

July 31, 2018

Rebecca Grohall
City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34950

Re: Indian River Villas
401 and 411 S Indian River Drive
Fort Pierce, Florida

Dear Mrs. Grohall,

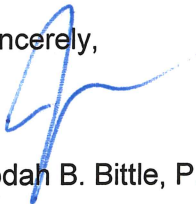
Enclosed please find one (4) originals of the following applications, application fees made payable to the City of Fort Pierce, 4 sets of plans, and a CD containing a pdf of all required documentation:

- Development Review: \$4,040.00 application fee
- Design Review: \$515.00 fee
- Capacity Analysis: \$2,000.00 fee
- Zoning Atlas Map Amendment
- Capacity Analysis

The Indian River Villas project is a 12 unit multi-family development that includes 2 (6 unit) buildings with garages located on the east side of Indian River Drive just south of Citrus Avenue. The building consists of a lobby, mechanical rooms and elevators. The building consists of three floors of multi-family units. We are proposing a one-way driveway along the Indian River Drive roadway for parking. The park at Citrus Avenue is currently under construction.

If upon your review, should you have any questions or require additional information please feel free to contact me.

Sincerely,



Jodah B. Bittle, P.E.

cc: Mike Abinanti



DEVELOPMENT REVIEW

Property address or Location 401 & 411 S. Indian River Drive
 Parcel ID #(s) 2410-808-0017-000-7 / 2410-808-0019-000-1
 Project description Proposed 12 unit multi-family development that includes 2 (6 unit) buildings with garages

TA1 (IRD) LLC & TMH, LLC
Property Owner(s)
 266 Park Drive
 Street Address
 Palatine IL 60067
 City State Zip
 847-337-1756
 Phone Number
 mabinanti@comcast.net
 Email Address

Schulke, Bittle & Stoddard, LLC
Applicant/Representative, Title, Company
 1717 Indian River Boulevard, Suite 201
 Street Address
 Vero Beach FL 32960
 City State Zip
 772-770-9622
 Phone Number
 wstoddard@sbsengineers.com; jschulke@sbsengineers.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. 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.

[Signature] 7/24/2018
 Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Illinois COUNTY COOK
 The foregoing instrument was acknowledged before me this 24 day of July, 2018, by Michael Abinanti who is personally known to me or has produced drivers license as identification.



[Signature] 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 _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

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			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: **12**

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Institutional	Multi-Family Residential	Indian River Lagoon	Vacant

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)



Design Review

Property address or Location 401 & 411 S. Indian River Drive
 Parcel ID #(s) 2410-808-0017-000-7 / 2410808-0019-000-1
 Project Description Proposed 12 unit multi-family development that includes 2 (6 unit) buildings with garages

TA1 (IRD) LLC & TMH, LLC
Property Owner(s)
266 Park Drive
Street Address
Palatine IL 60067
City State Zip
847-337-1756
Phone Number
mabinanti@comcast.net
Email Address

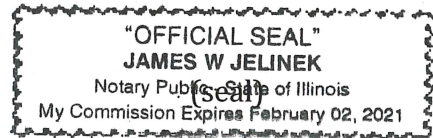
Schulke, Bittle & Stoddard, LLC
Applicant/Representative, Title, Company
1717 Indian River Boulevard, Suite 201
Street Address
Vero Beach FL 32960
City State Zip
772-770-9622
Phone Number
wstoddard@sbsengineers.com; jbittle@sbsengineers.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the 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.

Michael Abinanti 7/24/2018
 Property Owner(s) Signature(s)

STATE OF FLORIDA ^{IL 60067} COUNTY COOK
 The foregoing instrument was acknowledged before me this 24 day of July, 2018, by
Michael Abinanti who is personally known to me or has produced
drivers licence as identification.

[Signature]
 Signature of Notary

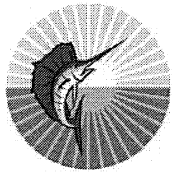


TO BE COMPLETED BY STAFF

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



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 & 411 S. Indian River Drive
2. Property Tax ID(s): 2410-808-0017-000-7 / 2410-808-0019-000-1
3. Total Acreage: 0.957
4. Existing Future Land Use Designation: OP - (Offices, Professional & Business Services)
5. Existing Zoning Classification: C-1 (Office Commercial)
6. Proposed Zoning Classification: PD (Planned Development)
7. Other applications being submitted concurrent with this application, if any: Development Review, Design Review & Capacity Analysis

8. Describe the existing uses, improvements and structures on the amendment lands: N/A

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To develop the site per the attached plans

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Institutional	CBD	C-1
South	Multi-Family Residential	OP	C-1
East	Indian River Lagoon	N/A	N/A
West	Vacant	OP	C-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	30	0.957	AE-4 & X VE-8
Proposed	CBD	PD	24	0.957	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 3,120
Current Zoning	Total gallons per day 3,120
Proposed Zoning	Total gallons per day 3,120
Change in Demand	Total gallons per day 3,120

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 3,120
Current Zoning	Total gallons per day 3,120
Proposed Zoning	Total gallons per day 3,120
Change in Demand	Total gallons per day 3,120

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	17.70	17.70	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 Elementary / Dan McCarty Middle	Lincoln Park Academy
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning Enrollment Demand	3.55	8.28
Proposed Zoning Enrollment Demand	3.55	8.28
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
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 volume discharge 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	70	10/12	
Proposed Zoning	70	10/12	
Change in Demand	Trips 0	Trips 0	
Impact to Capacity	de minimus		

12. Name of Owner(s): TA1 (IRD) LLC & TMH, LLC
 Mailing Address: 266 Park Drive
 City Palatine State IL Zip 60067
 Phone # 847-337-1756
 E-mail: mabinanti@comcast.net

13. Name of Applicant: Same as agent / representative
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: Schulke, Bittle & Stoddard, LLC
 Mailing Address: 1717 Indian River Boulevard, Suite 201
 City Vero Beach State FL Zip 32960
 Phone # 772-770-9622 Fax # 772-770-9496
 E-mail: wsstoddard@sbsengineers.com; jbbittle@sbsengineers.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

7/31/2018

1717 Indian River Boulevard, Suite 201 Vero Beach FL 32960

Address 772-770-9622 State FL Zip 32960
772-770-9496 wstoddard@sbsengineers.com; jbittle@sbsengineers.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.

Michael Abinanti 847-337-1756

Property Owner's Name (Please Print) Phone
266 Park Drive, Palatine IL 60067

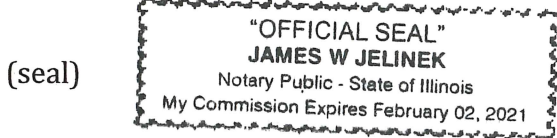
Address State Zip

Handwritten signature of Michael Abinanti Date 7/24/2018

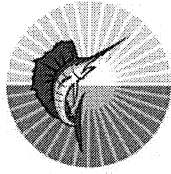
STATE OF FLORIDA) ILLINOIS
ST LUCIE COUNTY) COOK COUNTY

The foregoing instrument was acknowledged before me this 24 day of July, 2018, by Michael Abinanti who is personally known to me or has produced driver's license as identification.

Signature of Notary



OFFICE USE:
DATE RECEIVED: Signed:
File Number: Check No: Receipt No:
TRC Review: Planning Board Review: City Commission:
Ordinance No: Date Approved:



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Institutional	CBD	C1
South	Multi-Family Residential	OP	C1
East	Indian River Lagoon	N/A	N/A
West	Vacant	OP	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C-1	30	0.957	AE-4 & X VE-8
**Proposed	CBD	PD	24	0.957	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 3,120
Current Zoning/FLU	Total gallons per day 3,120
**Proposed Zoning/FLU	Total gallons per day 3,120
**Change in Demand	Total gallons per day 3,120

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 3,120
Current Zoning/FLU	Total gallons per day 3,120
**Proposed Zoning/FLU	Total gallons per day 3,120
**Change in Demand	Total gallons per day 3,120

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	17.70	17.70	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 Elementary / Dan McCarty Middle	Lincoln Park Academy
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	3.55	8.28
**Proposed Zoning/FLU Enrollment Demand	3.55	8.28
**Change in Demand	0.00	0.00

E. Solid Waste: Residential (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/FLU	2
**Proposed Zoning/FLU	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 volume discharge increase proposed
---------------	---------------------------------------

III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	70	10/12
**Proposed Zoning/FLU	70	10/12
*Change in Demand	Trips 0	Trips 0
Impact to Capacity	de minimus	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family	1	12	1.46	12/2018	12/2019
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

LETTER OF AUTHORIZATION

Re: Indian River Villas
401 & 411 S. Indian River Drive, Ft. Pierce

To Whom It May Concern:

This is written authorization for Joseph W. Schulke, Jodah B. Bittle, William P. Stoddard, or Geoffrey Barkett of Schulke, Bittle & Stoddard, L.L.C. to act as the agent on behalf of TAI (IRD) LLC & TMH, LLC c/o Michael Abinanti in the processing of all planning and permitting for the above referenced project.

Sincerely,

Michael Abinanti (Signature)

Michael Abinanti
TAI (IRD) LLC & TMH, LLC

County of ~~Indian River~~ COOK
State of ~~FLORIDA~~ ILLINOIS

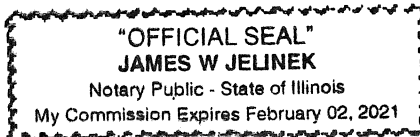
Sworn and subscribed before me this 24 day of July, 2018 before me personally appeared Michael Abinanti who is to me well known or who produced drivers license as identification.

JAMES JELINEK

My Commission Expires: February 02 2021

Printed Name:
Notary Public - State of Florida State of Illinois

[Signature]



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: OFFICE COM
City/County: Fort Pierce

Ownership

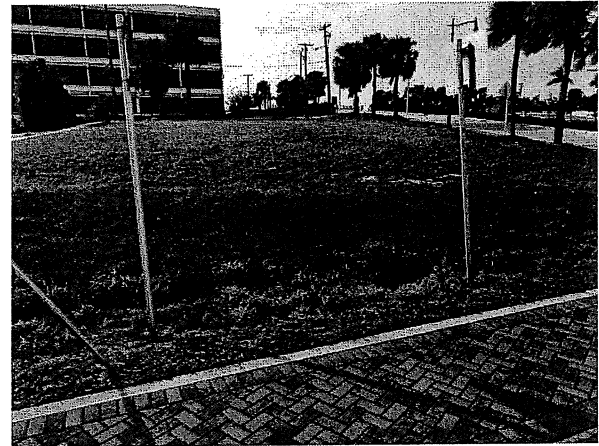
TA1 (IRD) LLC
266 Park Dr
Palatine, IL 60067

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: \$711,900
Assessed Value: \$694,870
Exemptions: \$0
Taxable Value: \$694,870
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: XX00
Deed: WD
Grantor: Bryan Jr Ben L
Price: \$1,500,000

Date: Dec 1, 1986
Book/Page: 0526 / 1175
Sale Code: XX00
Deed: CV
Grantor:

Price:

\$300,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: 2014
No. Units: 0

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$711,900
Just/Market:	\$711,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$17,030
Assessed:	\$694,870
Exemption(s):	\$0
Taxable:	\$694,870

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 Assessments that could be charged against this property. The total amount

Historical Values

Permits

Number:	F01-0000415
Issue Date:	Apr 13, 2001
Description:	Additions to existing construction
Amount:	\$1,344
Fee:	\$0
Number:	F98-001205
Issue Date:	Sep 22, 1998
Description:	Roof
Amount:	\$7,500
Fee:	\$7,500
Number:	MC2003-19
Issue Date:	Jan 23, 2003
Description:	Air Conditioning Only
Amount:	\$2,350
Fee:	\$75
Number:	0800001239
Issue Date:	Sep 23, 2008
Description:	Alterations/Remodeling
Amount:	\$2,000
Fee:	\$50
Number:	BP09-1483
Issue Date:	Mar 18, 2010
Description:	Demolition
Amount:	\$0
Fee:	\$130
Number:	BP09-1483
Issue Date:	Sep 7, 2010
Description:	Demolition
Amount:	\$0
Fee:	\$200

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Fort Pierce](#)

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

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

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.

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.

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:

DCGG, LLC, a Florida limited liability company

By: MMG HOLDINGS, LLC, an Illinois limited liability company, its Sole Member and Manager

By: Eugene A. Jozwiak
Eugene Jozwiak, Manager of MMG HOLDINGS, LLC

[Signature]
Witness Signature

Deborah L Carver
Printed Name

[Signature]
Witness Signature

DAVID S. CARVER
Printed Name

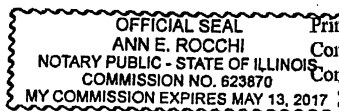
STATE OF Illinois
COUNTY OF Cook

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, 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

[Signature]
Notary Signature



Printed Notary Name: Ann E Rocchi
Commission No.: _____
Commission Exp.: 5-13-17

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 6°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.

Property Identification

Site Address: 411 S INDIAN RIVER DR
 Parcel ID: 2410-808-0019-000-1
 Account #: 23896
 Map ID: 24/10G
 Use Type: 1000
 Zoning: Planned De
 City/County: Fort Pierce

Ownership

TMH LLC
 266 Park DR
 Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOT 3 AND THAT PART OF
 VAC 2ND ST MPDF: BEG NW COR OF LOT 3, TH S 17 06 20 E 91.62 FT,
 TH N 89 51 35 W 4.19 FT, TH N 17 06 20 W 92.62 FT, TH S 89 51 35 E 4.19
 FT TO POB (0.53 AC - 23,087 SF) (MAP 24/10G) (OR 1814-1626: 3856-
 1386)

Current Values

Just/Market Value: \$375,000
 Assessed Value: \$368,280
 Exemptions: \$0
 Taxable Value: \$368,280
 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): 23,087

Sale History

Date:	Sep 25, 2003
Book/Page:	1814 / 1626
Sale Code:	XX00
Deed:	WD
Grantor:	MMG Holdings Llc
Price:	\$400,000
Date:	Sep 20, 2001
Book/Page:	1444 / 1613
Sale Code:	XX00
Deed:	WD
Grantor:	Rech Mitchell E
Price:	\$282,000
Date:	Aug 1, 1972
Book/Page:	0205 / 1844
Sale Code:	XX00
Deed:	CV
Grantor:	

Price:

\$30,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: 2014
No. Units: 0

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$375,000
Just/Market:	\$375,000
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$6,720
Assessed:	\$368,280
Exemption(s):	\$0
Taxable:	\$368,280

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 Assessments that could be charged against this property. The total amount

Historical Values

Permits

Number:	F93-001012
Issue Date:	Jul 16, 1993
Description:	Roof
Amount:	\$175
Fee:	\$175
Number:	F94-001036
Issue Date:	Aug 25, 1994
Description:	Roof
Amount:	\$500
Fee:	\$500
Number:	F98-001468
Issue Date:	Dec 21, 1998
Description:	Fence
Amount:	\$2,200
Fee:	\$2,200
Number:	BP09-1419
Issue Date:	Jan 1, 2009
Description:	Demolition
Amount:	\$0
Fee:	\$0
Number:	BP09-1419
Issue Date:	Sep 1, 2009
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.
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, KORLEGARD & DeROSS
401 So. Indian River Dr.
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification (Folio Number):
Courthouse Box #25
2410-808-0019-000/1

Grantee(s) S.S. #(s):

WARRANTY DEED

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.)

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.

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.

0.00
2,800.00
0.00
\$ \$ \$
* Doc Assump: \$ \$ \$
* Doc Tax : : :
* Int Tax : : :

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2283553 OR BOOK 1814 PAGE 1626
Recorded: 10/06/03 15:53

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS
FOR
Indian River Drive LUPA

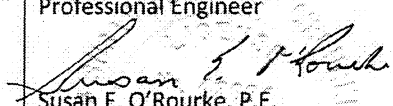
Prepared for:

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
Suite 402
Stuart, FL 34994

772.781.7918

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

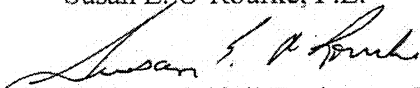
Re: Indian River Drive, 8 lots LUPA

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

772.781.7918

SEORourke@comcast.net

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
TRIP GENERATION	3
LANE GEOMETRICS	3
PROJECT ASSIGNMENT	3
FUTURE TRAFFIC - 2020	7
FUTURE TRAFFIC - 2035	7
CONCLUSION	7

TABLES

TABLE 1: Trip Generation- Existing Future Land Use	4
TABLE 2: Trip Generation – Proposed Future Land Use	4
TABLE 3: Net Trips	4
TABLE 4: Project % Impact	6
TABLE 5: Link Analysis 2020	8
TABLE 6: Link Analysis 2035	9

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Percent Assignment	5

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

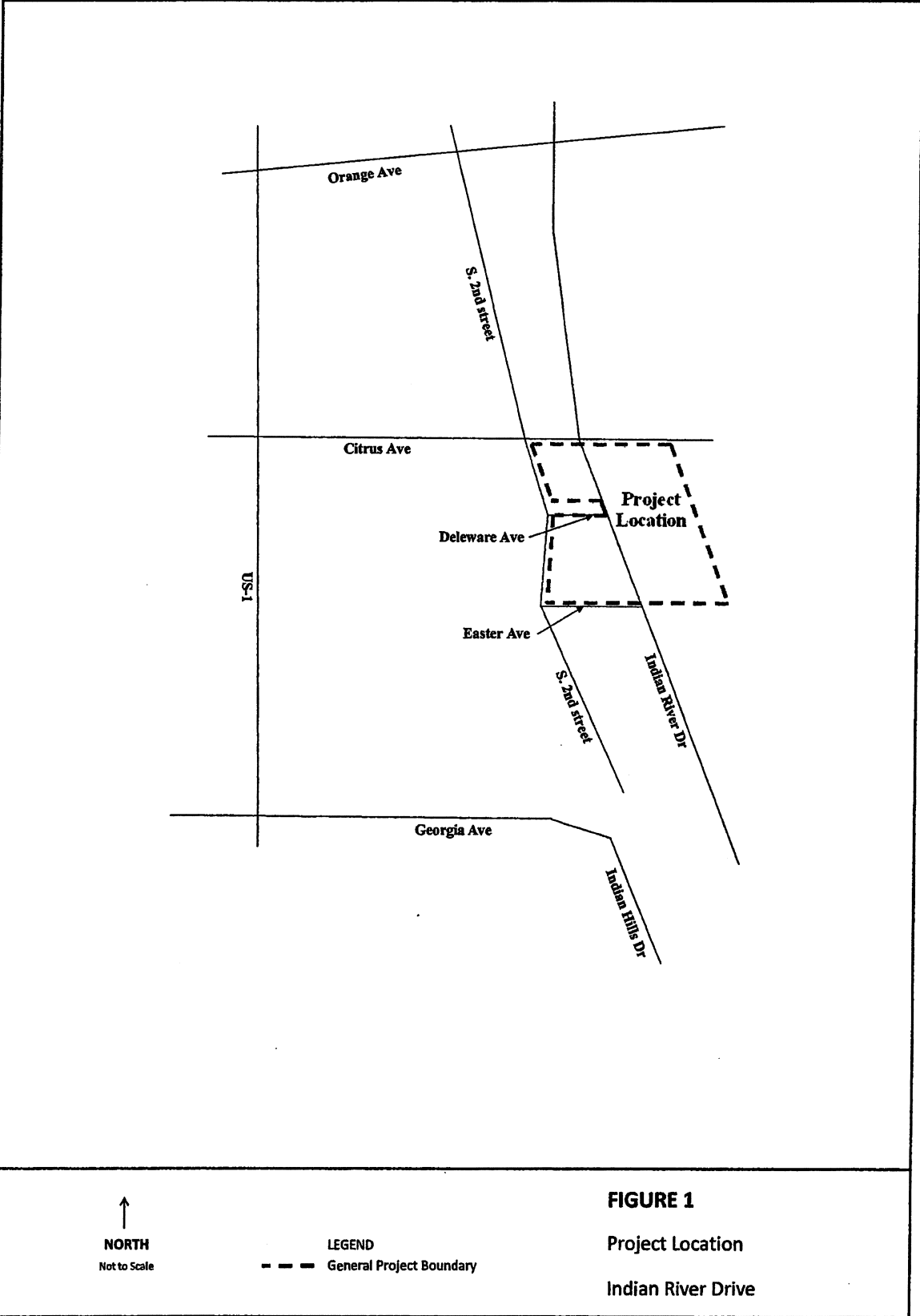
Each of these steps is outlined herein.

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.



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 $T=32.2(K)$	Daily Trips	Internal %	Net Trips
Office	710	168,577		5445	0	5445
Total		168577		5445		5445

AM

Description	Land Use Code	Quantity	AM Equation $L_n(t) = 0.80 + 1.57$	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net In	Net Out
Office	710	168,577		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 $T = 1.12(K) + 78.45$	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net In	Net Out
Office	710	168,577		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 $T=32.2(K)$	Daily Trips	Internal %	Net Trips
Office	710	252,866		8168	0.47%	8129
Condo Units	230	56		388	10%	349
Total				8556		8478

AM

Description	Land Use Code	Quantity	AM Equation $L_n(t) = 0.80 + 1.57$	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net In	Net Out
Office	710	252,866		402	88	12	354	48	0.79%	389	351	48
Condo Units	230	56		32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

PM

Description	Land Use Code	Quantity	PM Equation $T = 1.12(K) + 78.45$	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net In	Net Out
Office	710	252,866		362	17	83	61	301	1%	358	61	297
Condo Units	230	56		37	67	33	25	12	10%	54	23	11
Total				399			86	313		392	84	308

Source: Trip Generation, 9th Edition

Table 3: Net Trips

Description	Existing FLU	Proposed FLU	Difference
Daily	5445	8478	3033
AM Peak Hour Trips	291	428	137
PM Peak Hour Trips	267	392	125

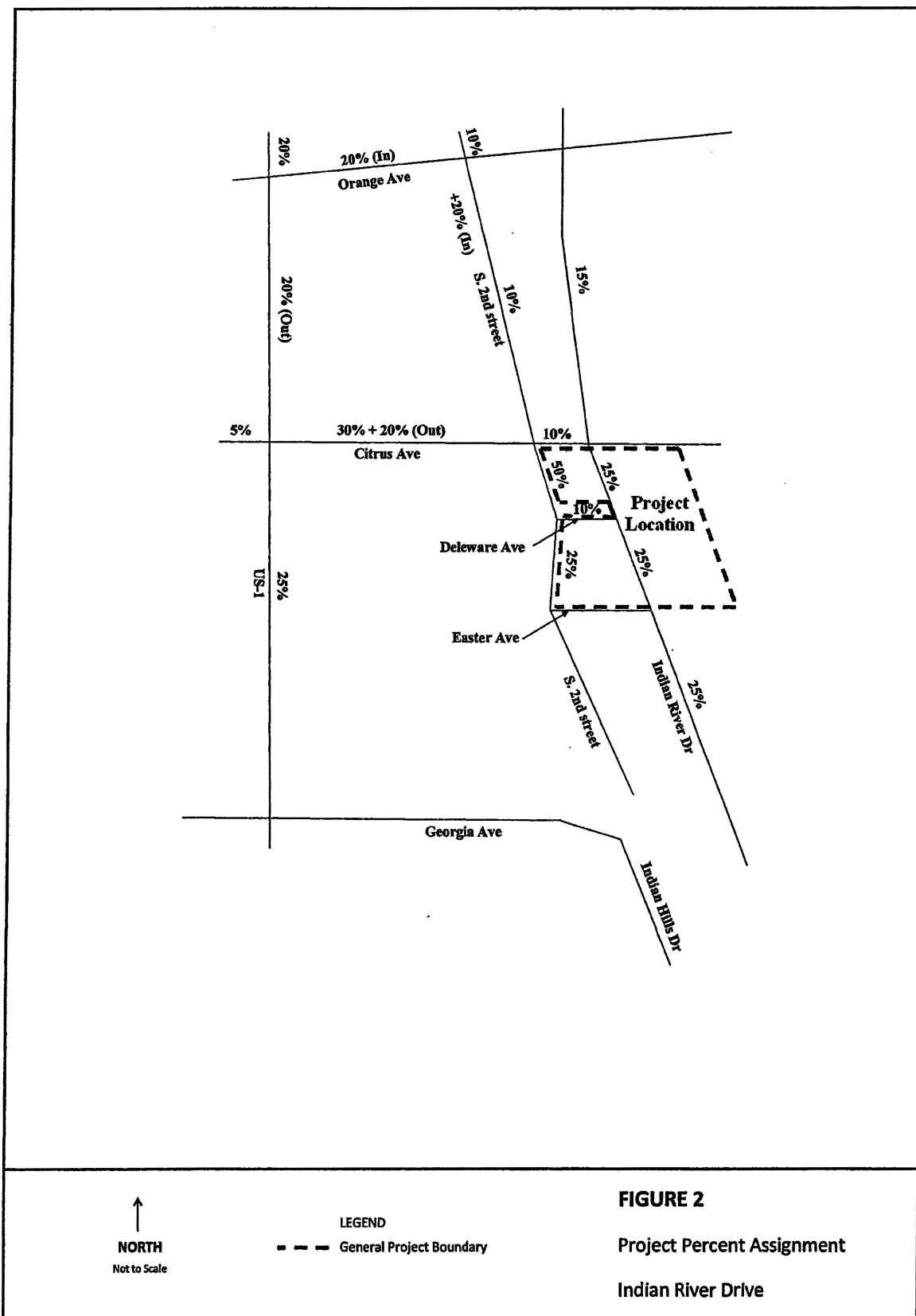


TABLE 4: Project Percent Impact

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 Interrupted Flow ClassII	NO	13320	303	2.28%	10%
	(6)Orange Ave	Citrus Avenue	2L	Non-State Interrupted Flow ClassII	Yes	13320	607	4.55%	30%
	Citrus Ave	Easter Avenue	2L	Non-State Interrupted 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	Uninterrupted Flow Highway	Yes	24200	758	3.13%	25%
	Savannah	South	2L	Uninterrupted Flow Highway	Yes	24200	607	2.51%	20%

1) St. Lucie County Comprehensive Plan Classification	Daily Trips In	1,517
2) FDOT 2012 Corresponding LOS	Daily Trips Out	1,516
3) Inbound only		1.010
4) Inbound /outbound 30% plus 20% outbound		5
5) 20% Outbound Only	Total	3033
6) 10% plus 20% Inbound Only		

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 on Adjacent Link	2014 (1)	Years Growth	2020 + Growth	Existing FUL A Trips	2020 Growth + Committed	LOS D Daily Capacity (FOO T 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
	Citrus 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 on Adjacent Link	2035	Years Growth	2035 AADT	Existing FUL A Trips	2035 PM Growth	LOS D Daily Capacity (FOO T 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 EFTU 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**

Traffic Counts and Level of Service Report Fall 2013

Roadway Name	Location	AADT	PKFH Service Capacity	AMPKFH P/B/D		SMPKFH P/B/D	
				Volume	V/C	Volume	V/C
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	153	B
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,900	1,120	393	B	341	B
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	153	B
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	1,783	830	135	B	123	B
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,000	830	401	B	358	B
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,800	830	294	B	266	B
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	175	B
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,451	1,140	240	B	219	B
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,451	1,140	240	B	219	B
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,451	1,140	240	B	219	B
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	297	B
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	297	B
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	297	C
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	447	740	32	B	29	B
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,600	600	229	B	269	B
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,400	1,140	326	B	357	B
INDIAN RIVER DR	WALTON RD to MIDWAY RD	3,800	1,140	297	B	298	B
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,369	1,140	465	C	484	C
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	4,100	1,140	366	B	383	B
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,423	730	263	C	301	C
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,639	790	271	B	264	B
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,876	600	343	D	404	D
INDIAN RIVER DR	AVENUE A to AVENUE D	5,876	630	343	B	404	C
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,318	1,120	96	B	104	B
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,318	3,130	96	B	104	B
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	10,129	3,130	579	B	609	B
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	10,129	640	579	C	609	D
INDRIO RD	JOHNSTON RD to EMERSON RD	10,129	800	579	C	609	C
INDRIO RD	EMERSON RD to KINGS HWY	9,745	840	587	C	494	C

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	P.M. Service Capacity	A.M. Pk Hr Pk Dir		P.M. Pk Hr Pk Dir				
				Volume	LOS	Volume	LOS	Volume	V/C	
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	0.844	C	173	C	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	0.488	C	123	C	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	510	41	C	0.164	C	41	C	0.164
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	710	72	C	0.206	C	85	C	0.243
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	710	118	C	0.337	C	116	C	0.331
7TH ST	CITRUS AVE to ORANGE AVE	2,168	640	118	C	0.369	C	116	C	0.363
7TH ST	ORANGE AVE to AVENUE C	3,700	640	194	C	0.606	C	202	C	0.631
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	0.776	C	202	C	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	640	194	C	0.606	C	202	C	0.631
7TH ST	AVENUE D to AVENUE H	1,700	640	108	C	0.338	C	107	C	0.334
10TH ST	DELAWARE AVE to ORANGE AVE	150	510	11	C	0.044	C	14	C	0.056
10TH ST	ORANGE AVE to AVENUE C	150	510	11	C	0.044	C	14	C	0.056
10TH ST	AVENUE C to AVENUE D	150	510	11	C	0.044	C	14	C	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	640	405	D	0.633	D	367	D	0.573
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	710	405	D	0.570	D	367	D	0.517
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	640	269	C	0.841	C	269	C	0.841
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	640	315	C	0.984	C	308	C	0.963
13TH ST	ORANGE AVE to AVENUE B	3,400	640	190	C	0.594	C	191	C	0.597
13TH ST	AVENUE B to AVENUE D	3,400	640	190	C	0.594	C	191	C	0.597
13TH ST	AVENUE D to AVENUE H	3,600	640	204	C	0.638	C	194	C	0.606
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	0.816	C	194	C	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	0.816	C	194	C	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	0.816	C	194	C	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	510	139	C	0.556	C	133	C	0.532
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	710	305	C	0.871	C	297	C	0.849
17TH ST	ORANGE AVE to AVENUE D	3,367	640	168	C	0.525	C	166	C	0.519
17TH ST	AVENUE D to AVENUE Q	3,367	640	168	C	0.525	C	166	C	0.519
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	0.582	C	1,090	C	0.542

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	PK/HT Service Capacity	AM PK/HT PK/DIR		PM PK/HT PK/DIR	
				Volume	V/C	Volume	V/C
CAMEO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	4,600	640	299	0.934	286	0.894
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	710	528	0.744	448	0.631
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	0.176	39	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,540	510	0.739	528	0.765
CITRUS AVE	7TH ST to US 1	900	680	129	0.391	129	0.391
CITRUS AVE	US 1 to 2ND ST	4,020	710	239	0.683	244	0.697
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	0.664	172	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	0.353	209	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,540	162	0.235	143	0.207
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	0.932	261	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	640	0	0.000	0	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	640	159	0.497	148	0.463
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,540	336	0.487	318	0.461
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	2,850	589	0.212	559	0.201
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	2,850	899	0.323	868	0.312
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	2,850	692	0.249	620	0.223
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	2,850	743	0.267	677	0.244
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	2,850	779	0.280	792	0.285
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	2,850	550	0.198	533	0.192
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	2,850	410	0.147	406	0.146
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	830	269	0.345	292	0.374
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	0.508	242	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	710	81	0.231	74	0.211
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	0.825	407	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	830	462	0.592	407	0.522
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	830	653	0.837	667	0.855
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	830	605	0.776	544	0.697
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	750	202	0.285	218	0.307
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	750	237	0.334	277	0.390

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway/Name	Location	AADT	PMSV Service Capabilities	AMPHI/PLD		AMPHI/PLD	
				Volume	LOS	Volume	LOS
I-95	DRANGE AVE to INDRID RD	40,869	7,320	1,966	B	0,437	B
INDIAN RIVER DR	CITRUS AVE to DRANGE AVE	4,524	640	269	C	0,841	C
INDIAN RIVER DR	DRANGE AVE to AVENUE A	4,680	640	273	C	0,853	C
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,792	710	338	C	0,966	D
INDIAN RIVER DR	AVENUE A to AVENUE D	5,792	510	338	D	0,663	D
INDRID RD	PRIVATE RD to I-95 W RAMP	1,056	810	77	B	0,257	B
INDRID RD	I-95 W RAMP to I-95 E RAMP	1,056	3,240	77	B	0,043	B
INDRID RD	I-95 E RAMP to KOBLEGARD RD	9,713	3,240	555	B	0,307	B
INDRID RD	KOBLEGARD RD to JOHNSTN RD	9,713	660	555	C	0,895	C
INDRID RD	JDHNSTN RD to EMERSON AVE	9,713	840	555	C	0,703	C
INDRID RD	EMERSON RD to SEMINDLE RD	9,247	920	557	C	0,640	C
INDRID RD	SEMINDLE RD to KINGS HWY	9,247	790	557	D	0,705	D
INDRID RD	KINGS HWY to SLASH PINE TRL	5,525	710	377	D	0,531	D
INDRID RD	SLASH PINE TRL to US 1	5,525	830	377	C	0,483	C
INDRID RD	US 1 to DLD DIXIE HWY	900	640	61	C	0,191	C
JENNINGS RD	US 1 to LENNARD RD	3,833	1,890	308	C	0,171	C
JENKINS RD	EDWARDS RD to DKEECHDBEE RD	7,179	750	360	C	0,507	C
JENKINS RD	DKEECHDBEE RD to GRAHAM RD	9,848	830	592	C	0,759	C
JENKINS RD	GRAHAM RD to PETERSDN RD	9,848	590	592	F	1,003	C
JENKINS RD	PETERSDN RD to ORANGE AVE	9,848	830	592	C	0,759	C
JDHNSTN RD	ANGLE RD to L20	2,100	800	151	B	0,539	B
JDHNSTN RD	L20 to MEADDWDD DR	1,800	1,020	123	B	0,342	B
JDHNSTN RD	MEADDWDD DR to DLD JDHNSTN RD	1,800	800	123	B	0,439	B
JDHNSTN RD	DLD JDHNSTN RD to INDRID RD	1,800	800	123	B	0,439	B
JOHNSTON RD	INDRID RD to RUSSDS RD	6,674	800	428	C	0,751	C
JDHNSTN RD	RUSSOS RD to INDIAN RIVER C.L.	6,674	800	428	C	0,751	C
JUANITA AVE	53RD ST to 25TH ST	2,200	640	127	C	0,397	C
JUANITA AVE	25TH ST to US 1	3,300	640	223	C	0,697	C
KEEN RD	ANGLE RD to JUANITA AVE	2,566	590	220	C	0,393	C

* Volumes shown were adjusted using FDDT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	Peak Hour Service Capacity	AM Peak Period		PM Peak Period				
				Volume	LOS	Volume	LOS			
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	C	0,390	C	790	C	0,393
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	C	0,456	C	861	C	0,428
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	C	0,337	C	631	C	0,314
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	C	0,337	C	631	C	0,314
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	D	0,564	D	1,123	D	0,657
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	C	0,936	C	749	D	0,460
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	C	0,887	C	749	C	0,973
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	D	0,962	D	749	E	0,986
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	D	0,705	D	454	D	0,811
ORANGE AVE	7TH ST to US 1	6,904	280	440	D	0,786	D	391	D	0,698
ORANGE AVE	US 1 to 2ND ST	3,109	250	198	C	0,792	C	193	C	0,772
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	320	198	C	0,619	C	193	C	0,603
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	590	69	C	0,123	C	66	C	0,118
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	C	0,494	C	110	C	0,440
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	590	69	C	0,123	C	66	C	0,118
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	C	0,123	C	66	C	0,118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	C	0,500	C	236	C	0,421
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	830	609	C	0,781	C	502	C	0,644
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	1,890	0	B	0,000	B	0	B	0,000
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	C	0,408	C	132	C	0,528
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	C	0,396	C	93	C	0,372
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	830	0	B	0,000	B	0	B	0,000
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	830	0	B	0,000	B	0	B	0,000
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	590	0	B	0,000	B	0	B	0,000
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	830	0	B	0,000	B	0	B	0,000
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	2,720	1,703	C	0,643	C	1,507	C	0,569
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	2,850	2,395	C	0,862	C	2,128	C	0,765
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	2,850	3,214	F	1,128	F	2,917	F	1,024
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	2,720	3,214	F	1,182	F	2,917	F	1,072

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic

Traffic Counts and Level of Service Report Fall 2014

Roadway Name	Location	AADT	Highway Service Capacity	AM PKH PKWY		PM PKH PKWY	
				Volume	LOS	Volume	LOS
US 1	S OF SAEGER AVE to EASY ST	30,989	3,170	1,515	C	0,490	C
US 1	EASY ST to MIDWAY RD	29,394	3,170	1,370	C	0,443	C
US 1	MIDWAY RD to WEATHERBEE RD	29,824	2,100	1,401	C	0,697	C
US 1	WEATHERBEE RD to FARMER'S MARKET RD	29,824	2,000	1,401	C	0,734	C
US 1	FARMER'S MARKET RD to EDWARDS RD	29,824	2,000	1,401	C	0,734	C
US 1	EDWARDS RD to SAVANNAH RD	30,490	2,000	1,397	C	0,731	C
US 1	GARDENIA AVE to VIRGINIA AVE	30,490	2,000	1,397	C	0,731	C
US 1	SAVANNAH RD to GARDENIA AVE	30,490	2,000	1,397	C	0,731	C
US 1	VIRGINIA AVE to OHIO AVE	27,870	2,000	1,342	C	0,703	C
US 1	OHIO AVE to GEORGIA AVE	27,870	1,630	1,342	D	0,823	D
US 1	GEORGIA AVE to DELAWARE AVE	24,720	1,630	1,275	D	0,782	D
US 1	DELAWARE AVE to CITRUS AVE	25,675	1,630	1,301	D	0,798	D
US 1	CITRUS AVE to ORANGE AVE	24,421	1,630	1,216	D	0,746	D
US 1	ORANGE AVE to AVENUE A	25,675	1,630	1,301	D	0,798	D
US 1	AVENUE A to AE BACKUS AVE	25,675	1,630	1,301	D	0,798	D
US 1	AE BACKUS AVE to AVENUE D	25,675	1,630	1,301	D	0,798	D
US 1	AVENUE D to SR A1A SOUTH	25,675	1,630	1,301	D	0,798	D
US 1	SR A1A SOUTH to AVENUE H	28,000	2,100	1,496	C	0,744	C
US 1	AVENUE H to OLD DIXIE HWY	28,000	2,000	1,496	C	0,783	C
US 1	OLD DIXIE HWY to AVENUE O	29,190	2,000	1,610	C	0,843	C
US 1	AVENUE O to SR A1A NORTH	23,190	2,100	1,610	C	0,801	C
US 1	SR A1A NORTH to JUANITA AVE	15,177	2,100	911	C	0,453	C
US 1	JUANITA AVE to ST LUCIE BLVD	15,177	2,100	911	C	0,453	C
US 1	ST LUCIE BLVD to 25TH ST	15,795	2,100	940	C	0,468	C
US 1	25TH ST to INDRIO RD	15,795	2,100	940	C	0,468	C
US 1	INDRIO RD to TURNPIKE FEEDER RD	18,319	2,100	997	C	0,496	C
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	18,319	2,100	997	C	0,496	C
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	16,500	1,890	1,080	C	0,600	C
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	13,500	1,890	804	C	0,447	C

* 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

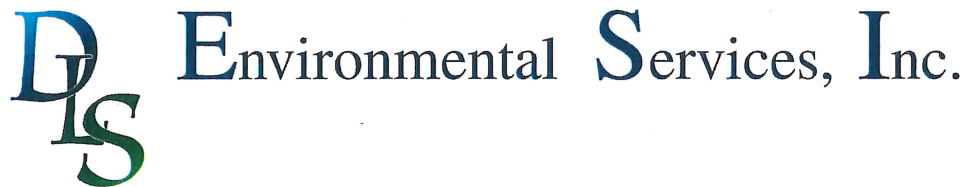
APPENDIX B
2035 Traffic Volumes and Roadway Network Data

TABLE 1

Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	16,800	17,700	**	4	47,400	64,000	77,900	84,600	
4	Divided	*	37,900	39,800	**	6	69,900	95,200	116,600	130,600	
6	Divided	*	58,400	59,900	**	8	92,500	126,400	154,300	176,600	
8	Divided	*	78,800	80,100	**	10	115,100	159,700	194,500	222,700	
						12	162,400	216,700	256,600	268,900	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	7,300	14,800	15,600	4	45,800	61,500	74,400	79,900	
4	Divided	*	14,500	32,400	33,800	6	68,100	93,000	111,800	123,300	
6	Divided	*	23,300	50,000	50,900	8	91,500	123,500	148,700	166,800	
8	Divided	*	32,000	67,300	68,100	10	114,800	156,000	187,100	210,300	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 20,000					
						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	8,600	17,000	24,200	33,300
2	Undivided	No	No	-20%		4	Divided	36,700	51,800	65,600	72,600
Multi	Undivided	Yes	No	-5%		6	Divided	55,000	77,700	98,300	108,800
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments					
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						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.					
Paved Shoulder/Bicycle Lane Coverage						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.					
		B	C	D	E	³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%		*	2,900	7,600	19,700	* Cannot be achieved using table input value defaults.					
50-84%		2,100	6,700	19,700	>19,700	** 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.					
85-100%		9,300	19,700	>19,700	**	Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/default.shtm					
PEDESTRIAN MODE² (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						



ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Indian River Drive Properties:

401 S. Indian River Drive
411 S. Indian River Drive
426 S. Indian River Drive
500 S. Indian River Drive
507 S. Indian River Drive
509 S. Indian River Drive
519 S. Indian River Drive

Fort Pierce, Florida

Property Tax ID Numbers:

2410-808-0017-000-7
2410-808-0019-000-1
2410-808-0020-010-4
2410-809-0001-000-5
2410-809-0002-000-2
2410-809-0004-000-6
2410-810-0001-000-9

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520

Email: danna@dlsenvironmentalservices.com

TABLE OF CONTENTS

1.0 LOCATION..... 1
2.0 SOILS..... 1
3.0 HABITATS..... 2
 3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS 2
 3.2 PROTECTED SPECIES/WILDLIFE SURVEYS 2
 3.3 VEGETATION SURVEY (FLUCFCS) 5
 3.4 JURISDICTIONAL WETLANDS 6
4.0 PREVIOUS IMPACTS 6
5.0 SUMMARY 6

FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
Figure 3 FLUCFCS Map

APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 401 S. Indian River Drive, 411 S. Indian River Drive, 426 S. Indian River Drive, 500 S. Indian River Drive, 507 S. Indian River Drive, 509 S. Indian River Drive, and 519 S. Indian River Drive was conducted by DLS Environmental Services, Inc. The project area associated with the seven parcels totals 3.27 acres which are located on the east and west side of South Indian River Drive in Fort Pierce in Section 10, Township 35 South, Range 40 East (*Figure 1 – Location Map*). Field data was collected on April 10, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida*, March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as *Figure 2*. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Paola Sand (28)

This nearly level to sloping soil is excessively drained. It is on high dune-like ridges and in undulating areas. Slopes are smooth to convex or concave. Included in this mapping layer of Paola soil are small areas of Astatula, St. Lucie, and Welaka Variant soils. This soil does not have a water table within a depth of 80 inches, and usually it is not within a depth of 120 inches annually and permeability is very rapid. Typical natural vegetative associations include sand pine, scrub live oak, rosemary, and cabbage palms.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

3.1.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridamus*), Florida gopher frogs (*Rana capito*), and eastern indigo snake (*Drymarchon corais couperi*) which may be present within the project area.

3.1.2 Methodology

Biologist followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopher polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida*; Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFG) [now known as FFWCC], Tallahassee, Florida, December 1987.

- Biologist conducted parallel transects 10 meters (32± feet) apart;
- Biologist conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located will be flagged as either active or inactive;
- All gopher tortoise burrows located will be assigned an identification number and recorded;
- Biologist will field locate all gopher tortoise burrows on a 1" = 100' scale aerial.
- Additional data and notes will be collected by biologists for the occurrence of the eastern indigo snake, Florida gopher frog, and the Florida mouse.

3.1.3 Conclusion

No gopher tortoise or other commensal species such as eastern indigo snake, Florida mouse, or Florida gopher frog were observed by the biologist during this environmental assessment.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on April 10, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians

Gopher frog (*Rana capito*) not likely

Reptiles

American alligator (*Alligator mississippiensis*) 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 guarana*) 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 (<i>Pandion haliaetus</i>)	likely
Roseate tern (<i>Sterna dougallii dougallii</i>)	not likely
Snail kite (<i>Rostrhamus sociabilis plumbeus</i>)	not likely
Florida burrowing owl (<i>Athene cunicularia floridana</i>)	not likely

Mammals

Florida panther (<i>Felis concolor coryi</i>)	not likely
Florida mouse (<i>Podomys floridana</i>)	not likely
Sherman's fox squirrel (<i>Sciurus niger shermani</i>)	not likely

Vascular plants

Sea lavender (<i>Argusia gnaphalodes</i>)	not likely
Curtiss' milkweed (<i>Asclepias curtissii</i>)	not likely
Four-petal pawpaw (<i>Asimina tetramera</i>)	not likely
Sand-dune spurge (<i>Chamaesyce cumulicola</i>)	not likely
Hand fern (<i>Cheiroglossa palmata</i>)	not likely
Large-flowered rosemary (<i>Conradina grandiflora</i>)	not likely
Florida tree fern (<i>Ctenitis sloanei</i>)	not likely
Dollar orchid (<i>Encyclia boothiana</i> var. <i>erthonioides</i>)	not likely
Night-scented orchid (<i>Epidendrum nocturnum</i>)	not likely
Tropical ironwood (<i>Eugenia confusa</i>)	not likely
Coastal vervain (<i>Glandularia maritime</i>)	not likely
Beach jacquemontia (<i>Jacquemontia reclinata</i>)	not likely
Atlantic Coast Florida lantana (<i>Lantana depressa</i> var. <i>floridana</i>)	not likely
Nodding pinweed (<i>Lechea cernua</i>)	not likely
Pine pinweed (<i>Lechea divaricata</i>)	not likely
Carter's large-flowered flax (<i>Linum carteri</i> var. <i>sinallii</i>)	not likely
Burrowing four o'clock (<i>Okenia hypogaea</i>)	not likely
Dancing-lady orchid (<i>Oncidium bahamense</i>)	not likely
Terrestrial peperomia (<i>Peperomia humilis</i>)	not likely
Blunt-leaved peperomia (<i>Peperomia obtusifolia</i>)	not likely
Scrub bay (<i>Persea humilis</i>)	not likely
Tiny polygala (<i>Polygala smallii</i>)	not likely
Wild coco (<i>Pteroglossaspis ecristata</i>)	not likely
Green ladies'-tresses (<i>Spiranthes polyantha</i>)	not likely
Banded wild-pine (<i>Tillandsia flexuosa</i>)	not likely
Scentless vanilla (<i>Vanilla mexicana</i>)	not likely
Rain lily (<i>Zephyranthes simpsonii</i>)	not likely

Non-Vascular Plants

Perforate reindeer lichen (<i>Cladonia perforata</i>)	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	<i>Cyanocitta cristata</i>	----	----

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.

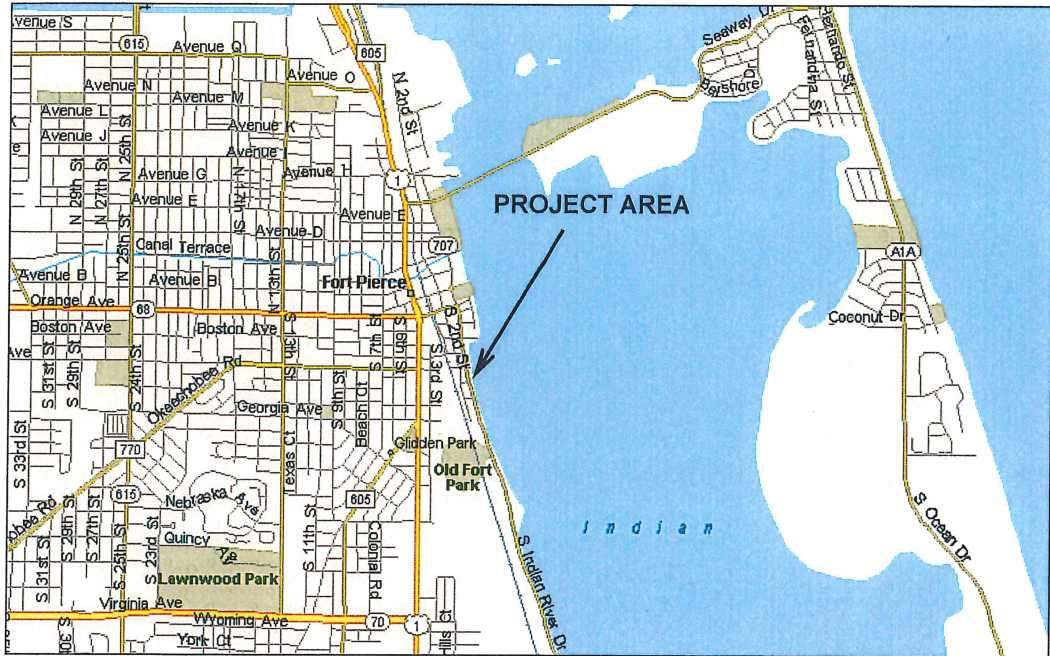
4.0 PREVIOUS IMPACTS

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.

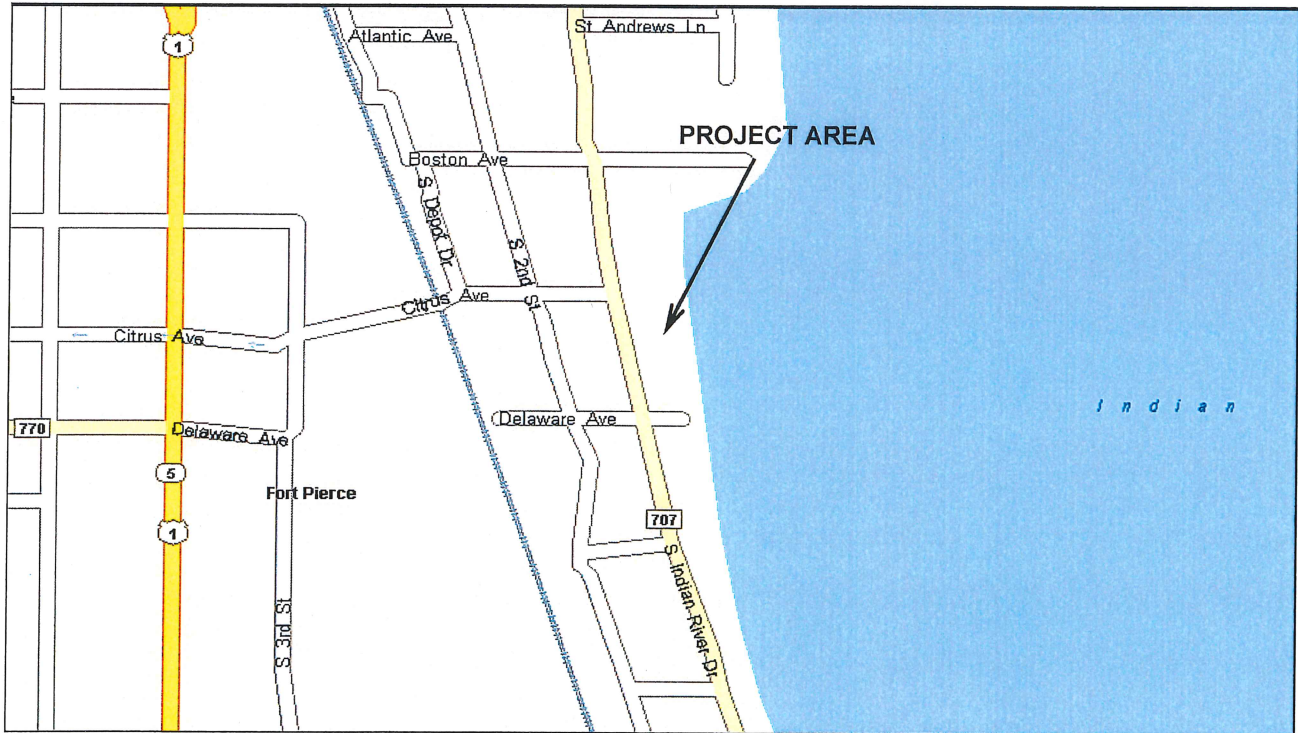
5.0 SUMMARY

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.



ST. LUCIE COUNTY



SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dsenvironmentalservices.com

Location Map

**Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida**

SCALE:

N.T.S.

APRIL 2015

FIGURE 1



Source: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> Viewed on April 12, 2015

SOILS:
 ARENTS, 0 TO 5 PERCENT SLOPES (4)
 PAOLA SAND (28)

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
 Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Soils Map

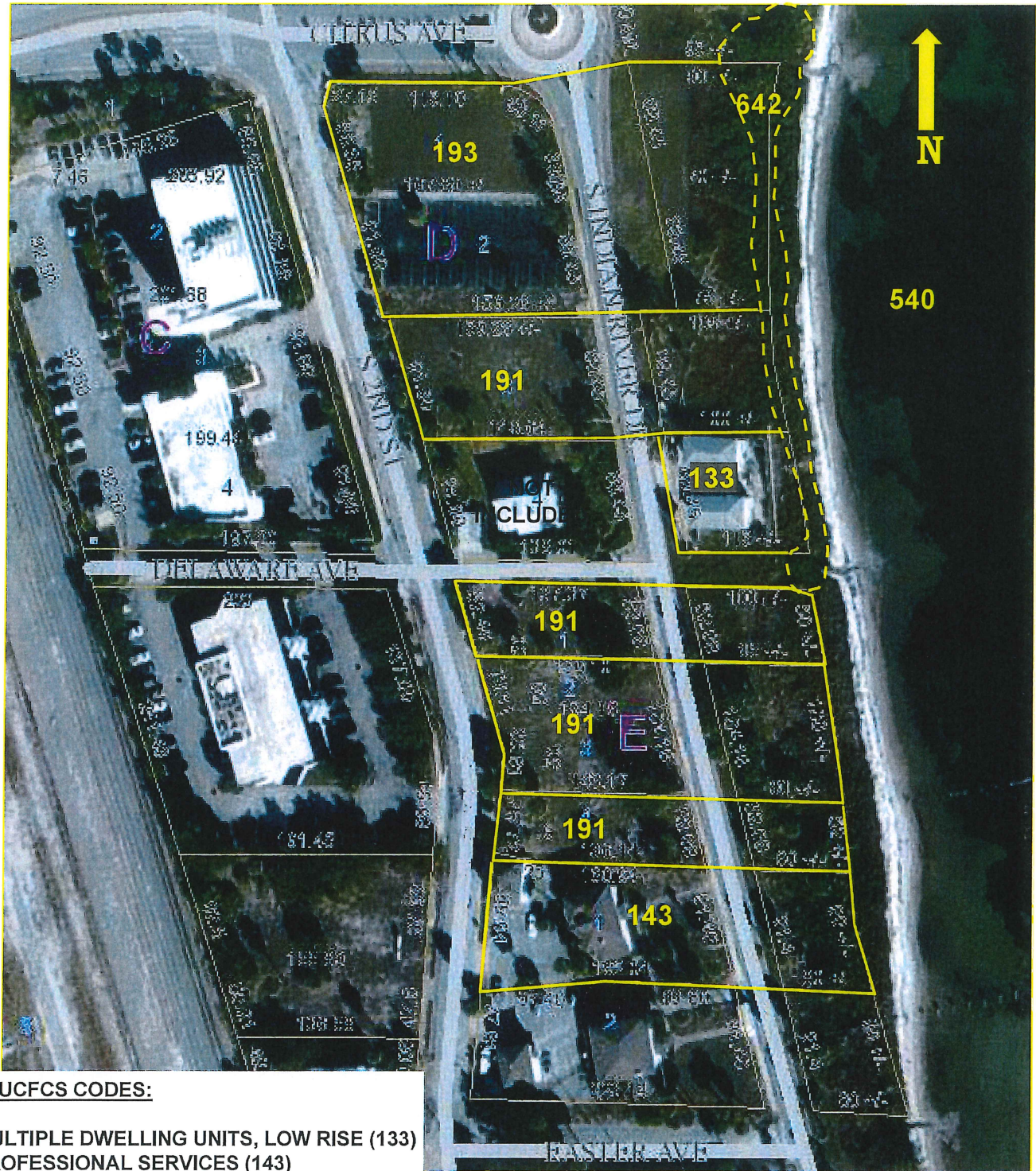
Indian River Drive Properties
 South Indian River Drive
 Fort Pierce, Florida

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)

DS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dsenvironmentalservices.com

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.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

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.

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

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.

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Photos of Site

**Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida**

SCALE:

APRIL 2015



Photo looking at vacant parcels 500, 507, and 509 S. Indian River Drive.



Photo looking at vacant parcel with parking area at 401 S. Indian River Drive.

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

Photos of Site

**Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida**

SCALE:

APRIL 2015