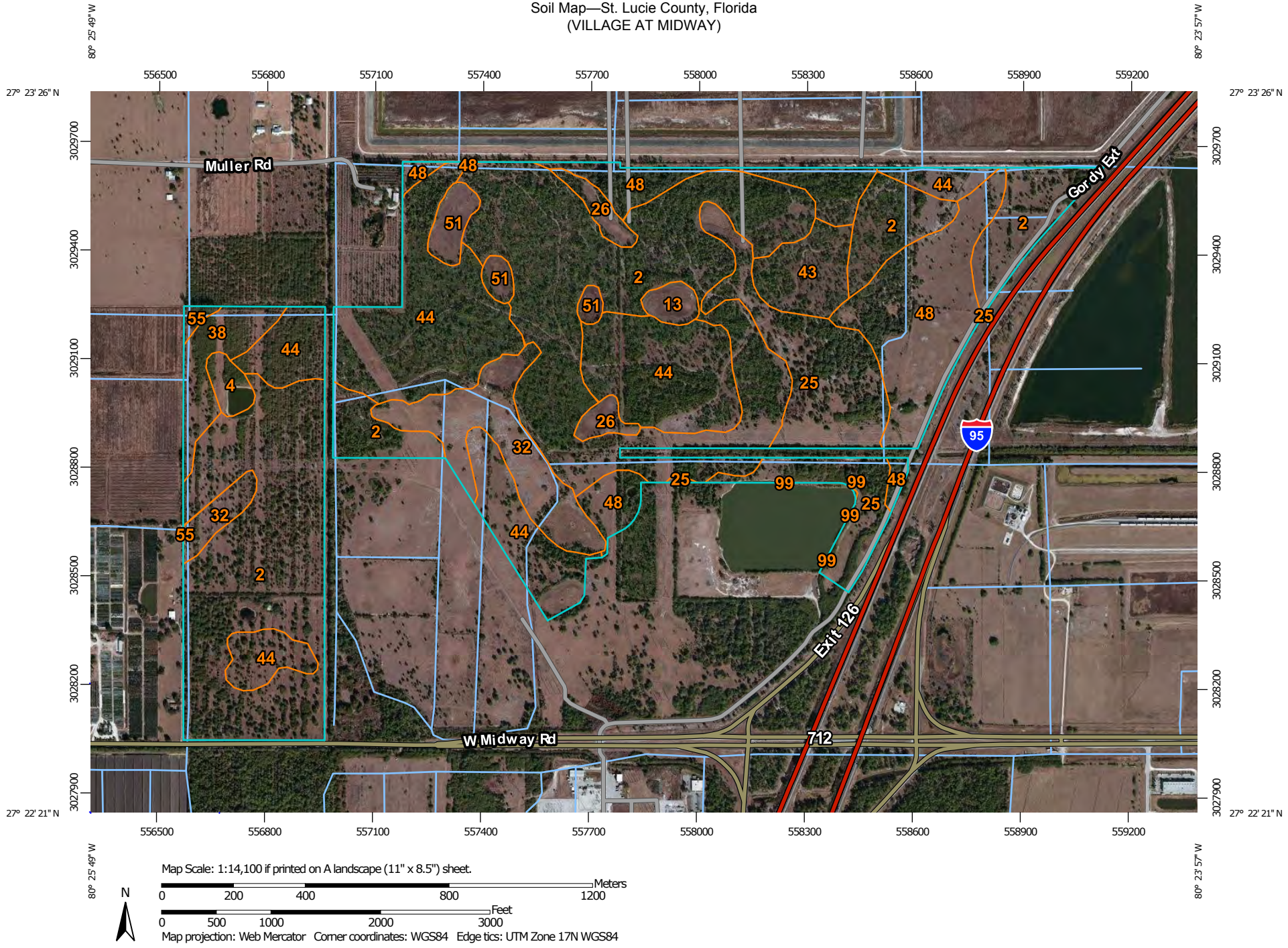
FIGURE

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

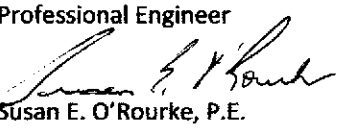
Prepared for:

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
Stuart, Florida 34994
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
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APPENDIX

APPENDIX A: Existing Traffic Counts and Network Data
APENDIX B: Trip Generation AM and PM.
APPENDIX C: Model Assignment
APPENDIX D: 2035 Traffic Volumes and Roadway Network Data
APPENDIX E: Intersection Data

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.

Susan E. O'Rourke, P.E., Inc.
Traffic Engineering, Transportation Planning

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Stuart, Florida 34994

FIGURE 1

PROJECT LOCATION

VILLAGE AT MIDWAY

MAY 2015

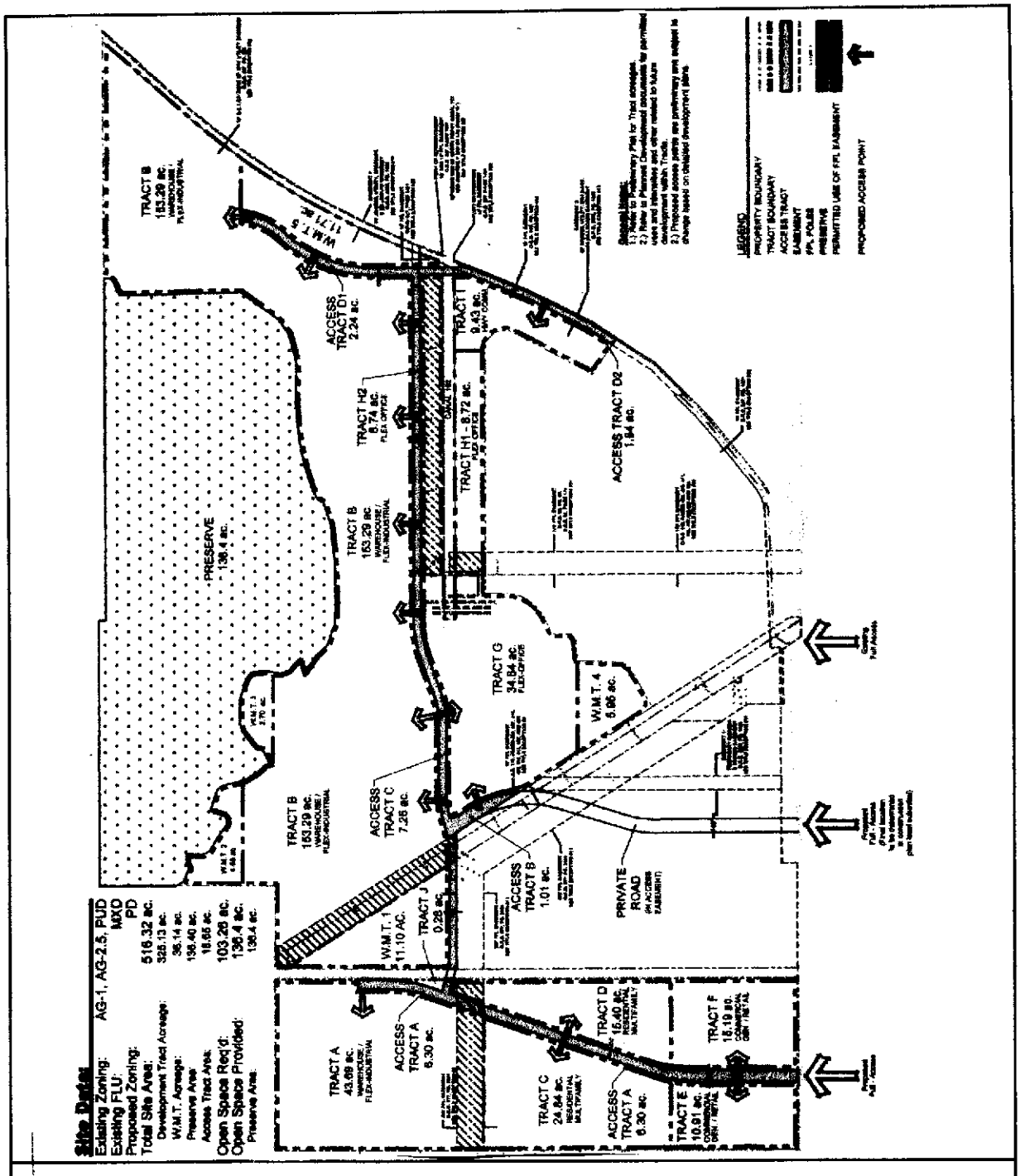


FIGURE 2

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.

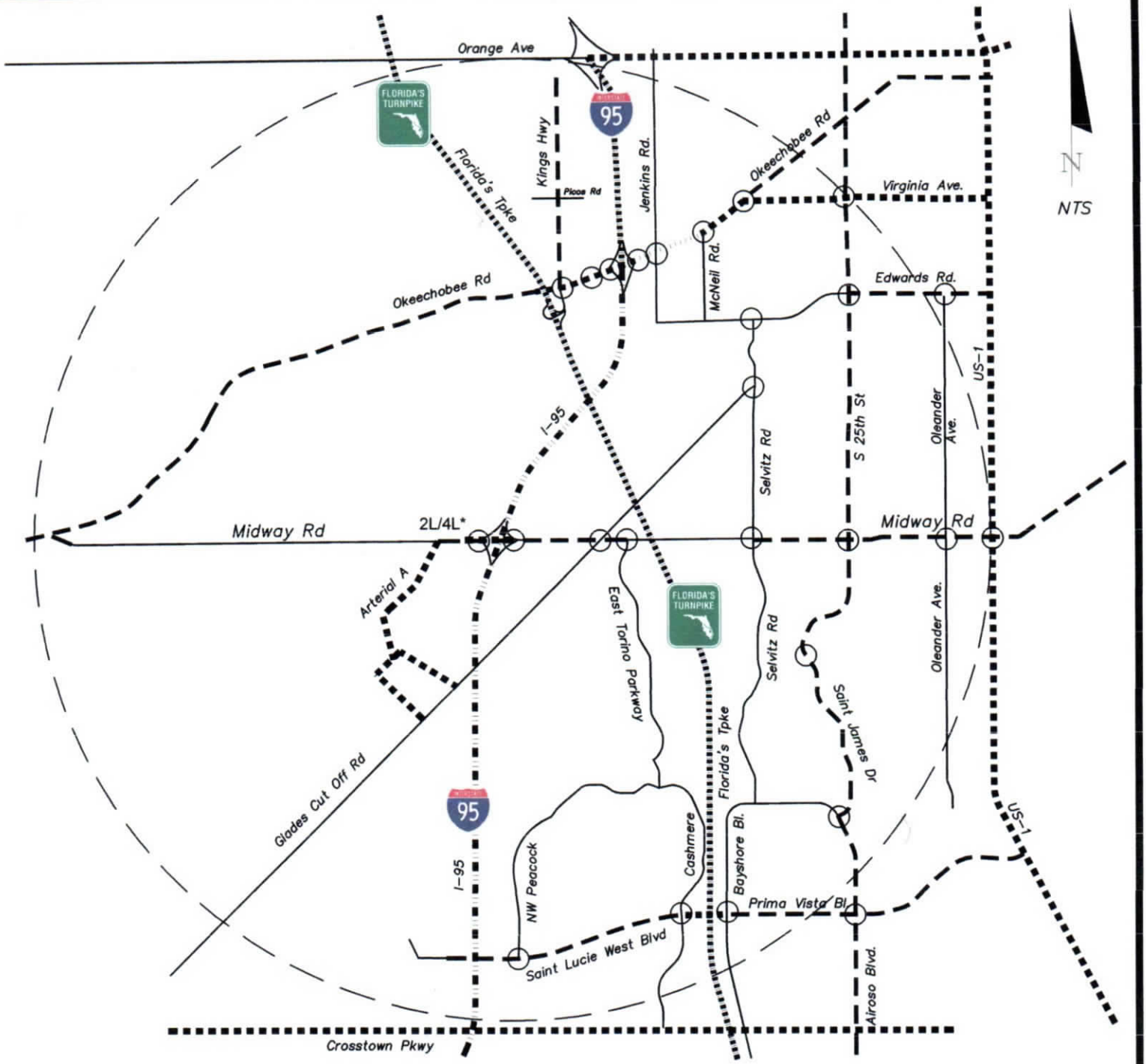
Glades Cut-Off Road is two lane arterial with a general northeast to southwest alignment.

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

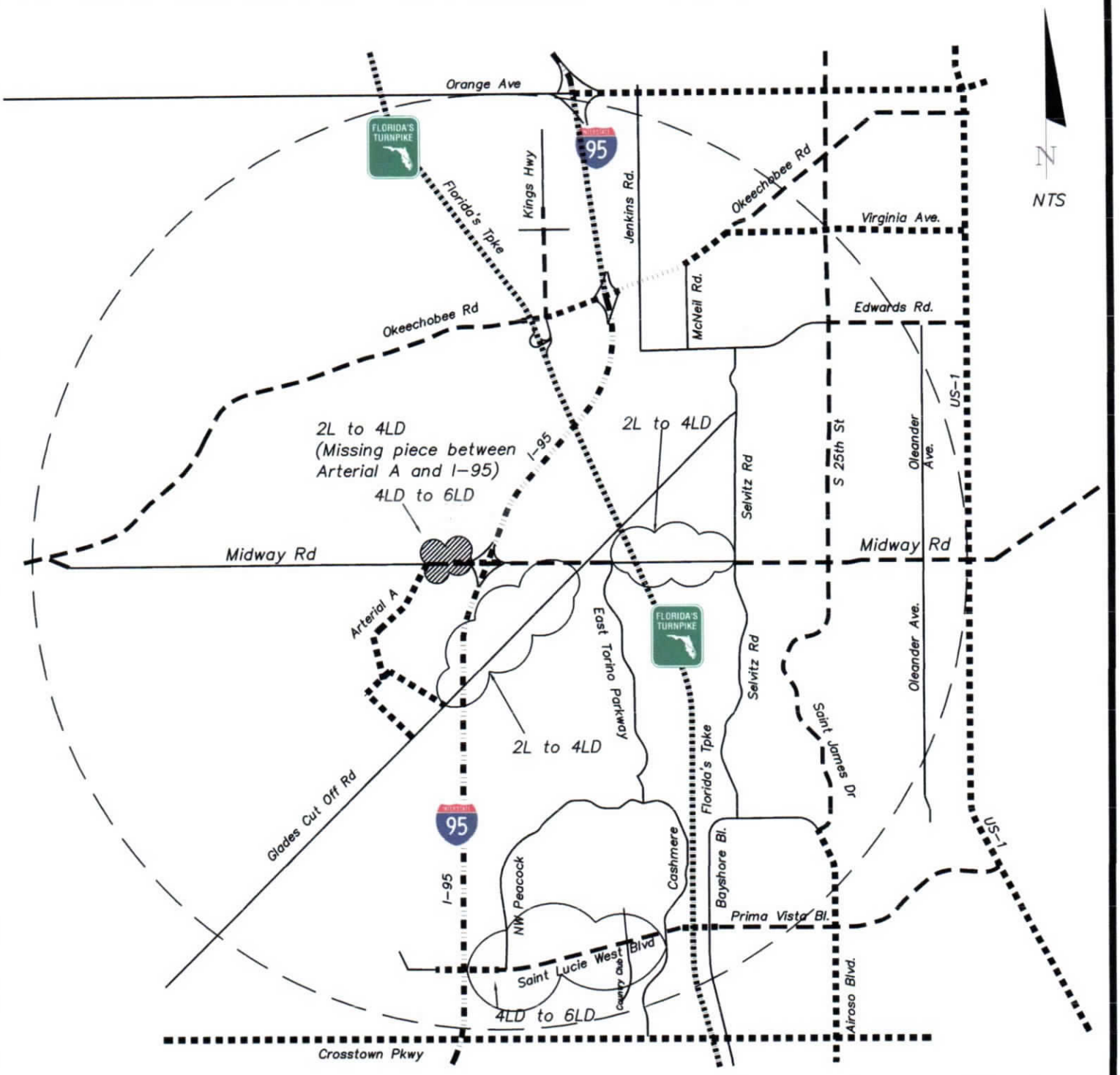
- Mid-Entrance

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

Susan E. O'Rourke, P.E., Inc.
Traffic Engineering, Transportation Planning
772-781-7918
969 SE Federal Highway Suite 402
Stuart, Florida 34994

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

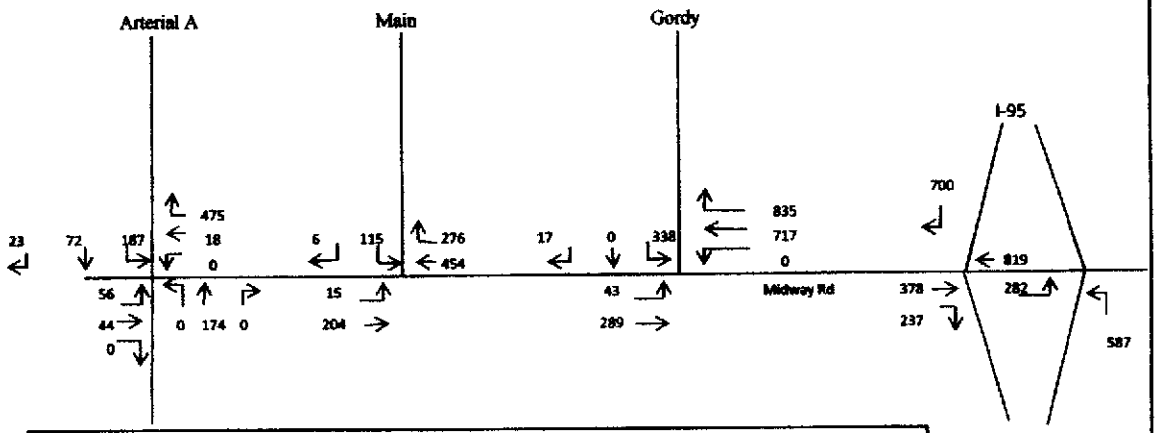
(2b) 160 feet to 200 feet
2,100 linear feet North side 20 feet of Walton = 0.96 acres at $11,880/acre = $11,405
864 linear feet North side 20 feet of Willow Lakes = 0.40 acres at $10,553/acre = $4,221
2,100 linear feet South side 20 feet of LTC Ranch = 0.96 acre at $8580/acre = $8,272

(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

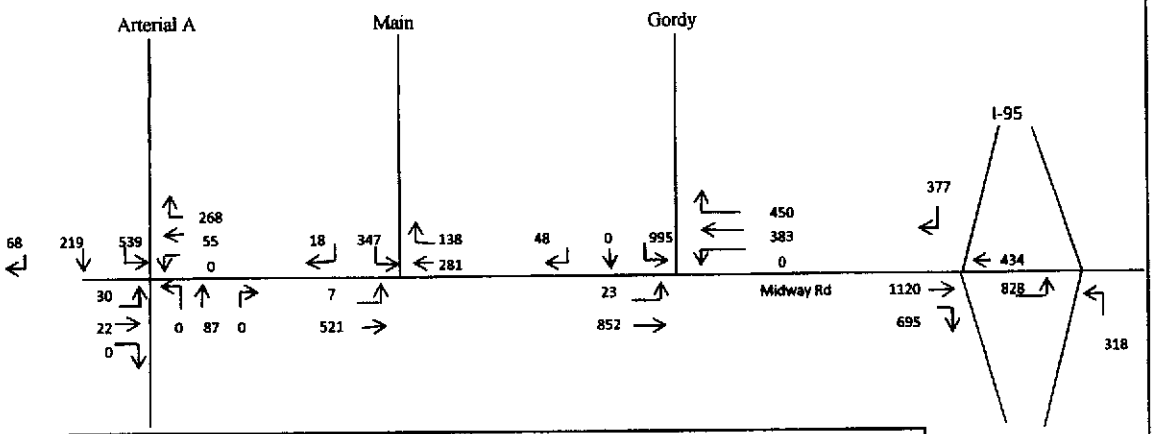
Midway/I-95												
Net Trips In: 1451			Net Trips Out: 603			Pass By Trips In: 423			Pass By Trips Out: 155			
	N/A	N/A	SBR (I-95 SB)	NBL	N/A	N/A	EBL (To I-95 NB)	N/A	EBR (I-95 SB)	N/A	N/A	N/A
Net %			36%	30%			36%		30%			
In/Out			In	In			Out		Out			
Net Trips	0	0	522	435	0	0	217	0	181	0	0	0
Pass-by %			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

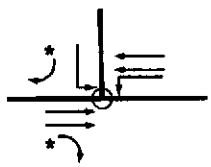
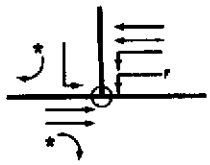
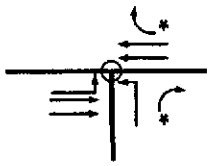
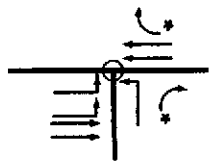
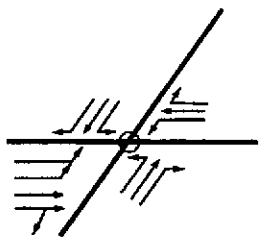
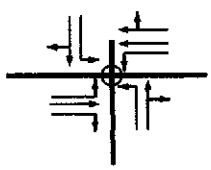
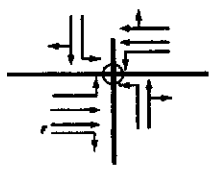
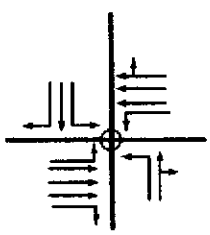
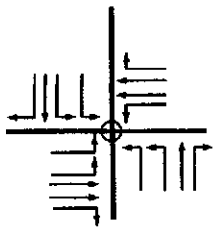
CONCLUSION

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

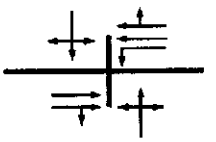
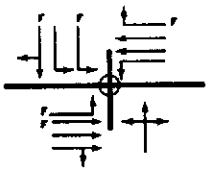
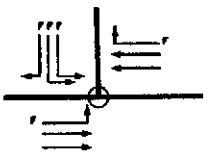
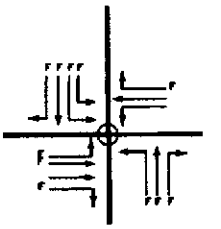
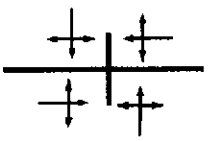
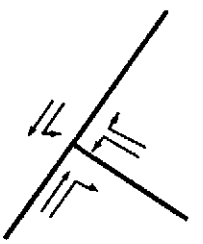
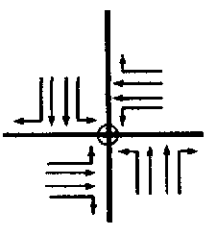
Figure 7 - Intersection Geometrics

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

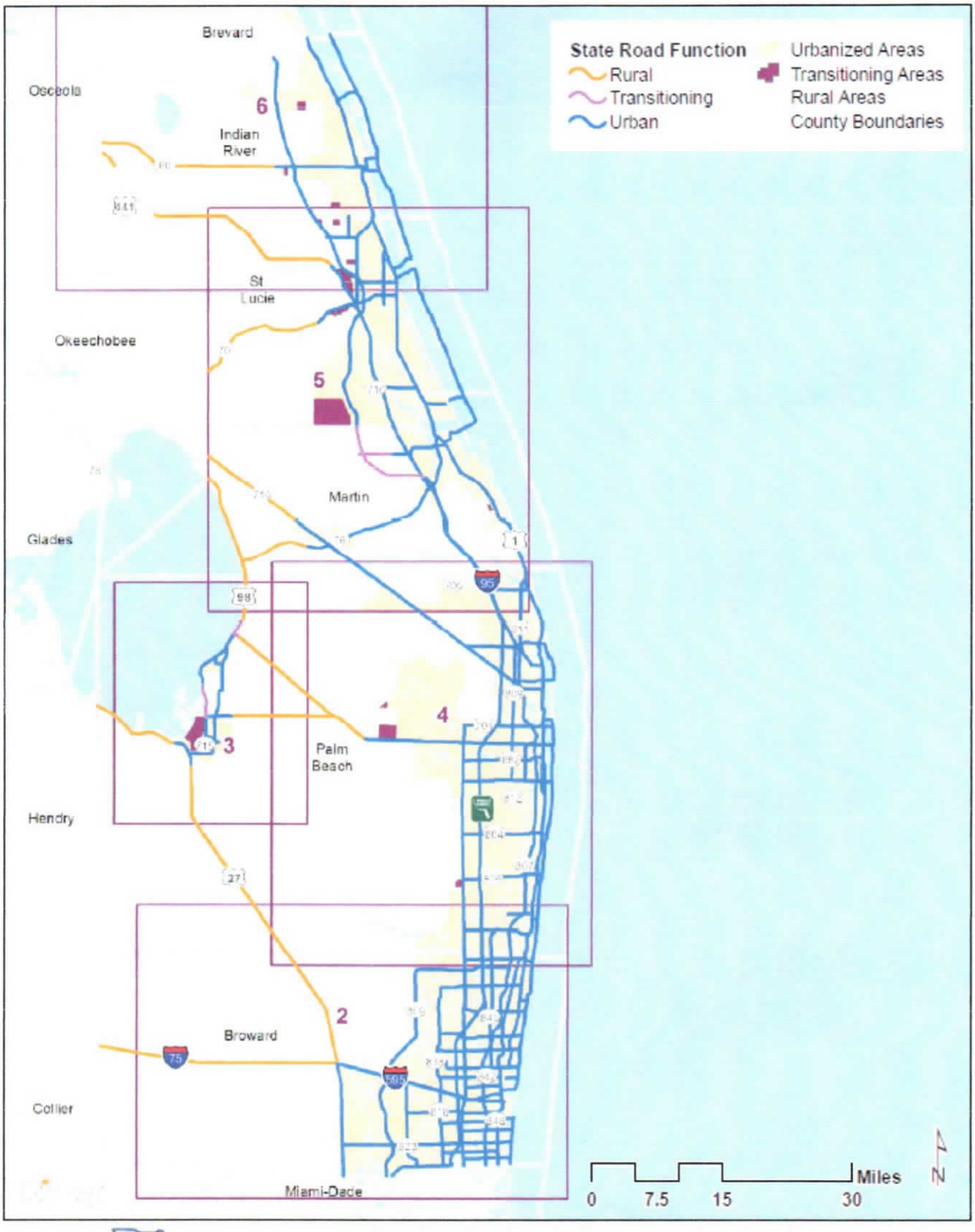
Intersection	Existing	Proposed
7 Midway Rd/ Gordy Rd Entrance		
8 Midway Rd/ Mid-Entrance	N/A	
9 Midway Rd/ Arterial A	N/A	
10 Midway Rd/ Shinn Rd		N/A
11 Glades Cut-off Rd/ Reserve blvd		N/A
12 St Lucie West Blvd/ California Blvd		N/A

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

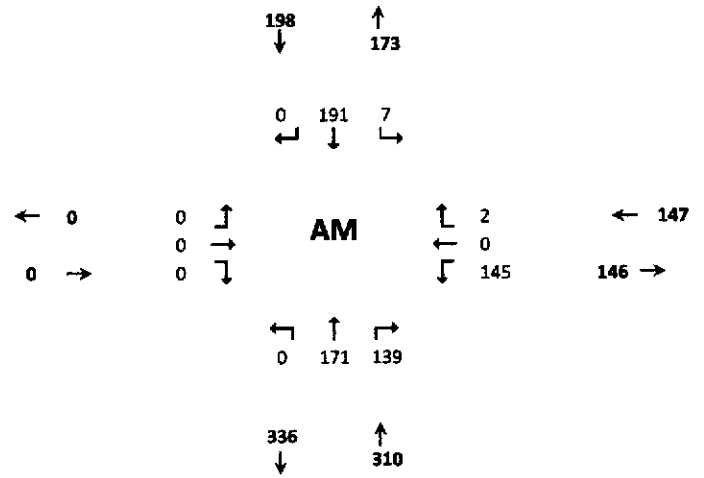
COUNT DATE: 3/4/2015 **DAY:** Wednesday **CITY:** Fort Pierce

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	

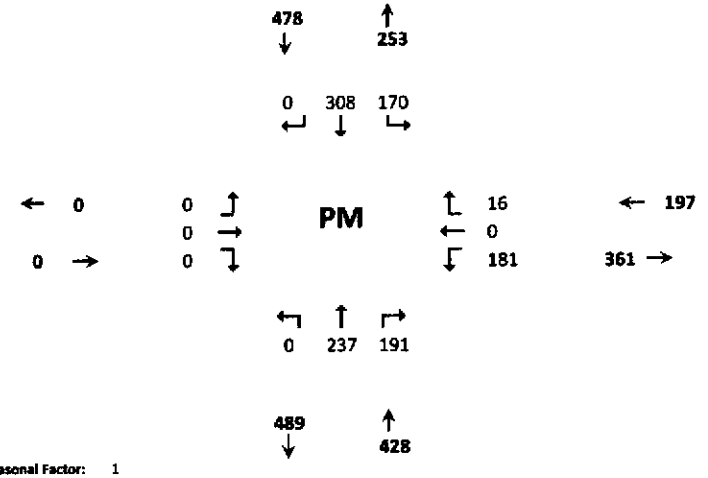
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0



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	

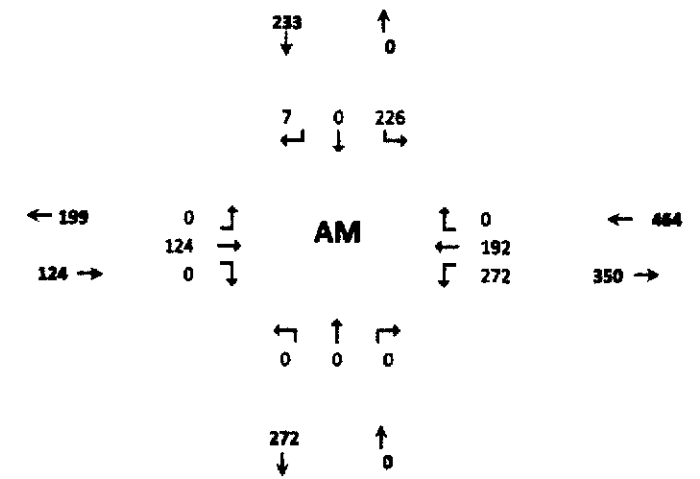
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0



TURNING MOVEMENT VOLUME COUNTS

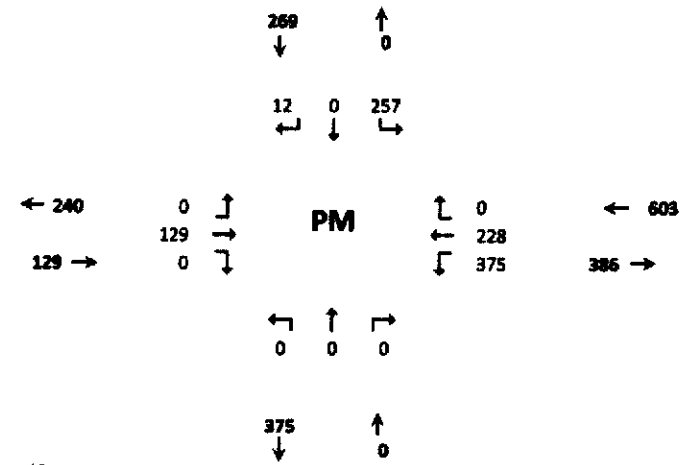
N/S STREET: I-95 South
FILENAME: Village og Midway
COUNT DATE: 2/26/2015
REPORT DATE: 2/26/2015
DAY: Thursday
ANALYSIS YEAR: 2015
E/W STREET: Midway Rd
CITY: Fort Pierce
CONTROL:

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	



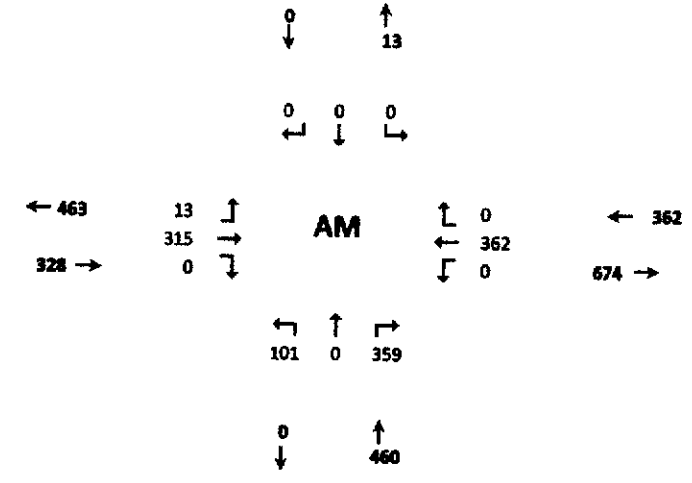
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

A4

TURNING MOVEMENT VOLUME COUNTS

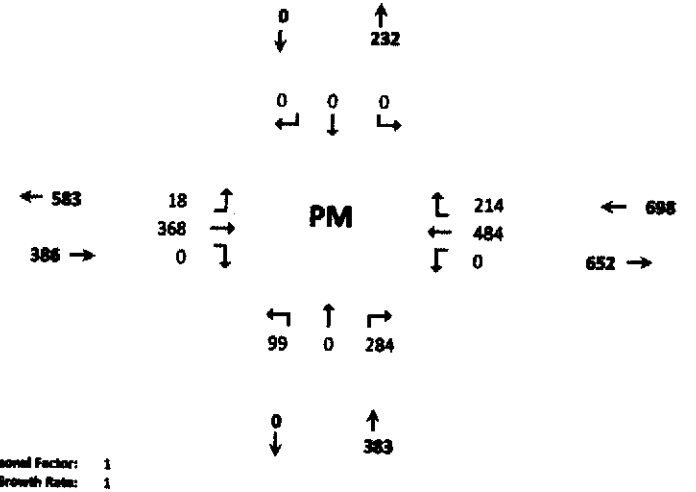
N/S STREET: I-95 North
E/W STREET: Midway Road
CONTROL:
FILENAME: Villages of Midway
COUNT DATE: 2/26/2015
DAY: Thursday
CITY: Fort Pierce
REPORT DATE: 2/26/2015
ANALYSIS YEAR 2017

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	



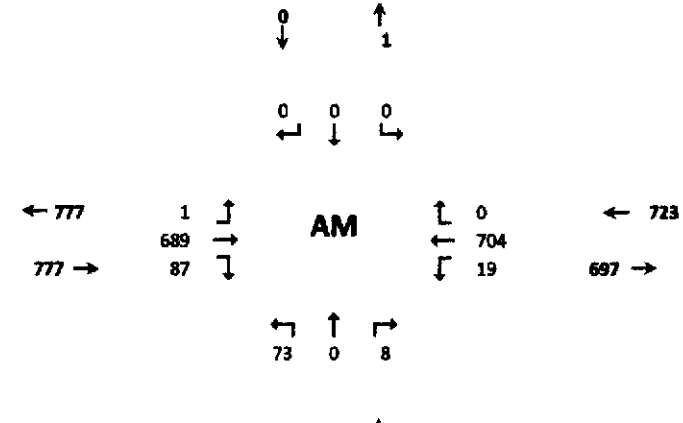
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

A5

TURNING MOVEMENT VOLUME COUNTS

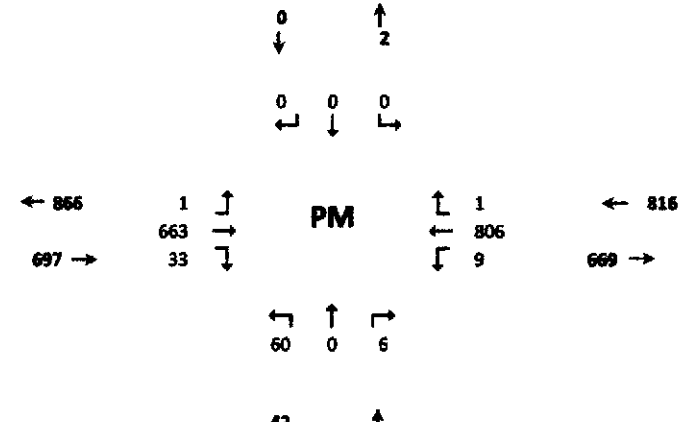
N/S STREET: LTC Ranch **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/3/2015 **DAY:** Tuesday **CITY:** Fort Pierce
REPORT DATE: 3/3/2015 **ANALYSIS YEAR:** 2015

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

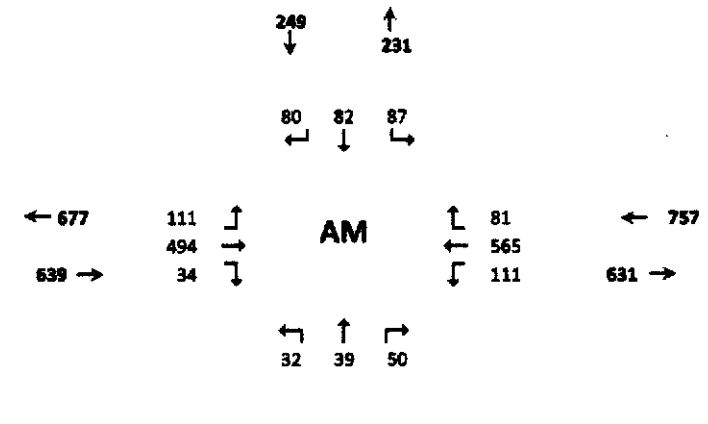
N/S STREET: Glades Cut Off **E/W STREET:** Midway **CONTROL:**

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

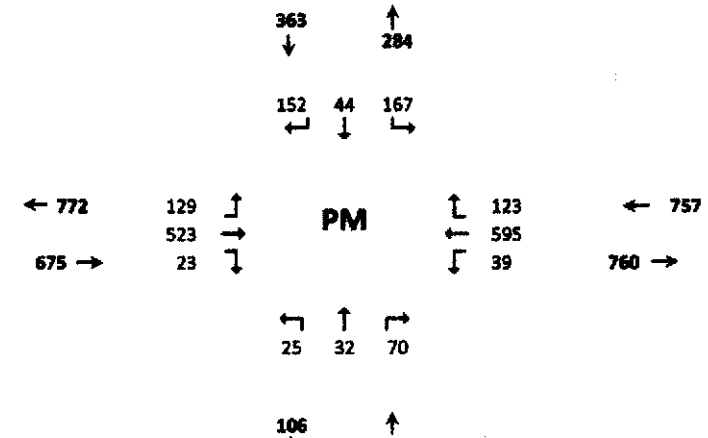
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	5	5	2	15	17	20	27	109	6	28	143	15	382	1766
7:15-7:30	10	14	5	26	35	17	25	105	18	31	140	24	450	1752
7:30-7:45	10	8	26	23	15	24	26	142	6	33	146	20	479	1678
7:45-8:00	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

A7

	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	

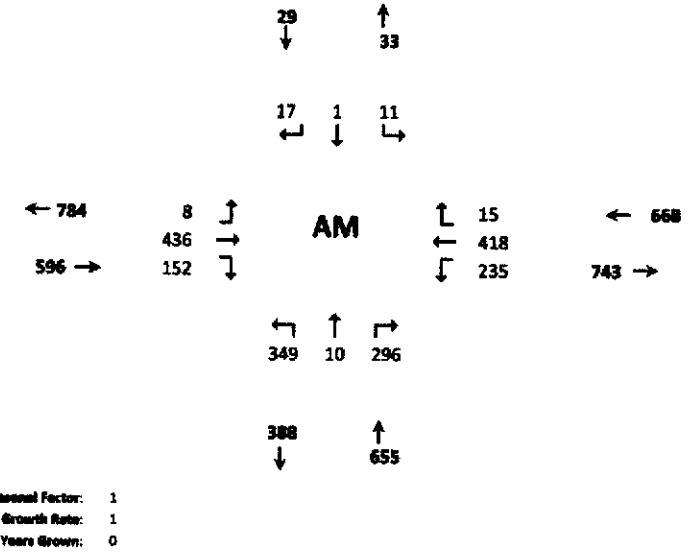


Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

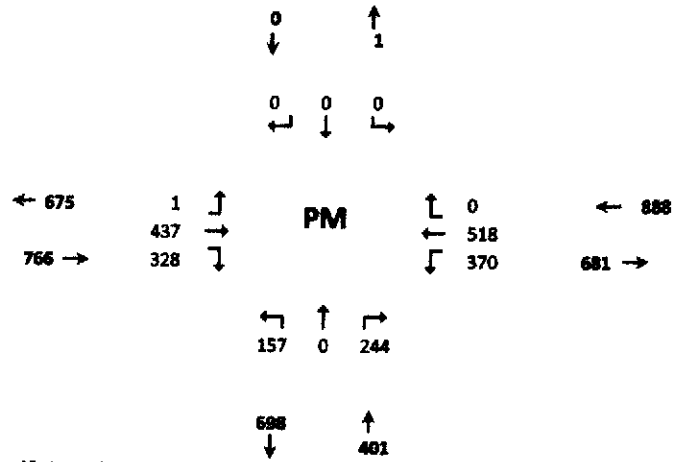
N/S STREET: East Torino
FILENAME: Villages of Midway
COUNT DATE: 3/3/2015
REPORT DATE: 3/3/2015
DAY: Tuesday
ANALYSIS YEAR: 2015
E/W STREET: Midway Road
CITY: Fort Pierce
CONTROL:

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	



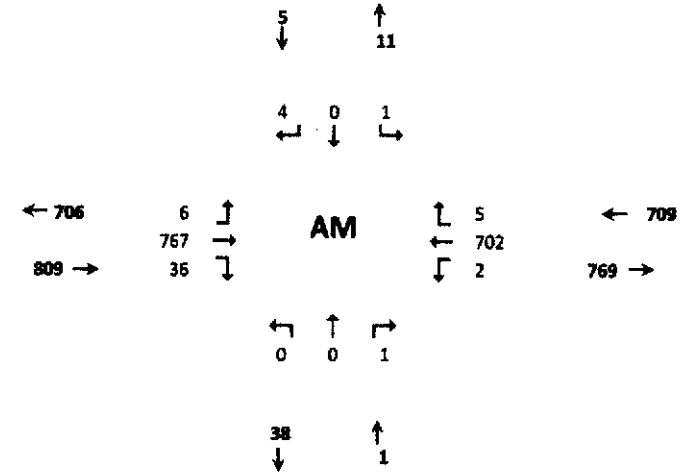
Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

A8

TURNING MOVEMENT VOLUME COUNTS

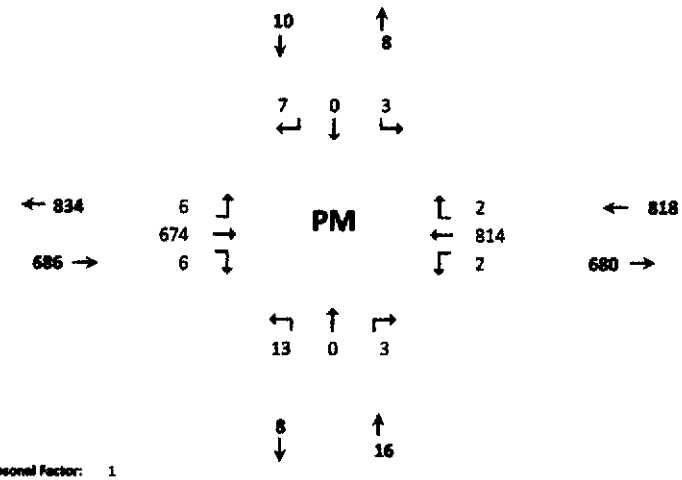
N/S STREET: Corporate **E/W STREET:** Midway **CONTROL:**
FILENAME: Midway and Corporate
COUNT DATE: 3/11/2015 **DAY:** Wednesday **CITY:** Fort Pierce
REPORT DATE: 3/11/2015 **ANALYSIS YEAR:** 2015

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	

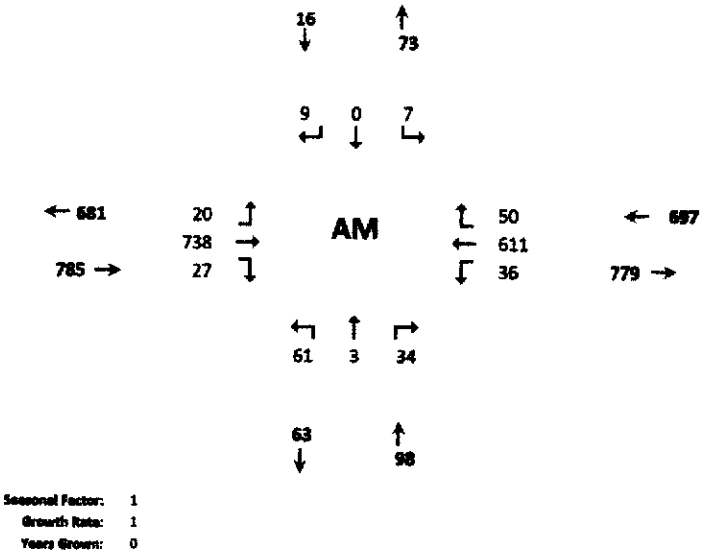


Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

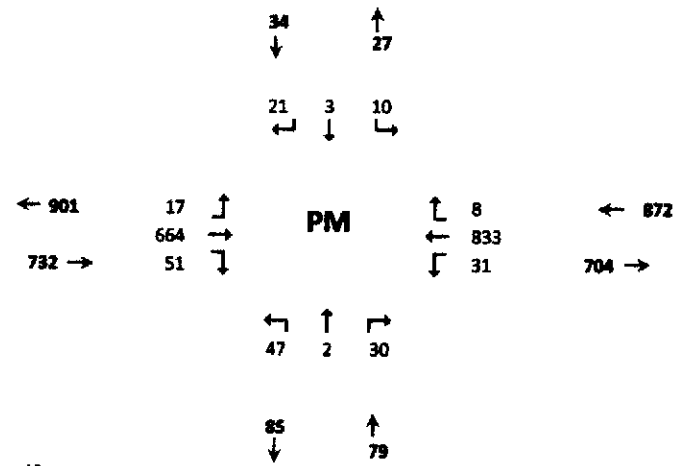
N/S STREET: Jenkins Rd
E/W STREET: Midway Rd
CONTROL:
FILENAME: Villages at Midway
COUNT DATE: 3/5/2015
DAY: Thursday
CITY: Fort Pierce
REPORT DATE: 3/5/2015
ANALYSIS YEAR: 2015

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	

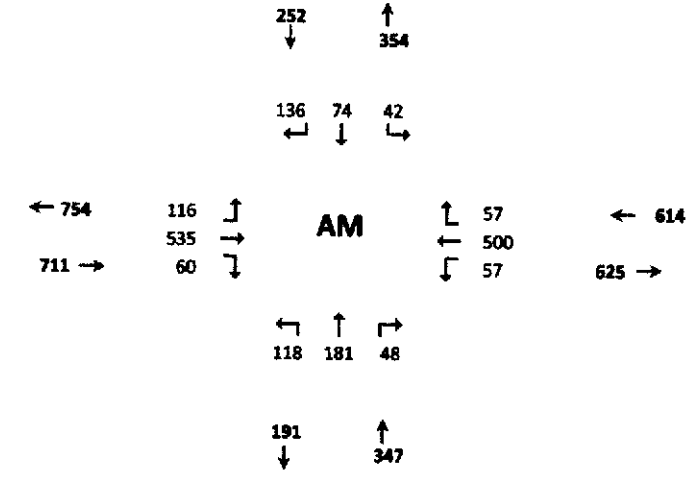


Seasonal Factor: 1
Growth Rate: 1
Years Grown: 0

TURNING MOVEMENT VOLUME COUNTS

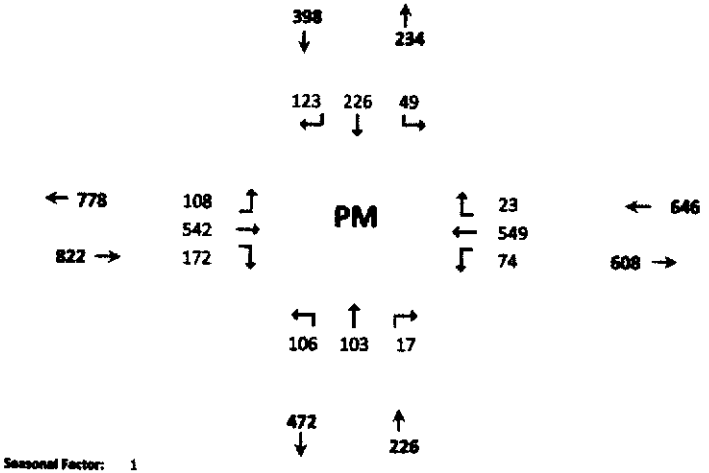
N/S STREET: Selvitz
E/W STREET: Midway
CONTROL:
FILENAME: Villages at Midway
COUNT DATE: 3/10/2015
DAY: Tuesday
CITY: Fort Pierce
REPORT DATE: 3/10/2015
ANALYSIS YEAR: 2015

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

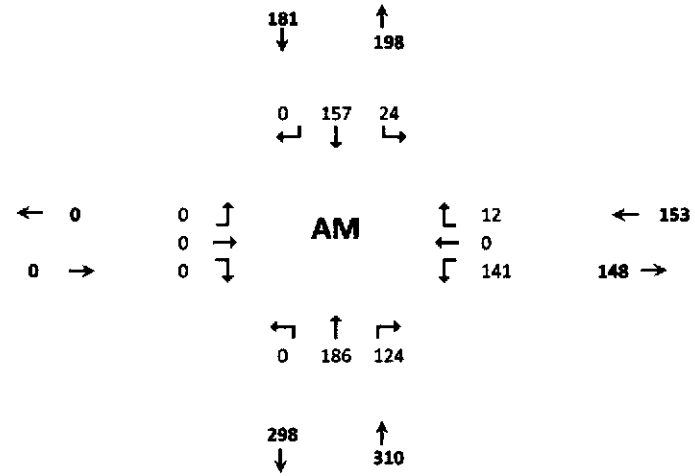
N/S STREET: Glades Cut Off **E/W STREET:** Reserve Blvd **CONTROL:**

FILENAME: Glades Cut Off and Reserve Blvd

COUNT DATE: 3/18/2015 **DAY:** Wednesday **CITY:** Fort Pierce

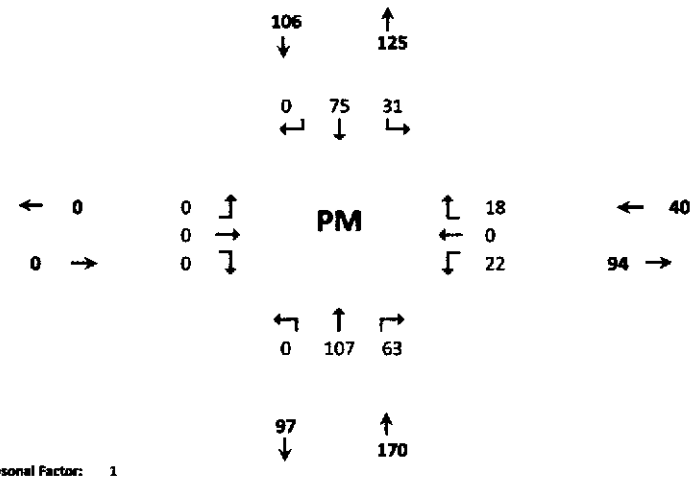
REPORT DATE: 3/18/2015 **ANALYSIS YEAR:** 2015

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

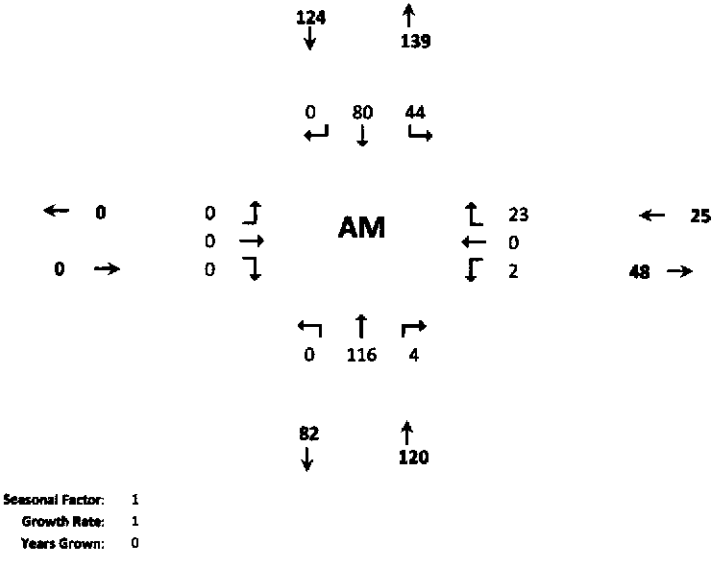
N/S STREET: Glades Cut Off **E/W STREET:** Commerce Ctr **CONTROL:**

FILENAME: Glades Cut Off and Commerce Ctr.

COUNT DATE: 3/17/2015 **DAY:** Tuesday **CITY:** Fort Pierce

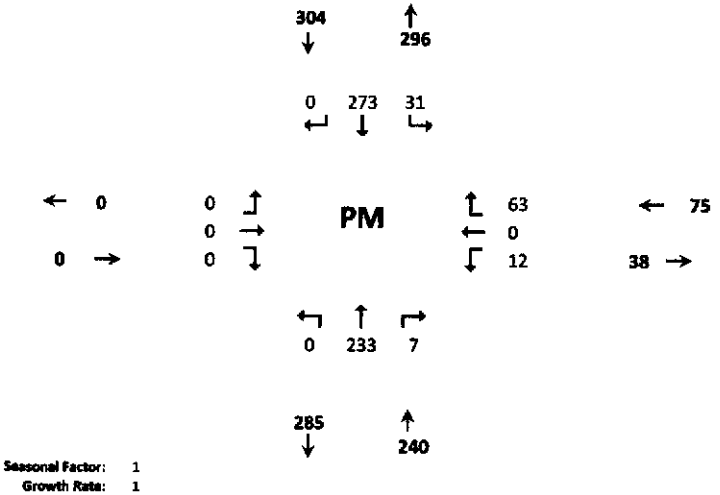
REPORT DATE: 3/17/2015 **ANALYSIS YEAR:** 2017

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

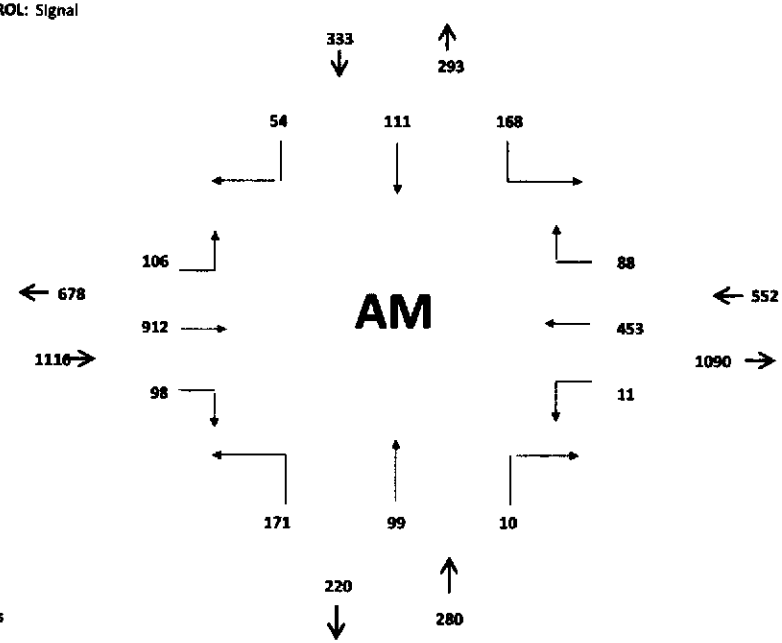
N/S STREET: Jenkins **E/W STREET:** Ockeechobee **CONTROL:** Signal

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

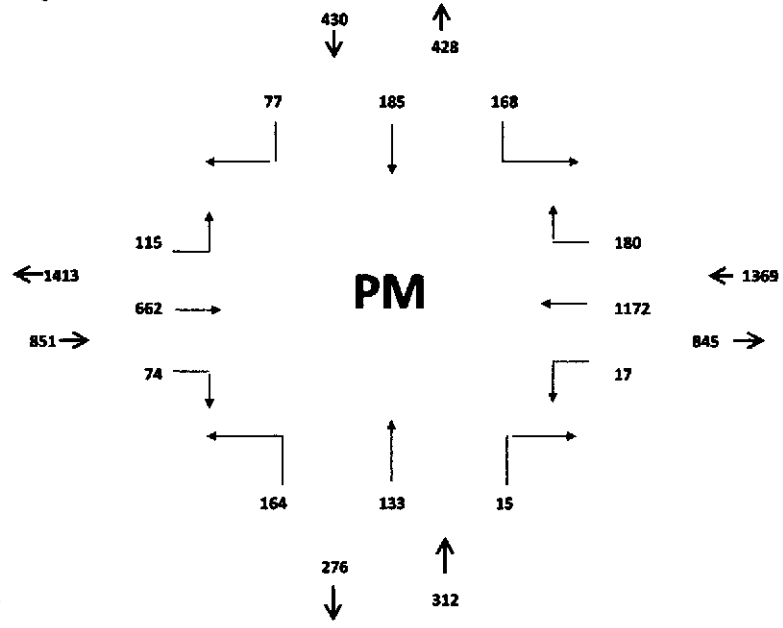
N/S STREET: Jenkins **E/W STREET:** Okeechobee **CONTROL:** Signal

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

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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
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

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				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

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				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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				Volume	LOS	V/C	Volume	LOS	V/C
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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				Volume	LOS	V/C	Volume	LOS	V/C
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

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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

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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

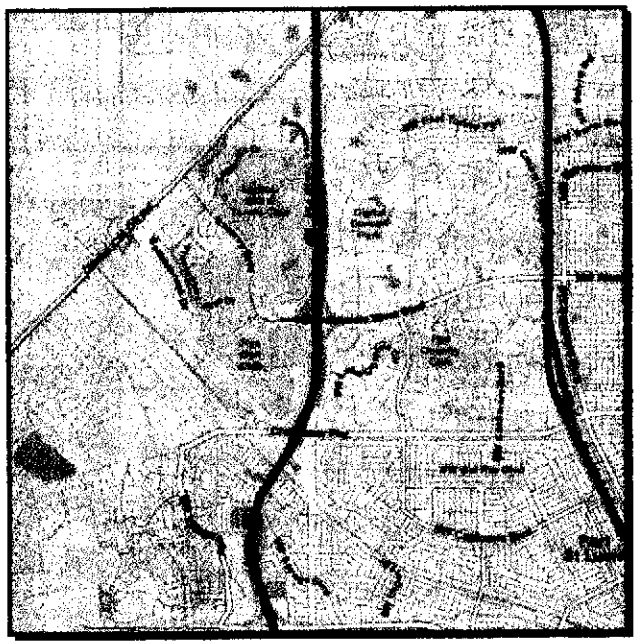
MPO Priority Projects

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

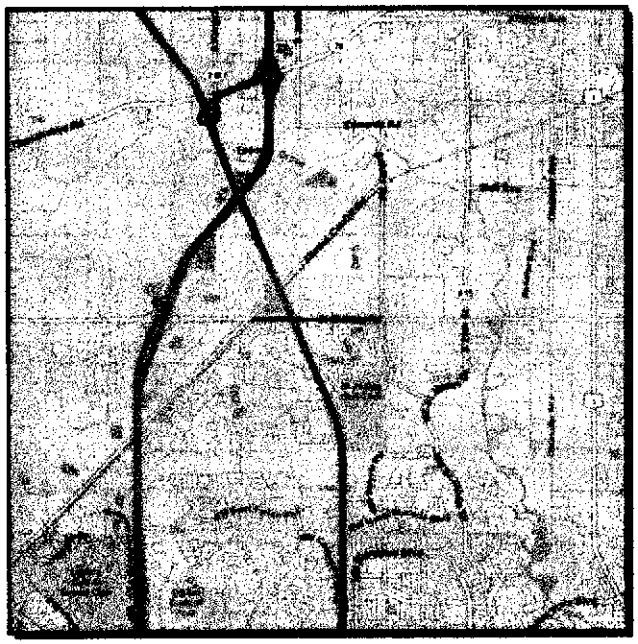
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
CST	DIH	0	0	0	11,060	0	**11,060**
CST	DDR	0	0	0	1,191,126	0	**1,191,126**
CST	TRIP	0	0	0	3,099,615	0	**3,099,615**
CST	LF	0	0	0	3,100,000	0	**3,100,000**
Total		**0**	**0**	**0**	**7,401,801**	**0**	**7,401,801**

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

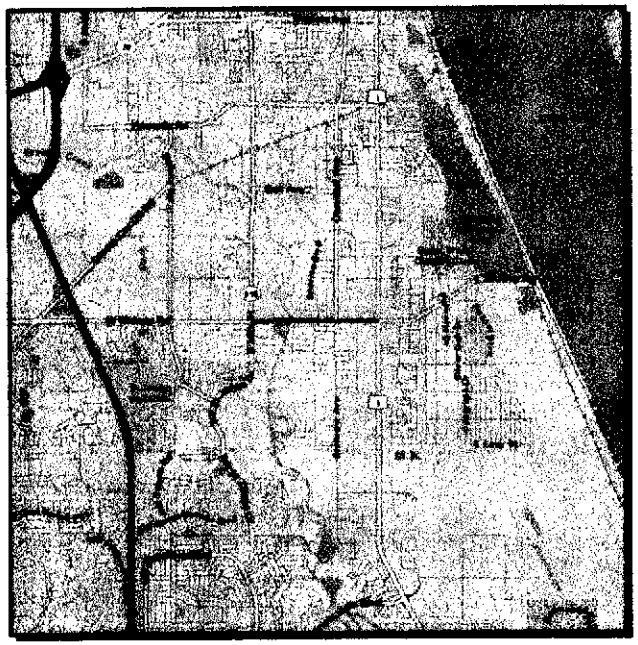
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
PE	LFP	0	2,150,000	0	0	0	2,150,000
Total		**0**	**2,150,000**	**0**	**0**	**0**	**2,150,000**

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

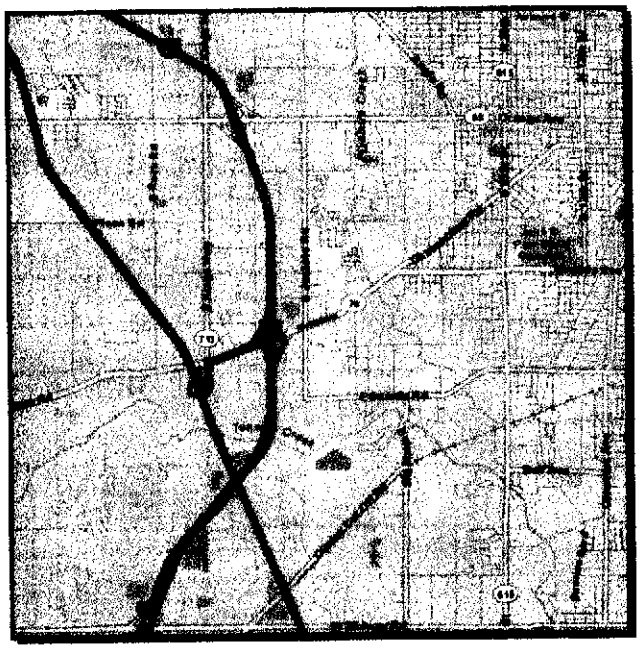
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
CST	CM	1,926,623	0	0	0	0	**1,926,623**
CST	SA	30,475,832	0	0	0	0	**30,475,832**
RRU	SA	100,000	0	0	0	0	**100,000**
ROW	SU	1,987,193	2,262,968	3,764,027	2,165,552	0	**10,179,740**
ROW	SA	1,777,420	5,000	1,488,768	0	0	**3,271,188**
CST	SU	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

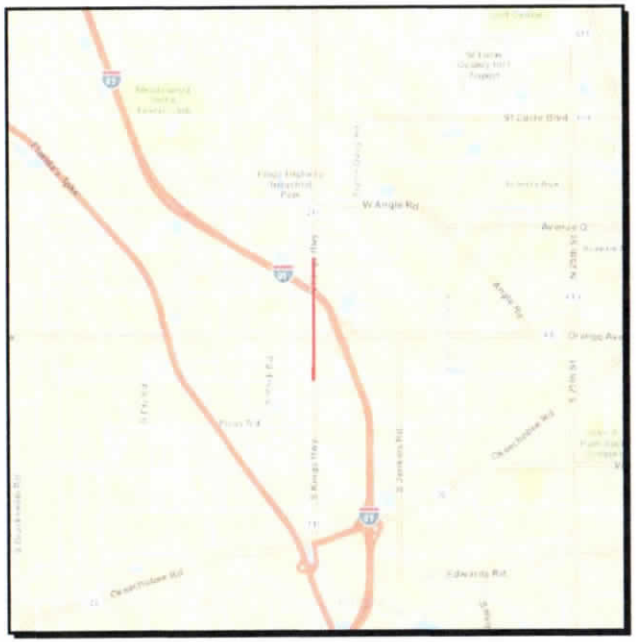
Phase	Fund Source	2015/16	2016/17	2017/18	2018/19	2019/20	Total
ROW	DDR	684,452	1,306,474	455,898	0	0	**2,446,824**
ROW	DS	8,227,000	3,731,639	0	0	0	**11,958,639**
ROW	DIH	163,591	46,031	36,962	0	0	**246,584**
CST	DIH	0	0	137,596	0	0	**137,596**
CST	DDR	0	0	17,876,636	0	0	**17,876,636**
CST	DS	0	0	8,276,931	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

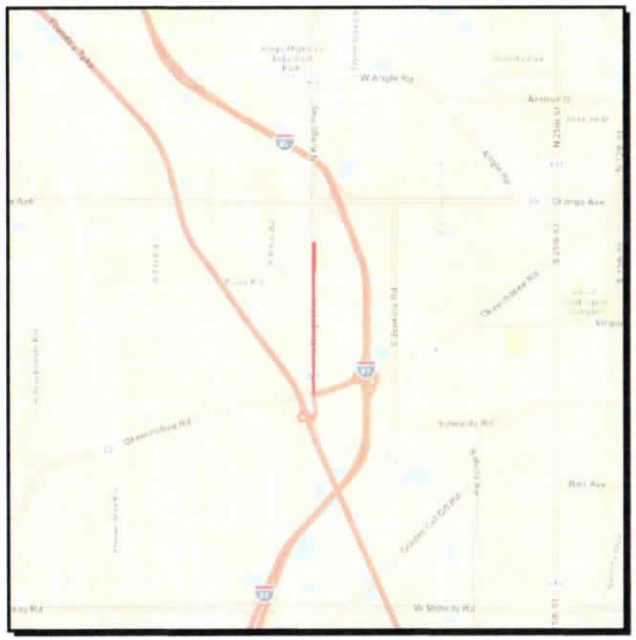
Lead Agency: FDOT

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

12-MAR-2015 17:03:32 PAGE -07- 622UPD 4_94_CAADT.TXT

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

A39

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
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

A40

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

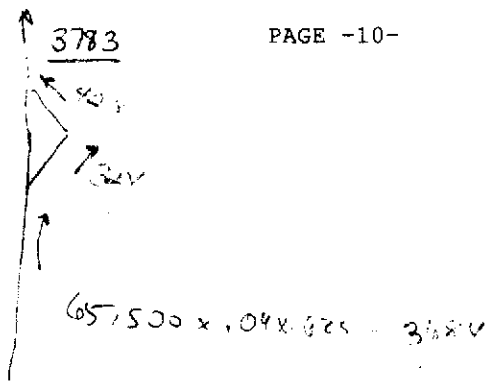
FLORIDA DEPARTMENT OF TRANSPORTATION
2014 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
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

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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

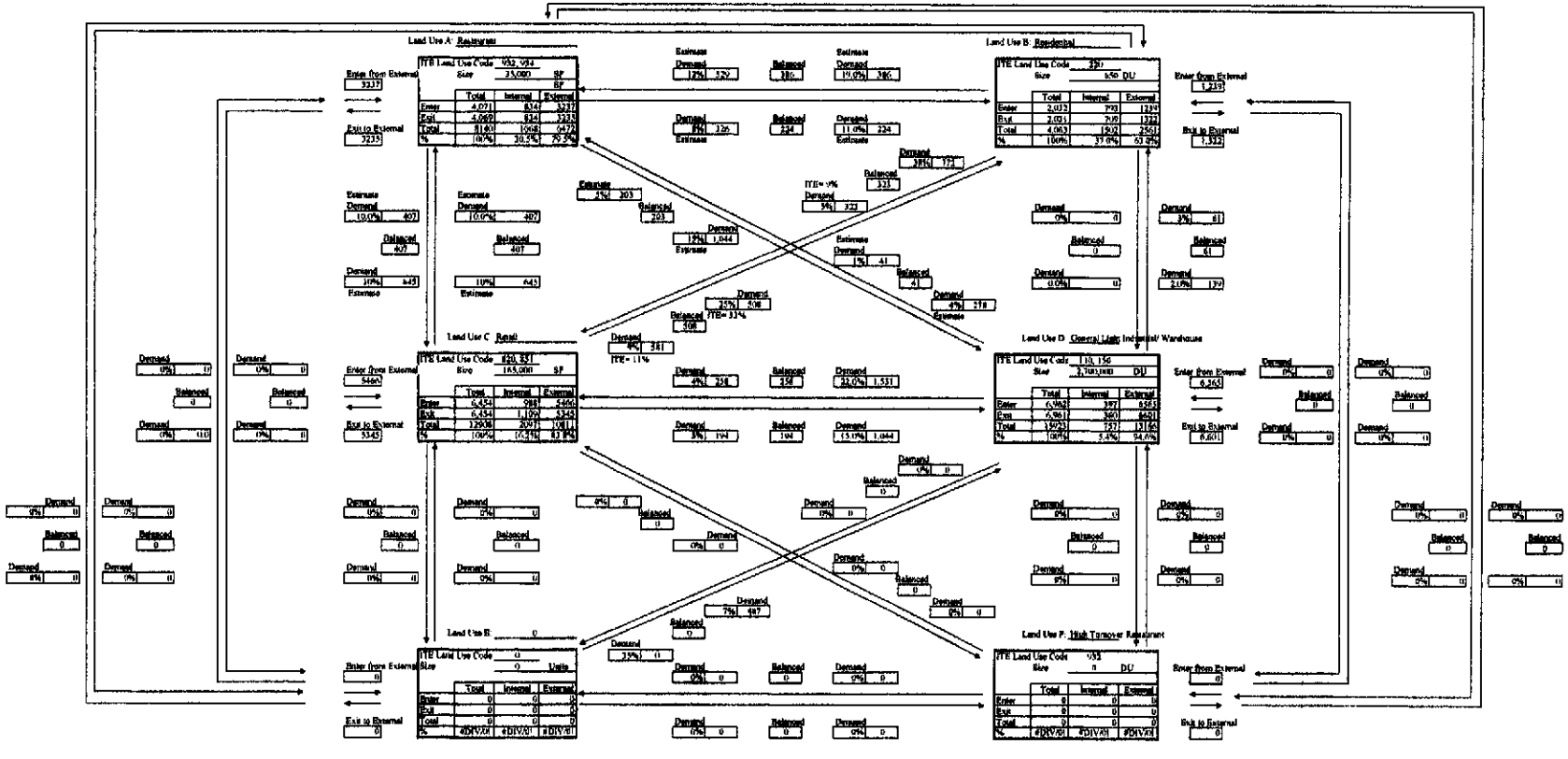
AM and PM Trip Generation
Proposed Future Land Use

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

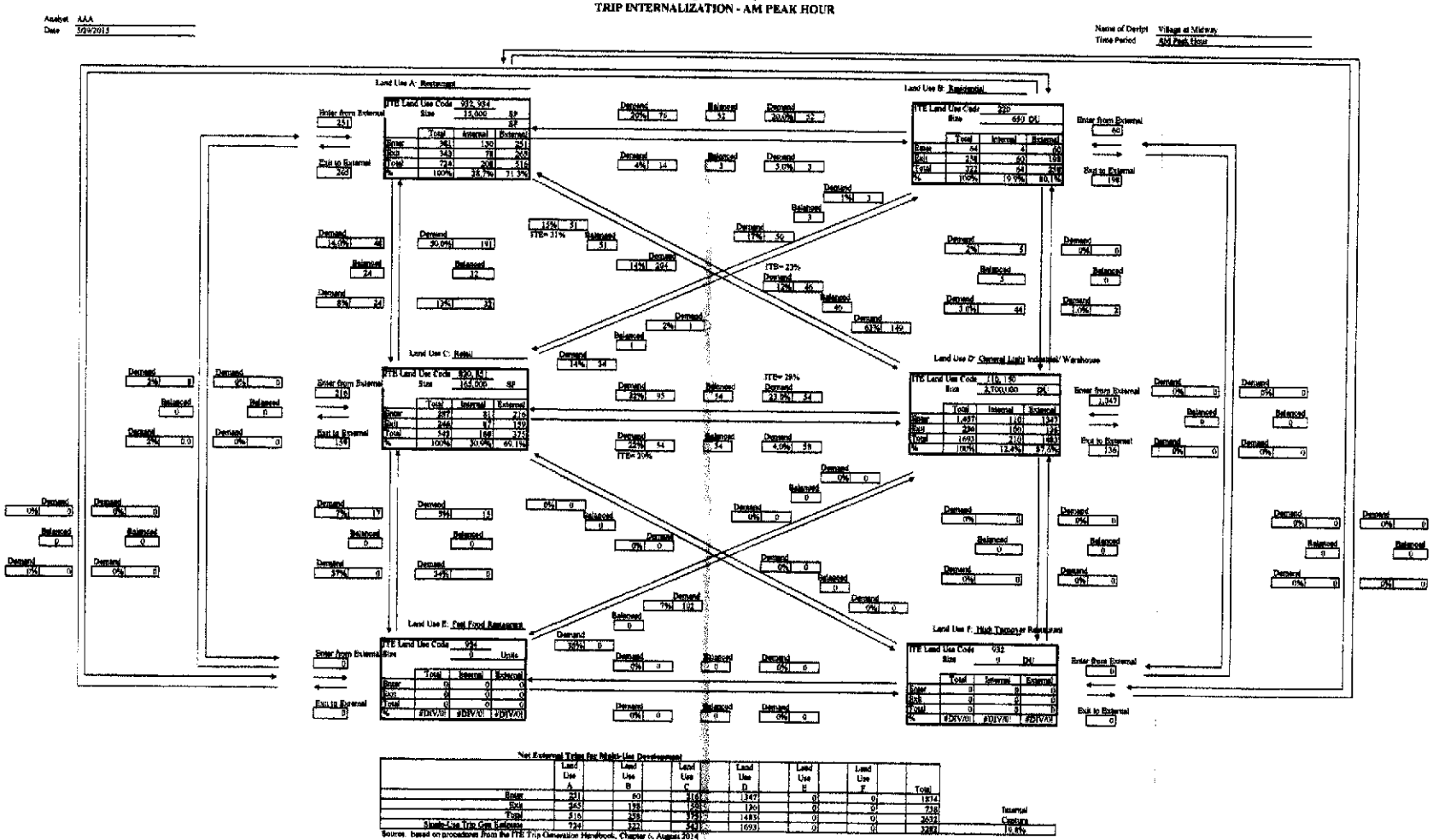
Internal Capture 14.4%

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 ENTERNALIZATION - AM PEAK HOUR



Attachment C Trip Generation: PM Internal Traffic

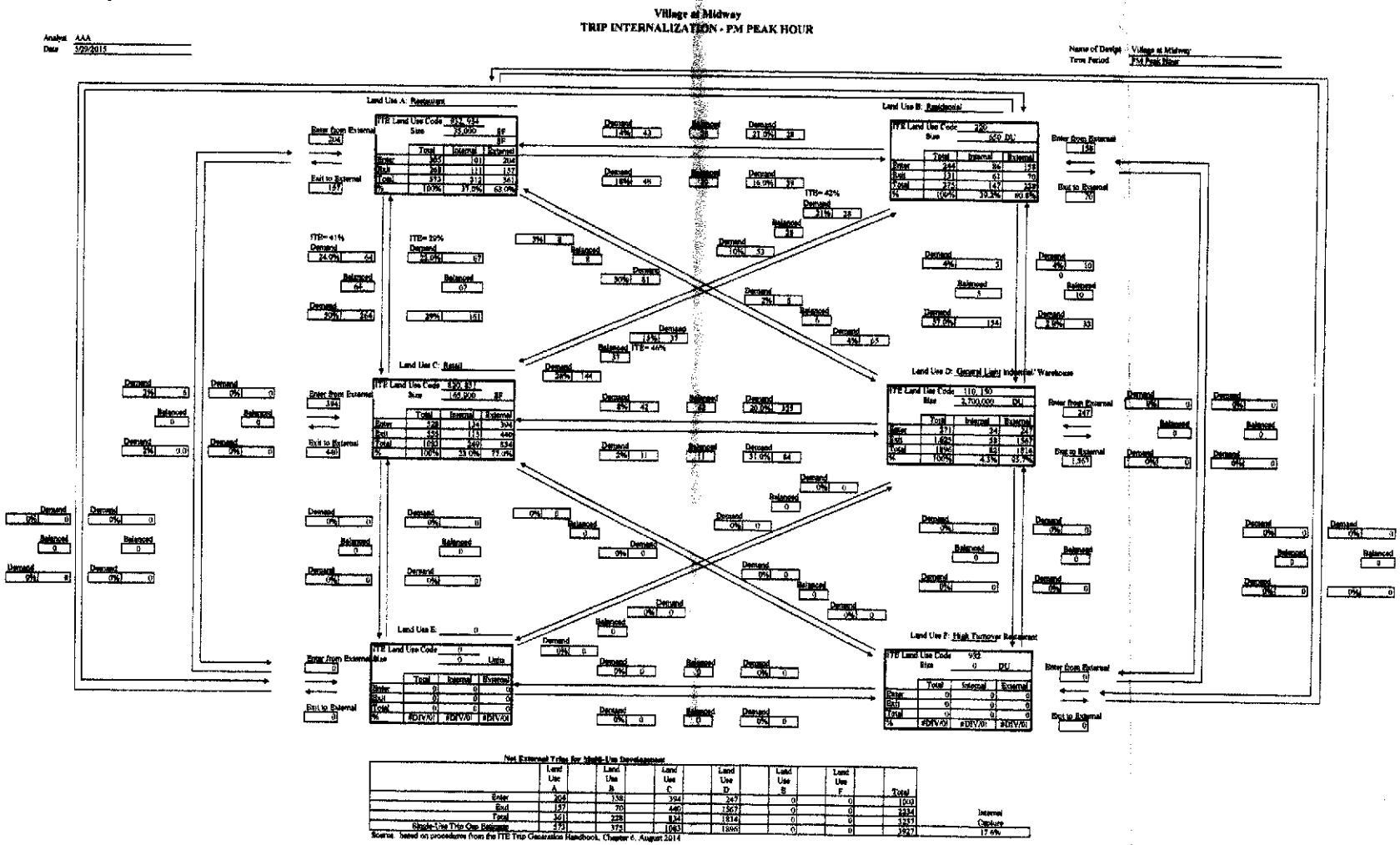
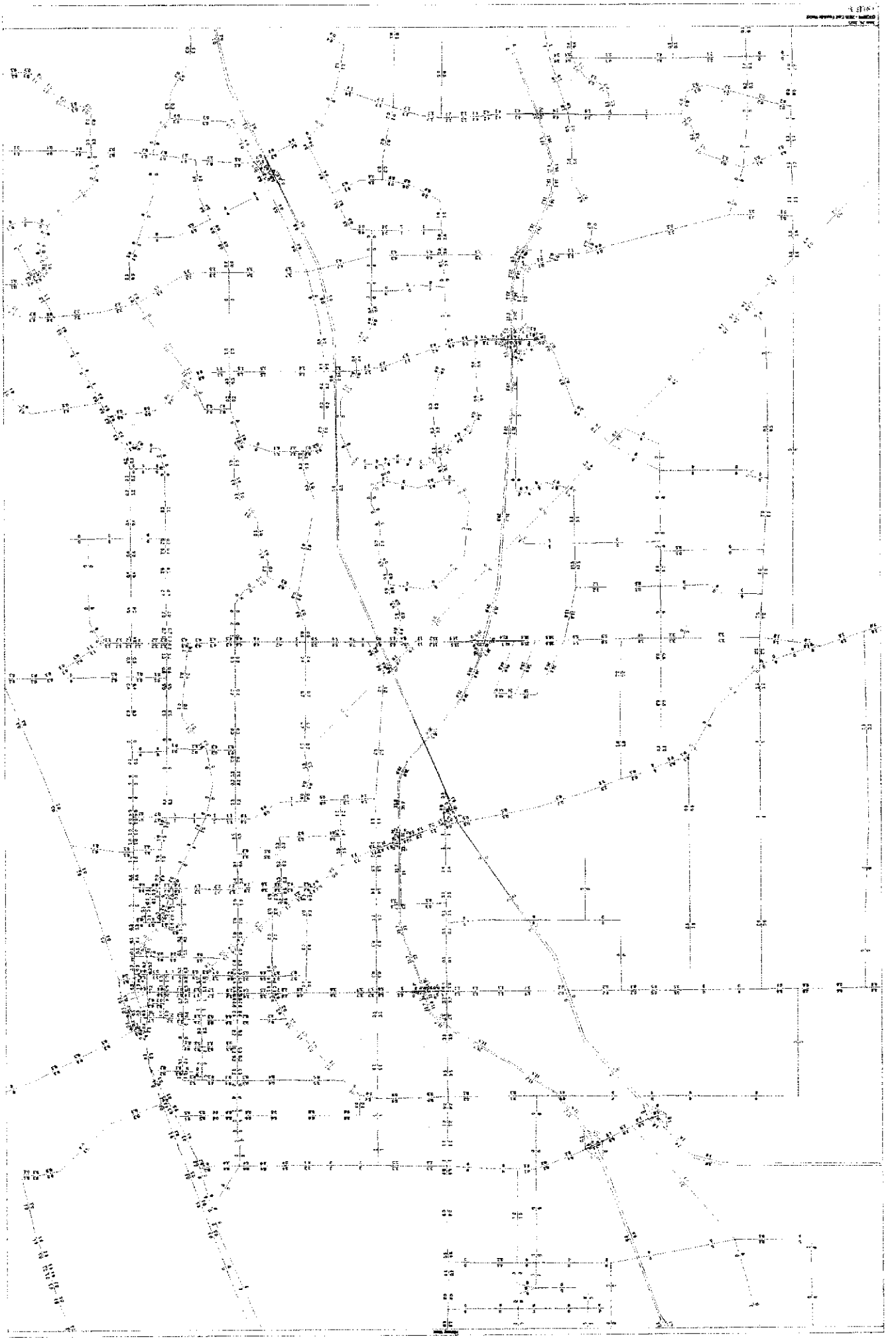


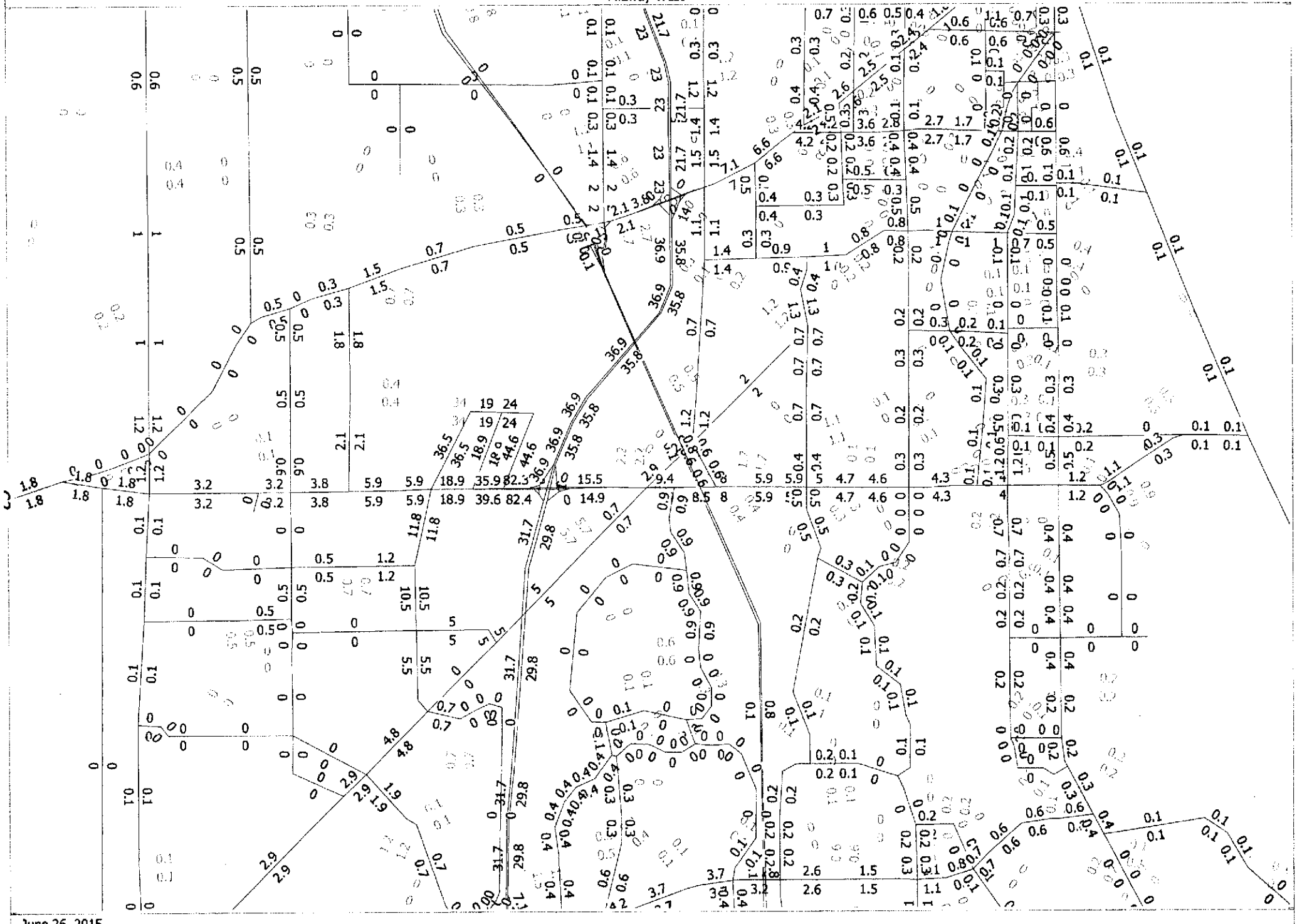
Table 6: Villages at Midway Land Use Conversion Matrix

	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

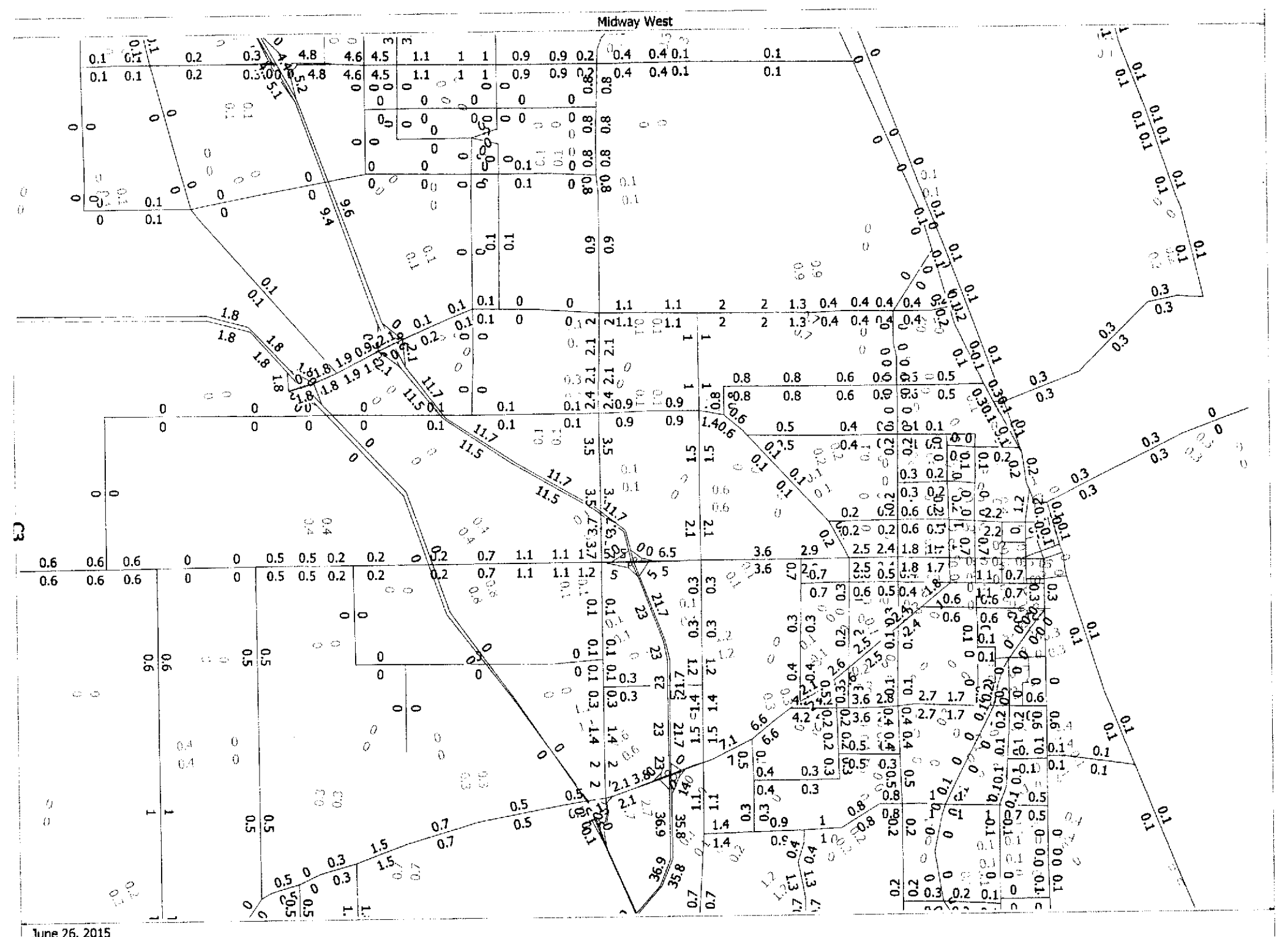
APPENDIX C

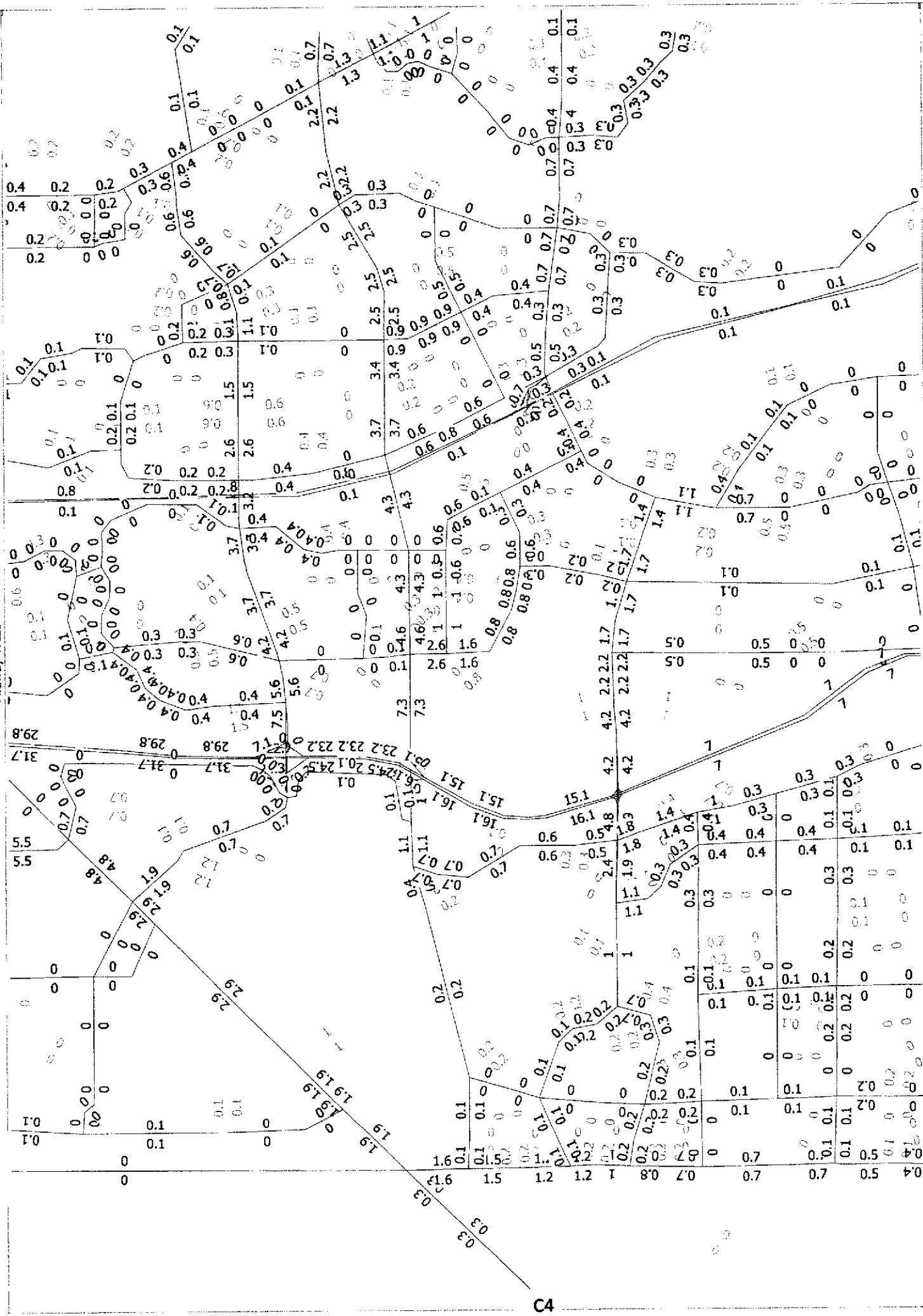
Model Assignment





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								

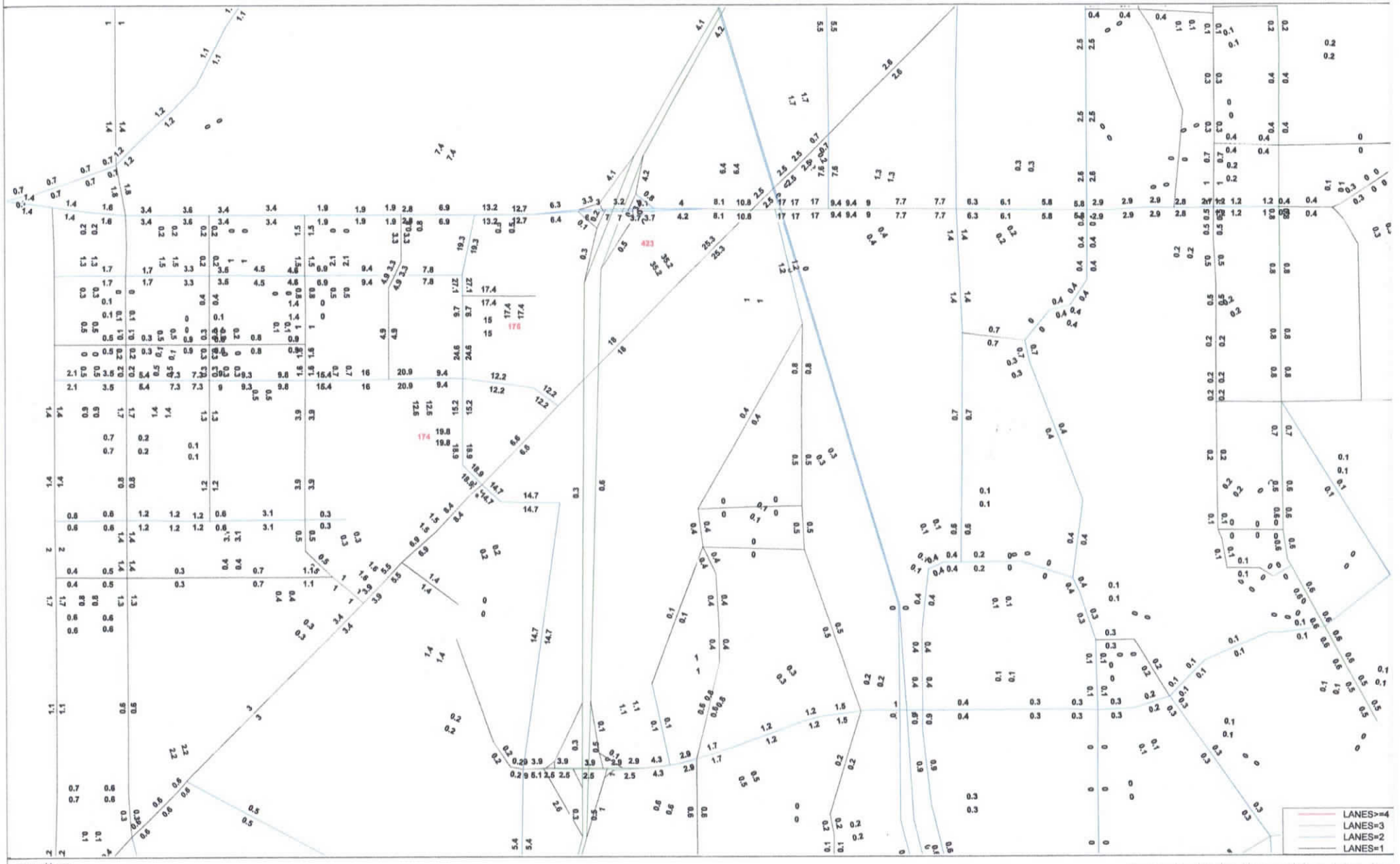
PM APPROVED PROJECTS			Southern Grove DRI						Western Grove DRI						Wilson Groves DRI						Riverland DRI						LTC Ranch						Creekside						Palm Breezes Club						10 Village of Sunset Lakes						36 Rio Lago			
Road Name	From	To	Is N/E In or Out	Directional	N/E	Directional	S/W	%	Is N/E In or Out	Directional	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

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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

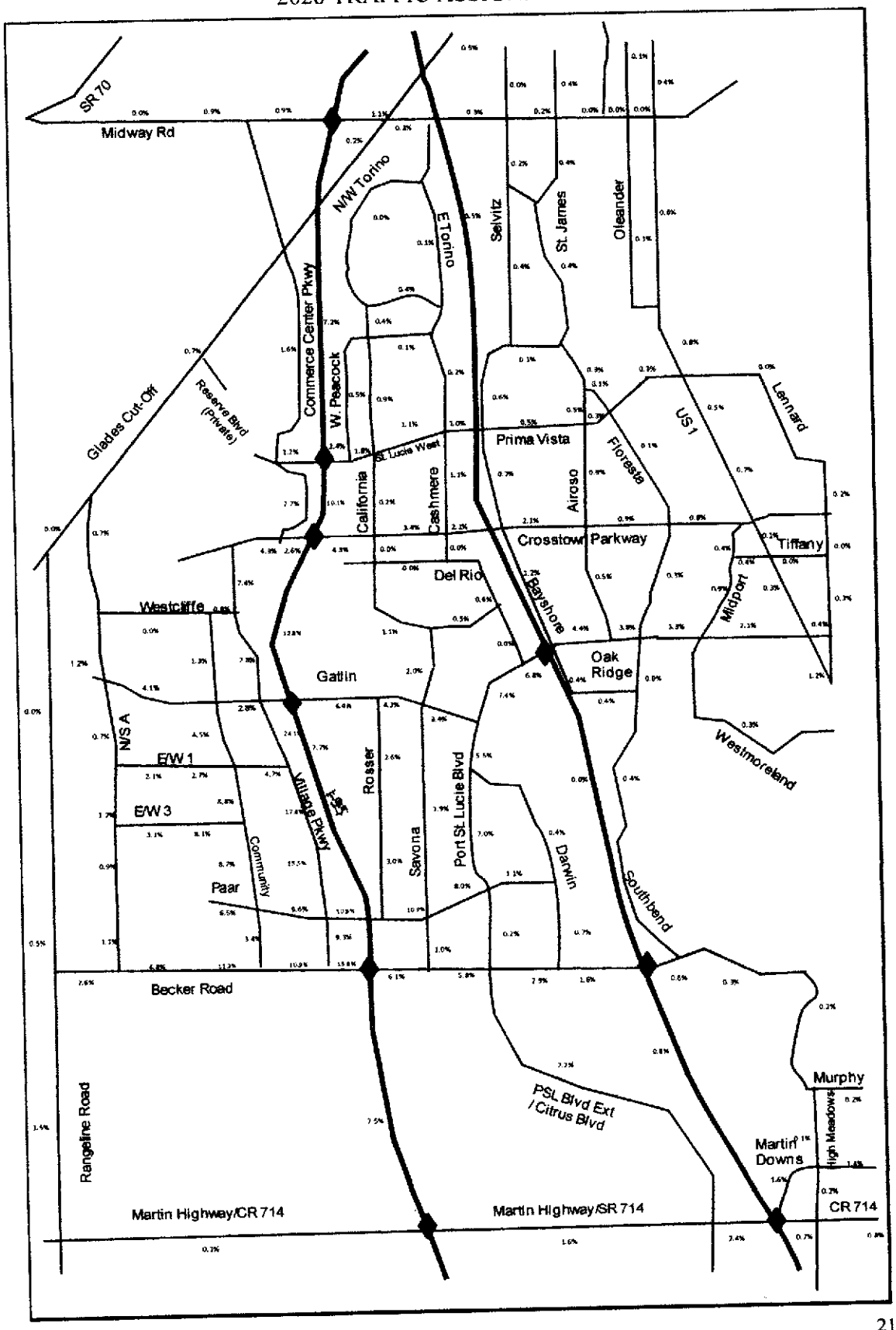

TABLE 21 B-4a
DAILY TRIP GENERATION (2028 - PHASE 4 LAND USE)

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 NB/EB	Project Traffic SB/WB	Service Volume	Impact NB/EB	Impact SB/WB	Significant Impact NB/EB	Significant Impact 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

D25

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

D28

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

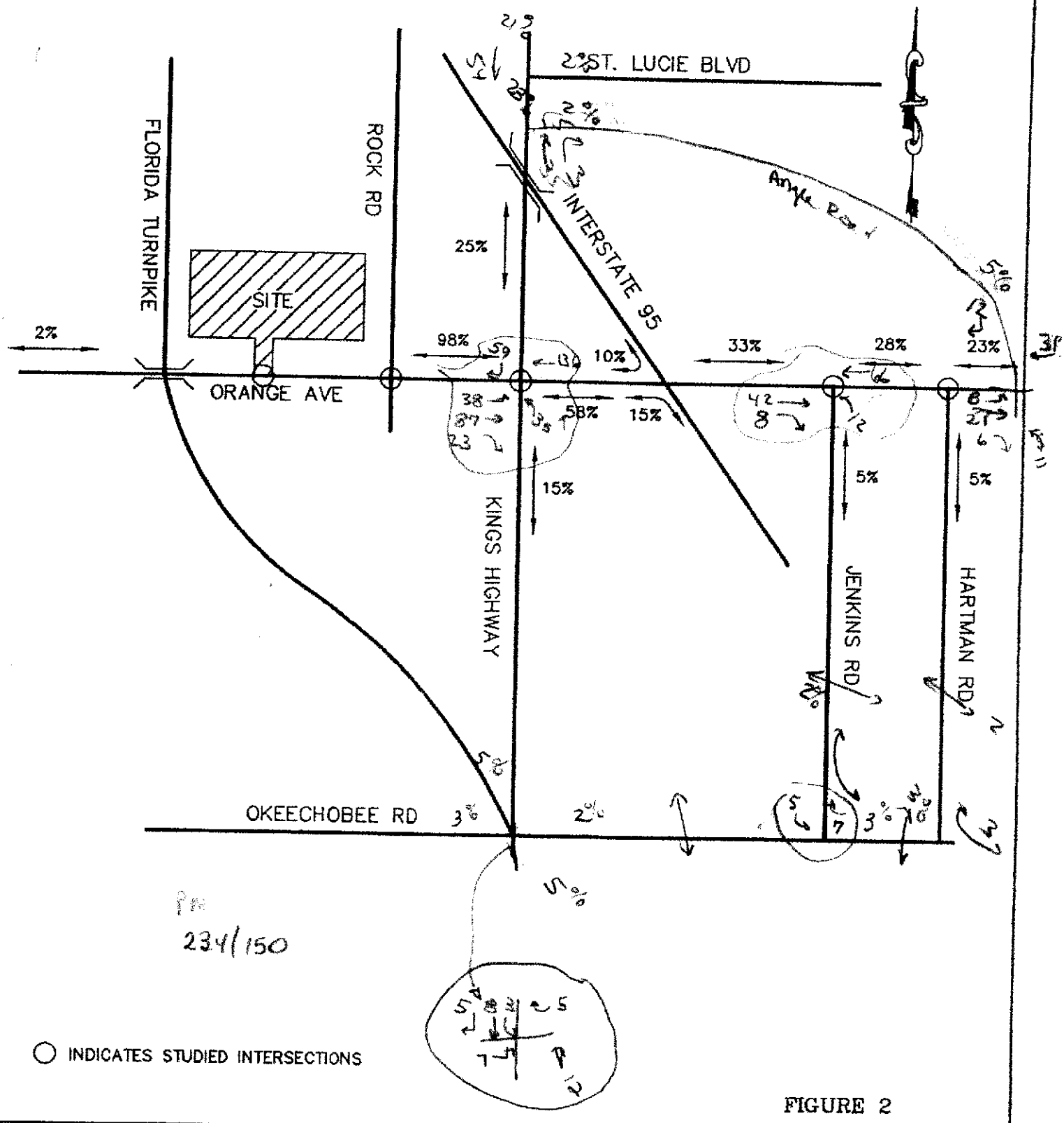


FIGURE 2

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

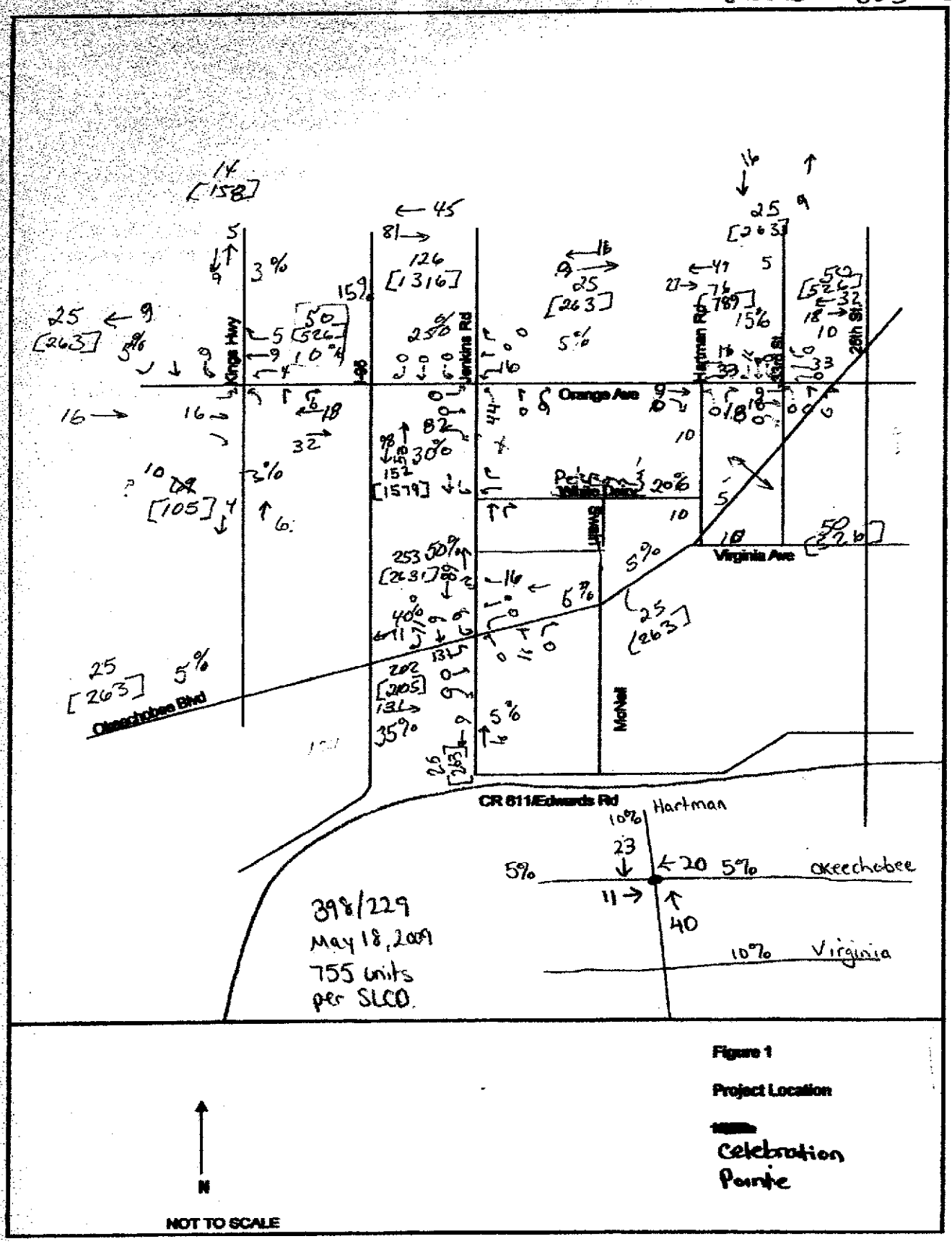


Figure 1

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.

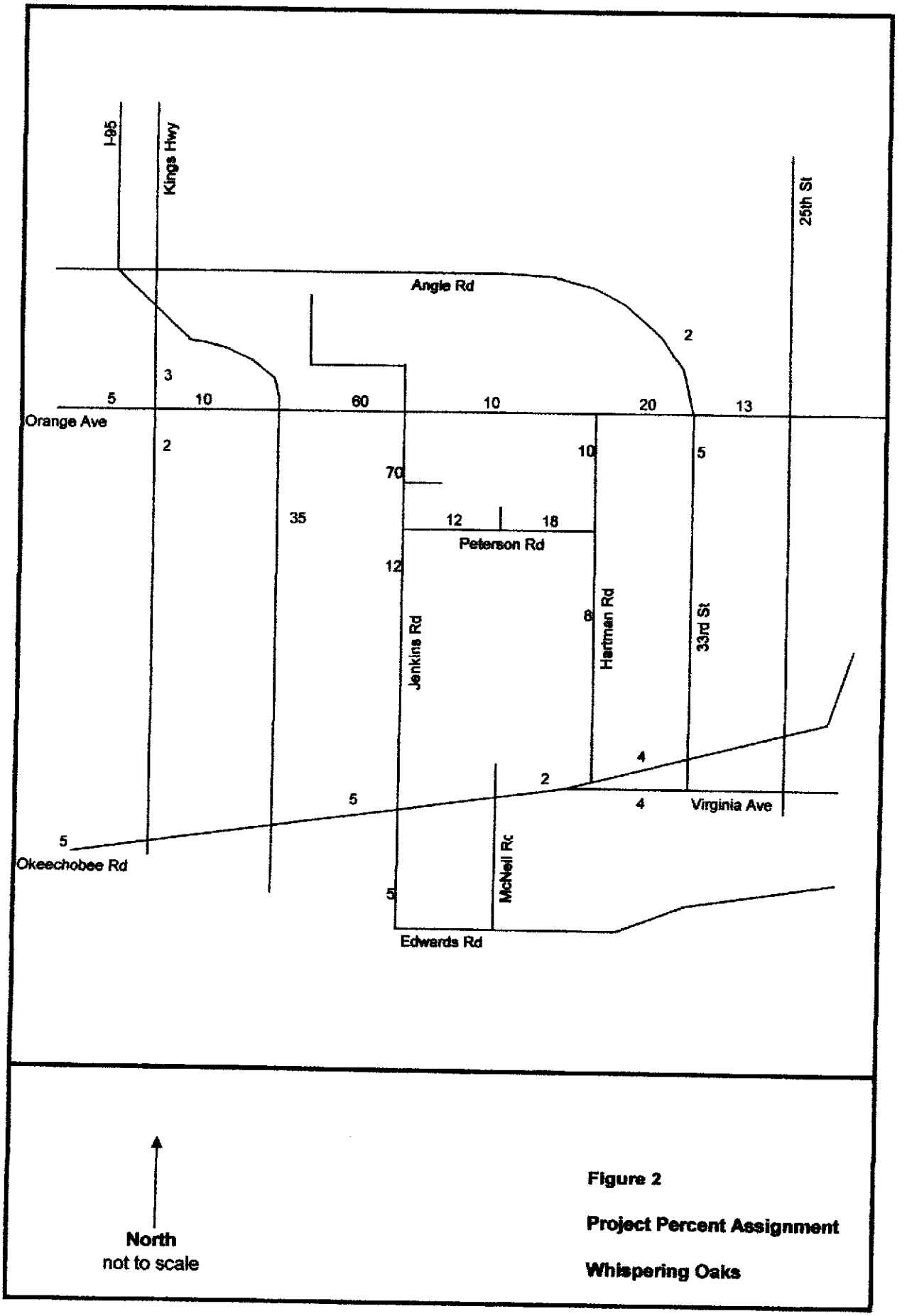
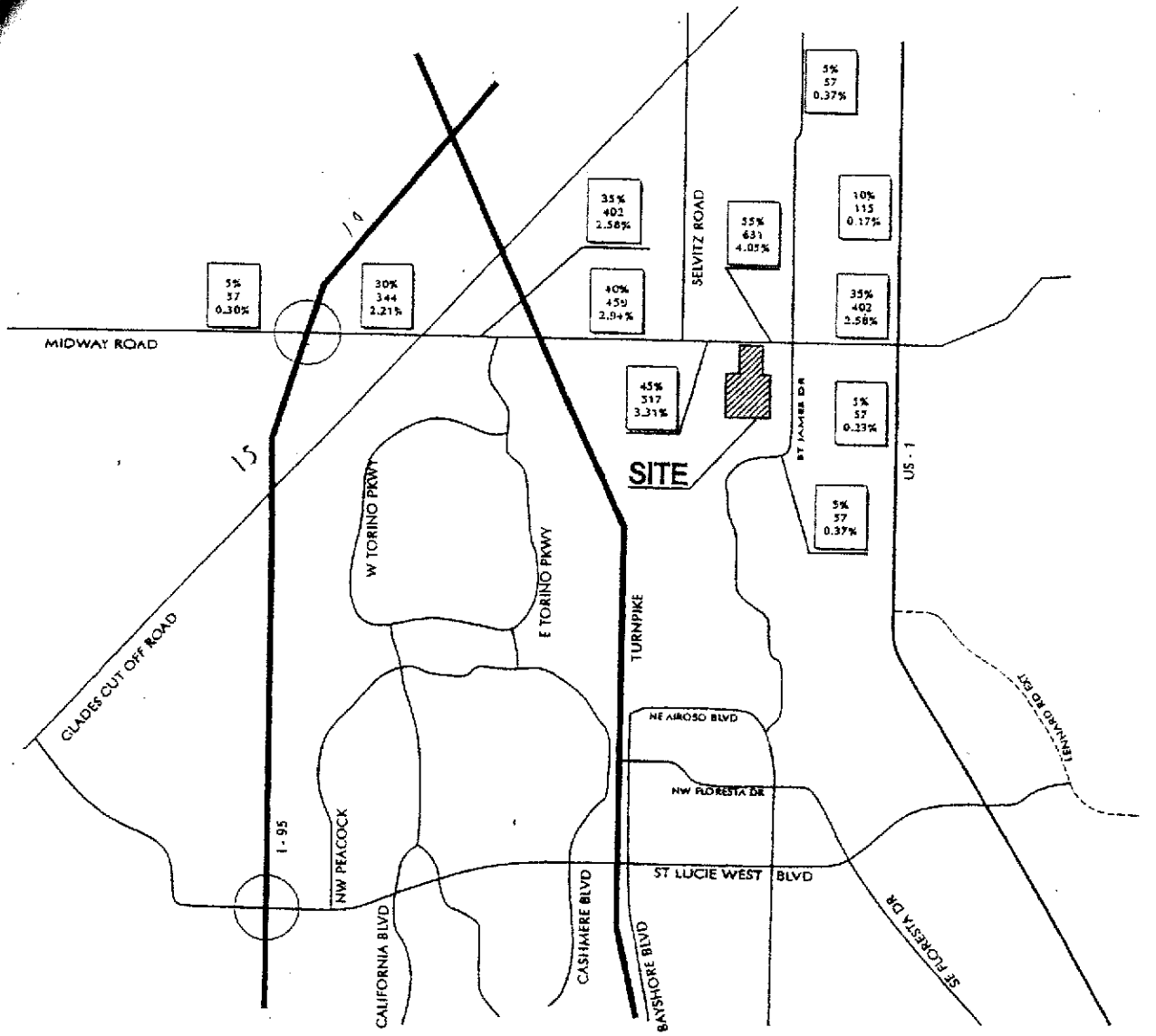


Figure 2

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

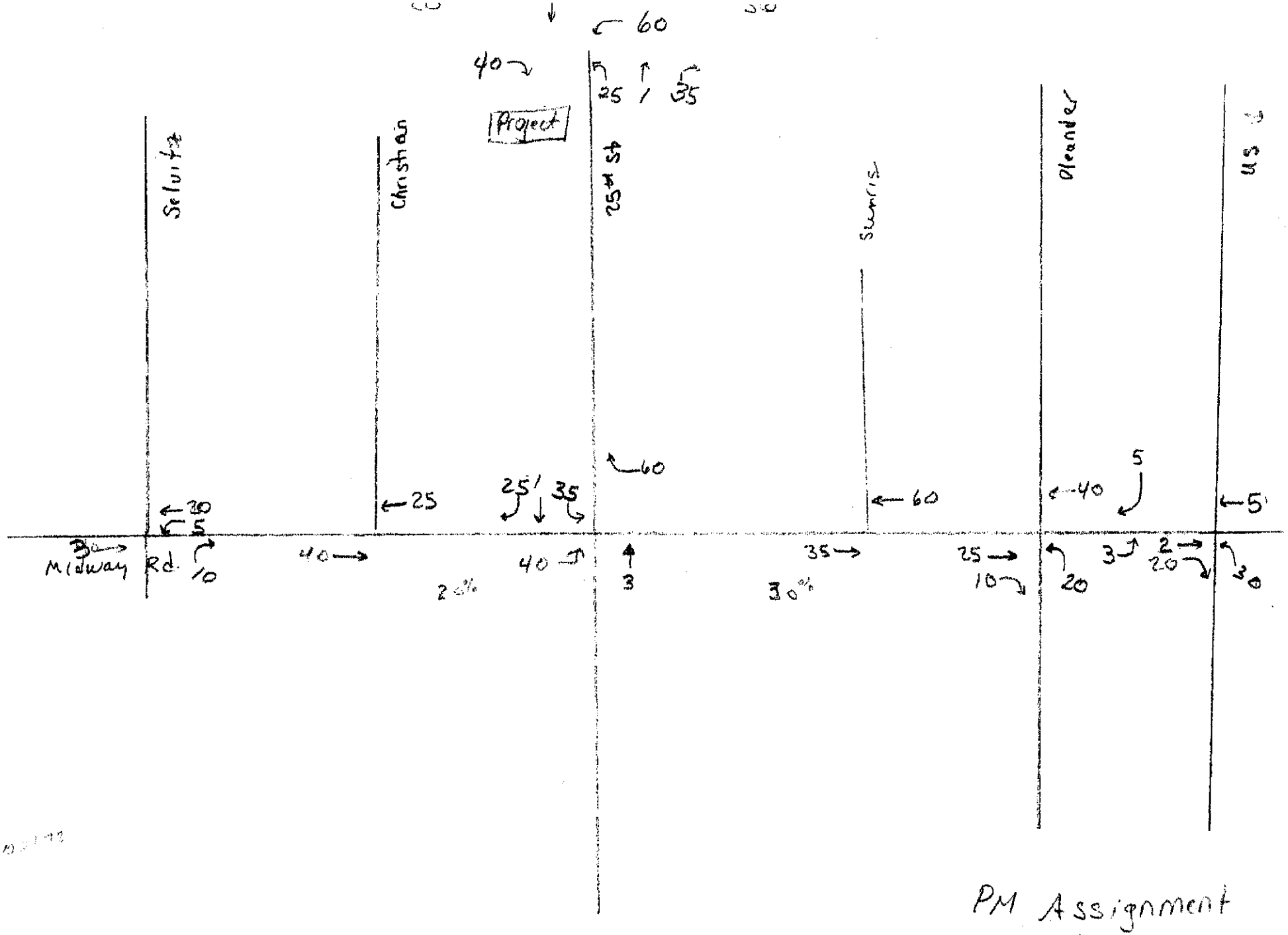
AM Peak Hour

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.

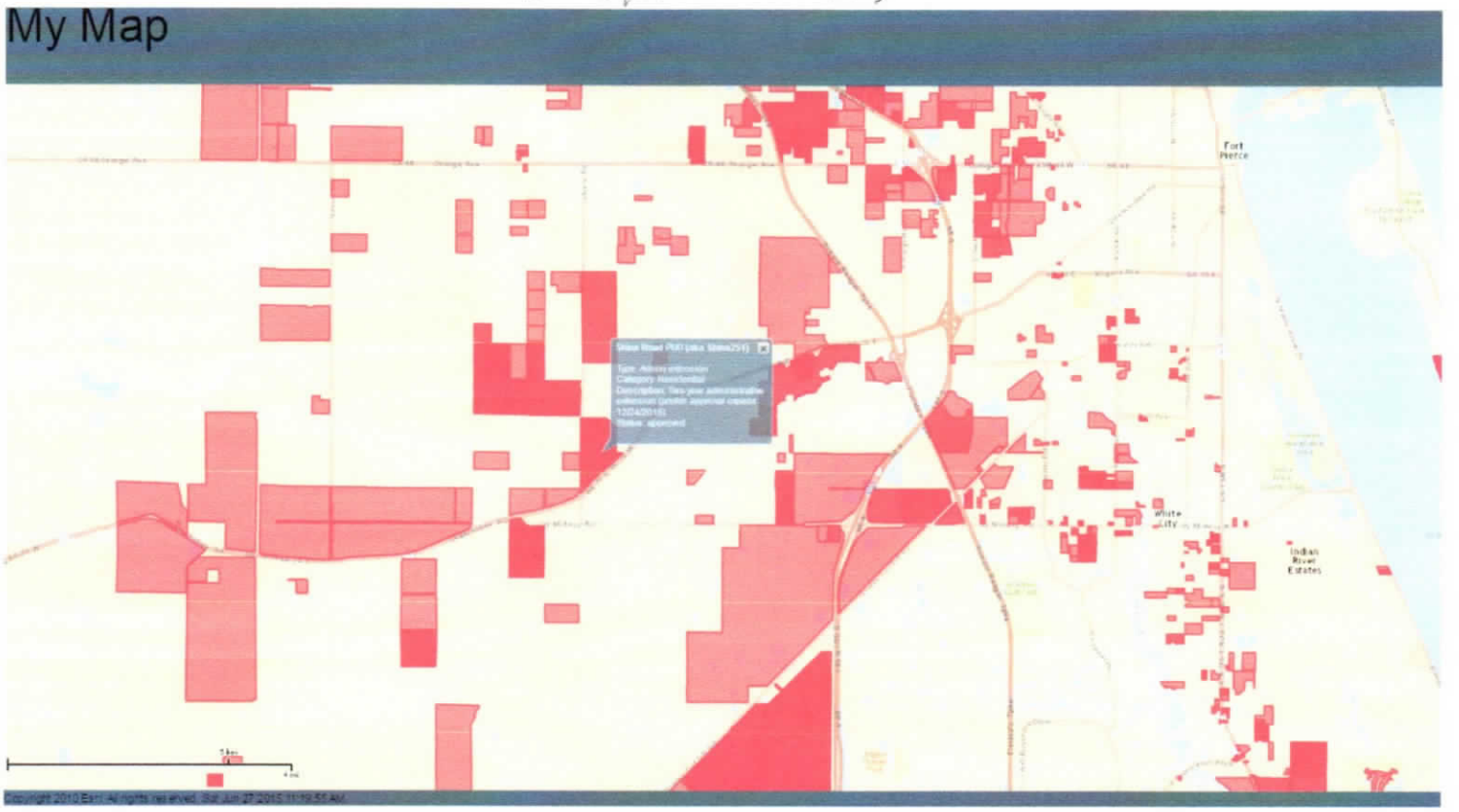


PM Assignment
Frontera
207/122

Shinn Rd Equestrian Staging

D44

Shinn Rd Equestrian Estates



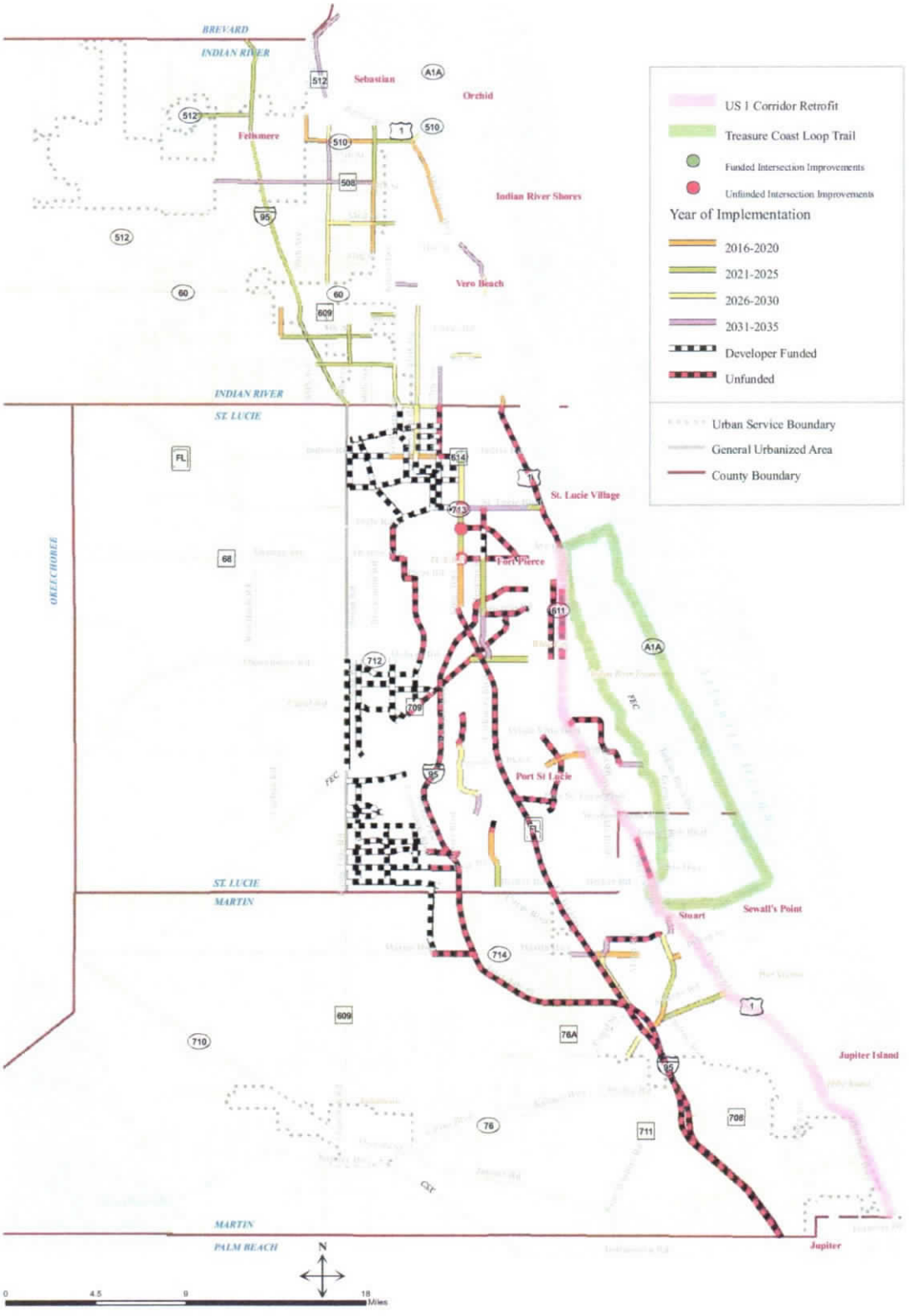
T= .7(x) +9.74 106 SF Dw's

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



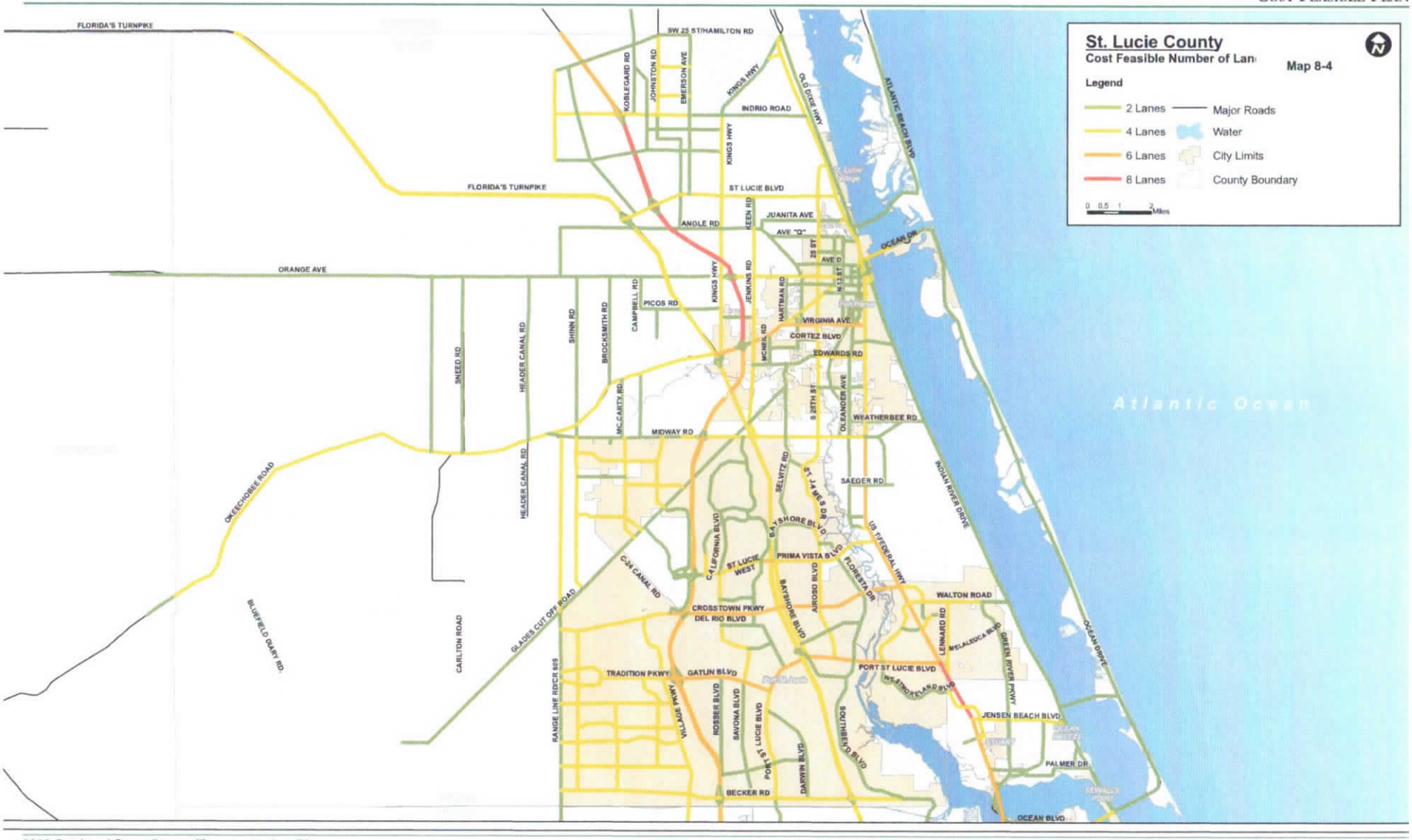

St. Lucie County
Cost Feasible Number of Lan
Map 8-4
Legend
2 Lanes
4 Lanes
6 Lanes
8 Lanes
Major Roads
Water
City Limits
County Boundary
0 0.5 1 2 Miles
FLORIDA'S TURNPIKE
SW 25 ST/HAMILTON RD
KOBLEGARD RD
JOHNSTON RD
EMERSON AVE
KINGS HWY
INDRIO ROAD
OLD DIXIE HWY
ATLANTIC BEACH BLVD
ST LUCIE BLVD
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

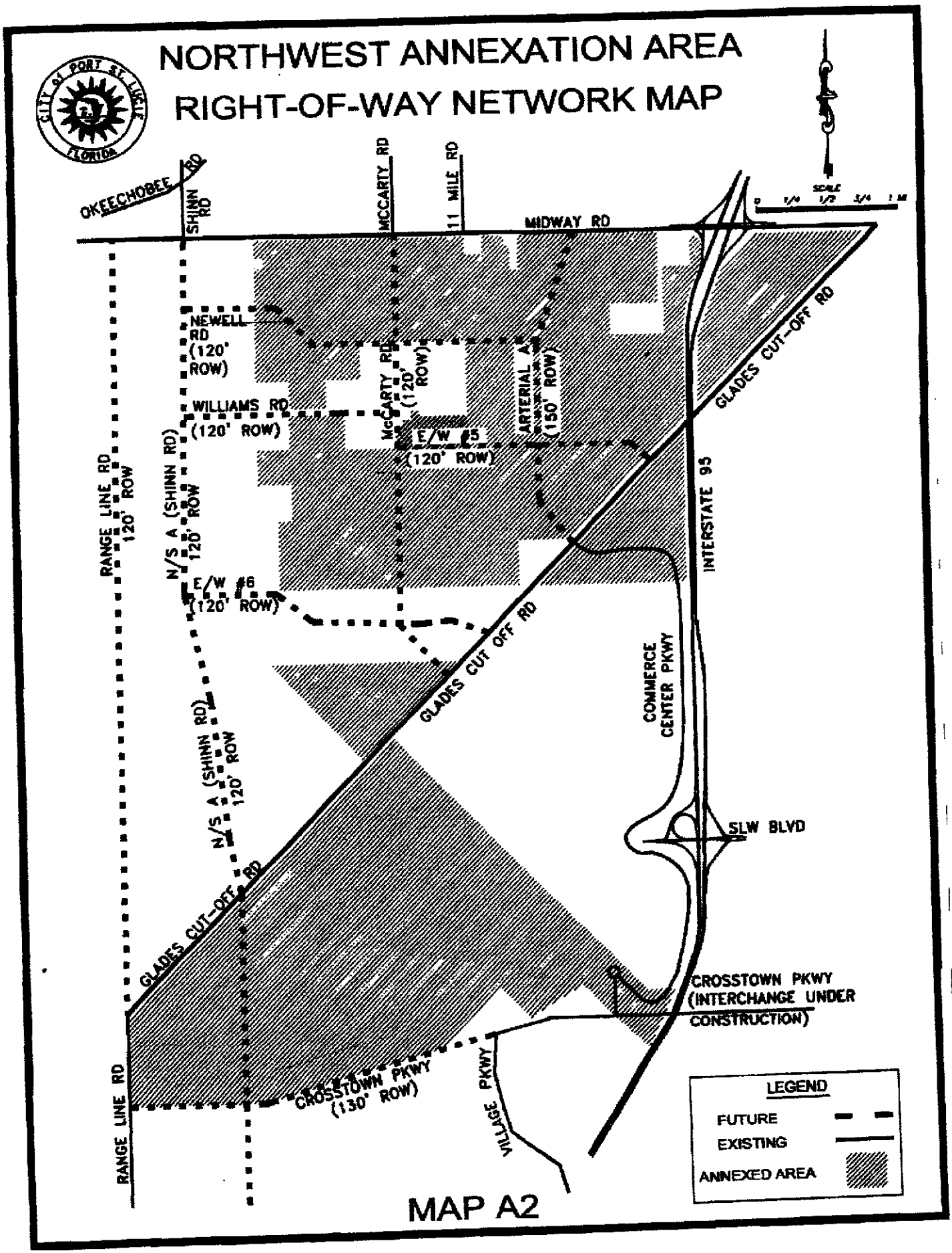

NORTHWEST ANNEXATION AREA
RIGHT-OF-WAY NETWORK MAP
CITY OF PORT ST. LUCIE FLORIDA
OKEECHOBEE RD
SHINN RD
McCARTY RD
11 MILE RD
MIDWAY RD
SCALE
0 1/4 1/2 3/4 1 MI
NEWELL RD (120' ROW)
WILLIAMS RD (120' ROW)
McCARTY RD (120' ROW)
E/W #5 (120' ROW)
ARTERIAL A (150' ROW)
GLADES CUT-OFF RD
INTERSTATE 95
RANGE 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

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:	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

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

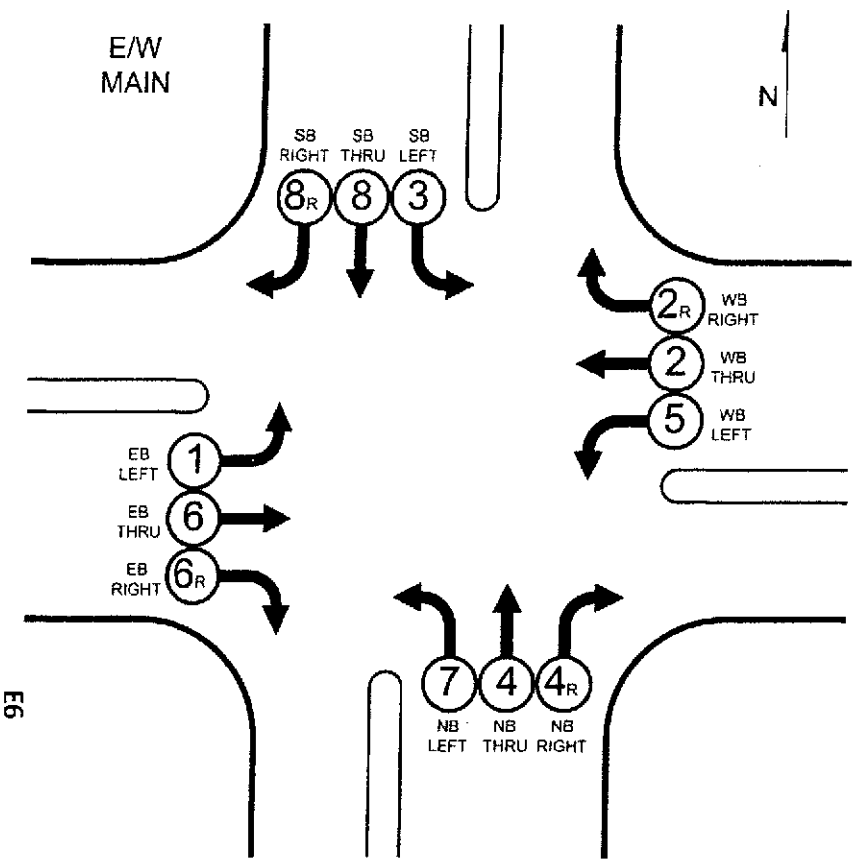
By-Phase Timing Data

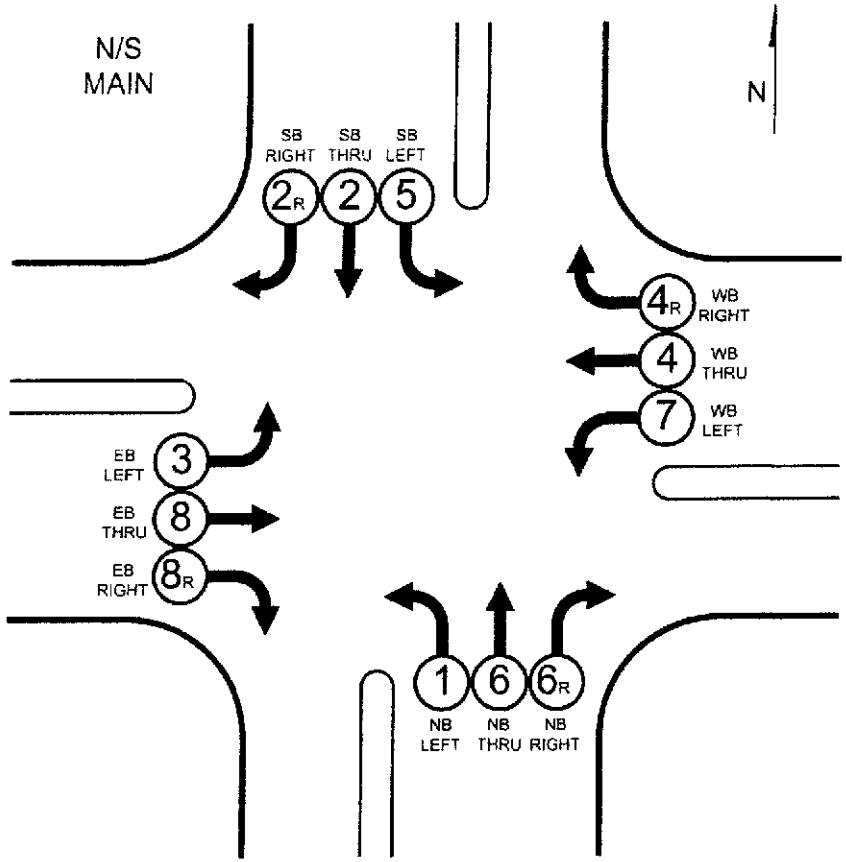
	Phase											
	1	2	3	4	5	6	7	8	9	10	11	12
Direction	FBL	W/B	S/BL	N/B	W/BL	E/B	N/BL	S/B				
Minimum Green	7	7	7	7	7	7	7	7	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	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

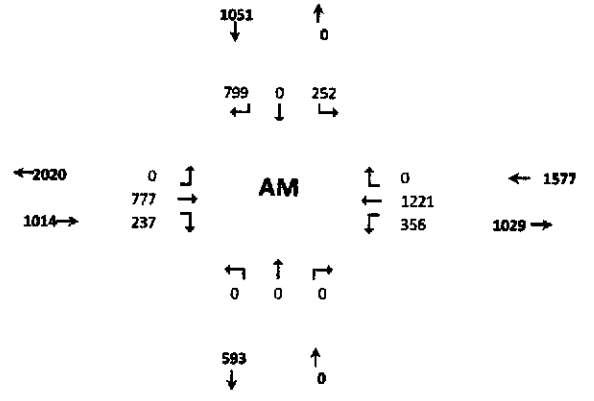
Coordination, Pattern 17-32 [2.1]

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

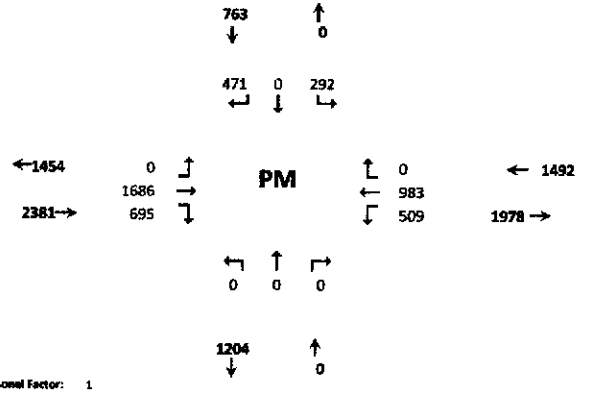
N/S STREET: I-95 South
E/W STREET: Midway Road
CONTROL:
FILENAME: Villages of Midway
COUNT DATE: 2/26/2015
DAY: Thursday
CITY: Fort Pierce
REPORT DATE: 2/26/2015
ANALYSIS YEAR: 2035

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	

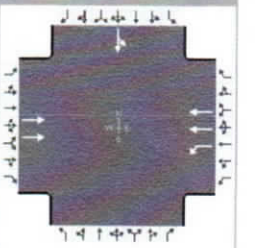


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

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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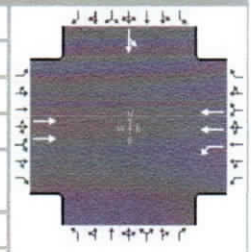
HCS 2010 Signalized Intersection Input Data

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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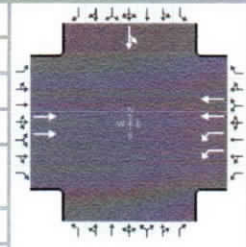
HCS 2010 Signalized Intersection Results Summary

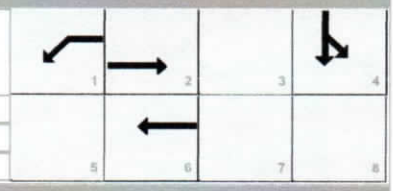
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 SB Exit	File Name	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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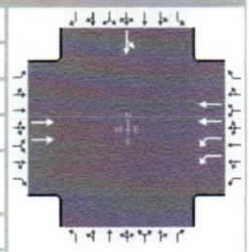
HCS 2010 Signalized Intersection Input Data

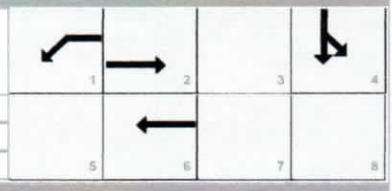
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 SB Exit	File Name	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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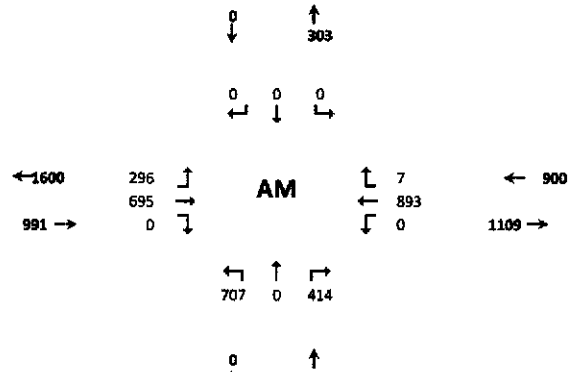
TURNING MOVEMENT VOLUME COUNTS

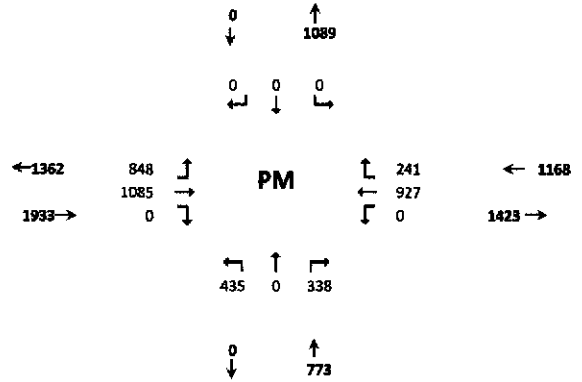
N/S STREET: I-95 North **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 2/26/2015 **DAY:** Thursday **CITY:** Fort Pierce
REPORT DATE: 2/26/2015 **ANALYSIS YEAR:** 2035

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

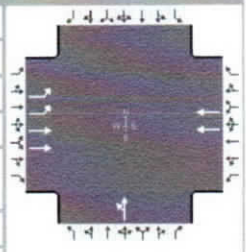
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	12	0	81	0	0	0	2	86	0	0	149	60	390	1466
4:15-4:30	20	0	72	0	0	0	1	113	0	0	126	51	383	1467
4:30-4:45	34	0	69	0	0	0	7	66	0	0	116	47	339	1452
4:45-5:00	28	0	77	0	0	0	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

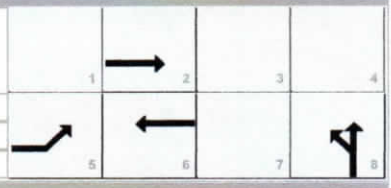
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 NB Exit	File Name	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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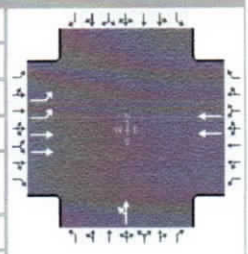
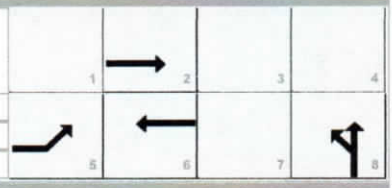
HCS 2010 Signalized Intersection Input Data

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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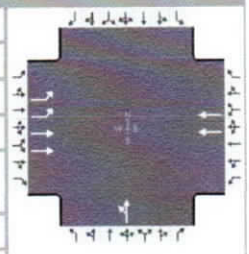
HCS 2010 Signalized Intersection Results Summary

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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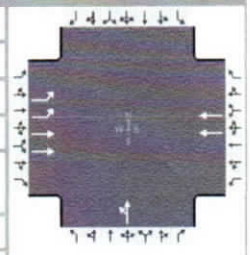
HCS 2010 Signalized Intersection Input Data

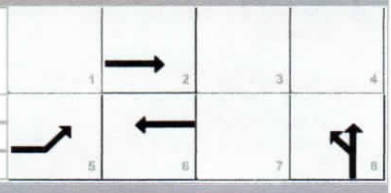
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
Intersection	Midway/I-95 NB Exit	File Name	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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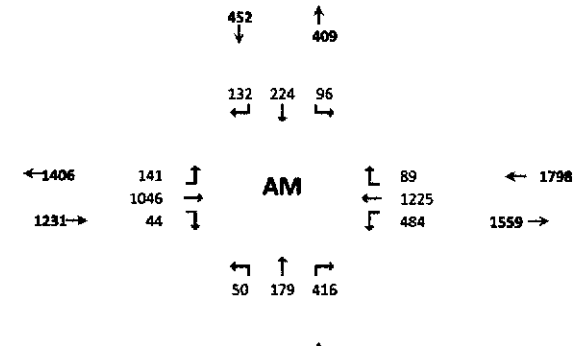
TURNING MOVEMENT VOLUME COUNTS

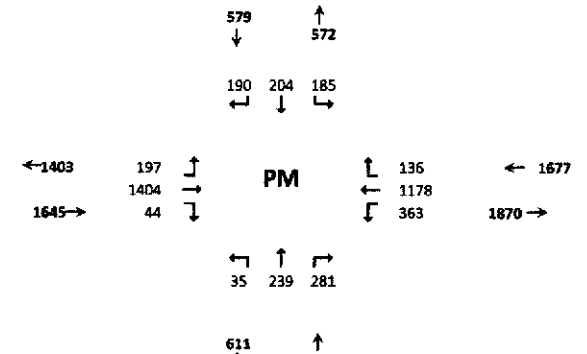
N/S STREET: Glades Cut Off **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/17/2015 **DAY:** Tuesday **CITY:** Fort Pierce
REPORT DATE: 3/17/2015 **ANALYSIS YEAR:** 2035

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	

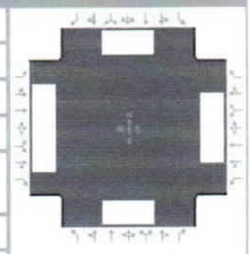


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

E20

HCS 2010 Signalized Intersection Input Data

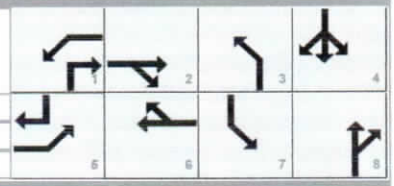
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Midway/Glades Cut Off	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_Glades 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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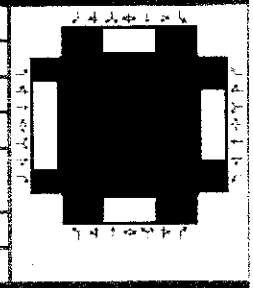
HCS 2010 Signalized Intersection Results Summary

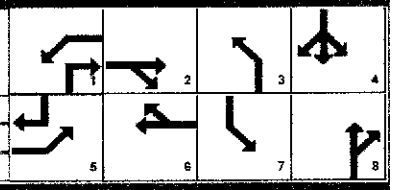
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Midway/Glades Cut Off	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_Glades 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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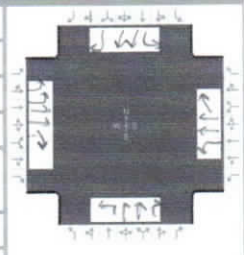
HCS 2010 Signalized Intersection Input Data

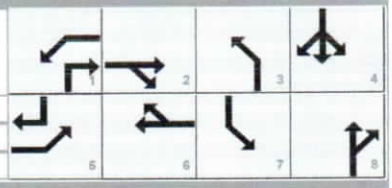
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Midway/Glades Cut Off	Analysis Year	2035/ Existing Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_Glades 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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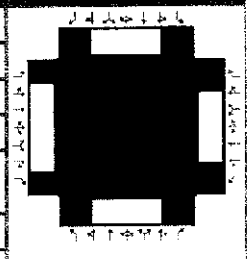
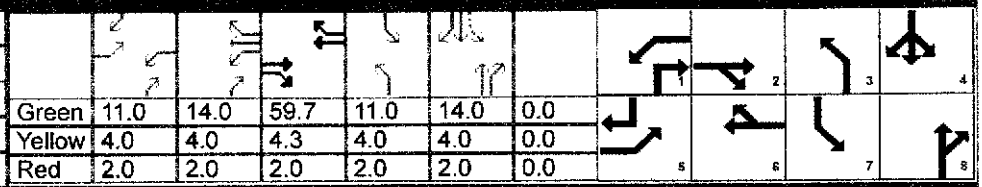
HCS 2010 Signalized Intersection Results Summary

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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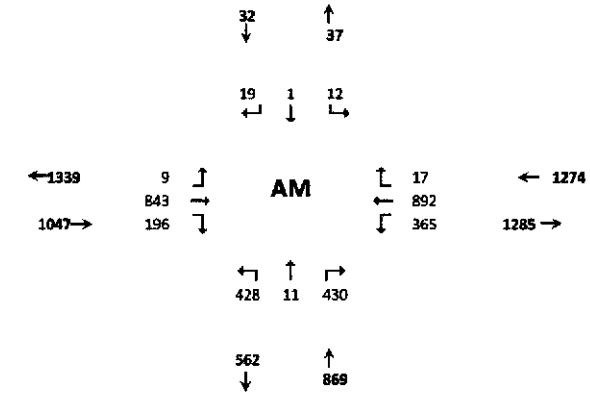
TURNING MOVEMENT VOLUME COUNTS

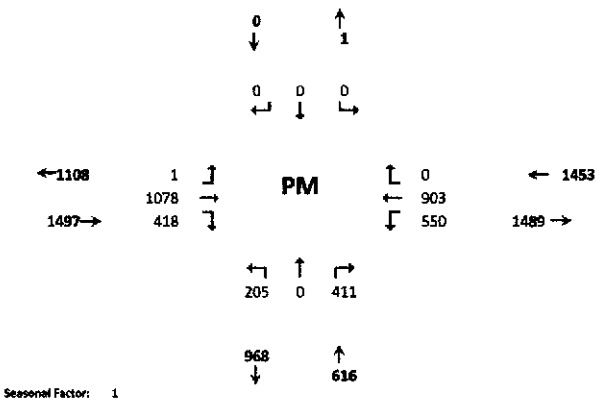
N/S STREET: East Torino **E/W STREET:** Midway Road **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/3/2015 **DAY:** Tuesday **CITY:** Fort Pierce
REPORT DATE: 3/3/2015 **ANALYSIS YEAR:** 2035

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	

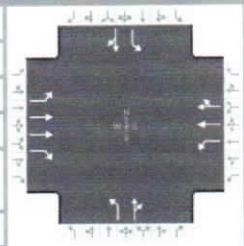


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

E25

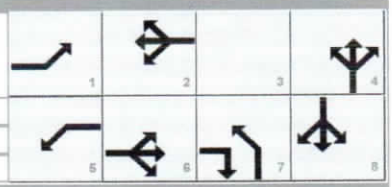
HCS 2010 Signalized Intersection Results Summary

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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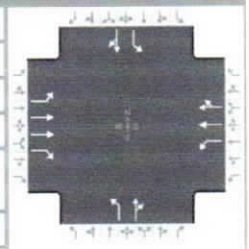
HCS 2010 Signalized Intersection Results Summary

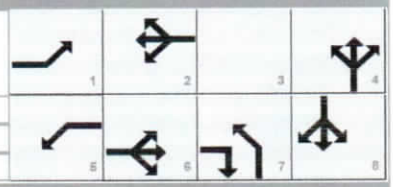
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Midway/East Torino Pkwy	Analysis Year	2035/ Adjusted Timing	Analysis Period	1> 7:00
File Name	c5.s.Midway_East 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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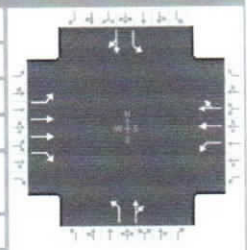
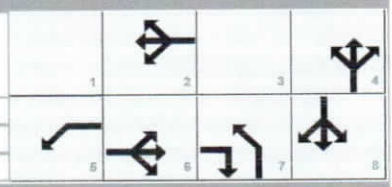
HCS 2010 Signalized Intersection Input Data

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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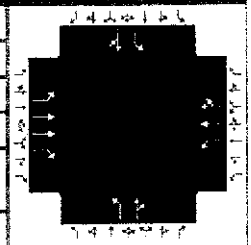
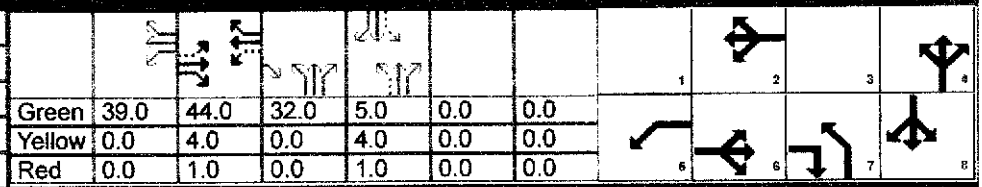
HCS 2010 Signalized Intersection Results Summary

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

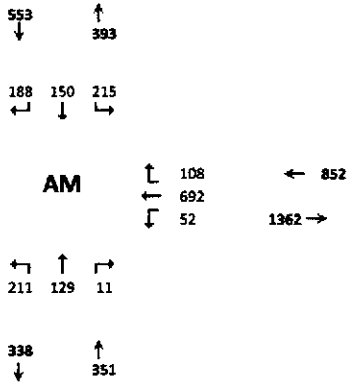
N/S STREET: Jenkins **E/W STREET:** Okeechobee **CONTROL:**

FILENAME: Village at Midway

COUNT DATE: 1/7/2014 **DAY:** Tuesday **CITY:** St.Lucie

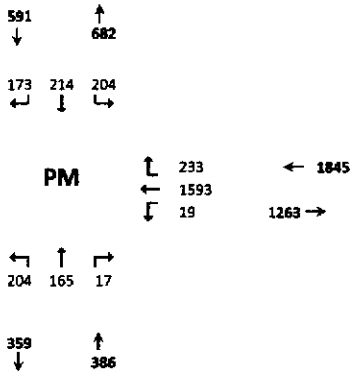
REPORT DATE: **ANALYSIS YEAR:** 2035 with project -AM

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	

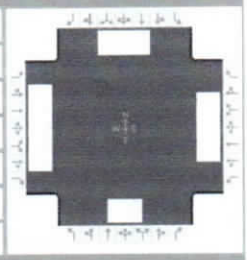


Seasonal Factor: 1
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 21

E30

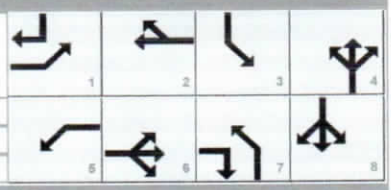
HCS 2010 Signalized Intersection Input Data

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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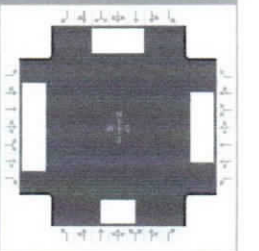
HCS 2010 Signalized Intersection Results Summary

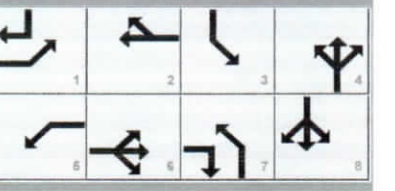
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Intersection	Okeechobee/Jenkins	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.Okeechobee_Jenkins AM.1.xus				
Project 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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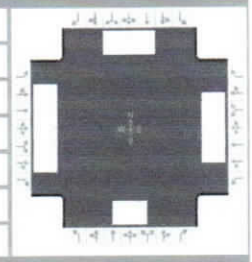
HCS 2010 Signalized Intersection Input Data

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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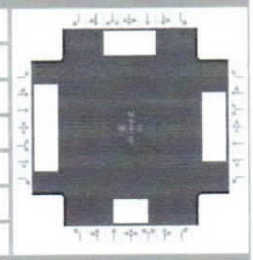
HCS 2010 Signalized Intersection Results Summary

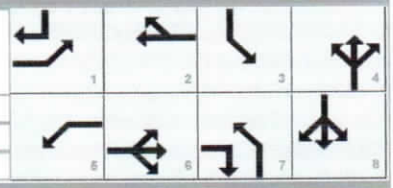
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	Okeechobee/Jenkins	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.Okeechobee_Jenkins PM.1.xus				
Project 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

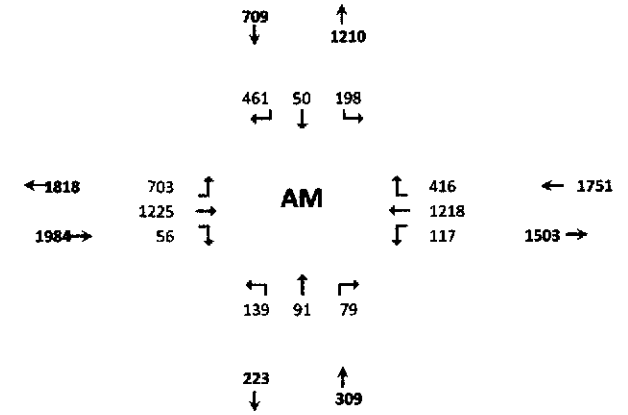
N/S STREET: Peacock Blvd **E/W STREET:** St Lucie W **CONTROL:**

FILENAME: Village at Midway

COUNT DATE: 12/13/2011 **DAY:** Tuesday **CITY:** St.Luice

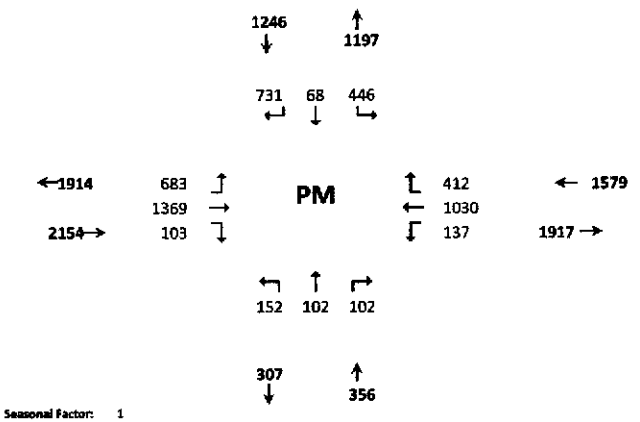
REPORT DATE: **ANALYSIS YEAR:** 2035 with project -AM

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

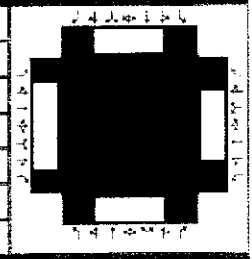
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15													0	0
4:15-4:30													0	0
4:30-4:45													0	0
4:45-5:00													0	0
5:00-5:15													0	0
5:15-5:30													0	
5:30-5:45													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

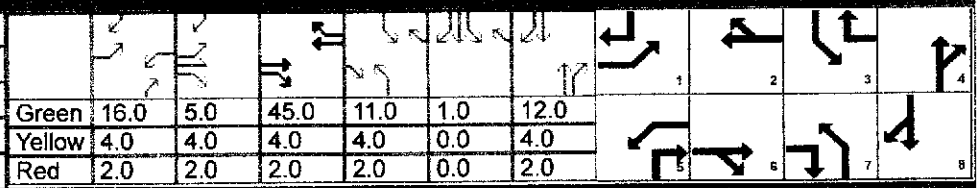
HCS 2010 Signalized Intersection Input Data

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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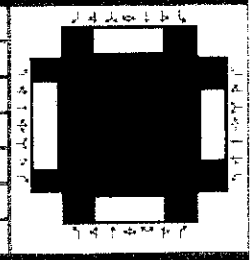
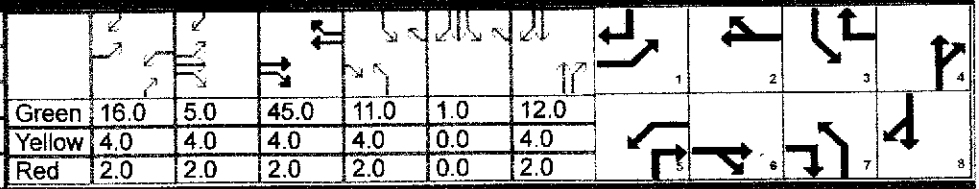
HCS 2010 Signalized Intersection Results Summary

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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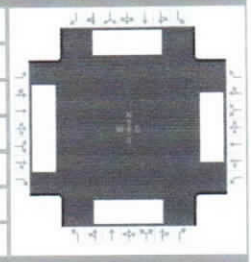
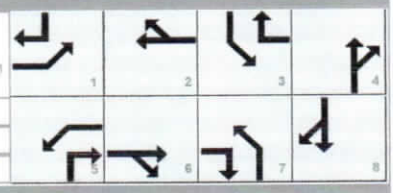
HCS 2010 Signalized Intersection Input Data

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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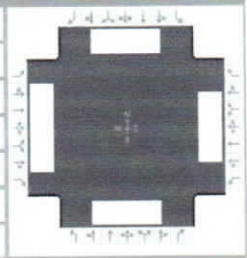
HCS 2010 Signalized Intersection Results Summary

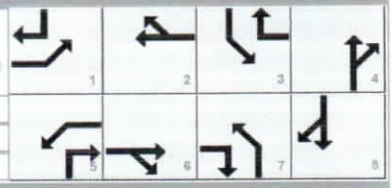
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Intersection	St Lucie West/Peacock	Analysis Year	2035	Analysis Period	1> 7:00
File Name	c5.s.St Lucie W_Peacock PM.1.xus				
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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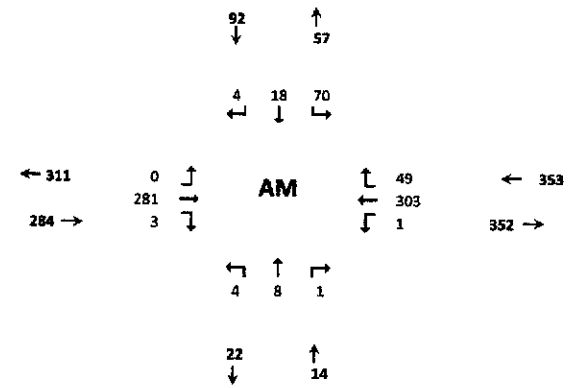
TURNING MOVEMENT VOLUME COUNTS

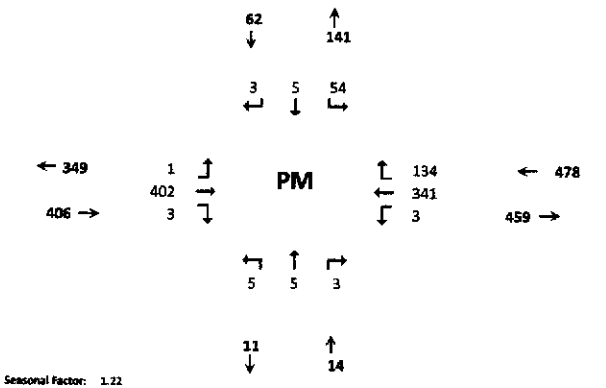
N/S STREET: Midway Rd
E/W STREET: Shinn Rd
CONTROL: TWSC
FILENAME: Villages of Midway
COUNT DATE: 10/30/2015
DAY: Friday
CITY: Fort Pierce
REPORT DATE:
ANALYSIS YEAR: 2035

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

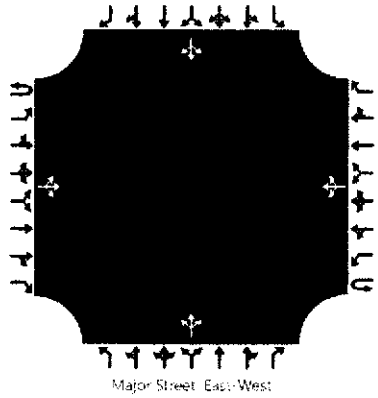
* PEAK SEASON

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

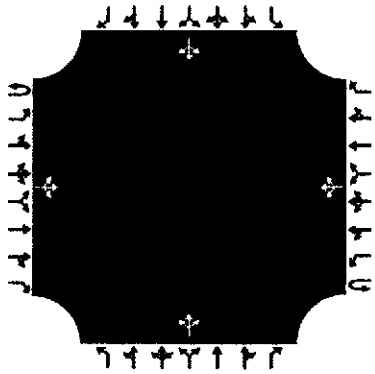
General Information

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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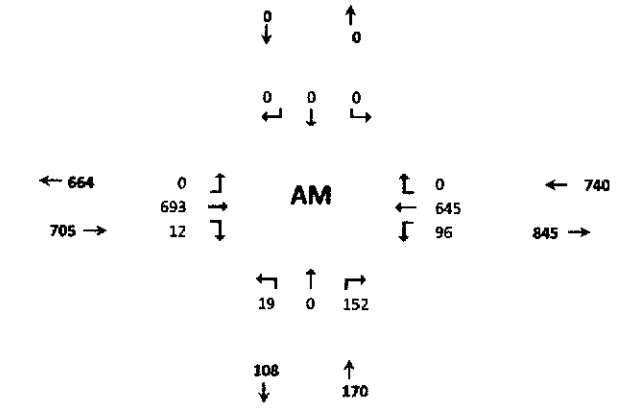
TURNING MOVEMENT VOLUME COUNTS

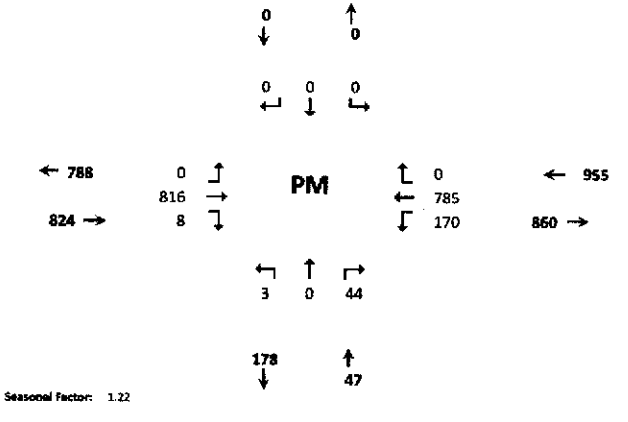
N/S STREET: Reserve Blvd **E/W STREET:** Glades Cut Off **CONTROL:**
FILENAME: Villages of Midway
COUNT DATE: 3/17/2015 **DAY:** Thurs **CITY:**
REPORT DATE: 3/17/2015 **ANALYSIS YEAR:** 2035

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	

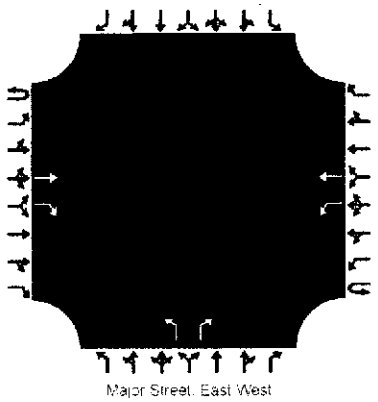


Seasonal Factor: 1.22
Growth Rate: 1.005
Trips In: 726
Trips Out: 1824
Years Grown: 20

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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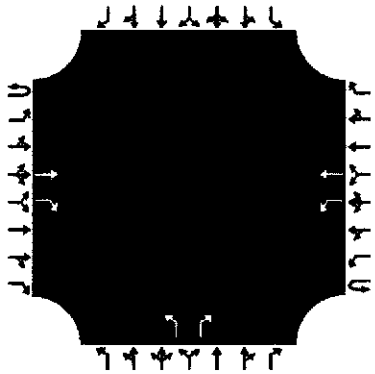
HCS 2010 Two-Way Stop Control Summary Report

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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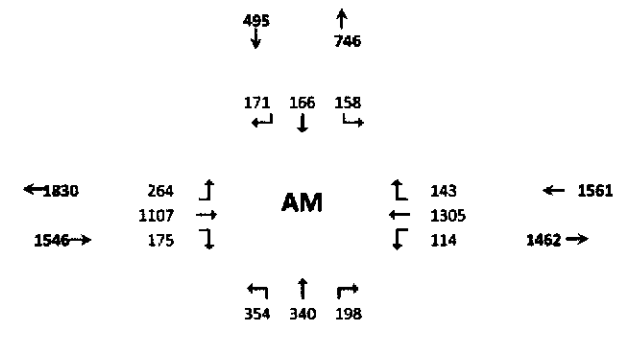
TURNING MOVEMENT VOLUME COUNTS

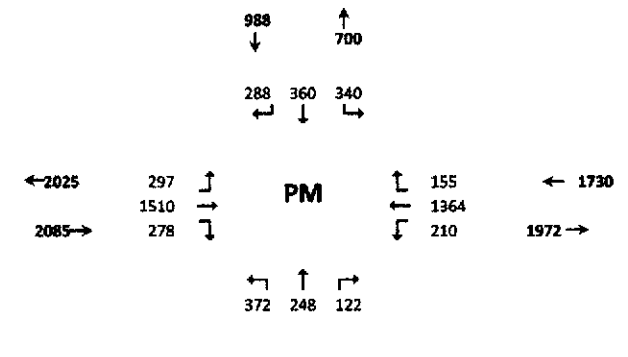
N/S STREET: California **E/W STREET:** St Lucie West **CONTROL:** Signalized
FILENAME: Village at Midway
COUNT DATE: 10/29/15 - 10/30/2015 **DAY:** Thurs/ Fri **CITY:** St.Luice
REPORT DATE: **ANALYSIS YEAR:** 2035 with project -AM

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

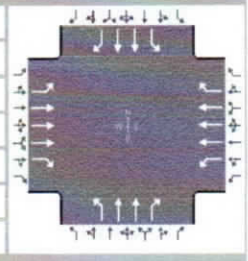
Revision Date:

	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

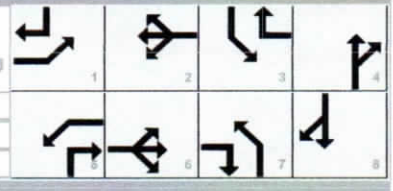
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	St Lucie West	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	St Lucie West/California	File Name	c5.s.St 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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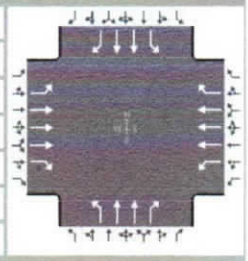
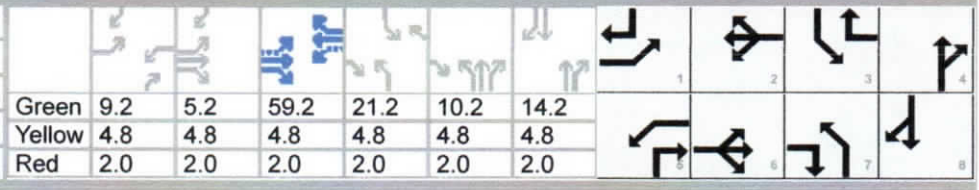
HCS 2010 Signalized Intersection Input Data

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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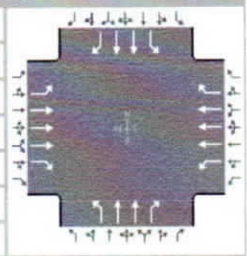
HCS 2010 Signalized Intersection Results Summary

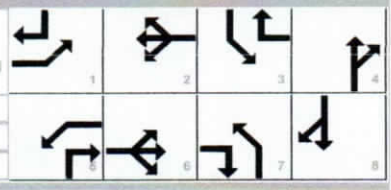
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	St Lucie West	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	St Lucie West/California	File Name	c5.s.St 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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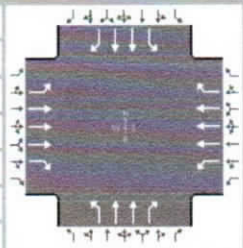
HCS 2010 Signalized Intersection Input Data

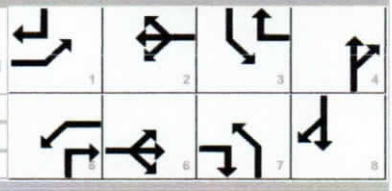
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	6/29/2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	St Lucie West	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	St Lucie West/California	File Name	c5.s.St 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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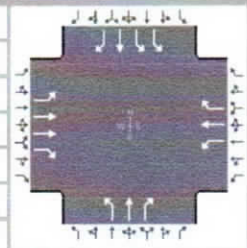
HCS 2010 Signalized Intersection Results Summary

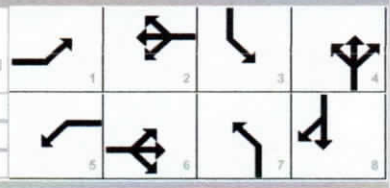
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Arterial A	File Name	c5.s.Midway_Arterial 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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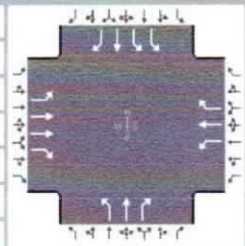
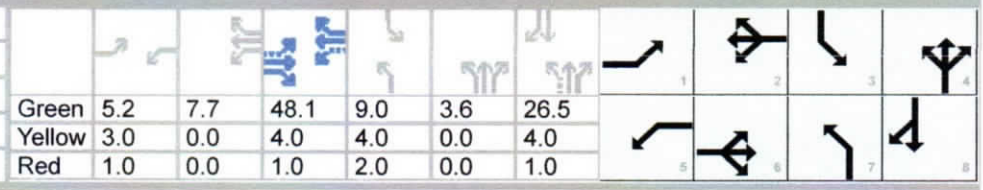
HCS 2010 Signalized Intersection Input Data

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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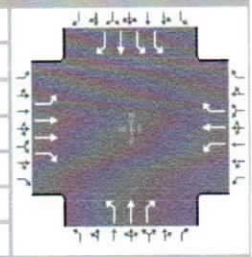
HCS 2010 Signalized Intersection Results Summary

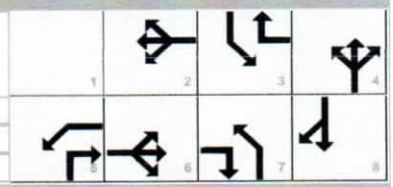
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Arterial A	File Name	c5.s.Midway_Arterial 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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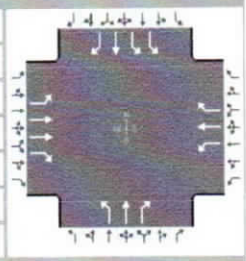
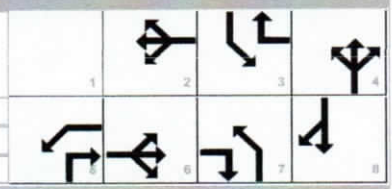
HCS 2010 Signalized Intersection Input Data

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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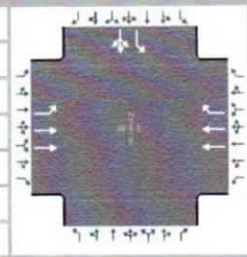
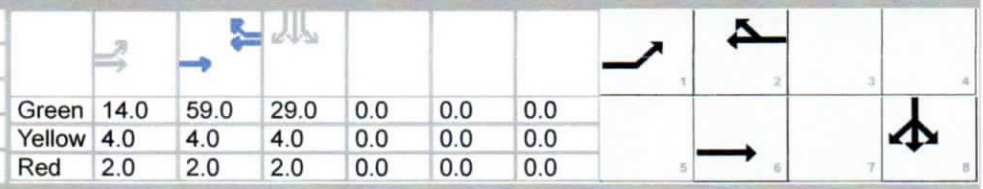
HCS 2010 Signalized Intersection Results Summary

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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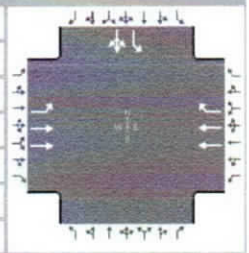
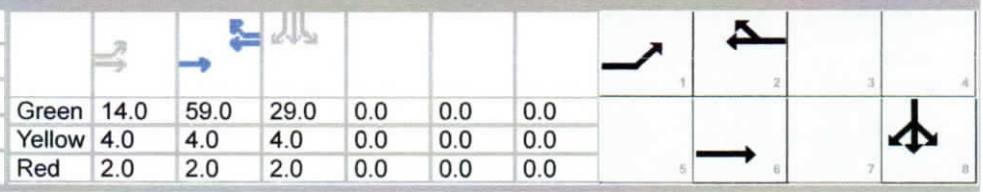
HCS 2010 Signalized Intersection Input Data

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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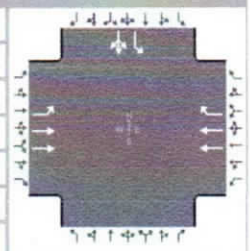
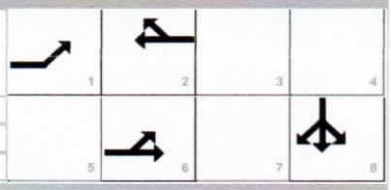
HCS 2010 Signalized Intersection Results Summary

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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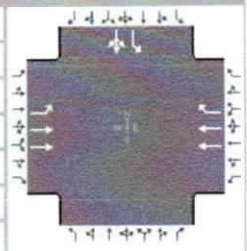
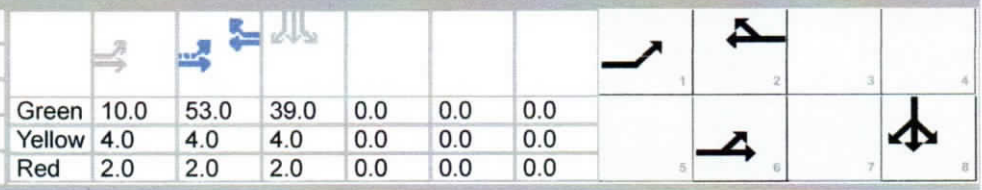
HCS 2010 Signalized Intersection Input Data

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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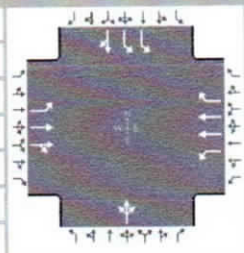
HCS 2010 Signalized Intersection Results Summary

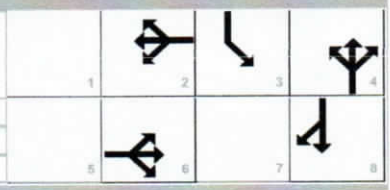
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	AM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Gordy Driveway	File Name	c5.s.Midway_Gordy 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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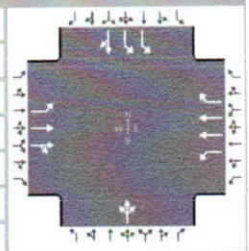
HCS 2010 Signalized Intersection Input Data

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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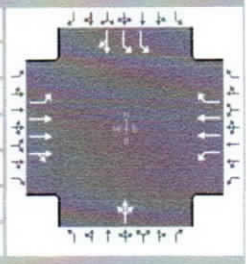
HCS 2010 Signalized Intersection Results Summary

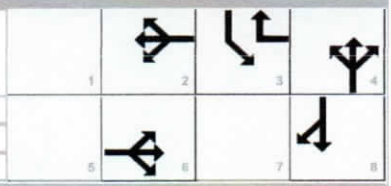
General Information				Intersection Information	
Agency	SOR			Duration, h	0.25
Analyst	AAA	Analysis Date	Nov 2, 2015	Area Type	Other
Jurisdiction	St Lucie	Time Period	PM	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Midway/Gordy Driveway	File Name	c5.s.Midway_Gordy 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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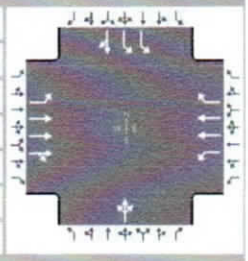
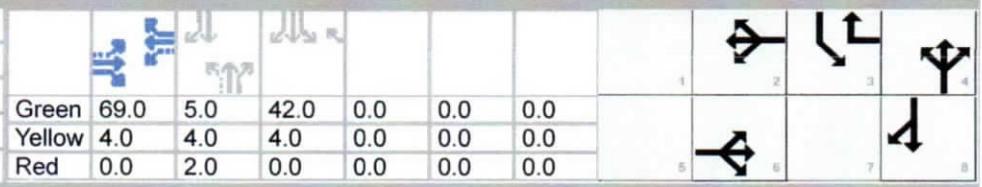
HCS 2010 Signalized Intersection Input Data

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:

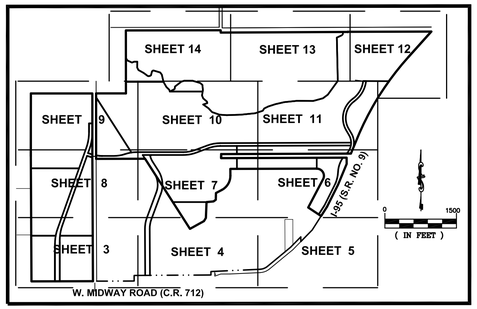
THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

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

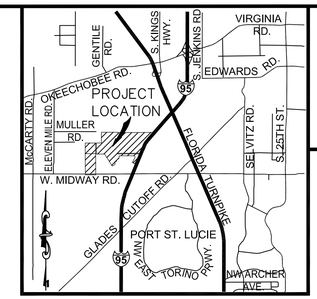
SUBDIVIDER:

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
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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
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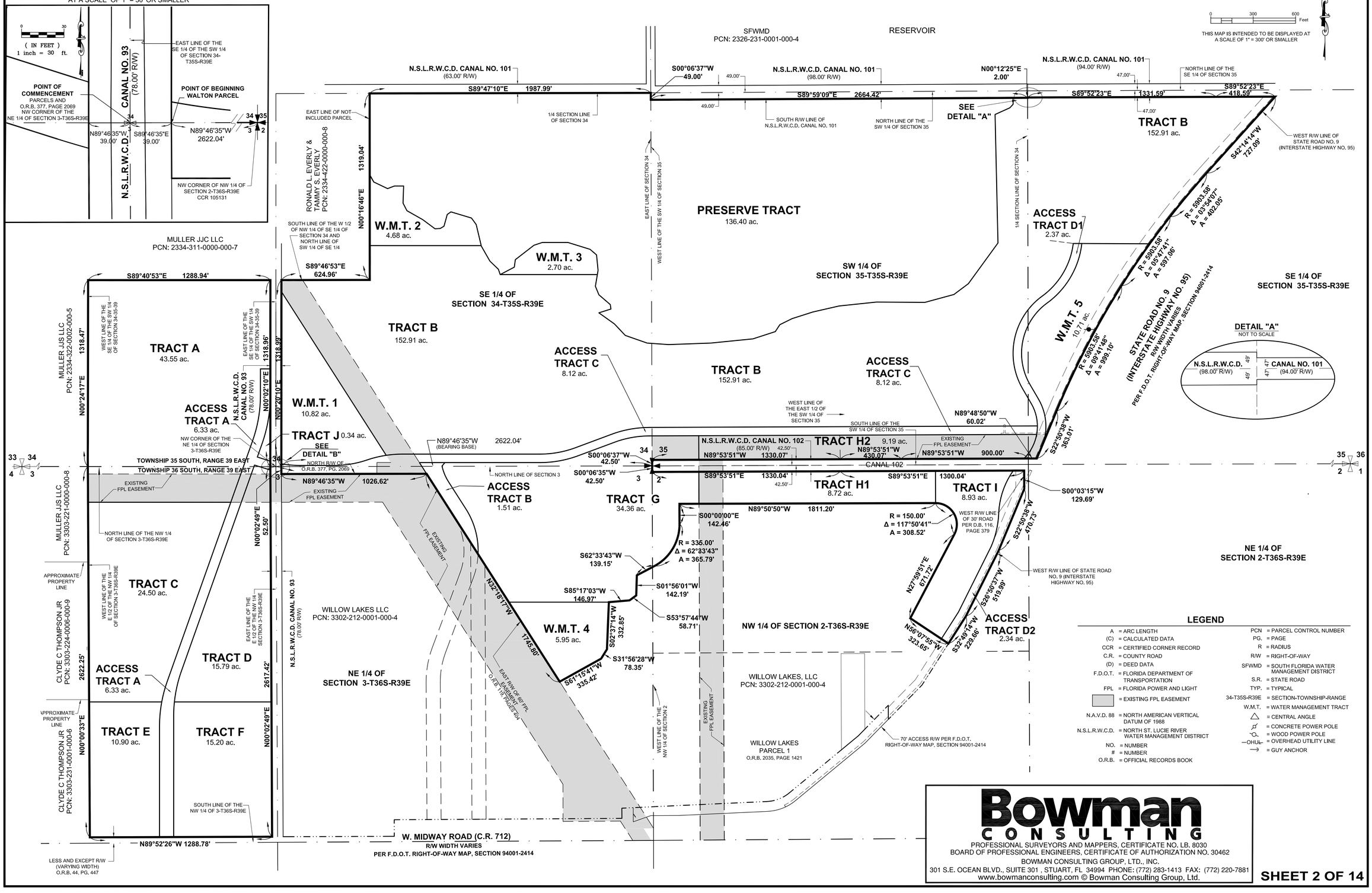
VILLAGE AT MIDWAY

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



LEGEND

A	= ARC LENGTH	PCN	= PARCEL CONTROL NUMBER
(C)	= CALCULATED DATA	PG.	= PAGE
CCR	= CERTIFIED CORNER RECORD	R	= RADIUS
C.R.	= COUNTY ROAD	R/W	= RIGHT-OF-WAY
(D)	= DEED DATA	SFWMD	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	S.R.	= STATE ROAD
FPL	= FLORIDA POWER AND LIGHT	TYP.	= TYPICAL
	= EXISTING FPL EASEMENT	34-T35S-R39E	= SECTION-TOWNSHIP-RANGE
N.A.V.D. 88	= NORTH AMERICAN VERTICAL DATUM OF 1988	W.M.T.	= WATER MANAGEMENT TRACT
N.S.L.R.W.C.D.	= NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT	△	= CENTRAL ANGLE
NO.	= NUMBER		= CONCRETE POWER POLE
#	= NUMBER		= WOOD POWER POLE
O.R.B.	= OFFICIAL RECORDS BOOK	—OHUL—	= OVERHEAD UTILITY LINE
		→	= GUY ANCHOR

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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

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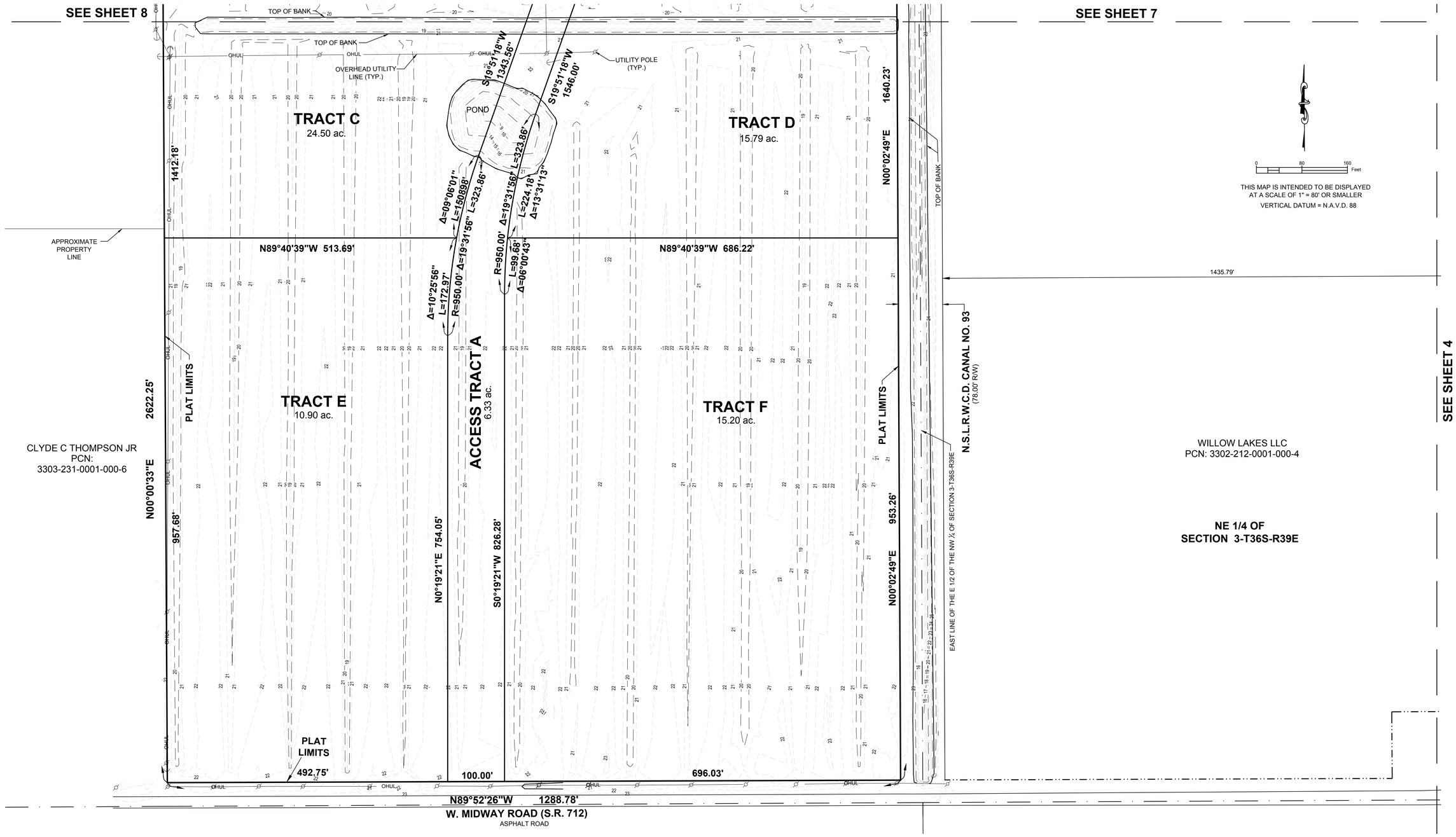

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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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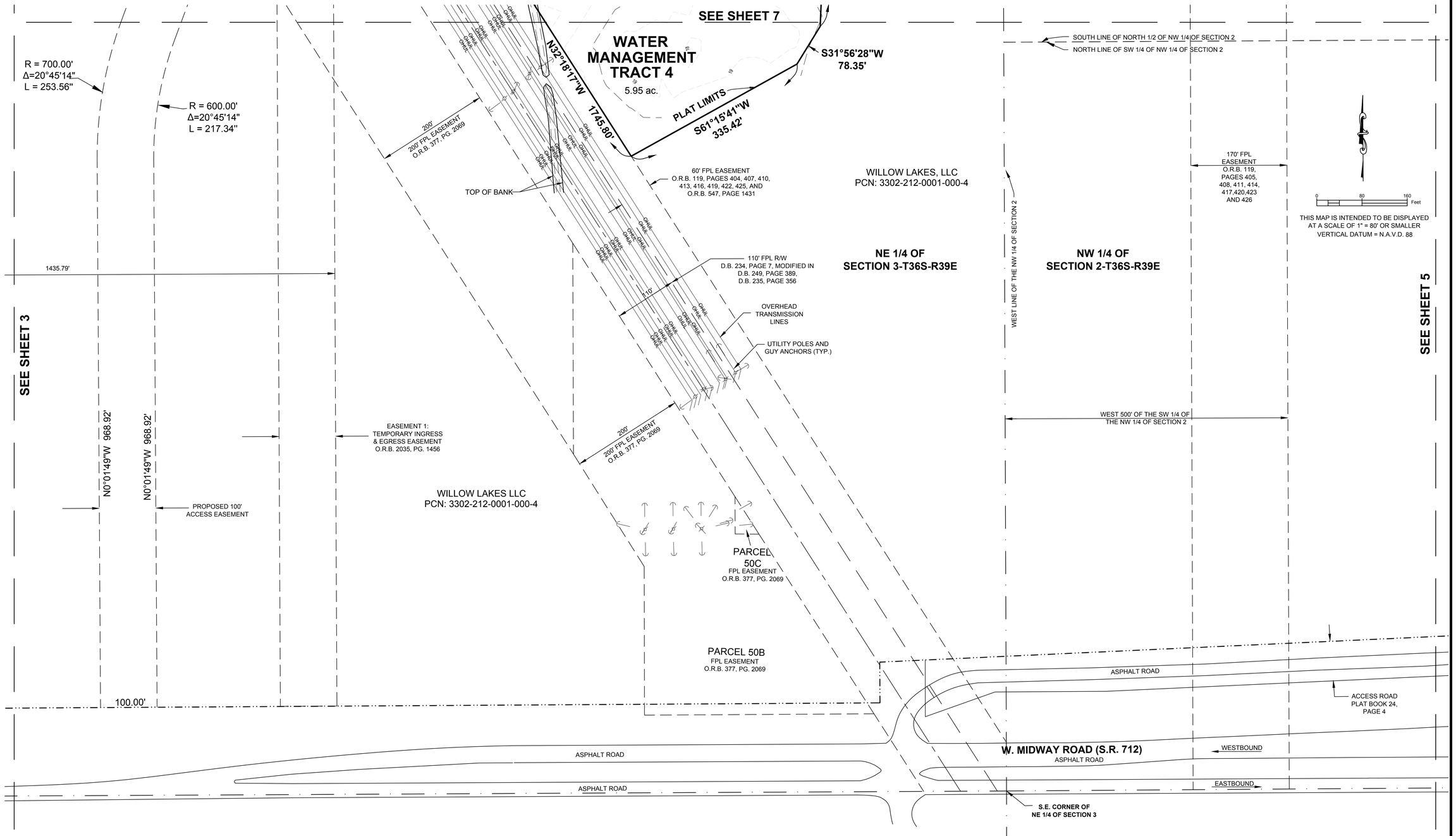

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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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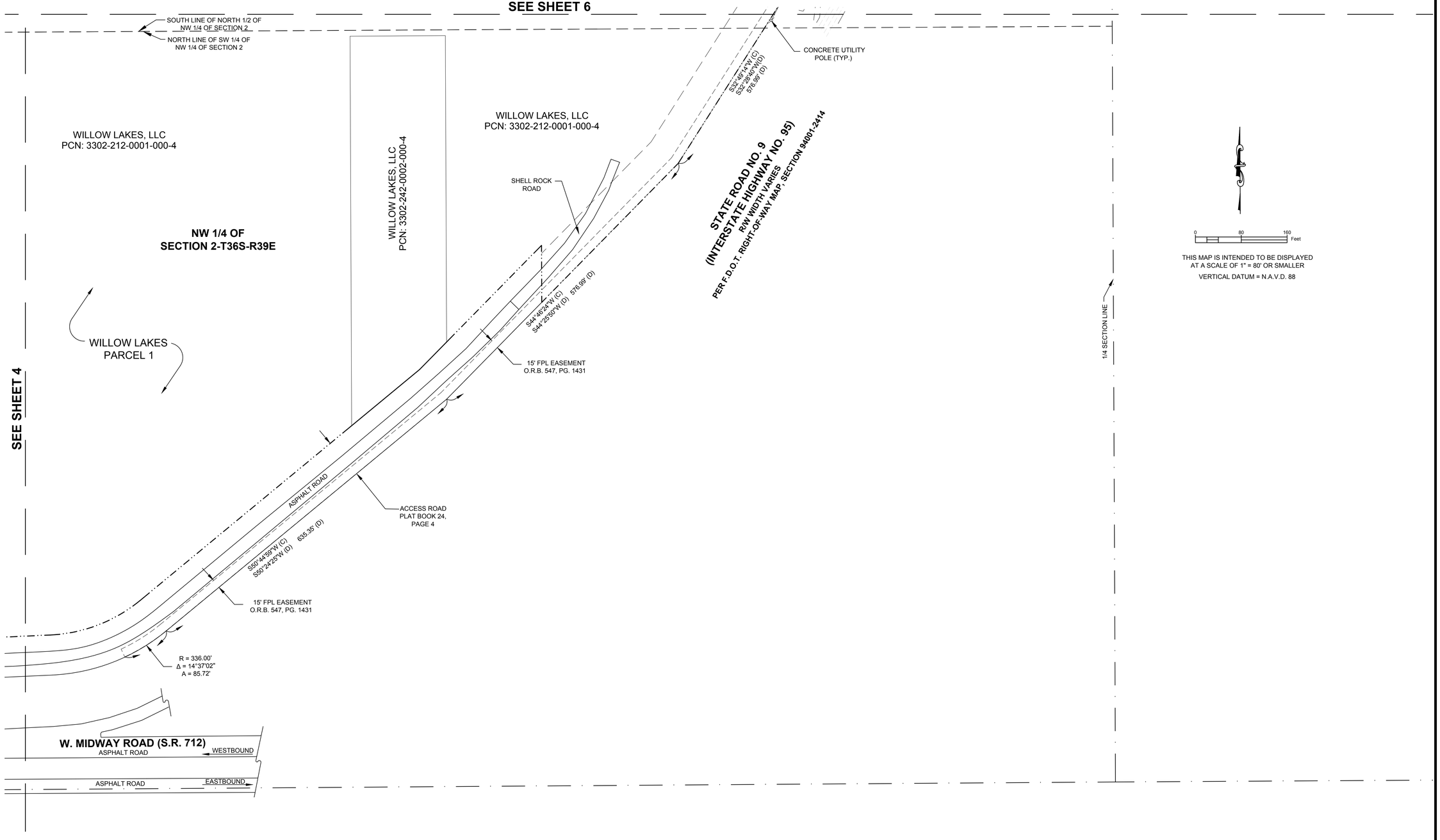
SEE SHEET 6



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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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
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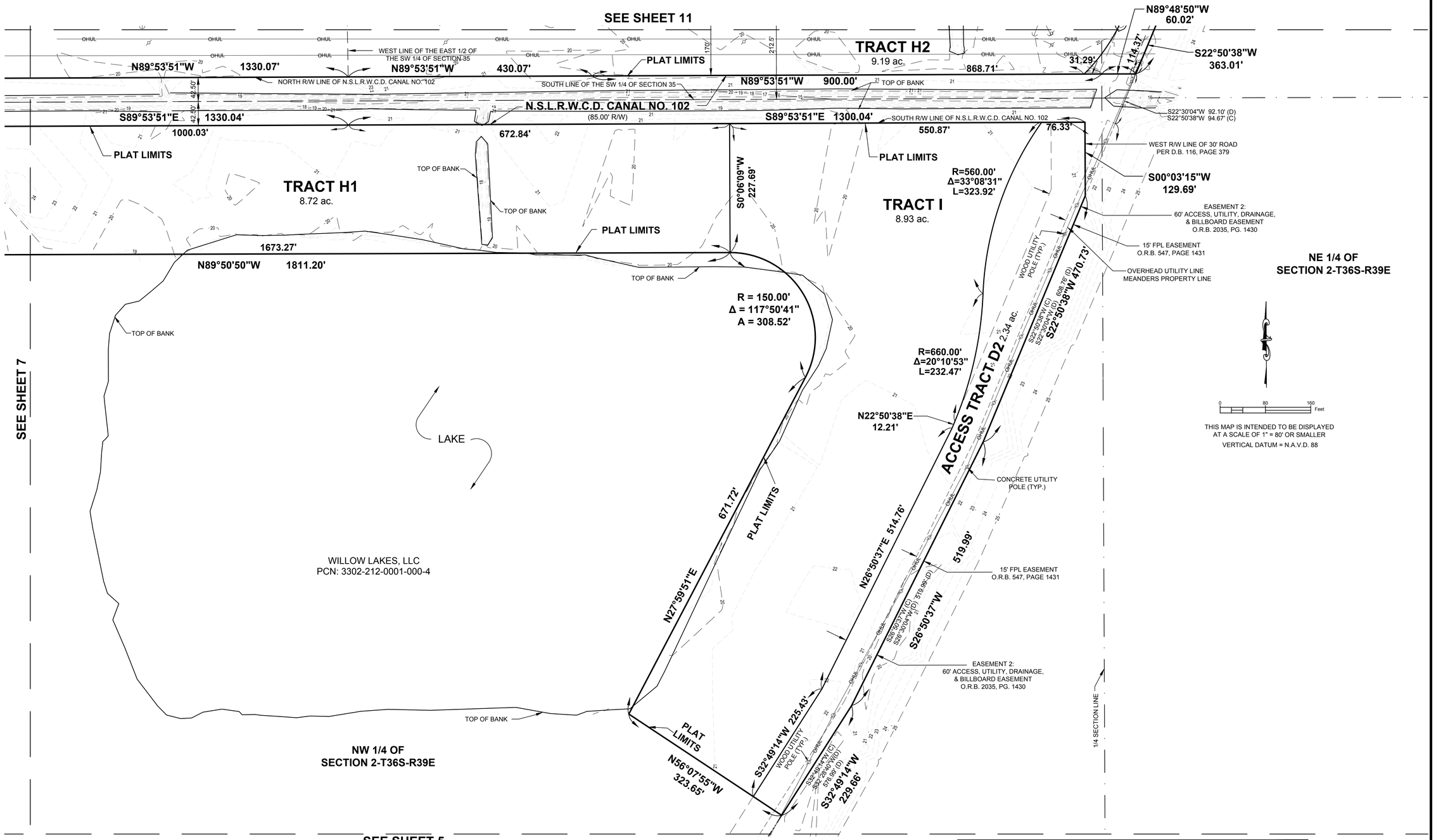

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VILLAGE AT MIDWAY

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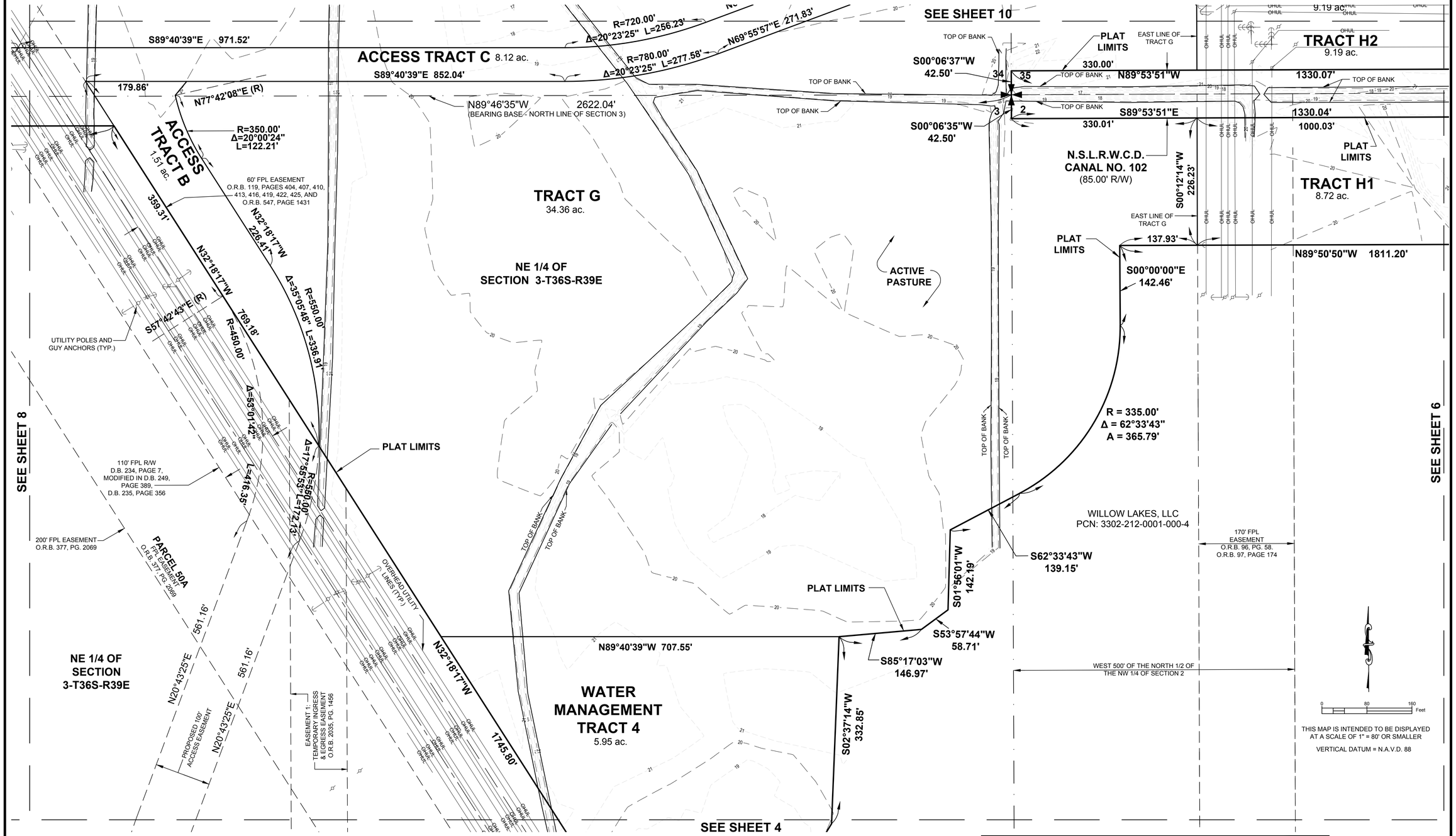

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VILLAGE AT MIDWAY

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CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

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PAGE _____

SEE SHEET 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

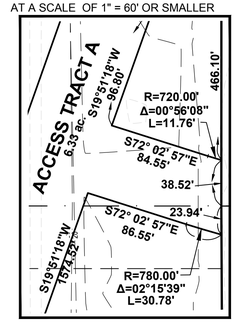
PARCEL 50A
FPL EASEMENT
O.R.B. 377, PG. 2069

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

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 _____

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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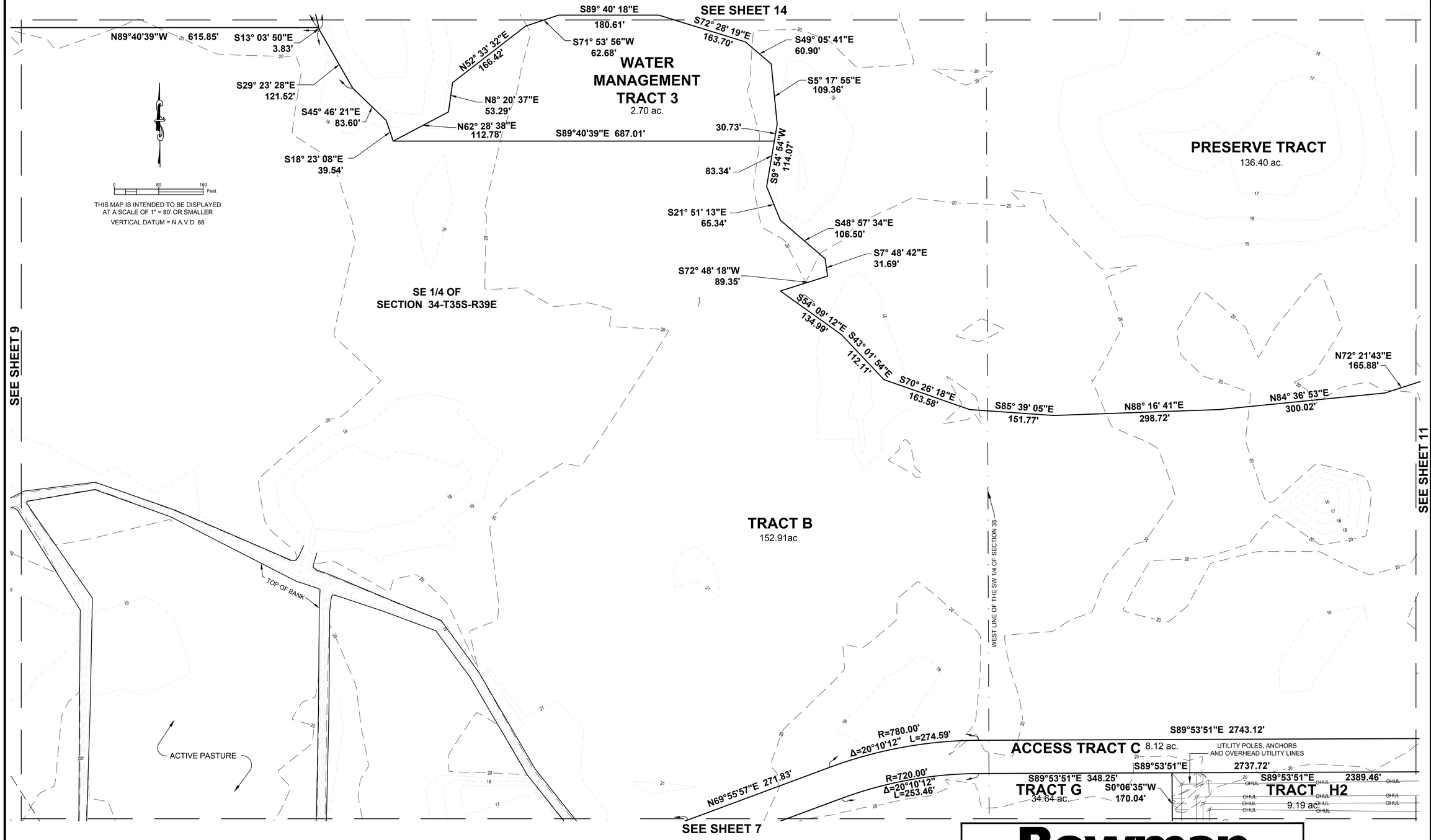
VILLAGE AT MIDWAY

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 _____



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VILLAGE AT MIDWAY

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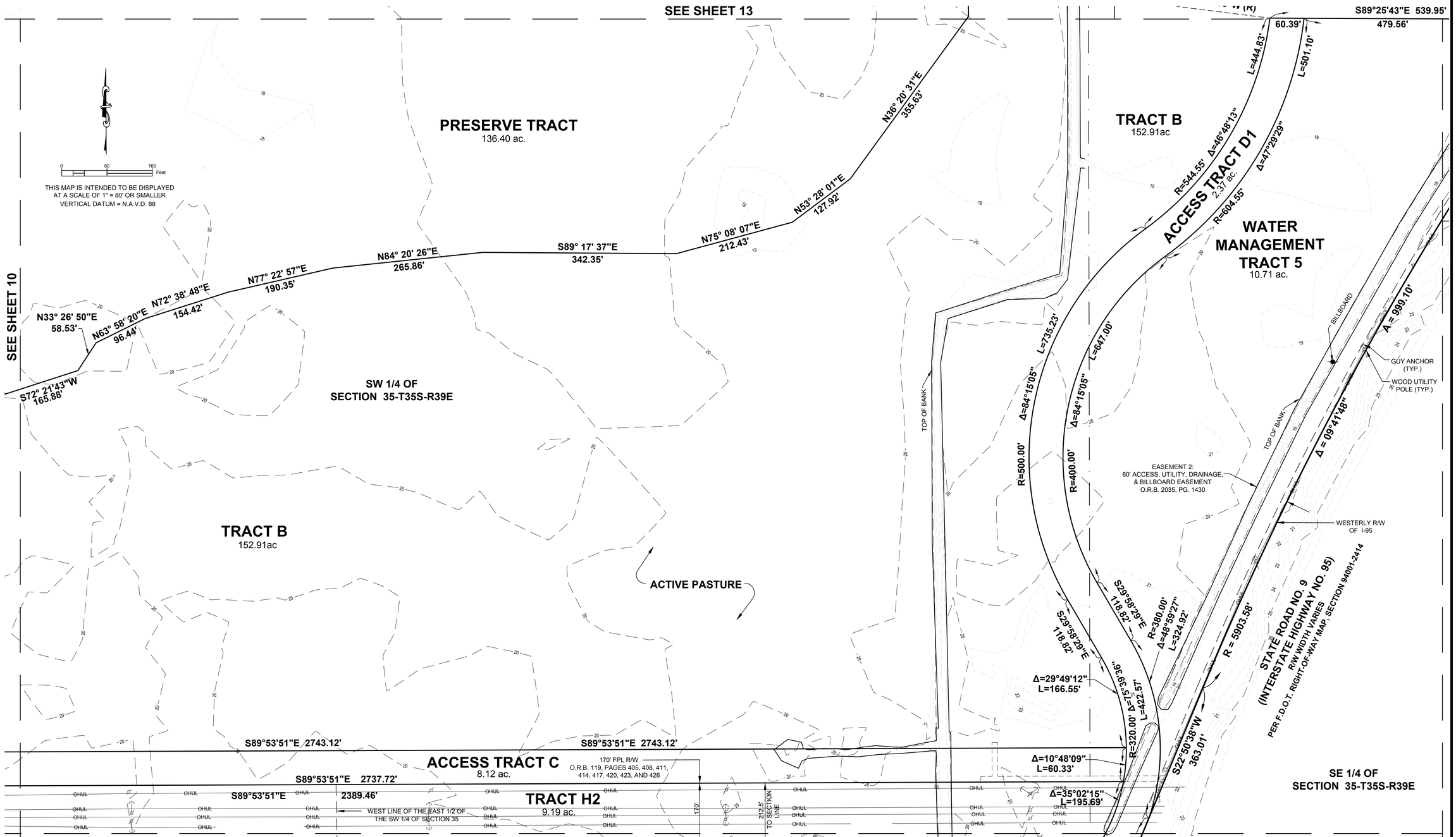
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA
PRELIMINARY PLAT DECEMBER, 2015

PLAT BOOK _____
PAGE _____

SEE SHEET 13



SEE SHEET 6

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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
(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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VILLAGE AT MIDWAY

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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

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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 _____

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**

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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.

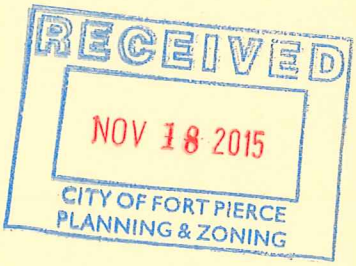
Sincerely,

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. f.**

Meeting Date: 04/04/2016

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). SECOND READING

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: 03/22/2016

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

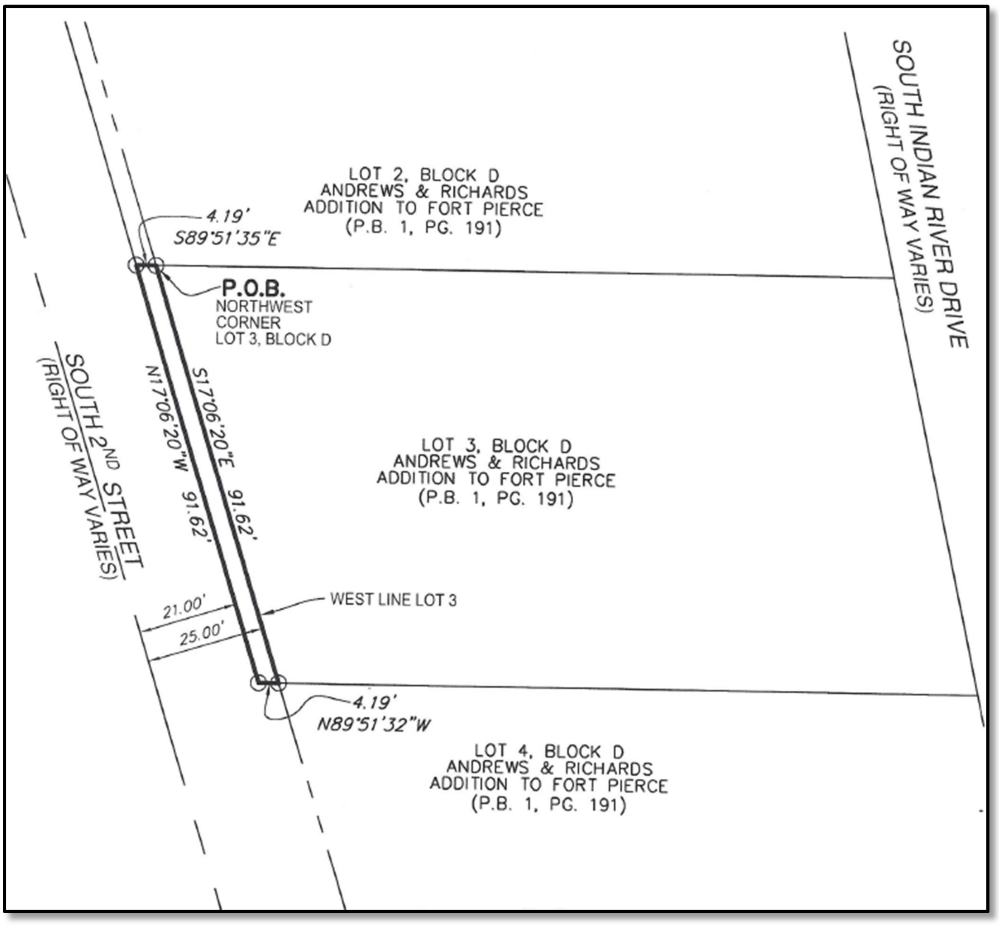
ATTEST:

_____
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.

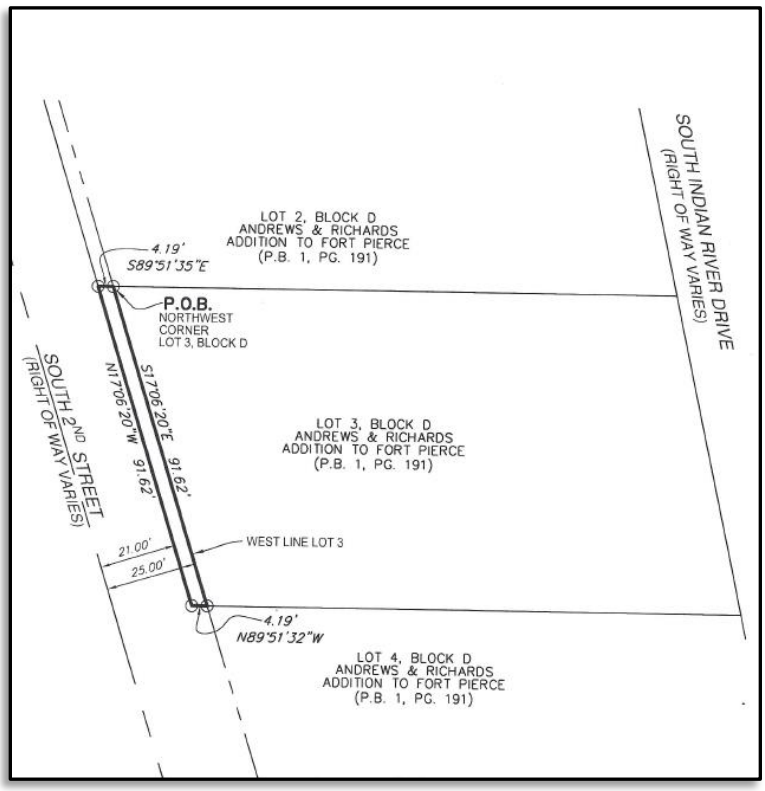
Planning Board Recommendation

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

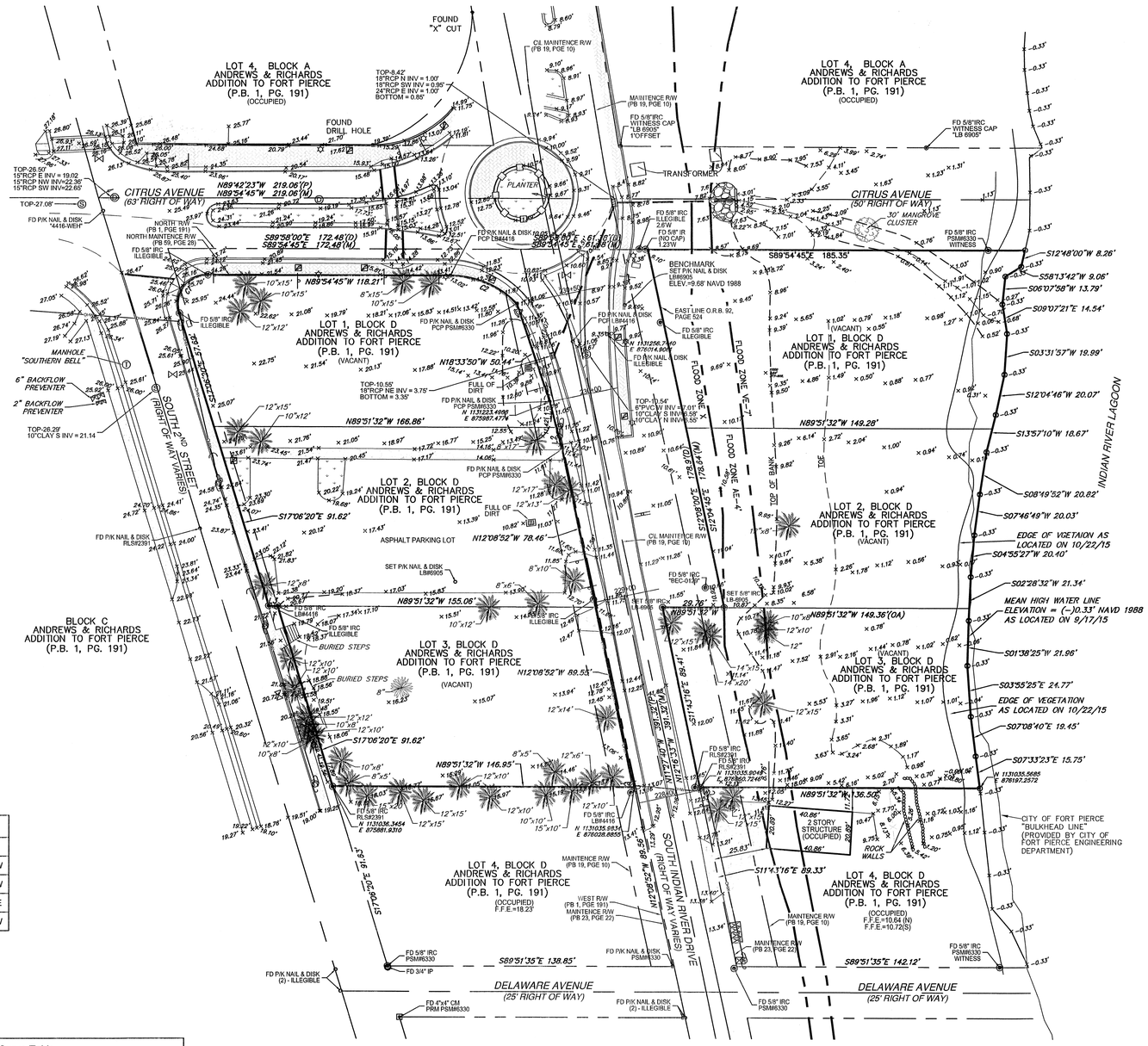
Reason for Abandonment Request: We are asking for Abandonment of certain right-of-way areas to allow proper development of the adjacent properties.

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)

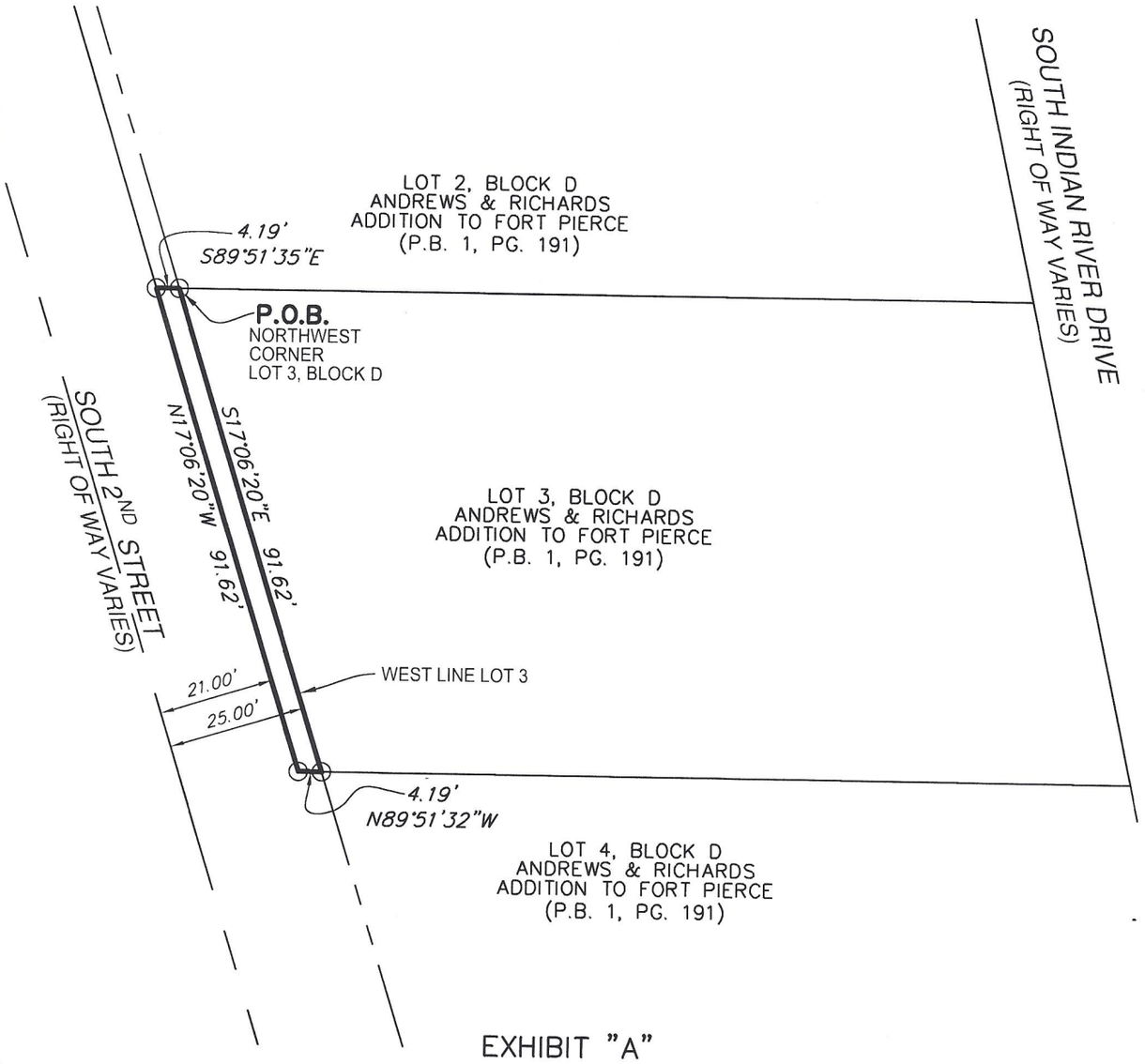


EXHIBIT "A"

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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Robert A. Callaway, MRICS
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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

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Cert Gen RZ2480
s.neill@callawayandprice.com

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Indialantic, FL 32903
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Fax (321) 726-0384

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Cert Gen RZ2085
clp@cpmel.com

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2816 E. Robinson Street
Orlando, FL 32803
Phone (321) 726-0970
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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Engagement Letter
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.

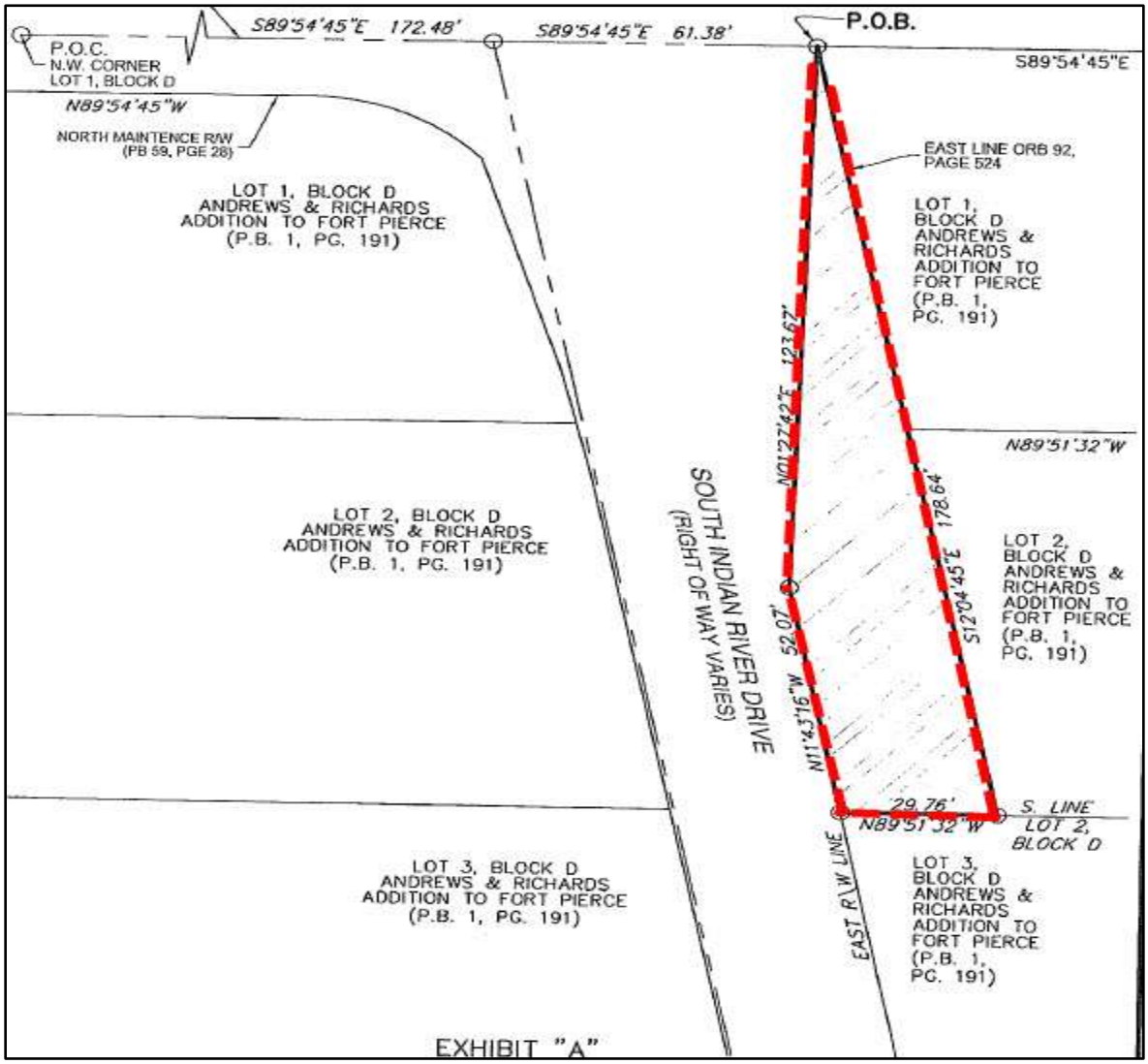
Concurrency

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".

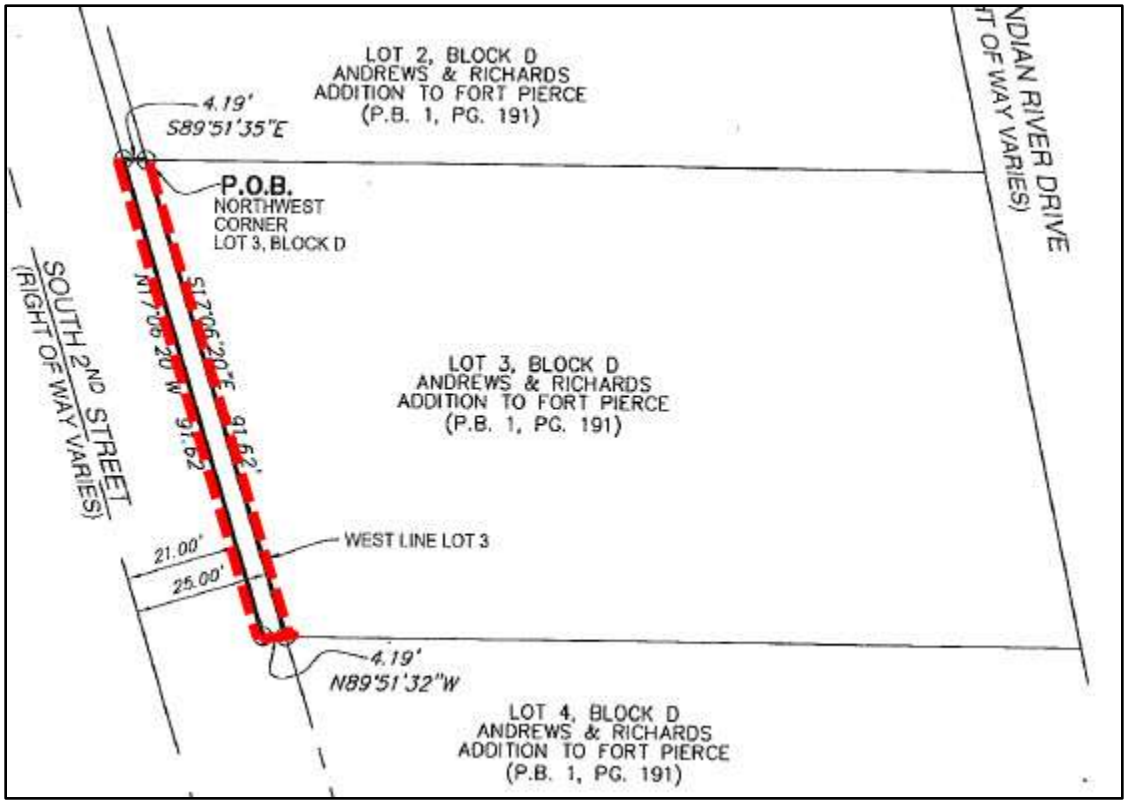
In 2011, the state legislature rescinded this law, and now each county can address almost all of these factors as they wish. Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. If concurrency 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

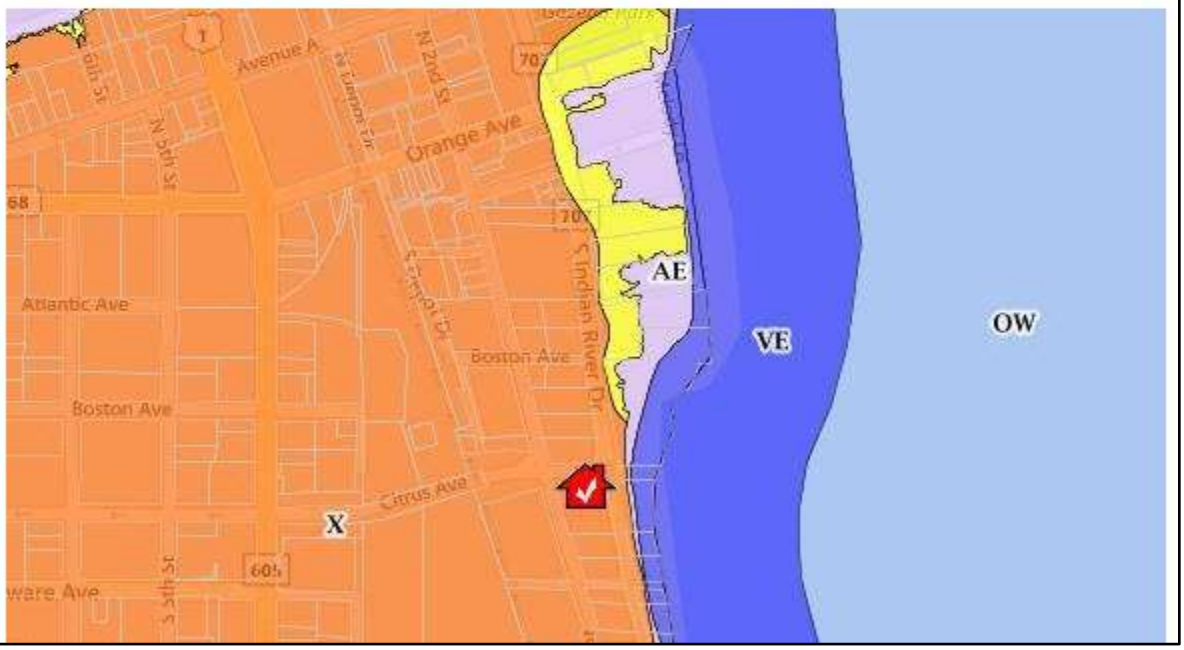
The Subject Property lies within Census Tract 3801.00.

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

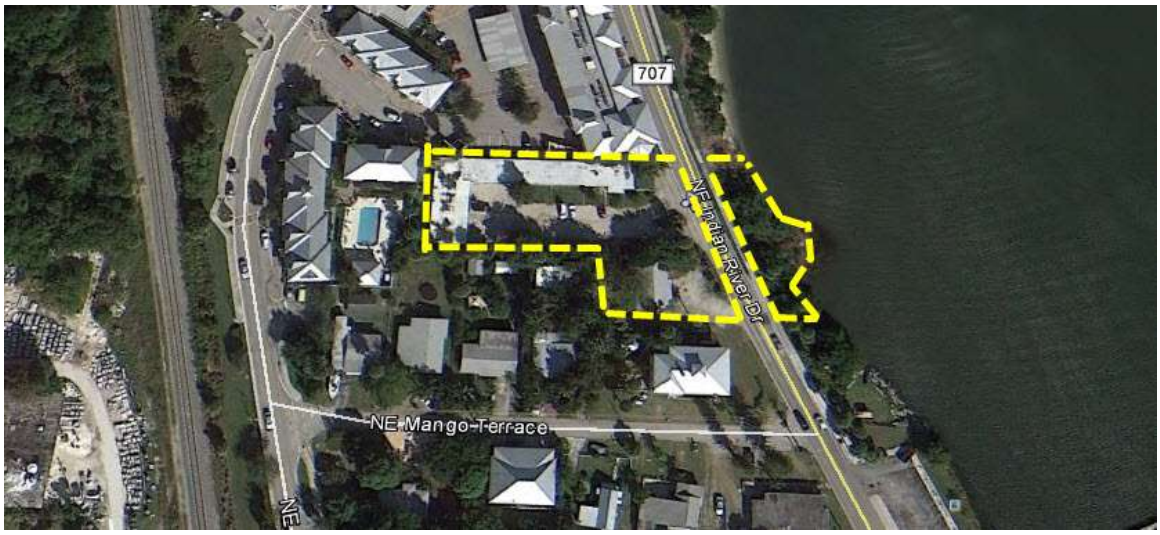
Indicators

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

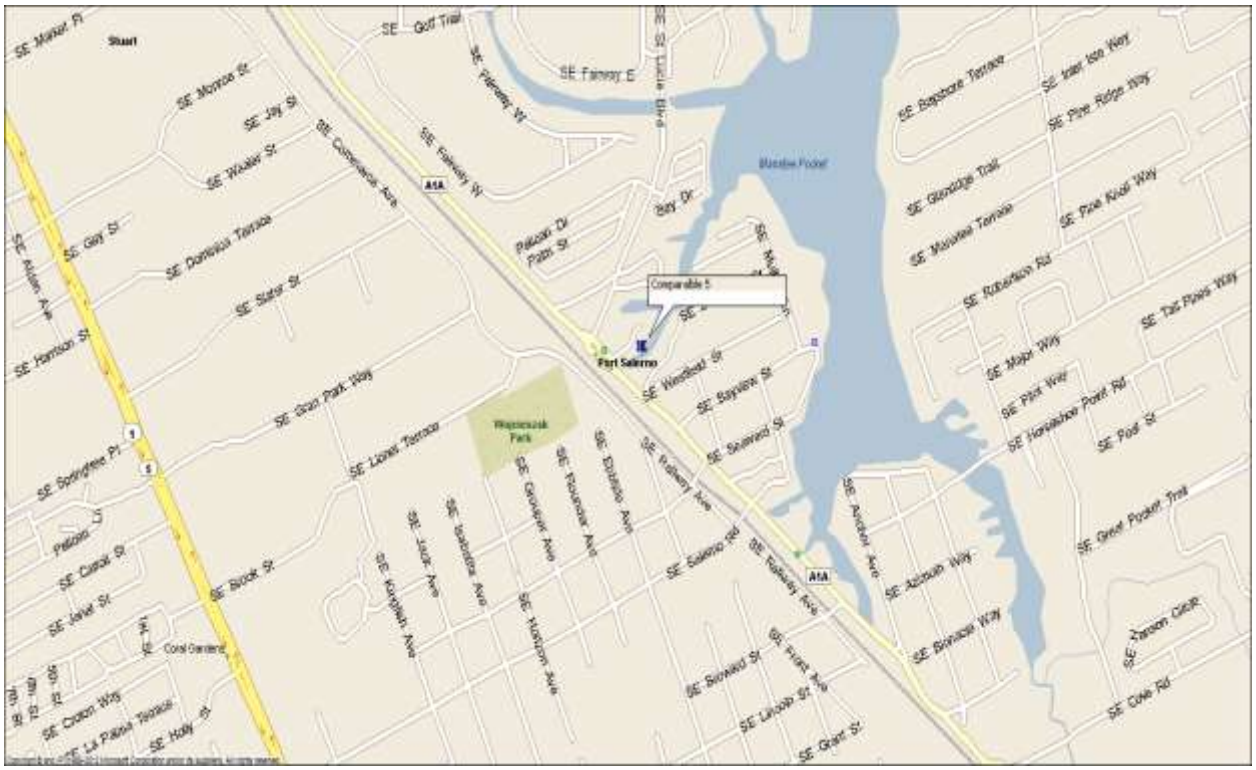
Remarks

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 Golf Trail
SE Fairway E
SE Fairway W
SE St Lucie Blvd
A1A
Comparable 5
Port Salerno
SE Monroe St
SE Jay St
SE Walker St
SE Commerce Ave
SE Gary St
SE Dominica Terrace
SE Dixie Park Way
SE Harrison St
SE Springtree Pl
SE Cutler St
SE Javier St
SE Brook St
SE Coral Gardens
SE Croton Way
SE La Palma Terrace
SE Holly St
SE Lionel Terrace
Rhoades Park
SE Georgia Ave
SE Kanawha Ave
SE Dixie Ave
SE Railway Ave
SE Salerno Rd
SE Bayview St
SE Seaward St
SE Windward St
SE Major Way
SE Pilot Way
SE Horseshoe Point Rd
SE Port St
SE Great Pocket Trail
SE Anchor Ave
SE Admiralty Way
SE Bimini Way
SE Cove Rd
SE Grant St
SE Lincoln St
SE Seaward St
SE Bayshore Terrace
SE Pine Ridge Way
SE Glenridge Trail
SE Meadow Terrace
SE Robertson Rd
SE Tall Pines Way

Florida's Turnpike
Subject/Comparable 1
Comparable 4
Subject/Comparable 1
Comparable 2
Fort Pierce
FLORIDA
Atlantic Ocean
Comparable 3
Ocean Breeze Park
Port St Lucie
Comparable 5
Stuart
Jensen Beach
Hutchinson Island
Indian River Estates
Walton
Sewalls Point
Palm City
Coral Gardens
Okeechobee
Martin
St Lucie

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

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Jupiter, FL 33458
Phone (561)686-0333
Fax (561)686-3705

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Stephen D. Shaw, MAI
Cert Gen RZ1192
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Robert A. Callaway, MRICS
Cert Gen RZ2461
rac@cpwpb.com

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1803 South 25th Street
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Fax (772)461-0809

Stuart
Phone (772)287-3330
Fax (772)461-0809

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Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

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Fax (321)726-0384

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Cert Gen RZ2085
clp@cpmail.com

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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.

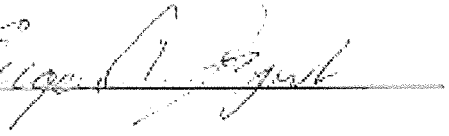
6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of $1.00 per page per report.

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.

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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 $.30 COMPTROLLER P.B. 100129

COUNTY ST. LUCIE

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.)

ST. LUCIE COUNTY, FLORIDA CLERK'S OFFICE 1964 JUN 29 PM 4:25

Official Record Book 92 Page 523

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:

Helena M. Hatzes (L.S.)
Helena M. Hatzes

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. 1964.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

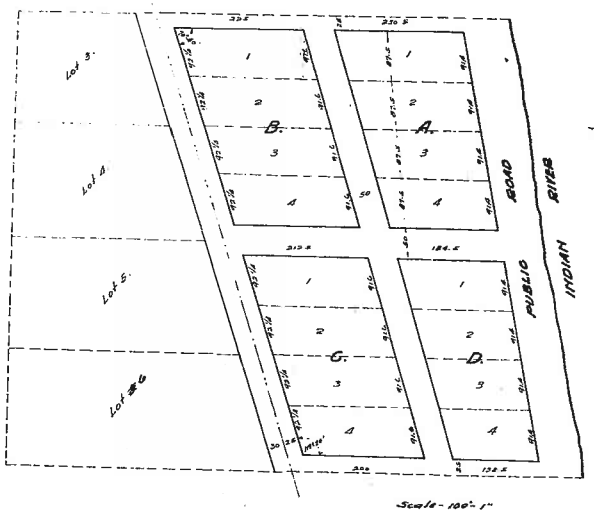
Notary Public, State of Florida at Large. My commission expires:

Notary Public, State of Florida at Large
My Commission Expires June 23, 1967
Bonded By American Surety Co. of N. Y.

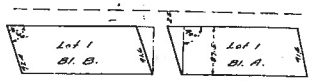
O.R. BOOK 92 PAGE 524

Order: 5520656 Doc: FLSTLU:92-00524 Page 1 of 2 Requested 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-

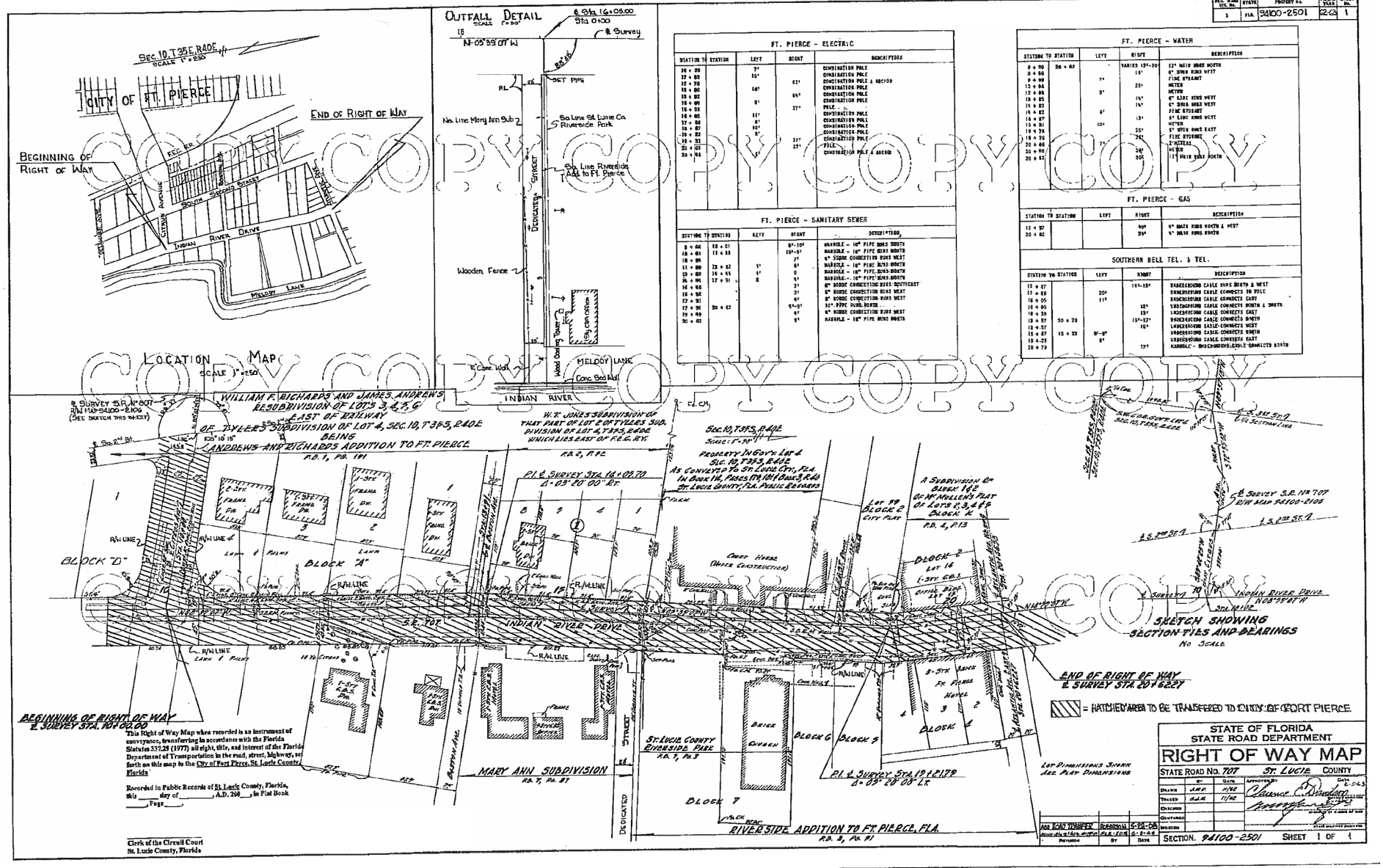
1-191

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

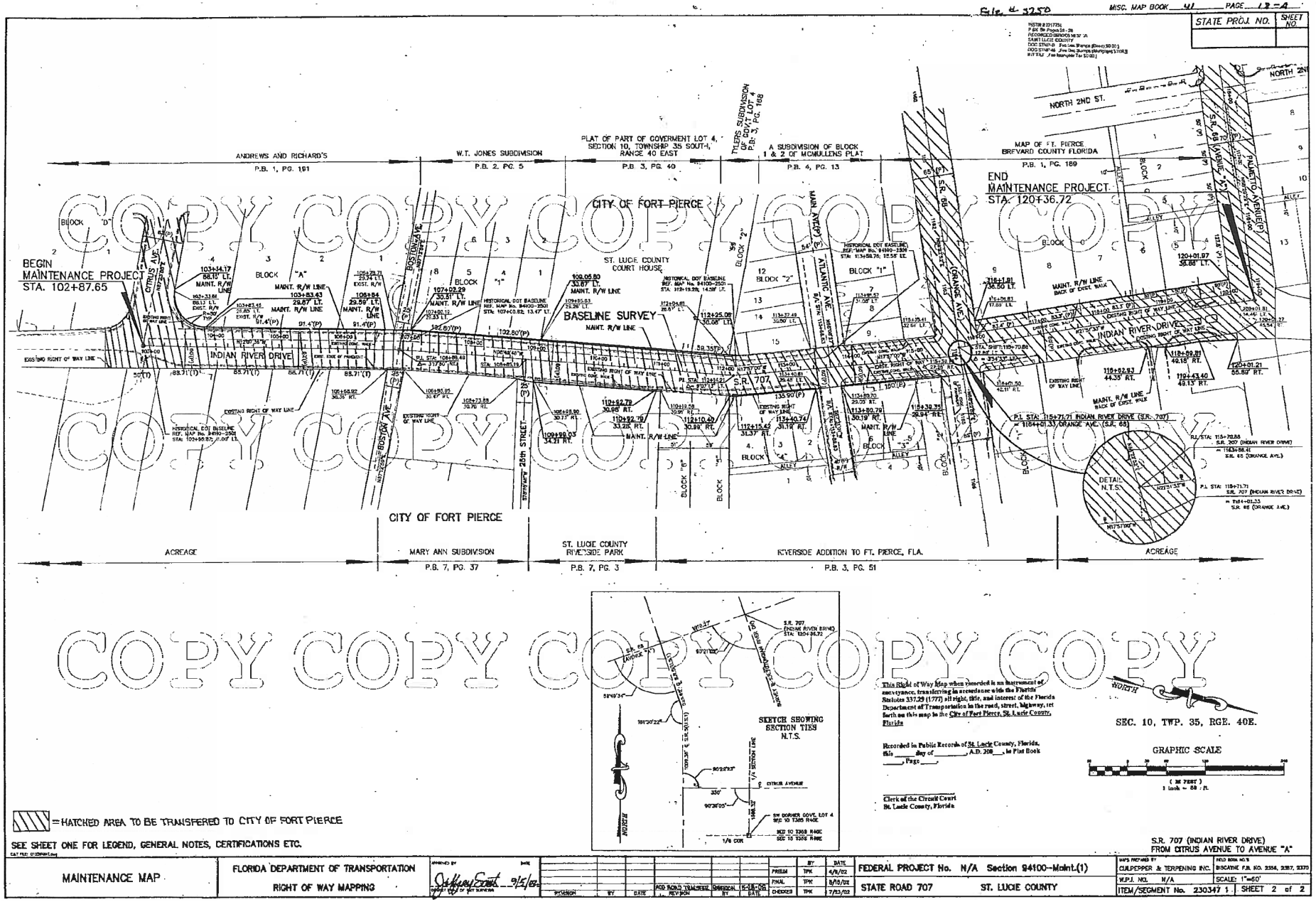
COPY COPY COPY

Order: 5519058 Doc: FLSTLU:MPLT 59-00029

Bk # 3217731, PLAT BOOK 59 PAGE 29, Recorded 06/30/2008 at 10:57 Am
SAINT LUCIE COUNTY, Deputy Clerk LEONARDJ

File # 3250 MISC. MAP BOOK 41 PAGE 18-A

STATE PROJ. NO.	SHEET NO.



COPY COPY COPY COPY COPY COPY COPY COPY COPY COPY

B 41
PG 18-A

This Right of Way Map when recorded is an instrument of conveyance, transferring in accordance with the Florida Statutes 337.29 (1.777) all right, title, and interest of the Florida Department of Transportation in the road, street, highway, or part thereof as this map is 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

SEC. 10, TWP. 35, RGE. 40E.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

=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						PRELIM	TPK	4/8/02
		Jeffrey Scott	9/5/02						FINAL	TPK	8/19/02
		CHIEF, BUR. OF RW SURVEYS							CHECKED	TPK	7/23/02
		DIVISION	BY	DATE	ADD ROAD TRANSFER REVISION	BY	DATE				
						GENERAL	6-18-02				

FEDERAL PROJECT No. N/A Section 94100--Maint.(1)		MAPS PREPARED BY CULPEPPER & TERPENNING INC.	FIELD BOOK NO.'S BIOGRAPHIC P.B. NO. 2354, 2387, 2370
STATE ROAD 707	ST. LUCIE COUNTY	W.P.I. NO. N/A	SCALE: 1"=60'
		ITEM/SEGMENT No. 230347 1	SHEET 2 of 2

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: 04/04/2016

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). SECOND READING

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: 03/22/2016

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

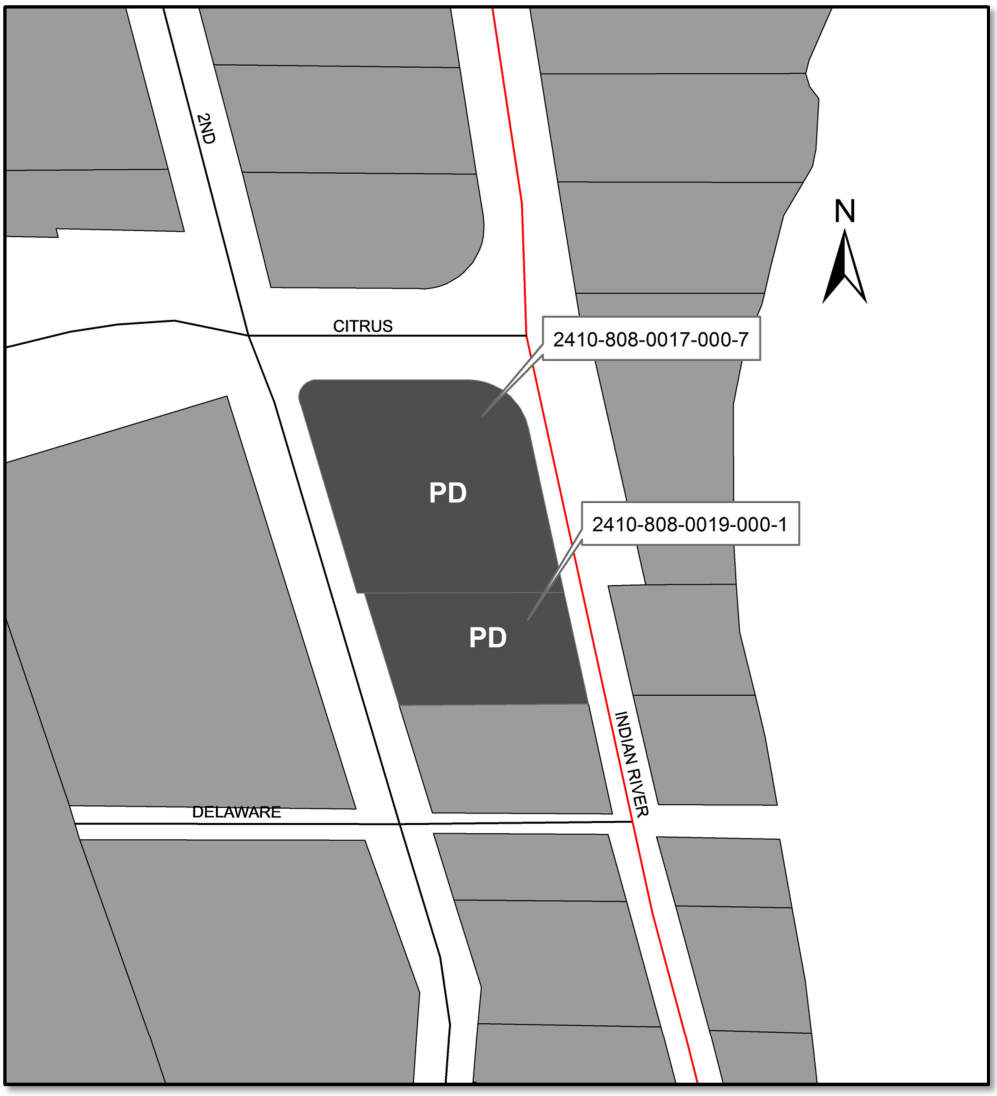


Exhibit B: Development Plan (Attached)

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

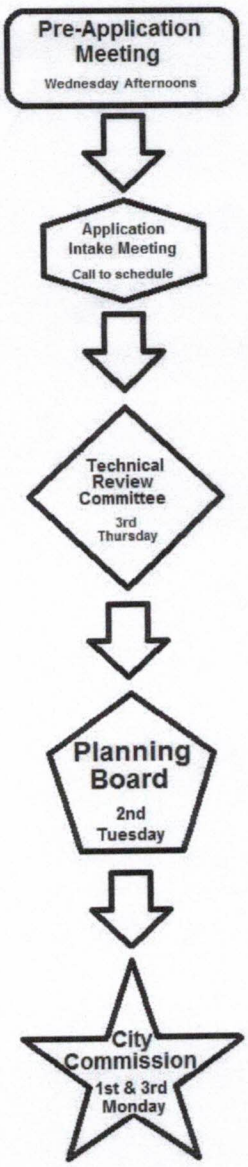
Site Information:

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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Untitled attachment 000...

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.
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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

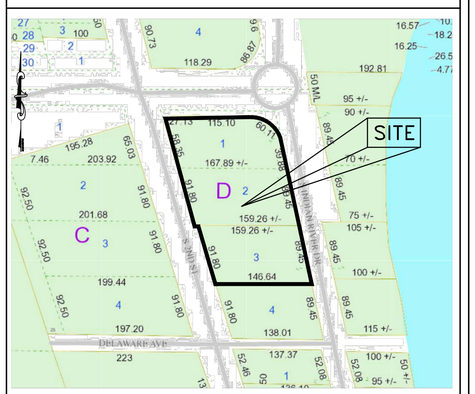
PLANNED DEVELOPMENT

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

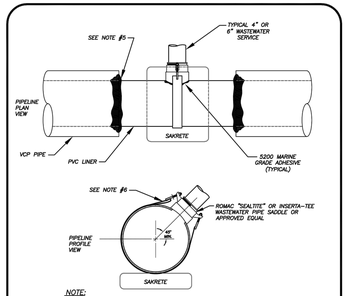
CERTIFICATION OF AUTHORIZATION NO.: 00008668

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

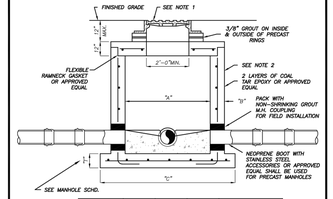


NOTE:

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
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"B"	76"	8"
30"-36"	5'-0"	"B"	88"	10"
42"-48"	6'-0"	"B"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

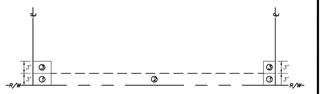
1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM 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.)

FORT PIERCE UTILITIES AUTHORITY	PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"	S-6
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC 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.

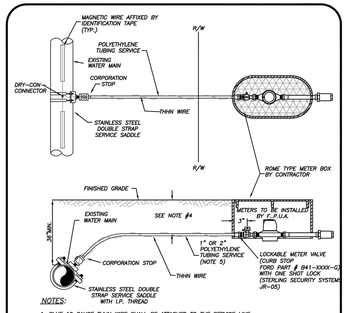
② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:

1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 9 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.)

FORT PIERCE UTILITIES AUTHORITY	WATER METER PLACEMENT POLICY	W-1
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

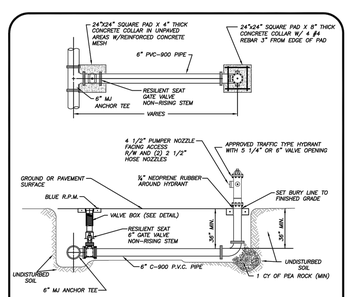


NOTES:

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.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

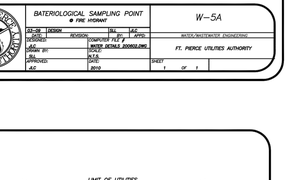


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. MUELLER CENTURION, WATEROUS PACIFIC AND PENBODY 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 BLUE WHERE POTABLE WATER MAINS ARE EQUIVALENT VALVE.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT
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 (7'1"-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.

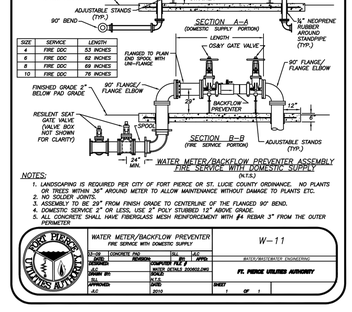
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL FIRE HYDRANT ASSEMBLY	W-5
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	BATERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT	W-5A
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1



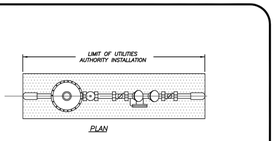
SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	85 INCHES
6	DOMESTIC	108 INCHES
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

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

FORT PIERCE UTILITIES AUTHORITY	WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
	03-08 CONCRETE PAD REVISION: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

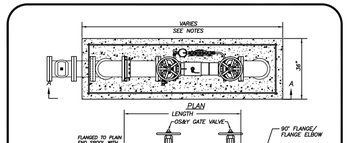


NOTES:

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.)

FORT PIERCE UTILITIES AUTHORITY	WATER METER/BACKFLOW PREVENTER ASSEMBLY- DOMESTIC SERVICES (SIZED 3/4" OR 2")	W-8
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	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. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

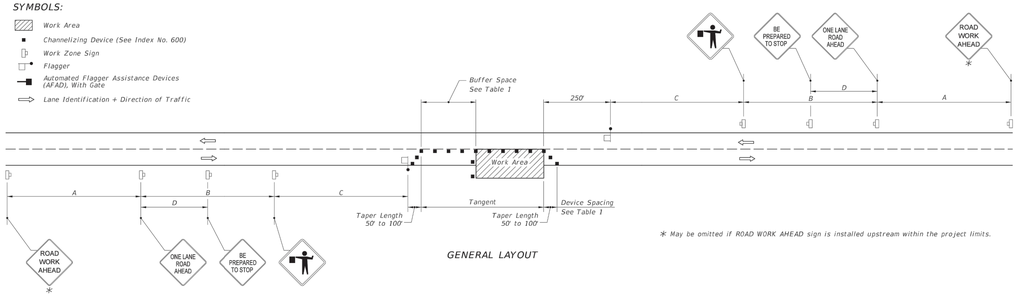
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY- 4"-10" FIRE SERVICE
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
	03-08 CONCRETE PAD REVISION: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC 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



GENERAL LAYOUT

* May be omitted if ROAD WORK AHEAD sign is installed upstream within the project limits.

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		Maximum Spacing of Type I or Type II Barricades/Panels/Drums		Distance Between Signs				Buffer Space
	On a Taper	On a Tangent	On a Taper	On a Tangent	A	B	C	D	
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.

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

12:48:47 AM
8/19/2023

MARK	REVISION	BY	DATE
1	REVISED PER COMM	RH	12/16/15

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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

MISCELLANEOUS DETAILS & SPECIFICATIONS

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

OWNER CERTIFICATION
- ☐ JOSEPH W. SCHULKE, P.E. #36216, STATE OF FLORIDA
- ☐ JOSEPH B. BITTLE, P.E. #49345, STATE OF FLORIDA
- ☐ WILLIAM F. STODDARD, P.E. #56180, STATE OF FLORIDA

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.
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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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CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
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.
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. 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.
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APPROVED: AC		DATE: 2010	SHEET 1 OF 1

SEE NOTE #1
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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.

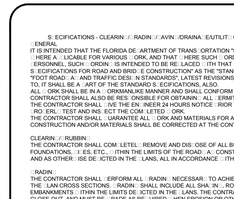
SI□NS□

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□□□



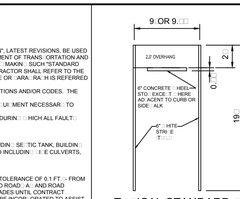
T□□ICAL STANDARD □ARKIN□ STALL

N.T.S.

NOTE□

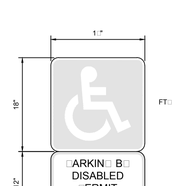
A□ ALL□ARKIN□S□ACES□ITH EXCE□TION OF THE HANDICA□ ED□ARKIN□S□ACES SHALL BE MARKED IN□ HITE, RETRO-REFLECTIVE TRAFFIC□AINT AND BE IN ACCORDANCE□ ITH THE FLORIDA DE□ARTMENT□OF TRANS□ORTATION□FDOT□STANDARD S□ECIFICATIONS FOR ROAD& BRID□E CONSTRUCTION, 1996, SECTION 710.

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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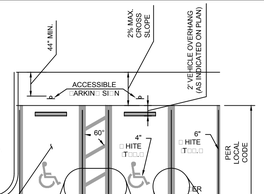
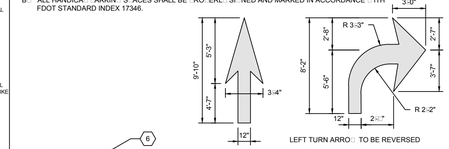


T□□ICAL ACCESSIBLE STRI□IN□

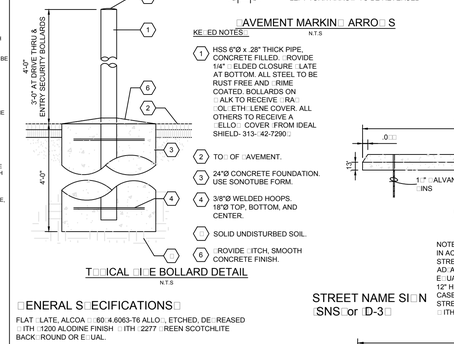
SCALE: N.T.S

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.

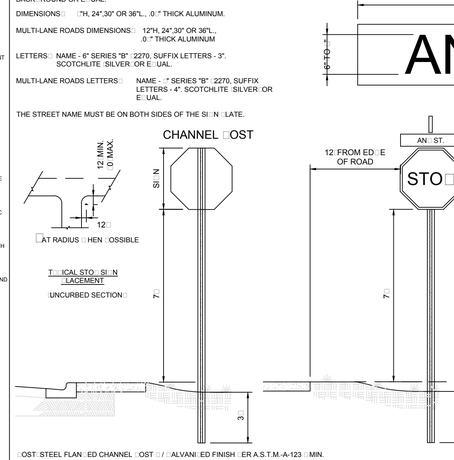
DIMENSIONS□□ "H, 24",30" OR 36"L,□0□" THICK ALUMINUM.

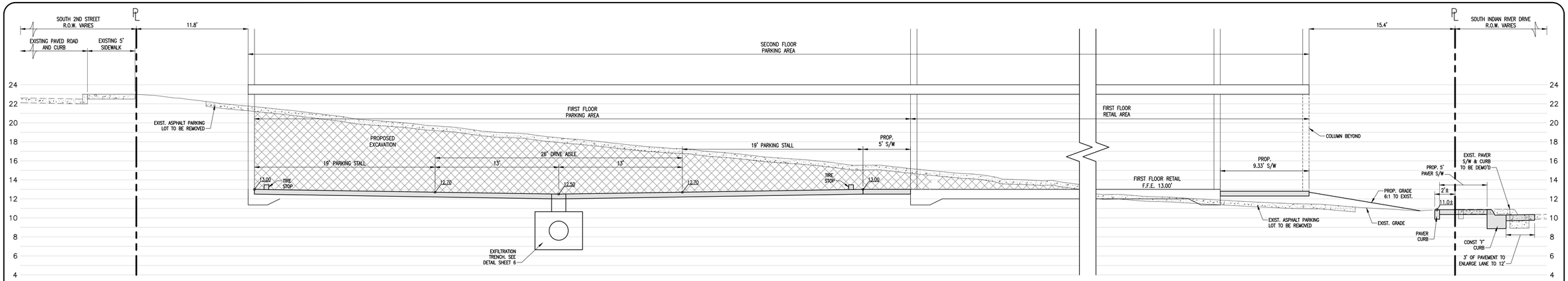
MULTI-LANE ROADS DIMENSIONS□□ 12"H, 24",30" OR 36"L,□0□" THICK ALUMINUM

LETTERS□□ NAME□6" SERIES "B" □2270, SUFFIX LETTERS□3", SCOTCHLITE□SILVER□OR E□UAL.

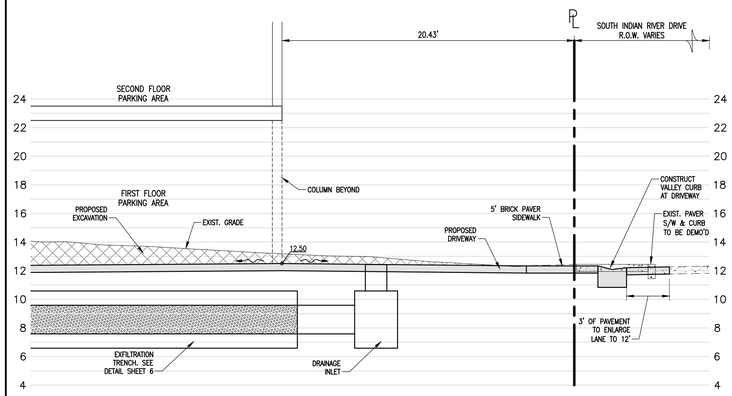
MULTI-LANE ROADS LETTERS□□ NAME□7" SERIES "B" □2270, SUFFIX LETTERS□4", SCOTCHLITE□SILVER□OR E□UAL.

THE STREET NAME MUST BE ON BOTH SIDES OF THE SI□N□LATE.

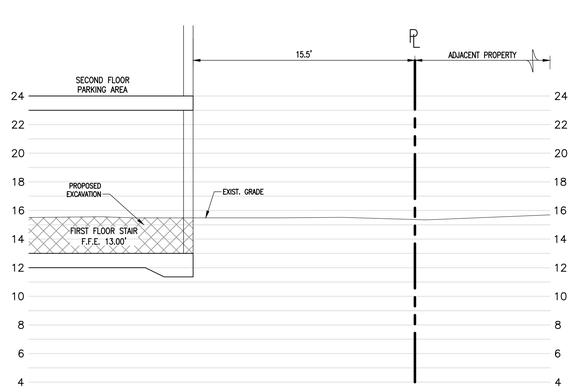

FRONT VIE□
24",30" OR 36" LON□
AN□ ST.
6"-10"
□ TO 12"
4/4"
2"@32°
□/□" R.
6"
3/32"
3-3/4"
□/□" R.
EXTRUDED BLADE SECTION
CHANNEL □OST
12 MIN. 15 MAX.
SI□N
12□
□AT RADIUS □ HEN □OSSIBLE
T□□ICAL STO□SI□N



SECTION A



SECTION B



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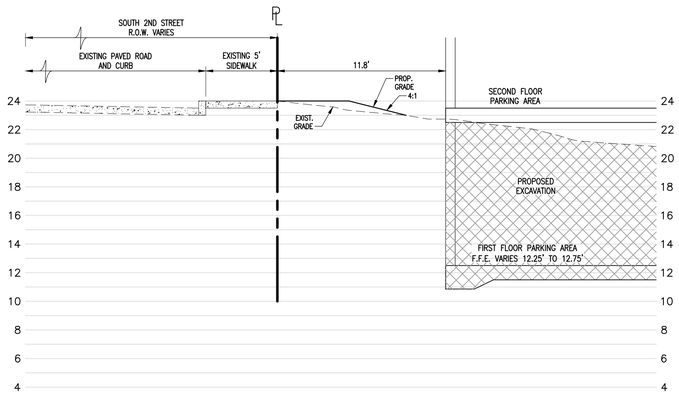

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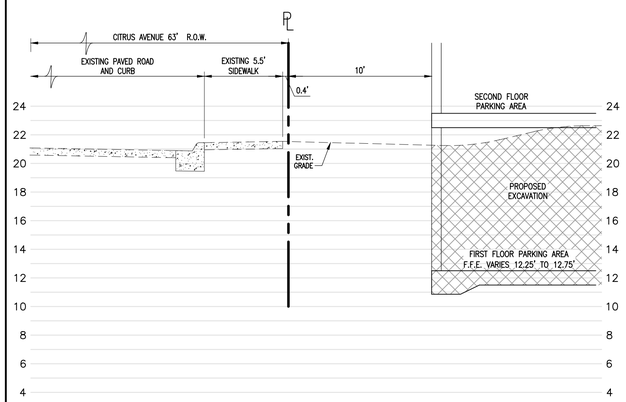

SECTION E

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

MARK	REVISIONS	DATE
1	REVISED PER SJTD	12/16/15

DRAWN: MATT COIL
CHECKED: J.B.B.
APPROVED: J.B.B.
DATE: 10/21/15
SCALE: 1"=20'
PROJECT NO.: 15-177

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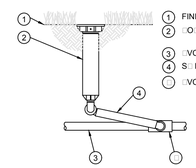
CROSS SECTIONS

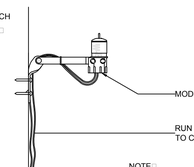
INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

REGISTERED ENGINEER CERTIFICATION
JOSEPH B. BITTLE
FL. REG. NO. 47548
JOHN B. STODDARD
FL. REG. NO. 57186
MELISSA P. STODDARD
FL. REG. NO. 67625
DATE:

SHEET
11

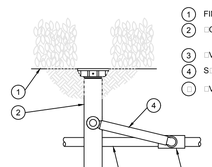
PROJECT NO.
15-177



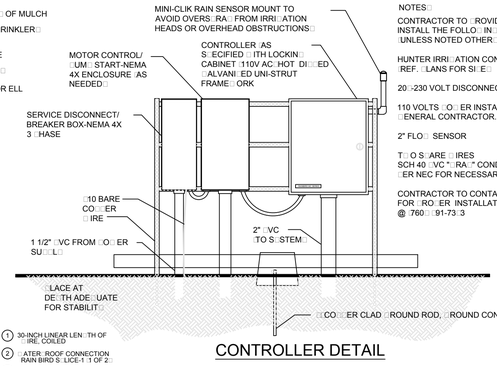


NOTE:□
MOUNT SENSOR ON SURFACE □ HERE IT □ ILL BE EX□OSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN □ATH OF S□RINKLER S□RA□

HUNTER □ROS-4□ 4" □O□-U□



HUNTER □ROS-12□ 12" □O□-U□



CONTROLLER DETAIL

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

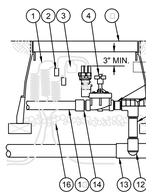
T□□O S□ARE □IRES SCH 40 □VC "□RA□" CONDUIT SI□ED □ER NEC FOR NECESSAR□□□IRE SI□E & COUNT.

CONTRACTOR TO CONTACT HUNTER INDUSTRIES FOR □RO□ER INSTALLATION OF S□STEM @ □760□□91-773□3

IRRI□ATION NOTES

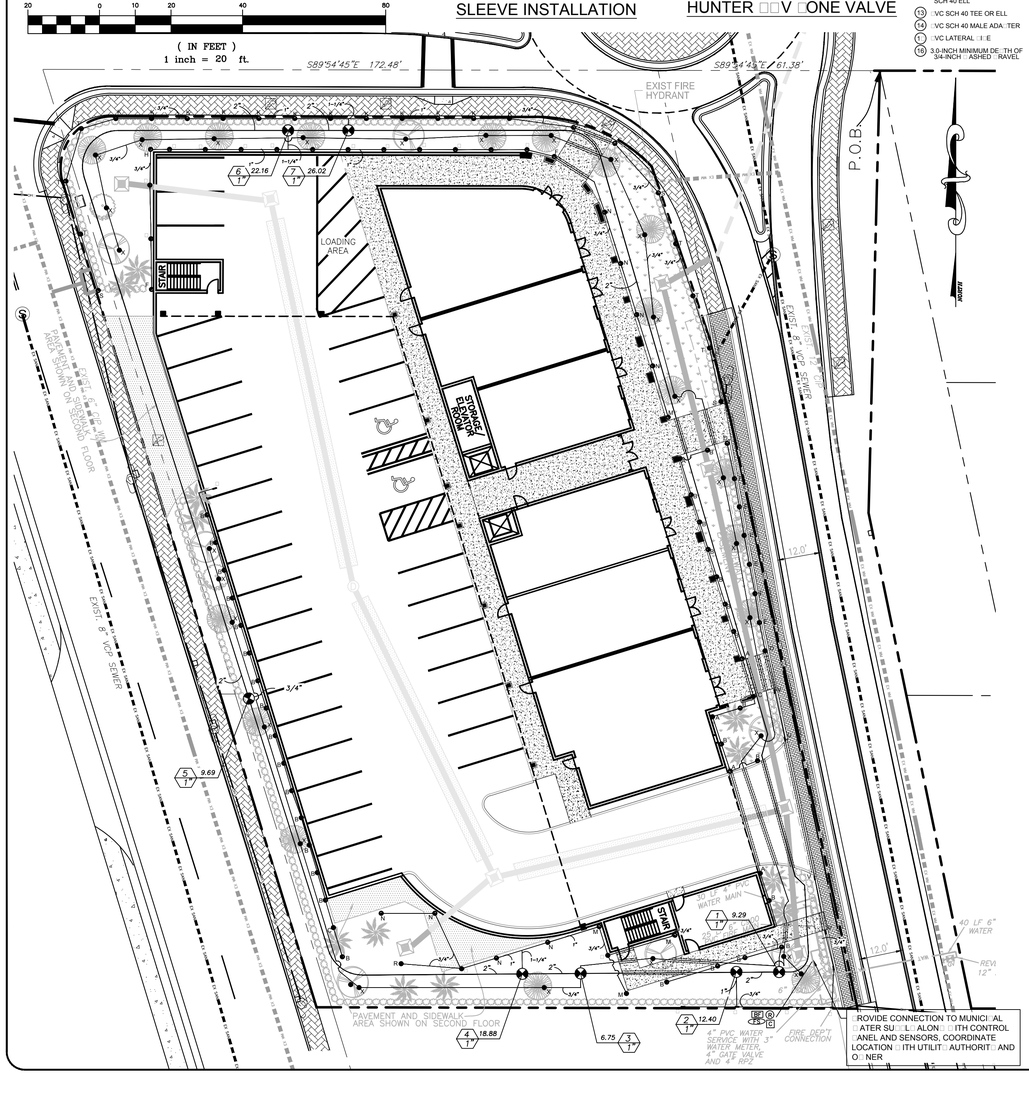
1. DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
2. SPRINKLER HEADS SHALL BE PLACED ON RISERS IN SHRUB AREAS. RISERS SHALL BE PAINTED FLAT BLACK.
3. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
4. THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH 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

MINI-CLIK



SLEEVE INSTALLATION

HUNTER □□V □ONE VALVE



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
G	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-12-CV-10-H PRO SPRAY 12" POP-UP WITH CHECK VALVE 10' R. 180° PATTERN, 0.88 GPM	12
I	HUNTER PROS-12-CV-10-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 10' R. 90° PATTERN, 0.42 GPM	1
J	HUNTER PROS-04-CV-15-Q PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 90° PATTERN, 0.97 GPM	4
K	HUNTER PROS-04-CV-15-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 180° PATTERN, 1.86 GPM	8
L	HUNTER PROS-04-CV-15-TQ PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 270° PATTERN, 2.92 GPM	2
M	HUNTER PROS-04-CV-15-F PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 360° PATTERN, 3.75 GPM	1
N	HUNTER PROS-12-CV-15-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 15' R. 90° PATTERN, 0.97 GPM	4
O	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	

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.

□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□□S □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□NER'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
5. 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□ BY THE O□NER ON A □ER DIEM BASIS.
8. 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 □ HIGH 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, □UARANTEES, 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□N□□ 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.
5. 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
8. 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□TH 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:□

2" - 1 2"	□	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□□LI□IN□ WITH 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.
5. 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 WILL 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□□LY 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□:

$$\frac{L \times N \times D}{7400}$$

   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.
8. 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 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.
5. 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.

SLEEVE SI□E SCHEDULE

VALVE CALLOUT: VALVE NUMBER / GPM / SIZE

| □I□E SI□E | S

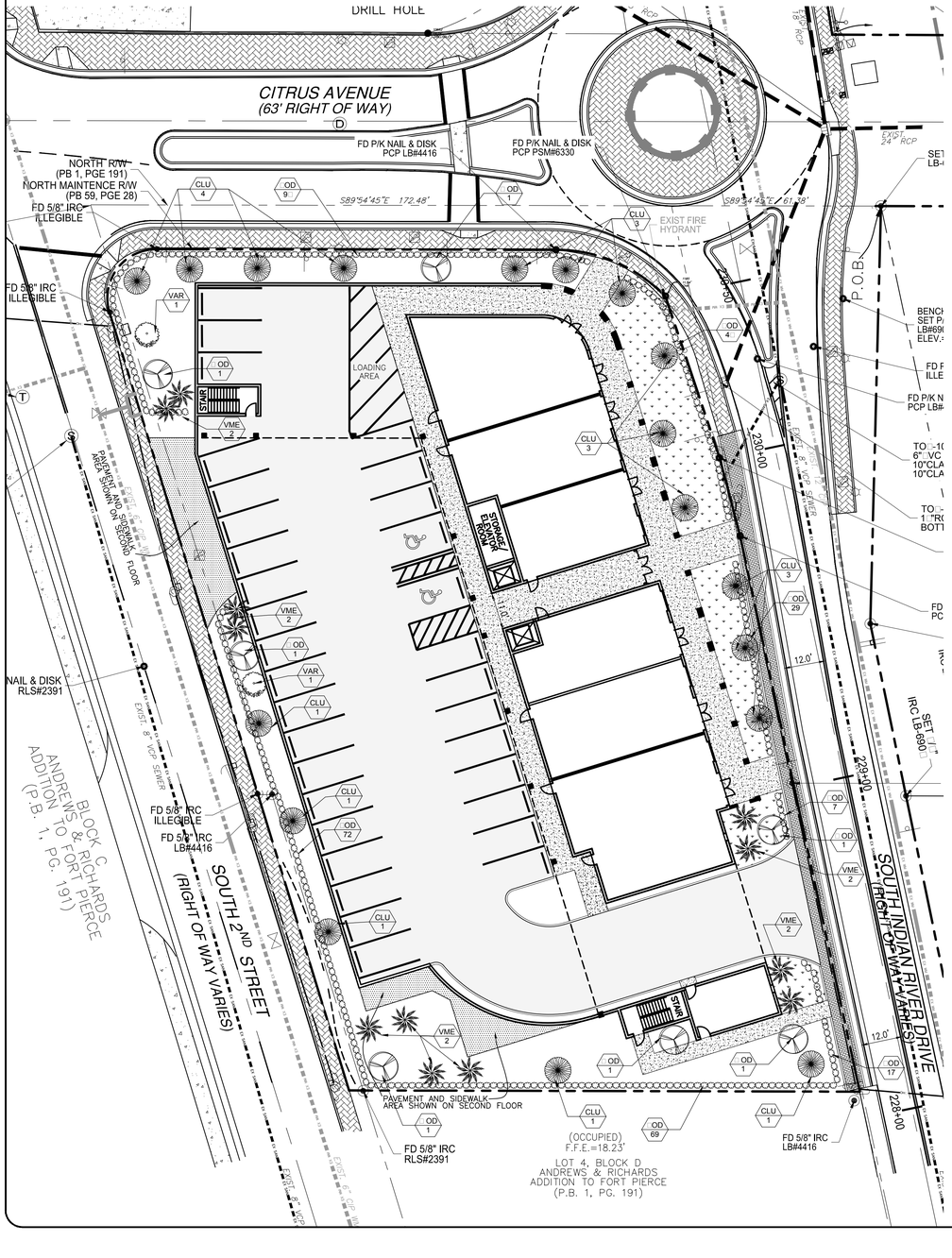
LEGEND

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 PROPANE	PROPOSED EOP RADIUS 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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

SECTION 22-187. GENERAL LANDSCAPE CACULATIONS

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□tions□s□mbos 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 □□E
I□ - IRON □□E
◉ - IRC□IRON ROD & CA□
IRC - IRON ROD & CA□
□ - □M□CONCRETE MONUMENT
CM - CONCRETE MONUMENT
FD - FOUND
M□ - MEASURED
□□ - □LAT
□C□ - CALCULATED
- TRAFFIC CONTROL BOX
- □U□□IRE
- □OD□UTILIT□□OLE
- TELE□HONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
- LI□HT□OST
- □ELL
- H□DRANT
- □ATE VALVE
- IRR□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
- 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

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

DRWG:	BJT	DATE:	12/16/15
CHKD:	JBS	1	REVISED PER COMM
DRWN:	JBS		
CHCKD:	JBS		
SCALE:	1:20		
DATE:	10/23/15		

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LANDSCAPE PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

OWNER CERTIFICATE

□ JOSEPH N. SCHULTE
FL. REG. NO. 47045

□ SUZANNE B. BITTLE
FL. REG. NO. 57296

□ JEFFREY S. STODDARD
FL. REG. NO. 57560

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

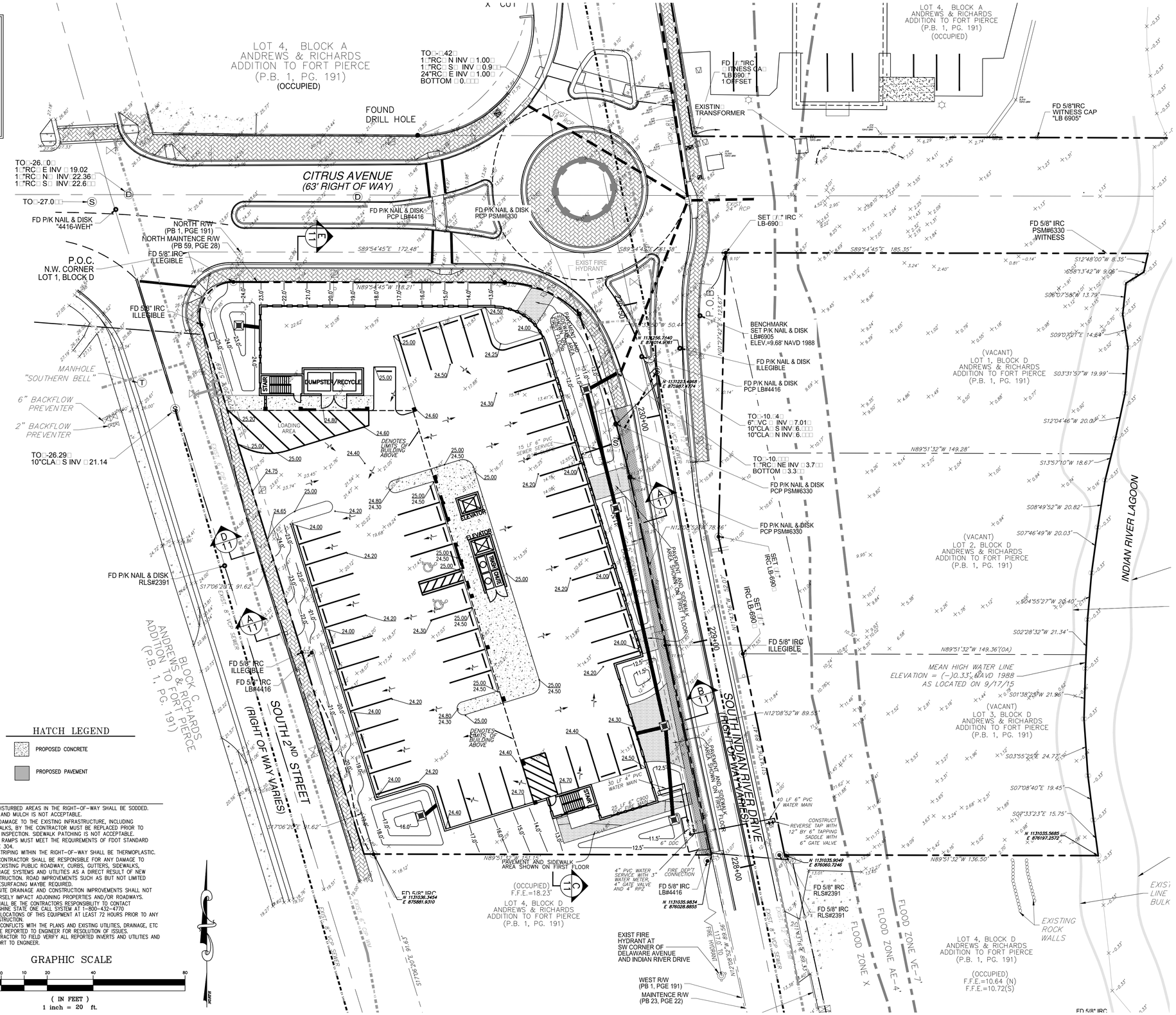
1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND SOD IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF 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

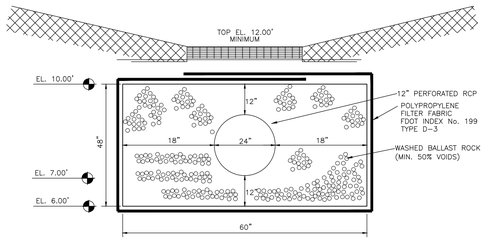
(IN FEET)
1 inch = 20 ft.

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 — 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	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 PROPANE	PROPOSED EOP RADIUS 1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
	JUNCTION MANHOLE
D5-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	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 □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,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 □ERTIFICATIONS□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, U□ CONTROL□ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA□ IN□S 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□O□□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□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 □T□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□ □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.

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 = 5.00'
E. INV = 7.00'

D6 MODIFIED TYPE 'C' INLET
TOP = 17.00'
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

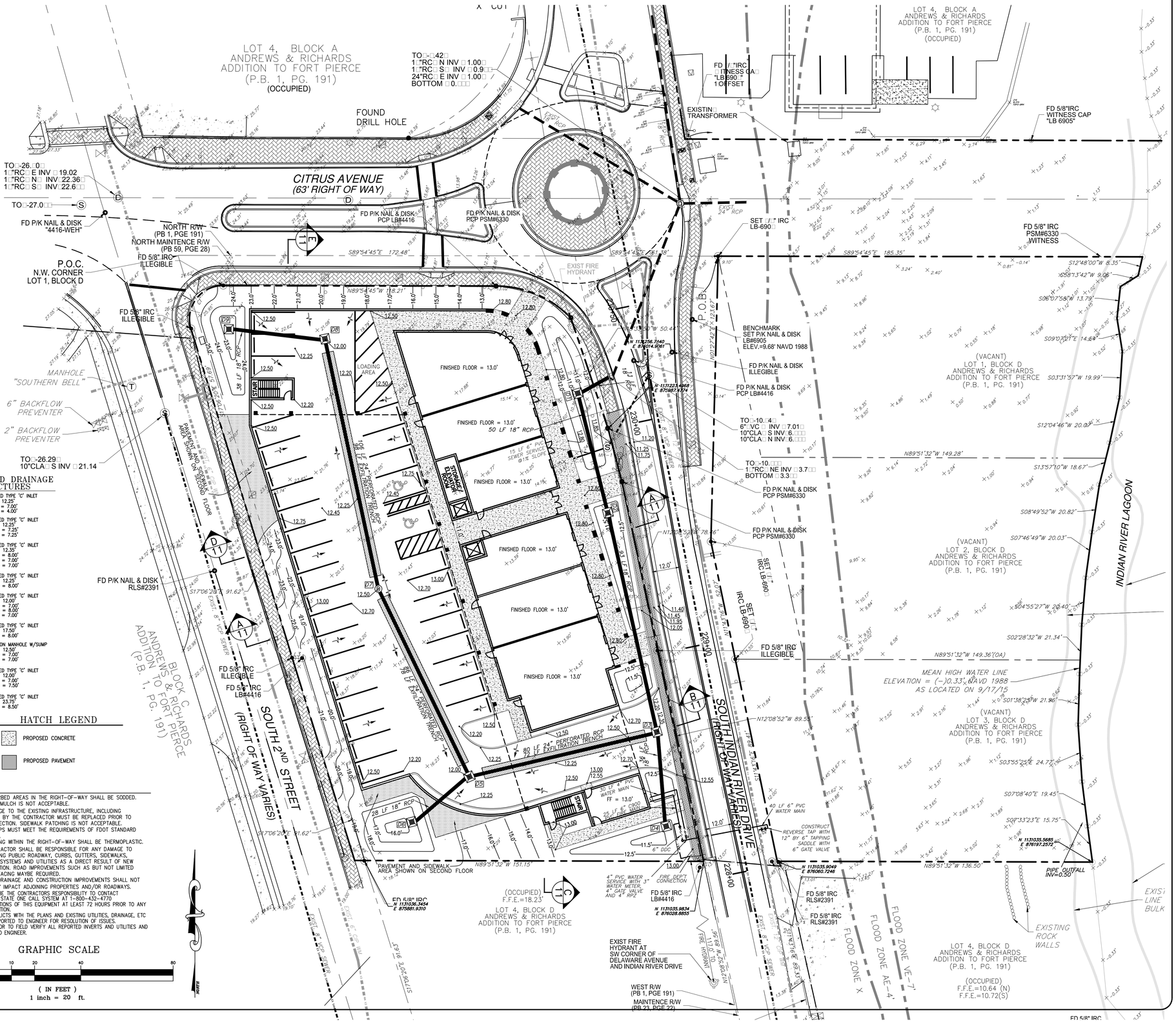
NOTES

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.
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TEL 772.770-9622 FAX 772.770-9496 EMAIL info@sbsengineers.com

NO.	BY	DATE	REVISIONS
1	JMH	10/14/15	PER CITY COMMENTS
2	JMH	11/11/15	PER CITY COMMENTS
3	JMH	12/16/15	PER CITY COMMENTS
4	JMH	1/13/16	PER CITY COMMENTS
5	JMH	2/16/16	PER CITY COMMENTS
6	JMH	3/15/16	PER CITY COMMENTS
7	JMH	4/12/16	PER CITY COMMENTS
8	JMH	5/13/16	PER CITY COMMENTS

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FIRST FLOOR PAVING, GRADING & UTILITY PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

OWNER'S CERTIFICATE
- JOSEPH A. SCHULKE, □.□. NO. 41440
- JOSIAH B. BITTLE □.□. NO. 57096
- WILLIAM P. STODDARD □.□. 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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HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

GRAPHIC SCALE

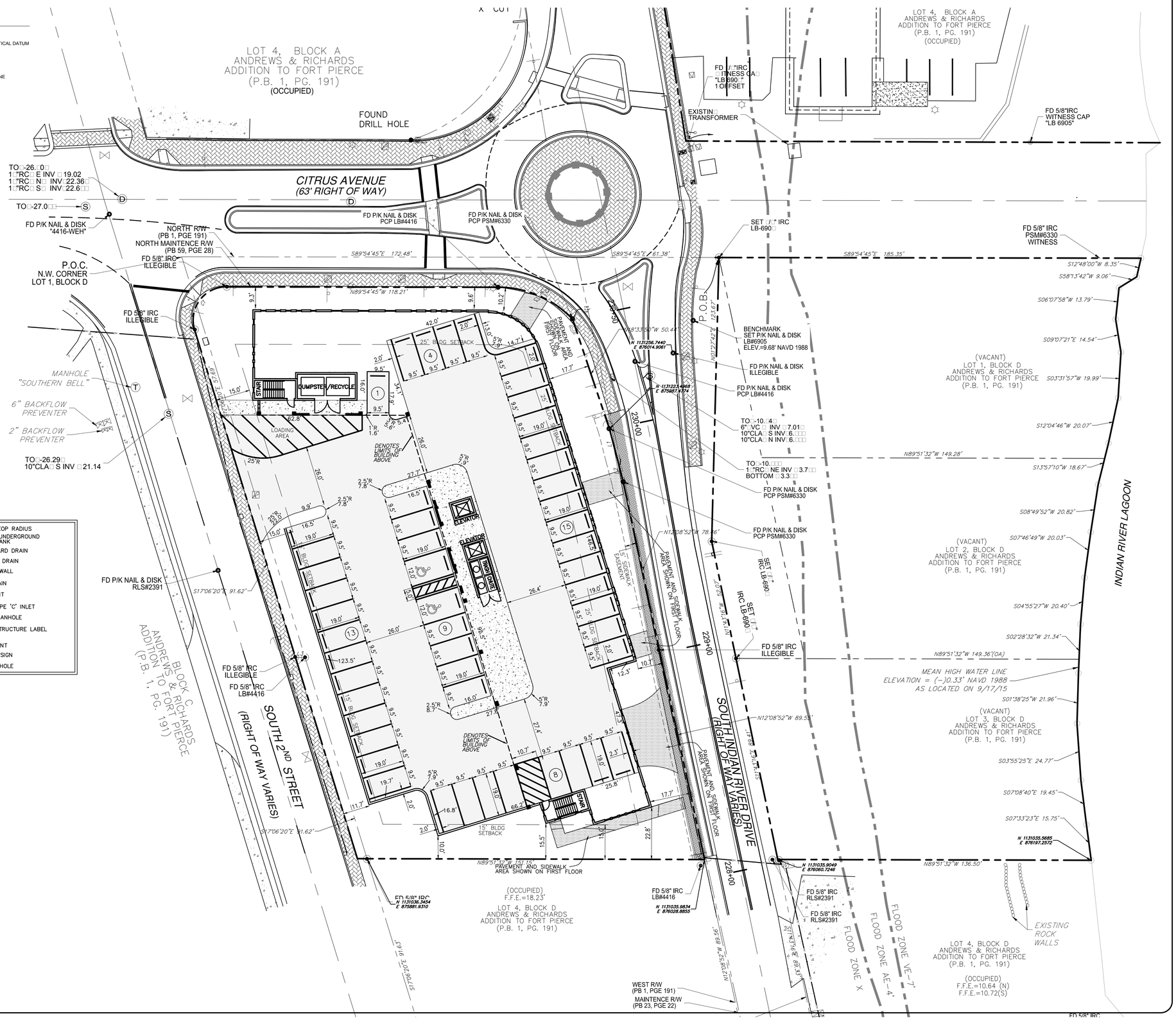
20 0 10 20 40 80

(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

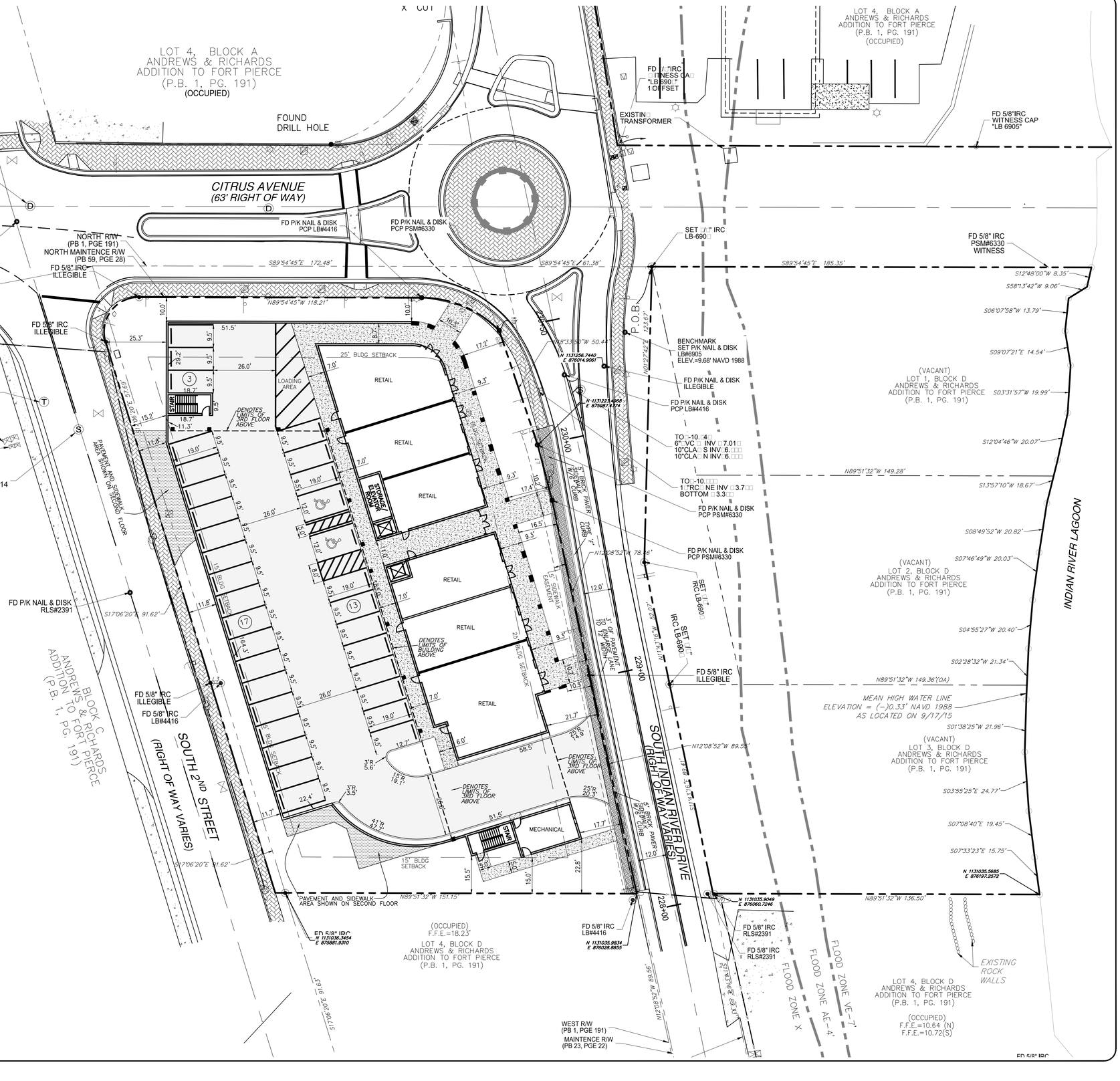
GRAPHIC SCALE

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

NO.	BY/REVISION	DATE
1	REVISED PER COMM.	12/16/15
2	REVISED PER COMM.	1/8/16
3	REVISED PER COMM.	2/5/16
4	REVISED PER COMM.	3/4/16
5	REVISED PER COMM.	4/5/16

DRAWING HISTORY: ORIG. DRAWN: JB/S | SECOND: J.B.S. | THIRD: J.B.S. | CHECKED: J.B.S. | SCALE: 1"=20' | DATE: 10/30/15

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FIRST FLOOR SITE PLAN

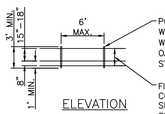
INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

SHEET DESCRIPTION
- ☐ BOUNDARY & TOPOGRAPHIC SURVEY FL. REG. NO. LB 4768
- ☐ CIVIL SITE PLAN FL. REG. NO. LB 6390
- ☐ MASTER DRAINAGE PLAN FL. REG. NO. LB 6390

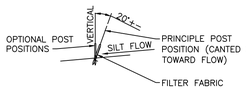
DATE:

SHEET 5

PROJECT NO. 15-177



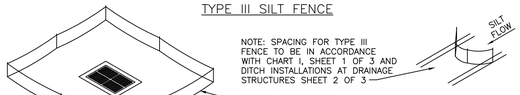
ELEVATION



SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

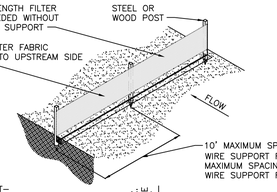


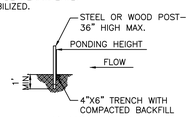
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

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.

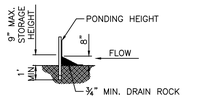
SILT FENCE APPLICATIONS—N.T.S.

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.



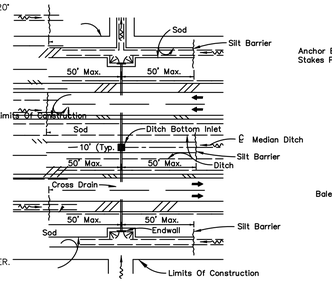


TRENCH DETAIL

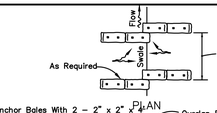


INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE—N.T.S.



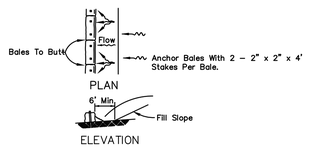
DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



PLAN

ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

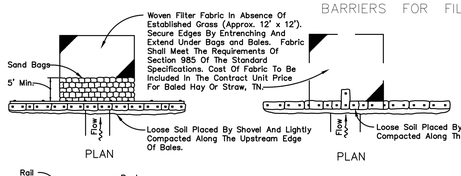


PLAN

ELEVATION

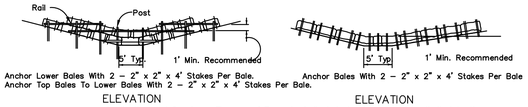
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES



PLAN

PLAN



ELEVATION

ELEVATION

Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II

TYPE I

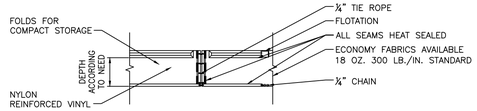
BARRIER FOR UNPAVED DITCHES

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')

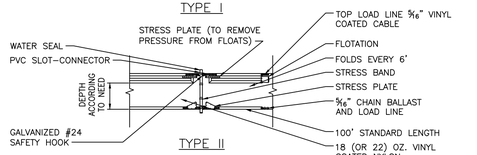
TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

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.

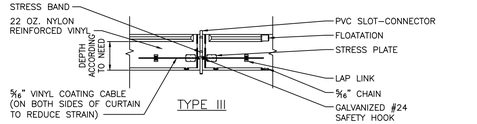
BLOW-UP OF SHACKLE CONNECTION



TYPE I



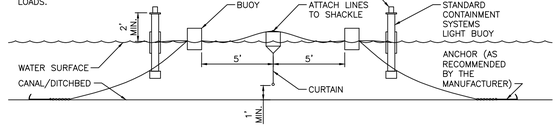
TYPE II



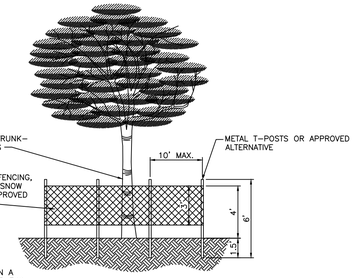
TYPE III

NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN, HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

AUTOMATIC FLASHING LIGHT (ON AT DUSK-OFF AT DAWN) 100' ON CENTER SHALL BE USED IN NAVIGABLE CHANNELS ONLY

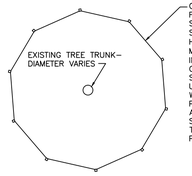


ORIENTATION WHEN INSTALLED (TIDAL SITUATION—TYPE III)—N.T.S.



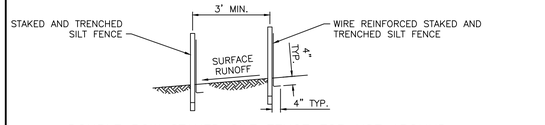
ELEVATION

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.

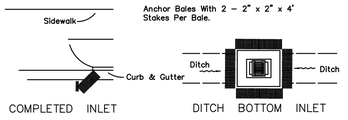


PLAN

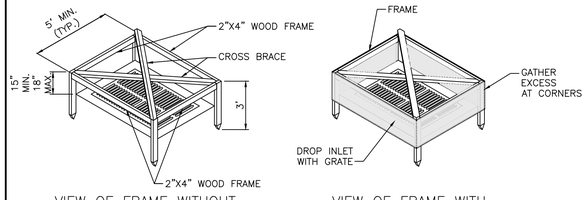
PROTECTIVE FENCING FOR TREES—N.T.S.



DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS—N.T.S.

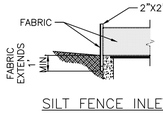


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

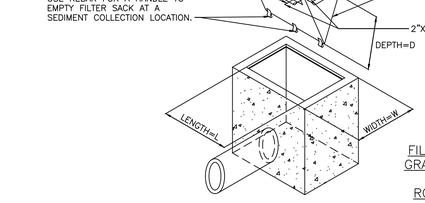


VIEW OF FRAME WITHOUT SILT FENCE

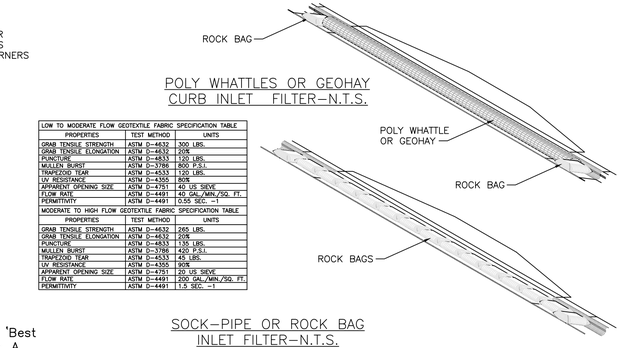
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION—N.T.S.



FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS—N.T.S.

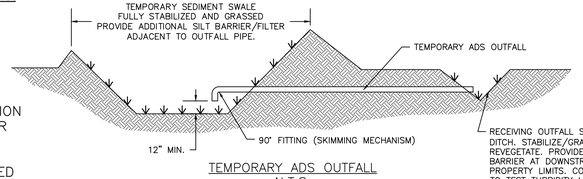


POLY WHATTLES OR GEOHAY CURB INLET FILTER—N.T.S.

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.



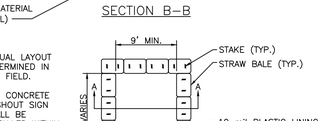
TEMPORARY ADS OUTFALL N.T.S.

- 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.

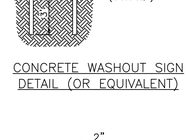


SECTION B—B

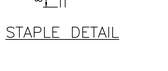
PLAN

TYPE "ABOVE GRADE" WITH STRAW BALES

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

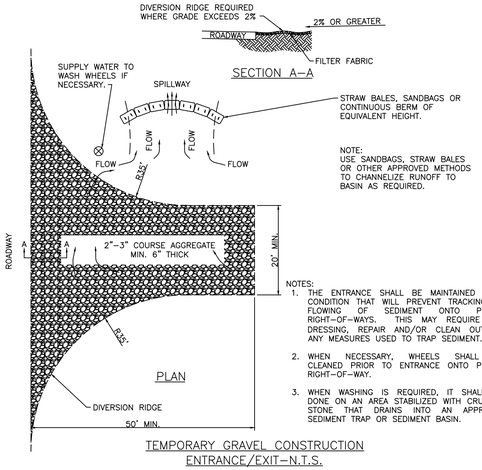


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

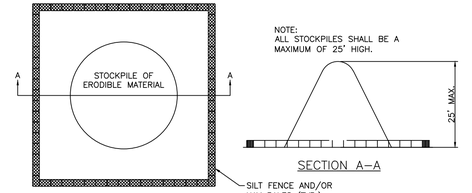
CONCRETE & STUCCO WASTE MANAGEMENT—N.T.S.



PLAN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT—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.



SECTION A—A

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.

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 SIRWMD 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 SCREENG 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 MANTAIN 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 CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006868
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
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DATE	BY	REVISIONS
10/24/07	JB	PER CITY COMMENTS
11/26/07	JB	PER CITY COMMENTS
12/19/07	JB	PER CITY COMMENTS
1/4/08	NTS	PER CITY COMMENTS
1/8/08	NTS	PER CITY COMMENTS

DRAWN: JB
DESIGN: JB
CHECKED: JB
APPROVED: JB
DATE: 10/24/07

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STORMWATER POLLUTION PREVENTION DETAILS

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

ENGINEER CERTIFICATION
- ☐ JOSEPH N. SCHULKE P.E. NO. 40348
- ☐ BRIAN J. BITTLE P.E. NO. 57304
- ☐ JULIAN P. STODDARD P.E. NO. 61805

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□SEEDD/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□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
			B□ SI□NATURE	
			B□ SI□NATURE	
			B□ 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□GATHERED 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□□ROPRIATE□ERMITTIN□A□ENC□OFFICE□RO□ECT MANA□ER. IF HUMAN□ESSOUCE REMAINS□ITHOUT VERBAL 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 SLO□ES 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□ AT□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.

BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00005668
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

	BY	DATE
REVISED PER COMMENTS	JMP	12/16/15
REVISED PER COMMENTS	JMP	11/25/15
REVISED PER COMMENTS	JMP	10/21/15
REVISED PER COMMENTS	JMP	9/30/15
REVISED PER COMMENTS	JMP	9/17/15
REVISED PER COMMENTS	JMP	8/4/15
REVISED PER COMMENTS	JMP	7/20/15
REVISED PER COMMENTS	JMP	6/29/15

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EXISTING CONDITIONS/ DEMOLITION AND POLLUTION PREVENTION PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

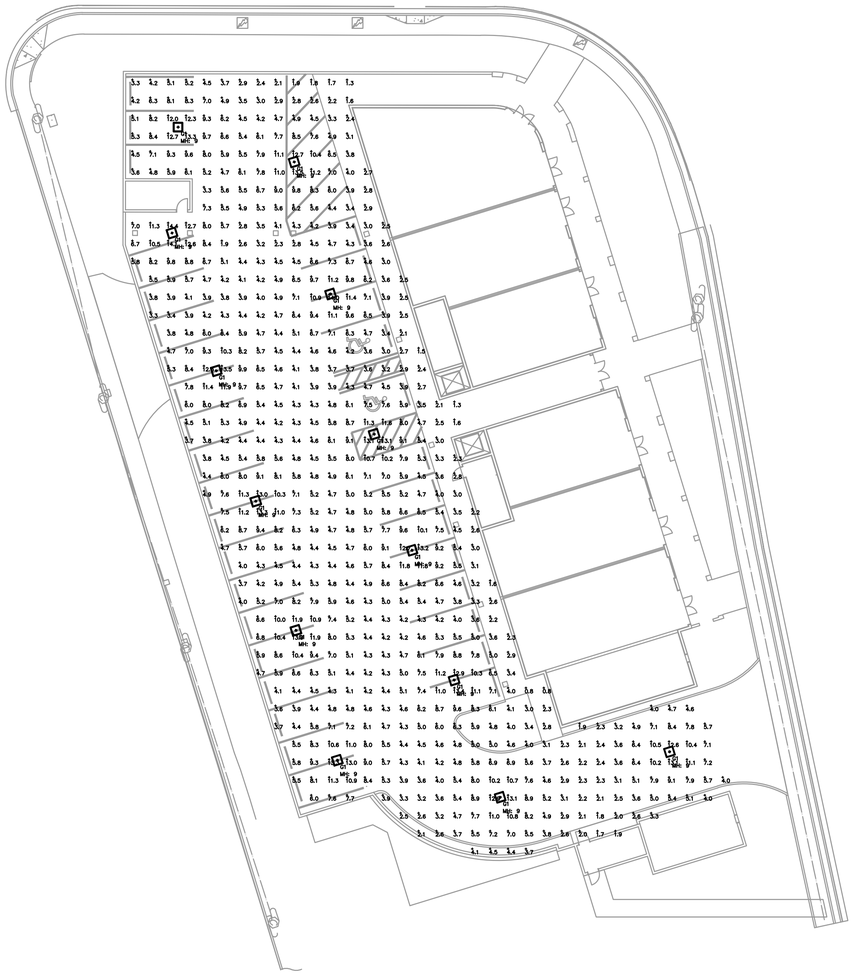
ENGINEER CERTIFICATION
□ JOSEPH P. BITTLE, JR. P.E. FL REG. NO. 47748
□ STEPH□ B. BITTLE FL REG. NO. 57936
□ WILLIAM R. STODDARD FL REG. NO. 57106

DATE:

SHEET 2

PROJECT NO. 15-177

LOADING
SB
MH 30'
SB
MH 30'
SB
MH 30'



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

FIRST FLOOR PHOTOMETRICS PLAN

1"=20'-0" NORTH

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-

1408 Orange Avenue
Fort Pierce, Florida 34950
Phone: (772) 464-4707 Fax: (772) 596-1745
engineering@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Ralph J. Klemm Florida License #58267

revision	date

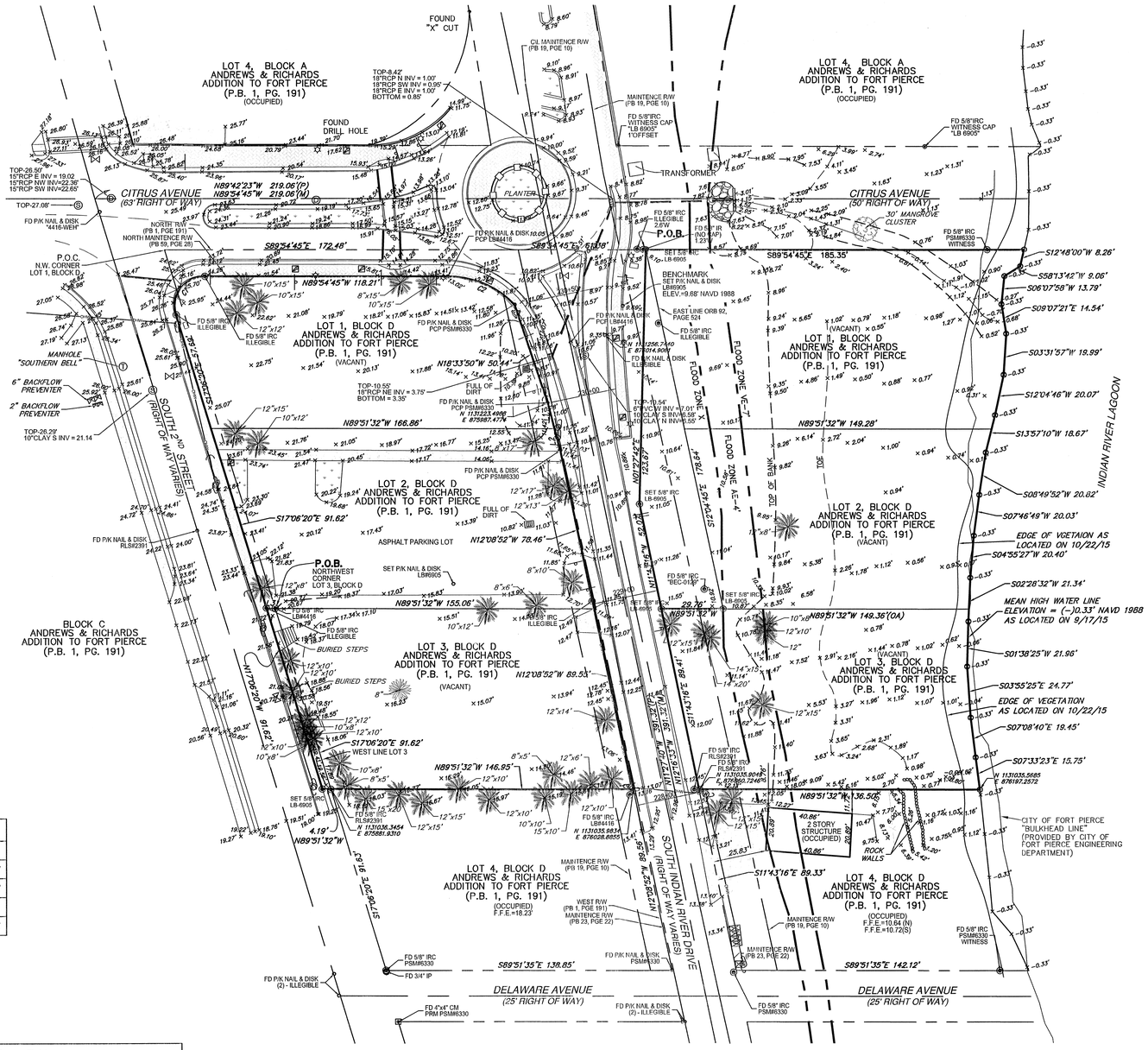
project title: INDIAN RIVER COMMERCE CENTER
INDIAN RIVER DRIVE, FT PIERCE, FL

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'

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

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"

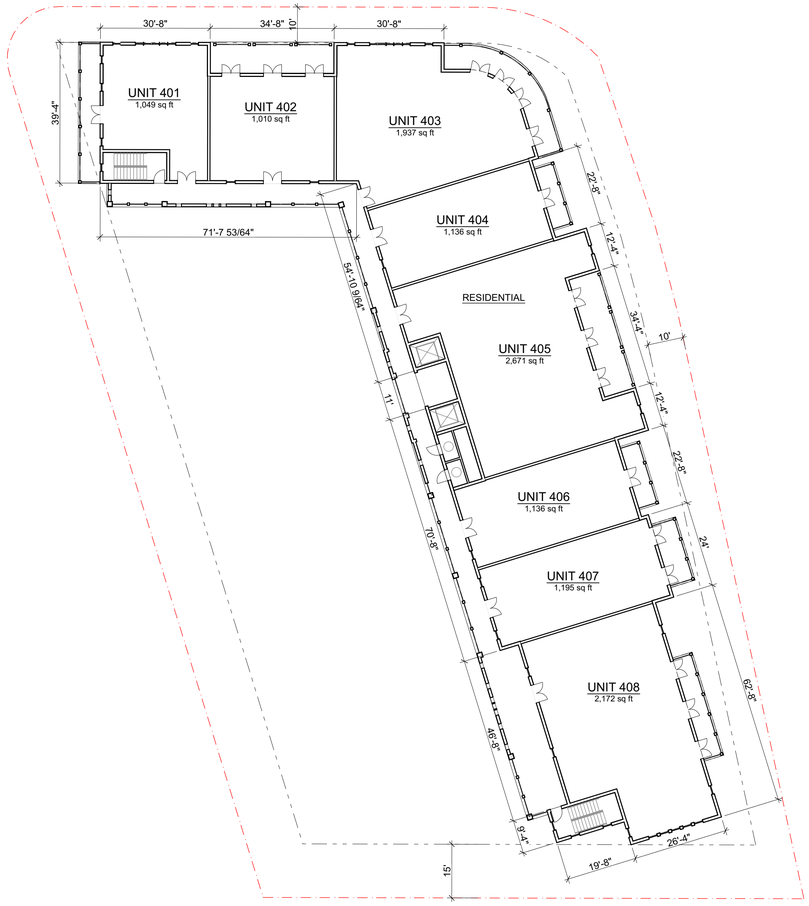
INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-02-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

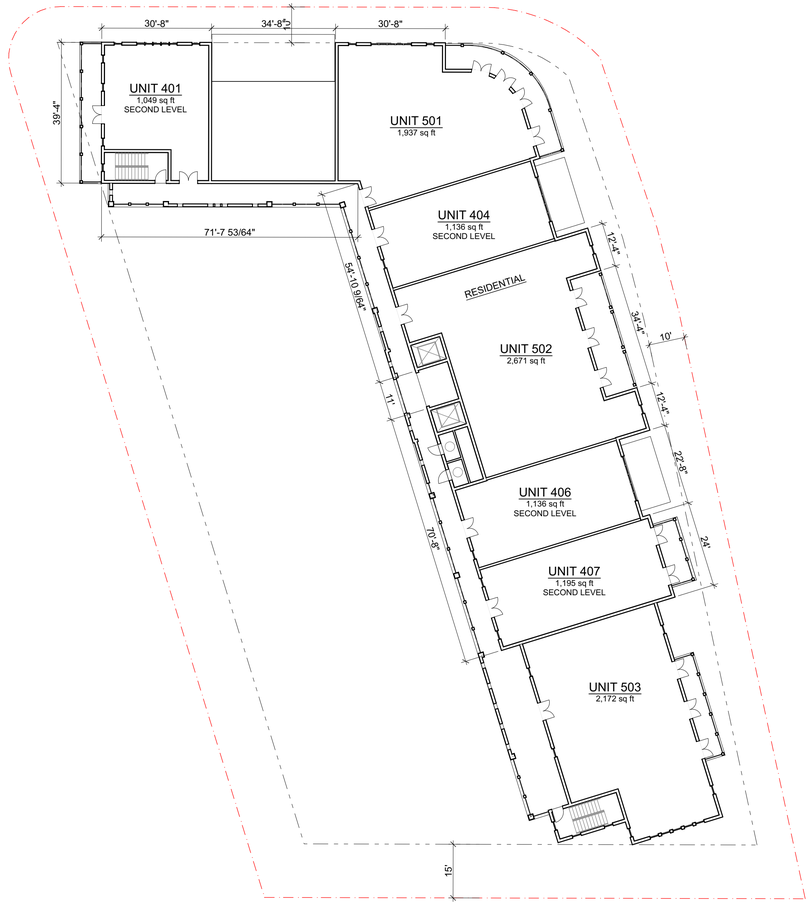
JOB NO. 1519

SHEET NUMBER
A104



1 4th FLOOR
SCALE: 1" = 20'

0 10' 20' 40'



2 5th FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

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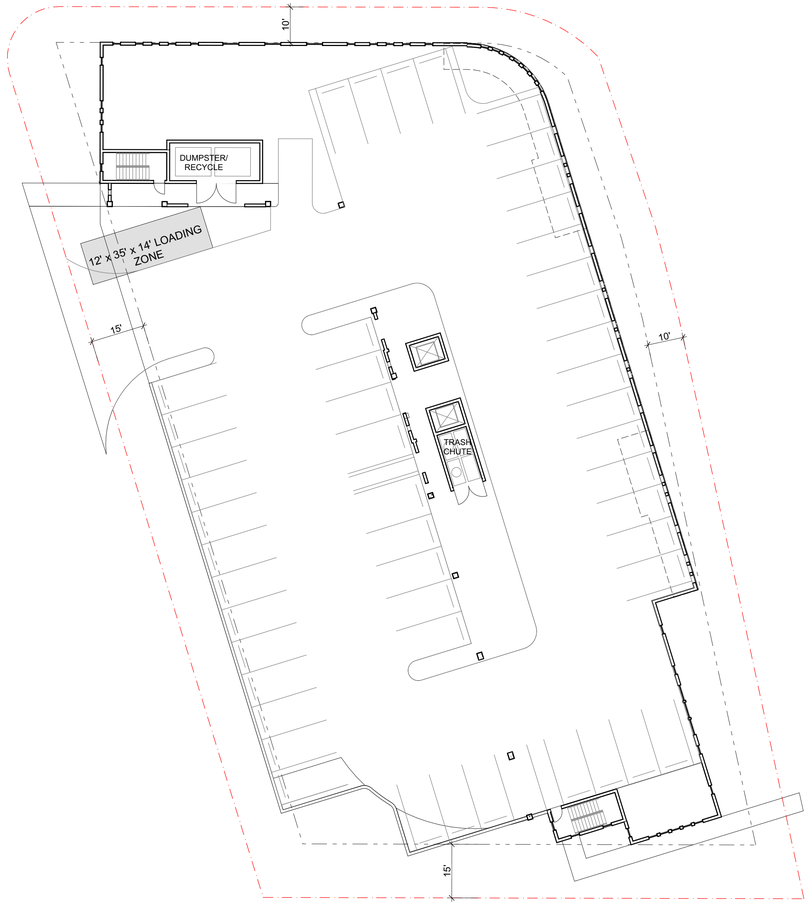
INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-25-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

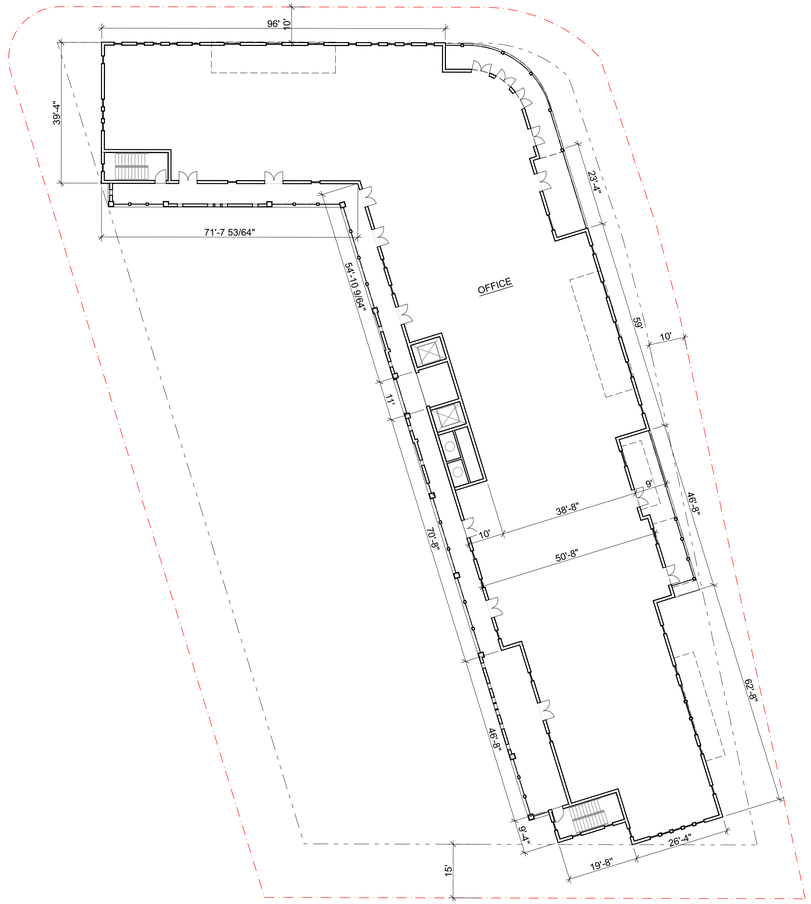
JOB NO. 1519

SHEET NUMBER
A103



1 2nd FLOOR
SCALE: 1" = 20'

0 10' 20' 40'



2 3rd FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

HOOS
ARCHITECTURE
1446 19TH PLACE #100
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PHONE: 772-494-6785
AA 26002522
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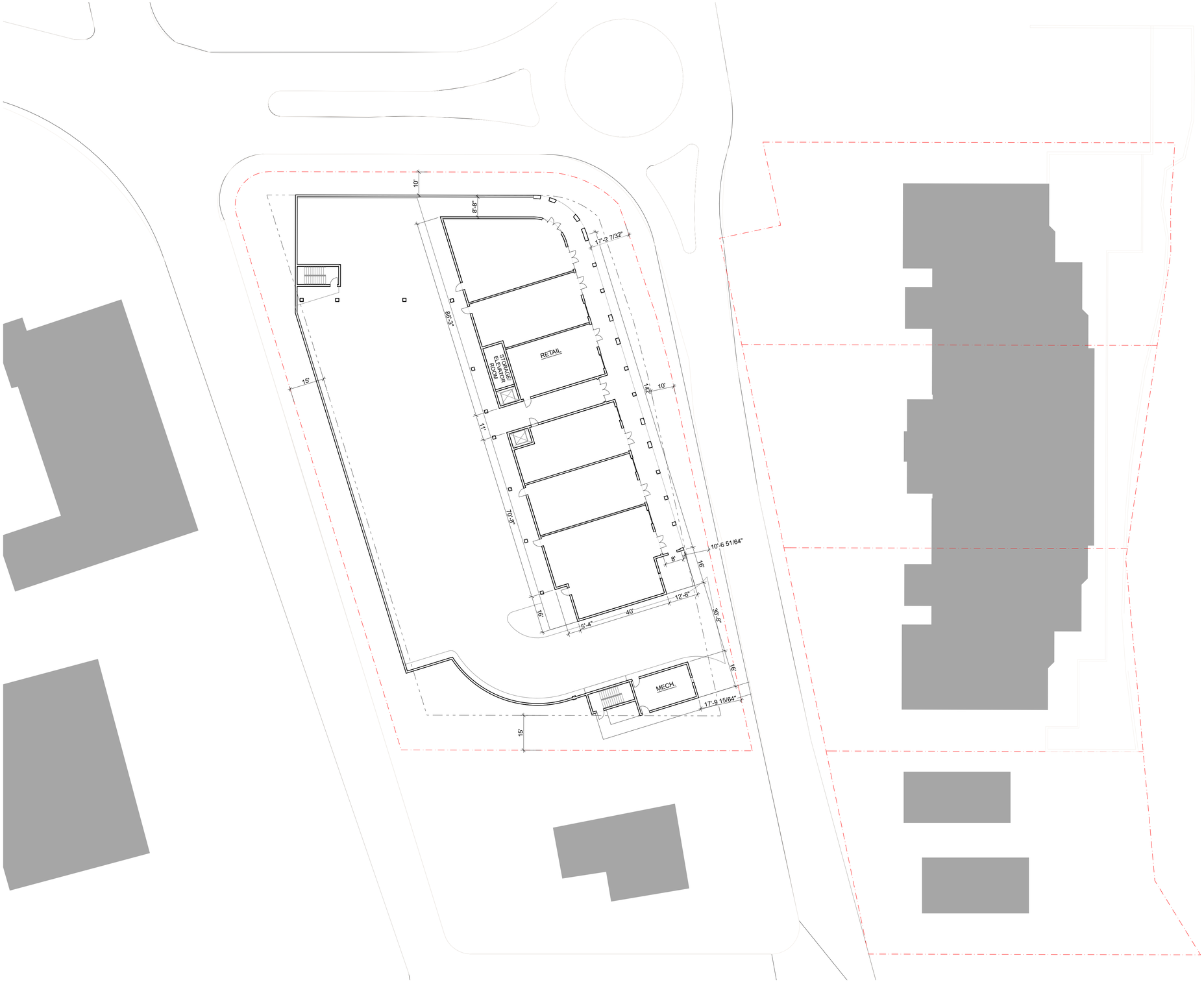
INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV DATE
SCHEMATIC DESIGN	11.25.2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

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

© HOOS ARCHITECTURE, INC

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
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:

DLS Environmental Services, Inc.
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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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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
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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.
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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

969 SE Federal Highway
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SEORourke@comcast.net

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
Suite 402
Stuart, FL 34994

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SEORourke@comcast.net

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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

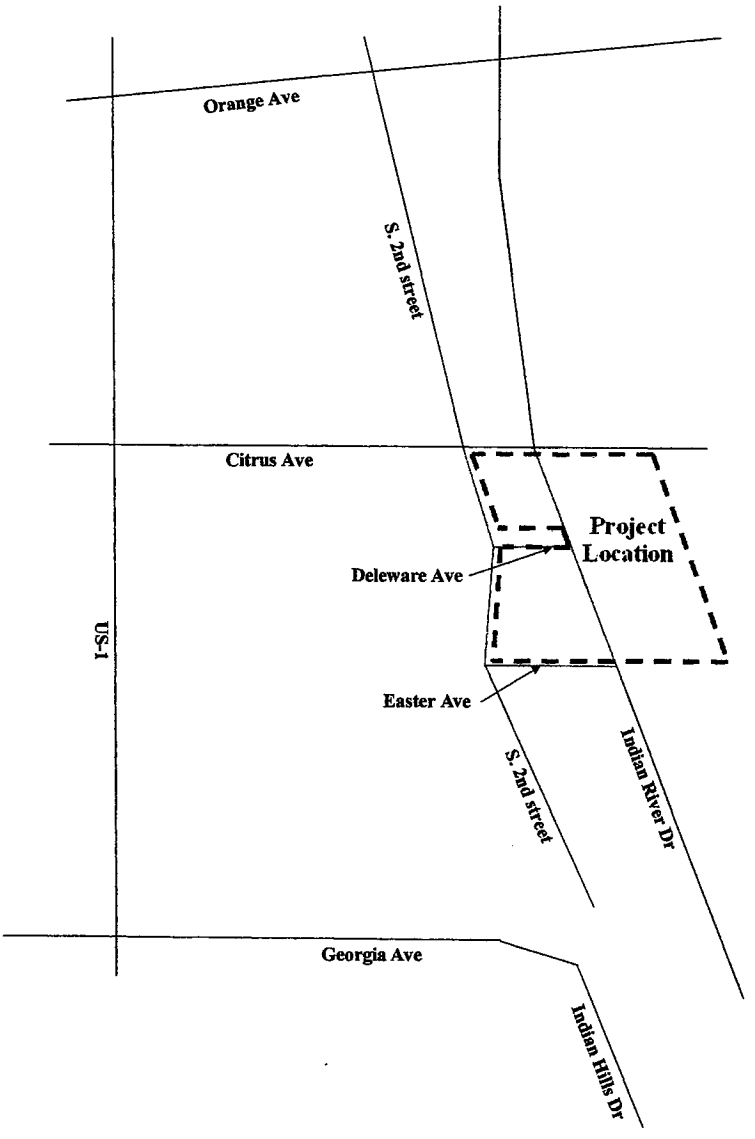
Each of these steps is outlined herein.

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

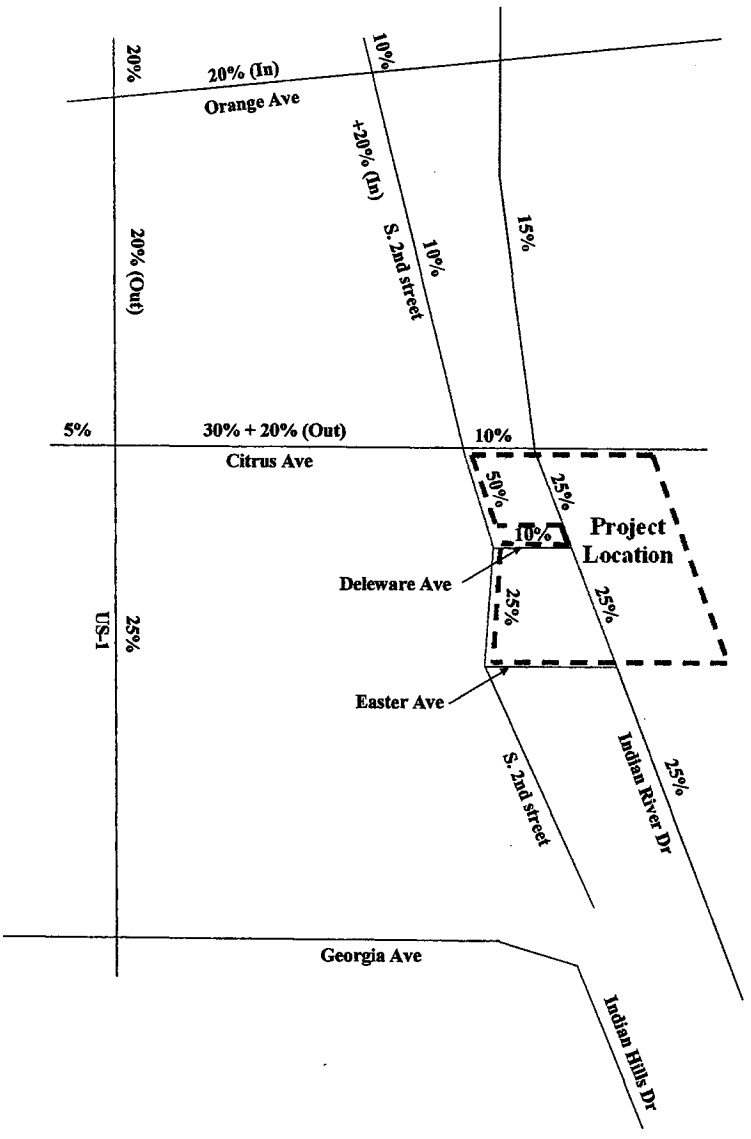
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	Ln(t)=0.80+1.57	402	88	12	354	48	0.75%	399	351	48
Condo Units	230	56	Ln(t)=0.80+0.26	32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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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
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

* 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
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

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				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.

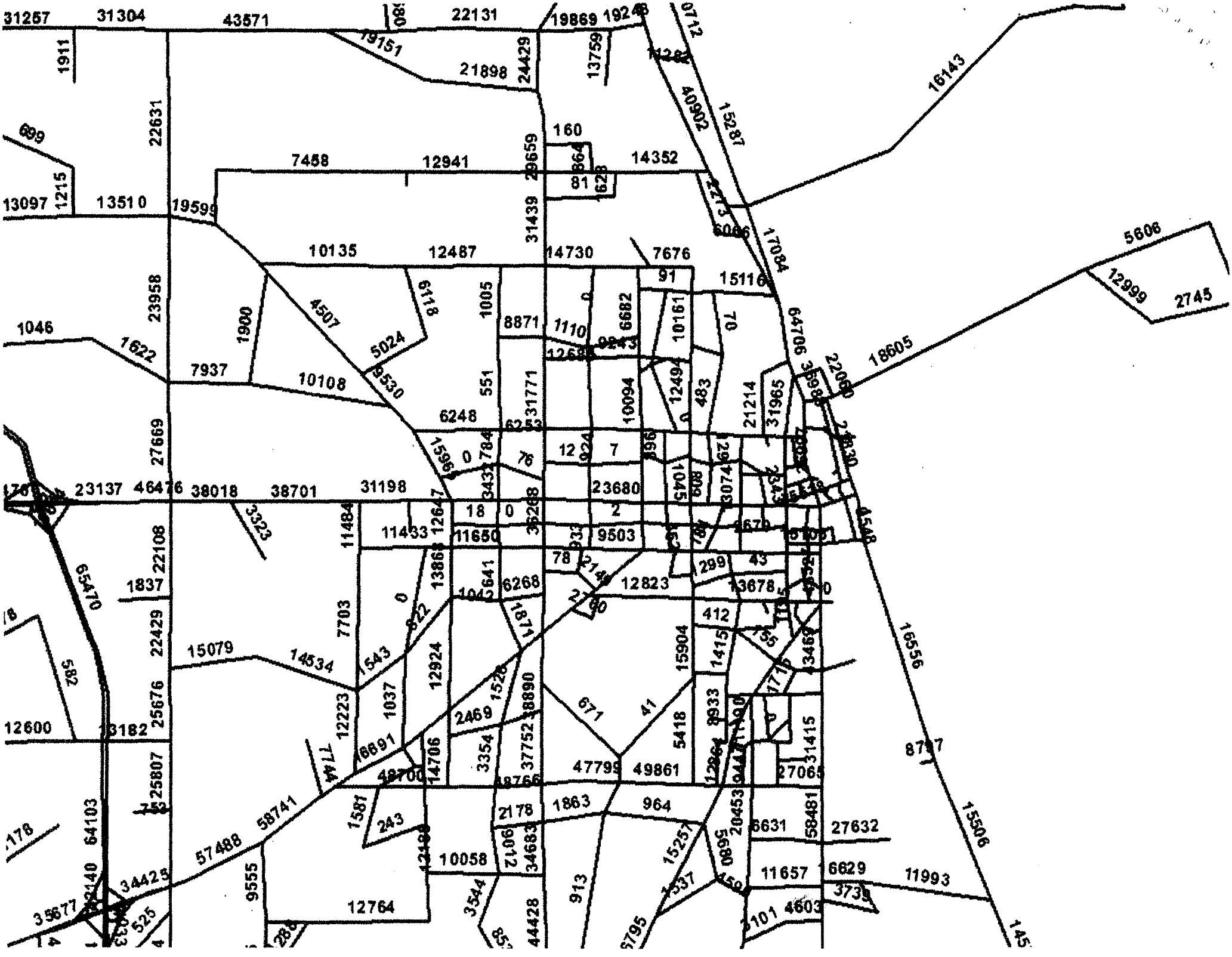
[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[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: 04/04/2016

Re: Minor Replat - RG Towers - 2551 Jenkins Road

SUBJECT:

Approve a Minor Plat application submitted by RG Towers to replat land part of the Fort Pierce Plaza plat at 2551 Jenkins Road. Property is zoned C-3, General Commercial. (Parcel ID 2324-500-0004-000-4).

SUMMARY:

Approval of a Minor Replat application to divide a platted lot.

RECOMMENDATION:

Staff recommends that the City Commission approve the Minor Replat application.

ALTERNATIVES:

Approve with conditions

RESPONSIBLE STAFF:

Clarissa Davis, Planner

COORDINATED WITH:

Rebecca Grohall, AICP

Fiscal Impact

Budgeted Y/N:

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

n/a

Attachments

Staff Report
Application
Warranty Deed
Minor Plat
TRC Comments

Form Review

Inbox	Reviewed By	Date
City Manager	Clarissa Davis	03/30/2016 09:28 AM

City Manager	Nick Mimms	03/30/2016 03:16 PM
Form Started By: Clarissa Davis		Started On: 03/23/2016 03:31 PM
Final Approval Date: 03/30/2016		

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: Minor Replat – RG Towers – 2551 Jenkins Road

DATE: March 23, 2016

STAFF REPORT

Owner: SRI Real Estate Properties LLC
PO Box 2438, Oklahoma City, OK 73101

Applicant/Representative: RG Towers, LLC; Scott Richards, CEO, RG Towers
2414 Alternate A1A S, Suite 400, Jupiter, FL 33477

Requested Action: Approval of a Minor Replat application to divide a platted lot.

Location: 2551 Jenkins Road

Parcel IDs: 2324-500-0004-000-4

Current Zoning: C3, General Commercial

Current Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Parcel(s) Size: 1.92 acres

Risidual Parcel Size: .468 acres

Staff Analysis:

The applicant, RG Towers, is seeking approval to replat land part of the Fort Pierce Plaza plat. The applicant recently applied for a Conditional Use to construct a 150' monopole on the property. The proposed effort to replat the lot allows the applicant to take ownership of the land the pole will be constructed on.

The Fort Pierce Plaza plat was recorded in February of 1997. Currently a Home Depot, Waffle House, Race Trac as well as a Sonic Drive-in Restaurant reside in this plat. The portion to be replatted is the parcel used for the Sonic-Drive-in Restaurant. The establishment shares its land with a large open space area. This area is the approved site for the monopole. The land size for the existing parcel is 1.48 acres. Once replatted, the residual land RG Towers will occupy totals .468 acres. Per Florida State Statute Chapter 177, a governing body must approve replats prior to being recorded.

TRC Comments:

This project was transmitted to all reviewing departments of the Technical Review Committee. The generated comments are submitted along with application materials.

Planning Board Recommendation

The Planning Board at their February 9th meeting approved the application unanimously.

Staff Comments:

Staff recommends that the City Commission approve the Minor Replat application.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Subdivision

Property address or Location 2551 JENKINS RD

Parcel ID #(s) 2324-500-0004-000-4

Project description Construction of new communication tower with fenced compound

SRI Real Estate Properties LLC % Sonic Restaurants Inc	RG Towers, LLC/Scott Richards, CEO, RG Towers, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
300 Johnny Bench Drive	2141 Alternate A1a South, Suite 440
Street Address	Street Address
Oklahoma City, OK 73104	Jupiter FL 33477
City State Zip	City State Zip
(405) 225-5000	561-748-0302
Phone Number	Phone Number
chris.graves@sonicdrivein.com	hvaldez@rgpartners.com; srichards@rgpartners.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.*

By: SRI Real Estate Properties LLC
Paige S Bass
Property Owner(s) Signature(s) Vice President

STATE OF ~~Florida~~ OKLAHOMA -- COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 21st day of October, 20 15, by Paige S. Bass, VP of SRI Real Estate Properties LLC who is personally known to me or has produced _____ as identification.

Nicky Calhoun
Signature of Notary

NICKY CALHOUN NOTARY # 12000222 EXP. 01/10/16 PUBLIC STATE OF OKLAHOMA (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
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☑ Complete, notarized application

RG Towers' Developmental Review Application- Sonic

Developmental review application

Warranty Deed

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2998356 OR BOOK 2746 PAGE 121, Recorded 01/22/2007 at 03:12 PM

Prepared by:

Joe C. Lewallen, Jr., Esq.
Fellers, Snider, Blankenship,
Bailey & Tippens
100 N. Broadway, Suite 1700
Oklahoma City, OK 73102-8820

Mail to
MacFarlane Ferguson & McMullen
Post Office Box 1669
Clearwater, FL 33757-1669

COPY

GENERAL WARRANTY DEED

Sonic Restaurants, Inc., an Oklahoma corporation ("Grantor"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by SRI Real Estate Properties LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain real property located in St. Lucie County, Florida, and being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof for all purposes (the "Land"), LESS AND EXCEPT all oil, gas and other minerals, not limited solely to hydrocarbons, previously reserved or conveyed of record, and all rights pertaining thereto, but together with all improvements thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto (said real property, together with such improvements and such rights, benefits, privileges, easements, tenements, hereditaments and appurtenances are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, subject to any and all easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and other matters of record, all applicable building and zoning ordinances, laws, regulations and restrictions by governmental authorities and all matters as would be disclosed by an accurate on-the-ground survey of the Property (the "Permitted Exceptions") as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

THIS IS A CONVEYANCE OF UNENCUMBERED PROPERTY FROM A PARENT ENTITY TO ITS WHOLLY OWNED SUBSIDIARY FOR NO ADDITIONAL CONSIDERATION.

COPY

IN WITNESS WHEREOF, this General Warranty Deed has been executed and delivered by Michael A. Perry, its President, who is authorized to execute this conveyance, to be effective for all purposes as of the 20th day of December, 2006.

GRANTOR: Sonic Restaurants, Inc.,
an Oklahoma corporation

By:
Name: Michael A. Perry
Title: President

Affix Corporate Seal:

COPY

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the 15th day of December, 2006, by Michael A. Perry, President of Sonic Restaurants, Inc., an Oklahoma corporation.

Notary Public, State of Oklahoma

My Commission Expires: 6-28-09

(Seal)

COPY

COPY

EXHIBIT "A"
Legal Description

COPY

PARCEL 1:

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, described as follows:

Parcel B-2, FORT PIERCE PLAZA, according to the plat thereof recorded in Plat Book 35, pages 21, 21A and 21B, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING that portion of Parcel B-2, as conveyed to Racetrac Petroleum, Inc., dated March 11, 1999, and recorded March 18, 1999, in Official Records Book 1210, page 903, of the public records of St. Lucie County, Florida.

PARCEL 2:

Non-exclusive Easement for ingress and egress as created and described in that certain Reciprocal Easement and Operation Agreement, recorded in Official Records Book 1065, page 1910, and amended under the First Amendment to Reciprocal Easement and Operation Agreement recorded in Official Records Book 1210, page 918, of the public records of St. Lucie County, Florida.

COPY

COPY

TO: Clerk of Court of St. Lucie County
ATTN: Recording

Please record the enclosed documents and return them to this office:

Deed	$27.00
Doc. Stamps	$none due
TOTAL	$27.00

NOTE: Per F.S. 692.01 – two witnesses are not required.

Thank you!

Macfarlane, Ferguson & McMullen
ATTN: Linda Morris
P.O. Box 1699
Clearwater, FL 33757
727-441-8966 x 2232

COPY

COPY

RG TOWERS FORT PIERCE

BEING A REPLAT OF A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK:_____

PAGE:_____

DOCKET NO._____

CERTIFICATE OF DEDICATION AND DESCRIPTION

STATE OF DELAWARE
COUNTY OF NEW CASTLE

KNOW ALL MEN BY THESE PRESENTS, THAT SRI REAL ESTATE PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AND PLATTED HEREIN, AS RG TOWERS FORT PIERCE, BEING IN CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DOES HEREBY DEDICATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL B2:

THENCE ON AN ASSUMED BEARING OF S89°55'24"E ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°55'24"E CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 14.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, HAVING A CENTRAL ANGLE OF 08°13'13" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 101.15 FEET (CHORD BEARING = S85°48'47"E AND CHORD DISTANCE = 101.06 FEET) TO A POINT ON A NON–TANGENT LINE;

THENCE S00°04'59"E A DISTANCE OF 151.50 FEET;

THENCE S70°58'00"W A DISTANCE OF 104.50 FEET;

THENCE S89°55'01"W A DISTANCE OF 16.85 FEET TO A POINT ON A LINE 38.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL B2

THENCE N00°04'59"W ALONG SAID PARALLEL LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA CONTAINING 20,387.84 SQUARE FEET (0.468 ACRES), MORE OR LESS.

IN WITNESS WHEREOF, SRI REAL ESTATE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, MANAGER MEMBER OF SRI REAL ESTATE PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2016.

SRI REAL ESTATE PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:_____

_____
MANAGING MEMBER

WITNESS	WITNESS
_____	_____
_____	_____
PRINTED NAME	PRINTED NAME

ACKNOWLEDGMENT AS TO CERTIFICATION OF DEDICATION

STATE OF DELAWARE
COUNTY OF NEW CASTLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2016. BY, _____, MANAGING MEMBER OF SRI REAL ESTATE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC:_____COMMISSION #_____

PRINTED NAME: _____MY COMMISSION EXPIRES:_____

CITY ATTORNEY

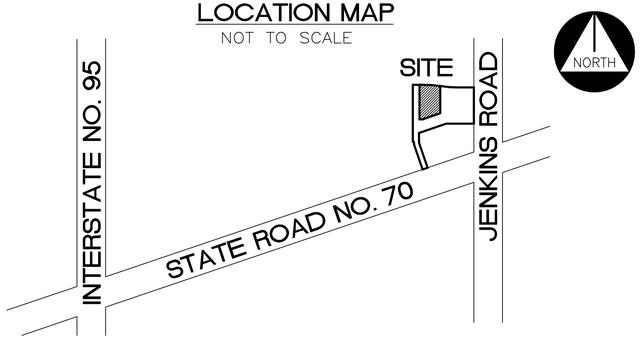
IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY:_____
ROBERT V. SCHWERER
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA.

SEAL	SEAL	SEAL	SEAL
SRI REAL ESTATE PROPERTIES, LLC	CLERK TO THE BOARD OF CITY COMMISSIONERS	WILLIAM S. PAYNE, PSM	CLERK OF THE CIRCUIT COURT

LOCATION MAP

NOT TO SCALE



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JESSICA M. SHAPIRO, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORTED DATED APRIL 29, 2015, ISSUED BY CHICAGO TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____, 2015, AT _____(M):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF RG TOWERS FORT PIERCE 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.

PURSUANT TO FLORIDA STATUE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2015.

DATED THIS _____DAY OF _____, 2015.

JESSICA M. SHAPIRO

BY:_____
GUNSTER, YOAKLEY & STEWART, P.A.
777 SOUTH FLAGLER DRIVE, SUITE 500
WEST PALM BEACH, FL 33401

CERTIFICATION OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS ____DAY OF _____2016. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA,

THIS_____DAY OF _____, 2016

FORT PIERCE CITY COMMISSION

BY:_____
LINDA COX, CITY CLERK

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RG TOWERS FORT PIERCE, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____DAY OF _____, 2016 AND RECORDED ON PAGE _____OF PLAT BOOK_____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA

JOSEPH E. SMITH, CLERK OF CIRCUIT COURT

BY:_____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

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.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF N00°04'59"W.

2. PLAT CONTAINS ONE LOT WITH AN AREA OF 0.468 ACRES.

3. RESTRICTIONS ARE IN EFFECT PER THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1065, PAGE 1910 AND AMENDED PER OFFICIAL RECORD BOOK 1210, PAGE 918 BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND ALUMINUM DISK STAMPED "P.R.M. LB 7188", UNLESS OTHERWISE NOTED.

PLANNING AND DEVELOPMENT SERVICES APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE C3 ZONING DISTRICT, AS SET FORTH IN SECTION 7.01.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE

THIS _____ DAY OF _____, 2016

BY:_____
REBECCA GROHALL
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUES.

_____DATE_____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER,
FLORIDA REGISTRATION NO. 4350
PLAT REVIEWER FOR CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON JUNE 16, 2015, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FORGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND ALL LOT CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, PART 1, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

_____DATE_____
WILLIAM S. PAYNE, P.S.M. FLORIDA CERTIFICATE NO. 5685
WSP CONSULTANTS, INC.
18815 ANNELIS DRIVE, LUTZ, FLORIDA 33548
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB. 7188

PREPARED BY:

WILLIAM S. PAYNE, PSM, LS 5685
FOR WSP CONSULTANTS, INC., LB 7188
PREPARATION DATE: 01/28/2016

WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420
CERTIFICATE OF AUTHORIZATION NO.: LB 7188

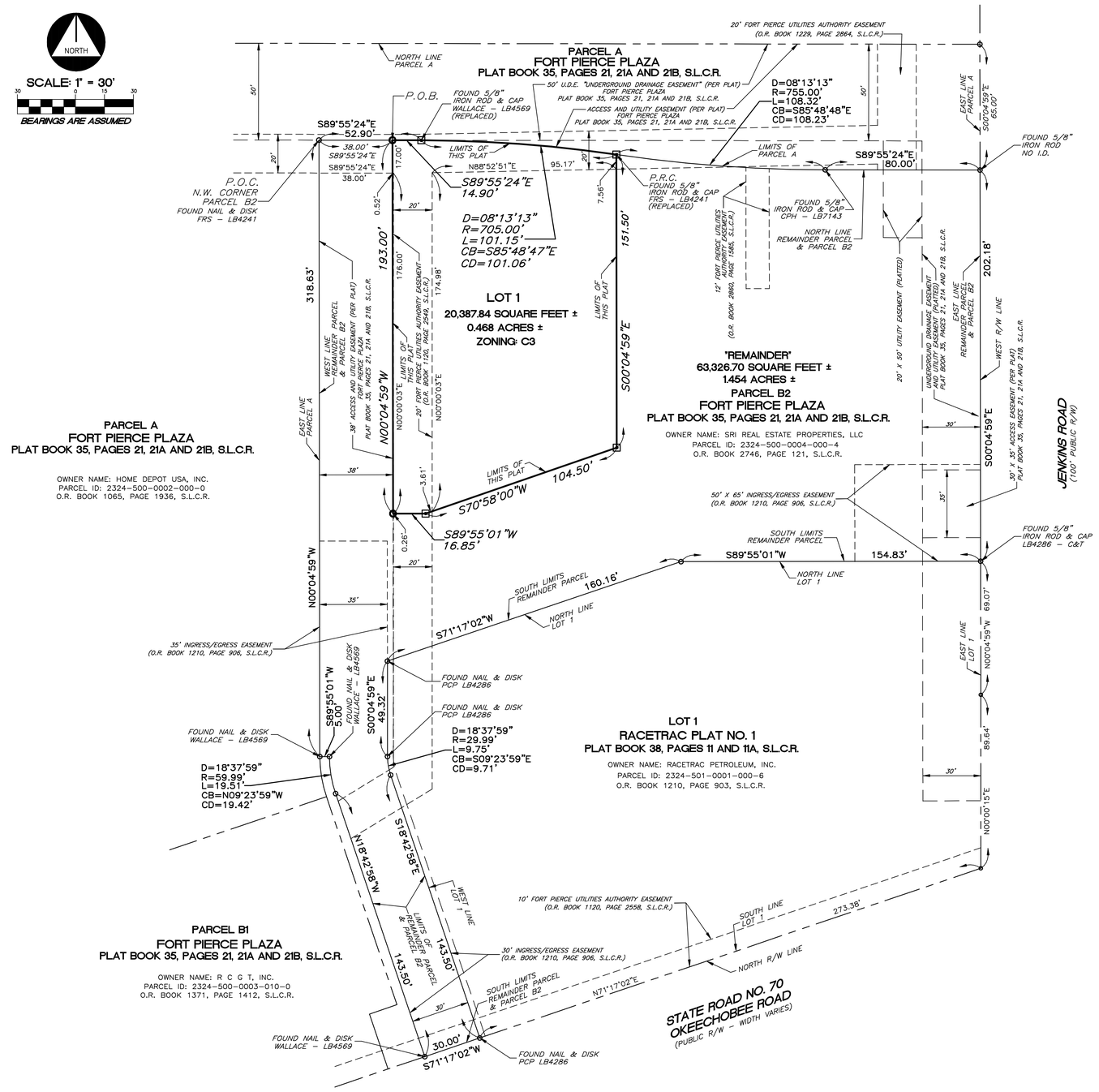
RG TOWERS FORT PIERCE

BEING A REPLAT OF A PORTION OF PARCEL B2, FORT PIERCE PLAZA,
AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK:_____

PAGE:_____

DOCKET NO._____



AREA TABLE

DESCRIPTION	SQUARE FEET	ACREAGE
ORIGINAL PARCEL	83,714.54	1.922 ACRES
NEW PARCEL (LOT 1)	20,387.84	0.468 ACRES
REMAINDER PARCEL	63,326.70	1.454 ACRES

ABBREVIATIONS AND SYMBOLS

P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.R.C. – POINT OF REVERSE CURVATURE (TANGENT)
S.L.C.R. – ST. LUCIE COUNTY RECORDS
R/W – RIGHT-OF-WAY
D – DELTA (CENTRAL ANGLE)
R – RADIUS
L – ARC LENGTH
CB – CHORD BEARING
CD – CHORD DISTANCE
LB – LICENSED BUSINESS

◎ – SET P.R.M. MAG NAIL WITH 1.5" DIAMETER ALUMINUM DISK STAMPED "P.R.M." L.B. # 7188

⊡ – SET P.R.M. 4" X 4" CONCRETE MONUMENT WITH MAG NAIL WITH 1.5" DIAMETER ALUMINUM DISK STAMPED "P.R.M." L.B. # 7188

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PREPARED BY:
WILLIAM S. PAYNE, PSM, LS 5685
FOR WSP CONSULTANTS, INC., LB 7188
PREPARATION DATE: 01/28/2016

WSP Consultants, Inc.
SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420
CERTIFICATE OF AUTHORIZATION NO.: LB 7188

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Holly Valdez, V.P. Operations

FROM: Clarissa Davis, Planner

RE: RG Towers - & Minor Plat

DATE: February 17, 2016

Ms. Valdez,

I have reviewed the proposed minor replat application for the RG Towers project located at 2551 Jenkins Road and have produced the following comments:

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. Minor Plat could possibly reduce the green space required for the Sonic Drive-in Restaurant. Please provide calculations showing green space calculations before and after the replat.

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

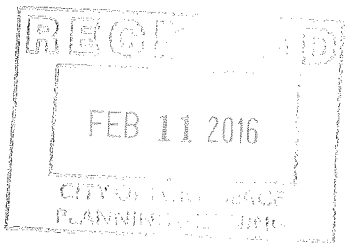
Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

SUBJECT: **RG Towers Minor Plat Review**
2551 Jenkins Road
TRC Project No. 15-04000015



DATE: February 11, 2016

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received February 5, 2016

- ☑ Plat and Survey
- ☐ 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 comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. The revised plat has been forwarded to our reviewing surveyor and is currently under review. Once comments are received they will be forwarded to your department for transmittal to the applicant.
2. As previously noted, the development plan reflects a proposed 20' wide access easement that traverses over two existing parking stalls and Type F curb and gutter; please provide information on how access for service vehicles requiring entrance to the tower site will maneuver across the "F" curb.
3. Advisory Comment: The Landscape Plan indicates that there is an existing Live Oak located in the middle of the proposed 20' wide access easement. The applicant shall be made aware that impacts to this tree will require permitting through the City.

JRA/tst

TRC - RG Towers - 2551 Jenkins Rd <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
02/11/2016 11:22 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Clarissa,

Below are FPUA comments regarding the TRC submission for RG Towers.

D. **Minor Replat** – RG Towers – 2551 Jenkins Road - (Clarissa Davis)
- **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)

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

March 28, 2016

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: RG Towers Plat Review (final) NS Project 16-006

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My previous plat comments including the required field PRM inspection have been satisfactorily addressed by the platting surveyor. I have no further plat comments.

Sincerely,

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

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

Meeting Date: 04/04/2016

Re: St. Andrew's Early Learning Center - Application for Conditional Use - 317 S. 2nd Street

Submitted For: Rebecca Grohall, Director, Planning & Zoning

SUBJECT:

Review and approval with conditions an application for Conditional Use with New Construction, submitted by Property Owner, St. Andrew's Episcopal Academy, applicant, Trina Angelone, Head of School, and representatives, Mike Menard and Abraham Chabab, PE, to operate an early learning center for children ages 2-5 (Pre-K) located at 317 S. 2nd Street, Fort Pierce, FL. The property is zoned Office Commercial, C-1 , (Parcel ID 2410-808-0005-000-0).

SUMMARY:

- The applicant is requesting approval of a Conditional Use with new construction to operate an early learning center for St. Andrew's Academy children ages 2-5 (Pre-K) at 317 S 2nd Street.
- The subject property is zoned Office Commercial, C-1 and is located within the Downtown Business and Entertainment District. The subject site is approximately .31 acres.
- The facility is presented to serve a maximum enrollment of forty-nine (49) children, centered on providing a curriculum of science, creative play, and reading preparation. The proposed hours of operations for the center are 7 AM to 6 PM.
- Pursuant to City Code Section 22-16 (b) (2) & (3) (c), the subject site is exempt from City of Fort Pierce requirements based upon its location within the Downtown Business and Entertainment District, however the conditional use improvement plan incorporates the provision of five (5) parking spaces on-site, one of which is handicap accessible.
- The Planning Board, at their March 8th, 2016 meeting, voted unanimously to recommend approval of the request with staff recommended conditions.
- A total of 20 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of March 24th, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

RECOMMENDATION:

Staff recommends approval of the request with consideration of an enrollment limit, of forty-nine (49) students, and designated staff parking plan.

ALTERNATIVES:

- Approval with alternative conditions
- 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 request.

Attachments

Staff Report
Sire Aerial & Zoning Map
Application
Site Improvement Plan
Floor Plan & Architectural Renderings
Traffic Statement
TRC Comments & Applicant Responses
PB Minutes - March 2016 (Unapproved) - St. Andrews

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/29/2016 05:24 PM

Form Started By: Kori Benton
Started On: 03/24/2016 11:14 AM
Final Approval Date: 03/29/2016

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 with New Construction
St. Andrew's Early Learning Center
317 S. 2nd Street

DATE: March 24, 2016

STAFF REPORT

Owner(s): St. Andrew's Episcopal Academy
320 S. Indian River Drive
Fort Pierce, FL 34950

Applicant: Trina Angelone, Head of School
210 S Indian River Dr
Fort Pierce FL 34950-4337

Representative(s):

Mike Menard
Cook & Menard Architecture
806 Delaware Avenue,
Ft. Pierce, Florida 34950

Abraham Chabab, PE
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983

Requested Action: Approval of an application for Conditional Use, with new construction, to operate an early learning center for children ages 2-5 (Pre-K).

Location: 317 S. 2nd Street

Parcel ID: 2410-808-0005-000-0

Zoning: Office Commercial, C-1

Surrounding Zoning:

North	East	South	West
C-1	C-1	C-1	C-4

Future Land Use: CBD, Central Business District

Site Size: .31 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting approval of a Conditional Use with new construction to operate an early learning center for St. Andrew's Academy children ages 2-5 (Pre-K). The subject property is zoned Office Commercial, C-1 and is located within the Downtown Business and Entertainment District. The subject site is approximately .31 acres.

The subject site is a historic structure which was converted from a single-family home to a professional office over a decade ago. St. Andrew's Early Learning Center seeks to repurpose the structure to offer an educational extension of St. Andrew's existing educational program in downtown Fort Pierce to children ages 2-5. The facility is presented to serve a maximum enrollment of forty-nine (49) children, centered on providing a curriculum of science, creative play, and reading preparation. The proposed hours of operations for the center are 7 AM to 6 PM.

The existing one and half story structure is approximately 2,645 sq. ft. in overall area. The upstairs will be designated for a private office, providing a foundation of 1,545 sq. ft. of functional space for the learning center. The addition of a 150 sq. ft. science classroom and 120 sq. ft. garden center are proposed at the rear of the structure. The renovated floor plan provides two (2) classrooms, a science room, craft area, reception area, restrooms, and covered porches. The Historic Preservation Board has reviewed and approved the requested additions.

In addition to traditional indoor reading, math, arts, and literacy instruction, the proposed encompasses a science-oriented sunroom, rear porch with garden planters, a butterfly garden, and an outdoor nature trail. The outdoor amenities and a semi-natural playground are secured via fencing and landscaping in the open space area at the rear of the structure, which overlooks Indian River Drive. The operational plan seeks to rotate students throughout the various learning centers, limiting the quantity of children in outdoor areas at one time.

Access & Parking

Vehicular access to the property is provided via two existing one-way driveways on 2nd Street. Pursuant to City Code Section 22-16 (b) (2) & (3) (c), the subject site is exempt from City of Fort Pierce requirements based upon its location within the Downtown Business and Entertainment District, however the conditional use improvement plan incorporates the provision of five (5) parking spaces, one of which is handicap accessible. The applicant is encouraged to install a bicycle rack on-site to augment the parking options provided with the redevelopment plan.

Several on-street parking spaces are available to the east, along South Indian River Drive, offering rear access of the site. These spaces feature a two hour parking limit, providing parents an adequate window for an accompanied drop-off of their student or parent meetings. The build-out of the main campus will place additional parking facilities further to the east to support overall St. Andrew's campus operations.

Traffic & Loading

The proposed reuse of the property generates trips, which are concentrated during AM and PM peak hours. A functional total of approximately 72 PM & AM peak hour trips per day are projected based upon the level of classrooms and students. The preparing engineer of the traffic statement has deemed 50% of these trips to be recapture, of scheduled trips, from parents that work in the downtown area. Trips associated with the proposed development during these hours encompass staff, teachers, and parent drop-off and pick-up of students. It's suggested that the elevated traffic impacts from the proposed reuse will not have a significant impact to the current level of services, however the analysis does not appear to take into account the planned impacts from the expansion of St. Andrew's Episcopal Academy's main campus to the east, and the two proposed projects, Indian

River Villas and Indian River Commerce, to the south east from this site. Further analysis of the collective impacts to the level of service for Citrus Avenue should be considered.

The proposed parking area expansion features a loading zone for student drop-off and pick-up. The designed stacking capacity is not presented, however the parking and loading configuration should accommodate 3-4 vehicles queuing on-site. The anticipated traffic impacts, and limited stacking capacity on-site present a need to consider functional solutions to ensure efficient and safe loading and unloading of students, and the exiting of vehicles from the site. A right-turn only departure from the site may assist in facilitating the timely departure of vehicles after drop-off. The utilization of the on-street parking to the east of the facility by teachers and staff may further improve capacity of the principal parking area to accommodate parent activities. Additionally, the consideration of an enrollment ceiling, at this location, may ensure that traffic impacts do not elevate due to demand pressure in the future.

Sidewalks & Landscaping

Pedestrian access will be enhanced with the implementation of sidewalk access from 2nd Street to the facility, and reconstruction of the rear access sidewalk.

Pursuant to City Code Section 22-16 (b) (2) & (3) (c)., the subject site is exempt from City of Fort Pierce landscaping requirements based upon its location within the Downtown Business and Entertainment District, however the improvement plan seeks to retain and supplement the landscaping on-site for enhancement of the parking area and rear outdoor areas. Additional landscaping to complement the building façade and entry are encouraged for overall enhancement of design.

Technical Review Committee

All affected departments have reviewed and conditionally approved the Conditional Use with new construction based on compliance with the requirements of the City Code.

Planning Board Recommendation:

The Planning Board, at their March 8th, 2016 meeting, voted unanimously to recommend approval of the request with staff recommended conditions.

Property Owner Response Summary:

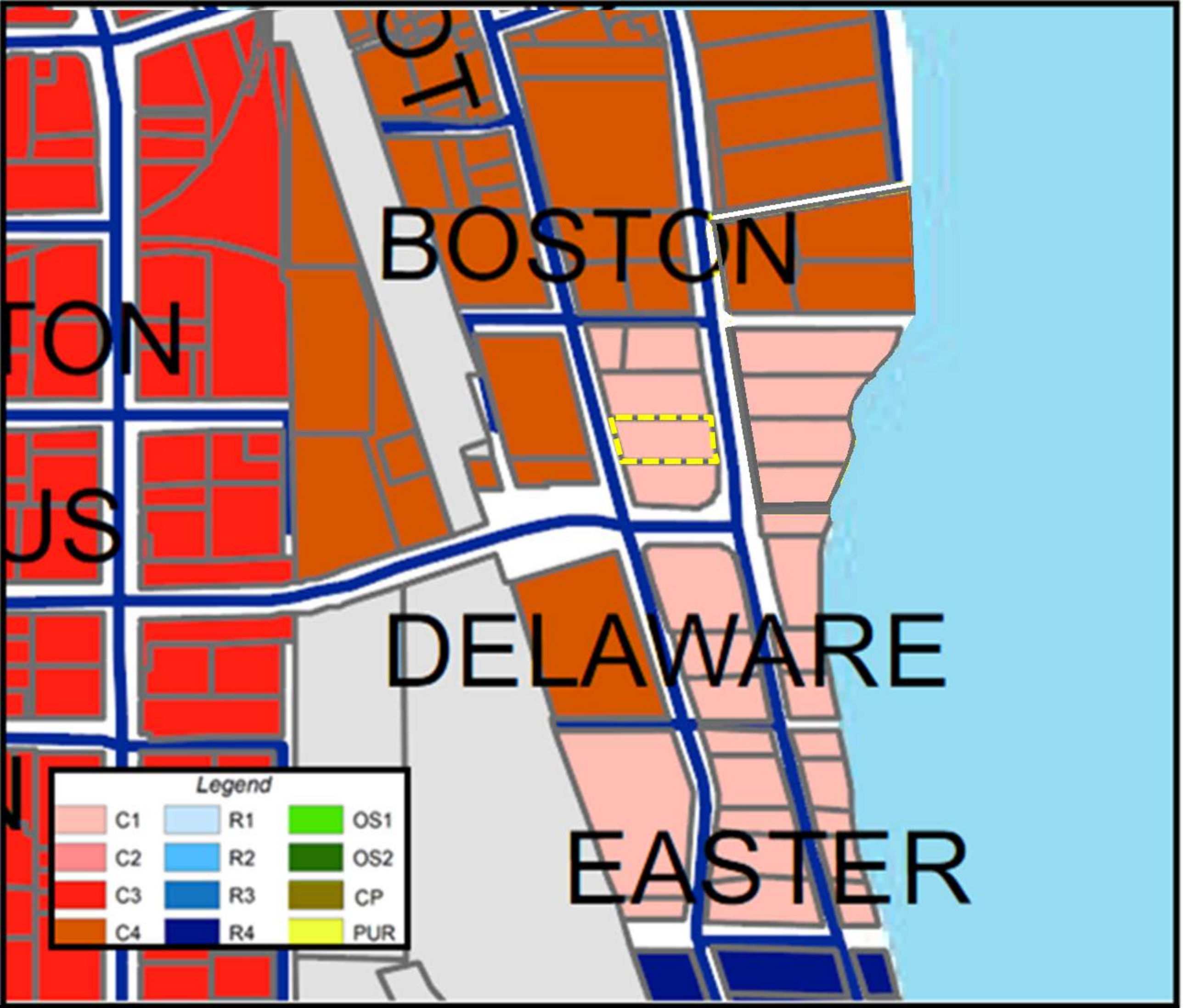
A total of 20 notifications of the proposed Conditional Use were mailed to the owners of property located within 500 feet of the subject property. As of March 24th, 0 responses have been received. An update will be provided to the City Commission at the public hearing.

Staff Recommendation:

The proposed Conditional Use with new construction meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends approval of the request with consideration of an enrollment limit and designated staff parking plan.

317 S. 2nd Street

Site Aerial



317 S. 2nd Street

Zoning Map

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 317 2nd St

Parcel ID #(s) 2410808000500

Project description

St. Andrew Episcopal Academy	C. A. McGregor Board
Property Owner(s)	**Applicant/Representative, Title, Company**
317 2nd St	210 South Indian River Dr
Street Address	Street Address
Fort Pierce FL	FL
City State Zip	City State Zip
772-3322742	772-332-2742
Phone Number	Phone Number
alan@camgroupllc.com	alan@camgroupllc.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.*

C. A. M.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- , COUNTY St Lucie

The foregoing instrument was acknowledged before me this 25 day of Jan., 2016, by Clarence McGregor who is personally known to me or has produced as identification.

Marcia Talbert

Signature of Notary

MARCIA TALBERT
Notary Public - State of Florida
Commission # FF 941785
My Comm. Expires Mar 30, 2020
Bonded through National Notary Assn.
(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

❑ 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

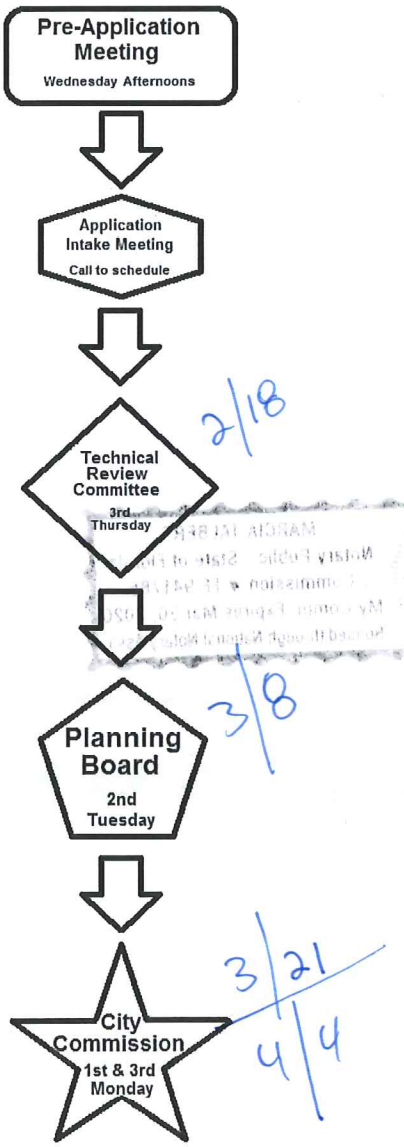
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units:_____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West

Application Outlook



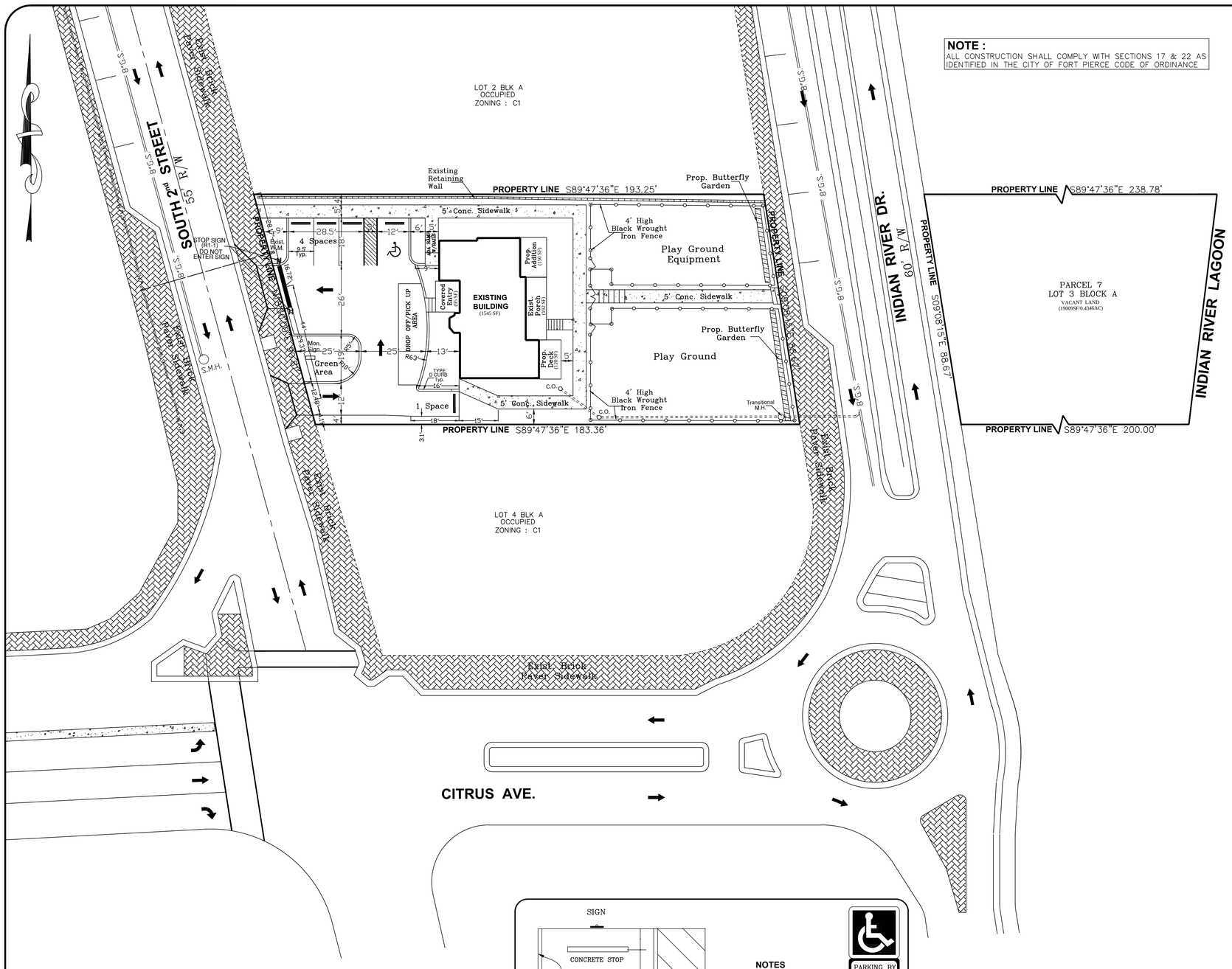
Site Plan submittal requirements:

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) X
- ❑ Survey (see Section 22-58.d.3) – if available
- ❑ Site Plan (see Section 22-58.d.4) ✓ 9 combined
- ❑ Landscaping Plan (see Section 22-187) ✓
- ❑ Storm Drainage Plan (see Section 22-58.d.6) X
- ❑ Environmental Impact Report X
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) X
- ❑ Lighting Plan (see Section 22-58.d.8) X
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report – statement
- ❑ Concurrency Review submittals (see Concurrency Review application) X

St. Andrew's Early Learning Center with limited enrollment will be a high quality educational extension of our educational program in historical downtown Fort Pierce. A focus on science, creative play, and reading preparation, our current children already enjoy a model, accredited program. The children are those families who either already have older siblings at St. Andrew's or who work downtown in the courts, offices, or businesses. This means there will not be increased traffic in the down town area as these vehicles are already traveling to and from or impacting the parking so this center will not generate additional trips.

In addition to the traditional reading, math and literacy centers, the new center will have a science sun room, a porch with planters, an indoor arts and crafts wet room, a butterfly garden, and an outdoor nature trail with balance beams, etc., around the fence designed as a natural playground, eliminating the impact of large exterior play structures and in keeping with our theme. Students will be rotating throughout the facility centers, reducing the number of children in outdoor areas at any one time.



GENERAL NOTES

PROJECT NAME	:	**ST. ANDREW'S EARLY LEARNING CENTER**
OWNER	:	**ST. ANDREW'S EPISCOPAL ACADEMY INC.** **210 S. INDIAN RIVER DRIVE** **FORT PIERCE, FL 34950**
LOCATION	:	317 S. 2nd Street
LAND USE	:	C1
FUTURE LAND ZONING	:	C1
LEGAL DESCRIPTION	:	PARCEL 7 LOT 3, BLOCK A, OF W.F. RICHARDS AND JAMES ANDREWS RE-SUBDIVISION OF LOTS 3,4,5 AND 6 EAST OF RAILWAY OF TYLER'S SUBDIVISION OF LOT 4, SECTION 10 TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING ANDREWS AND RICHARDS ADDITION TO FOR PIERCE, ACCORDING TO THE PLAT IN PLAT BOOK 1 PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, & THAT PARCEL CONSISTING OF PROPERTY LYING EAST OF INDIAN RIVER DRIVE (STATE ROAD 707) TO THE INDIAN RIVER SITUATED BETWEEN STRAIGHT LINE EXTENSIONS OF THE ABOVE DESCRIBED PROPERTY TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO, AS DESCRIBED IN OFFICIIAL RECORD BOOK 2931, PAGE 1323.
PIN	:	2410-808-0005-0000
BUILDING HEIGHT	:	26 FEET
NUMBER OF STORIES	:	TWO STORY

UTILITIES

ELECTRICAL	: FPUA
WATER & SEWER	: FPUA
TELEPHONE	: AT&T
SOLID WASTE	: AUTHORIZED SOLID WASTE CO.

ALL UTILITIES WILL BE INSTALLED UNDERGROUND

AREA TABULATION

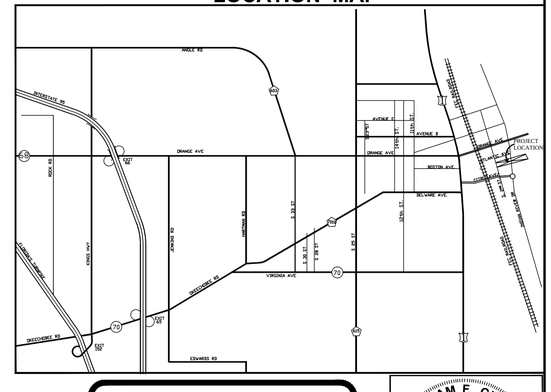
SITE COVERAGE	ACREAGE	SF	%OFSITE	
EXIST. BUILDING	0.0355	1545	4.36	
EXIST. FRONT ENTRY/PORCH	0.0066	287	0.81	
EXIST. ROCK WALKWAYS	0.0270	960	2.71	
EXIST. DWY./PKG. AREAS	0.0386	1683	4.75	
TOTAL EXIST. IMPERVIOUS	0.1027	4475	12.62	
PROPOSED BLDG. ADDITION	0.0062	270	0.76	PROPOSED IMPROVEMENT
PROPOSED PARKING AREA	0.0403	1758	4.96	
PROPOSED SIDEWALKS	0.0169	735	2.07	
TOTAL PROP. IMPERVIOUS	0.0634	2763	7.79	
TOTAL IMPERVIOUS	0.1661	7238	20.41	
VACANT LAND	0.4346	19009	53.63	
GREEN AREA/OPEN SPACE	0.2112	9199	25.96	
TOTAL	0.8119	35446	100.00	

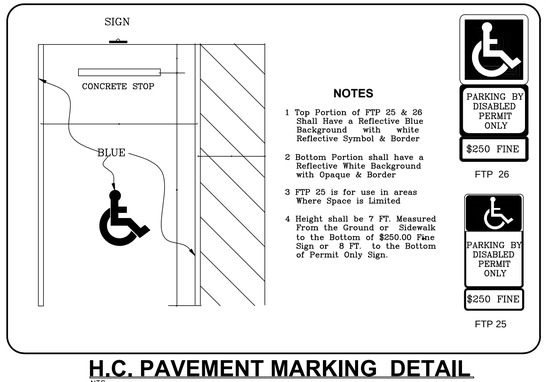
PARKING CALCULATIONS :

PARKING SPACES REQUIRED
DAYCARE AREA : 1600SFx1 PKG SPACE/300 SF= 5.33 PKG SPACES
TOTAL REQUIRED = 6.00 PKG SPACES

PARKING PROVIDED : 4 REGULAR PKG, 1 H.C. & 1 Off Site = 6.00 PKG SPACES

LOCATION MAP





H.C. PAVEMENT MARKING DETAIL

NTS

SCALE 1"=20'

48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

ABRAHAM F. CHABAB
LICENSE No 47165
STATE OF FLORIDA
PROFESSIONAL ENGINEER

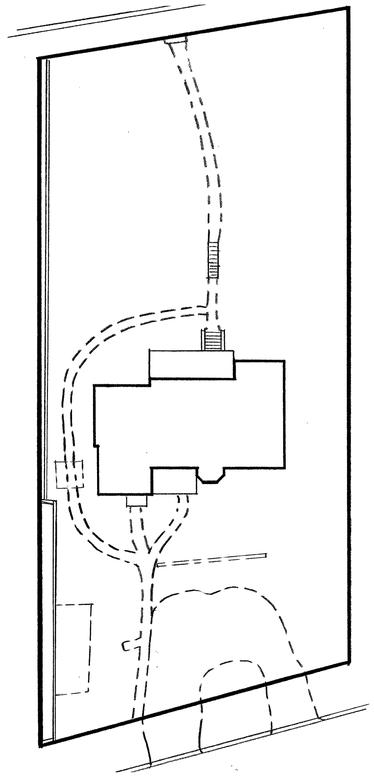
ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
5428 NW EDGEWATER AVE
PORT ST. LUCIE FL. 34983
Email agchabab1@msn.com
772 878-5079/475-6630
Fax 772 785-8291

ST. ANDREW'S EARLY LEARNING CENTER

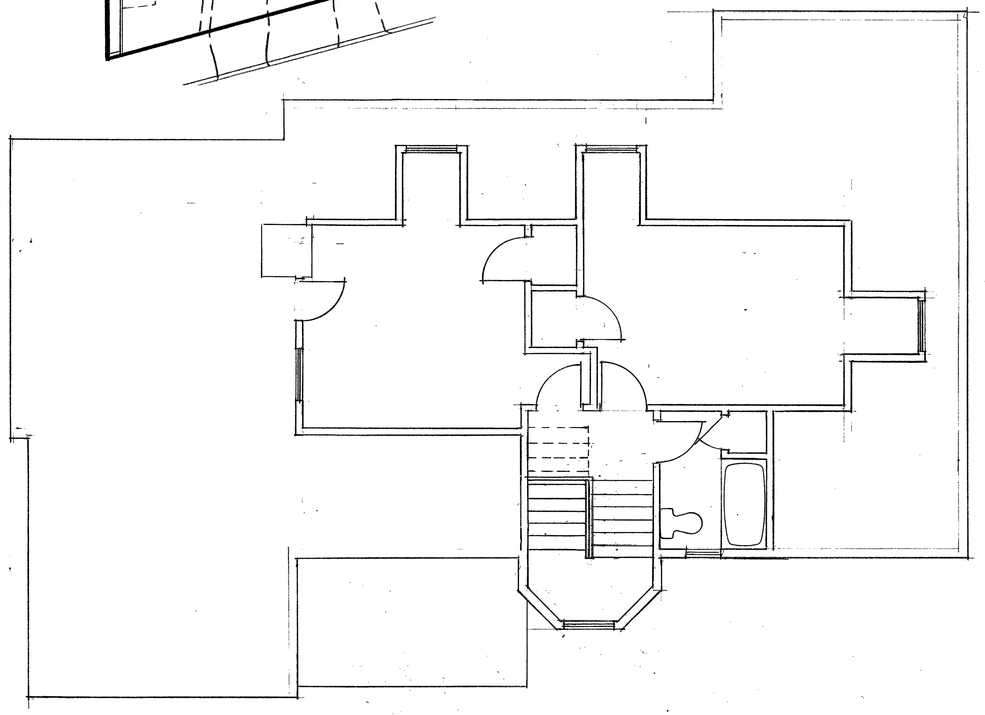
SITE PLAN

DESIGNED BY AC
DRAWN BY AC
DATE Feb. 22/2016
SHEET 1 OF 1

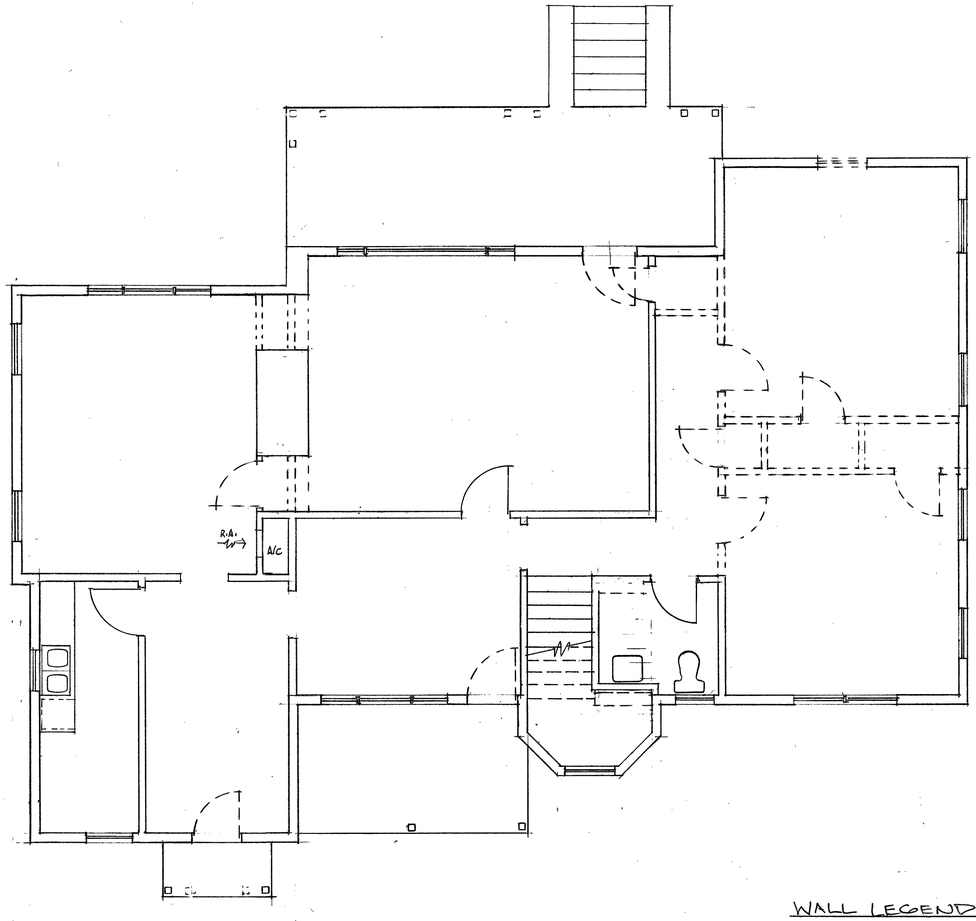
REVISIONS	DATE



SITE PLAN 1:20"
AS-BUILT / DEMOLITION



SECOND FLOOR PLAN 1/4"=1'-0"
AS-BUILT / DEMOLITION



FIRST FLOOR PLAN 1/4"=1'-0"
AS-BUILT / DEMOLITION

WALL LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE REMOVED

1/22/16 HISTORICAL
2/29/16 PLANNING

ST. ANDREWS EPISCOPAL
EARLY LEARNING CENTER
FT. PIERCE, FLORIDA

PETER B. COOK

COOK & MENARD ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
806 DELAWARE AVE. FT. PIERCE, FLORIDA 34950
PHONE: (772) 460-7751 FAX: (772) 460-4244

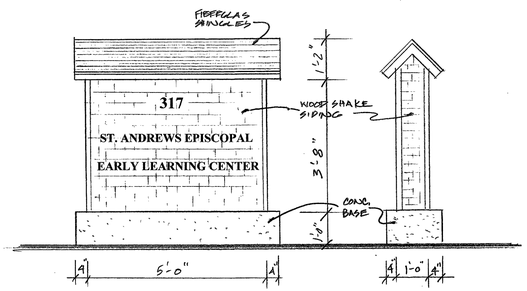
SHEET 1 OF ST. ANDREWS EARLY LEARNING

Model: With Roofs
Mount: In-Ground Mount

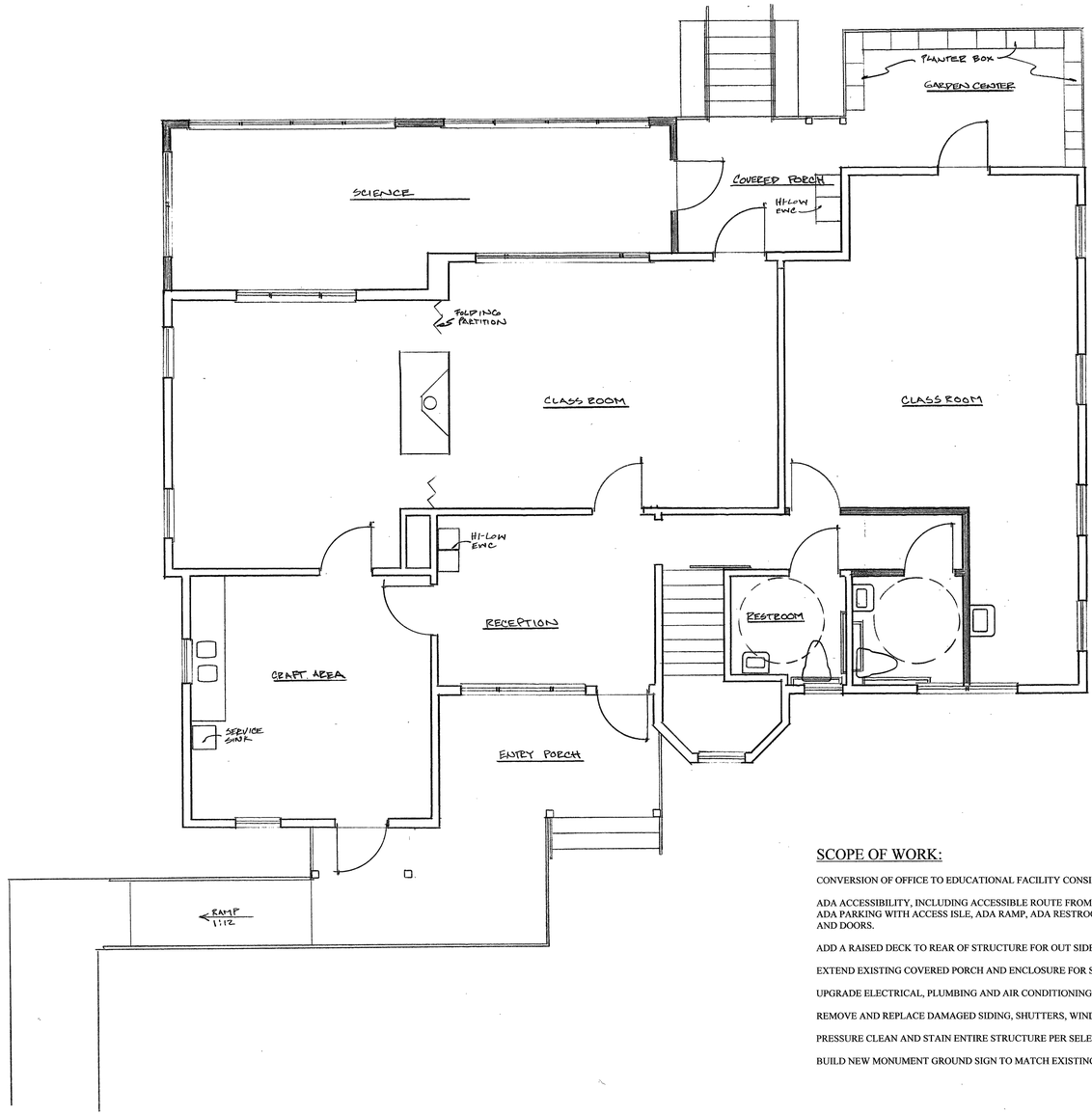
Model Number: FC12-712
Brand: PlayDesigns
Weight: 2,082.00 LBS
Age Range: 2-5 years
Safety Zone: 29' 5" x 36' 10"
Unit Size: 17' 5" x 24' 10"

Product Description

This Fun Center Design # 7 Play System by PlayDesigns is designed with three large leaf roofs. It stands on 3-inch square upright posts. This playing equipment includes in-ground stakes or available as a surface mount. The in-ground model play system is constructed to accomodate 12 inches of safety surfacing such as wood fiber for safety. The Fun Center Design # 7 Play System comes with multiple decks to support elevated play. The roofs in this playing equipment are designed in unique shape and protect the kids from the sun and rain. This play system designed by PlayDesigns includes several panels like a fine motor panel and a peek a boo panel in different colors. This fun play system includes a curved slide and two straight slides. Request this Fun Center Design # 7 Play System now and enjoy!



SIGN ELEVATIONS
1/2"



RENOVATION FLOOR PLAN
1/4"

WALL LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED 2X4 FRAME WALLS

SCOPE OF WORK:

CONVERSION OF OFFICE TO EDUCATIONAL FACILITY CONSISTING OF THE FOLLOWING:

ADA ACCESSIBILITY, INCLUDING ACCESSIBLE ROUTE FROM THE PUBLIC RIGHT OF WAY, ADA PARKING WITH ACCESS ISLE, ADA RAMP, ADA RESTROOMS, DRINKING FOUNTAINS AND DOORS.

ADD A RAISED DECK TO REAR OF STRUCTURE FOR OUT SIDE GARDEN CENTER.

EXTEND EXISTING COVERED PORCH AND ENCLOSURE FOR SCIENCE CENTER.

UPGRADE ELECTRICAL, PLUMBING AND AIR CONDITIONING AS REQUIRED.

REMOVE AND REPLACE DAMAGED SIDING, SHUTTERS, WINDOWS AND DOORS.

PRESSURE CLEAN AND STAIN ENTIRE STRUCTURE PER SELECTED COLOR CHIPS.

BUILD NEW MONUMENT GROUND SIGN TO MATCH EXISTING STRUCTURE.

1/22/16 HISTORICAL
2/29/16 PLANNING

ST. ANDREWS EPISCOPAL
EARLY LEARNING CENTER
FT. PIERCE, FLORIDA

PETER B. COOK

COOK & MENARD ARCHITECTURE INC.
STATE OF FLORIDA REGISTRATION NO. AA0003494
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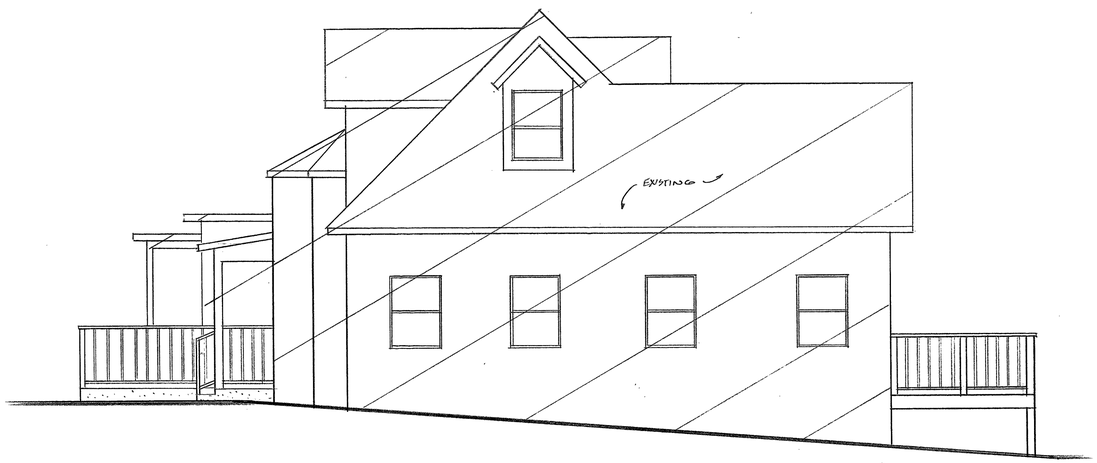
SHEET 2 OF

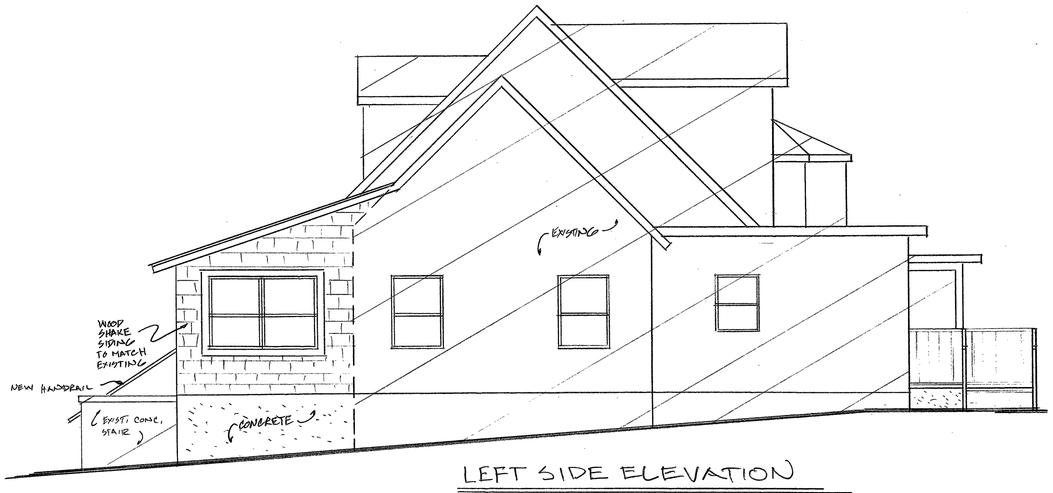
ST. ANDREWS EARLY LEARNING



RIGHT SIDE ELEVATION

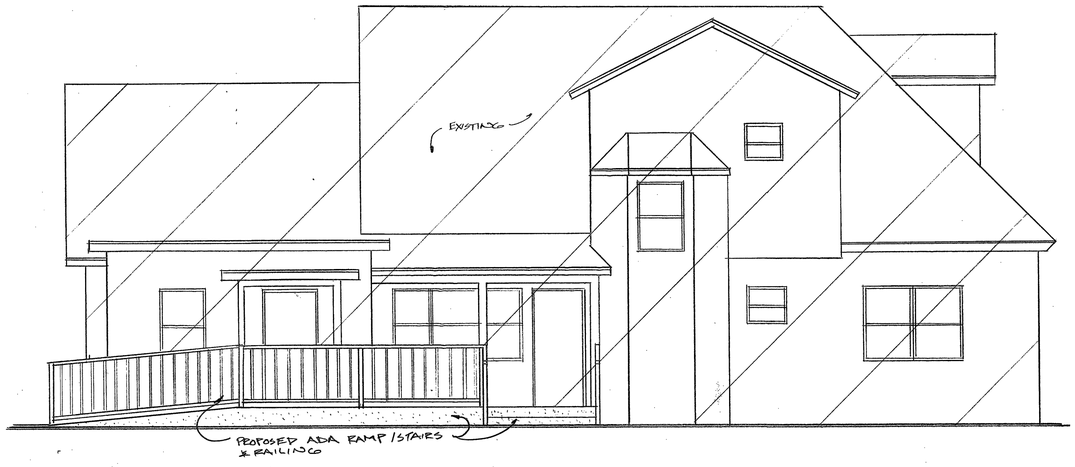
REAR ELEVATION

1/4"



LEFT SIDE ELEVATION

1/4"



FRONT ELEVATION

1/4"

1/22/16 HISTORICAL
2/29/16 PLANNING

ST. ANDREWS EPISCOPAL
EARLY LEARNING CENTER
FT. PIERCE, FLORIDA

PETER B. COOK

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PHONE: (772) 460-7751 FAX: (772) 460-4244

SHEET 3 OF 3

ST. ANDREWS EARLY LEARNING

Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983

Feb. 26, 2016

Kori Benton , Senior Planner
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

RE : Traffic Statement for St. Andrew's Early Learning Center
Located at 317 S. 2nd Street, Fort Pierce, FL.

Dear Mr. Benton :

Proposed project is an Early Learning Center for children from 2 to 5 years old. The center will have 1800 SF building, two playground areas, 5 parking spaces, drop off and pick up area. Maximum number that can be enrolled is 49 students and hours of operations are from 7AM to 6PM. In this letter we provided the following:

Existing Traffic Conditions :
Existing building has a circular drive and has been vacant for over 6 months, estimated number of trips is 5 trips per day. Current level of service is "C" or "B" for most streets; Orange Ave, South 2nd Street, Citrus Avenue and Indian River Drive.

Traffic Distribution From Proposed Development:
Based on Concurrency Management Chapter 22-217, Average peak traffic conditions are conducted during weekday hours from 6am-9am for AM counts and 4pm-7pm for PM counts. Trips associated with the proposed development during these hours are for teachers, drop-off and pick-up. It will generate less than 72 trips per day during the above mentioned hours with 50% of these trips are for parents that work in the downtown area thus adding only (72-36=36) 36 trips per day.
The total added trips per day is 36-5=31 trips per day.

Traffic Statement Summary:
This facility will generate less than 1% of current trip volume. Affected streets should experience little or no impact to traffic entering and exiting the learning center and will remain at its current LOS "C". This project has **de minimis impacts** on roadway links within 1 mile radius and is in compliance with concurrency plan of the city of Fort Pierce.

772-878-5079 772-475-6630 Fax 772-785-8291
Email: agchabab1@msn.com

Abraham Chabab, P.E.
5428 NW Edgewater Ave.
Port St. Lucie, FL 34983

Feb. 26, 2016

Kori Benton , Senior Planner
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

RE : Technical Review for St. Andrew's Early Learning Center
Located at 317 S. 2nd Street, Fort Pierce, FL.

Dear Mr. Benton:

This letter will provide you with the changes that have been recommended by city staff. Outstanding comments have been addressed in the following order:

A-Technical Review Comments, Planning Department:

-Comment 1
Maximum number of students that can be enrolled is 49 and hours of operations are from 7AM to 6PM.

-Comment 2
Hours of operations are as follows:
Students will arrive between 7AM and 8 AM.
Classes are from 8AM to 4PM
Students will leave between 4PM and 6 PM.

-Comment 3
Please see traffic statement.

-Comment 4
We have revised site plan to show 90-degree parking with drop-off and pick-up area. Existing driveway cuts will be utilized with minor changes to the driveway that is located at the south end.

-Comments 5, 6 &8
It is essential that we provide two driveways with one-way configuration. This is to facilitate drop-off and pick-up area for students on daily basis. Distance between two proposed driveways is 44 feet center to center.

-Comment 7
Pavement markings and signs will be provided for parking areas.

-Comment 9
We do not anticipate "internal capture" to be more than few students per day. This is in reference to students to be escorted by parents or teachers from adjacent campus.

772-878-5079 772-475-6630 Fax 772-785-8291
Email: agchabab1@msn.com

RE : Technical Review for St. Andrew's Early Learning Center
Located at 317 S. 2nd Street, Fort Pierce, FL.

B-Technical Review Comments, Engineering Department:

-Comment 1
Signed and sealed survey is enclosed.
-Comment 2
Location Map has been added to site plan.
-Comment 3
Property lines with required information have been added to site plan..
-Comment 4
Distance between two proposed driveways is 44 feet center to center.
-Comment 5
We have revised site plan to show 90-degree parking with drop-off and pick-up area. It is essential that we provide two driveways with one-way configuration. This is to facilitate drop-off and pick-up area for students on daily basis.
-Comment 6
Parking Stall has been revised to reflect 9.5'.
-Comment 7
Please see revised site plan.
-Comment 8
Pavement markings and signs have been added to site plan.
-Comment 9
Please see revised site plan.
-Comment 10
Site data that shows existing and proposed pervious /impervious has been added. We will comply and provide water quality/quantity for additional impervious area.
-Comment 11
Please see revised site plan.
-Comment 12
A note regarding City of Fort Pierce Ordinances Sections 17 and 22 has been added to site plan.

C-Technical Review Comments, FPUA:

-Comment 1
A Transitional Manhole has been added at the south east corner of the property.

We have enclosed the required copies to be distributed for next available staff meeting. Should you have any questions or require additional information, please contact me at your convenience.

Sincerely

Abraham Chabab , P.E.

cc: Mike Menard, Cook & Menard Architecture Inc.

TRC Comments - Initial

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

February 17th, 2016

Alan McGregor
210 S Indian River Drive
Fort Pierce FL, 34950

Re: ***Technical Review – St. Andrew's Early Learning Center***
Conditional Use with New Construction
317 S 2nd Street

Dear Mr. McGregor

The following are technical review comments from the Planning Department's review of the application for ***Conditional Use with New Construction for St. Andrew's Early Learning Center:***

1) Please provide guidance on the maximum enrolment sought for operation of the proposed facility.
2) Please detail the proposed hours of operation for the learning center.
3) Please provide a formal traffic statement with regards to the previous office use, and the proposed early learning center, based upon ITE standards.
4) Please provide turn analysis for the proposed parking area to ensure safe and efficient flow for parent pick-up/drop-off., further indicating detail of the stacking area for this function of the site. It's noted that a "right turn" out scenario may improve the efficiency of the facility and minimize stacking on-site. Additionally, a limitation on use of the parallel parking spaces during the peak delivery hours may improve functionality of the constricted turnaround space on-site.
5) Pursuant to City Code Section 22-16. - Designation of overlay districts. b. (3). (c). 1. All parcels within the Downtown Business & Entertainment district are exempt from off-street parking requirements, as referenced in section 22-60 and from landscaping requirements, as referenced in section 22-187. It is requested however to identify any proposed landscaping sought for incorporation with the site and expanded parking area.
6) Pursuant to City Code Section 22-61. - Access control. (b)2. 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: Local – 50ft.* (reduced to 25ft. based upon the one-way configuration). A variance for the proposed driveway separation (~12ft.) should be considered by the Historic Preservation Board based upon the proposed reuse of the facility, expansion of the parking area, and intensification of the traffic demands related to the proposed use.
7) The parking area should be striped and accompanied with signs accordingly.
8) Please identify whether the existing driveway aprons in the right-of-way require amendment to accommodate an increase in traffic.
9) Please detail any potential "internal capture", of students from parents that may walk students to the facility from the adjacent campus.

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: **St. Andrew's Episcopal Early Learning Center**
Conditional Use Application
TRC Project No. 16-0400003

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
- ☐ 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 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

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.

St. Andrews Early Learning Center
317 South 2nd Street
Conditional Use
February 9, 2016

St. Lucie County Public Works/Engineering Comments

1. No objections to the proposed conditional use.
2. Road right of ways abutting the subject parcel are under the jurisdiction of the City of Ft. Pierce and or St. Lucie County.

Ron Harris
County Surveyor
772 462-1721

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

City Commission Regular Meeting **Agenda Item # 12. a.**

Meeting Date: 04/04/2016

Re: Final Budget Amendment for Grant Funds: CDBG, SHIP and Grant Administration

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Approval of 2014-15 Final Budget Amendments for Grant Funds: CDBG, SHIP and Grant Administration

SUMMARY:

The Grants Funds, CDBG, SHIP and Grant Administration, are being amended to adjust the budgeted revenues and expenditures to the final actual figures.

RECOMMENDATION:

City Commission approval

ALTERNATIVES:

None

RESPONSIBLE STAFF:

Finance Director

COORDINATED WITH:

None

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2015

Account:

Amount:

OTHER INFORMATION:

See attached schedules

Attachments

Amended Budgets for CDBG, SHIP & Grant Admin.

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/24/2016 01:18 PM
City Manager	Nick Mimms	03/29/2016 01:48 PM

Form Started By: Queen Thompkins Started On: 03/24/2016 12:59 PM

Final Approval Date: 03/29/2016

City of Fort Pierce
Community Development Block Grant

Final Budget Amendment

Fiscal Year 2014-2015

	Fund 103 - CDBG Operating Revenues	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
(1)	*Inter-Government Revenue*	510,702	501,464		1,012,166	98.19%
	Program Income	0			0	---
(2)	*Miscellaneous Revenues*	0	43,017		43,017	---
(1)	*Transfers*	103,148	209,680		312,828	203.281
(3)	*Prior Year Revenue*	170,634		264,933	(94,299)	155.26%
	Totals	**784,484**	**754,161**	**264,933**	**1,273,712**	**62.36%**

	Fund 103 - CDBG Operating Expenditures	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
(2)	*Personnel Services*	103,823	60,973		164,796	58.73%
	Operating Expenditures	100,540	24,111		124,651	23.98%
	Capital Outlay	0	244,715		244,715	---
(1)	*Debt Service*	0	312,828		312,828	---
	Other Programs & Projects	580,121		153,399	426,722	26.44%
	Totals	**784,484**	**642,627**	**153,399**	**1,273,712**	**62.36%**

MAJOR CHANGES

(1) Funds were received for HUD loan payment and transferred to Debt Service Fund.

(2) Employee from HHR paid by grants, and contractual costs.

(3) Prior year appropriation not needed and additional revenue added to fund balance

City of Fort Pierce

Final Budget Amendment

Fiscal Year 2014-2015

	Fund 105 - SHIP ***Operating Revenues***	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase*** ***Decrease***
	Inter-Government Revenue	194,664	11,657		206,321	5.99%
(1)	*Program Income*	0	40,159		40,159	---
	Miscellaneous Revenue	300	268		568	89.33%
(2)	*Fund Balance*	145,000		103,741	41,259	71.55%
	Totals	**339,964**	**52,084**	**103,741**	**288,307**	**15.19%**

	Fund 105 - SHIP ***Operating Expenditures***	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase*** ***Decrease***
	Operating Expenditures	5,840	554		6,394	9.49%
	Programs & Projects	334,124		52,211	281,913	15.63%
	Totals	339,964	554	52,211	288,307	15.19%
	Fund Balance	0			0	---
	Total Exp. and Fund Balance	**339,964**	**554**	**52,211**	**288,307**	**15.19%**

MAJOR CHANGES IN BUDGET

(1) Program income transferred from HHR.

(2) Prior year appropriation not needed and additional revenue added to fund balance

City of Fort Pierce

Final Budget Amendment

Fiscal Year 2014-2015

	Fund 106 -HHR Operating Revenues	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
	Inter-Government Revenue	0	6,646		6,646	---
	Program Income	51,000		29,428	21,572	57.70%
	Miscellaneous Revenues	65,717	13,130		78,847	19.98%
	Interfund Transfer	0			0	---
(1)	*Fund Balance*	100,000		156,682	(56,682)	156.68%
	Totals	**216,717**	**19,776**	**186,110**	**50,383**	**76.75%**

Fund 106 -HHR Operating Expenditures	***Approved Budget***	***Increase***	***Decrease***	***Amended Budget***	***Percentage Increase Decrease***
Personnel Services	0			0	---
Operating Expenditures	216,717		166,334	50,383	0.00%
Capital	0			0	---
Programs and Projects	0			0	---
Interfund Transfer	0			0	---
Totals Expenses	**216,717**	**0**	**166,334**	**50,383**	**76.75%**

MAJOR CHANGES IN BUDGET

(1) Prior year appropriation not needed and additional revenue added to fund balance

City Commission Regular Meeting **Agenda Item # 12. b.**

Meeting Date: 04/04/2016

Re: City of Fort Pierce 2015 Audit Presentation

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Presentation and acceptance of City Audit on all funds for fiscal year ended September 30, 2015, as prepared by DiBartolomeo, McBee, Hartley & Barnes, P.A.

SUMMARY:

The audit report presented includes the financial statements for all Governmental, Proprietary and Fiduciary Funds for the period ending September 30, 2015. Also included are Notes to the Financials and the Auditor's Reports on the statement.

RECOMMENDATION:

Accept the 2015 Audit Report

ALTERNATIVES:

Accept with recommendations

RESPONSIBLE STAFF:

Finance Department Staff

COORDINATED WITH:

Finance Department and DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2015

Account:

Amount:

OTHER INFORMATION:

None

Attachments

2015 CAFR

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	03/22/2016 03:27 PM
Finance Department	Johnna Morris	03/24/2016 02:35 PM
City Manager	Jennifer Robinson	03/24/2016 03:23 PM
Finance Department	Johnna Morris	03/25/2016 01:58 PM

City Manager	Nick Mimms	03/29/2016 01:48 PM
Form Started By: Queen Thompkins		Started On: 03/22/2016 02:26 PM
Final Approval Date: 03/29/2016		

THE SUNRISE CITY

FORT PIERCE

Florida

Comprehensive Annual Financial Report

Fiscal Year Ended September 30, 2015

COMPREHENSIVE ANNUAL FINANCIAL REPORT of the CITY OF FORT PIERCE, FLORIDA

For Fiscal Year Ended September 30, 2015

Prepared by:

Johnna S. Morris
Director of Finance

City of Fort Pierce Finance Department

FORT PIERCE CITY HALL

Built in 1991, City Hall serves as the center for government in Fort Pierce, Florida

Mission Statement

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and in their work."

I. *INTRODUCTORY SECTION*

- Table of Contents
- City Commission
- City Officials and Department Heads
- Finance Director's Letter of Transmittal
- Organizational Chart
- Certificate of Achievement for Excellence in Financial Reporting

THE SUNRISE
CITY

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CITY COMMISSION

Linda Hudson, Mayor

Rufus J. Alexander II

Edward Becht

Thomas K. Perona

Reginald Sessions

CITY OFFICIALS

Nicholas Mimms, City Manager

Robert V. Schwerer
City Attorney

Linda Cox
City Clerk

Samuel L. Barnes, *Director of Administrative Services*
Johnna S. Morris, *Director of Finance*
Diane Hobley-Burney, *Chief of Police*
John R. Andrews, *City Engineer*
DeVoshay Johnson, *Information Technology Manager*
Marc Meyers, *Building Official*
Rebecca Grohall, *Planning & Zoning Manager*
Robert Reals, *Manager of Public Works/Solid Waste*
Dean Kubitschek, *Marina Manager*
Peggy Arraiz, *Code Compliance Manager*
Lucille Posa, *Golf Course Manager*
John Wilkes, *Director, Sunrise Theatre*

CITY OF FORT PIERCE
Florida

OFFICE OF
DIRECTOR OF FINANCE
CITY HALL, 100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480

TEL. (772) 467-3000
FAX (772) 489-2594

March 18, 2016

Honorable Mayor, Members of the
City Commission and Citizens
of the City of Fort Pierce, Florida

Dear Mayor, Commissioners, and Citizens:

It is our pleasure to submit this *Comprehensive Annual Financial Report* for the City of Fort Pierce, Florida for the fiscal year ended September 30, 2015. The report fulfills the requirements set forth in the *City Code of Ordinances*, *Florida Statutes*, Chapter 166.241; and the *Rules of the Florida Auditor General*, Chapter 10.550. The organization, form and contents of this report, plus the accompanying financial statements and statistical tables, are formulated in accordance with the principles prescribed by the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the State of Florida, the city Code of Ordinances, and the Government Finance Officers Association.

This report consists of management's representations concerning the finances of the City of Fort Pierce. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Florida Statutes and the *City Code of Ordinances* require that an annual financial audit be performed by independent certified public accountants. This year the audit was performed by DiBartolomeo, McBee, Hartley & Barnes. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2015, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the

amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year ended September 30, 2015, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

The Reporting Entity and Its Services

The City of Fort Pierce, Florida was incorporated in 1901 and covers an area of approximately 34.8 square miles. The City operates under an elected City Commission (5 members) and provides a full range of municipal services including general government, public safety, public improvements, planning and zoning, and related general and administrative services to over 43,601 residents. In addition, the City operates a solid waste enterprise activity, a marina, a golf course, a theatre and a stormwater utility fund. This report includes two component units and one related organization.

Component Units. The financial data of the City's two component units, the Fort Pierce Utilities Authority (FPUA), a proprietary fund, is discreetly presented, and the Community Redevelopment Agency (CRA), a governmental fund, is blended in the Combined Financial Statement. The FPUA is reported in a separate column to emphasize that it is legally separate from the City.

The FPUA provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce. The CRA was established for the purpose of carrying out redevelopment activities for areas existing in the City that are defined as slum or blighted. The members of the FPUA governing board are appointed or removed from office by the Fort Pierce City Commission. The members of the governing board of the CRA are the Fort Pierce City Commissioners. The CRA's budget and the FPUA's budget and rates for service are subject to the approval of the City Commission. Complete financial statements of the FPUA can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

Fort Pierce Retirement and Benefit System and the Municipal Police Officers' Retirement Trust Fund. The accounts of these two retirement plans are included in the financial statements as the General Employees' Pension Trust, and the Police Officers' Pension Trust. Both of the pension trust funds are governed by a separate Board of Trustees subject to the requirements of local ordinances and by applicable provisions of Florida Law which require participation in the respective governing

authorities by certain key City officials. Additional criteria include the scope of public service provided by organizations which exist for the benefit of the employees of the City of Fort Pierce.

Related Organizations. The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are funded entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt.

Economic Condition and Outlook

The City of Fort Pierce, Florida is located on the southeastern coast of the state in an area categorized as the Fort Pierce Metropolitan Statistical Area.

The major factors in the economy of Fort Pierce and surrounding St. Lucie County are agri-business, construction, retail and wholesale trade, light manufacturing, tourism, and sport and commercial fishing.

For years the local economy has counted on construction as the number one industry in the county. However, the downturn of the housing market has created the greatest percentage of the unemployment rate, which is currently 10.4% down from 13.2% last year.

The slight increase in the real estate market and the construction industry has had an impact on the local economy. The unemployment rate has been impacted along with the revenues generated by the businesses associated with the real estate and construction activities and, though small increase is experienced.

Local business and community leaders continue to recruit new light industrial activity to the area. It is anticipated this type of activity will assist in improving the unemployment rate and the overall economy.

Emphasis is being made on expanding the capabilities of both the St. Lucie County Airport and the Port of Fort Pierce, and ecotourism are activities which will act as catalysts in promoting future business and industrial growth.

The City continues its pursuit of an aggressive annexation program which in the past has increased the tax base, and also provided additional customers for the City's owned and operated utility systems. The City has annexed mostly agricultural land which was massive in area but provided very little tax base. All of the enhanced activity resultant of the area's growth, while having a positive impact, also presents challenges for the future. The City will need to maintain the high level of service standards that are in effect through effective utilization of both natural and financial resources. A comprehensive plan has been developed to establish goals, objectives and policies for growth management.

Major Initiatives

The environmental cleanup of the H.D. King power plant downtown continues to be underway. The old plant has been demolished and clean-up of the property has begun using a $600,000 brownfield

grant. This land is contemplated as being used to expand the City's existing Marina and or building a five star hotel. The City began construction on Melody Lane Fishing Pier, a state of the art fishing area to be utilized by citizens. The total cost for the project is $630,815; $312,500 funded by the FIND grant and the remaining $318,315 from restricted revenue. Currently, numerous stormwater improvement projects are being managed by the City's Engineering Department.

The 2015 budget had very little funding for capital equipment. The budget, with limited resources, has not been able to support capital equipment purchases in over eight years. The capital improvements constructed were through bond proceeds or grant funding. The City's bonded long-term debt at 9/30/2015 was $93,511,848.

2015-2016 Budget Issues

The City of Fort Pierce budget for fiscal 2016 is increased from fiscal 2015. The budget for 2015 was $34,267,078 and 2016, $35,853,263, an increase of $1,586,185.

The City's taxable valuation is $1,945,136,382 compared to last year's final valuation of $1,878,719,493. This represents an increase of approximately 3.54% or $66,416,889. This increase in property values and the City Commission electing to increase the millage rate to 6.9000 helped to balance the budget. Increasing the millage rate generated $.63 million, of which $400,000 was restricted to be used to finance much need future capital improvements and purchases.

The City will use $1.4 million from an interfund loan to fund a new capital improvement plan. Of this $1.4 million, $700,000 is to be used by the Police Department for vehicles and equipment, $575,000 for road resurfacing projects, and $125,000 for technological improvements.

The City will receive from the Utilities Authority approximately $188,552 in additional transfers under the 6% computation; using the power cost adjustment for electric and gas for twelve months.

The City appropriated $550,000 from fund balance to balance General Fund's budget.

The 2016 budget (General Fund) included a 3% pay increase for non-bargaining and bargaining employees and 4% for police officers.. Health insurance premiums for employees increased .3%; retirement rates for general members are 15.03%, up from 14.61%, Police officers remained the same, 13.76%. These wage and benefit changes equated to an increase of $356,165.

General Fund's $1,676,422 transfer to Fort Pierce Redevelopment Agency, to assist in its operations, is approximately $375,207 less than last year due to an increase in property values and millage rate.

Reserve Policy

The City adopted a formal policy setting the requirement as to what is the level of unreserved funding that should be set aside for unforeseen expenditures. The policy established and require ten percent (10%) of General Fund's annual budget be set aside and held for any unexpected costs.

Fiscal Year	Budget	10% Reserve	Beginning Fund Balance
2014	34,108,541	3,410,854	4,244,316
2015	35,853,263	3,585,326	4,297,233

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fort Pierce, Florida for its comprehensive annual financial report for the fiscal year ended September 30, 2014. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of the state and local government financial reports.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. The City of Fort Pierce, Florida has received a Certificate of Achievement for the last twenty-six consecutive years. We believe our current report continues to conform to Certificate of Achievement Program requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

Acknowledgments

I thank the Mayor and members of the City Commission for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

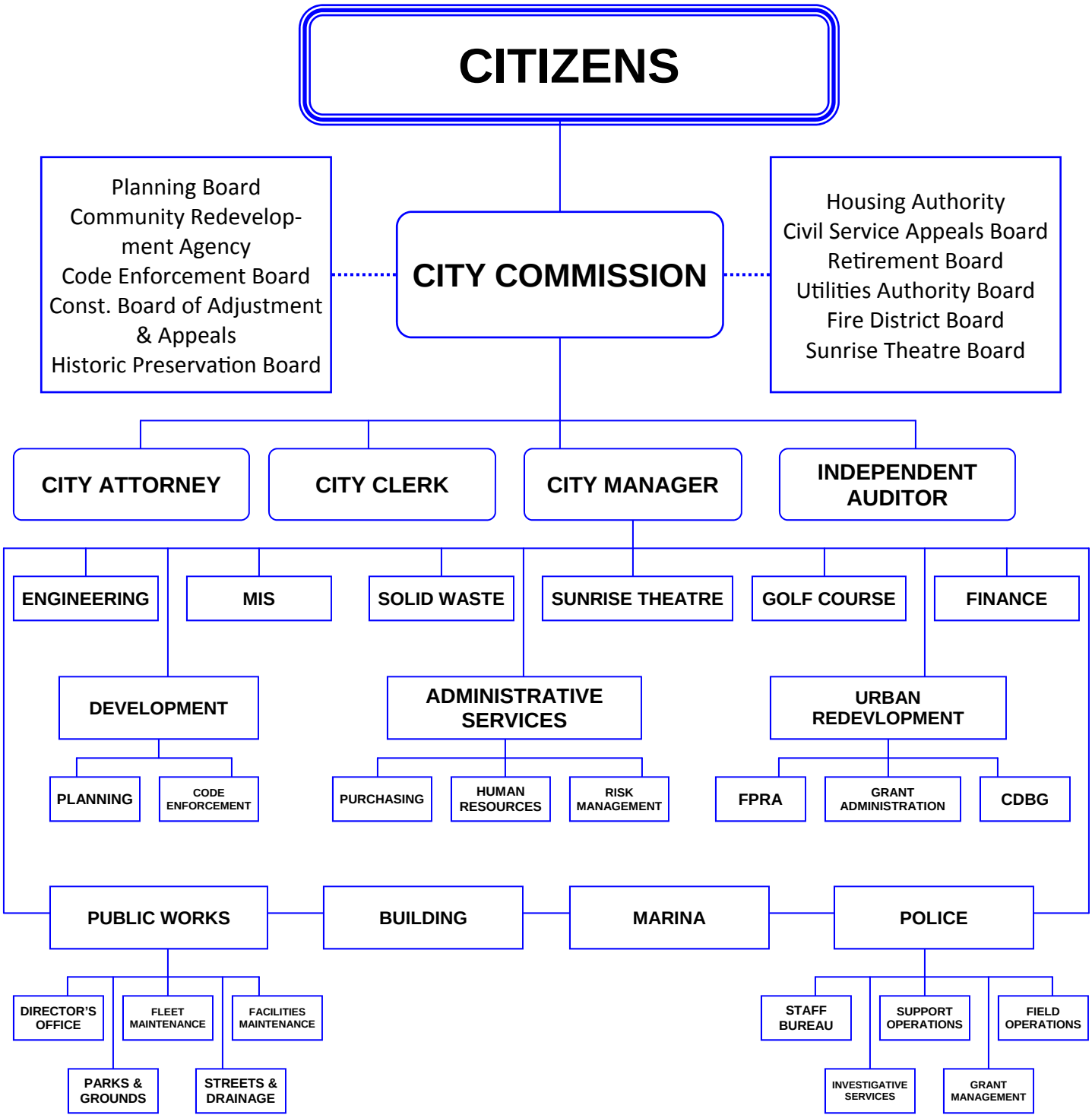
The preparation of the comprehensive financial report was made possible by the dedicated service of the entire staff of the Finance Department. Special recognition is given to the City's Chief Accountant and Accountant.

Sincere appreciation is extended to the firm of DiBartolomeo, McBee, Hartley & Barnes for their professional approach and high standard in the conduct of their independent audit of the City's financial records and transactions.

Respectfully submitted,

Johnna S. Morris
Director of Finance

CITY OF FORT PIERCE , FLORIDA
ORGANIZATIONAL CHART



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Fort Pierce

Florida

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2014

Executive Director/CEO

THE SUNRISE
CITY

I. *FINANCIAL SECTION*

- Report of Independent Certified Public Accountants
- Management Discussion and Analysis
- Basic Financial Statements
- Notes to the Basic Financial Statements
- Combining and Individual Fund Financial Statements and Schedules

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Independent Auditors' Report

To the City Commission
Fort Pierce, Florida

March 18, 2016

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2015, and the related to the financial statements which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statement

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida as of September 30, 2015, and the respective changes in financial position and where applicable, cash flows, thereof and the respective budgetary comparisons for the General Fund, Community Redevelopment Agency Fund, and Hurricane Housing Recovery Fund for the year ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note A to the financials, the City restated its net position balances as of September 30, 2014, when adopting the requirements of Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions- an amendment of GASB No. 27.*

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United State of America require that the management's discussion and analysis, and the schedule of funding progress as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund statements, and statistical tables are presented for purposes of additional analysis and are not a required part of the basic financial statements. Additionally, the accompanying schedule of expenditures of federal awards and state financial assistance is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and Chapter 10.550, Rules of the Auditor General, and is also not a required part of the basic financial statements.

To the City Commission March 18, 2016
Fort Pierce, Florida

The combining and individual nonmajor fund financial statements, schedule of expenditures of federals awards and state financial assistance, are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, and the schedule of expenditures of federal awards and state assistance are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The introductory section and the statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 18, 2016 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Fort Pierce (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2015. Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial positions, (d) identify any material deviations from the financial plans, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found at the front of this report and the City's financial statements which follow this section.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the fiscal year by $126,328,072 of which $49,792,408 is governmental and $76,535,664 is the total for business-type activities.

- The City's revenues for Governmental Activities at year end were $37,755,289 a 5.48% decrease before transfers in of $847,537, and expenses were $37,974,209 a 1.78% increase. The expenses exceeded the revenue by $.219 million. The revenue decrease from 2014 was ($2.190 million); this can be attributed to an increase in charges for services of $2.845 million, a decrease in operating grants and contributions of ($2.345 million) and a decrease of ($3.072 million) in capital grants. The increase in expenses in comparison to last year was $.664 million, resulting from increases in general government $.517 million, public safety $.377 million, economic environment $.403 million and interest on long-term debt $.024 million. The decreases were in transportation ($.342million) and culture and recreation ($.316 million).

- Business-type funds revenues were $19,971,660 a decrease of 15.19% or $3,576,978 before transfers out ($847,537), and expenses were $21,901,190, an increase of 5.87% or a $1,231,566 increase from the previous year.

- At the close of the fiscal year, the City's governmental funds reported combined ending fund balances of $14,342,140, a decrease of $273,213; of which there was an increase of $.164 million in General Fund, an increase of $.027 million in debt service reserve, a $.150 million increase in restricted revenue and grant funding and finally a $.760 million decrease in capital project funds.

The long-term bonded debt of the City on 9/30/15 was $89,416,556 a decrease of $4.15 million or 4.43%. The debt services requirements were met financially.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial

statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused sick leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues *(governmental activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(business-type activities).* The governmental activities of the City include general government, public safety, transportation, economic environment, culture and recreation, and interest on long-term debt. The business-type activities include refuse collection, a marina, a golf course, a theatre and a stormwater utility and building and code fund.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Proprietary funds. The City maintains one of the two different types of proprietary funds.

Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City maintains six enterprise funds to account for the following operations; a solid waste collection and disposal system, a marina, a golf course, a theatre and a stormwater utility and a building and code fund.

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's compliance with its General Fund budget and the City's progress in funding its obligation to provide pension benefits to its employees. The combining and individual fund statements are included along with statistical, historic and trend information about the government's operations.

Government-wide Financial Analysis

As noted earlier, net postion may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities by $126,328,072 at the close of the most recent fiscal year.

Approximately 87% of the City's net position reflects its investment in capital assets (e.g., land, buildings, improvements, machinery and equipment, and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to its citizens; consequently these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Fort Pierce Net Position - FY 2015 and 2014

	Governmental Activities		Business Type Activities		Total	
	2015	2014	2015	2014	2015	2014
Current and other Assets	23,917,867	25,608,303	8,284,099	19,582,115	32,201,966	45,190,418
Capital Assets	110,409,353	111,117,849	91,977,228	86,702,497	202,386,581	197,820,346
Total Assets	134,327,220	136,726,152	100,261,327	106,284,612	234,588,547	243,010,764
Deferred Outflows	5,612,512	538,920	908,787	-	6,521,299	538,920
Long-term Liabilities O/S	81,773,539	77,387,788	20,907,137	20,459,061	102,680,676	97,846,849
Other Liabilities	6,986,061	7,702,273	3,727,313	6,241,821	10,713,374	13,944,094
Total Liabilities	88,759,600	85,090,061	24,634,450	26,700,882	113,394,050	111,790,943
Deferred Inflows	1,387,724	1,250,000	-	-	1,387,724	1,250,000
Net Position:						
Net Invested in Capital Assets	37,055,350	34,114,524	72,258,131	66,234,195	109,313,481	100,348,719
Restricted	6,911,826	7,644,201	-	-	6,911,826	7,644,201
Unrestricted	5,825,232	9,166,286	4,277,533	13,349,535	10,102,765	22,515,821
Total Net Position	49,792,408	50,925,011	76,535,664	79,583,730	126,328,072	130,508,741

The City's net position decreased by $4,180,669 during the fiscal year, the net position of the Governmental Funds decreased by $1.13 million and business type funds decreased by $3.05 million. Assets of the Governmental Funds decreased $3.40 million and liabilities increased by $3.67 million. In the enterprise funds, the assets had a decrease of 5.67% or approximately $6.02 million and liabilities had a decrease of 7.74% or approximately $2.07 million.

City of Fort Pierce Statement of Activities- FY 2015 and 2014

	Governmental Activities		Business Type Activities		Total	
	2015	2014	2015	2014	2015	2014
Revenues						
Program Revenues						
Charges for Services	7,928,394	5,073,500	17,976,907	16,361,844	25,905,301	24,435,344
Operating grants and Contributions	1,823,584	4,169,400			1,823,584	4,169,400
Capital Grants and Contributions	527,089	3,599,755	1,959,954	7,142,646	2,487,043	10,742,401
General Revenues:						
Ad Valorem Taxes	11,882,126	11,958,161			11,882,126	11,958,161
Other Taxes	6,281,928	6,298,013			6,281,928	6,298,013
Unrestricted grants and contributions						
Intergovernmental	3,151,267	2,955,573			3,151,267	2,955,573
Miscellaneous	259,054	91,884			259,054	88,780
Contributions from Component Units	5,735,240	5,605,157			5,735,240	5,605,157
Unrestricted investment earnings	166,607	193,528	34,799	44,148	201,406	237,676
Total Revenues	37,755,289	39,944,971	19,971,660	23,548,638	57,726,949	63,490,505
Expenses						
General government	9,615,174	9,098,006			9,615,174	9,098,006
Public safety	15,130,557	14,753,228			15,130,557	14,753,228
Transportation	5,729,773	6,071,542			5,729,773	6,071,542
Economic Environment	1,513,335	1,110,448			1,513,335	1,110,448
Culture & recreation	2,206,744	2,522,271			2,206,744	2,522,271
Interest on long-term debt	3,778,626	3,754,510			3,778,626	3,754,510
Solid Waste			5,708,431	5,264,288	5,708,431	5,264,288
Marina			3,344,558	2,610,077	3,344,558	2,610,077
Stormwater			5,658,447	6,130,795	5,658,447	6,130,795
Golf Course			1,574,074	1,587,070	1,574,074	1,587,070
Sunrise Theatre			4,440,222	4,080,883	4,440,222	4,080,883
Building Department			1,175,458	1,014,511	1,175,458	1,014,511
Total Expenses	37,974,209	37,310,005	21,901,190	20,687,624	59,875,399	57,997,629

City of Fort Pierce Statement of Activities- FY 2015 and 2014 (Cont.)

	Governmental Activities		Business Type Activities		Total	
	2015	2014	2015	2014	2015	2014
Increase (Decrease) in net position before transfers	(218,920)	2,634,966	(1,929,530)	2,861,014	(2,148,450)	5,495,980
Transfers In (Out)	847,537	815,531	(847,537))	(815,531)	0	0
Changes in net position	628,617	3,450,297	(2,777,067)	2,045,683	(2,148,450)	5,495,980
Net Position - Beginning	49,163,791	47,474,714	79,312,731	77,538,047	128,476,522	125,012,761
Net Position – Ending	49,792,408	50,925,011	76,535,664	79,583,730	126,328,072	130,508,741

Go**vernmental activities.** Governmental activities accounted for a positive growth of $628,617 in net position of the City.

Revenues decreased $2,189,682 or 5.48% in Fiscal Year 2015. There are increases and decreases in a few categories; charges for services increased $2.85 million. Operating grants and capital grants and contributions decreased by $2.35million and $3.07 million respectively Property values continue to remain stable, resulting in slight decrease of $76,035 in ad valorem revenue. The 1.8% or $0.66 million increase in expenses was attributed to a decrease of ($.34 million) in transportation and ($.31million) in culture and recreation and the remaining increases of 1.32 million are between the following categories: general government $.51million, public safety $.37million, economic environment $.40 million and interest on debt service cost $.024 million.

Business-type activities. The business-type activities include the activities of a stormwater utility program, golf course, city marina, theatre, solid waste and building and code operations. Expenses increased $1.21 million, the golf course and the building department expenses are consistent with 2014. The marina, the solid waste, and the theatre expenses increased $.73 million, $.44 million and $.36 million respectively, whereas the stormwater utility program expenses decreased $.47 million. Revenues decreased $3.58 million, operating and capital grants counted for $5.2 million of the decrease; charges for services recorded an increase of $1.61 million.

Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of a fiscal year.

As of the end of the current fiscal year, the City's *governmental funds* reported combined ending fund balances of $14,342,140 a decrease of $273,213 in comparison with the prior year. The non-spendable portion is $72,213, restricted is $9,695,521, $550,000 is committed, $3,767,310 is assigned and $255,096 is unassigned and available for spending at the government's discretion.

The *general fund* is the chief operating fund of the City. The ending fund balance in 2015 is $4,461,635, which increased $164,402. The debt service reserve fund balance was $3,750,413, an increase of $.027 million. Capital projects fund balance was $3,161,413, a decrease of $.76 million, which represent construction of infrastructure and other capital improvements. Finally the fund balance in the special revenue funds at 9/30/2015 is $2,678,425, an increase of $.15 million.

Business Type Funds. The enterprise funds have unrestricted net position of $4,277,533. Investment in capital assets net of related debt is $72,258,131 with a combined net asset total of $76,535,664.

General Fund Budgetary Highlights

The General Fund 2015 budget revenue was $33,309,078; the amount realized was $34,372,554, an increase of $1,063,476 or 3.19%. The expenditure budget was $34,267,078, and the actual amount was $34,208,152, a reduction of ($58,926) or (.17%). All the budget numbers are presented without the netting of transfers in this section. Differences between the original and final revenue and expenditure budget increased fund balance by $164,402; the changes were substantial in some categories and listed below are the major notable amendments:

- $56,113 or .31% decrease in taxes; $16,960 increase in ad valorem taxes, $57,259 less in local option taxes and $15,814 less in utility and other taxes.
- $85,337 or 24.74% increase in licenses and permits; $6,121 less in occupational licenses and $85,337 more in other permits.
- $78,430 or 46.82% increase in fines and forfeitures; violation of local ordinances produced $71,754 more and court fines produced $6,670 more.
- $571,595 or 19.99% increase in intergovernmental revenue; $164,187 increase in state shared revenue, $303,223 increase in half cent sales tax and $104,185 more in other intergovernmental.
- $292,299 or 17.26% increase in miscellaneous revenue; $107,733 increase in interest, rent, special assessments and other miscellaneous contractual, miscellaneous revenues and reimbursements increased $177,740.
- $131,020 or 2.34% increase in enterprise contributions; increased transfers from FPUA.
- $164,402 or 17.16% increase in Fund Balance Appropriation; no additional fund balance appropriation was needed for fiscal 2015.
- $58,926 or 0.17% was from various departments decreases in expenditures. The major decreases were: Administration $228,742, Public safety $311,084 and Culture and Recreation $88,218. The decreases in expenditures were off-set by major increases in City attorney $90,541, Building maintenance $91,370, and Street maintenance $122,133.

Capital Asset and Debt Administration

Capital assets. The City's investments in *capital assets* for its governmental and business type activities as of September 30, 2015 amounts to $202,386,581 (this is net of accumulated depreciation). Significant additions during the year consisted of dock improvements at the Marina, street reconstruction, and park improvements. See Note H for detail information on the primary government's Capital Assets.

City of Fort Pierce Capital Assets - FY 2015 and 2014
(net of depreciation)

	Governmental Activities		Business Type Activities		Total	
	2015	2014	2015	2014	2015	2014
Land & CIP	28,766,172	27,143,774	674,008	4,763,305	31,907,079	31,907,079
Buildings	29,330,113	29,723,497	11,855,929	12,439,102	42,162,599	42,162,599
Improvements Other than Buildings	20,837,402	21,589,713	77,970,289	68,021,676	89,611,389	89,611,389
Machinery & Equipment	2,913,636	2,665,066	1,577,002	1,478,414	4,143,480	4,143,480
Infrastructure	28,562,030	29,995,799	-	-	29,995,799	29,995,799
Total	110,409,353	111,117,849	91,977,228	86,702,497	202,386,581	197,820,346

Bonded debt. At the end of the current fiscal year, the City had total long-term debt outstanding of $89,416,556.

City of Fort Pierce Outstanding Debt
Revenue Bond, Road Improvement Notes & Intergovernmental Notes

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Revenue bonds, road improvement notes & intergovernmental notes	70,591,497	73,851,430	18,825,059	19,713,816	89,416,556	93,565,246

The City's bonded debt decreased during the year by a net $4.15 million. The City continues to work on redevelopment projects issued under previous bond issues. The Notes to the Financial Statements (Note K) has additional information on all debt activity.

All bonded debt is insured and carries ratings from Moody's of A1, as of September 30. 2015. No direct ad valorem tax-supported debt exists at this time.

Economic Factors and Next Year's Budgets and Rates

The budget process for the 2016 budget began with a 4.62% increase or $1,586,185 in the General Fund Budget, of which $626,494 was restricted, and expenditures exceeding revenues by approximately $550,000 dollars; savings from the 2015 budget were used to fund the shortfall.

Some of the significant factors considered in preparing the City's Annual General Fund Budget for Fiscal Year 2016, that caused and closed the budget gap are listed below:

- In the General Fund, the City's taxable valuation is $1,945,136,382 compared to last year's final valuation of $1,878,719,493. This represents an increase of approximately 3.54% or $66,416,889. This increase in property values and the City Commission electing to increase the millage rate to 6.9000 helped to balance the budget. Increasing the millage rate generated $.63 million, of which $400,000 was restricted to be used to finance much needed future capital improvements and purchases.
- The City used $1.4 million from an interfund loan to fund a new capital improvement plan. Of this $1.4 million, $700,000 was to be used by the Police Department for vehicles and equipment, $575,000 for road resurfacing projects, and $125,000 for technological improvements. $226,494 was restricted to make the annual loan payment
- The City received from the Utilities Authority approximately $131,020 in additional transfers under the 6% computation; using of the power cost adjustment for electric and gas for twelve months.
- The City appropriated $.55 million from fund balance to balance General Fund's budget.
- In the 2016 budget (General Fund) the personnel services included a 3% pay increase for non-bargaining and bargaining, 4% for police officers. Health insurance premiums for employees increased .3%; retirement rates for general members are 15.03%, up from 14.61%. Police officers remained the same at 13.76%. These wage and benefit changes equated to an increase of $356,165.
- The Fort Pierce Redevelopment Agency tax increment financing (TIF) is slowly beginning to increase. The slight increase in property tax values and the increased millage rate resulted in an increase of $375,925; from $4.1 million to $4.4million. The budget is unable, as it has in the past, to support a number of special projects under historic preservation and restoration; funding for neighborhood and business grants; and other cultural and community events and functions.
- As for the business-type activities, the Marina, and Solid Waste operations had to make up their budget shortfalls by appropriating retained earnings of $27,122, and $191,280 in 2016. Transfers from other funds were used to balance the budget of the Sunrise Theatre ($450,000 from Redevelopment Agency).

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information in this report or requests for additional financial information should be addressed to the Finance Director, 100 North US 1, P. O. Box 1480, Fort Pierce, Florida 34954.

THE SUNRISE
CITY

BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

City of Fort Pierce, Florida
STATEMENT OF NET POSITION
September 30, 2015

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
ASSETS				
Current assets:				
Cash and investments	$ 15,491,155	$ 5,762,079	$ 21,253,234	$ 27,711,867
Receivables (net of allowance for uncollectibles)	1,452,415	2,064,363	3,516,778	13,683,134
Due from component unit	256,002	617,969	873,971	-
Internal balances	1,855,229	(1,855,229)	-	-
Due from other governments	721,915	1,535,652	2,257,567	422,164
Inventories and other current assets	74,213	11,618	85,831	5,015,163
Restricted Assets:				
Temporarily restricted:				
Cash and investments	-	114,754	114,754	28,768,118
Total current assets	19,850,929	8,251,206	28,102,135	75,600,446
Noncurrent assets:				
Prepaid Insurance	476,259	32,893	509,152	-
Notes Receivable	3,590,679	-	3,590,679	-
FMPA working capital receivable	-	-	-	1,918,608
Investment in Public Gas Partners Pool	-	-	-	587,004
Capital assets, not being depreciated:				
Land	27,045,583	674,008	27,719,591	10,046,000
Construction in progress	1,720,589	-	1,720,589	24,768,018
Capital assets (net of accumulated depreciation):				
Buildings	42,508,571	17,903,077	60,411,648	-
Improvements other than buildings	40,021,055	97,023,886	137,044,941	-
Equipment	15,842,043	10,201,005	26,043,048	-
Infrastructure	108,924,361	-	108,924,361	413,278,209
Accumulated depreciation	(125,652,849)	(33,824,748)	(159,477,597)	(231,252,242)
Total noncurrent assets	114,476,291	92,010,121	206,486,412	219,345,597
Total assets	$ 134,327,220	$ 100,261,327	$ 234,588,547	$ 294,946,043
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding	490,602	-	490,602	-
Pensions	5,121,910	908,787	6,030,697	3,688,626
Advance Distribution to General Fund	-	-	-	1,250,000
Total deferred outflows of resources	5,612,512	908,787	6,521,299	4,938,626

The accompanying notes are an integral part of this statement.

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
LIABILITIES				
Current liabilities:				
Accounts payable and accrued liabilities	$ 2,597,917	$ 1,597,263	$ 4,195,180	$ 9,616,174
Unearned revenue	194,012	749,496	943,508	832,998
Accrued compensated absences	188,356	57,574	245,930	170,000
Capital leases payable	-	-	-	31,482
Due to other governments	-	-	-	780,902
Notes and revenue bonds-current	3,253,108	894,038	4,147,146	7,086,001
Accrued interest payable	650,527	314,188	964,715	1,145,252
Liabilities payable from restricted assets:				
Customer deposits	102,141	114,754	216,895	7,803,160
Total current liabilities	6,986,061	3,727,313	10,713,374	27,465,969
Noncurrent liabilities:				
Notes and bonds payable, net	70,591,497	18,825,059	89,416,556	76,901,180
Capital Leases	-	-	-	48,603
Accrued compensated absences	2,709,826	573,924	3,283,750	1,591,818
Other post employment benefits	821,827	146,155	967,982	681,000
Net Pension Liability	7,650,389	1,361,999	9,012,388	5,528,139
Total noncurrent liabilities	81,773,539	20,907,137	102,680,676	84,750,740
Total liabilities	88,759,600	24,634,450	113,394,050	112,216,709
DEFERRED INFLOWS OF RESOURCES				
Payments received in advance	1,250,000	-	1,250,000	5,694,382
Pensions	137,724	-	137,724	-
Total deferred inflows of resources	1,387,724	-	1,387,724	5,694,382
NET POSITION				
Net Invested in capital assets	37,055,350	72,258,131	109,313,481	132,644,640
Restricted for:				
Capital projects	3,161,413	-	3,161,413	-
Capital improvement charges	-	-	-	6,031,167
Debt service and other	3,750,413	-	3,750,413	6,702,538
Unrestricted	5,825,232	4,277,533	10,102,765	36,595,233
Total net position	$ 49,792,408	$ 76,535,664	$ 126,328,072	$ 181,973,578

City of Fort Pierce, Florida
STATEMENT OF ACTIVITIES
Year ended September 30, 2015

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	$ 9,615,174	$ 1,107,288	$ -	$ 527,089
Public safety	15,130,557	478,889	586,633	-
Transportation	5,729,773	116,573	12,059	-
Economic environment	1,513,335	6,047,847	1,224,892	-
Culture and recreation	2,206,744	177,797	-	-
Interest on long-term debt	3,778,626	-	-	-
Total governmental activities	37,974,209	7,928,394	1,823,584	527,089
Business-type activities:				
Solid waste	5,708,431	6,376,443	-	-
Marina	3,344,558	2,196,705	-	365,968
Storm Water	5,658,447	3,259,131	-	1,593,986
Golf Course	1,574,074	1,373,744	-	-
Sunrise Theatre	4,440,222	3,539,762	-	-
Building Fund	1,175,458	1,231,122	-	-
Total business-type activities	21,901,190	17,976,907	-	1,959,954
Total primary government	$ 59,875,399	$ 25,905,301	$ 1,823,584	$ 2,487,043
Component units:				
Fort Pierce Utilities Authority	$ 89,937,743	$ 95,558,874	$ 81,461	$ 2,471,138
Total component units	$ 89,937,743	$ 95,558,874	$ 81,461	$ 2,471,138

General revenues:
Ad valorem taxes
General sales and use taxes
Utility service and franchise taxes
State revenue sharing-unrestricted
Additional one cent sales taxes
Insurance premium tax
Contributions from component unit
Miscellaneous
Unrestricted investment earnings
Extraordinary Item
Transfers
Total general revenues, extraordinary items, and transfers
Change in net position
Net position - beginning as restated (Note A)

Net position - ending

The accompanying notes are an integral part of this statement.

Net (expense) Revenue and Change in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-type Activities	Total	Fort Pierce Utilities Authority
$ (7,980,797)	$ -	$ (7,980,797)	$ -
(14,065,035)	-	(14,065,035)	-
(5,601,141)	-	(5,601,141)	-
5,759,404	-	5,759,404	-
(2,028,947)	-	(2,028,947)	-
(3,778,626)	-	(3,778,626)	-
(27,695,142)	-	(27,695,142)	-
-	668,012	668,012	-
-	(781,885)	(781,885)	-
-	(805,330)	(805,330)	-
-	(200,330)	(200,330)	-
-	(900,460)	(900,460)	-
-	55,664	55,664	-
-	(1,964,329)	(1,964,329)	-
$ (27,695,142)	$ (1,964,329)	$ (29,659,471)	$ -
$ -	$ -	$ -	$ 8,173,730
$ -	$ -	$ -	$ 8,173,730
$ 11,882,126	-	$ 11,882,126	$ -
2,072,741	-	2,072,741	-
4,209,187	-	4,209,187	-
1,282,595	-	1,282,595	-
1,603,223	-	1,603,223	-
265,449	-	265,449	-
5,735,240	-	5,735,240	(5,735,240)
259,054	-	259,054	-
166,607	34,799	201,406	2,171,000
-	-	-	(10,000)
847,537	(847,537)	-	-
28,323,759	(812,738)	27,511,021	(3,574,240)
628,617	(2,777,067)	(2,148,450)	4,599,490
49,163,791	79,312,731	128,476,522	177,374,088
$ 49,792,408	$ 76,535,664	$ 126,328,072	$ 181,973,578

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FUND FINANCIAL STATEMENTS

- **Governmental Funds**
- **Proprietary funds**
- **Fiduciary funds**

City of Fort Pierce, Florida
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2015

	General Fund	Community Redevelopment Agency
ASSETS		
Cash and investments	$ 6,574,181	$ 151,896
Accounts receivables	4,602,660	247,736
Liens receivables	3,818,264	-
Due from component unit	254,252	1,750
Due from other funds	1,007,310	-
Advances to other funds	-	-
Due from other governments	54,265	-
Prepaid items	1,471	-
Inventories	72,742	-
Notes receivable	-	-
Total assets	$ 16,385,145	$ 401,382
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES		
Accounts payable and accrued liabilities	$ 2,004,069	$ 58,539
Contracts payable - retainage	-	-
Deposits	102,141	-
Due to other funds	-	16,861
Revenue in advance	194,012	-
Total liabilities	2,300,222	75,400
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue	9,623,288	236,755
Total Deferred Inflows	9,623,288	236,755
FUND BALANCES		
Nonspendable	74,213	-
Restricted	-	89,227
Committed	550,000	-
Assigned	3,582,326	-
Unassigned	255,096	-
Total fund balances	4,461,635	89,227
Total liabilities, deferred inflows of resources, and fund balances	$ 16,385,145	$ 401,382

The accompanying notes are an integral part of this statement.

Hurricane Housing Recovery Grant Fund	Other Governmental Funds	Totals
$ 208,823	$ 8,556,255	$ 15,491,155
50	29,000	4,879,446
-	-	3,818,264
-	-	256,002
-	154,760	1,162,070
-	904,477	904,477
-	667,650	721,915
-	-	1,471
-	-	72,742
3,297,890	292,789	3,590,679
$ 3,506,763	$ 10,604,931	$ 30,898,221
$ 7,841	$ 231,434	$ 2,301,883
-	296,035	296,035
-	-	102,141
5	194,452	211,318
-	-	194,012
7,846	721,921	3,105,389
3,297,890	292,759	13,450,692
3,297,890	292,759	13,450,692
-	-	74,213
201,027	9,405,267	9,695,521
-	-	550,000
-	184,984	3,767,310
-	-	255,096
201,027	9,590,251	14,342,140
$ 3,506,763	$ 10,604,931	$ 30,898,221

City of Fort Pierce, Florida

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE TO NET POSITION OF GOVERNMENTAL ACTIVITIES

September 30, 2015

Total fund balance per this statement	$	14,342,140
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are reported in the funds. The cost of the assets is $236,062,202 and the accumulated depreciation is $125,652,849		110,409,353
Deferred inflows related to pensions are not financial resources and therefore are not reported in governmental funds		(137,724)
Long-term liabilities (capital lease obligations, intergovernmental notes, other post employment benefits, accrued compensated absences, and pension liability) of $85,310,131 plus unamortized premiums of $95,128 are not due and payable and therefore, are not reported in the funds.		(85,215,003)
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.		(650,527)
Insurance costs related to debt issuances and deferred charges on refundings are financial uses in the fund statement; for full accrual, however these expenses are reported as non-current assets in the government-wide financial statements.		966,861
Deferred outflows related to pensions are not financial resources and therefore are not reported in governmental funds		5,121,910
Various receivables, (liens receivable, loans receivable, notes receivable, and due from other governments are not financial resources in the current period and therefore, are reported as unavailable revenue in the funds.		4,955,398
Net position of governmental activities	$	49,792,408

The accompanying notes are an integral part of this statement.

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City of Fort Pierce, Florida
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year ended September 30, 2015

	General Fund	Community Redevelopment Agency
Revenues		
Taxes	$ 18,164,053	$ -
Licenses and permits	430,337	5,009
Intergovernmental	3,431,595	4,179,392
Charges for services	261,508	-
Fines and forfeitures	245,930	-
Contributions from component unit	5,735,240	-
Investment income	83,041	1,030
Other	1,902,668	1,224,421
Total revenues	30,254,372	5,409,852
Expenditures		
Current		
General government	10,007,957	-
Public safety	13,017,455	-
Transportation	2,684,573	-
Economic environment	-	334,150
Culture and recreation	1,948,803	-
Capital outlay	113,398	1,052,073
Debt service		
Principal	-	-
Interest and fees	-	4,603
Other	-	-
Total expenditures	27,772,186	1,390,826
Excess of revenues over (under) expenditures	2,482,186	4,019,026
Other financing sources (uses)		
Transfers in	4,118,182	2,051,629
Transfers out	(6,435,966)	(5,982,227)
Total other financing sources (uses)	(2,317,784)	(3,930,598)
Net change in fund balances	164,402	88,428
Fund balances - beginning of year	4,297,233	799
Fund balances - end of year	$ 4,461,635	$ 89,227

The accompanying notes are an integral part of this statement.

Hurricane Housing Recovery Grant Fund	Other Governmental Funds	Totals
$ -	$ -	$ 18,164,053
-	-	435,346
6,646	3,043,924	10,661,557
-	-	261,508
-	-	245,930
-	-	5,735,240
21,572	60,964	166,607
78,848	450,068	3,656,005
107,066	3,554,956	39,326,246
-	5,498	10,013,455
-	855,858	13,873,313
-	-	2,684,573
50,383	1,050,454	1,434,987
-	-	1,948,803
-	2,410,140	3,575,611
-	3,151,895	3,151,895
-	3,755,483	3,760,086
-	4,273	4,273
50,383	11,233,601	40,446,996
56,683	(7,678,645)	(1,120,750)
-	7,505,793	13,675,604
-	(409,874)	(12,828,067)
-	7,095,919	847,537
56,683	(582,726)	(273,213)
144,344	10,172,977	14,615,353
$ 201,027	$ 9,590,251	$ 14,342,140

City of Fort Pierce, Florida

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year ended September 30, 2015

Net change in fund balances-total governmental funds	$	(273,213)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation($4,284,104) exceeds capital outlay($3,575,611) in the current period.		(708,493)
Repayment of bond and note principal ($3,151,895) are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Assets.		3,151,895
Compensated absences of $13,405 and other post employment benefits of ($ 72,710)reported in the Statement of Activities, do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.		(59,305)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds interest expenditures are reported when due. This is the net amount between the prior and current year.		27,227
Governmental funds do not recognize expenditures for the Change in Net Pension Liability each year. This represents the change in the Net Pension Liability in the current year.		(904,983)
Bond insurance costs and discounts are reported as expenditures when paid. In the Statement of Net Position these costs are amortized. Current year amortization expense was ($85,109)		(85,019)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. This is the net amount between the prior and current year.		(519,492)
Change in Net position of governmental activities	$	628,617

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF GENERAL FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET (GAAP BASIS) AND ACTUAL GENERAL FUND
Year ended September 30, 2015

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Taxes	$ 18,220,166	$ 18,164,053	$ 18,164,053	$ -
Licenses and permits	345,000	430,337	430,337	-
Intergovernmental	2,860,000	3,431,595	3,431,595	-
Charges for services	200,600	261,508	261,508	-
Fines and forfeitures	167,500	245,930	245,930	-
Contributions from component unit	5,604,220	5,735,240	5,735,240	-
Investment income	41,750	83,041	83,041	-
Other	1,651,660	1,902,668	1,902,668	-
Total revenues	29,090,896	30,254,372	30,254,372	-
Expenditures				
General government	10,146,880	10,032,382	10,032,382	-
Public safety	13,417,511	13,106,427	13,106,427	-
Transportation	2,727,093	2,684,573	2,684,573	-
Culture and recreation	2,037,022	1,948,804	1,948,804	-
Total expenditures	28,328,506	27,772,186	27,772,186	-
Excess of revenues over expenditures	762,390	2,482,186	2,482,186	-
Other financing sources (uses)				
Transfers in	4,218,182	4,118,182	4,118,182	-
Transfers out	(5,938,572)	(6,435,966)	(6,435,966)	-
Total other financing sources (uses)	(1,720,390)	(2,317,784)	(2,317,784)	-
Net change in fund balances	(958,000)	164,402	164,402	-
Fund balance - beginning of year	4,297,233	4,297,233	4,297,233	-
Fund balance - end of year	$ 3,339,233	$ 4,461,635	$ 4,461,635	$ -

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY
Year ended September 30, 2015

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 4,154,623	$ 4,179,392	$ 4,179,392	$ -
Investment income	100	1,030	1,030	-
Other	133,000	1,229,430	1,229,430	-
Total revenues	4,287,723	5,409,852	5,409,852	-
Expenditures				
Current				
Economic environment	326,500	334,150	334,150	-
Capital outlay	-	1,052,073	1,052,073	-
Debt service	-	4,603	4,603	-
Total expenditures	326,500	1,390,826	1,390,826	-
Excess of revenues over expenditures	3,961,223	4,019,026	4,019,026	-
Other financing sources (uses)				
Transfers in	2,051,629	2,051,629	2,051,629	-
Transfers out	(6,012,852)	(5,982,227)	(5,982,227)	-
Total other financing sources (uses)	(3,961,223)	(3,930,598)	(3,930,598)	-
Net change in fund balances	-	88,428	88,428	-
Fund balance - beginning of year	799	799	799	-
Fund balance - end of year	$ 799	$ 89,227	$ 89,227	$ -

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF SPECIAL REVENUE FUND REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
HURRICANE HOUSING RECOVERY GRANT FUND
Year ended September 30, 2015

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Intergovernmental	$ 51,000	$ 6,646	$ 6,646	$ -
Investment income	23,125	21,572	21,572	-
Other	142,592	78,848	78,848	-
Total revenues	216,717	107,066	107,066	-
Expenditures				
Current				
Economic environment	216,717	50,383	50,383	-
Total expenditures	216,717	50,383	50,383	-
Excess of revenues over(under) expenditures	-	56,683	56,683	-
Fund balance - beginning of year	144,344	144,344	144,344	-
Fund balance - end of year	$ 144,344	$ 201,027	$ 201,027	$ -

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF NET POSITION -
PROPRIETARY FUNDS
September 30, 2015

	Business-type Activities		
	Solid Waste	Marina	Storm Water
ASSETS			
CURRENT ASSETS			
Cash and investments	$ 257,811	$ 376,435	$ 3,717,819
Receivables - net of allowances:			
Accounts	735,374	86,123	1,049,823
Unbilled services	187,488	-	-
Due from component units	617,732	-	-
Due from other funds	5,279	-	-
Due from other governments	-	-	1,535,652
Inventories and other current assets	-	11,618	-
Restricted Assets			
Cash and investments	-	57,201	-
Total current assets	1,803,684	531,377	6,303,294
NON-CURRENT ASSETS			
Prepaid Insurance	-	8,472	24,421
Non-depreciable capital assets			
Land	-	9,197	-
Depreciable capital assets			
Buildings	122,858	843,196	-
Improvements other than buildings	47,243	44,708,178	49,493,634
Equipment	8,353,489	186,829	765,646
Accumulated depreciation	(7,249,312)	(8,507,551)	(11,036,282)
Total non-current assets	1,274,278	37,248,321	39,247,419
Total assets	3,077,962	37,779,698	45,550,713
DEFERRED OUTFLOWS			
Pensions	418,675	84,530	-
Total deferred outflows	418,675	84,530	-

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 1,100	$ 844,579	$ 564,335	$ 5,762,079
-	5,555	-	1,876,875
-	-	-	187,488
-	-	237	617,969
-	-	6,600	11,879
-	-	-	1,535,652
-	-	-	11,618
-	57,553	-	114,754
1,100	907,687	571,172	10,118,314
-	-	-	32,893
314,811	350,000	-	674,008
877,676	16,059,347	-	17,903,077
2,774,831	-	-	97,023,886
525,899	157,762	211,380	10,201,005
(1,671,270)	(5,148,953)	(211,380)	(33,824,748)
2,821,947	11,418,156	-	92,010,121
2,823,047	12,325,843	571,172	102,128,435
134,605	111,369	159,608	908,787
134,605	111,369	159,608	908,787

City of Fort Pierce, Florida
STATEMENT OF NET POSITION- (CONTINUED)
PROPRIETARY FUNDS
September 30, 2015

	Business-type Activities		
	Solid Waste	Marina	Storm Water
LIABILITIES AND EQUITY			
CURRENT LIABILITIES			
Accounts payable and accrued liabilities	$ 832,676	$ 108,870	$ 310,016
Contracts payable - retainage	-	-	65,303
Due to other funds	608,667	176,617	134,529
Accrued compensated absences	6,260	4,633	-
Revenue bonds - current	-	229,038	665,000
Accrued interest - revenue bonds and notes	-	-	314,188
Liabilities payable from restricted assets			
Customer deposits	-	57,201	-
Revenue in Advance	-	-	-
Total current liabilities	1,447,603	576,359	1,489,036
NON-CURRENT LIABILITIES			
Advances from other funds	-	904,477	-
Other Post Employment Benefits	69,163	13,083	-
Accrued compensated absences	263,273	107,198	-
Net Pension Liability	627,468	126,685	-
Revenue bonds payable, net	-	5,589,592	13,235,467
Total non-current liabilities	959,904	6,741,035	13,235,467
Total liabilities	2,407,507	7,317,394	14,724,503
NET POSITION			
Net Invested in capital assets	1,274,278	31,421,219	25,322,531
Unrestricted	(185,148)	(874,385)	5,503,679
Total net position	$ 1,089,130	$ 30,546,834	$ 30,826,210

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 99,723	$ 88,975	$ 91,700	$ 1,531,960
-	-	-	65,303
32,391	2,000	8,427	962,631
35,922	6,853	3,906	57,574
-	-	-	894,038
-	-	-	314,188
-	57,553	-	114,754
-	749,496	-	749,496
168,036	904,877	104,033	4,689,944
-	-	-	904,477
27,688	19,947	16,274	146,155
51,058	87,088	65,307	573,924
201,732	166,909	239,205	1,361,999
-	-	-	18,825,059
280,478	273,944	320,786	21,811,614
448,514	1,178,821	424,819	26,501,558
2,821,947	11,418,156	-	72,258,131
(312,809)	(159,765)	305,961	4,277,533
$ 2,509,138	$ 11,258,391	$ 305,961	$ 76,535,664

City of Fort Pierce, Florida
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - PROPRIETARY FUNDS
Year ended September 30, 2015

	Business-type Activities		
	Solid Waste	Marina	Storm Water
Operating revenues			
Sales and charges for services	$ 6,343,333	$ 954,222	$ 2,669,787
Gas and oil sales	-	808,718	-
Other	33,110	433,765	589,344
Total operating revenues	6,376,443	2,196,705	3,259,131
Operating expenses			
Personal services	2,030,046	362,034	-
General and administrative	80,133	-	172,549
Cost of goods and services sold	2,061,405	768,904	-
Depreciation	297,264	918,622	1,310,142
Other operating expenses	1,239,583	1,052,576	3,539,911
Total operating expenses	5,708,431	3,102,136	5,022,602
Operating income (loss)	668,012	(905,431)	(1,763,471)
Non-operating revenues (expenses)			
Investment income	1,924	7,243	23,564
Interest expense	-	(242,422)	(635,845)
Total non-operating revenues (expenses)	1,924	(235,179)	(612,281)
Income (loss) before transfers and capital contributions	669,936	(1,140,610)	(2,375,752)
Capital Contributions	-	365,968	1,593,986
Transfers in	-	-	-
Transfers out	(1,204,000)	(51,111)	(14,623)
CHANGE IN NET POSITION	(534,064)	(825,753)	(796,389)
Total net position - beginning as restated (Note A)	1,623,194	31,372,587	31,622,599
Total net position - end of year	$ 1,089,130	$ 30,546,834	$ 30,826,210

The accompanying notes are an integral part of this statement.

Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 1,370,666	$ 3,401,465	$ 1,225,404	$ 15,964,877
-	-	-	808,718
3,078	138,297	5,718	1,203,312
1,373,744	3,539,762	1,231,122	17,976,907
748,177	449,838	709,959	4,300,054
54,246	114,386	-	421,314
48,938	1,552,905	-	4,432,152
135,666	535,707	-	3,197,401
587,047	1,787,386	465,499	8,672,002
1,574,074	4,440,222	1,175,458	21,022,923
(200,330)	(900,460)	55,664	(3,046,016)
222	563	1,283	34,799
-	-	-	(878,267)
222	563	1,283	(843,468)
(200,108)	(899,897)	56,947	(3,889,484)
-	-	-	1,959,954
-	450,000	197	450,197
(28,000)	-	-	(1,297,734)
(228,108)	(449,897)	57,144	(2,777,067)
2,737,246	11,708,288	248,817	79,312,731
$ 2,509,138	$ 11,258,391	$ 305,961	$ 76,535,664

City of Fort Pierce, Florida
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
Year ended September 30, 2015

	Business-type Activities	
	Solid Waste	Marina
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 6,280,943	$ 1,958,290
Receipts from rental property	-	226,445
Payments to suppliers for goods and services	(2,676,610)	(4,142,812)
Payments to employees for services	(1,242,556)	(226,940)
Payments for benefits on behalf of employees	(678,417)	(109,221)
Net cash provided (used) by operating activities	1,683,360	(2,294,238)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Transfers in	-	-
Transfers (out)	(1,204,000)	(51,111)
Net cash provided (used) by noncapital financing activities	(1,204,000)	(51,111)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(244,089)	(8,047,663)
Advances from other funds	-	1,089,847
Receipts from Intergovernmental	-	6,418,866
Bond and loan principal payments	-	(119,486)
Bond and loan interest payments	-	(242,422)
Net cash provided (used) by capital and related financing activities	(244,089)	(900,858)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest on cash and investments	1,924	7,243
Net cash provided (used) by investing activities	1,924	7,243
Net increase (decrease) in cash and investments	237,195	(3,238,964)
Cash and investments at beginning of year	20,616	3,672,600
Cash and investments at end of year	$ 257,811	$ 433,636
Cash and investments-unrestricted	$ 257,811	$ 376,435
Cash and investments-restricted	-	57,201
	$ 257,811	$ 433,636

The accompanying notes are an integral part of this statement.

Storm Water	Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ 3,101,349	$ 1,373,744	$ 3,519,191	$ 1,231,251	$ 17,464,768
-	-	-	-	226,445
(4,210,639)	(634,168)	(3,383,843)	(452,503)	(15,500,575)
-	(486,138)	(337,676)	(412,254)	(2,705,564)
-	(225,660)	(116,790)	(232,847)	(1,362,935)
(1,109,290)	27,778	(319,118)	133,647	(1,877,861)
-	-	450,000	197	450,197
(14,623)	(28,000)	-	-	(1,297,734)
(14,623)	(28,000)	450,000	197	(847,537)
(180,382)	-	-	-	(8,472,134)
-	-	-	-	1,089,847
214,443	-	-	-	6,633,309
(635,000)	-	-	-	(754,486)
(650,460)	-	-	-	(892,882)
(1,251,399)	-	-	-	(2,396,346)
23,564	222	563	1,283	34,799
23,564	222	563	1,283	34,799
(2,351,748)	-	131,445	135,127	(5,086,945)
6,069,567	1,100	770,687	429,208	10,963,778
$ 3,717,819	$ 1,100	$ 902,132	$ 564,335	$ 5,876,833
$ 3,717,819	$ 1,100	$ 844,579	$ 564,335	$ 5,762,079
-	-	57,553	-	114,754
$ 3,717,819	$ 1,100	$ 902,132	$ 564,335	$ 5,876,833

City of Fort Pierce, Florida
STATEMENT OF CASH FLOWS (CONTINUED)
PROPRIETARY FUNDS
Year ended September 30, 2015

	Business-type Activities	
	Solid Waste	Marina
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income (loss)	$ 668,012	$ (905,431)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation expense	297,264	918,622
(Increase) decrease in accounts receivable	(153,456)	(20,904)
(Increase) decrease in due from component unit	57,956	-
(Increase) decrease in inventories and other current assets	49,617	17,939
(Increase) decrease in deferred outflows-pension	(418,675)	(84,530)
Increase (decrease) in accounts payable and accrued liabilities	385,970	(2,602,832)
Increase (decrease) in due to other funds	309,365	266,326
Increase (decrease) in customer deposits	-	8,935
Increase (decrease) in other post employment benefits	6,911	1,279
Increase (decrease) in Net Pension Liability	502,620	101,478
Increase (decrease) in accrued compensated absences	(22,224)	4,880
Net cash provided (used) by operating activities	$ 1,683,360	$ (2,294,238)

The accompanying notes are an integral part of this statement.

Storm Water	Golf Course	Sunrise Theatre	Building Fund	Business-type Activities Totals
$ (1,763,471)	$ (200,330)	$ (900,460)	55,664	$ (3,046,016)
1,310,142	135,666	535,707	-	3,197,401
(157,782)	-	540	-	(331,602)
-	-	-	129	58,085
5,572	10,900	34,427	4,109	122,564
-	(134,605)	(111,369)	(159,608)	(908,787)
(517,921)	35,708	26,017	26,726	(2,646,332)
14,170	17,788	2,000	(5,552)	604,097
-	-	(21,111)	-	(12,176)
-	2,187	1,691	2,432	14,500
-	161,593	133,699	191,610	1,091,000
-	(1,129)	(20,259)	18,137	(20,595)
$ (1,109,290)	$ 27,778	$ (319,118)	$ 133,647	$ (1,877,861)

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TRUST FUNDS

♦ Pension Trust

General Employees

To account for the accumulation of resources to be used for retirement benefits of all City employees. The City has a multi-employer plan; therefore, other governmental units are included in the Fund.

Police Officers

To account for State and police officer's contributions to be used for future retirement benefits of all police officers.

City of Fort Pierce, Florida
STATEMENT OF FIDUCIARY FUNDS NET POSITION
September 30, 2015

	Pension Trusts
ASSETS	
Cash and cash equivalents	$ 2,714,422
Investments, at fair value:	
U.S. Government Securities	20,499,884
Mutual Funds	97,938,727
Common Stock	16,685,422
Corporate Bonds	29,487,130
Real Estate Trust L.P.	13,657,912
Common Trust Fund	1,170,298
Money Market	3,539,085
Total investments	182,978,458
Total cash and investments	185,692,880
Accounts receivable	284,497
Accrued interest receivable	461,327
Total assets	186,438,704
LIABILITIES AND NET POSITION	
LIABILITIES	
Accounts payable and accrued liabilities	75,425
Total liabilities	75,425
NET POSITION-RESTRICTED FOR PENSION BENEFITS	$ 186,363,279

The accompanying notes are an integral part of this statement.

City of Fort Pierce, Florida
STATEMENT OF CHANGES IN FIDUCIARY FUNDS NET POSITION
Year ended September 30, 2015

	Pension Trusts
ADDITIONS	
Contributions	
Employer	$ 4,093,268
Employees	1,925,831
State-Via the General Fund	265,449
Total contributions	6,284,548
Investment income	
Interest	2,313,926
Dividends	1,321,075
Net depreciation in fair value of investments	(301,612)
Total investment income	3,333,389
Investment expenses	(822,266)
Net investment income	2,511,123
Total additions	8,795,671
DEDUCTIONS	
Retirement benefits paid	12,959,826
Refunds of employee contributions	408,937
Administrative expenses	153,522
Insurance expense	21,601
Total deductions	13,543,886
Net Decrease	(4,748,215)
NET POSITION-RESTRICTED FOR PENSION BENEFITS	
Beginning of year	191,111,494
End of year	$ 186,363,279

The accompanying notes are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of the City of Fort Pierce, Florida (City) have been prepared in conformity with accounting principles ("GAAP") generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for governmental accounting and financial reporting.

1. REPORTING ENTITY

The City of Fort Pierce, Florida was incorporated in 1901 under the general law. This incorporation was validated by Act of the State Legislature, Chapter 5100, Acts 1901. The City covers an area of approximately 20 square miles and is located in St. Lucie County, Florida. The City operates under an elected City Commission (5 members) and provides services to its more than 43,601 residents in the form of law enforcement, street maintenance, solid waste, culture and recreation, planning and zoning, human resources and general administrative services.

The accompanying financial statements present the primary government and its component units. Component units are legally separate entities for which the primary government is financially accountable or entities which should be included in the City's financial statements because of the nature and significance of their relationship with the primary government.

The decision to include a potential component unit in the City's reporting entity is based on the criteria stated in GASB Statement No. 14 – *The Financial Reporting Entity*, as amended by GASB 39,*"Determining Whether Certain Organizations are Component Units"* and GASB 61, *"The Financial Reporting Entity; Omnibus an Amendment of GASB Statements No. 14 and No. 34"* which includes the ability to appoint a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burden on the City, or the nature and significance of the relationship between the City and the organization is such that exclusion would cause the City's financial statements to be incomplete.

Blended component units, although legally separate entities, are, in substance, part of the City's operations. Accordingly, data from these component units are included with data of the primary government. The discretely presented component unit, on the other hand, is reported in a separate column in the financial statements to emphasize that it is legally separate from the City. The financial activities and balances for each blended and discretely presented component units are as of and for the period ended September 30, 2015.

A. BLENDED COMPONENT UNITS

Community Redevelopment Agency

The Community Redevelopment Agency (CRA) was established for the purpose of carrying out redevelopment activities for certain areas existing in the City of Fort Pierce. The members of the governing board are comprised of the Fort Pierce City Commission. The CRA's budget is subject to approval by the City Commission and the primary government has operational responsibility for the CRA.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. REPORTING ENTITY (CONTINUED)

B. DISCRETELY PRESENTED COMPONENT UNIT

Fort Pierce Utilities Authority

The Fort Pierce Utilities Authority (Authority) provides electric, water, wastewater and natural gas services to residents and businesses of Fort Pierce and is responsible for the management and operations of the Manatee Observation and Education Center. The members of the governing board are appointed and/or removed from office by the Fort Pierce City Commission. The budget and rates for services are subject to the approval of the Commission. Complete financial statements of the Authority can be obtained from its administrative office located at 206 South Sixth Street, Fort Pierce, Florida 34948.

C. RELATED ORGANIZATION

Fort Pierce Housing Authority

The Mayor of Fort Pierce is responsible for appointing the members of the Board of the Fort Pierce Housing Authority (FPHA), but the City's accountability for this organization does not extend beyond making these appointments. The FPHA's operating and capital expenditures, including debt service, are financed entirely from federal grants and rentals. The City has no involvement in the determination of FPHA's budget or rental rates, and has no obligation for FPHA's outstanding debt. Hence, the FPHA is not considered a component unit of the City, and no financial information is included in these financial statements.

2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The basic financial statements include both government-wide financial statements (based on the City as a whole) and fund financial statements. Separate financial statements are provided for governmental funds, propriety funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

The Government-Wide Statement of Net Position reports all financial and capital resources of the City, excluding those reported in the fiduciary funds. It is displayed in the format of assets and deferred outflows less liabilities and deferred inflows, equals net position, with the assets and liabilities shown in order of their relative liquidity. Net position is required to be displayed in three components: (1) net investment in capital assets, (2) restricted, and (3) unrestricted. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. The restricted component of net position consists of restricted assets reduced by liabilities related to those assets. Restricted assets are those with constraints placed on their use that are either: (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation. The unrestricted component of net position is the net amount of the assets and liabilities that are not included in the determination of net investment in capital assets or the restricted component of net position.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. The City chooses to eliminate the general and administrative charges between governmental activities to avoid a “doubling up” effect.

Separate financial statements are provided for governmental funds, propriety funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the *economic resources measurement focus* and the *full accrual basis of accounting*, as are the proprietary fund, internal service fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The measurement focus of the governmental funds (in the Fund Financial Statements) is upon determination of financial position and changes in financial position rather than upon net income.

These governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considered property taxes as available if they are collected within 60 days after year-end. A six-month availability period is used for revenue recognition for all other governmental fund revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Taxpayer-assessed property and other taxes, and charges for regularly billed or routinely provided services, are recorded as revenue when earned, taxpayer liability has been established and collectibility is assured, or losses can be reasonably estimated. Licenses and fees, fines and forfeitures, and miscellaneous revenues are recorded when received in cash, because they are generally not measurable until actually received. Investment income from cash deposits is recorded as revenue when earned, since it is measurable and available.

The city reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The c*ommunity redevelopment agency-special revenue fund* accounts for the redevelopment of designated areas within the City. Financing is provided by an incremental increase in ad valorem taxes levied each year.

The *hurricane housing recovery grant fund* accounts for the hurricane housing assistance from the state of Florida for down payment assistance and rehabilitation assistance for low income households within the City.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)

The government reports the following major proprietary funds:

Business type activities

The *solid waste fund* is used to account for the solid waste disposal services provided to the residents of the City.

The *marina fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *storm water fund* is used to account for the storm water drainage and control services provided to the residents of the City.

The *golf course fund* is used to account for the activities of a special recreation facility for the residents of the City and the surrounding area.

The *sunrise theatre fund* is used to account for the activities of a historic theatre for the residents of the City and the surrounding area.

The *building fund* is used to account for the activities of a building department for the residents of the City.

Governmental activities

Additionally, the government reports the following fund types:

Fiduciary funds

The two pension trust funds account for the activities of the General Employees and the Police Officers' Pension Plans, which accumulate resources for pension benefit payments to qualified employees of the respective plans.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION (CONTINUED)

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's solid waste disposal function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the solid waste, golf course, sunrise theatre, and marina enterprise funds, are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expense, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources, as they are needed.

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE

a. Deposits and investments

The City has defined cash and cash equivalents to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. State statutes and local ordinances authorize the government and the component units to invest in various types of investments as discussed in a subsequent note.

Investments of the City, as well as for its component units, are reported at fair value. The State Board of Administration Pooled Trust Fund operates in accordance with appropriate state laws and regulations. Securities traded on a national or international exchange are valued at the last reported sales private at current exchange rates. Investments that do not have an established market are reported at estimated fair value based on market indicators regarded as measures of equity or fixed income performance results. The City does not have a significant amount of investments valued at other than quoted market prices. Except in the pension trust funds, amortization of premium and accretion of discount on investments purchased are not recorded over the term of the investment. The effect of this policy on the financial statements of the various funds is not significant. The reported value of the pool is the same as the fair value of the pool shares.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)

b. Receivables and payables

All trade receivables are shown net of an allowance for uncollectible accounts. Unbilled service receivables represent the estimated amount of accounts receivable for services that have not yet been billed. The amount represents a timing difference between the end of the financial statement cycle (month end) and the billing cycle (varying dates each billing period).

c. Due to/Due from

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of inter-fund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans.) All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

d. Inventories and prepaid items

Inventories are valued at cost (using average cost) in governmental type funds and the lower of cost (weighted average) or market in business-type funds. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are recorded as expenditures when consumed rather than when purchased.

e. Restricted assets

Certain proceeds from bonds, notes, and loans, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants and restrictions. As a general rule these restricted assets are maintained in separate accounts.

The Fort Pierce Utilities Authority has similar restricted assets.

f. Capital assets

Capital assets, include property, plant, equipment, and infrastructure assets (e.g., road, bridges, sidewalks, and similar items), which are reported in the applicable governmental or business-type activities columns on the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES,DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE (CONTINUED)

f. Capital assets(continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant, and equipment of the primary government, as well as the component units, is depreciated using the straight line method over the following estimated lives:

Buildings and improvements	3-55 years
Improvements other than buildings	20-25 years
Equipment	3-20 years
Public domain infrastructure	15-75 years

g. Deferred outflows/inflows of resources

The Statement of Net Position includes a separate section for Deferred Outflows of Resources. This represents the usage of net position applicable to future periods and will be recognized as expenditures in the future period to which it applies. This category includes Deferred Charge on Refunding reported on the Government-wide Statement of Net Position. The deferred charge on refunding is the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or the refunding debt. This category also amounts related to pensions for certain actuarially determined differences projected and actual investment earnings.

The Statement of Net Position also includes a separate section for Deferred Inflows of Resources. This represents the acquisition of net position applicable to future periods and will be recognized as revenue in the future period to which it applies. Currently, this category includes revenue received in advance, and amounts related to pensions for certain actuarially determined differences between projected and actual experience.

Deferred Inflows of Resources in the Governmental Funds Balance Sheet include unavailable revenue. Unavailable revenue consists primarily of special assessment, loans and notes receivable. The city considers revenues available if they are collected within 60 days of the end of the fiscal year.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)

h. Compensated absences

Accumulated unpaid vacation and sick pay and the benefits associated with them are accrued when incurred in all proprietary fund types and in the component units. In governmental and Fiduciary fund types, the cost of vacation and sick pay is recognized when payments are made to employees or when matured, as a result of employee resignation or retirement.

All sick and vacation pay is accrued when incurred in the Government-Wide Financial Statements.

i. Other Post Employment Benefits

The City provides certain health care and life insurance benefits for retired employees. The primary government recognizes the costs associated with providing these benefits as claims are paid. In the Government-Wide Financial Statements and proprietary fund types in the Fund Financial statements, other post employment benefits are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

j. Long-term obligations

In the Government-Wide Financial Statements and propriety fund types in the Fund Financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as insurance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as deferred charges and amortized over the term of the related debt.

In the Fund Financial Statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

k. Fund equity

The City implemented GASB No. 54 “Fund Balance Reporting and Governmental Fund Type Definitions”, for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. ASSETS, LIABILITIES, DEFERRED OUTFLOWS/INFLOWS OF RESOURCES AND NET POSITION (CONTINUED)

l. New Accounting Standards Adopted

Effective October 1, 2014, the City adopted Governmental Accounting Standards Board Statement No. 68, Accounting and financial reporting of pensions that are provided through pension plans administered as trusts. The standards require local governments to recognize as a liability, for the first time, their long term obligation for these pension benefits. This liability is measured as the difference between the present value of projected benefit payments to be provided through the pension plan for the past periods of service and the amount of the pension plan's net position.

5. ACCOUNTING ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

6. RESTATEMENT OF PRIOR YEAR NET POSITION

The October 1, 2014 beginning net position has been restated due to the implementation of GASB Statement 68:

	Governmental Activities	Business-type Activities	Component Unit FPUA
Beginning Net Position	$ 50,925,011	$ 79,583,729	179,124,466
Adjustment to record net pension liability	(1,761,220)	(270,998)	(1,750,378)
Beginning Net Position-Restated	$ 49,163,791	$ 79,312,731	$ 177,374,088

	Proprietary Funds				
	Solid Waste	Marina	Golf Course	Sunrise Theatre	Building Fund
Beginning Net Position	$ 1,748,042	$ 31,397,794	$ 2,777,385	$ 11,741,498	296,412
Adjustment to record net pension liability	(124,848)	(25,206)	(40,139)	(33,210)	(47,595)
Beginning Net Position-Restated	$ 1,623,194	$ 31,372,588	$ 2,737,246	$ 11,708,288	$ 248,817

NOTE B - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

1. Budgetary Information

The appropriated budget is the expenditure authority created by the appropriation ordinance which is signed into law along with related estimated revenues for the general fund, and the following major special revenue funds; community redevelopment agency fund, and the hurricane housing recovery grant fund.

The amended budget reflects the appropriated budget for the general fund and special revenue funds. Budgets are not adopted for governmental funds other than the general fund and the major special revenue funds. All annual appropriations lapse at fiscal year end.

The City follows these procedures in establishing the appropriated budget reflected in the financial statement:

a. Prior to August 15, the City Manager submits to the City Commission a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.

b. Public hearings are conducted to obtain taxpayer comments.

c. Prior to October 1, the budget is legally enacted through passage of an ordinance.

d. Formal budgetary integration is employed as a management control device during the year for the general fund and major special revenue funds. Formal budgetary integration is not employed for debt service funds because effective budgetary control is alternately achieved through general obligation bond indenture provisions.

e. Budgets for the general fund, and major special revenue funds are adopted on a basis consistent with generally accepted accounting principles. (GAAP).

f. The level of control (level at which expenditures may not exceed budget) is the department. Department heads may move budget appropriations from one line item to another line item within his/her department with the approval of the Director of Finance. Transfers of budget appropriations between departments must be approved by the Director of Finance and the City Manager. Any increase in budget over what was appropriated must be approved by the City Commission. Unexpended balances of appropriations lapse at year end.

g. In accordance with past practices, after the close of the year, the budget has been amended to reflect changes in available revenues and transfers of appropriations between departments and programs.

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

"Total fund balances" as reported on the City's Governmental Funds Balance Sheet $14,342,140 differs from the "net position" of governmental activities $49,792,408 that are reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Funds Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (land, buildings and improvements, infrastructure, machinery and equipment, and construction in progress that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the city as a whole:

Cost of capital assets, not being depreciated	$	28,766,172
Cost of capital assets, being depreciated		207,296,030
Accumulated depreciation		(125,652,849)
Total	$	110,409,353

Long-term debt transactions

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2015 were:

Bonds and notes payable	$	(73,844,605)
Other post employment benefits		(821,827)
Net Pension Liablity		(7,650,389)
Compensated absences		(2,898,182)
Total	$	(85,215,003)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds and revenue notes.

Bond and revenue notes	$	(650,527)

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position (continued)

Prepaid Insurance and Deferred Charge on Refunding

Bond insurance costs and deferred charge on refunding in the Statement of Net Position differs from the amount reported in governmental funds because bond insurance costs and the difference between the carrying value of refunded debt and its reacquisition price are capitalized and amortized over the term of the bonds, whereas these costs are reported as expenditures in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balance.

Net bond insurance costs	$	476,259
Net Deferred charge on refunding	$	490,602

Unavailable revenues

Unavailable revenues in the Statement of Net Position differ from the amount reported in governmental funds due to various receivables. Governmental fund financial statements report unearned revenues or revenues which are measurable but not available, as unavailable revenues. However, unavailable revenues in governmental funds are subject to full accrual on the government-wide financial statements.

Liens receivable	$	1,351,666
Loans receivable		13,053
Notes receivable		3,590,679
Deferred revenues	$	4,955,398

Deferred Inflows and Outflows from Pension Activity

Deferred inflows and outflows related to pensions are not financial resources and are not reported in governmental funds.

Deferred Inflows-Pensions	$	(137,724)
Deferred Outflows-Pensions	$	5,121,910

Elimination of inter-fund receivables/payables

Inter-fund receivables and payables in the amount of $211,318 between governmental funds have been eliminated for the Statement of Net Position.

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The "net change in fund balances" for government funds $(273,213) differs from the "change in net position" for governmental activities $628,617 reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets are purchased or constructed for governmental activities, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation expense charged for the year.

Capital outlay	$	3,575,611
Depreciation expense		(4,284,104)
	$	(708,493)

Long-term debt transactions

Repayments of principal on bonds, notes, and capital leases are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used. Principal payments reduce the liabilities in the Statement of Net Position, but do not result in an expense in the Statement of Activities.

Bond principal payments	$	3,151,895

Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds. The amounts listed below are the net of prior and current fiscal years and are included in the Statement of activities.

Net change in other post employment benefits	$	(72,710)
Net change in compensated absences	$	13,405
Net interest adjustment	$	27,227
Net Change in Pension Liability	$	(904,983)

NOTE C – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

Bond issuance costs

Bond issuance costs are reported as expenditures in the governmental funds. However, in the Statement of Activities, the bond issuance costs are amortized over the terms of the bond agreement.

Amortization expenses	$ (85,019)

Deferred revenues

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Net change in Deferred Revenue	$ (519,492)

Reclassification and Eliminations

The General Fund recognizes revenues in the amount of $1,051,466 for the general administrative charges to the various functions. These revenues and expenditures must be eliminated to avoid "double counting". Transfers in and transfers out in the amount of $12,828,067 between governmental activities are eliminated in the government-wide financial statements.

NOTE D – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments. The carrying amount of these deposits at September 30, 2015 was $21,367,988 and the bank balance was $21,420,257. The deposits are insured by federal depository insurance or collateralized under the provisions of Chapter 280, Florida Statutes.

Deposits - Florida statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral for their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits. The City had deposits only with qualifying institutions as of September 30, 2015, or with banks in which depository insurance was sufficient to cover the deposit balance.

Cash resources of the individual funds are combined to form a pool of cash and investments which is managed by the City Finance Director. Cash equivalents consist of demand deposits, certificates of deposit, and money market accounts. Investments in the pooled fund consist of Repurchase agreements (overnight), Treasury notes, and Government securities.

The City and FPUA also invests in the SBA Pooled Trust Funds which are governed by Chapter 19-7 of the Florida Administrative Code, which identifies the Rules of the SBA. Additionally, the Office of the Auditor General performs the operational audit of the activities and investments of the SBA. Investments in the SBA consist of the Florida Prime and the Fund B surplus Trust Fund (Fund B). Additional information regarding the Local Government Surplus Funds Trust Fund may be obtained from the State Board of Administration.

The Florida PRIME has met the criteria as a “2a7-like” pool; this pool was assigned a rating of AAAm by the Standards and Poor’s Rating Service. The City has a balance of $24,887 and FPUA has a $5,207,438 balance at September 30, 2015. The fair value of the position in the pool is valued the same as the pooled shares.

The Florida Municipal Investment Trust (Municipal Trust) was created under the laws of the State of Florida to provide eligible units of local government with an investment vehicle to pool their surplus funds and to reinvest such funds in one or more investment portfolios under the direction and daily supervision of an investment advisor. The Florida League of Cities serves as the administrator, investment manager and secretary-treasurer of the Trust. The Municipal Trust is not a registrant with the Securities and Exchange Commission (SEC); however the board has adopted operating procedures consistent with the requirements for a “2a-7 like” pool.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

A summary of pooled cash and investments as of September 30, 2015 is as follows:

	Primary Government	Component Unit-FPUA
Cash	$ 23,148	$ 1,758,810
Investments:		
Certificates of Deposit	7,500,855	1,413,500
State Board of Administration pooled trust fund	24,887	5,207,538
Florida Municipal Investment trust	575,355	-
Money market	-	7,058,886
Funds-held in escrow	33,903	-
Repurchase agreements	13,209,840	41,041,251
Total investments	21,344,840	54,721,175
Total pooled cash and investments	$ 21,367,988	$ 56,479,985

All investments held in the primary government and component unit at September 30, 2015 have maturity dates less than three months.

A summary of investments held in pension trust funds as of September 30, 2015 is as follows:

	Investment Maturities in Years					
	under 1	1-5	6-10	10-20	over 20	total
U.S. Agencies	$ 870,591	$ 32,903	$ 1,911,211	$2,163,559	$14,792,428	$ 19,770,692
U.S. Treasuries	31,047	115,643	314,618	-	267,884	729,192
Corporate obligations	3,720,955	15,082,212	3,916,213	3,778,749	2,989,001	29,487,130
Common stock	16,685,422	-	-	-	-	16,685,422
Mutual funds-equity	97,938,727	-	-	-	-	97,938,727
Real estate trust L.P.	13,657,912	-	-	-	-	13,657,912
Common trust fund	1,170,298	-	-	-	-	1,170,298
Money market funds	3,539,085	-	-	-	-	3,539,085
	$ 137,614,037	$15,230,758	$ 6,142,042	$5,942,308	$18,049,313	$ 182,978,458

Fixed income securities have inherent financial risks, including credit risk and interest rate risk. Credit risk for fixed income securities is the risk that the issuer will not fulfill its obligations. Nationally recognized statistical rating organizations (“NSROs”), such as Moody’s and Standard and Poor’s, assign credit ratings to security issuers and issues that indicate a measure of potential credit risk to investors. Fixed income securities considered investment grade are those rated at least Baa by Moody’s and BBB by Standard and Poor’s.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

Credit Risk. State law limits investments in corporate notes to the top two ratings issued by nationally recognized statistical ratings organizations (NRSROs). It is the City's policy to limit its investments in these investment types to A or better, with a maximum 15% discretionary allocation to BBB by Standard and Poor's. Money Market securities rated A1/P1 by Standard and Poor's/Moody's are allowed. The City has certain investments in an unrated 2a7-like investment pool administered by the State of Florida and the Florida League of Cities.

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy discourages long-term investments. For the City's pension plans, maturities are significantly longer. The pension system may invest in various mortgaged-backed securities, such as collateralized mortgage obligations. These securities are based on cash flows on underlying mortgages. Therefore, they are sensitive to prepayments by mortgagees, which may result from a decline in interest rates.

Custodial Credit Risk. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the city will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's pension funds consist of uninsured, unregistered investments held by a counterparty's trust department but not in the City's name.

Investments - The primary government, except for the Enterprise Fund and Expendable Pension Trust Funds, is authorized by Ordinance to invest in:

1. Local Governmental Surplus Trust Funds

2. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the City.

3. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions as may be required by contractual agreements when approved by the City Commission.

4. Negotiable direct obligations of, or obligations the principal and interest of which are unconditionally guaranteed by, the United States Government at the then prevailing price for such securities.

5. Repurchase Agreements, secured by the type of investment listed above, restricted as to acquisition, term, and market value.

NOTE D – CASH AND INVESTMENTS (CONTINUED)

The FPUA (a component unit) is authorized by resolution to invest in:

1. Local Government Surplus Trust Funds.

2. Negotiable direct obligations of the United States Government, or obligations, the principal and interest which are unconditionally guaranteed by the United States Government.

3. Obligations of the Federal Farm Credit Banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U. S. Treasury, agencies, and instrumentalities.

4. Repurchase Agreements secured by the type of investment listed above, restricted as to acquisition, term and market value.

5. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State, in national banks organized under the laws of the United States and doing business and situated in this State, in savings and loan associations which are under State supervision, or in federal savings and loan associations located in this State and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.

6. Deposits and certificates of deposit in out-of-state banks, savings and loan associations and other regulated financial institutions insured by the FDIC.

7. Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized bond rating agency.

The General Employees Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues.

2. Publicly traded Government, corporate, and agency bonds.

3. Publicly traded money market securities.

The Police Officers Pension Trust Fund is authorized by resolution to invest in:

1. Common and preferred stock issues. (Limited to holdings of less than five percent of any one entity's stock, and aggregate stock holdings of less than fifty percent of total plan assets.)

2. Publicly traded Government, corporate, and agency bonds.

3. Publicly traded money market securities.

4. Interest-bearing time deposits or savings accounts in banks organized under the laws of this State or the United States and doing business in this State as detailed in the investment policy of the Police Officers' Pension Trust Fund.

NOTE E - PROPERTY TAXES

The City's property tax is levied by St. Lucie County each November 1 on the assessed value listed as of the prior January 1 for real and personal property located in the City. Property taxes become a lien on the first day of the levy year and are due on or before March 31. Assessed values are established by the St. Lucie County Property Appraiser. The assessed value at January 1, 2014, upon which the 2014-2015 levy is based, was $1,890,526,367.

The City is permitted by State law to levy taxes of up to 10 mills of assessed valuation for the General Fund. Taxes are levied at 6.605 mills for the General Fund for the fiscal year ended September 30, 2015.

NOTE F - ACCOUNTS RECEIVABLE/NOTES RECEIVABLE

Accounts Receivable

Accounts receivable held by the primary government's enterprise funds and the FPUA (a component unit) are stated net of allowances for estimated uncollectibles of $15,639 for the marina, $27,235 for sanitation, $0 for storm water, $0 for golf course, and $4,169,535 the FPUA, respectively. The general fund accounts receivable is stated net of allowance for estimated uncollectibles of $7,245,294. No other allowance is provided for receivables held by governmental or fiduciary fund types because, in the opinion of management, all such accounts are collectible.

Notes Receivable

Notes Receivable is comprised of various down payment assistance loans and Mortgage receivables on City constructed homes as part of the City’s redevelopment plan. The terms of the mortgages and notes range from 5 to 30 years with interest rates from 0% to 5% based on the recipient’s income level.

NOTE G - DUE FROM OTHER GOVERNMENTS

Amounts due from other governments include $78,055 from U.S. Department of Housing & Urban Development, $452,334 from Florida Department of Transportation, $7,020 from the State of Florida, $67,330 due from St. Lucie County, $3,301 due from St. Lucie County Housing Authority, $133,418 due from the Department of Justice, $1,342,000 from the Florida Department of Environmental Protection, $76,959 from Florida Department of Inland Navigation and $97,150 from the Florida Executive Office of the Governor.

NOTE H - CAPITAL ASSETS

Capital asset activity of the **primary government** for the year ended September 30, 2015 was as follows:

Governmental Activities:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	$ 27,045,583	$ -	$ -	$ -	$ 27,045,583
Construction in Progress	98,191	1,622,398	-	-	1,720,589
Total capital assets, not being depreciated	27,143,774	1,622,398	-	-	28,766,172
Capital assets, being depreciated:					
Buildings	42,017,884	490,687	-	-	42,508,571
Improvements other than buildings	39,311,280	709,775	-	-	40,021,055
Equipment	15,083,673	752,748	(12,542)	18,164	15,842,043
Infrastructure	108,924,361	-	-	-	108,924,361
Total	205,337,198	1,953,210	(12,542)	18,164	207,296,030
Less accumulated depreciation for:					
Buildings	(12,294,387)	(884,071)	-	-	(13,178,458)
Improvements other than buildings	(17,721,567)	(1,462,086)	-	-	(19,183,653)
Equipment	(12,418,607)	(504,178)	12,542	(18,164)	(12,928,407)
Infrastructure	(78,928,562)	(1,433,769)	-		(80,362,331)
Total accumulated depreciation	(121,363,123)	(4,284,104)	12,542	(18,164)	(125,652,849)
Total capital assets, being depreciated, net	83,974,075	(2,330,894)	-	-	81,643,181
Total capital assets, net	$ 111,117,849	$ (708,496)	$ -	$ -	$ 110,409,353

Depreciation expense charged to functions/programs of the **primary government** (governmental activities) for the year ended September 30, 2015 was as follows:

Governmental activities:

General government	$ 177,304
Public safety	690,007
Transportation	3,039,318
Economic environment	75,583
Culture and recreation	301,892
Total	$ 4,284,104

NOTE H - CAPITAL ASSETS (CONTINUED)

Business-type activities:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	$ 674,008	$ -	$ -	$ -	$ 674,008
Construction in Progress	4,089,297	-	(4,089,297)	-	-
Total capital assets, not being depreciated	4,763,305	-	(4,089,297)	-	674,008
Capital assets, being depreciated:					
Buildings	17,897,477	5,600	-	-	17,903,077
Improvements other than buildings	84,942,679	7,991,910	4,089,297	-	97,023,886
Equipment	9,752,543	474,624	(7,998)	(18,164)	10,201,005
Total	112,592,699	8,472,134	4,081,299	(18,164)	125,127,968
Less accumulated depreciation for:					
Buildings	(5,458,375)	(588,773)	-	-	(6,047,148)
Improvements other than buildings	(16,921,003)	(2,232,594)	-	-	(19,153,597)
Equipment	(8,274,129)	(376,036)	7,998	18,164	(8,624,003)
Total accumulated depreciation	(30,653,507)	(3,197,403)	7,998	18,164	(33,824,748)
Total capital assets, being depreciated, net	81,939,192	5,274,731	4,089,297	-	91,303,220
Total capital assets, net	$ 86,702,497	$ 5,274,731	$ -	$ -	$ 91,977,228

Additions to accumulated depreciation and depreciation expense charged to functions/programs of the **primary government** (business-type activities) for the year ended September 30, 2015 was as follows:

` Solid waste	$ 297,264
Marina	918,622
Stormwater	1,310,142
Golf course	135,666
Sunrise Theatre	535,707
Building Fund	-
Total	$ 3,197,401

NOTE H - CAPITAL ASSETS (CONTINUED)

Capital asset activity of the **FPUA** (a component unit) for the year ended September 30, 2015 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Utility Plant, not being depreciated:				
Land	$ 10,045,000	$ 1,000	$ -	$ 10,046,000
Construction Work in Progress	20,472,356	11,692,662	(7,397,000)	24,768,018
Total Utility Plant, not being depreciated	30,517,356	11,693,662	(7,397,000)	34,814,018
Utility Plant, being depreciated:				
Transmission, distribution and collection systems	323,626,742	7,190,000	(3,000)	330,813,742
Equipment	44,752,133	2,135,334	(1,069,000)	45,818,467
Structures and improvements	36,517,000	183,000	(54,000)	36,646,000
Total Utility Plant being depreciated	404,895,875	9,508,334	(1,126,000)	413,278,209
Less accumulated depreciation for:				
Transmission, distribution and collection systems	(162,942,411)	(9,819,831)	3,000	(172,759,242)
Equipment	(35,060,000)	(1,787,000)	1,069,000	(35,778,000)
Structures and improvements	(21,915,000)	(854,000)	54,000	(22,715,000)
Total accumulated depreciation	(219,917,411)	(12,460,831)	1,126,000	(231,252,242)
Total Utility Plant, being depreciated, net	184,978,464	(2,952,497)	-	182,025,967
Total Utility Plant, net	$ 215,495,820	$ 8,741,165	$ (7,397,000)	$ 216,839,985

Construction work in progress at September 30, 2015 consists principally of expansions and upgrades to the electric transmission and distribution system, water supply and distribution system, wastewater collection system, and gas distribution system. FPUA capitalizes interest costs on funds borrowed to finance the construction of the utility plant in conformity with the Statements of Financial Accounting Standards 34, 42, and 62 as applicable. Total interest costs for the year ended September 30, 2015, were $3,594,000 of which $146,000 was capitalized as plant utility construction costs.

The **FPUA** has entered into contracts for the construction or expansion of various system assets as follows.

	Project Total	Expended to Date	Remaining Commitment	Required Further Financing
Water	$ 5,890,000	$ 3,136,000	$ 2,754,000	None
Wastewater	1,327,000	698,000	629,000	None
Gas	80,000	11,000	69,000	None
Electric	14,000	9,000	5,000	None
	$ 7,311,000	$ 3,854,000	$ 3,457,000	

NOTE H - CAPITAL ASSETS (CONTINUED)

In addition, the component unit has entered into unit price contracts for the construction and renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2015, there were no remaining unit price contract commitments for the construction and renovation of FPUA system assets.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS

The City participates in two retirement and benefit plans. The General Employees' Retirement and Benefit System covers all primary government and component unit employees. The Municipal Police Officers' Retirement Trust Fund covers the City's police officers. The City and The Utilities Authority, a component unit, offer a Deferred Retirement Option Plan (DROP).

The General Employees' Retirement and Benefit System

Plan Description

The General Employees' Retirement and Benefit System (the System) is a cost-sharing multiple-employer PERS defined benefit plan administered by the City covering all municipal employees, including the Fort Pierce Utilities authority employees (FPUA). The System does not issue a stand-alone financial report but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all full-time employees of the City, who are eligible upon employment.

Upon retirement, members are entitled to an annual retirement benefit, payable for life, of total service times 3.0% of final average salary, based upon the highest five consecutive years of the last ten years for General Employees and Utilities Authority.

Plan Changes effective for October 1, 2012

For members hired prior to October 1, 2012:

- Benefits vest 100% after five years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Payments for unused sick/vacation time are limited to the September 30, 2012 balance.
- Maximum pension benefit paid is $100,000 per year.

For members hired after October 1, 2012:

- Benefits vest 100% after ten years of service.
- Overtime hours included in compensation are limited to 300 hours per year.
- Maximum pension benefit paid is the lesser of $100,000 or 5% of final five year average.

Police receive 3.0% of final average salary, based upon the highest five years out of the last ten years. (Optional benefit forms are available on an actuarial equivalent basis.) The system also provides death and disability benefits. These benefit provisions and all other requirements are established and may be amended by State Statute and City ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Retirement Board with the approval of the City Commission.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Funding Policy

Per City Code Section 13-39 and 13-40, as amended by Ordinance K-121, the City and FPUA employees are required to contribute 5.16% and 6.16% respectively of their annual salary to the System whether or not they are subject to collective bargaining. The employer is required to contribute actuarially determined amounts which, together with member contributions, are sufficient to fund the System. Administrative costs are financed through investment earnings.

The System funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are designed to accumulate sufficient assets to pay benefits when due. The normal cost and actuarial accrued liability are determined using an attained age actuarial funding method. Unfunded actuarial accrued liabilities are being amortized at a level percent of payroll over periods of 1-30 years.

Membership

At September 30, 2015**,** the Plan's membership consisted of: (1) 501 retirees and beneficiaries currently receiving benefits and 37 terminated employees entitled to benefits but not yet receiving them; (2) 340 vested active employees; and (3) 180 non-vested active employees.

Benefits

The plan provides retirement, termination, disability, and death benefits to all full time employees.

Normal Retirement- Eligibility occurs at 25 years of service regardless of age, or at age 60(55 for police officers) with 5 years of service. Retirees receive of 3% of final average salary times total service with a maximum of $100,000 per year.
Non-Duty Disability Retirement- Benefits occur after 5 years of service; computed as a normal retirement based upon service and final average salary at date of disability.
Duty Disability Retirement- No service requirement; computed as a normal retirement based upon service projected to the end of the duty disability period and final average salary at the time of disability.
Non-Duty Pre-Retirement Death Benefit- Benefits occur after 5 years of service; computed as a normal retirement but actuarially reduced in accordance with a 100% joint and survivor election.
Duty Pre-Retirement Death Benefit- No age of service requirement benefits begin upon termination of workers compensation; benefits paid at the same amount that was paid by workers' compensation to the spouse until death, or to unmarried children under 18 and dependents of parents.
Deferred Retirement Option Plan-Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The benefit is calculated as normal retirement but based on service and final average salary at the date of the DROP election. Member contributions cease and monthly benefits accumulate in a self-directed DROP account and are payable upon termination of employment.

Contributions

For the Three years ended 2013, 2014 and 2015, employer contributions to the Plan, all made in accordance with actuarially determined requirements, were $3,566,751, $4,356,127 and $4,093,268 which was 13.46%, 16.51% and 15.66% respectively, of annual covered payroll.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Contributions

The total payroll for employees covered by the System for the year ended September 30, 2015 was $26,139,109 which includes $11,841,919 for Fort Pierce Utilities Authority employees. One hundred percent of required contributions were actually made for 2013, 2014 and 2015.

Pension Liabilities, Pension Expense and Deferred Outflows and Inflows of Resources

At September 30, 2015, the City and Fort Pierce Utilities Authority reported their proportional share of the following:

	City	Component Unit FPUA
Net Pension Liability	7,716,428	5,528,139
Employer Allocation Percentage	58.26%	41.74%
Proportional Share of Plan Pension Expense	3,037,300	2,175,959

The City and FPUA reported proportional shares of deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between Expected and Actual Experience	-	-
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	5,148,752	-
Change of Assumptions	-	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	-	-
Difference between Expected and Actual Experience	-	-
Total Deferred Outflows of Resources-Primary Government	5,148,752	-
Total Deferred Outflows of Resources-Component Unit-FPUA	3,688,626	-
Total	8,837,378	-

Deferred outflows and inflows of resources by year to be recognized in future pension expenses:

Year Ending September 30	Net Deferred Outflows of Resources
2016	2,209,345
2017	2,209,345
2018	2,209,345
2019	2,209,343
Thereafter	-
TOTAL	$ 8,837,378

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Pension Payable

At September 30, 2015, the City and FPUA reported payable's to the pension for their final payroll of the fiscal year of $137,361(including member contributions of $36,636) for the City and $126,883(including member contributions of $34,799) for FPUA.

Investments

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2015 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	33%	5.00%	1.65%
Small/Mid Cap Equity	15%	5.30%	0.80%
Global Ex-US Equity	15%	5.30%	0.80%
Domestic Fixed Income	27%	0.75%	0.20%
Real Estate	10%	3.75%	0.38%
	100%		3.83%

For the year ended September 30, 2015, the annual money-weighted rate of return, net of investment expenses was 1.75%.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions

The annual required contribution for the current year was determined as part of the September 30, 2015 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	September 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	1-30 years as of September 30, 2014
Asset valuation method	4-year smoothed market
Wage Inflation	4.5%
Salary increases	General & Utilities Authority; 4.5% to 8.7%, including inflation Police; 4.5% to 8.5%
Investment rate of return	8.00%
Long-term municipal bond rate	3.71%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	RP-2000 Combined Mortality Table for males and females. No margin for future mortality improvement are included in these tables.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cummulative actuarial gains and losses since 1995 are positive. Because the cummulative gains and losses are (32) million, the COLA provision is assumed to not operate for the indefinite future.

Discount Rate

A single discount rate of 8.00% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 8.00%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Sensitivity of Pension Liability

The following presents the City's proportional share of the plan's net pension liability, calculated using a single discount rate of 8.00%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

Sensitivity of the Net Pension Liability to the Single Discount Rate Assumption

1% Decrease 7.00%	Current Single Discount Rate Assumption 8.00%	1% Decrease 9.00%
$ 19,126,316	$ 7,716,428	$ (2,033,809)

Schedule of funding Progress

The annual required contribution for the current year was determined as part of the September 30, 2015 actuarial valuation of the Plan using the individual entry age actuarial cost method. Significant actuarial assumptions included (a) a rate of return on the investment (net of administrative expenses) of 8.0%; (b) projected salary increases of 4.5% to 8.7% per year; and (c) the assumption that benefits will not increase after retirement. Assumption (a) includes an inflation component of 4.5%. The unfunded actuarial accrued liability was financed at a level percent of member payroll, closed.

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) -Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
9/30/2015	177,624,000	191,986,000	14,362,000	93	25,475,000	56

Municipal Police Officers' Retirement Trust Fund

Plan Description

The Municipal Police Officers' Retirement Trust Fund (the Fund) is a single employer defined benefit plan administered by the City for the benefit of its police officers. The Fund is established under the provisions of Chapter 185 Florida Statutes. The Fund does not issue a stand-alone financial report, but is included in the Pension Trust Fund of the City's financial statements. Participation in the Plan is compulsory for all police officers of the City, who are eligible upon employment.

Police officers with ten or more years of continuous service with the police department are eligible for benefits. On April 15, 1985, the Fort Pierce City Commission approved an amendment to the benefit provisions of the Pension Trust. Prior to the amendment, all police officers who were eligible for benefits had the option to accept a lump sum in cash or the purchase of an annuity equal to the value of the lump sum payment at the date of retirement.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

The amendment allows lump sum payments only to participants hired prior to December 17, 1984.

These benefit provisions and all other requirements are established and may be amended by State Statute and City Ordinance. Ad hoc increases in benefits may be granted periodically by a decision of the Police Retirement Board with approval by the City Commission.

Membership

As of September 30, 2015, Plan membership consisted of: (1) 28 retirees and beneficiaries currently receiving benefits and 2 terminated employees entitled to benefits but not yet receiving them; (2) 61 vested active employees; and (3) 43 non-vested active employees.

Funding Policy

Contribution requirements for the Plan are established and may be amended by State law and City ordinance. Contributions for the Plan are financed principally by contributions from the State of Florida, which are financed by a .85% excise tax on casualty insurance premiums on policies covering property within the corporate limits of City of Fort Pierce, as provided under provisions of Chapter 185, Florida Statutes. Current year contributions to the plan from the State of Florida were $265,449. The revenue and corresponding expense are recorded in the general fund. In accordance with City Code Section 13-169 each Plan member is required to make contributions of 7 percent of their salaries to the Plan. The funding policy for the Plan is actuarially determined in that an annual actuarial valuation is made to determine if State and employee contributions are sufficient to fund the Plan. The City is not required to contribute in any way to the Plan. Administrative costs are financed through investment earnings.

The actuarial valuation as of September 30, 2015 found anticipated revenues to be sufficient to fund the current year benefits provided by the Plan in accordance with the provisions of Chapter 185, Florida Statutes.

Benefits

The plan provides retirement, termination, disability, and death benefits to all full time police officers.

Normal Retirement- Benefits occur at age 55 with 10 years of service, or 25 years of service. Retirees receive the greater of 2% of final average salary times total service with a maximum of $1,000 per month, or 1% of final average salary times credited service up to 30 years. Maximum
Early Retirement-Benefits occur at age 45 with 10 years of service. Retirees receive 2% of final average salary times total service, with a maximum benefit of $1,000 per month. The pension is reduced by 3% for each complete year retirement age precedes 55.
Disability Retirement- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefit the member accrued as of the date of disability.
Pre-Retirement Death Benefit- Benefits occur after 10 years of service. A lump sum payment equal to the actuarial equivalent of pension benefits to which the deceased member would have been entitled at normal retirement age.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Deferred Retirement Option Plan-Eligibility is based on normal retirement. The maximum participation period is 5 years, but not beyond 30 years of service. The monthly pension is calculated with normal retirement based on frozen years of service and final average salary at the time the member elects to participate in DROP.

Pension Liabilities, Pension Expense and Deferred Outflows and Inflows of Resources

At September 30, 2015, the City reported a liability of $1,295,959 for its share of the net pension liability. The net pension liability was measured at September 30, 2015 with an actuarial valuation date of September 30, 2014.

For the year ended September 30, 2015, the city recognized pension expense of $321,791. The City reported deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between Expected and Actual Experience	-	(137,724)
Net Difference between Projected and Actual Investment Earnings on PensionPlan Investments	881,945	-
Change of Assumptions	-	-
Changes in Proportion and Differences between Employer Contributions and Share of Contributions	-	-
Difference between Expected and Actual Experience	-	-
Total Deferred Outflows of Resources	881,945	(137,724)

Deferred outflows and inflows of resources by year to be recognized in future pension expenses:

Year Ending September 30	Net Deferred Outflows of Resources
2016	199,298
2017	199,298
2018	199,298
2019	199,299
2020	(21,188)
Thereafter	(31,784)
TOTAL	$ 744,221

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Pension Payable

At September 30, 2015, the City reported a payable to the police pension related to employee contributions of $20,253 withheld from the City's final payroll of the fiscal year.

Investments

Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair market value.

Best estimates of real rates of return for each major asset class included in the plan's target asset allocation as of September 30, 2015 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return	Allocation-weighted Long-term Expected Real Rate of Return
Large Cap Equity	15%	10.75%	1.60%
Small/Mid Cap Equity	14%	11.16%	1.60%
Global Ex-US Equity	15%	8.17%	1.20%
Domestic Fixed Income	25%	6.29%	1.60%
MLP	6%	13.00%	0.80%
High Yield	6%	8.60%	0.50%
Convertible Bonds	8%	9.03%	0.70%
Real Estate	10%	8.41%	0.80%
Cash	1%	3.52%	0.00%
	100%		8.80%

For the year ended September 30, 2015, the annual money-weighted rate of return, net of investment expenses was -3.5%.

Net Pension Obligation

Following is the annual pension cost and net pension obligation for the current and prior two years:

	2013	2014	2015
Annual Pension Costs (APC)	$ 722,876	$ 735,234	$ 651,428
Actual Contribution	$ 689,878	$ 697,994	$ 718,189
Percentage of APC Contributed	100%	100%	100%
Net Pension Obligation	-	-	-

The difference between the annual pension costs and actual contributions was funded with the excess contribution reserve.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Net Pension Liability and Plan Fiduciary Net Position

The components of the net pension liability and plan fiduciary net position of the City at September 30, 2015, were as follows:

Total Pension Liability:		
Service cost	$	4,044,804
Interest		14,241,759
Benefit change		-
Difference between actual & expected experience		-
Assumption changes		-
Benefit payments		(12,528,070)
Refunds		(287,469)
Net Change in Total Pension Liability		5,471,024
Total Pension Liability-Beginning		182,407,351
Total Pension Liability-Ending (a)	$	187,878,375
Plan Fiduciary Net Position:		
Contributions-employer	$	4,093,268
Contributions-member		1,473,091
Net investment income		2,984,072
Benefit payments		(12,528,070)
Refunds		(287,469)
Administrative expense		(176,341)
Other		(44,893)
Net Change in Plan Fiduciary Net Position		(4,486,342)
Plan Fiduciary Net Position-Beginning		179,120,149
Plan Fiduciary Net Position-Ending (b)	$	174,633,807
Net Pension Liability-Ending (a) - (b)	$	13,244,568

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Actuarial Assumptions

The annual required contribution for the current year was determined as part of the September 30, 2015 actuarial valuation of the Plan. The following methods and assumptions were used to determine the contribution rates:

Valuation date	September 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	18 years
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5%
Investment rate of return	7.25%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	RP-2000 Combined Healthy Participant Mortality Table for males and females with mortality improvement projected to all future years after 2000 using Scale AA

Discount Rate

A single discount rate of 7.25% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.25%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Sensitivity of Pension Liability

The following presents the plan's net pension liability, calculated using a single discount rate of 7.25%, as well as what the plan's net pension liability would be if it were calculated using a single discount rate that is one-percentage-point lower or one-percentage-point higher:

Sensitivity of the Net Pension Liability to the Single Discount Rate Assumption

1% Decrease 6.25%	Current Single Discount Rate Assumption 7.25%	1% Decrease 6.25%
$ 3,057,863	$ 1,295,959	$ (164,065)

Schedule of Funding Progress

The actuarial value of assets was determined using techniques that smooth the effects of short-term volatility in the market value of investments over a four-year period. The unfunded actuarial accrued liability was financed at a level percent of member payroll, closed.

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) -Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
9/30/2015	11,954,268	12,591,904	637,636	95	6,158,780	10

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Currently an annual actuarial evaluation is performed for both Plans. The most recent actuarial valuations were performed for the year ended September 30, 2015. Other information regarding contributions and funding progress is included as supplementary information to this report.

The City accounts for both plans as pension trust funds; therefore, they are accounted for in substantially the same manner as proprietary funds with an economic resources measurement focus and the accrual basis of accounting. Plan member contributions, employer contributions and contributions from other entities are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and payable in accordance with terms of the plans. Plan assets are valued at fair market value for financial statement purposes.

The defined benefit plans do not issue stand-alone financial reports and are not included in any other retirement system's or entity's financial report. Financial statements for the individual pension plans are presented below since separate GAAP financial reports have not been issued for the individual plans.

City of Fort Pierce, Florida
COMBINING STATEMENT OF
FIDUCIARY FUNDS NET POSITION
September 30, 2015

	Pension Trusts		
	General Employees	Police Officers	Total
ASSETS			
Cash and cash equivalents	$ 2,442,387	$ 272,035	$ 2,714,422
Investments, at fair value:			
U.S. Government Securities	19,092,042	1,407,842	20,499,884
Mutual Funds	94,179,144	3,759,583	97,938,727
Common Stock	13,416,920	3,268,502	16,685,422
Corporate Bonds	28,235,383	1,251,747	29,487,130
Real Estate Trust L.P.	13,657,912	-	13,657,912
Common Trust Fund	-	1,170,298	1,170,298
Money Market	2,937,054	602,031	3,539,085
Total investments	171,518,455	11,460,003	182,978,458
Total cash and investments	173,960,842	11,732,038	185,692,880
Accounts receivable	264,244	20,253	284,497
Accrued interest receivable	436,078	25,249	461,327
Total assets	$ 174,661,164	$ 11,777,540	$ 186,438,704
LIABILITIES			
Accounts payable and accrued liabilities	$ 27,358	$ 48,067	$ 75,425
NET POSITION-RESTRICTED FOR PENSION BENEFITS	$ 174,633,806	$ 11,729,473	$ 186,363,279

NOTE I - EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

City of Fort Pierce, Florida
COMBINING STATEMENT OF CHANGES
IN FIDUCIARY FUNDS NET POSITION
Year ended September 30, 2015

	Pension Trusts		
	General Employees	Police Officers	Total
ADDITIONS			
Contributions			
Employer	$ 4,093,268	$ -	$ 4,093,268
Employees	1,473,091	452,740	1,925,831
State-via the general fund	-	265,449	265,449
Total contributions	5,566,359	718,189	6,284,548
Investment income			
Interest	2,184,932	128,994	2,313,926
Dividends	1,179,835	141,240	1,321,075
Net appreciation (depreciation) in fair value of investments	269,088	(570,700)	(301,612)
Total investment income	3,633,855	(300,466)	3,333,389
Investment expenses	(699,941)	(122,325)	(822,266)
Net investment income	2,933,914	(422,791)	2,511,123
Total increases	8,500,273	295,398	8,795,671
DEDUCTIONS			
Retirement benefits paid	12,528,070	431,756	12,959,826
Refunds of employee contributions	287,469	121,468	408,937
Administrative expenses	150,859	2,663	153,522
Insurance expense	20,217	1,384	21,601
Total deductions	12,986,615	557,271	13,543,886
Net Decrease	(4,486,342)	(261,873)	(4,748,215)
NET POSITION-RESTRICTED FOR PENSION BENEFITS			
Beginning of year	179,120,148	11,991,346	191,111,494
End of year	$ 174,633,806	$ 11,729,473	$ 186,363,279

NOTE J - DEFERRED COMPENSATION PLAN

The primary government (the City) and the component unit (the Authority) offer employees a deferred compensation Plan created in accordance with Internal Revenue Code Section 457. The Plan, available to all employees, permits them to defer a portion of their salary until future years. The deferred compensation assets are not available to employees until termination, retirement, death, or unforeseeable emergency.

During the year ended September 30, 1997, the assets in the plan were transferred into trust funds. The assets are protected by the trust agreement from any claims on the employer and from any use by the employer other than paying benefits to employees and their beneficiaries in accordance with the plan. In accordance with GASB Statement No. 32, the plan's assets and related liability were removed from the City and the Authority balance sheets as of September 30, 1997.

NOTE K – LOANS AND BONDS PAYABLE

Bond and note obligations of the **primary government** as of September 30, 2015 are as follows:

	Business-type Activities	**Government Activities**
$5,880,000 Stormwater Utility System Revenue Bonds, Series 2002, payable from and secured by a first lien and pledge upon the Stormwater revenues and the monies on deposit in the various funds and accounts created pursuant to the Resolution, interest ranging from 3.5% to 4.75% payable semi-annually and sinking fund installments ranging from $220,000 to $370,000 through October 1, 2027. Proceeds used to finance stormwater system improvements throughout the City. Current portion is $220,000.	3,745,000	
$3,170,000 Capital Improvements Revenue Bonds, Series 2004, payable from non-advalorem revenues appropriated in the annual budget to the extent permitted by law, with interest ranging from 3.75% to 5.0%, payable semi-annually and sinking fund installmants ranging from $80,000 to $200,000 through December 1, 2034. Proceeds used to reconstruct and improve the city-owned golf course. Current portion is $80,000.		2,615,000

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

	Business-type Activities	Government Activities
$20,200,000 Fort Pierce Redevelopment Revenue and Refunding Bonds, Series 2005, payable from and secured by a first lien and pledge upon tax increment revenues, with interest ranging from 3.5% to 5%, payable semi-annually and sinking fund installments ranging from $730,000 to $1,310,000 through December 1, 2030. Proceeds will be used to refund the Fort Pierce Redevelopment Bonds, Series 2003, and to acquire and construct redevelopment projects. Current portion is $730,000.		14,785,000
$20,000,000 Fort Pierce Redevelopment Revenue Bonds, Series 2006, payable from and secured by a first lien and pledge upon tax increment revenues, with interest ranging from 4.0% to 5.0%, payable semi-annually and sinking fund installments ranging from $630,000 to $2,600,000 through May 1, 2031 Proceeds will be used to to acquire and construct redevelopment projects. Current portion is $630,000.		15,545,000
$13,665,000 Stormwater Utility System Revenue Bonds, Series 2006, payable from and secured by a first lien and pledge upon the Stormwater revenues and the monies on deposit in the various funds and accounts created pursuant to the Resolution, interest ranging from 3.5% to 5.00% payable semi-annually and sinking fund installments ranging from $445,000 to $865,000 through October 1, 2030. Proceeds used to finance stormwater system improvements throughout the City. Current portion is $445,000.	10,190,000	

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

	Business-type Activities	Government Activities
$23,190,000 Capital Improvement Revenue Refunding Bonds,Series 2008A, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, with interest ranging from 4.0% to 6.0%, payable semi-annually and sinking fund installments ranging from $130,000 to $2,225,000 through September 1, 2032 . Proceeds used to refund the 2007 Sunshine State Governmental Financing Commission Non-taxable Revenue Note. Current portion of new bond is $130,000.		22,500,000
$6,650,000 Taxable Capital Improvement Revenue Refunding Bonds, Series 2008B, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 6.125% interest payable semi-annually and annual sinking fund installments ranging from 820,000 to 925,000 beginning in 2014 through September 1, 2018. Proceeds used to refund the 2007 Sunshine State Governmental Financing Commission Taxable Revenue Note. Current portion of new bond is 820,000.		2,620,000
$6,825,000 Capital Improvement Revenue Refunding Bonds, Series 2010A, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 5% interest payable semi-annually and annual sinking fund installments ranging from 480,000 to 780,000 beginning in 2020 through September 1, 2030. Proceeds used to defease the 1998 and 2001 Capital Improvement bonds. Current portion of bond is 0.	1,846,857	4,978,143
$2,935,000 Taxable Capital Improvement Revenue Refunding Bonds, Series 2010B, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 5.344% interest payable semi-annually and annual sinking fund installments ranging from 290,000 to 400,000 beginning in 2014 through September 1, 2022. Proceeds used to partially refund the Taxable Capital Improvement Revenue Refunding Bonds, Series 2008. Current portion of bond is 290,000.		2,400,000

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

	Business-type Activities	Government Activities
$3,395,000 Section 108 Loan Payable, variable interest only monthly to 2012, annual principal payments beginning in 2012 ranging from 282,000 to 283,000 to 2023, payable from proceeds of a note receivable secured by a shopping center with a pledge of the City's Community Development Block Grant revenues Current portion of note is $283,000.		2,546,000
$6,079,229 Capital Improvement Revenue Note, Series 2014, payable from Non-Ad Valorem Revenues appropriated in the City's annual budget, 3.055% interest payable semi-annually and annual principal payments ranging from 290,108 to 535,541 beginning in 2014 through December 1, 2028. Proceeds used to purchase energy conservation equipment. Current portion of note is 290,108.		5,760,334
$3,920,771 Capital Improvement Revenue Note, Series 2014A, payable from net marina revenues and the half-cent sales tax, 3.19% interest payable semi-annually and annual principal payments ranging from 118,495 to 173,245 beginning in 2016 through December 1, 2029. Proceeds used for construction costs related to the city owned marina. Current portion of note is 169,295.	3,920,771	
$179,229 Taxable Capital Improvement Revenue Note, Series 2014B, payable from net marina revenues and the half-cent sales tax, 2.21% interest payable semi-annually and principal due on February 1, 2016. Proceeds used to for construction costs related to the city owned marina. Current portion of note is 59,743.	59,743	
	19,762,371	73,749,477
Less: current portion payable from restricted assets	(894,038)	(3,253,108)
Unamortized items	(43,274)	95,128
	$ 18,825,059	$ 70,591,497

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Requirements to pay principal and interest on the **primary government's** obligations in each of the years/periods ending September 30, is as follows

Governmental Activities:

	Principal	Interest	Total
2016	$ 3,253,108	3,504,967	$ 6,758,075
2017	3,407,765	3,365,664	6,773,429
2018	3,558,347	3,220,129	6,778,476
2019	3,669,892	3,063,274	6,733,166
2020	4,178,826	2,908,877	7,087,703
2021-2025	20,273,809	11,708,593	31,982,402
2026-2030	27,577,730	6,062,687	33,640,417
2031-2035	7,830,000	640,625	8,470,625
	$ 73,749,477	$ 34,474,816	$ 108,224,293

Business-Type Activities:

	Principal	Interest	Total
2016	$ 894,038	815,572	$ 1,709,610
2017	936,990	780,337	1,717,327
2018	969,619	740,811	1,710,430
2019	1,012,486	699,495	1,711,981
2020	1,180,494	654,241	1,834,735
2021-2025	6,724,225	2,415,005	9,139,230
2026-2030	7,179,519	820,601	8,000,120
2031-2035	865,000	-	865,000
2036-2040	$ 19,762,371	$ 6,926,062	$ 26,688,433

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Long-term liability activity of the **primary government** for the year ended September 30, 2015 was as follows:

	Beginning Balance 10/1/2014	Additions	Reductions	Ending Balance 9/30/2015	Amounts Due within One Year	Amounts Due after One Year
Governmental Activities:						
Notes and bonds payable:						
Revenue notes	$ 6,079,229	$ -	$ 318,895	$ 5,760,334	$ 290,108	$ 5,470,226
Revenue bonds	67,993,143	-	2,550,000	65,443,143	2,680,000	62,763,143
Unamortized items	101,953	-	6,825	95,128	-	95,128
	74,174,325	-	2,875,720	71,298,605	2,970,108	68,328,497
Section 108 Loan	2,829,000	-	283,000	2,546,000	283,000	2,263,000
	77,003,325	-	3,158,720	73,844,605	3,253,108	70,591,497
Other Liabilities:						
Other post employment benefits	749,117	72,710	-	821,827	-	821,827
Net Pension Liability	1,761,220	5,889,169	-	7,650,389	-	7,650,389
Compensated absences	2,911,586	1,094,073	1,107,477	2,898,182	188,356	2,709,826
Total governmental activities	$ 82,425,248	$ 7,055,952	$ 4,266,197	$ 85,215,003	$ 3,441,464	$ 81,773,539
Business-type Activities:						
Notes and bonds payable:						
Revenue notes	$ 4,100,000	$ -	$ 119,486	$ 3,980,514	$ 229,038	$ 3,751,476
Revenue bonds	16,416,857	-	635,000	15,781,857	665,000	15,116,857
Unamortized items	(48,555)	-	(5,281)	(43,274)	-	(43,274)
	20,468,302	-	749,205	19,719,097	894,038	18,825,059
Other Liabilities:						
Other post employment benefits	131,658	14,497	-	146,155	-	146,155
Net Pension Liability	270,998	1,091,001	-	1,361,999	-	1,361,999
Compensated absences	652,092	227,443	248,035	631,500	57,574	573,926
Total business activities	$ 21,523,050	$ 1,332,941	$ 997,240	$ 21,858,751	$ 951,612	$ 20,907,139

Compensated absences	Beginning Balance 10/1/2014	Additions	Reductions	Ending Balance 9/30/2015
Governmental Activities:				
General Fund	$ 2,905,107	$ 1,089,487	$ 1,105,013	$ 2,889,581
Community Development Block Grant	6,479	4,586	2,464	8,601
	$ 2,911,586	$ 1,094,073	$ 1,107,477	$ 2,898,182

The compensated absence liability and net other postemployment obligation attributed to governmental activities are being liquidated in the General Fund, and Community Development Block Grant .

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Stormwater Utility System Revenue Bonds, Series 2002

The Series 2002 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter and Resolution No. 02-165 as supplemented for the purpose of (i) making certain capital improvements to the City's storm-water utility system and (ii) financing the costs of issuance of the Series 2002 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The "reserve account requirement" is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2003 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Ambac Assurance Corporation in the amount of $392,248, which is the maximum bond service requirement.

2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2002 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the (i) Storm-water Revenues of the System and(ii) the moneys on deposit in the various funds and accounts created by the resolution, with exception to the Rebate Fund.

The Series 2002 Bonds maturing on or prior to October 1, 2013, are subject to optional redemption on or after October 1, 2012. The Series 2002 Bonds maturing on October 1, 2018 are subject to mandatory sinking fund redemption beginning October 1, 2016. The Series 2002 Bonds maturing on October 1, 2022 are subject to mandatory sinking fund redemption beginning October 1, 2019. The Series 2002 Bonds maturing on October 1, 2027 are subject to mandatory sinking fund redemption beginning October 1, 2023.

Capital Improvement Revenue Bonds, Series 2004

The Series 2004 Bonds were issued pursuant to Chapter 166, Part II, and Chapter 218, Part VI, Florida Statutes, the City Charter and Resolution No. 04-20, as supplemented for the purpose of (i) financing the reconstruction and improvement of a City-owned golf course (ii) to capitalize a portion of the interest accruing on the Series 2004 Bonds, and (iii) finance the costs of issuance of the Series 2004 bonds including the financial guaranty insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Capital Improvement Revenue Bonds, Series 2004

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The "reserve account requirement" is defined as the lesser of (i) the maximum bond service requirement, (ii) 125% of the average annual bond service requirement, or (iii) 10% of the proceeds of the Series 2004 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Financial Guaranty Insurance Company in the amount of $310,777, which is the maximum bond service requirement.

2. Construction Fund – For deposit of all remaining bond proceeds after payment of all costs and expenses in connection with the preparation, issuance and sale of the bonds and funding of the reserve account. Amounts deposited into the construction fund shall be used for the purpose of paying construction costs.

The Series 2004 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2004 Bonds when due.

The Series 2004 Bonds maturing on or after to December 1, 2014, are not redeemable prior to their respective maturities. The Series 2004 Bonds maturing in the year 2028 are subject to mandatory redemption.

Redevelopment Revenue and Refunding Bonds, Series 2005

The Series 2005 Bonds were issued under and pursuant to Chapter 163, Part III, Florida Statutes, the City Charter and Resolution No. 05-33, and Fort Pierce Redevelopment Agency as supplemented for the purpose of (i) acquiring and constructing community redevelopments, (ii) make a deposit to the Series 2005 Subaccount within the Reserve Account in an amount equal to the Reserve Account Requirement for the Series 2005 Bonds, (iii) to refund and defease all of the Agency's Outstanding Redevepopment Revenue Bonds, Series 2003(the "Refunded Bonds"), and (iv) financing the costs of issuance of the Series 2005 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through XL Capital Assurance.

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2005 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues, and until applied in accordance with the provisions of the Debt resolution the City has agreed to appropriate in its annual budget, by amendment, if necessary, from non-ad valorem funds, amounts sufficient to pay principal of and interest on the Series 2005 Bonds to the extent pledged funds are insufficient thereon.

The Series 2005 Bonds maturing on or after May 1, 2016, are subject to optional redemption on or after May 1, 2015. The Series 2005 Bonds maturing on May 1, 2023 are subject to mandatory sinking fund redemption beginning May 1, 2021. The Series 2005 Bonds maturing on May 1, 2026 are subject to mandatory sinking fund redemption beginning May 1, 2024. The Series 2005 Bonds maturing on May 1, 2030 are subject to mandatory sinking fund redemption beginning May 1, 2027.

Redevelopment Revenue Bonds, Series 2006

The Series 2006 Bonds were issued under and pursuant to Chapter 163, Part III, Florida Statutes, the City Charter and Resolution No. 06-04, and Fort Pierce Redevelopment Agency as supplemented for the purpose of (i) acquiring and constructing community redevelopments, (ii) financing the costs of issuance of the Series 2006 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through XL Capital Assurance.

2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2006 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the Tax Increment Revenues and certain moneys and investments on deposit in the debt service fund.

The Series 2006 Bonds maturing on or after May 1, 2017, are subject to optional redemption on or after May 1, 2016. The Series 2006 Bonds maturing on May 1, 2031 are subject to mandatory sinking fund redemption beginning May 1, 2022. The Series 2006 Bonds maturing on May 1, 2026 are subject to mandatory sinking fund redemption beginning May 1, 2024.

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Stormwater Utility System Revenue Bonds, Series 2006

The Series 2006 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter and Resolution No. 06-04 as supplemented for the purpose of (i) making certain capital improvements to the City's storm-water utility system and (ii) financing the costs of issuance of the Series 2006 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The "reserve account requirement" is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2006 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through XL Capital Assurance.

2. Construction Fund – Proceeds from the bond issuance, after payment of costs and expenses related to issuance of the bonds, shall be deposited into the Construction Fund for purposes of paying project costs.

The Series 2006 Bonds and interest thereon are payable from and secured by a first lien and pledge upon the (i) Storm-water Revenues of the System and(ii) the moneys on deposit in the various funds and accounts created by the resolution, with exception to the Rebate Fund.

The Series 2006 Bonds maturing on or prior to October 1, 2016, are subject to optional redemption on or after October 1, 2016. The Series 2006 Bonds maturing on October 1, 2025 are subject to mandatory sinking fund redemption beginning October 1, 2021. The Series 2006 Bonds maturing on October 1, 2030 are subject to mandatory sinking fund redemption beginning October 1, 2026.

Capital Improvement Revenue Refunding Bonds, Series 2008A and 2008B

The Series 2008 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter, Chapter 159, Part VII, Florida Statutes, and Resolution No. 08-30 as supplemented for the purpose of (i) refinancing the Sunshine State Governmental Financing Commission Revenue Notes including accrued interest (ii) financing the costs of issuance of the Series 2008 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The "reserve account requirement" is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2008 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Assured Guaranty Corp.

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

The Series 2008 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2008 Bonds when due. Since the proceeds of the Series 2008 Bonds were used to refinance Notes for community redevelopment projects, the Fort Pierce Redevelopment Agency has an obligation to repay the Series 2008 Notes.

Capital Improvement Revenue Refunding Bonds, Series 2010A and 2010B

The Series 2010 Bonds were issued pursuant to Chapter 166, Part II, Florida Statutes, The City Charter, Chapter 159, Part VII, Florida Statutes, and Resolution No. 10-34 as supplemented for the purpose of (i) refunding all of the City's outstanding Capital Improvement Revenue Bonds, Series 1998, all of the City's outstanding Capital Improvement Revenue Refunding Bonds, Series 2001 and a portion of the City's outstanding Taxable Capital Improvement Revenue Refunding Bonds, Series 2008B. (ii) financing the costs of issuance of the Series 2010 Bonds including the municipal bond insurance premium and reserve policy premium. The resolution provides for the creation and establishment of the following funds:

1. Reserve Fund – For deposit of an amount equal to the reserve requirement to be used only for the purpose of the payment of amortization installments, principal of, or interest on the outstanding bonds when the other monies are insufficient therefore, and for no other purpose. The "reserve account requirement" is defined as the lesser of (i) the maximum debt service requirement, (ii) 125% of the average annual debt service requirement, or (iii) 10% of the proceeds of the Series 2010 Bonds. As provided for in the resolution, the City elected to provide for the maximum reserve by purchasing a surety bond through Assured Guaranty municipal Corp.

The Series 2010 Bonds and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of, redemption price, if any, and interest on the Series 2010 Bonds when due.

Section 108 Note Payable

The City entered into a Loan Guarantee Assistance Contract with the Secretary of Housing and Urban Development in 2009, for the construction of a shopping center by a developer. The City then executed a mortgage receivable with the developer to ensure repayment of the debt. The Note Payable requires quarterly interest payments at .2% above LIBOR. Annual principal payments begin in 2013 and continue to 2023. The loan is secured by future Community Development Block Grant funds in the event that the developer defaults.

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Capital Improvement Revenue Note, Series 2014

The Series 2014 Notes were issued for the purpose of: (i) financing the City's cost of acquiring and installing energy efficient conservation equipment under a guaranteed energy, water and wastewater performance contract(ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from amounts the City has covenanted and agreed to appropriate in its annual budget by amendment if necessary, from non-ad valorem funds sufficient to pay principal of and interest on the Series 2014 Notes when due.

Capital Improvement Revenue Note, Series 2014A and 2014B

The Series 2014 Notes were issued for the purpose of: (i) financing the construction of improvements and rehabilitation of the city owned and operated marina. (ii) finance the costs of issuance of the Series 2014 notes.

The Series 2014 Notes and interest thereon are payable from net marina revenues and the half-cent sales tax.

Defeasance of Revenue Bonds Payable

In prior years, the city defeased certain outstanding Redevelopment Revenue Bonds payable from tax increment revenues. The city also defeased certain Sunshine Governmental Financing Commission Revenue Notes payable from Non-Ad Valorem Revenues appropriated in the City's annual budget. For each issue, the City deposited proceeds of the refunding bonds in an irrevocable trust account to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and liabilities for the defeased bonds are not included in the City's financial statements.

At September 30, 2015 the following bonds are considered defeased:

Bond Issue	Beginning Balance 10-1-2014	Additions	Retirement	Ending Balance 9-30-2015
Capital Improvement Bonds, Series 2001	$ 970,000	$ -	$ 355,000	$ 615,000
Redevelopment Revenue Bonds, Series 2003	5,510,000	-	510,000	5,000,000
	$ 6,480,000	$ -	$ 865,000	$ 5,615,000

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Component Unit

Bond obligations of the FPUA (a component unit) as of September 30, 2015 are as follows:

	Business-type Activities
$22,445,000 Utilities Refunding Revenue Bonds, Series 1999A, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 5.375%, on the remaining annual principal of $255,000 through October 1, 2015.	255,000
$10,223,254 Utilities Revenue Capital Appreciation Bonds, Series 1999B, collateralized by pledge of and first lien on the net revenues of the combined systems, yeild varying from 5.70% to 5.90%. The accreted value at September 30, 2015 is $25,719,000. The bonds mature October 1, 2016, through October 1, 2024, with principal amounts totaling $34,970,000 due in those years in annual amounts ranging from $275,000 to $4,340,000.	25,719,000
$9,545,000 Utilities Revenue Bonds, Series 2002, collateralized by pledge of and first lien on the net revenues of the combined systems, interest at 5%. The bonds mature October 1, 2025, through October 1, 2027, with principal amounts ranging from $3,025,000 to $3,340,000.	9,545,000
$34,800,000 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of	

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

$34,800,000 Utilities Refunding Revenue Bonds, Series 2009, collateralized by pledge of and first lien on the net revenues of the combined systems, interest varying from 3.9% to 5.00% on the remaining annual principal amounts renging from $1,210,000 to $7,285,000 through October 1, 2029.	34,800,000
$20,896,000 Taxable Utilities Refunding Revenue Bond, Series 2012, collateralized by a pledge of and a first lien on the net revenues of the combined systems,interest at of 1.34% on the remaining principal amounts ranging from $6,831,000 to $6,920,000 maturing on October 1, 2016.	13,751,000
	84,070,000
Less: Unamortized portion of bond premium and discounts	230,000
Unamortized deferred bond loss	(10,000)
Current portion payable from restricted assets	7,086,000
	$ 76,764,000

Long-term liability activity of the **FPUA** (a component unit) for the year ended September 30, 2015 was as follows:

	Beginning Balance 10/1/2014	Additions	Reductions	Ending Balance 9/30/2015	Amounts Due within One Year
Loans and revenue bonds	$ 89,754,000	$ 8,526,000	$ (14,073,000)	$ 84,207,000	$ 7,086,000
Deferred Amounts	(225,000)	(20,000)	24,000	(221,000)	-
Net Pension Liability	-	5,528,000	-	5,528,000	-
Capital Leases	160,000	-	(26,000)	80,000	31,000
Other Liabilities:					
Compensated absences	1,933,000	1,317,000	(1,488,000)	1,762,000	170,000
Other Post Employment Benefits	622,000	59,000	-	681,000	-
Pollution Remediation	1,643,000	-	(846,000)	797,000	797,000
Total	$ 93,833,000	$ 15,410,000	$ (16,409,000)	$ 92,834,000	$ 8,084,000

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Requirements to pay principal and interest on the **FPUA** (a component unit) obligations in each of the years/periods ending September 30, 2015 are as follows

2016	$ 7,086,000	$ 2,291,000	$ 9,377,000
2017	7,195,000	2,185,000	9,380,000
2018	5,545,000	2,093,000	7,638,000
2019	5,595,000	2,045,000	7,640,000
2020	5,645,000	1,995,000	7,640,000
2021-2025	23,140,000	7,422,000	30,562,000
2026-2030	24,885,000	5,676,000	30,561,000
2031-2035	14,230,000	1,052,000	15,282,000
	93,321,000	24,759,000	118,080,000
Future accretion on capital appreciation bonds	(9,251,000)	9,251,000	-
	$ 84,070,000	$ 34,010,000	$ 118,080,000

Other Requirements

The Series 1999, 2002, 2009, and 2012 bond issues provide that the Authority accumulate monthly 1/6 of the amount of all interest becoming due on the next semi-annual interest payment date, and 1/12 of the amount of principal which will become due and payable on the next principal maturity or sinking fund installment date. Additionally, the issues require renewal and replacement and emergency reserve and reserve subaccount funds with minimum requirements of $500,000, $900,000 and $4,139,000, respectively. These reserves are funded in the amounts of $500,000, $1,273,000, and $4,930,000, respective6ly, at September 30, 2015.

Series 1999A Bonds maturing on or after October 1, 2010 are redeemable prior to their stated dates of maturity, at the option of the Authority, at par plus interest accrued to the redemption date.

The 2002 Bonds maturing in the year 2027 are redeemable, prior to their stated dates of maturity, at the option of the Authority beginning April 1, 2012 at par plus accrued interest to the redemption date. On March 4, 2016, FPUA issued Utilities Refunding Revenue Bond, Series 2016, in the amount of $9,545,000 at a rate of 2.14%, in accordance with the above provision.

NOTE K – LOANS AND BONDS PAYABLE (CONTINUED)

Other Requirements

The 2003 Bonds maturing on or after October 1, 2014 are redeemable prior to their stated date of maturity, at the option of the Authority, beginning October 1, 2013 at par. On November 14, 2012, the Authority issued Taxable Utilities Refunding Revenue Bonds, Series 2012, in the amount of $20,896,000, in order to provide funds for the redemption of $19,940,000 of the 2003 bonds, in accordance with the above provisions.

The Series 2009 Bonds maturing in the year 2029 with an interest rate of 4.70% are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2014. The Series 2009 Bonds maturing on or after October 1, 2020 (excluding those maturing in the year 2029) are redeemable, prior to their stated date of maturity, at the option of the Authority, on or after October 1, 2019 at par plus accrued interest to the redemption date.

In prior years, the Utilities Authority defeased certain outstanding utilities revenue bonds issued for the systems payable out of revenues derived from the operation of the utility systems. These defeasances were achieved by placing the proceeds of refunding bonds in irrevocable trusts to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and the liabilities (including bond discounts and finance costs) for the defeased bonds are not included in the component unit's financial statements. At September 30, 2015, Utilities Revenue Bonds Series 1991, in the amount of $27,355,000 and the Utilities Revenue Bonds Series 2003 in the amount of 19,940,000 are considered defeased.

NOTE L - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS

Advances

During the year ending September 30, 2015, the Section 108 Debt Service fund advanced approximately $1,090,000 to the Marina Fund to aid in the construction of new docks. Terms of the loan require 96 monthly payments of $12,903, including interest at 3%. At September 30, 2015, the long-term portion of the advance was $904,477.

NOTE L - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The composition of interfund balances as of and for the year ended September 30, 2015, is as follows:

Receivable Fund	Payable Fund	Amount
General	Nonmajor	$ 187,852
General	Community Redevelopment Agency	16,861
General	Hurricane Housing	5
General	Solid Waste	608,667
General	Marina	21,857
General	Stormwater	134,529
General	Golf Course	27,112
General	Building Fund	8,427
General	Sunrise Theatre	2,000
Nonmajor	Marina	154,760
Building Fund	Nonmajor	6,600
Solid Waste	Golf Course	5,279
		$ 1,173,949

Due to/Due from other funds:

Amounts due to the General Fund include general and administrative charges and various reimbursements. Amounts due to the Solid Waste Fund consist of a reimbursement for shared expenses. Amounts due to the Marina Fund relate to a temporary advance.

Due to the primary government and from the component units:

Receivable Entity	Payable Entity	Amount
General fund	FPUA	$ 254,252
Community Redevelopment Agency	FPUA	1,750
Solid waste fund	FPUA	617,732
Building Fund	FPUA	237
		$ 873,971

NOTE L - INTERFUND ADVANCES, RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

Inter-fund transfers:

	General	Community Redev. Agency	Golf Course	Building Fund	Sunrise Theatre	Nonmajor Funds	Total
Transfers out:							
General	$ -	$ 2,051,629	$ -	$ 197	$ -	$ 4,384,140	$ 6,435,966
Community Redev. Agency	2,835,071	-	-	-	450,000	2,697,156	5,982,227
Solid Waste	1,204,000	-	154,459	-	-	-	1,358,459
Stormwater	-	-	-	-	-	14,623	14,623
Marina	51,111	-	-	-	-	-	51,111
Golf Course	28,000	-	-	-	-	-	28,000
Nonmajor	-	-	-	-	-	409,874	409,874
	$ 4,118,182	$ 2,051,629	$ 154,459	$ 197	$ 450,000	$ 7,505,793	$ 14,280,260

Transfers into the Nonmajor funds were for debt service payments made from the various debt service funds. The transfer into the Sunrise Theatre from the Community Redevelopment Agency special revenue fund was to provide support for operations. The General Fund received a transfer from the Community Redevelopment Agency Fund to subsidize projects in the redevelopment district. The General Fund also received an annual transfer from the Solid Waste Fund, Marina Fund, and Golf Course. The Community Redevelopment Agency Fund received a transfer from the General Fund for assistance with debt service. The Golf Course received a transfer from the Solid Waste Fund to support operations.

NOTE M - TRANSACTIONS WITH COMPONENT UNITS

Fort Pierce Utilities Authority (a discretely presented component unit)

Transactions occur throughout the year in the ordinary course of operations between the City and the Fort Pierce Utilities Authority (FPUA) (a proprietary fund and component unit of the City). A summary of significant transactions follows:

Vehicle Maintenance - The City charges the FPUA, on a monthly basis, for fuel used by FPUA vehicles.

Non-metered and Metered Service Charges - The FPUA bills the City, on a monthly basis, for all nonmetered and metered services.

Charges to City residents for sanitation and utility taxes are included on the FPUA's monthly billing statements to customers as a service to the City. The FPUA acts only as an agent with all cash collections relating to the charges forwarded directly to the City. The City is charged $187,000 annually by the FPUA for performance of these services.

NOTE M - TRANSACTIONS WITH COMPONENT UNITS(CONTINUED)

Total charges to the City for nonmetered and metered services for the year ended September 30, 2015 were approximately $1,677,000. Total disbursements made to the City by the FPUA, including payments of utility tax and sanitation charges collected during year ended September 30, 2015, were approximately $14,841,000. Amounts receivable from the FPUA at September 30, 2015 were $874,000.

The Fort Pierce City Charter, Article X, Section 140 (as amended by referendum on October 4, 1995), provides that each year the Utility Authority shall pay to the City of Fort Pierce a sum equal to six percent of gross revenues derived from the operation of the utilities for the preceding fiscal year. The city commission, by majority vote, may agree to accept a lesser percentage. For purposes of this section the Charter defines gross revenues as all income derived from retail sales of electricity, gas, and wastewater disposal; wholesale and retail sales of water; gains on sales of assets, interest, rents, royalties, dividends, and management fees. Where a power cost adjustment or purchase gas adjustment is utilized, gross income shall mean the amount billed based upon the applicable rate without a debit or credit for the cost adjustment. For the year ended September 30, 2015, the amount transferred to the General Fund under this provision was $5,735,000.

The City entered into an agreement with the Utility Authority to receive an advance on future distributions of revenue. The City received $1,250,000 during the year ending September 30, 2014. The City will repay this advance through a reduction of future revenue of $416,668 in 2017 and 2018 and a final reduction in 2019 of the balance including interest at the average interest rate earned by the Utility Authority on its pooled cash accounts during their most recent fiscal year. The advance is included in deferred inflows of resources in the statement of net position.

NOTE N - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program mainly encompasses obtaining property and liability insurance through commercial insurance carriers. During the year ended September 30, 2015, the City paid premiums of approximately $1,230,000 to commercial insurance carriers for provisions of various liability, property, casualty and workers compensation insurance. The City has various deductible amounts ranging from $500 to $25,000 on various policies. At year-end, the City did not have any significant claims. There were no significant changes in coverage retention, or limits during the fiscal year. The General Fund handles property claims for the City and absorbs the loss for any amounts below the deductible amounts.

NOTE N - RISK MANAGEMENT (CONTINUED)

The City contracted with Blue Cross and Blue Shield of Florida for health insurance for its employees, effective June 1, 2008. Prior to June 1, 2008, the City was a self-insurer for the health and accident claims of its employees. The City closed the Internal Service Fund as of September 30, 2009 and accordingly, no current claims liability is reported.

The City adopted the provisions of GASB No. 49, *Accounting and Reporting for Pollution Remediation Obligations,* in the fiscal year ending September 30, 2011. Fort Pierce Utilities Authority transferred property to the Fort Pierce Redevelopment Agency, for which there is a dual responsibility for post remediation monitoring. The estimated cost related to the cleanup is discussed in Note W.

NOTE O - POST-EMPLOYMENT HEALTH CARE BENEFITS

In addition to providing pension benefits, the City provides certain health care and life insurance benefits for retired employees. Substantially all of the City's employees may become eligible for those benefits if they reach normal retirement age while working for the City. The primary government recognizes the costs associated with providing these benefits as premiums are paid. The FPUA (a component unit) recognizes the cost as it is incurred. Premiums paid by retirees for the primary government and for the FPUA total approximately $95,000 and $166,000, respectively.

Section 112.0801, Florida Statutes, as amended by Sections 1 and 2 of Chapter 87-373, Laws of Florida, requires all public employers to allow their retirees to participate in the same health group plan or self-insurance plan offered to their active employees. There are currently 22 City retirees and 45 Utilities Authority retirees participating in the health insurance plan.

The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing relative to the actuarial accrued liabilities for benefits over time.

The Other Post Employment Benefit plan is a single-employer benefit plan administered by the City. Retiree's are charged the same rate by the insurance company as active employees. Premiums charged by the insurance company are a blended rate based on the experience of younger active employees and older retired employees. Since retirees actually have higher costs yet pay the same rate as younger active employees, the city actually subsidizes the cost of the retirees' health insurance coverage.

NOTE O - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)

	City	FPUA
Annual Required Contribution	172,213	94,000
Interest on Net OPEB Obligation	39,635	25,000
Adjustment on Annual Required Distribution	(29,359)	(35,000)
	182,489	84,000
Contibutions made	(95,280)	(25,000)
Increase in Net OPEB Obligation	87,209	59,000
Net OPEB Obligation-beginning of year	880,773	622,000
Net OPEB Obligation-end of year	$ 967,982	$ 681,000

The City's and FPUA's annual OPEB cost, employer contributions toward that cost, percentage of OPEB cost contributed, and the net OPEB obligation for 2015 and two preceding years were as follows:

	Fiscal Year Ended	Annual OPEB Cost	Employer Contributions Toward OPEB Cost	% of Annual OPEB Cost Contributed	Net OPEB Obligation
City	9/30/2013	134,011	78,062	58%	788,067
	9/30/2014	173,991	81,285	47%	880,773
	9/30/2015	182,489	95,280	52%	967,982
FPUA	9/30/2013	77,000	22,000	28.6%	564,000
	9/30/2014	83,000	25,000	30.1%	622,000
	9/30/2015	84,000	25,000	29.8%	681,000

Other information regarding funding progress is included as supplementary information to this report.

Funding Policy

As of September 30, 2014, the most recent actuarial valuation date, the plans were unfunded. The unfunded actuarial accrued liability was $1,880,650 and $786,000 for the City and FPUA respectively.

The covered payroll for active employees covered by the plan was $16,397,618 and $14,430,000 for the City and FPUA. The ratio of the UAAL to covered payroll was 11% for the City and 5.4% for the FPUA. As of September 30, 2015, the plan remains unfunded.

NOTE O - POST-EMPLOYMENT HEALTH CARE BENEFITS(CONTINUED)

Actuarial Methods and Assumption

In any long-term actuarial valuation, certain demographics, economic and behavioral assumptions must be made concerning the population, investment discount rates, and the benefits provided. These actuarial assumptions form the basis for the actuarial model which is used to project the future population, benefits to be provided, and contributions to be collected. The investment return rate assumption is used to discount the future benefits to a present value on the valuation date. While assumptions such as future rates of retirement and mortality are similar for both OPEB and pension plans, there are some additional assumptions. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the September 30, 2014 actuarial valuation, the Individual Entry Age Normal Actuarial Cost Method was used. Using the plan benefits, the present health premiums and a set of actuarial assumptions, the anticipated future payments are projected. The entry age method then provides a systematic funding for the anticipated payments. The yearly Annual Required Contribution(ARC) is computed to cover the cost of benefits being earned by covered members as well as to amortize a portion of the unfunded accrued liability. The Amortization method is Level Percent Open with a 30 year Amortization period.

The actuarial assumptions include a 8.7% to 4.5% salary increase assumption, with an annual healthcare cost trend rate initially at 9%, reduced annually to a 4.5% rate after ten years. The assumed rate of investment return is 4.5% per year with 2.75% of this amount attributed to inflation, compounded annually, net of expenses and assumes no real rate of return. The growth rate for amortizing the Unfunded Actuarial Accrued Liabilities was also assumed to be 4.5%.

NOTE P - CONTRACT COMMITMENTS

FPUA, the "Authority" (a component unit)

FMPA All-requirements Power Supply Project

As of January 1, 1998, the Authority became a participant in Florida Municipal Power Agency's (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). The Authority has agreed to purchase its total bulk power requirements, in excess of certain excluded resources, from the ARP through October 1, 2033.

Prior to being involved in the ARP, the Authority had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. The Authority's resources which have been assigned include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas. (See below). The contracts related to the St. Lucie Project, detailed below, have not been assigned; however, as of January 1, 1998, the Authority's share of transmission costs related to the St. Lucie Project has been assigned to the ARP.

NOTE P - CONTRACT COMMITMENTS(CONTINUED)

FMPA St. Lucie Project

The Authority has entered into agreements with the Florida Municipal Power Agency (FMPA), of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy and transmission services from Florida Power & Light Company's St. Lucie Unit No. 2 (the Unit), which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement in St. Lucie Unit No. 1, located on the same site. Pursuant to a Power Sales Contract and a Project Support Contract, the Authority has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year the excess or deficiency of payments related to actual cost is calculated and applied to the monthly statements from FMPA to the Authority.

The Power Sales Contract will remain in effect until the latest of (i) the date principal of, premium, if any, and interest on all bonds of the Unit have been paid or funds are set aside for the payment thereof, (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement or FMPA's interest in the Unit is terminated pursuant to the Participation Agreement or otherwise disposed of, or (iii) the date all obligations or FMPA under the Participation Agreement have been paid, performed or provided for.

In any month when electric capacity, energy, or transmission services are not made available to the Authority, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by the Authority. Total cost included in operating expenses for the year ended September 30, 2015 is $8,020,000. The Authority is committed under the agreements to payments totaling $8,274,000 for the year ending September 30, 2016.

Florida Gas Transmission

The Authority executed an All Requirements Gas Service Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, the Authority is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to the Authority. This agreement will remain in effect until cancelled by the Authority.

On July 3, 2012, the Authority acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until July 2, 2017 or until cancelled by the Authority. In fiscal 2015, the Authority will be entitled to firm capacity of 514,912 MMBtu, and will commit to purchase 207,200 MMBtu of natural gas at a cost of $664,000. The amounts purchased under these contracts for fiscal 2014 and fiscal 2015 were $2,237,000 and 1,862,000, respectively.

NOTE P - CONTRACT COMMITMENTS (CONTINUED)

FMPA Treasure Coast Energy Center

The Authority has entered into an agreement with FMPA to manage and operate their newly developed facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement(s) commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement becomes a one-year evergreen protecting both parties from a long term commitment. The agreement has been extended for the year ended September 30, 2015.

The Authority has been engaged to manage, operate, and maintain the TCEC. TCEC employees are on the payroll of the Authority and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for Fiscal 2015 totaled $1,809,000.

NOTE Q - CONTINGENT LIABILITIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

NOTE R - LEASES

Operating Leases:

The City entered into a 25 year lease agreement, effective October 2012, with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The City, as lessee, agrees to certain conditions for the use of sovereign submerged land for the purpose of operating the Marina under an operating lease expiring September 23, 2037. Per the agreement, annual lease payments may be adjusted due to a change in the 5 year average consumer price index. Minimum future rental payments under the operating lease for each of the years/period ending September 30 are as follows:

2016	$	30,564
2017		30,564
2018		30,564
2019		30,564
2020		30,564
Thereafter		519,588
	$	803,888

Rent expense for the above referenced lease was $32,301 for the year ended September 30, 2015.

NOTE R – LEASES (CONTINUED)

Capital Leases:

FPUA(component unit) entered into a five-year capital lease on January 4, 2013 for equipment capitalized at $142,000. The interest/maintenance costs for 2015 were $18,000. The Future minimum lease payments for this capital lease are as follows:

	Amount
2016	31,000
2017	38,000
2018	11,000
	$ 80,000

NOTE S - OPERATING LESSOR

On August 18, 1998, the City, as lessor, entered into an agreement with the Tiki Bar and Restaurant of Fort Pierce, Inc. (the "tenant"), the lessee, to rent the restaurant facility located at the City's public marina and docking facility. The lease calls for an initial term of fifteen years commencing September 1, 1998 to and including August 31, 2013. The tenant shall have the option to renew this lease for an additional five-year term. Rent is payable monthly on the last day of each month. Currently the lease terms call for rent payments equal to a certain percentage of the tenant's gross revenues. Until the tenant's calendar year-to-date revenues exceed $1,000,000, rent is equal to 10% of the tenant's gross revenues. For the remainder of the calendar year, rent is equal to 4% of the tenant's gross revenues. The City collected $203,409 from the tenant for the year ended September 30, 2015. The minimum future rental payments beyond that date cannot be determined.

On December 15, 2005 the City, as a lessor, entered into an agreement with Ianco, LLC (the "tenant"), the lessee, to rent the restaurant facility located on the western side of the City's public marina and docking facility. The lease calls for an initial term of six months commencing January 1, 2006 to and including June 30, 2006. Both parties are continuing to operate under the terms of this lease as of September 30, 2015, on a month to month basis. Rent is payable monthly within five business days of the closing of any monthly period. Rent is the computed at the greater of 7.25% of all gross revenues or $6,500 per month. The City collected $143,064 from the tenant for the year ended September 30, 2015.

NOTE T-FUND BALANCE

The City implemented GASB No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions", for the year ended September 30, 2011. The Statement requires the fund balance of governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

As of September 30, 2015, the fund balances of the governmental funds are classified as follows:

Non-spendable-Amounts that cannot be spent because they are not in spendable form, or because they are legally or contractually required to be maintained intact.

Restricted- Amounts can be used only for specific purposes because of a constitutional provision, enabling legislation, or externally imposed constraints by creditors, grantors, contributors, or other governments.

Committed-Amounts can be used only for specific purposes because of a formal action of the City Commission such as ordinances.

Assigned- Amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes as determined by the City Commission.

Unassigned- Residual amount retained in the general fund that has not been otherwise classified.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to been spent first. When an expenditure is incurred for purposes for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first from committed, second from assigned, and lastly from assigned balances.

Through a resolution, the City Commission established a minimum fund balance of ten percent of annual operating budgeted expenditures in the general fund to be held for unexpected unforeseen expenditures. The Commission reviews the policy annually to determine if adjustments are necessary.

NOTE T-FUND BALANCE (CONTINUED)

As of September 30, 2015, the fund balances of the governmental funds are:

	General Fund	Community Redevelopment Agency	Hurricane Housing Recovery Grant Fund	Other Governmental Funds	Totals
FUND BALANCES					
Nonspendable:					
Inventories	$ 72,742	$ -	$ -	$ -	$ 72,742
Prepaid Items	1,471	-	-	-	1,471
Restricted for:					
Law Enforcement	-	-	-	16,492	16,492
Debt Service	-	-	-	2,845,936	2,845,936
Advances to Other Funds	-	-	-	904,477	904,477
Grant-CDBG	-	-	-	858,421	858,421
Redevelopment Projects	-	89,227	-	-	89,227
State Housing Initiatives	-	-	-	88,794	88,794
Grant-Administration	-	-	201,027	-	201,027
Impact Fees-Capital Improv.	-	-	-	510,952	510,952
PSFRD-Capital Improv.	-	-	-	71,729	71,729
Park Improvements	-	-	-	691,036	691,036
Special Projects	-	-	-	256,017	256,017
Capital Improvement:					
Heathcote	-	-	-	2,312,399	2,312,399
Energy Conservation	-	-	-	843,085	843,085
Redevelopment Projects	-	-	-	5,929	5,929
Committed to:					
Budget Appropriations	550,000	-	-	-	550,000
Assigned to:					
10% Reserve Policy	3,582,326	-	-	-	3,582,326
Art in Public Places	-	-	-	184,984	184,984
Unassigned:	255,096	-	-	-	255,096
	$ 4,461,635	$ 89,227	$ 201,027	$ 9,590,251	$ 14,342,140

NOTE U - RESTRICTED ASSETS

Certain assets are restricted by bond resolution and some have been classified as restricted in accordance with governmental accounting standards for enterprise funds.

The restricted assets of the **primary government** as of September 30, 2015 are as follows:

Business-type activities:

Cash and investments:	
Customer deposits	$ 114,754

NOTE U - RESTRICTED ASSETS(CONTINUED)

The restricted assets of the **FPUA** (a component unit) as of September 30, 2015, are as follows:

Cash and investments:		
Principal and interest on debt service	$	8,231,253
Capital Improvement charges		6,031,167
Debt service		4,929,672
Emergency reserve		1,272,866
Renewal and replacement reserve		500,000
Customer security deposits		7,803,160
	$	28,768,118

NOTE V – CONDUIT DEBT OBLIGATIONS

The City issued Capital Improvement Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of facilities deemed to be in the public's interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the facilities transfers to the private-sector entity served by the bond issuance. The City, the State, and any political subdivisions thereof are not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of September 30, 2015, there were two series of Capital Improvement Revenue Bonds outstanding. The aggregate principal amount payable for the three series issued after October 1, 1996, is $9,238,021.

NOTE W- EXTRAORDINARY ITEM

FPUA transferred the ownership of the former site of the Henry D. King Power Plant to the Fort Pierce Redevelopment Agency (FPRA) on October 15, 2009. A grant awarded to the FPRA for the cleanup was not sufficient to cover the cost of remediation. The FPRA's consultant has estimated the cost to completion over the next year to be $1,097,000. Voluntary Cleanup Tax Credits have been estimated to cover project costs of $1,778,000. The amount expected to be paid by FPUA in FY 2016 is $797,000. When the work on this project concludes, the final cost will be reevaluated as to the actual amounts received through tax credits.

NOTE X- NONEXCHANGE FINANCIAL GUARANTEES

At September 30, 2015 FPUA had irrevocable letters of credit with Harbor Community Bank, which serves as security for loans from the Treasure Coast Regional Planning Council (TCRPC) to the Fort Pierce Redevelopment Agency (FPRA) for cleanup of environmental contamination at the H.D. King Plant site (See Note O). The loans total $1,400,000 and will begin to come due on August 20, 2018. No additional loans have been taken as of this report date. The recovery of these funds is projected to begin in July 2016 with the proceeds from the sale of the Voluntary Cleanup Tax Credits applied for by the FPRA.

NOTE Y– SUBSEQUENT EVENTS

Management has performed an analysis of the activities and transactions subsequent to September 30, 2015 to determine the need for any adjustments to and/or disclosures within the audited financial statements for the year ended September 30, 2015. Management has performed their analysis through March 11, 2016, the date the financial statements were available for issuance.

REQUIRED SUPPLEMENTARY INFORMATION

- **GASB Statement 45**
- **GASB Statement 67**

City of Fort Pierce, Florida
GASB STATEMENT 45 REQUIREMENT SUPPLEMENTARY INFORMATION
City of Ft. Pierce Other Post Employment Benefits
September 30, 2015
(Unaudited)

Schedule of Funding Progress

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) -Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
City of Ft. Pierce						
9/30/2008	-	$ 3,848,898	$ 3,848,898	0%	$ 17,923,099	21%
9/30/2009	-	$ 3,848,898	$ 3,848,898	0%	$ 17,151,291	22%
9/30/2010	-	$ 2,899,180	$ 2,899,180	0%	$ 14,962,156	19%
9/30/2011	-	$ 2,899,180	$ 2,899,180	0%	$ 13,850,285	21%
9/30/2012	-	$ 1,460,763	$ 1,460,763	0%	$ 14,041,070	10%
9/30/2013	-	$ 1,460,763	$ 1,460,763	0%	$ 14,672,918	10%
9/30/2014	-	$ 1,880,650	$ 1,880,650	0%	$ 15,691,500	12%
9/30/2015	-	$ 1,880,650	$ 1,880,650	0%	$ 16,397,618	11%
FPUA(a discretely presented component unit)						
9/30/2008	-	$ 2,094,000	$ 2,094,000	0%	$ 14,591,000	14%
9/30/2009	-	$ 2,094,000	$ 2,094,000	0%	$ 14,711,000	14%
9/30/2010	-	$ 2,274,000	$ 2,274,000	0%	$ 14,700,000	15%
9/30/2011	-	$ 2,274,000	$ 2,274,000	0%	$ 14,023,000	16%
9/30/2012	-	$ 709,000	$ 709,000	0%	$ 13,637,000	5%
9/30/2013	-	$ 738,000	$ 738,000	0%	$ 13,977,000	5%
9/30/2014	-	$ 786,000	$ 786,000	0%	$ 14,269,000	6%
9/30/2015	-	$ 786,000	$ 786,000	0%	$ 14,430,000	5%

City of Fort Pierce, Florida
Required Supplementary Information
Schedule of Changes in the City's Net Pension Liability and Related Ratios
General Employees Retirement and Benefits System
September 30, 2015

	2015	2014
Total Pension Liability:		
Service cost	$ 4,044,804	$ 4,049,351
Interest	14,241,759	13,874,945
Benefit change	-	-
Difference between actual & expected experience	-	(500,696)
Assumption changes	-	(335,946)
Benefit payments	(12,528,070)	(11,877,048)
Refunds	(287,469)	(307,836)
Net Change in Total Pension Liability	5,471,024	4,902,770
Total Pension Liability-Beginning	182,407,351	177,504,581
Total Pension Liability-Ending (a)	$ 187,878,375	$ 182,407,351
Plan Fiduciary Net Position:		
Contributions-employer	$ 4,093,268	$ 4,356,127
Contributions-member	1,473,091	1,493,529
Net investment income	2,984,072	16,939,786
Benefit payments	(12,528,070)	(11,877,048)
Refunds	(287,469)	(307,836)
Administrative expense	(176,341)	(199,552)
Other	(44,893)	(47,555)
Net Change in Plan Fiduciary Net Position	(4,486,342)	10,357,451
Plan Fiduciary Net Position-Beginning	179,120,149	168,762,698
Plan Fiduciary Net Position-Ending (b)	$ 174,633,807	$ 179,120,149
Net Pension Liability-Ending (a) - (b)	13,244,568	3,287,202
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	92.95%	98.20%
Covered Employee Payroll	26,139,109	26,380,878
Net Pension Liability as a Percentage of Covered Employee Payroll	50.67%	12.46%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2015
(Unaudited)

SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	4,356,127	4,356,127	-	26,380,878	16.51%
9/30/2015	4,093,268	4,093,268	-	26,139,109	15.66%

Notes to Schedule of Contributions:

Valuation date	September 30, 2014
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	1-30 years as of September 30, 2014
Asset valuation method	4-year smoothed market
Wage Inflation	4.5%
Salary increases	General & Utilities Authority; 4.5% to 8.7%, including inflation Police; 4.5% to 8.5%
Investment rate of return	8.00%
Long-term municipal bond rate	3.71%
Retirement Age	Age and service-based tables that are specific to the type of eligibility
Mortality	RP-2000 Combined Mortality Table for males and females. No margin for future mortality improvement are included in these tables.
Cost-of-living Adjustment	COLA's are granted if the investment return exceeds the investment return assumption and the cummulative actuarial gains and losses since 1995 are positive. Because the cummulative gains and losses are (32) million, the COLA provision is assumed to not operate for the indefinite future.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2015
(Unaudited)

SCHEDULE OF INVESTMENT RETURNS MULTIYEAR*

Annual money-weighted rate of return, net of investment expense:	Annual Return
Fiscal year ending September 30, 2014	10.48%
Fiscal year ending September 30, 2015	1.75%

* This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
General Employee's Retirement and Benefit System
September 30, 2015
(Unaudited)

Schedule of Funding Progress

Actuarial Valuation Date		Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) -Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
		($ in millions)					
9/30/2006	**	120	131	11	92	31	35
9/30/2007	**	136	139	3	98	31	10
9/30/2008		143	150	7	95	33	21
9/30/2009		147	159	12	92	31	39
9/30/2010	**	149	165	16	90	27	59
9/30/2011	**	142	167	25	85	26	96
9/30/2012	**	147	172	25	85	26	96
9/30/2013		157	177	20	89	25	80
9/30/2014		167	182	15	92	25	60
9/30/2015		178	192	14	93	25	56

City of Fort Pierce, Florida
Required Supplementary Information
Schedule of Changes in the City's Net Pension Liability and Related Ratios
Municipal Police Officers' Retirement Trust Fund
September 30, 2015

	2015	2014
Total Pension Liability:		
Service cost	$ 498,038	$ 592,432
Interest	916,626	861,104
Benefit change	-	-
Difference between actual & expected experience	(158,912)	(9,847)
Assumption changes	-	305,956
Benefit payments	(561,863)	(729,776)
Refunds	(121,468)	(132,922)
Net Change in Total Pension Liability	572,421	886,947
Total Pension Liability-Beginning	12,486,742	11,599,795
Total Pension Liability-Ending (a)	$ 13,059,163	$ 12,486,742
Plan Fiduciary Net Position:		
Contributions-employer	$ -	$ -
Contributions-Non-employer contributing entity	265,449	248,113
Contributions-member	452,740	449,881
Net investment income	(232,886)	896,529
Benefit payments	(561,863)	(729,776)
Refunds	(121,468)	(132,922)
Administrative expense	(30,114)	(65,371)
Other	-	-
Net Change in Plan Fiduciary Net Position	(228,142)	666,454
Plan Fiduciary Net Position-Beginning	11,991,346	11,324,892
Plan Fiduciary Net Position-Ending (b)	$ 11,763,204	$ 11,991,346
Net Pension Liability-Ending (a) - (b)	1,295,959	495,396
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	90.08%	96.03%
Covered Employee Payroll	7,078,113	6,847,759
Net Pension Liability as a Percentage of Covered Employee Payroll	18.31%	7.23%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
Municipal Police Officers' Retirement Trust Fund
September 30, 2015
(Unaudited)

SCHEDULE OF CONTRIBUTIONS

Fiscal Year Ending	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
9/30/2014	285,353	248,113	37,240 *	6,847,759	3.62%
9/30/2015	198,688	265,449	(66,761)	7,078,113	3.75%

* This deficiency is satisfied through the use of an excess contribution reserve, which was built up by contributions in excess of the Actuarially Determined Contribution in previous years.

Notes to Schedule of Contributions

Valuation date	September 30, 2014
Measurement date	September 30, 2015
Actuarial cost method	Entry Age Normal
Amortization method	Level Percent of Payroll, closed
Remaining amortization period	18 years
Asset valuation method	4-year smoothed market
Inflation rate	2.5%
Salary increases	3.5% to 6.5%
Investment rate of return	7.25%
Retirement Age	Experienced-based table of rates that are specific to the type of eligibility condition
Mortality	RP-2000 Combined Healthy Participant Mortality Table for males and females with mortality improvement projected to all future years after 2000 using Scale AA

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

contributions in excess of the Actuarially Determined Contribution in previous years.

SCHEDULE OF INVESTMENT RETURNS MULTIYEAR*

Annual money-weighted rate of return, net of investment expense:	Annual Return
Fiscal year ending September 30, 2014	9.3%
Fiscal year ending September 30, 2015	-3.5%

* This schedule is presented to illustrate the requirement to show information for those years for 10 years. However, until a full 10-year trend is compiled, pension plans should present information for those years for which information is available.

City of Fort Pierce, Florida
REQUIREMENT SUPPLEMENTARY INFORMATION
Municipal Police Officers' Retirement Trust Fund
September 30, 2015
(Unaudited)

Schedule of Funding Progress

Actuarial Valuation Date		Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) -Entry Age (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a % of Covered Payroll ((b-a)/c)
9/30/2006		7,561,205	9,446,757	1,885,552	80	6,838,249	28
9/30/2007	**	7,883,635	8,940,664	1,057,029	88	6,323,737	17
9/30/2008		8,449,679	9,668,809	1,219,130	87	6,992,600	17
9/30/2009		9,062,193	10,060,601	998,408	90	6,754,679	15
9/30/2010		9,093,257	9,952,866	859,609	91	6,393,190	13
9/30/2011		9,433,638	10,081,314	647,676	94	5,696,599	11
9/30/2012		10,146,881	10,771,458	624,577	94	5,422,508	12
9/30/2013		10,574,340	11,160,024	585,684	95	6,149,728	10
9/30/2014		11,102,171	11,799,196	697,025	94	6,179,327	11
9/30/2015		11,954,268	12,591,904	637,636	95	6,158,780	10

**Reflects plan changes under Ordinance No. L-34

Schedule of Employer and Other Contributing Entities Contributions

- This schedule is not applicable to the aggregate actuarial cost method -

	Fiscal Year Ended September 30	Actuarial Valuation Date	Annual Calculated Contribution	* State Contribution	Percentage Contributed
	2006	9/30/2005	450,068	294,190	65.4
	2007	9/30/2006	530,485	294,190	55.5
*	2008	9/30/2007	456,784	303,324	66.4
	2009	9/30/2008	520,905	276,943	53.2
	2010	9/30/2009	530,943	262,634	49.5
**	2011	9/30/2010	433,051	241,312	55.7
***	2012	9/30/2011	295,499	241,799	81.8
	2013	9/30/2012	291,730	249,148	85.4
	2014	9/30/2013	285,353	248,113	86.9
	2015	9/30/2014	198,688	265,449	133.6

The City does not contribute to this plan, all contributions are from the state and the employees

* Reflects plan changes under Ordinance No. L-34

** Reflects plan changes under Ordinance No. L-212

*** This is the required contribution amount determined as a percentage of the actual payroll for the fiscal year.

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COMBINING AND INDIVIDUAL FUND STATEMENTS

GENERAL FUND

The General Fund is used to account for all sources and uses of financial resources applicable to the general operations of the City of fort pierce. All general operating revenue which are not restricted as to use are recorded in the General Fund.

City of Fort Pierce, Florida
SCHEDULE OF GENERAL FUND REVENUES AND OTHER FINANCING SOURCES
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2015

	Budgeted Amounts		
	Original	Final	Actual
Revenues			
Taxes			
Ad valorem	$ 11,865,166	$ 11,882,126	$ 11,882,126
General sales and use	2,130,000	2,072,741	2,072,741
Franchise	4,225,000	4,209,186	4,209,186
	18,220,166	18,164,053	18,164,053
Licenses and permits			
Occupational licenses	283,500	277,379	277,379
Other	61,500	152,958	152,958
	345,000	430,337	430,337
Intergovernmental revenue			
State grants	-	22,069	22,069
Federal grants	-	60,061	60,061
State shared revenue	2,562,000	3,029,410	3,029,410
State retirement contribution	240,000	265,449	265,449
County shared revenue	58,000	54,606	54,606
	2,860,000	3,431,595	3,431,595
Charges for services			
General government	155,600	227,801	227,801
Physical environment	45,000	33,707	33,707
	200,600	261,508	261,508
Fines and forfeitures			
Court cases	78,500	85,176	85,176
Code violation	89,000	160,754	160,754
	167,500	245,930	245,930
Other			
Contributions from component unit	5,604,220	5,735,240	5,735,240
Investment income	41,750	83,041	83,041
Rents	25,440	48,612	48,612
Administrative and contractual services	543,320	475,019	475,019
Reimbursements by other funds	1,045,500	972,527	972,527
Special assessments	2,000	14,316	14,316
Impact fees	-	23,477	23,477
Miscellaneous	35,400	368,717	368,717
	7,297,630	7,720,949	7,720,949
Total revenues	29,090,896	30,254,372	30,254,372
Other financing sources			
Transfers in	4,218,182	4,118,182	4,118,182
Total other financing sources	4,218,182	4,118,182	4,118,182
Total revenues, other financing sources,	$ 33,309,078	$ 34,372,554	$ 34,372,554

City of Fort Pierce, Florida
SCHEDULE OF GENERAL FUND EXPENDITURES
AND OTHER FINANCING USES
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
Year ended September 30, 2015

	Budgeted Amounts		
	Original	Final	Actual
Expenditures			
General Government			
Legislative			
City Commission	$ 203,477	$ 185,180	$ 185,180
Executive			
City Manager	543,041	593,352	593,352
City Clerk	278,910	273,684	273,684
Financial and administrative			
General administration	4,299,900	4,071,158	4,071,158
Finance	684,146	709,048	709,048
MIS	920,740	917,377	917,377
Administrative services	637,848	596,757	596,757
Legal counsel			
City Attorney	605,108	695,649	695,649
Comprehensive planning			
Planning	440,387	387,361	387,361
Public works			
Director	165,230	155,385	155,385
Garage	475,538	463,506	463,506
Building maintenance	892,555	983,925	983,925
	10,146,880	10,032,382	10,032,382
Public safety			
Law enforcement			
Police	4,804,103	4,721,954	4,721,954
Police- Operations	6,768,941	6,389,505	6,389,505
Police- Support Operations	974,778	1,165,925	1,165,925
Code Enforcement	869,689	829,043	829,043
	13,417,511	13,106,427	13,106,427
Transportation			
Road and street facilities			
Engineering	1,057,844	893,191	893,191
Street maintenance	1,669,249	1,791,382	1,791,382
	2,727,093	2,684,573	2,684,573
Culture and recreation			
Parks and recreation	1,881,565	1,800,225	1,800,225
Riverwalk Center	155,457	148,579	148,579
	2,037,022	1,948,804	1,948,804
Total expenditures	28,328,506	27,772,186	27,772,186
Other financing uses			
Transfers out	5,938,572	6,435,966	6,435,966
Total expenditures and other financing uses	$ 34,267,078	$ 34,208,152	$ 34,208,152

NONMAJOR GOVERNMENTAL FUNDS

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes. The City does not have an appropriated budget for special revenue funds.

- **The Law Enforcement Trust Fund**
  This fund is used to account for the assets confiscated by the Police Department. The money generated from the sale of confiscated property is used solely for the City's law enforcement system and is legally restricted for that purpose.

- **Police Grant Fund**
  This fund is used to account for all Federal and State Grants received for the purpose of Law Enforcement.

- **State Housing Initiative Program (SHIP)**
  This fund is used to record assistance received from the State of Florida for housing assistance for the City's low and moderate income citizens.

- **Federal Major Grant Program**
  This fund is used to account for major grants administered by Urban Redevelopment; to record grant income and related eligible expenditures.

- **Restricted Revenue Fund**
  This fund is used to account for all revenue that is restricted as to the purpose the money generated can be utilized.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS

Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. The City does not have an appropriated budget for debt service funds.

- **Capital Improvement Revenue Refunding Bond Fund, Series 2008 A&B**

  This fund is used to account for the accumulation of monies to pay $23,190,00 2008 Series A and $6,650,000 2008 Series B of the Capital Improvement Revenue Refunding Bonds, Series 2008 issue. FPRA TIF funds are pledged for the payments of principal and interest due from 2009-2034.

- **Capital Improvement Revenue Refunding Bond Fund, Series 2010 A&B**

  This fund is used to account for the accumulation of monies to pay $6,825,000 2010 Series A and $2,935,000 2010 Series B of the Capital Improvement Revenue Refunding Bonds, Series 2010 issue. FPRA TIF funds are pledged for the payments of principal and interest due from 2014-2030.

- **Capital Improvement Revenue Fund, Series 2004**

  This fund is used to account for the accumulation of monies to pay $3,170,000 Capital Improvements Bonds for reconstruction of the City's golf course. Non-ad Valorem Revenues are pledged for the payment of principal and interest due from 2004-2034.

NONMAJOR GOVERNMENTAL FUNDS (CONT'D)

DEBT SERVICE FUNDS (CONT'D.)

- **Fort Pierce Redevelopment Bonds, Series 2006**

  This fund is used to account for the accumulation of monies to pay $20,000,000 of capital improvements. Tax increment revenues are pledged for the payment of principal and interest due from 2006-2031.

Fort Pierce Redevelopment Bonds, Series 2005

This fund is used to account for the accumulation of monies to pay $20,200,000 of capital improvements. Tax increment revenues are pledged for the payment of principal and interest due from 2005-2030.

CAPITAL PROJECT FUNDS

- **Capital Improvement Fund, Redevelopment**

  This fund is used to account for the sources and uses of TIF funds to construct various capital improvements within the City including improvements to roads and buildings, and construction of infrastructure, land and other improvements.

- **Special Capital Projects Fund**

  This fund is used to account for the sources and uses of funds to account for the construction of various capital improvement of the City.

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2015

	Special Revenue Funds	Debt Service Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
ASSETS				
Cash and investments	$ 2,694,930	$ 2,691,176	$ 3,170,149	$ 8,556,255
Accounts Receivable	29,000	-	-	29,000
Due from other funds	-	154,760	-	154,760
Advance to other funds	-	904,477	-	904,477
Due from other governments	407,650	-	260,000	667,650
Notes Receivable	292,789	-	-	292,789
Total assets	$ 3,424,369	$ 3,750,413	$ 3,430,149	$ 10,604,931
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued liabilities	$ 221,633	$ -	$ 9,801	$ 231,434
Contracts payable - retainage	37,100	-	258,935	296,035
Due to other funds	194,452	-	-	194,452
Total liabilities	453,185	-	268,736	721,921
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue	292,759	-	-	292,759
FUND BALANCES				
Restricted	2,493,441	3,750,413	3,161,413	9,405,267
Assigned	184,984	-	-	184,984
Total fund balances	2,678,425	3,750,413	3,161,413	9,590,251
Total liabilities, deferred inflows of resources, and fund balances	$ 3,424,369	$ 3,750,413	$ 3,430,149	$ 10,604,931

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
Year ended September 30, 2015

	Special Revenue Funds	Debt Service Funds	Capital Projects Funds	Total Nonmajor Governmental Funds
Revenues				
Intergovernmental	$ 2,523,924	$ -	$ 520,000	$ 3,043,924
Investment income	6,706	30,606	23,652	60,964
Miscellaneous	450,068	-	-	450,068
Total revenues	2,980,698	30,606	543,652	3,554,956
Expenditures				
Current				
General Government	5,272	-	226	5,498
Public safety	855,858	-	-	855,858
Economic environment	1,050,454	-	-	1,050,454
Capital Outlay	1,087,788	-	1,322,352	2,410,140
Debt service				
Principal	-	3,151,895	-	3,151,895
Interest and fees	-	3,755,483	-	3,755,483
Other	-	4,273	-	4,273
Total expenditures	2,999,372	6,911,651	1,322,578	11,233,601
Excess of revenues over (under) expenditures	(18,674)	(6,881,045)	(778,926)	(7,678,645)
Other financing sources (uses)				
Transfers in	578,197	6,908,470	19,126	7,505,793
Transfers out	(409,874)	-	-	(409,874)
Total other financing sources (uses)	168,323	6,908,470	19,126	7,095,919
Net change in fund balances	149,649	27,425	(759,800)	(582,726)
Fund balance - beginning of year	2,528,776	3,722,988	3,921,213	10,172,977
Fund balance - end of year	$ 2,678,425	$ 3,750,413	$ 3,161,413	$ 9,590,251

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
September 30, 2015

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initatives Program (S.H.I.P.)
ASSETS			
Cash and investments	$ 1,000	$ 16,492	$ 99,601
Accounts Receivable	20,000	-	-
Due from other governments	133,388	-	-
Notes receivable	-	-	27,340
Total assets	$ 154,388	$ 16,492	$ 126,941
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued liabilities	$ 51,727	$ -	$ 2,961
Contracts payable - retainage	-	-	1,178
Due to other funds	102,661	-	6,668
Total liabilities	154,388	-	10,807
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue	-	-	27,340
FUND BALANCES			
Restricted	-	16,492	88,794
Assigned	-	-	-
Total fund balances	-	16,492	88,794
Total liabilities, deferred inflows of resources, and fund balances	$ 154,388	$ 16,492	$ 126,941

Community Development Block Grant	Restricted Revenue Fund	Disaster Relief	Total Nonmajor Special Revenue Funds
$ 827,160	$ 1,750,677	$ -	$ 2,694,930
-	9,000	-	29,000
78,055	99,057	97,150	407,650
265,449	-	-	292,789
$ 1,170,664	$ 1,858,734	$ 97,150	$ 3,424,369
$ 46,812	$ 120,133	$ -	$ 221,633
-	35,922	-	37,100
12	-	85,111	194,452
46,824	156,055	85,111	453,185
265,419	-	-	292,759
858,421	1,517,695	12,039	2,493,441
-	184,984	-	184,984
858,421	1,702,679	12,039	2,678,425
$ 1,170,664	$ 1,858,734	$ 97,150	$ 3,424,369

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR SPECIAL REVENUE FUNDS
Year ended September 30, 2015

	Police Grants Fund	Law Enforcement Trust Fund	State Housing Initatives Program (S.H.I.P.)
Revenues			
Intergovernmental	$ 586,634	$ -	$ 246,480
Investment income	-	81	568
Miscellaneous	80,000	-	-
Total revenues	666,634	81	247,048
Expenditures			
Current			
General Government	-	-	-
Public safety	840,269	15,589	-
Economic environment	-	-	288,307
Capital outlay	-	-	-
Total expenditures	840,269	15,589	288,307
Excess of revenues over (under) expenditures	(173,635)	(15,508)	(41,259)
Other financing sources (uses)			
Transfers in	172,826	-	-
Transfers out	-	-	-
Total other financing sources (uses)	172,826	-	-
Net change in fund balances	(809)	(15,508)	(41,259)
Fund balance - beginning of year	809	32,000	130,053
Fund balance - end of year	$ -	$ 16,492	$ 88,794

Community Development Block Grant	Restricted Fund	Disaster Relief	Total Non-Major Special Revenue Funds
$ 1,012,166	$ 151,555	$ 527,089	$ 2,523,924
967	4,930	160	6,706
42,051	328,017	-	450,068
1,055,184	484,502	527,249	2,980,698
-	5,272	-	5,272
-	-	-	855,858
737,624	-	24,523	1,050,454
237,884	359,217	490,687	1,087,788
975,508	364,489	515,210	2,999,372
79,676	120,013	12,039	(18,674)
405,371	-	-	578,197
(390,748)	(19,126)	-	(409,874)
14,623	(19,126)	-	168,323
94,299	100,887	12,039	149,649
764,122	1,601,792	-	2,528,776
$ 858,421	$ 1,702,679	$ 12,039	$ 2,678,425

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR DEBT SERVICE FUNDS
September 30, 2015

	Fort Pierce Redevelopment Bonds	Golf Course Improvement Bonds
ASSETS		
Cash and investments	$ 691,076	$ 112,421
Due from other funds	-	-
Advance to other funds	-	-
Total Assets	$ 691,076	$ 112,421
LIABILITIES AND FUND BALANCES		
FUND BALANCES		
Restricted	691,076	112,421
Total fund balance	691,076	112,421
Total liabilities and fund balance	$ 691,076	$ 112,421

Capital Improvement Revenue 2008	Capital Improvement Refunding 2010	Capital Improvement Revenue 2014	Section 108 Loan	Total Nonmajor Debt Service Funds
$ 139,330	$ 19,617	$ 278,935	$ 1,449,797	$ 2,691,176
-	-	-	154,760	154,760
-	-	-	904,477	904,477
$ 139,330	$ 19,617	$ 278,935	$ 2,509,034	$ 3,750,413
139,330	19,617	278,935	2,509,034	3,750,413
139,330	19,617	278,935	2,509,034	3,750,413
$ 139,330	$ 19,617	$ 278,935	$ 2,509,034	$ 3,750,413

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR DEBT SERVICE FUNDS
Year Ended September 30, 2015

	Fort Pierce Redevelopment Bonds	Golf Course Improvement Bonds
Revenues		
Investment income	$ 4,284	$ 296
Expenditures		
Debt service		
Principal	1,295,000	80,000
Interest and fees	1,432,781	129,370
Other	1,110	826
Total expenditures	2,728,891	210,196
Excess of revenues over (under) expenditures	(2,724,607)	(209,900)
Other financing sources (uses)		
Transfers in	2,697,156	285,698
Total other financing sources (uses)	2,697,156	285,698
Net change in fund balances	(27,451)	75,798
Fund balances - beginning of year	718,527	36,623
Fund balances - end of year	$ 691,076	$ 112,421

Capital Improvement Revenue 2008	Capital Improvement Refunding 2010	Capital Improvement Revenue 2014	Section 108 Loan	Total Nonmajor Debt Service Funds
$ 4,429	$ 1,223	$ 718	$ 19,656	$ 30,606
900,000	275,000	318,895	283,000	3,151,895
1,517,119	391,859	224,699	59,655	3,755,483
863	1,431	2	41	4,273
2,417,982	668,290	543,596	342,696	6,911,651
(2,413,553)	(667,067)	(542,878)	(323,040)	(6,881,045)
2,417,119	686,684	821,813	-	6,908,470
2,417,119	686,684	821,813	-	6,908,470
3,566	19,617	278,935	(323,040)	27,425
135,764	-	-	2,832,074	3,722,988
$ 139,330	$ 19,617	$ 278,935	$ 2,509,034	$ 3,750,413

City of Fort Pierce, Florida
COMBINING BALANCE SHEET
NONMAJOR CAPITAL PROJECTS FUNDS
September 30, 2015

	Capital Project Fund Redevelopment	Capital Project Fund Special Capital Projects Fund	Capital Project Fund Energy Capital Projects Fund	Total Nonmajor Capital Project Funds
ASSETS				
Cash and investments	$ 5,929	$ 2,052,399	$ 1,111,821	$ 3,170,149
Due from other governments	-	260,000	-	260,000
Total assets	$ 5,929	$ 2,312,399	$ 1,111,821	$ 3,430,149
LIABILITIES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ -	$ -	$ 9,801	$ 9,801
Contracts Payable-Retainage	-	-	258,935	258,935
Total liabilities	-	-	268,736	268,736
FUND BALANCES				
Restricted	5,929	2,312,399	843,085	3,161,413
Total liabilities and fund balance	$ 5,929	$ 2,312,399	$ 1,111,821	$ 3,430,149

City of Fort Pierce, Florida
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR CAPITAL PROJECTS FUNDS
Year ended September 30, 2015

	Capital Project Fund Redevelopment	Capital Project Fund Special Capital Projects Fund	Capital Project Fund Energy Capital Projects Fund	Total Nonmajor Capital Project Funds
Revenues				
Intergovernmental	$ -	$ 520,000	$ -	$ 520,000
Investment income	5,929	12,749	4,974	23,652
Total revenues	5,929	532,749	4,974	543,652
Expenditures				
Operating Expenses	-	-	226	226
Capital outlay	-	675,000	647,352	1,322,352
Total expenditures	-	675,000	647,578	1,322,578
Excess of revenues over (under) expenditures	5,929	(142,251)	(642,604)	(778,926)
Other financing sources (uses)				
Transfers in	-	19,126	-	19,126
Total other financing sources (uses)	-	19,126	-	19,126
Net change in fund balances	5,929	(123,125)	(642,604)	(759,800)
Fund balance - beginning of year	-	2,435,524	1,485,689	3,921,213
Fund balance - end of year	$ 5,929	$ 2,312,399	$ 843,085	$ 3,161,413

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STATISTICAL SECTION

A-1 STATISTICAL TABLES

This section of the City of Fort Pierce's Comprehensive Annual Report contains information to assist the reader in understanding the financial Statements, notes to the financial and other supplemental information.

Financial Trends - These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity - These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

Debt Capacity - These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information - These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information - These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report related to the services the City provides and the activities it performs.

MISCELLANEOUS STATISTICS
September 30, 2015

Date of Incorporation:		February 2, 1901
Adoption of City Charter:		1957
Form of Govt:		Commission/City Manager
Fiscal Year:		October 1, 2014 through September 30, 2015
Area:		34.8 square miles as of 9/30/2015
Number of Employees:		629
City	358	
Utilities Authority	271	
Police Protection:		
Number of Stations		3
Number of Arresting Personnel		115
Fire Protection:		
(County wide)		
Number of Stations		17
Number of Firemen & Officers		386
Infrastructure:		
City Buildings		24
Cemeteries (not City owned)		5
City Bridges		10
*Vehicle	6	
*Pedestrian	4	
Traffic Lights		211
*Flashing Lights	32	
*Traffic & Caution Lights	179	
Street Lights		5,313
Miles of:		
*Paved Streets	182.4	
*Unpaved Streets	3.0	
Total Streets		185.4
Canals		10.1
Curbs and Gutters		121.4
Seawalls		1.1
Sidewalks		113.2
Storm Sewers		73.1
Building Permits New Construction:		34
Construction Valuation		$ 22,768,794

City of Fort Pierce Population:	
1940	8,040
1950	13,502
1960	25,113
1970	29,721
1980	33,802
1990	36,830
2000	38,401
2010	41,590
Recreation:	
Acres of Public Parks	294.3
Miles of Public Beach	2.3
Baseball Practice Fields	23
Basketball Courts	11
Boat Ramps	10
Football Fields	1
Playgrounds	12
Municipal Pools	2
Racquetball/Handball Courts	2
Shuffleboard Courts	1
Tennis Courts	18
Utilities Customers:	
Electric	27,630
Water	19,250
Wastewater	4,180
Natural Gas	14,640
County Schools Enrollment:	
ESE (all grades)	5,257
Elementary	18,601
Middle	9,429
High School	12,734
Total Enrollment	40,764
Solid Waste Customers:	
Commercial	1,730
Residential	11,871
Public	30

Sources: City of Fort Pierce financial records, St. Lucie County Fire Dristrict records, Ft. Pierce Utilities Authority, St. Lucie County School records and Bureau of Business and Economic Research.

City of Fort Pierce, Florida

Net Position by Component

Last Ten Fiscal Years

	Fiscal Year			
	2015	**2014**	**2013**	**2012**
Governmental activities				
Invested in capital assets, net of related debt	$ 37,055,350	$ 34,114,524	$ 32,136,904	$ 30,700,782
Restricted	6,911,826	7,644,201	3,612,651	4,469,991
Unrestricted	5,825,232	9,166,286	12,820,034	14,694,145
Total government activities net Position	$ 49,792,408	$ 50,925,011	$ 48,569,589	$ 49,864,918
Business type activities				
Invested in capital assets, net of related debt	$ 72,258,131	$ 66,234,195	$ 65,104,588	$ 53,122,423
Restricted	-	-	-	-
Unrestricted	4,277,533	13,349,535	12,551,494	13,672,962
Total business-type activities net Position	$ 76,535,664	$ 79,583,730	$ 77,656,082	$ 66,795,385
Primary Government				
Invested in capital assets, net of related debt	$ 109,313,481	$ 100,348,719	$ 97,241,492	$ 83,823,205
Restricted	6,911,826	7,644,201	3,612,651	4,469,991
Unrestricted	10,102,765	22,515,821	25,371,528	28,367,107
Total primary government net Position	$ 126,328,072	$ 130,508,741	$ 126,225,671	$ 116,660,303

Source: Statement of Net Position

	Fiscal Year					
	2011	**2010**	**2009**	**2008**	**2007**	**2006**
	$ 31,066,247	$ 28,668,343	$ 36,179,711	$ 39,596,736	$ 34,683,122	$ 34,940,179
	7,448,269	7,448,269	6,262,950	8,583,007	8,630,792	5,979,367
	13,854,615	18,329,988	13,913,684	9,190,260	8,813,572	8,284,023
	$ 52,369,131	$ 54,446,600	$ 56,356,345	$ 57,370,003	$ 52,127,486	$ 49,203,569
	$ 44,669,243	$ 45,408,923	$ 40,490,367	$ 28,158,381	$ 29,329,512	$ 24,776,985
	-	-	-	-	-	-
	13,960,371	10,201,851	12,419,077	18,071,190	10,548,133	11,662,622
	$ 58,629,614	$ 55,610,774	$ 52,909,444	$ 46,229,571	$ 39,877,645	$ 36,439,607
	$ 75,735,490	$ 77,472,266	$ 76,670,078	$ 67,755,117	$ 64,012,634	$ 59,717,164
	7,448,269	7,448,269	6,262,950	8,583,007	8,630,792	5,979,367
	27,814,986	25,868,516	26,332,761	27,261,450	19,361,705	19,946,645
	$ 110,998,745	$ 110,789,051	$ 109,265,789	$ 103,599,574	$ 92,005,131	$ 85,643,176

City of Fort Pierce, Florida
Changes in Net Position
Last Ten Fiscal Years

	Fiscal Year			
	2015	**2014**	**2013**	**2012**
Expenses				
Government activities:				
General government	$ 9,615,174	$ 9,098,006	$ 9,073,474	$ 9,368,691
Public Safety	15,130,557	14,753,228	14,305,679	13,758,635
Transportation	5,729,773	6,071,542	6,263,011	6,277,776
Economic Environment	1,513,335	1,110,448	1,774,472	3,361,379
Culture and recreation	2,206,744	2,522,271	2,231,912	2,268,586
Interest of long-term debt	3,778,626	3,754,510	3,727,940	3,821,411
Total government activities expenses	$ 37,974,209	$ 37,310,005	$ 37,376,488	$ 38,856,478
Business-type activities				
Solid Waste	$ 5,708,431	$ 5,264,288	$ 4,974,739	$ 5,440,958
Marina	3,344,558	2,610,077	2,605,281	2,155,455
Storm Water	5,658,447	6,130,795	3,368,903	3,241,933
Golf Course	1,574,074	1,587,070	1,658,894	1,610,301
Sunrise Theater	4,440,222	4,080,883	4,223,143	4,173,135
Building Fund	1,175,458	1,014,511	1,004,080	951,656
Total business-type activities	$ 21,901,190	$ 20,687,624	$ 17,835,040	$ 17,573,438
Total primary government expenses	$ 59,875,399	$ 57,997,629	$ 55,211,528	$ 56,429,916
Program Revenues				
Governmental activities:				
Charges for services:				
General government	$ 1,107,288	$ 489,335	$ 1,578,442	$ 451,139
Public Safety	478,889	391,592	434,898	335,806
Transportation	116,573	87,391	28,068	18,850
Economic Environment	6,047,847	3,904,780	4,876,129	5,021,998
Culture and recreation	177,797	200,402	126,687	133,913
Operating grants and contributions	1,823,584	4,169,400	1,013,850	2,968,721
Capital grants and contributions	527,089	3,599,755	1,635,302	1,311,204
Total governmental activities program revenues	$ 10,279,067	$ 12,842,655	$ 9,693,376	$ 10,241,631
Business-type activities				
Charges for services:				
Solid Waste	$ 6,376,443	$ 6,264,167	$ 6,348,420	$ 6,139,701
Marina	2,196,705	1,737,088	1,800,958	1,920,455
Storm Water	3,259,131	2,707,758	2,598,840	2,679,764
Golf Course	1,373,744	1,417,093	1,418,505	1,439,569
Sunrise Theater	3,539,762	2,959,181	2,887,153	3,066,474
Building Fund	1,231,122	1,276,557	1,053,183	845,845
Operating grants and contributions	-	-	-	-
Capital grants and contributions	1,959,954	7,142,646	13,354,340	10,145,196
Total business-type activities	$ 19,936,861	$ 23,504,490	$ 29,461,399	$ 26,237,004
Total primary government revenues	$ 30,215,928	$ 36,347,145	$ 39,154,775	$ 36,478,635
Net (Expense) Revenue				
Governmental activities	$ (27,695,142)	$ (24,467,350)	$ (27,683,112)	$ (28,614,847)
Business-type activities	(1,964,329)	2,816,866	11,626,359	8,663,566
Total primary government net expenses	$ (29,659,471)	$ (21,650,484)	$ (16,056,753)	$ (19,951,281)

Fiscal Year					
2011	2010	2009	2008	2007	2006
$ 9,578,646	$ 11,039,863	$ 12,967,795	$ 15,157,106	$ 13,450,017	$ 13,100,535
13,353,710	14,614,487	16,893,985	16,773,117	16,485,679	16,650,512
6,347,717	7,375,759	6,647,625	7,003,523	7,024,296	6,590,194
2,040,019	6,075,167	7,863,601	7,758,223	9,475,767	8,894,855
2,321,424	2,548,710	2,642,486	2,825,114	2,610,912	3,467,988
3,841,700	3,680,658	4,001,465	3,537,105	2,856,782	1,596,722
$ 37,483,216	$ 45,334,644	$ 51,016,957	$ 53,054,188	$ 51,903,453	$ 50,300,806
$ 5,486,548	$ 5,245,043	$ 4,747,297	$ 5,168,303	$ 5,074,554	$ 5,237,869
2,353,376	2,300,594	2,233,160	2,459,231	2,554,290	2,441,381
3,182,318	2,648,312	2,578,157	2,499,171	2,475,360	1,861,218
1,600,742	1,908,161	1,933,926	1,813,631	1,777,562	1,622,928
3,816,102	3,845,893	4,017,465	3,821,918	3,781,301	563,450
997,636	915,411	-	-	-	-
$ 17,436,722	$ 16,863,414	$ 15,510,005	$ 15,762,254	$ 15,663,067	$ 11,726,846
$ 54,919,938	$ 62,198,058	$ 66,526,962	$ 68,816,442	$ 67,566,520	$ 62,027,652
$ 695,767	$ 1,320,108	$ 2,396,587	$ 3,551,313	$ 4,249,283	$ 8,084,053
338,144	480,040	1,120,931	1,724,209	2,253,572	3,164,892
102,831	124,853	121,646	259,442	501,618	756,794
5,565,047	9,151,126	293,568	507,295	349,130	-
132,696	721,037	10,167	78,877	110,719	179,282
1,977,408	3,228,715	12,358,009	13,141,206	15,710,657	10,569,716
659,333	510,645	2,966,734	2,086,094	100,000	539,500
$ 9,471,226	$ 15,536,524	$ 19,267,642	$ 21,348,436	$ 23,274,979	$ 23,294,237
$ 6,078,244	$ 6,177,815	$ 6,079,811	$ 6,185,722	$ 6,235,950	$ 5,359,719
1,626,788	1,531,036	1,551,310	1,630,162	1,623,322	1,501,071
2,720,486	2,608,393	2,599,139	2,498,258	2,471,274	2,314,063
1,350,526	1,373,150	1,471,253	1,659,221	1,641,172	1,556,868
2,625,109	2,156,753	2,211,941	2,254,689	1,554,963	83,489
976,606	1,044,916	-	-	-	-
-	4,727,554	3,825,307	2,544,073	1,459,848	2,521,350
4,046,662	-	4,208,215	5,164,319	1,524,028	16,423,052
$ 19,424,421	$ 19,619,617	$ 21,946,976	$ 21,936,444	$ 16,510,557	$ 29,759,612
$ 28,895,647	$ 35,156,141	$ 41,214,618	$ 43,284,880	$ 39,785,536	$ 53,053,849
$ (28,011,990)	$ (29,798,120)	$ (31,749,315)	$ (31,705,752)	$ (27,006,569)	$ (28,897,927)
1,987,699	2,756,203	6,436,971	6,174,190	18,032,766	1,320,391
$ (26,024,291)	$ (27,041,917)	$ (25,312,344)	$ (25,531,562)	$ (8,973,803)	$ (27,577,536)

General Revenues and Other Changes in Net Position

	Fiscal Year			
	2015	**2014**	**2013**	**2012**
Governmental Activities:				
Taxes				
Ad valorem tax	$ 11,882,126	$ 11,958,161	$ 10,082,823	$ 10,009,972
General Sales and use tax	2,072,741	2,084,479	2,183,003	2,268,673
Utility service and franchise	4,209,187	4,213,534	4,456,865	4,708,357
State Revenue Sharing	1,282,595	1,211,575	1,166,983	1,153,572
Additional one-cent sales tax	1,603,223	1,495,885	1,378,666	1,330,114
Unrestricted grants and contributions	265,449	248,113	249,148	241,799
Component unit transfer	5,735,240	5,605,157	5,365,879	4,767,268
Miscellaneous	259,054	91,884	346,124	196,028
Investment earnings	166,607	193,528	243,884	191,827
Special Item-Sale of Land	-			-
Transfers	847,537	815,331	914,408	1,243,024
Total government activities	$ 28,323,759	$ 27,917,647	$ 26,387,783	$ 26,110,634
Business-type activities				
Investment earnings	$ 34,799	$ 44,148	$ 64,567	$ 79,883
Insurance proceeds-unrestricted				
Miscellaneous			84,179	665,346
Transfers	(847,537)	(815,331)	(914,408)	(1,243,024)
Total business-type activities	$ (812,738)	$ (771,183)	$ (765,662)	$ (497,795)
Total primary government	$ 27,511,021	$ 27,146,464	$ 25,622,121	$ 25,612,839
Change in Net Position				
Governmental Activities	$ 628,617	$ 3,450,297	$ (1,295,329)	$ (2,504,213)
Business-type activities	(2,777,067)	2,045,683	10,860,697	8,165,771
Total primary government	$ (2,148,450)	$ 5,495,980	$ 9,565,368	$ 5,661,558

Source: Statement of Activities

	Fiscal Year					
	2011	**2010**	**2009**	**2008**	**2007**	**2006**
$	11,144,640	$ 11,867,277	$ 14,476,029	$ 15,983,798	$ 15,708,542	$ 12,155,111
	2,326,799	2,334,521	2,523,926	2,408,440	2,586,791	2,809,910
	4,656,869	4,771,753	4,886,723	4,729,859	4,361,022	4,553,618
	1,149,797	1,146,272	1,148,859	1,167,446	1,371,713	1,463,753
	1,387,116	1,333,339	1,353,418	1,550,221	1,715,029	2,039,174
	241,312	262,634	276,943	345,472	345,742	-
	4,925,280	4,853,329	5,045,811	4,951,964	4,208,790	4,651,977
	202,640	286,804	237,912	521,986	300,424	961,523
	194,349	249,136	273,147	1,202,125	1,949,595	115,455
	-	-	-	3,207,299	-	-
	(294,281)	783,310	512,889	879,659	(995,257)	(300,000)
$	25,934,521	$ 27,888,375	$ 30,735,657	$ 36,948,269	$ 31,552,391	$ 28,450,521
$	87,750	$ 122,060	$ 142,244	$ 620,760	$ 1,141,317	$ 759,369
	-	-	-	-	-	236,345
	654,803	606,377	613,547	436,635	453,974	403,676
	294,281	(783,310)	(512,889)	(879,659)	995,257	300,000
$	1,036,834	$ (54,873)	$ 242,902	$ 177,736	$ 2,590,548	$ 1,699,390
$	26,971,355	$ 27,833,502	$ 30,978,559	$ 37,126,005	$ 34,142,939	$ 30,149,911
$	(2,077,469)	$ (1,909,745)	$ (1,013,658)	$ 5,242,517	$ 2,923,917	$ 1,443,952
	3,024,533	2,701,330	6,679,873	6,351,926	20,623,314	3,019,781
$	947,064	$ 791,585	$ 5,666,215	$ 11,594,443	$ 23,547,231	$ 4,463,733

City of Fort Pierce, Florida
Fund Balances, Government Funds
Last Ten Fiscal Years

	Fiscal Year			
	2015	**2014**	**2013**	**2012**
General Fund				
Nonspendable	$ 74,213	$ 295,821	$ 78,134	$ 260,206
Restricted	-	-	-	-
Committed	550,000	723,134	1,219,933	1,219,933
Assigned	3,582,326	3,404,652	3,232,604	3,232,604
Unassigned	255,096	(126,374)	(286,355)	95,628
Unreserved	-	-	-	-
Total General Fund	$ 4,461,635	$ 4,297,233	$ 4,244,316	$ 4,808,371
All Other Government Funds				
Special Revenue:				
Restricted	$ 2,493,441	$ 2,339,723	$ 1,184,459	$ 1,434,093
Nonspendable	-	18,429	1,084	16,437
Assigned	184,984	184,984	190,062	190,062
Committed	290,254	130,783	946,613	544,490
Debt Service:				
Restricted	3,750,413	3,722,988	991,103	1,561,513
Capital projects:				
Restricted	3,161,413	3,921,213	2,621,548	2,908,478
Total all other governmental funds	$ 9,880,505	$ 10,318,120	$ 5,934,869	$ 6,655,073
Total governmental and general funds	$ 14,342,140	$ 14,615,353	$ 10,179,185	$ 11,463,444

* Implementation of GASB 54 in 2011

Source: Balance Sheet Governmental Funds

Fiscal Year						
***2011**	**2010**	**2009**	**2008**	**2007**	**2006**
$ 415,980	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
894,680	-	-	3,000,000	-	-
3,222,160	-	-	-	-	-
565,717	-	-	-	-	-
-	4,149,368	4,525,073	4,868,200	4,837,799	3,399,430
$ 5,098,537	$ 4,149,368	$ 4,525,073	$ 7,868,200	$ 4,837,799	$ 3,399,430
$ 1,867,420	$ 2,196,502	$ 662,216	$ 3,495,240	$ 3,528,819	$ 5,201,199
16,591	-	-	-	-	-
190,062	-	-	-	-	-
567,140	-	-	-	-	-
2,168,777	3,416,600	2,492,069	6,044,864	6,928,848	2,451,080
3,077,881	4,031,669	8,225,425	7,273,739	13,868,386	23,528,287
$ 7,887,871	$ 9,644,771	$ 11,379,710	$ 16,813,843	$ 24,326,053	$ 31,180,566
$ 12,986,408	$ 13,794,139	$ 15,904,783	$ 24,682,043	$ 29,163,852	$ 34,579,996

City of Fort Pierce, Florida
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years

	Fiscal Year				
	2015	**2014**	**2013**	**2012**	**2011**
Revenues					
Taxes	$ 18,164,053	$ 18,256,174	$ 16,722,691	$ 16,987,002	$ 18,128,308
Licenses, fees and permits	435,346	333,806	327,558	353,390	465,984
Intergovernmental	10,661,557	15,104,540	11,384,520	11,338,211	9,157,273
Charges for services	261,508	226,708	215,829	195,748	180,180
Fines and penalties	245,930	202,277	222,445	193,114	207,067
Contributions from component units	5,735,240	5,605,157	5,365,879	4,767,268	4,925,280
Investment earnings	166,607	193,528	243,884	196,028	202,640
Other revenues	3,656,005	4,734,719	2,977,234	2,799,953	3,490,107
Total revenues	$ 39,326,246	$ 44,656,909	$ 37,460,040	$ 36,830,714	$ 36,756,839
Expenditures					
General government	$ 10,013,455	$ 10,151,988	$ 9,764,941	$ 10,351,426	$ 10,158,774
Public safety	13,873,313	14,032,891	13,453,506	12,972,368	12,555,394
Transportation	2,684,573	3,122,509	3,089,871	3,058,459	2,981,763
Economic environment	1,434,987	1,033,042	1,735,007	3,277,492	1,944,850
Culture and recreation	1,948,803	2,150,857	1,968,202	1,943,145	1,988,264
Capital outlay	3,575,611	10,185,718	3,765,513	2,383,608	2,118,083
Debt service:					
Principal	3,151,895	2,718,000	2,168,000	1,820,000	1,695,000
Interest	3,760,086	3,647,762	3,709,460	3,761,440	3,813,474
Other	4,273	72,534	4,207	28,763	14,687
Total expenditures	$ 40,446,996	$ 47,115,301	$ 39,658,707	$ 39,596,701	$ 37,270,289
Excess of Revenues over and (under) expenditures	$ (1,120,750)	$ (2,458,392)	$ (2,198,667)	$ (2,765,987)	$ (513,450)
Other Financing sources (Uses)					
Transfers in	$ 13,675,604	$ 14,954,554	$ 11,239,805	$ 10,639,613	$ 6,319,305
Transfers out	(12,828,067)	(14,139,223)	(10,325,397)	(9,396,589)	(6,613,586)
Issuance of debt	-	-	-	-	-
Discount on issuance of debt	-	-	-	-	-
Proceeds from refunding	-	6,079,229	-	-	-
Total other financing	-	-	-	-	-
Payment on Current Refunding	-	-	-	-	-
Total sources (uses)	$ 847,537	$ 6,894,560	$ 914,408	$ 1,243,024	$ (294,281)
Net change in fund balances	$ (273,213)	$ 4,436,168	$ (1,284,259)	$ (1,522,963)	$ (807,731)
Debt service as a percentage of non capital expenditures	18.7%	17.2%	16.4%	15.0%	15.7%

SOURCE: Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year				
2010	**2009**	**2008**	**2007**	**2006**
$ 18,973,552	$ 21,886,678	$ 23,122,097	$ 22,656,355	$ 19,518,639
393,408	946,089	1,629,310	1,997,284	2,820,335
12,180,543	16,068,886	18,493,398	19,422,168	19,535,244
74,964	93,280	85,260	94,256	101,933
350,920	521,193	475,811	536,872	642,792
4,853,329	5,045,811	4,951,964	4,208,790	4,651,977
286,804	237,912	1,202,125	1,949,595	961,523
2,970,580	3,844,946	5,272,877	6,168,564	5,085,586
$ 40,084,100	$ 48,644,795	$ 55,232,842	$ 57,033,884	$ 53,318,029
$ 12,178,323	$ 14,914,645	$ 16,553,623	$ 15,393,131	$ 13,627,277
13,918,785	16,191,118	15,842,453	15,659,093	15,593,122
3,130,854	3,783,786	3,794,313	3,960,131	3,735,841
6,042,952	7,759,398	7,439,327	9,356,712	8,809,116
2,144,593	2,389,376	2,729,348	2,317,515	3,184,392
3,642,606	6,236,137	12,115,028	38,092,574	13,944,562
1,645,484	1,887,041	1,777,174	4,024,196	1,605,506
3,644,993	3,821,412	3,501,542	2,522,186	1,404,507
419,481	912,131	48,800	279,233	238,816
$ 46,768,071	$ 57,895,044	$ 63,801,608	$ 91,604,771	$ 62,143,139
$ (6,683,971)	$ (9,250,249)	$ (8,568,766)	$ (34,570,887)	$ (8,825,110)
$ 13,083,132	$ 18,338,952	$ 11,573,501	$ 11,088,614	$ 3,164,320
(12,313,489)	(17,105,170)	(10,693,843)	(12,083,871)	(3,464,320)
459,099	-	-	30,150,000	20,210,000
-	(450,795)	-	-	-
11,308,143	29,840,000	-	-	-
-	-	-	-	-
(7,963,557)	(30,150,000)	-	-	-
$ 4,573,328	$ 472,987	$ 879,658	$ 29,154,743	$ 19,910,000
		3,207,299		
$ (2,110,643)	$ (8,777,262)	$ (4,481,809)	$ (5,416,144)	$ 11,084,890
12.3%	11.1%	10.2%	12.2%	6.2%

City of Ft. Pierce. Florida
Changes In Net Position
Last Ten Fiscal Years

	Fiscal Year			
	2015	**2014**	**2013**	**2012**
Additions				
Employer	$ 4,093,268	$ 4,356,127	$ 4,266,803	$ 3,566,751
Employees	1,925,831	1,943,411	1,920,330	1,874,591
State	265,449	248,113	249,148	241,799
Other				-
Investment income (net of expenses)	2,511,123	17,721,192	21,583,070	26,881,779
Total additions to plan net position	$ 8,795,671	$ 24,268,843	$ 28,019,351	$ 32,564,920
Deductions				
Benefit payments	$ 12,959,826	$ 12,606,823	$ 11,993,098	$ 10,874,268
Refunds	408,937	440,758	585,930	346,839
Administrative expenses	153,522	176,528	134,550	129,911
Fire District Asset Withdrawal		-	-	-
Other expenses	21,601	20,829	19,416	18,992
Total deductions from plan net position	$ 13,543,886	$ 13,244,938	$ 12,732,994	$ 11,370,010
Change in net possition	$ (4,748,215)	$ 11,023,905	$ 15,286,357	$ 21,194,910

Source: Combining Statement of Changes in Fiduciary Funds Net Position

Fiscal Year						
2011	**2010**	**2009**	**2008**	**2007**	**2006**
$ 3,181,446	$ 3,377,350	$ 3,580,089	$ 4,053,604	$ 6,475,387	$ 8,975,380
1,738,084	1,929,755	2,168,561	2,122,748	2,045,601	1,973,325
241,312	262,634	276,943	345,472	345,472	369,999
-	-	-	-	699	291
1,482,590	14,806,065	4,352,746	(23,183,079)	30,501,473	19,294,520
$ 6,643,432	$ 20,375,804	$ 10,378,339	$ (16,661,255)	$ 39,368,632	$ 30,613,515
$ 10,413,658	$ 9,727,760	$ 7,160,364	$ 6,833,788	$ 8,751,479	$ 8,975,796
274,419	496,099	443,021	306,553	312,244	208,479
141,620	198,932	186,494	126,355	127,238	115,064
-	-	-	-	98,084,291	-
19,122	18,218	18,479	19,984	23,403	23,985
$ 10,848,819	$ 10,441,009	$ 7,808,358	$ 7,286,680	$ 107,298,655	$ 9,323,324
$ (4,205,387)	$ 9,934,795	$ 2,569,981	$ (23,947,935)	$ (67,930,023)	$ 21,290,191

City of Fort Pierce, Florida
Assessed Value and Actual Value of Taxable Property
Last Ten Years

Fiscal Year Ended September 30,	Real Property	Personal Property	Centrally Assessed Property
2015	$ 2,420,424,296	$ 178,560,253	$ 8,259,241
2014	2,369,027,251	196,294,919	7,180,208
2013	2,375,689,997	192,499,439	7,381,630
2012	2,463,908,875	209,865,288	7,135,634
2011	2,582,341,713	241,596,029	6,734,681
2010	2,539,072,299	183,522,400	11,900,267
2009	2,873,362,731	205,905,211	18,164,297
2008	3,002,624,903	214,832,817	14,072,164
2007	2,702,985,715	181,290,747	11,355,976
2006	1,646,709,160	170,369,946	9,995,714

Note: Property in the City of Fort Pierce is reassessed each year. Property is assessed at actual value; therefore, the assessed values are equal t actual value. Tax rates are per $1000 of assessed value

Less: Exemption	Total Taxable Assessed Value	Total Direct Tax Rate
$ 718,951,717	$ 1,888,292,073	6.5786
707,506,816	1,864,995,562	6.6050
707,571,187	1,867,999,879	5.7131
707,684,181	1,973,225,616	5.4674
696,878,963	2,133,793,460	5.4674
441,744,364	2,292,750,602	5.4674
286,847,886	2,810,584,353	5.4674
169,294,535	3,062,235,349	5.4674
161,885,441	2,733,746,997	5.9823
157,605,955	1,669,468,865	6.9823

City of Fort Pierce, Florida
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

Fiscal Year	County Parks MSTU	Co Public Transit MSTU	Erosion District E	Law Enf. Jail, Judicial Sys	Co General Revenue Fund	St. Lucie County Port Bond	Childrens Services Council	St Lucie Co Fire District
2015	0.2313	0.1269	0.0925	3.2699	3.7764	0.0154	0.4765	3.0000
2014	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	3.0000
2013	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	2.6500
2012	0.2313	0.1269	0.0925	3.9699	2.9221	0.0154	0.4872	2.6500
2011	0.2313	0.1269	0.0925	3.9699	2.8707	0.0154	0.4872	2.4839
2010	0.2313	0.0833	0.0925	3.3957	2.7694	0.0154	0.4872	2.2000
2009	0.2313	0.0833	0.0925	2.5478	3.6173	0.0154	0.3858	2.2000
2008	0.2313	0.0833	0.0925	1.9352	4.2299	0.0144	0.3858	2.2000
2007	0.2500	0.0900	0.1000	2.3778	4.2734	0.0154	0.3915	2.4562
2006	0.2500	0.0900	0.1000	2.9807	4.2619	0.0216	0.3915	2.7562

Source: St. Lucie County Property Appraisers Office

FL Inland Navigation Dist	City of Fort Pierce	County School District	Mosquito Control	S FL Water Mgmt District	Beach Bond	Environ Signif Land Bond	Everglades Constructio n Project	Total
0.0345	6.5786	7.2410	0.2522	0.3842	-	-	-	25.4794
0.0345	6.6050	7.2570	0.4065	0.4110	-	-	-	25.5593
0.0345	5.7131	7.7710	0.2036	0.4289	-	-	-	24.6464
0.0345	5.4674	7.8780	0.2036	0.4363	-	-	-	24.5151
0.0345	5.4674	8.1770	0.2036	0.5346	-	0.0459	0.0894	24.8302
0.0345	5.4674	7.6760	0.2036	0.5346	-	0.0459	0.0894	23.3262
0.0345	5.4674	7.6850	0.2036	0.5346	-	0.0459	0.0894	23.2338
0.0345	5.4674	7.4900	0.2036	0.5340	-	0.0776	0.0894	23.0689
0.0385	5.9823	7.7370	0.2200	0.5970	-	0.0823	0.1000	24.7114
0.0385	6.9823	7.9220	0.2757	0.5970	-	0.1154	0.1000	26.8828

City of Fort Pierce, Florida
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended September 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy	
		Amount	Percentage of Levy
2015	$ 12,437,017	$ 11,869,802	95.44%
2014	12,386,111	11,676,648	94.27%
2013	10,736,076	10,021,382	93.34%
2012	10,846,887	10,009,972	92.28%
2011	11,436,942	10,792,465	94.36%
2010	12,535,385	11,702,832	93.36%
2009	15,366,589	14,264,294	92.83%
2008	16,742,466	15,932,420	95.16%
2007	16,354,095	15,588,897	95.32%
2006	12,757,185	12,095,729	94.82%

Sources: City of Fort Pierce Finance Records,
St. Lucie County Tax records DR420

Collections in Subsequent Years	Total Collections to Date	
	Amount	Percentage of Levy
$ 12,302.58	$ 11,882,105	95.54%
279,204	11,955,852	96.53%
61,442	10,082,823	93.92%
46,554	10,056,526	92.71%
165,634	10,958,099	95.81%
164,012	11,866,843	94.67%
211,647	14,475,940	94.20%
51,378	15,983,798	95.47%
119,645	15,708,542	96.05%
59,382	12,155,111	95.28%

City of Fort Pierce, Florida
Property Tax Levies and Collections
Current Year and Ten Years Ago

	2015		
Taxpayer	**Taxable Assessed Value**	**Rank**	**Percentage of Total City Taxable Assessed Value**
Wal-Mart Stores East Inc	$ 53,297,085	1	2.82250%
Bellsouth Telecommunications	45,966,168	2	2.43427%
HCA	28,809,785	3	1.52571%
Destin Beach Inc	19,607,636	4	1.03838%
Ehden NV	18,993,295	5	1.00585%
Lawnwood Medical Center	17,445,898	6	0.92390%
Landings Fort Pierce LLC	14,746,887	7	0.78096%
Florida East Coast Railroad	8,999,589	8	0.47660%
Treasure Cay Properties LLC.	8,418,144	9	0.44581%
Morris/Satnick FP Assoc LLC	7,330,514	10	0.38821%
Riverfront Development, LC			
G Flash GP, Inc (TR)			
S Florida Properties (2) LLC			
Lennar Homes nc			
Total	$ 223,615,001		9.01968%

* Total assessed valuation is $ 1,888,292,073

2006			
	Taxable Assessed Value	**Rank**	**Percentage of Total City Taxable Assessed Value**
$	14,866,900	10	0.9331%
	51,264,818	1	3.2176%
	32,421,900	3	2.0349%
	32,962,900	2	2.0689%
	16,896,200	7	1.0605%
	16,016,507	8	1.0052%
	24,307,100	4	1.5256%
	18,608,000	5	1.1679%
	18,063,000	6	1.1337%
	15,249,900	9	0.9571%
$	240,657,225		15.1044%
$	1,593,287,057		

City of Fort Pierce, Florida
State Revenue Sharing Funds
Last Ten Fiscal Years

Fiscal Year	State Revenue Sharing	1/2 Cent Sales Tax	Mobile Home License	Beverage License	Fuel Tax Refund	Total Receipts
2015	$ 1,282,595	$ 1,603,223	$ 39,544	$ 41,793	$ 62,255	$ 3,029,410
2014	1,211,575	1,495,885	36,372	39,118	54,071	2,837,020
2013	1,166,983	1,378,666	36,427	50,183	59,449	2,691,708
2012	1,153,572	1,330,114	37,212	32,681	57,159	2,610,738
2011	1,149,797	1,387,116	32,695	30,989	52,131	2,652,727
2010	1,146,272	1,333,339	30,890	32,418	57,563	2,600,482
2009	1,148,859	1,353,418	28,446	34,100	65,126	2,629,949
2008	1,167,446	1,550,221	24,896	32,598	48,950	2,824,110
2007	1,371,713	1,715,029	28,099	30,407	53,167	3,198,414
2006	1,463,753	2,039,174	30,922	29,585	48,170	3,611,604

Source: City of Fort Pierce Finance Records

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City of Fort Pierce, Florida
Fort Pierce Redevelopment Agency
Taxable Value Of Eeac District
Last Ten Fiscal Years

AGENCY			Fiscal Year 2015	2014	2013	2012
City of Fort Pierce						
CRA 1	(Res 82-25)	*	48,076,622	49,234,611	51,157,598	54,952,729
CRA 2	(Res 95-89)		2,742,460	2,591,500	2,477,100	2,590,239
CRA 3	(Res 96-15)		3,853,477	3,173,700	3,467,600	3,832,104
CRA 4	(Res 01-98)	*	592,159,262	561,639,632	561,948,017	577,410,385
	CFP Total		**646,831,821**	**616,639,443**	**619,050,315**	**638,785,457**
St. Lucie County						
CRA 1	(Res 82-25)	**	49,841,776	49,765,511	52,074,098	55,982,929
CRA 2	(Res 95-89)		2,639,810	2,591,500	2,477,100	2,590,239
CRA 3	(Res 96-15)		3,225,300	3,173,700	3,467,600	3,832,104
CRA 4	(Res 01-98)	**	571,482,215	558,849,211	559,212,624	574,247,439
	SLC Total		**627,189,101**	**614,379,922**	**617,231,422**	**636,652,711**
SLC Fire District						
CRA 1	(Res 82-25)		-	-	-	-
CRA 2	(Res 95-89)		-	-	-	-
CRA 3	(Res 96-15)		-	-	-	-
CRA 4	(Res 01-98)		-	-	-	-
	SLC Fire Total		**-**	**-**	**-**	**-**

*	City with historic but no senior exemption
**	County with senior but no historic exemption
***	Last year Fire Department Paid TIF
****	2007 First Year Collecting Data

Fiscal Year					
2011	**2010**	**2009**	**2008**	**2007**	**2006**
56,168,470	70,131,326	62,234,031	65,332,302	64,773,379	-
2,820,864	3,011,140	3,468,650	3,646,427	3,490,495	-
3,822,122	3,985,240	4,547,200	3,921,700	3,433,700	-
609,706,475	705,029,914	869,644,929	1,020,903,984	945,805,234	-
672,517,931	**782,157,620**	**939,894,810**	**1,093,804,413**	**1,017,502,808**	********
57,710,070	71,885,126	64,496,546	66,948,502	66,414,579	-
2,820,864	3,011,140	3,468,650	3,646,427	3,490,495	-
3,822,122	3,985,240	4,547,200	3,921,700	3,433,700	-
606,278,371	701,361,001	866,035,908	1,017,625,788	943,199,980	-
670,631,427	**780,242,507**	**938,548,304**	**1,092,142,417**	**1,016,538,754**	********
-	-	-	-	66,414,579	-
-	-	-	-	3,490,495	-
-	-	-	-	3433700	-
-	-	-	-	945,858,934	-
-	**-**	**-**	**-**	*** **1,019,197,708**	********

City of Fort Pierce, Florida
Legal Debt Margin Information
September 30, 2015

	Fiscal Year			
	2015	**2014**	**2013**	**2012**
Debit Limit	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000
Total Net Debt Applicable to Limit *	59,086,556	61,940,246	53,835,180	59,250,000
Debit Margin	$ 7,913,444	$ 5,059,754	$ 13,164,820	$ 7,750,000
Total net debt applicable to the limit as a percentage of debt limit	88.189%	92.448%	80.351%	88.433%

* Includes all debt except for debt issued by the Community Redevelopment Agenc

NOTE: The City Charter does not set a limit of bond indebtedness as a percentage of assessed valuation. The Charter does allow the City to borrow an aggregate of $67,000,000.

City of Fort Pierce
Direct and Overlapping Governmental Activities Debt
As Of September 30, 2013

Governmental Unit	**Debt Outstanding**	**Estimated Percentage Applicable**	**Estimated Share of Overlapping Debt**
Debt repaid with property taxes			
St. Lucie County	$ 290,000	7.3313%	$ 21,261
Other Debt			
St. Lucie County	10,495,000	0.00%	-
Subtotal, overlapping debt			$ 21,261
City direct debt			89,617,000
Total direct and overlapping debt			$ 89,638,261

Sources: St. Lucie County

	Fiscal Year					
	2011	**2010**	**2009**	**2008**	**2007**	**2006**
$	67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000	$ 67,000,000
	60,480,000	61,655,000	59,002,378	61,054,320	62,741,731	36,894,613
$	6,520,000	$ 5,345,000	$ 7,997,622	$ 5,945,680	$ 4,258,269	$ 30,105,387
	90.269%	92.022%	88.063%	91.126%	93.644%	55.067%

City of Fort Pierce. Florida
Ratio of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities			
Fiscal Year	**Redevelop-ment Bonds**	**Sales Tax Increment Bonds**	**Non-ad Valorum**	**Revenue Sharing**
2015	$ 30,330,000	$ -	$ 43,419,477	$ -
2014	31,670,000	-	40,192,143	-
2013	32,875,000	-	40,665,143	-
2012	34,080,000	490,000	41,138,143	-
2011	35,240,000	965,000	41,323,143	-
2010	36,305,000	1,420,000	41,498,143	-
2009	37,260,000	1,865,000	37,843,627	-
2008	38,120,000	2,295,000	38,750,668	-
2007	38,900,000	2,715,000	39,327,842	-
2006	39,780,000	3,125,000	11,673,600	238,438

Source: City of Fort Pierce Financial Statements

Business-Type Activities						
Marina	Storm water	Solid Waste	Total Primary Government	Percentage of Personal Income	Per Capita	
$ 5,827,371	$ 13,935,000	$ -	$ 93,511,848	8.12%	2,145	
1,846,857	14,570,000	-	88,279,000	7.39%	2,049	
1,846,857	15,185,000	-	90,572,000	6.72%	2,178	
1,846,857	15,775,000	-	93,330,000	7.20%	2,226	
1,846,857	16,345,000	-	95,720,000	6.13%	2,270	
1,846,857	16,890,000	-	97,960,000	6.25%	2,355	
1,846,857	17,420,000	26,894	96,262,377	6.81%	2,188	
2,026,292	17,930,000	52,360	99,174,320	6.79%	2,242	
2,202,253	18,420,000	76,636	101,641,731	6.54%	2,420	
2,677,853	19,080,000	99,722	76,674,613	5.12%	1,917	

City of Fort Pierce, Florida

Pledged Revenue Coverage

Last Ten Fiscal Years

Governmental Activities

Non-ad Valorum Bonds

Fiscal Year	Revenue [1]	Less: Operating Expenses [2]	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2015	$ 29,088,947	$ 16,279,220	$ 12,809,727	$ 1,255,000	$ 2,038,348	3.89
2014	30,042,740	15,262,366	14,780,374	1,185,000	2,105,055	4.49
2013	27,430,244	14,139,760	13,290,484	190,000	2,112,561	5.77
2012	25,997,176	14,636,799	11,360,377	185,000	2,119,967	4.93
2011	28,044,024	15,161,178	12,882,846	175,000	2,140,511	5.56
2010	28,489,194	16,775,024	11,714,170	4,948,143	519,172	2.14
2009	30,514,244	23,275,607	7,238,637	525,566	395,178	7.86
2008	35,447,510	21,659,477	13,788,033	509,038	415,115	14.92
2007	36,149,522	20,611,287	15,538,235	2,495,759	350,247	5.46
2006	32,751,374	25,880,436	6,870,938	550,818	636,829	5.79

Revenue Sharing Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2015	$ ***	$ ***	$ ***	$ ***	$ ***	***
2014	***	***	***	***	***	***
2013	***	***	***	***	***	***
2012	***	***	***	***	***	***
2011	***	***	***	***	***	***
2010	***	***	***	***	***	***
2009	***	***	***	***	***	***
2008	***	***	***	***	***	***
2007	1,371,713	-	1,371,713	238,437	4,828	5.64
2006	1,463,753	-	1,463,753	238,437	9,657	5.90

Redevelopment Bonds [3]

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2015	$ 7,461,479	$ 4,225,896	$ 3,235,583	$ 1,295,000	$ 1,432,781	1.19
2014	8,321,415	5,173,422	3,147,993	1,205,000	1,479,406	1.17
2013	5,453,289	2,523,697	2,929,592	1,205,000	1,524,331	1.07
2012	5,294,961	2,683,020	2,611,941	1,160,000	1,567,581	0.96
2011	5,771,580	2,501,344	3,270,236	1,065,000	1,610,181	1.22
2010	6,641,872	3,904,610	2,737,262	955,000	1,644,400	1.05
2009	9,653,380	7,081,139	2,572,241	800,000	1,677,713	1.04
2008	9,211,436	5,445,421	3,766,015	780,000	1,704,663	1.52
2007	10,488,287	4,874,975	5,613,312	880,000	1,377,048	2.49
2006	5,181,650	1,310,208	3,871,442	420,000	614,934	3.74

Sales Tax Increment Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2015	$ 1,603,223	$ -	$ 1,603,223	$ -	$ -	-
2014	1,495,886	-	1,495,886	-	-	-
2013	1,378,666	-	1,378,666	490,000	9,800	2.76
2012	1,330,144	-	1,330,144	475,000	28,506	2.64
2011	1,387,116	-	1,387,116	455,000	45,375	2.77
2010	1,333,339	-	1,333,339	445,000	60,569	2.64
2009	1,353,418	-	1,353,418	430,000	73,981	2.69
2008	1,550,221	-	1,550,221	420,000	85,412	3.07
2007	1,715,029	-	1,715,029	410,000	94,763	3.40
2006	2,039,174	-	2,039,174	405,000	102,913	4.01

Business Activities [4]

Marina Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2015	$ 2,203,948	$ 2,183,515	$ 20,433	$ 229,038	$ 223,573	0.05
2014	1,749,369	1,666,599	82,770	-	92,343	0.90
2013	1,812,467	1,754,527	57,940	-	92,343	0.63
2012	1,938,537	1,737,132	201,405	-	92,343	2.18
2011	2,038,173	1,751,506	286,667	-	95,421	3.00
2010	1,900,066	1,798,215	101,851	-	42,903	2.37
2009	2,003,613	1,743,047	260,566	189,243	95,082	0.92
2008	2,079,777	1,919,150	160,627	355,396	102,024	0.35
2007	2,345,683	1,935,606	410,077	474,600	106,475	0.71
2006	2,085,081	1,849,926	235,155	392,869	63,373	0.52

Storm Water Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2015	$ 2,693,352	$ 1,521,214	$ 1,172,138	$ 635,000	$ 628,375	0.93
2014	2,718,550	2,538,854	179,696	635,000	657,605	0.14
2013	2,598,840	1,249,161	1,349,679	615,000	679,336	1.04
2012	2,736,435	1,153,251	1,583,184	590,000	703,935	1.22
2011	2,768,553	1,010,332	1,758,221	570,000	724,835	1.36
2010	2,702,779	899,894	1,802,885	545,000	747,510	1.39
2009	2,704,100	1,136,105	1,567,995	530,000	769,811	1.21
2008	2,905,459	1,034,076	1,871,383	510,000	787,460	1.44
2007	3,159,400	1,040,355	2,119,045	660,000	800,223	1.45
2006	2,803,700	743,209	2,060,491	660,000	633,557	1.59

Solid Waste Bonds

Fiscal Year	Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2015	$ 6,378,368	$ 5,411,167	$ 967,201	$ ***	***	***
2014	6,266,635	4,928,031	1,338,604	***	***	***
2013	6,369,346	4,579,691	1,789,655	***	***	***
2012	6,798,039	5,017,166	1,780,873	***	***	***
2011	6,085,349	4,792,160	1,293,189	***	***	***
2010	6,187,890	4,765,265	1,422,625	26,894	740	51.48
2009	6,093,789	4,276,617	1,817,172	26,894	2,919	60.95
2008	6,290,401	4,694,220	1,596,181	24,276	3,547	57.37
2007	6,308,113	4,623,832	1,684,281	23,086	2,662	65.42
2006	5,404,618	4,702,450	702,168	22,134	5,854	25.09

*** No bonds outstanding

[1] Reveunes: Less Grants, Capital leases, Transfers. Also, Restricted Reveunes, Local Option Gas Tax and Impact Fees

[2] Expenses: Governmental Expenditures and Public Safety Debt Financed from the Sources, and Ad Valorum Credit which started in 2004

[3] Funded by (TIF) Tax Increment Funds

[4] Statement of Revenues, Expenses and Changes in Fund Net Position-Proprietary Funds
Total Operating Revenues + Total non-operating revenues (expenses) less
Total operating expenses (less depr)

Note: Non Ad Valorum Debt: 2001 & 2002 the City of Fort Pierce paid before maturity 2.5 million in Long-Term Debt

City of Fort Pierce, Florida
Demopgraphic and Economic Statistics
Last Ten Calendar Year

Calender Year	City of Ft. Pierce Population	Personal Income	Median Household Income *	School Enrollment**	Unemployment Rate
2015	43,601	1,151,676,814	26,414	40,764	10.4%
2014	43,074	1,193,968,206	27,719	40,951	13.7%
2013	42,645	1,347,496,710	31,598	45,781	10.1%
2012	41,993	1,296,281,917	30,869	46,453	10.9%
2011	42,169	1,561,500,000	37,030	44,294	13.0%
2010	41,590	1,566,650,000	37,669	45,188	14.1%
2009	44,000	1,413,500,000	32,125	41,261	14.1%
2008	44,227	1,460,160,000	33,015	39,994	10.0%
2007	42,000	1,554,000,000	37,000	37,380	6.4%
2006	40,000	1,497,600,000	37,440	38,902	4.2%

Source:

*	U. S. Department of Commerce, Bureau of Economic Analysis (FRED)
**	St. Lucie County School Board (Countywide)
***	Data unavailable

City of Fort Pierce, Florida
Principal Employers
Current Year

	2015		
Employer*	**Employees***	**Rank**	**Percentage of Total City Employment**
School Board of St Lucie County	5,273	1	20.53%
Indian River State College	1,996	2	7.77%
Lawnwood Regional Medical Ctr & Heart Institute	1,339	3	5.21%
Convey Health Solutions	950	4	3.70%
Wal-Mart Distribution Center	720	5	2.80%
St. Lucie County Fire District	434	7	1.69%
City of Fort Pierce	350	6	1.36%
Tropicana Products Inc	330	8	1.28%
United States Postal Service	275	9	1.07%
Fort Pierce Utilities Authority	271	10	1.06%
Total	11,938		46.49%

*Source: Economic Development Council of St. Lucie County

Total employees in City area of Fort Pierce 25,681

City of Fort Pierce, Florida
Full-time Equivalent City Government Employees by Function/ Program
Last Ten Fiscal Years

	Fiscal Year			
Function / Program	**2015**	**2014**	**2013**	**2012**
Primary government:				
Government activities:				
General government	68	69	69	71
Public safety	167	164	164	155
Transportation	26	26	26	26
Economic environment	2	2	6	8
Culture and recreation	26	26	26	26
Total governmental activities	289	287	291	286
Business type activities				
Buidling Inspections	11	12	12	12
Marina	5	5	6	6
Solid Waste	33	33	34	34
Golf Course	13	13	16	16
Sunrise Theatre	7	6	8	8
Total Business type activities	69	69	76	76
Total all activities	358	356	367	362

Source: City of Fort Pierce Budget Documen

* 2010 First year of collecting data

Fiscal Year					
2011	**2010**	**2009**	**2008**	**2007**	**2006**
70	73	94	94	95	94
165	168	203	217	198	196
26	30	39	39	41	41
6	8	8	12	13	16
26	27	29	29	29	27
293	306	373	391	376	374
12	13	*	*	*	*
5	5	7	9	9	10
34	31	32	34	34	34
16	21	20	31	31	22
7	7	9	9	8	8
74	77	68	83	82	74
367	383	441	474	458	448

City of Fort Pierce, Florida
Operating Indicators by Function/Program
Last Ten Fiscal Years

	Fiscal Year			
	2015	**2014**	**2013**	**2012**
Function/Program				
Police				
Physical arrests	2,975	3,189	3,064	2,899
Parking Violations	341	298	230	211
Traffic Violations	9,984	8,791	5,619	4,782
Fire (County wide)				
Emergency responses	43,045	40,033	39,189	34,161
Fires calls	4,659	4,483	4,229	3,629
Refuse collections				
Refuse collected (tons per day)	133	131	129	201
Other public works				
Street resurfacing (miles)	0.7	1.4	1.2	-
Potholes repaired *	440	428	478	215
Parks and recreation				
Athletic fields permits issued	280	278	218	358
River Walk Center permits issued	85	64	66	69
Garden Club permits issued	48	33	20	19
Maravilla permits issued	92	66	56	47
Special Events	163	186	151	150
Old City Hall	26	***	***	***

Sources: Various City of Fort Pierce departments
Notes: * Work orders issued
** 2009 First year of collecting data
*** Data not avaiable
**** 2011 First year of collecting data

Fiscal Year					
2011	**2010**	**2009**	**2008**	**2007**	**2006**
2,510	3,794	3,145	3,032	3,055	3,336
336	959	969	860	513	1,471
171	720	5,744	6,993	8,618	10,053
38,989	33,906	33,673	32,182	31,512	30,467
4,626	4,430	4,515	4,790	4,604	4,524
123	126	106	169	142	151
1.6	-	0.3	3.9	6.3	7.5
200	600	380	281	206	240
397	415	447	533	460	631
73	139	57	**	**	**
10	34	17	**	**	**
10	****	****	****	****	****
141	****	****	****	****	****
***	***	***	***	***	***

City of Fort Pierce, Florida
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

	Fiscal Year				
	2015	**2014**	**2013**	**2012**	
Function/Program					
Police					
Stations	3	3	3	3	
Sworn Officers	115	118	115	107	
Fire					
Stations	17	17	18	18	
Firefighters	386	370	370	364	
Refuse collections					
Commerial	1,730	1,685	1,695	1,675	
Residential	11,871	11,611	11,550	11,427	
Public	30	30	32	35	
Other public works					
Streets (miles)	185	179	152	152	
Streetlights	5,313	5,313	5,313	5,106	
Traffic signals	211	177	177	177	
Parks and recreations					
Acreage	294.3	294.3	294.3	294.3	*
Playgrounds		11	12	12	*
Baseball/football fields/basketball courts	35	24	23	23	
Tennis/handball/racquetball/shuffleboard	21	21	21	21	
Community Centers	2	2	2	2	
Miles of public beach	2.3	2.3	2.3	2.3	
Pools	2	2	2	2	
Utility Customers					
Electric	28,096	27,630	27,770	28,413	
Water	19,756	19,250	19,280	19,394	
Watewater	4,223	14,640	14,450	14,842	
Natural Gas	14,987	4,180	4,190	4,039	

Sources: Various City of Fort Pierce departments and Fort Pierce Utilities Authority
* Parks Transferred to the City from St. Lucie County

Fiscal Year					
2011	**2010**	**2009**	**2008**	**2007**	**2006**
3	3	3	3	3	2
110	107	115	117	108	114
18	18	18	15	15	15
370	376	420	402	350	383
1,678	1,963	1,972	1,978	1,607	1,700
12,843	12,840	12,926	13,180	11,964	21,729
36	36	39	30	29	268
152	152	152	166	166	166
5,028	5,028	5,138	4,798	4,790	4,694
177	177	70	70	70	67
294.3	294.3	116.9	116.9	116.9	116.9
12	12	6	7	7	7
23	22	22	26	26	27
21	5	5	5	5	7
2	2	2	2	2	2
2.3	2.3	2.3	2.3	2.3	2.3
2	2	2	2	2	1
27,697	27,859	28,413	28,584	26,883	26,662
19,180	19,048	19,394	19,278	17,711	16,952
14,377	14,460	14,842	14,737	13,428	13,099
3,892	3,982	4,039	4,171	4,304	4,431

AUDITORS' REPORTS

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and other matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the City Commission
City of Fort Pierce, Florida

March 18, 2016

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Fort Pierce, Florida (the "City") as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 18, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Fort Pierce, Florida's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Fort Pierce, Florida's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants

City of Fort Pierce, Florida
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE
For the year ended September 30, 2015

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Pass-Through to Sub-Recipients
FEDERAL PROGRAMS:				
U.S. Department of Housing and Urban Development				
Direct Program:				
Community Development Block Grant Entitlement	14.218	B12-MC-12-0031	$ 337,726	-
Community Development Block Grant Entitlement	14.218	B13-MC-12-0031	494,711	
Community Development Block Grant Entitlement	14.218	B14-MC-12-0031	102,869	-
			935,306	-
U.S. Department of Homeland Security				
Passed Through Florida Division of Emergency Management:				
Hazard Mitigation	97.039	14HM-2Y-10-66-02-144	715,582	-
Passed Through Florida Department of Community Affairs:				
FEMA-1545-DR-FL	97.036	05-PA-G%-10-66-00-814	529,222	-
FEMA-4048, 80 Hurricane Issac	97.036	13-IS-3S-10-66-01-552	70,071	-
			1,314,875	-
U.S. Department of Justice				
Direct Program:				
ARRA-COPS Hiring	16.710	2011-UM-WX-0043	185,108	
Public Safety Partnership and Community Policing	16.710	2013-UM-WX-0053	238,714	-
Bullet Proof Vests		BP2013	6,179	-
Indirect Program:				
Passed through Florida Attorney General:				
Victims of Crime Act	16.575	V057-14089	35,548	-
Passed through Florida Department of Law Enforcement:				
Stop Violence Against Women Formula Grant	16.588	15-8004-LE-INV	74,654	-
Technical Improvement Program	16.738	2014-JAGC-2189	37,159	-
			577,362	-
Passed through Florida Department of Environmental protection:				
Nonpoint Source Implementation Grants	66.460	SO579	440,000	
Passed through Florida Department of Transportation:				
Highway Plannng and Construction	20.205	ARO15	192,334	-
Highway Plannng and Construction	20.205	ARC09	85,376	-
			277,710	-
TOTAL FEDERAL FINANCIAL ASSISTANCE			$ 3,545,253	$ -
STATE PROJECTS:				
Florida Department of Transportation				
Florida Highway Beautification	55.003	ARP10	$ 13,059	-
Florida Department of Environmental Protection				
Stormwater Restoration/Wastewater Project	37.039	SO579	900,000	
Florida Housing Finance Agency:				
State Housing Initiatives Partnership Program	52.901		206,321	-
TOTAL STATE FINANCIAL ASSISTANCE			$ 1,119,380	$ -

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance Projects was prepared to include the activity of all federal and state awards of the City of Fort Pierce, Florida and is presented on the accrual method of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the basic financial statements.

Independent Auditor's Report on Compliance For Each Major Federal Awards Program, State Financial Assistance Project, and on Internal Control Over Compliance Required by OMB Circular A-133 and Chapter 10.550 Rules of the Auditor General

To the City Council
City of Fort Pierce, Florida March 18, 2016

Report on Compliance for Each Major Federal Program and State Project

We have audited the compliance of the City of Fort Pierce, Florida with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* and the requirements described in the Department of Financial Services' State Projects Compliance Supplement that could have a direct and material effect on each of its major federal awards programs and state projects for the year ended September 30, 2015. The City of Fort Pierce, Florida's major federal programs and state projects are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its Federal Programs and State Projects.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Fort Pierce, Florida's major Federal programs and State projects based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and Chapter 10.550, Rules of the Auditor General. Those standards, OMB Circular A-133, and Chapter 10.550, Rules of the Auditor General, require that we plan and perform the audit to obtain reasonable assurance about whether non-compliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program or state project occurred. An audit includes examining, on a test basis, evidence about the City of Fort Pierce, Florida's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major Federal program and State project. However, our audit does not provide a legal determination of the City of Fort Pierce, Florida' compliance.

Opinion on Each Major Federal Program and State Project

In our opinion, the City of Fort Pierce, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2015.

Report on Internal Control Over Compliance

The management of the City of Fort Pierce, Florida is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Fort Pierce, Florida's internal control over compliance with requirements that could have a direct and material effect on a major federal program or state project in order to determine our auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133 and Chapter 10.550, Rules of the Auditor General, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Pierce, Florida's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a Federal program or State project on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a Federal program or State project will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or as combination of deficiencies, in internal control over compliance with the type of compliance requirement of a Federal program or State project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and results of that testing based on the requirements of OMB Circular A-133, and Chapter 10.550, Rules of the Auditor General. Accordingly, this report is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants

I. Summary of Auditor Findings

1. The independent certified public accountant's report expresses an unmodified opinion on the combined financial statements of the City of Fort Pierce, Florida.

2. No material weaknesses or significant deficiencies were disclosed during the audit of the financial statements.

3. No instances of non-compliance material to the financial statements were disclosed during the audit.

4. No material weaknesses, however one significant deficiency was disclosed during the audit of the major federal awards programs and no material weaknesses or significant deficiencies were disclosed related to state financial assistance projects.

5. The independent certified public accountant's report on compliance for the major federal awards programs and state financial assistance projects expresses an unmodified opinion.

6. There were no audit findings relative to the major federal awards programs or to state financial assistance projects.

7. The programs tested as major programs/projects were as follows:

Federal Programs		
CFDA Number:	97.036	Disaster Grants-Public Assistance
CFDA Number:	66.460	Nonpoint Source Implementation Grants
State projects		
CSFA Number:	37.039	Statewide Surface Water Restoration

8. The threshold for distinguishing between Type A and Type B programs was $300,000 for major federal programs and state projects.

9. The City of Fort Pierce, Florida was determined to be a low risk auditee for federal program testing pursuant to OMB Circular A-133.

II. Financial Statement Findings

There were no financial statement findings required to be reported in accordance with Chapter 5.18 of *Government Auditing Standards.*

III. Federal Program/State Project Findings and Questioned Costs

There were no audit findings that are required to be reported in accordance with Section 510(a) by OMB Circular A-133, Section 510(A) or state projects as defined by Rule 10.654(1)(g)4.

IV. Summary Schedule of Prior Audit Findings

There were no prior audit findings.

Independent Accountant's Report on Compliance With Section 218.415, Florida Statutes

To the City Commission
Fort Pierce, Florida

March 18, 2016

We have examined the City's compliance with the requirements of Section 218.415, Florida Statutes with regards to the City's investments during the year ended September 30, 2015. Management is responsible for the City's compliance with those requirements. Our responsibility is to express an opinion on the City's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2015.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.

3333 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772.461.8833 • Fax: 772.461.8872
591 S.E. Port St. Lucie Blvd. • Port St. Lucie, Florida 34984 • 772.878-1952 • Fax: 772-878-1709
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www.[illegible]CPA.net

Management Letter

To the City Commission
City of Fort Pierce, Florida

March 18, 2016

Report on the Financial Statements

We have audited the financial statements of the City of Fort Pierce, Florida, as of and for the year ended September 30, 2015, and have issued our report thereon dated March 18, 2016, which was unqualified.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations,* and the provisions of Chapter 10.550, Rules of the Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditor's Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards,* Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 18, 2016, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address significant findings and recommendations made in the preceding annual financial audit. There were no findings or recommendations noted in the preceding annual financial audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements.

The City was created, established, and incorporated under the City Charter, as adopted by Laws of Florida Chapter 65-1351 and is further governed by state and local laws and regulations. The City also has two component units, the Fort Pierce Utility Authority (discretely presented) and the Community Redevelopment Agency (blended). The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority at a special election held May 30, 1972. City Ordinance No. F-399 (as amended by City Ordinances G-295, 296, and 297) defines the powers, duties and responsibilities of the Authority. City Ordinance No. H-239 created the Community Redevelopment Agency and delegated powers to the Agency in accordance with Florida Law and State Statutes Chapter 163.

Financial Condition

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether or not the City of Fort Pierce, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the City of Fort Pierce, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the City of Fort Pierce, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Annual Financial Report

Sections 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for the City of Fort Pierce Florida for the fiscal year ended September 30, 2015, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2015. In connection with our audit, we determined that these two reports were in agreement.

Other Matters

Section 10.554(1)(i)2, Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management, accounting procedures, and internal control.

Section 10.554(1)(i)3, Rules of the Auditor General, requires that we address violations of provisions of contracts and grant agreements or abuse that have an effect on the financial statements that is less than material but more that inconsequential. In connection with our audit, we did not have any such findings.

Purpose of this letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the City Commission, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

Certified Public Accountants

CITY OF FORT PIERCE
Florida

THE SUNRISE CITY

OFFICE OF
DIRECTOR OF FINANCE
CITY HALL, 100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480

TEL. (772) 467-3000
FAX (772) 489-2594
www.cityoffortpierce.com

AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Johnna S. Morris, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the City of Fort Pierce which is a local government entity of the State of Florida;

2. City of Fort Pierce adopted Ordinance No. L-61 implementing an impact fee; and

3. City of Fort Pierce has complied and, as of the date of this affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FUTHER AFFIANT SAYETH NAUGHT.

Johnna S. Morris

Johnna S. Morris, Director of Finance

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

SWORN TO AND SUBSCRIBED before me this 21st day of March, 2016.

Bonny C. Arnold

NOTARY PUBLIC

Print Name Bonny C. Arnold

Personally known ✓ or produced identification N/A

Type of identification produced N/A

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BONNY C. ARNOLD
MY COMMISSION # FF909738
EXPIRES: October 04, 2019

City Commission Regular Meeting **Agenda Item # 13. a.**

Meeting Date: 04/04/2016

Re: Resolution #16-R11 - Amending SHIP LHAP

Submitted For: Libby Woodruff, Manager, Urban Redevelopment

SUBJECT:

Resolution 16-R11 - Amending the State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP) approved on March 2, 2015 via Resolution #15-R10.

SUMMARY:

Amendment to SHIP LHAP 2015/16, 2016/17, 2017/18, removing Strategy #5, Replacement of Site Built Housing, as recommended by the City Commission 2/8/16. Advertised 30-day public review/comment period, and a public hearing was held during the City Commission meeting on 4/4/16.

RECOMMENDATION:

Pass Resolution #16-R11, Amending the SHIP LHAP for Program Years 2015/16, 2016/17, and 2017/18.

ALTERNATIVES:

Do not pass Resolution #16-R11.

RESPONSIBLE STAFF:

Libby Woodruff, Urban Redevelopment Manager

COORDINATED WITH:

Rebecca Grohall, Planning Director

Fiscal Impact

Budgeted Y/N: N

Fiscal Year:

Account:

Amount:

OTHER INFORMATION:

There will not be a fiscal impact from this Resolution.

Attachments

Resolution #16-R11

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	03/25/2016 12:57 PM
City Manager	Nick Mimms	03/29/2016 01:48 PM

Form Started By: Libby Woodruff Started On: 03/22/2016 04:16 PM
Final Approval Date: 03/29/2016

RESOLUTION NO. 16-R11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING THE STATE HOUSING INITIATIVE PARTNERSHIP LOCAL HOUSING ASSISTANCE PLAN APPROVED ON MARCH 2, 2015 VIA RESOLUTION 15-R10**; AUTHORIZING THE CITY MANAGER TO COORDINATE THE IMPLEMENTATION OF THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 2, 2015, the City of Fort Pierce passed Resolution No. 15-R10, adopting Fiscal Years 15/16, 16/17, and 17/18 State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP); and

WHEREAS, it is the intent of the City, to the greatest extent feasible, to provide as much flexibility as possible in the administration of the SHIP Program so that improvements to the housing standards for the very low and low-to-moderate income residents of the City may be achieved through the use of SHIP and other City Housing programs; and

WHEREAS, the City has determined that certain amendments to the SHIP LHAP will better serve the residents of the City of Fort Pierce;

WHEREAS, the City of Fort Pierce Affordable Housing Advisory Committee (AHAC), which also serves as the City of Fort Pierce Communitywide Council, reviewed the proposed amendment to the Fiscal Years 15/16, 16/17 and 17/18 SHIP LHAP and found it to be an acceptable amendment;

WHEREAS, the proposed amendment to Fiscal Years 15/16, 16/17 and 17/18 was advertised through local media and thirty (30) days was afforded for public review and comment;

WHEREAS, a public hearing on the proposed amendment to Fiscal Years 15/16, 16/17 and 17/18 SHIP LHAP was provided at the April 4, 2016 City Commission meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, THAT:

Section I – Resolution No. 15-R10 is hereby amended by adoption of this Amendment to the City of Fort Pierce Local Housing Assistance Plan for the SHIP Program for Fiscal Years 15/16, 16/17 and 17/18, a copy of which is incorporated herein by reference.

Section II - The City Manager or his designee is hereby directed to coordinate the implementation of said amendment.

Section III – This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this resolution has been duly adopted on this 4th day of April, 2016.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(City Seal)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Robert V. Schwerer, Esq.
City Attorney

City Commission Regular Meeting **Agenda Item # 13. b.**

Meeting Date: 04/04/2016

Re: Submittal Of Applications For Positions On The Sunrise Theatre Advisory Board

Submitted For: John Wilkes, Executive Director, Sunrise Theatre

SUBJECT:

Resolution 16-R12 appointing members to the Sunrise Theatre Advisory Board.

SUMMARY:

Vacant and expiring positions on the Sunrise Theatre Advisory Board.

RECOMMENDATION:

Approve resolution.

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

16-R12

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: 03/22/2016

RESOLUTION NO. 16-R12

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD;** 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 reappointed by the City Commission to serve as members of the Sunrise Theatre Advisory Board in accordance with Resolution No. 07-08; said terms to commence upon adoption of this resolution and to expire on April 3, 2019, or when a successor has been duly appointed.

Rebecca Shearer, IRSC

Dr. John Earnhardt, St. Lucie County Schools

Wesley Taylor, St. Lucie County

Stanley Silver, St. Lucie County

Laura Fleischman, City Resident

Luke Croghan, City Resident

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 4th day of April 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: 04/04/2016

Re: Historic Preservation Board Applications

SUBJECT:

Submittal of applications for the Historic Preservation Board.

SUMMARY:

Currently, 1 regular member and 1 alternate member have terms expiring on April 15, 2016. There is also a vacancy resulting from a recent resignation.

Attendance records are attached for your review.

RECOMMENDATION:

Reappoint Mr. Broderick as requested and seek additional applications to fill the alternate seats.

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

Attendance

Broderick Application

Osteen Application

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/29/2016 05:24 PM

Form Started By: Alicia Rosenthal Started On: 02/17/2016 09:06 AM

Final Approval Date: 03/29/2016

Board of Adjustment Attendance

January 2015 - January 2016

Board Member	Present	Excused Absence	Unexcused Absence	Total Meetings
BENTON, CLEM (Resigned 11/2015)	4	3		7
CRIST, JAMES	7	1		8
CALVERT, JOYCE	6	2		8
CLARK, BENNIE	7	1		8
MCCAIN, BRET	6	2		8
BEAVIN, BJ (Resigned 7/2015)	3	4		7
NUNN, WILLIAM	5	3		8

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: Historic Preservation Board

Name: Michael Broderick	Phone: 561-719-3356
Home Address: 1127 Granada St. Ft. Pierce	How long at this address? 13 years

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Commercial real estate management, leasing, project management

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:
Trident Properties Management 1221 Delaware Ave. Ft. Pierce
Anytime Fitness Of Fort Pierce 111 Orange Ave. Ft. Pierce

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):
Thirty years experience in commercial real estate management, leasing, sales, redevelopment and renovation.

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No
If yes, please specify:
Historic Preservation 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: Email Address: tridentproperty@bellsouth.net

Date: 2/15/16 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) 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: ___Historic Preservation Board

Name: Jared Osteen	Phone:577-4077 / 370-6201
Home Address: 1720 Sanderling Lane City/Zip Code: Fort Pierce, FL	How long at this address? 6 months
Are you a citizen of the United States? X☐ Yes ☐ No	
Occupation: Real Estate Appraiser / Licensed real estate sales agent	
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: Part owner in real estate brokerage located at 112 Orange Avenue, Fort Pierce, FL. – Real Estate sales and leasing in Treasure Coast area.	
Do you now or in the future plan to do business with the City of Fort Pierce? X☐ Yes ☐ No If yes, in what capacity? Employee at Osteen Appraisal Services Inc. for past 7 years. Located at 112 Orange Avenue, Fort Pierce, FL and formerly in Raulerson Building at 131 North 2nd Street. Part owner in new business (Reef to Ranch Real Estate) operating out of 112 Orange Avenue, Fort Pierce, FL.	
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: See above.	
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): Bachelor of Business degree in Real Estate. State Certified Residential Real Estate Appraiser. Appraisal of all types of residential property over last 7 years. During appraisal training appraised numerous commercial properties and have partial course work completed towards Certified General Appraisal License. Licensed real estate sales agent.	
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 felony? ☐ Yes ☐X No If yes, what was the nature of the crime(s) you were convicted of:	

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. d.**

Meeting Date: 04/04/2016

Re: Submital of Applications for CEB

SUBJECT:

Submittal of applications for appointment to the Code Enforcement Board

SUMMARY:

Submittal of two applications for reappointment for consideration. There are two regular member positions available for appointment.

RECOMMENDATION:

Staff recommends reappointing Mrs. Mary (Misty) Minton and Mr. Terry Wolters to the Code Enforcement Board.

ALTERNATIVES:

Deny the appointments.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Linda Cox, City Clerk

Fiscal Impact

Budgeted Y/N:

Fiscal Year: 2016

Account:

Amount:

OTHER INFORMATION:

No fiscal impact

Attachments

Attendance Record

Misty Minton - Application

Terry Wolters

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/29/2016 05:24 PM

Form Started By: Peggy Arraiz Started On: 03/18/2016 01:43 PM

Final Approval Date: 03/29/2016

CODE ENFORCEMENT BOARD

ATTENDANCE RECORD

2009	TERM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Joanne Albarelli	2/12	X	X	X	X	X	SUMMER BREAK	SUMMER BREAK	CANCELLED			WINTER BREAK
John George	2/11	X	X	X	X	X						
Delores Hines	2/12	X	X	X	X							
Tom Knott	2/10	X	X	X	X	X						
Misty Minton	2/10	X	X	X								
Donald Scott	2/11	X		X	X	X						
Robert Hain	2/11	X	X	X	X	X						
Harold "Buzz" Smyth (ALT.)	2/12				X	X						

Dec	WINTER BREAK

CODE ENFORCEMENT BOARD

ATTENDANCE RECORD

2010	TERM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Joanne Albarelli	2/12	X	X	X	X	X	SUMMER BREAK	X	NO MEETING	-	NO MEETING	
John George	2/11	X	-	X	X	X		X		X		
Delores Hines	2/12	X	X	X	X	X		X		X		
Tom Knott	2/10	X	X	X	X	X		X		X		
Misty Minton	2/10	X	-	X	X	-		-		X		
Donald Scott	2/11	X	X	-	X	X		X		X		
	2/11	X	X	X	X	X		X		-		
Harold "Buzz" Smyth (ALT.)	2/12		X	X		X		X		X		

Forfeiting payment

Dec	WINTER BREAK

2015

CODE ENFORCEMENT BOARD

ATTENDANCE RECORD

2015	TERM	1/14	Feb	3/18	Apr	5/13	Jun	Jul	8/12	9/9	Oct	11/18	Dec
Misty Minton, Chair	2/16	X		X		X			X	X		X	
Roderick Waller V Chair	2/18	AB		X		**X**			X	X		X	
John George	2/17	**X**		**X**		**X**			**X**	**X**		AB	
Al Bernetti	2/17	X		X		X			**X**	**X**		**X**	
Geraldine Murphy	2/18	X		X		AB			AB	X		X	
Lara Amyx	2/17	X		AB		X			X	AB		X	
Terry Wolters	2/16	AB		**X**		X			X	**LATE**		X	
Porter, Leon (deceased)	2/17	X		AB									
Jim Flynn (alternate)	2/17											X	

AB ABSENT
X PRESENT
RES - Resigned

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3000 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Choose Board from drop-down list: Code Enforcement Board

Name: (MISTY) MARY MINTON	Home Phone: 772-461-5844
Home Address: 2513 SO INDIAN RIVER DRIVE	
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: RETAIL, FARMNG	
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: ONLINE RETAIL OF ALLIGATOR ACCESSORIES CASA DEL RIO COLLECTION, LLC 2513 SO INDIAN RIVER DR	
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: BIOLOGY, CHEMISTRY, MAN Describe your education, background, training and knowledge in the above area(s): I have a BS from the University of Florida and have taught at the secondary level Biology, Chemistry and Anatomy. I own Casa del Rio Collection which manufactures and retails alligator accessories online and in boutiques across the country.	
Are you currently a member of a Commission-appointed board/committee? ☑ Yes ☐ No If yes, please specify: CODE ENFORCEMENT 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:	
Date: 2/15/16	Referred by:

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
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: Code Board

Name: TERRY WOLTERS	Phone: (772) 216 6674
Home Address: 1610 SEAWAY DR	How long at this address? 16
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: SELF. EMPL.	
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: DOWNTOWN STORAGE CENTER 900 S. 3RD ST., FT. PIERCE	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? POLICE & ENGINEERING RENT A UNIT EACH	
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:	Email Address: tlwolters@aol.com
Date: 16 MAR 2016	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 Commission Regular Meeting **Agenda Item # 15. a.**

Meeting Date: 04/04/2016

Re: City Manager's Report

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

City Manager's Report

Attachments

City Manager's Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	03/14/2016 05:39 PM
City Manager	Nick Mimms	03/30/2016 03:00 PM

Form Started By: Jennifer Robinson Started On: 03/11/2016 08:54 AM

Final Approval Date: 03/30/2016

Veterans Memorial Park Improvement Project

Representative Larry Lee, Jr. was contacted by Amy Adams, Consultant with Cape Canaveral Scientific, Inc. to request his legislative support in acquiring funds for the Fort Pierce Veterans Memorial Park Improvement Project . An initial meeting was scheduled with Amy, Jack Andrews (City Engineer), Carrie Lira (Aide to Senator Negron), Nicole Fogarty (St. Lucie County's Legislative Affairs Manager) and others to discuss acquiring funds to continue the renovation and construction of Veterans Memorial Park.

After meeting and hearing all the positive possibilities of this great project, Rep. Lee agreed to submit a Member's Budget Request during the 2016 Legislative Session on behalf of the City of Fort Pierce. The original request of over $400,000 was not granted; however, with constant communication with the City of Fort Pierce's Engineering staff, along with the dedication and diligence of Mary Alice Bennett, Legislative Aide to Representative Lee, funds were received.

When Representative Lee noticed no funds were listed in the budget for Veterans Memorial Park in the House or Senate a day before the final budget was to be voted on and approved, he immediately made a personal appeal to the incoming Speaker and current Budget Chair, Rep. Richard Cocoran on behalf of this worthwhile project. Rep. Lee emphasized how the funds requested for the proposed improvements would be used to honor those who sacrificed their lives and for the improvement of the quality of life not only for veterans, but citizens as well. The Chair granted his request and agreed, along with Senator Negron, to submit $100,000 for Veterans Memorial Park in the 2016-2017 budget in both chambers.

Representative Lee has a passion for his hometown of Fort Pierce and the entire St. Lucie County and knows only good things can come to our community when everybody collaborates for a common goal, the citizens.

Representative Larry Lee, Jr. Debating on the Floor

Fort Pierce Westwood High School

Nick Mimms and Joe Smith, Clerk of Court, spoke to over 200 9th graders at Westwood High School on March 30, 2016.

Fort Pierce Citizens Academy - Class 3

The City of Fort Pierce celebrated the graduation of its largest Citizens Academy class to date at the March 21st City Commission meeting. 28 people took part in the 7-week program, including several real estate agents, brand new residents, and community leaders, making this the biggest class since the academy began in 2013.

The annual Citizens Academy is a 7-week series of classes designed to teach citizens about how their local government mid-March each year. During weekly two to three-hour sessions, participants learn about the responsibilities of City of Fort Pierce departments and the services they provide to the community. Presentations and facility tours give participants a better understanding of the role local government plays in the quality of life that City of Fort Pierce residents enjoy.

Sessions were held at various locations in the City depending

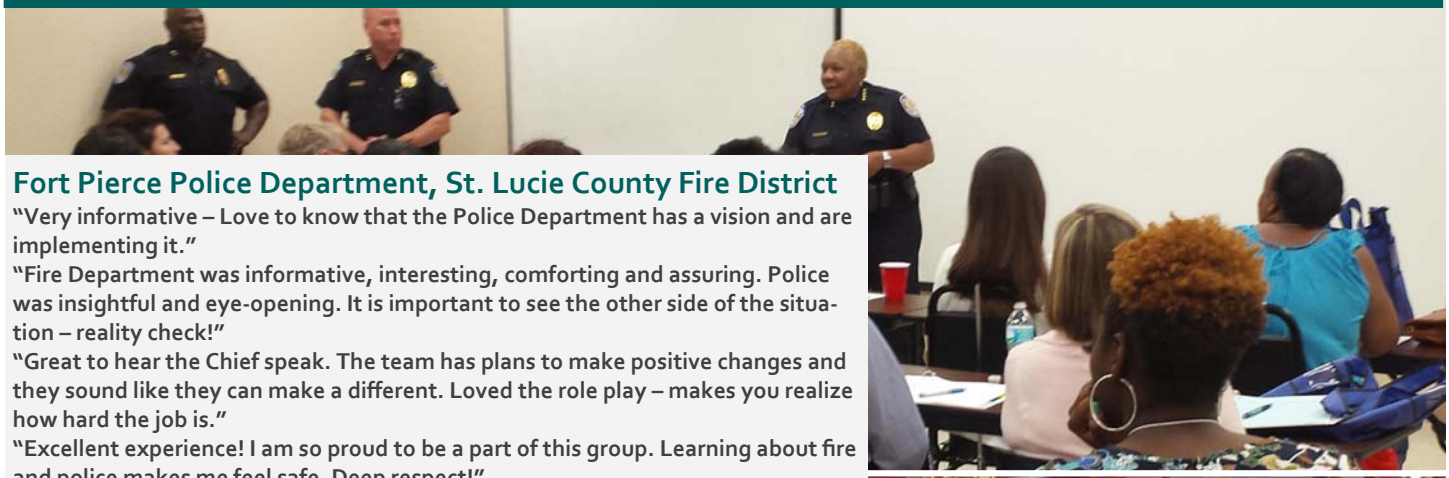
City Commission, City Manager, City Attorney, City Clerk

"Enjoyed the history overview of Fort Pierce, along with the City Manager's explanation of departments."

"Great job on educating our community"

"The presentations were dynamic and I am excited to be involved. Loved it - Ready to learn!"

Session 2 – In Honor We Serve



Fort Pierce Police Department, St. Lucie County Fire District

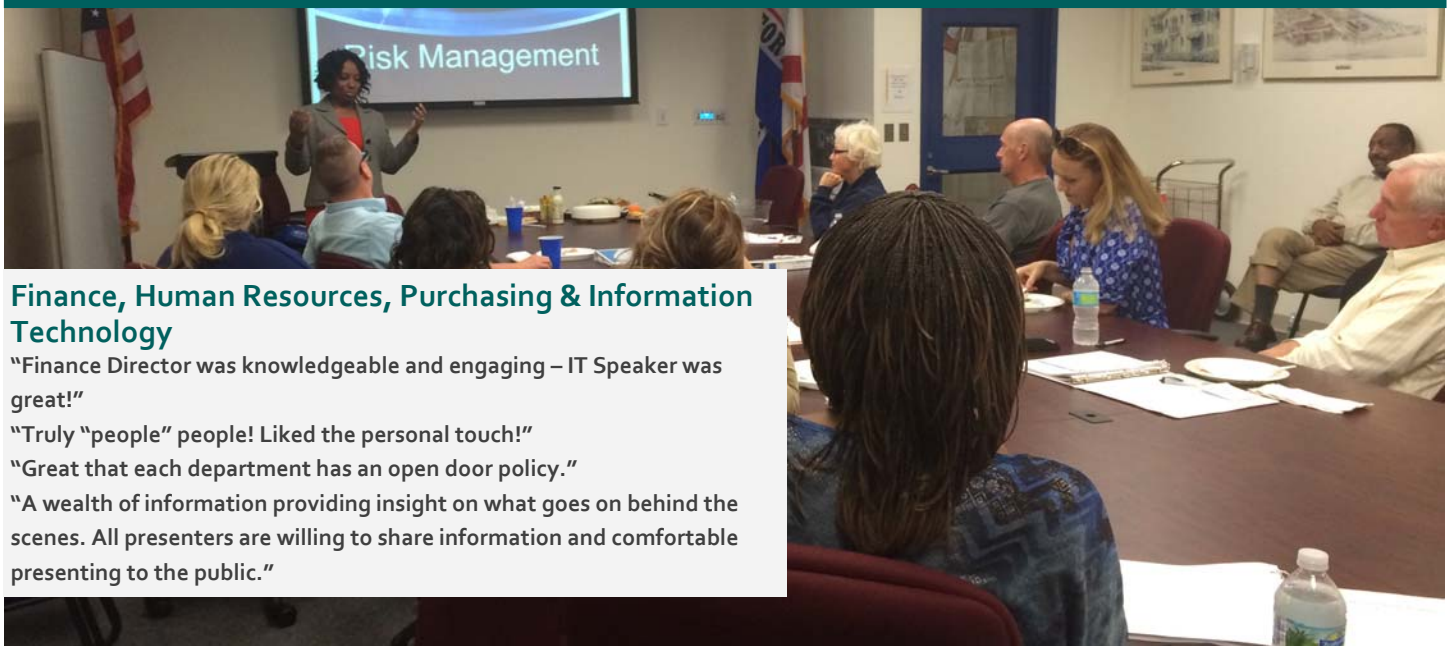
"Very informative – Love to know that the Police Department has a vision and are implementing it."
"Fire Department was informative, interesting, comforting and assuring. Police was insightful and eye-opening. It is important to see the other side of the situation – reality check!"
"Great to hear the Chief speak. The team has plans to make positive changes and they sound like they can make a different. Loved the role play – makes you realize how hard the job is."
"Excellent experience! I am so proud to be a part of this group. Learning about fire and police makes me feel safe. Deep respect!"

Session 3- Building For Tomorrow

Planning, Building, Engineering, Urban Redevelopment

"Everyone was knowledgeable. Great learning. Loved Paul and learning about the Building Department. Jack takes pride in his role and that is awesome!! Kori is thorough and credible – great job!"
"It was good to learn about the building department. It was also cool to learn about the upcoming projects in Fort Pierce. Overall very interesting and I learned a lot. It was awesome to learn about Indian Hills Recreation Area, I haven't been there year and I am eager to go!"
"So much going on in Fort Pierce. Plants cleaning water - Impressed!!!"

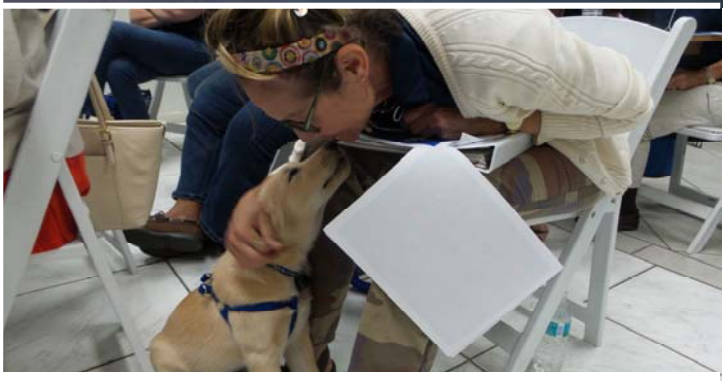
Session 4 – Foundation For Our Future



Finance, Human Resources, Purchasing & Information Technology

"Finance Director was knowledgeable and engaging – IT Speaker was great!"
"Truly "people" people! Liked the personal touch!"
"Great that each department has an open door policy."
"A wealth of information providing insight on what goes on behind the scenes. All presenters are willing to share information and comfortable presenting to the public."

Session 5- Laying The Groundwork



Public Works, Code Enforcement & Animal Control

"The Code Enforcement Manager is a gem!"
"The Public Works Manager is well informed about what is going on and is ready to jump in and help out one of his staff who may have stumbled. The Fort Pierce Public Works should be proud of what they do and how they put their available resources to the best use. Well done."
"Very impressed with quality of presentations and fielding of class questions"

Session 6 – Fun in Fort Pierce

Indian Hills Golf Course, Fort Pierce City Marina & Sunrise Theatre

"I liked learning more about the marina and golf course. It was nice to learn some history about the Sunrise Theatre."
"Love this town!!!!"
"I loved the comment 'come in by boat, go to the farmers' market in the morning, play a round of golf in the afternoon and attend a show at the Sunrise in the evening!' You have to LOVE Fort Pierce."
"Good wrap up topic it was nice to hear the managers talk about their operations, you can tell they are very passionate about how their work is impacting the city."

Final Evaluation—Entire Program Survey

I learned things that I didn't know and I was born and raised here.
All of the presenters are so proud to be city employees and said they had an open door. That is how things get better everyone works together. Kudos to Mayor Hudson
Thank you to all involved especially Shyanne! She is very motivated and her enthusiasm is awesome. She did an awesome job and should continue to do these sessions.
I'm already on the move to help better our City because I love Fort Pierce.
Keep it going! This is a total gem!
My understanding of the City of Fort Pierce has changed because I was clueless about the many departments and how they operate and collaborate for this city.
I would recommend Citizens Academy to a friend because if you love your city, you should learn about it.
Shyanne Helms was outstanding – spreading her enthusiasm for the City – she is a sunrise herself.
I would recommend Citizens Academy to a friend so they can really see the love for our city in all the workers. People need to see that. The love spreads that way.
After Citizens Academy, I am so motivated – I love Fort Pierce.

Construction is underway on the first O'Reilly Auto Parts Store in the City of Fort Pierce, located at 2600 Okeechobee Road. This 7,941 Sq. Ft. retail store represents only a million dollar investment along this prominent corridor, and the opportunity of employment for 14-20 associates.

Family Dollar begins adding landscape and finishing touches.

2015 Summer Slam Participants

The 2nd Annual City of Fort Pierce 'Summer Slam Basketball Camp' will be held for 10 weeks - between May 31-August 5. The program will be held at the Percy Peek Gymnasium and will be open to up to 50 youth per day, ages 11-19, divided into age groups 11-14 and 15-19. Funded through the City's Community Development Block Grant, the program will create 4 part-time jobs and will provide Basketball Training, Mentorship Activities and Public Speakers, and Reading Coaches. Partnership with Allegany Franciscan Ministries - who will provide $5,000 that will be used to purchase basketball equipment and sports uniforms. Lunch and snacks will be provided daily.

Site Developments

Rocla Concrete Tile, Inc.- 600 South 3rd Street

New Production Plant

Finished Plant – Street View

Oak Alley Subdivision - S. 25th Street

Oak Alley consists of 56 home sites, of which only 10 remain available for purchase.

Current Construction

Single Family Homes
Finished GHO Home – Street View

Gated community.
Each home is surrounded by Live and Laurel Oaks.

Tip A Cop

On Friday, March 18, 2016, Officers from the Fort Pierce Police Department teamed up again with Deputies from the St. Lucie County Sheriff's Office for the second "Tip A Cop" event. "Tip A Cop" is a fundraiser to raise money for the Florida Special Olympics, St. Lucie County chapter. This time, the venue was held at Carrabba's Italian Grill in Port St. Lucie, FL. The Officers and Deputies worked as servers alongside the service staff of Carrabba's and raised over $1,850 in tip money for the Florida Special Olympics. Many thanks to all who came out to support this great cause and of course, many thanks to Carrabba's Italian Grill (St. Lucie West) for inviting us to their location for this fundraiser.

The next "Tip A Cop" event will be on April 1, 2016 from 5:00 pm to 9:00 pm at the Outback Steakhouse in St. Lucie West.

Sandy Shoes Seafood Festival "Grapefruit Squeeze-Off"

The Fort Pierce Police Department participated in the "Grapefruit Squeeze-Off", an annual tradition at the Sandy Shoes Seafood Festival. This is the second year the Fort Pierce Police Department has entered the contest. The team consisted of a cutter (Detective Ludmila Quintao) the squeezer (Officer Damian Spotts) and the pourer (Detective Diego Palacio). The team squeezed 13 cups of juice within the two minute time limit, which placed our team in third.

Mentorship Makes A Difference

Officer Dreizehnter, who regularly mentors the young ladies at the PACE Center for Girls was invited to their "Cook with a Cop" breakfast. As a result of their positive behavior, a select group of girls were nominated to participate. They had great conversations about making good choices and looking at life past the here and now.

Police Department

Kids at Hope Spring Break 2016 Forum

"Mutual Understanding and Respect"....it is vital for a positive relationship between Law Enforcement and youth. That was evidenced at the G.A.A.P (Gaining Appreciation Adjusting Perspective) youth forum. The forum was a circle forum comprising of local youth and Law Enforcement Officers from St. Lucie County (Fort Pierce Police Department, St. Lucie County Sheriff's Office and the Port St. Lucie Police Department). There were open and unobstructed discussion about the interaction between local youth and local Law Enforcement. Discussions were real and all parties offered their opinions, concerns and suggestions in a neutral setting. These forums are vital in building a positive relationship between Law Enforcement and youth.

Officer Woodruff speaking at the Forum (second from left)

Information Technology Department

FPTV

Working with building department to create FPTV content to inform the public of issues concerning building, permits, and the process in general.

Working with media team (Shyanne Helms, Linda Cox and DeVoshay Johnson) to create media policy for FPTV.

Tightrope rebranding complete. Next phase is gathering fresh and relevant City of Fort Pierce content to launch our newly designed channel.

FPTV mockup is shown on the left.

"Warm Handshake"

Initiated rotation of support staff and instituted "warm handshake". Support staff introduced themselves to the department heads and evaluated the needs and concerns of each department opening lines of communication, confidence, and comradery.

Leticia Cruz, IT Specialist's "warm handshake" with Planning on the left and Code Enforcement on the right.

City Marina

CITY MARINA SALES REPORT 2016		
	January	February
Dockage Reservations	220	174
Monthly Dockage	$67,712.40	$85,306.04
Transient Dockage	$79,804.67	$70,780.53
Electricity	$6,731.58	$6,327.18
Retail	$18,438.13	$25,856.25
Gas Sales	$11,433.13	$9,167.88
Diesel Sales	$63,883.57	$26,517.74
TOTALS	$248,003.48	$223,955.62

Marine Trawlers Owners Association Upcoming Spring Gathering

Approximately 55 trawlers will be gathering in Fort Pierce for the Marine Trawlers Owners Association Spring rendezvous, April 5, 2016 through April 7, 2016. MTOA is a national cruising organization. They have rented out the River Walk Community Center for their meeting space and will be arriving throughout the month to enjoy the local area.

Construction Updates

Indian Hills Recreation Area - Stormwater Improvements

Substantial completion has been reached on all five pedestrian bridges in Phase II (south side of Savannah Road). Contractor began picnic pavilion construction last week and wetland planting commenced this week. Construction is on schedule to be completed June 2016.

80' Pedestrian Bridge and Compacted Rock Trail

Indian Hills Phase II – Wetland Planting

Construction Updates

Veterans Memorial Park Phase II Stormwater Improvements

Pervious Paver Parking Area

Construction of the stormwater improvements are underway. Contractor has completed the southern bio-swale, the concrete terrace seating area at the lake edge, the pedestrian bridge cap beam, and the underground drainage. Work continues on the lake area and the northern parking area/access aisle.

Pedestrian Bridge/Retaining Wall

Lake excavation complete and natural stone cladding has been installed on the retaining walls and the pedestrian bridge. The northern parking area is scheduled for its first lift of asphalt next week and within two weeks the north parking area will be open to the public. Representative Larry Lee was able to secure funding in the amount of $100,000 from Governor Scott via a members' request.

13th Street and 17th Street Reconstruction

Paving and drainage plans have been completed for both projects. Awaiting 17th Street final plans from FPUA to incorporate into our bid plans. Contract documents for 13th Street have been completed and forwarded to Purchasing with a request for advertisement of bids. 17th Street expected to go out for bid in two (2) months.

Street Resurfacing

Contract submitted for review by Risk Management and City Attorney. Anticipate construction beginning within 30 days. Streets to be resurfaced include 12th Street (Ave. H to Ave. M), 21st Street, Birch Street, and 23rd Street from Georgia Avenue to Virginia Avenue.

City Marina Dinghy Dock Construction

Awaiting the executed BIG grant contracts to proceed with the project advertisement. RFP anticipated advertisement in April and construction start anticipated May/June 2016. We have received the executed FIND documents for incorporation into the RFP documents.

H.D. King Power Plant Clean-up

Cardno began remediation work the first week of March 2016. Approximately 5,000 tons have been removed from the site. Cardno has presented 60% design plans for the seawall replacement along Moore's Creek.

Sunrise Theatre

SUNRISE THEATRE FINANCIAL REPORT - FEBRUARY 2016					
Date	Show	Attendance	Total - Expense	Total - Revenue	Gain/(Loss)
2/3/2016	Masters of Illusions	820	29,220.94	36,631.35	7,410.41
2/4/2016	Brass Transit/Chicago	229	20,317.37	9,883.08	(10,434.29)
2/5/2015	Buddy Holly Story	1,132	33,581.96	60,042.64	26,460.68
2/5/2016	Girls, Guns & Glory	103	1,063.49	1,805.00	741.51
2/6/2016	Patti LaBelle	858	82,473.92	70,303.23	(12,170.69)
2/11/2016	Tony Bennett	1,195	110,811.75	137,227.20	26,415.45
2/13/2016	Gladys Knight	843	73,695.50	61,993.44	(11,702.06)
2/14/2016	Midtown Men	1,095	39,620.98	59,198.90	19,577.92
2/19 & 2/20	Doo Wop Weekend	1,397	53,088.20	68,589.26	15,501.06
2/21/2016	Melissa Etheridge	843	67,098.83	65,137.66	(1,961.17)
2/22/2016	Super Scientific Circus	N/A	4,560.77	88.00	(4,472.77)
2/23/2016	David Feherty	1,097	58,320.64	71,298.56	12,977.92
2/24/2016	Hotel California	1,092	39,338.14	45,626.16	6,288.02
2/25/2016	Rat Pack	351	21,035.18	17,776.36	(3,258.82)
2/27/2016	Australian Bee Gees	505	22,980.77	20,227.00	(2,753.77)
2/28/2016	Beach Boys	1,179	65,925.23	82,653.33	16,728.10
Month	Jazz Jam	755	1,138.20	8,041.00	6,902.80
Month	Comedy Corner	356	3,856.69	7,244.00	3,387.31
		TOTALS	$728,128.56	$823,766.17	$95,637.61

John Wilkes and Frank Sinatra, Jr.

Members beginning at the $250 level and up, recently had the opportunity to attend Meet & Greets with The Beach Boys, Mickey Gilley, and Frank Sinatra, Jr. Unfortunately, Mr. Sinatra passed away days after his well-received performance on March 10.

NEW BUSINESSES 2/27/16—3/23/16	
Business Name	**Street Address**
Big Dog Repair, LLC	117 Orange Ave
Brock Logistic, LLC	130 S Indian River Dr
Da'heelz And Stuff	4830 S US Hwy 1
Elhilal, Alexander H., M.D.	1700 S 23rd St
Elite Auto Sales of St. Lucie	3512 Okeechobee Rd
First Class Diagnostics LLC	300 S 6th St
Goldar, Jose Manuel, M.D.	1700 S 23rd St
Grace of Sunshine Pool Service	112 Rockland Dr
Lawnwood Behavioral Health Ser	1870 N Lawnwood Cir
Paradise Home & Patio/Furnitur	4051 S US Hwy 1
Pupuseria La Salvadorena	2911 Okeechobee Rd
Ragland, Chardreaka	5203 Okeechobee Rd
Regus Management Group LLC	130 S Indian River Dr
Relentless Pressure Cleaning	505 Mayflower Ln
Romans, Nicole Lynn	1870 N Lawnwood Cir
Ruiz, Merly	6693 Samba St
Sheridan Healthcorp, Inc	1700 S 23rd St
Skele-Crew	1153 Bayshore Dr
Smith, Anthony L	1007 Avenue F
Soto Lawn Service & Care, LLC	117 S 16th St
Taqueria Las Brisas LLC	850 S 21st St
Tercie's House of Beauty	5203 Okeechobee Rd
The Beach Spa LLC	946 Seaway Dr
The Betancourt Cleaning Servic	108 Roselyn Ave
The Minisuper, LLC	2921 S US Hwy 1
Twisted Wrenches Automotive	706 S 5th St

Public Works Department

Jetty Park Parking Area Delineation

The Public Works Department secured a contractor to provide concrete curb delineation within the temporary parking area established at the west end of Jetty Park. This will bring organization to that heavily utilized area. This task was completed on March 23, 2016.

Jaycee Park

PWD staff is working together on a beautification project at Jaycee Park. All palm trees are being trimmed, the volley ball pit is being reestablished, planters are being refurbished and some painting within the park.

Melody Lane Fishing Pier and Wall

Staff has increased the maintenance in the area as well as removed stumps, filled in irregularities in the grade, added sod in bare areas, pressure washed the sidewalk and painted the entire wall.

River Walk Center

upcoming events

Event	Date	Time	Location
Friday Fest	4/1	5p-9p	Marina Square
Farmers Market	Saturdays	7a-1p	Marina Square
Green Market	Wednesdays	12p-6:30p	Marina Square
Avenue D Market	Fridays & Saturdays	8a-10:30p	Ave D Plaza
Food Truck Invasion	4/5 & 4/19	5p-10p	River Walk Center
Taste of St. Lucie	4/13	5:30p-8p	Veterans Memorial Park
Sailfish Brewery 3rd Anniversary Party	4/23	12p-9p	N. 2nd St.

Code Enforcement

This property is located at 721 S 22nd Street. The property was previously used as an illegal assisted living facility and the owner was eventually charged and convicted of this offense. After his incarceration, the bank foreclosed upon the property and it was sold to a new owner. The new owner obtained all the necessary permits and has done a very successful rehabilitation of the property.

Before

After

These are two adjacent properties located on Tucker Court that were recently placed on our Nuisance Abatement bid list. One property was cut and boarded by the property owner and one was addressed by a city vendor. The clean up action at both properties has made a major positive impact on the neighborhood.

Before

After

Indian Hills Golf Course

11th Annual Edward G. Enns City Championship

The 11th Annual Edward G. Enns City Championship was hosted on March 19th and 20th. There were 70 competitors in the field with 5 divisions of play: Legends Division for men over 70 years of age, Senior Men's Division for men over 60 years of age, Men's Division for under 60 years of age, Senior Ladies Division for ladies over 60 years of age and Ladies Division for ladies under 60 years of age. On Saturday, there were two rain delays but the rounds were eventually concluded. On Sunday, there were a few showers in the morning before the 8:00 AM shotgun. The round began on time and was completed about 12:30 pm. A luncheon and awards ceremony followed after the last round, and everyone expressed what a good time they had and looked forward to playing again next year.

Legends: 1st, 2nd & 3rd place winners

Ladies: 1st, 2nd & 3rd place winners

The competitors prepare for the round

The signature 12th hole at Indian Hills for City Championship

Indian Hills Junior Golf Camp

- Ages: 7 to 17
- $65 per student (includes lunch and equipment)
- Camp 1: June 1-4
- Camp 2: June 15-18
- Camp 3: June 29-July 2
- Camp 4: July 20-23
- Time: 9:30a to 1:30P

1st Tee Program every Wednesday

THE SUNRISE CITY
FORT PIERCE
Florida

Together We Can

Inspire Excellence

Mission Statement

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."