THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location East side of S. Jenkins Road, approximately 1,000' south of SR 70

Parcel ID #(s) 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001

Project description Single-family and duplex development consisting of approximately 302 residential units.

Neill Farms FP, LLC	Brian Nolan, AICP, ASLA / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 N. Congress Avenue	701 SE Ocean Blvd.
Street Address	Street Address
Delray Beach FL 3445	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
lhgpilotlaw@gmail.com	bnolan@lucidodesign.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.*

Joanna Verderame

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 1st day of February, 2019, by Joanna Verderame who is personally known to me or has produced N/A as identification.

Signature of Notary

Notary Public State of Florida
Lawrence Townley
My Commission GG 109541
Expires 05/30/2021

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
- ☐ Signed and sealed survey
- ☐ 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
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention 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
- ☐ Signed and sealed survey
- ☐ 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 2419323000100 01;2419323000200 08;2419313000100 00;2419313000200 07;2419314000200 00;2419313000101 03;2419311000200 01;2419701000100 01
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: FLUMA, Prelim/Final Plat

8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100 = 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.1 = 83,0669 GPD / 314,469 GPD Total
Current Zoning	Total gallons per day 314,469 GPD
Proposed Zoning	Total gallons per day 302 x 2.6 = 785 x 100= 78,500 GPD
Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac. = 66.34 ac.	67.51	+1.17 ac,

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

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	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

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	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

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	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

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	Zero (0)	Zero (0)
Proposed Zoning	2,769 Trips	~~2,769 Trips~~ 211 AM / 282 PM
Change in Demand	Trips 2,769	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is Currently Available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone #
E-mail: lhgpilotlaw@gmail.com

13. Name of Applicant: Same as Owner
Mailing Address:
City State Zip
Phone # Fax #
E-mail:

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax #
E-mail: bnolan@lucidodesign.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 1-3-19 Date

601 N Congress Ave, Ste. 302, Delray Beach, FL. 33445
Address State Zip

561-330-2340 mru213@aol.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.

ANTHONY VERDERAME
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19
Date

STATE OF FLORIDA)
~~ST LUCIE~~ COUNTY)
PALM BEACH
The foregoing instrument was acknowledged before me this 3 day of JANUARY 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____as iden

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: East side of S. Jenkins Road, approximately 1,000' south of SR 70

Parcel ID #(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001

Project description: Single-family and duplex development consisting of approximately 302 residential units.

Neill Farms FP, LLC	Brian Nolan, AICP, ASLA / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
601 N. Congress Avenue	701 SE Ocean Blvd.
Street Address	Street Address
Delray Beach FL 33445	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
lhgpilotlaw@gmail.com	bnolan@lucidodesign.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 20 19, by ANTHONY VERKRAMP who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

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		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

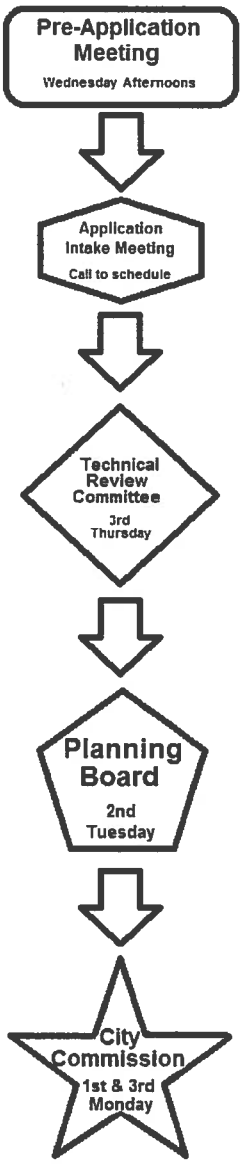
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 302

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

North	South	East	West
vacant	vacant/ sf res	SF res	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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☒ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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: East side of S. Jenkins Road, approx. 1,000 feet south of SR 70
2. Property Tax ID(s): 241932300010001;241932300020008;241931300010000;241931300020007; 241931400020000;241931300010103;241931100020001;241970100010001
3. Total Acreage: 74.19 ac.
4. Existing Future Land Use Designation: GC (19.07 ac.) / RM (55.12 ac.)
5. Existing Zoning Classification: C3 (19.07 ac.) / R4 (55.12 ac.)
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: Planned Development, Plrelim/Final Plat
8. Describe the existing uses, improvements and structures on the amendment lands: subject parcel is currently vacant with signs of previous site development activity
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: To obtain the necessary entitlements to support proposed development program; see attached for additional information

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	C3
South	Vacant / SF res.	RM	E3 / R4
East	SF res.	RM	R4
West	Vacant	GC	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC (19.07 ac.) / RM (60.07 ac. RM)	C3 (19.07 ac.) / R4 (60.07 ac. R4)	FAR of 1.0 = 830,689 sf.	74.19	X
Proposed	RM	PD	12 du's/ac at 74.19 = 890 du's	74.19	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 890 x 2.6 = 2314 x 100 = 231,400 GPD / 830,689 x 0.125 = 103,836 GPD / 335,236 GPD Total
Current Zoning	Total gallons per day 335,236 GPD
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Change in Demand	**Total gallons per day** 78,500 - 335,236 = -256,736 GPD (decrease)

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
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Change in Demand	**Total gallons per day** 78,500 - 314,469 = -235,969 GPD (decrease)

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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~	44.227 x 1.5 ac = 66.34 ac.	67.51 ac.	+1.17 ac.

1.5 ac. /1,000 people (2015 LOS per Policy 7.1.1) (Approx. 2 ac. rec. prov'd w/in devel.)

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	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	under 1 mile	2.5 miles
Current Zoning Enrollment Demand	890 x 0.405 = 360 x 0.7 = 252	890 x .405 = 360 x 0.3 = 108
Proposed Zoning Enrollment Demand	302 x 0.405 = 122 x 0.7 = 85	302 x 0.405 = 122 x 0.3 = 37
Change in Demand	-671 (decrease)	-71 (decrease)

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	890 / 60 = 14.83 x 8 yds = 949.12 yrds
Proposed Zoning	302 / 60 = 5.03 x 8 yds = 40.24 yrds.
Change in Demand	-908.88 yds (decrease)

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	An existing wet detention surface water management system has been constructed to satisfy the treatment, attenuation, and flood protection requirements of the South Florida Water Management District (SFWMD) and the City of Fort Pierce land development regulations. The existing system will be utilize to serve the proposed development and offset any potential increase in runoff volume.

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	Zero (0)	Zero (0)
Proposed Zoning	2769 Trips	211 AM / 282 PM
Change in Demand	Trips 2769 Trips	Trips 211 AM / 282 PM
Impact to Capacity	Capacity is currently available	

12. Name of Owner(s): Neill Farms FP, LLC
Mailing Address: 601 N. Congress Avenue
City Delray Beach State FL Zip 33445
Phone # _____
E-mail: lhgpilotlaw@gmail.com

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

14. Name of Representative: Brian Nolan, AICP, ASLA / Lucido & Associates
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax # _____
E-mail: bnolan@lucidodesign.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

Address State FL 33445 Zip

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(s) 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.

ANTHONY VERDERAME

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature 1-3-19 Date

STATE OF FLORIDA)
~~ST LUCIE~~ PALM BEACH COUNTY)

The foregoing instrument was acknowledged before me this 3 day of JANUARY, 2019, by ANTHONY VERDERAME who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

KENIA A. OLIVEIRA
MY COMMISSION # GG 086341
EXPIRES: June 5, 2021
Bonded Thru Notary Public Underwriters

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

Date: January 22, 2019

From: Neill Farms FP, LLC
601 N. Congress Ave
Delray Beach, FL 33445

To: Ms. Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: NEILL FARMS – OWNER'S AUTHORIZATION
(LA Ref. #18-896)
Parcel Identification Numbers: SEE ATTCHED WARRANTY DEED

Dear Ms. Grohal:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian Nolan,** of **Lucido & Associates,** to represent **Neill Farms FP, LLC** during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), Large Scale Future Land Use Map Amendment, Planned Development rezoning, development plan review, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

_____
Anthony Verderame, Manager

STATE OF _____
COUNTY OF _____
The foregoing was acknowledged before me this ____ day of _____, 2019, by _____, of _____. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

_____

(Notarial Seal)

(Print Name) _____
NOTARY PUBLIC

My Commission Expires:

lucido&associates

January 28, 2018

Mr. Brandon Creagan, MCRP, LEED Green Associate
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: **Neill Farms FLUMA and Planned Development –** Project Narrative
Our Reference Number: 18-896
Parcel Identification Numbers: 241932300010001; 241932300020008; 241931300010000; 241931300020007; 241931400020000; 241931300010103; 241931100020001; 241970100010001

Dear Mr. Creagan:

On behalf of Neill Farms FP, LLC, Lucido & Associates is pleased to present to you the proposed subdivision known as Neill Farms. Neill Farms, as proposed, would consist of 302 platted lots, consisting of single and two-family dwelling units, two on-site recreation areas, along with perimeter buffering, central utilities and on-site stormwater facilities.

The subject site consists of eight (8) parcels of land totaling approximately 74.19 ac. and is located within the city limits of the City of Fort Pierce, Florida. The subject is situated approximately 450 feet south of SR 70 (Okeechobee Road), immediately east of County Road 611 (South Jenkins Road) and immediately west of McNeil Road. Currently, the subject is vacant with evidence of previous construction activity associated with the early stages of site development (excavated stormwater retention ponds, rough site grading and the beginning stages of roadway construction). Surrounding the subject are existing commercial and residential uses with institutional uses further to the east. Commercial uses are generally located adjacent to SR 70, north of the subject, and include, among others, Home Depot, Walmart, Walgreens, Sunoco and Race Track gas stations along with other retail sales and restaurant uses.

Currently, the subject has split Zoning and Future Land Use designations: R4 (Medium Density Residential) and C3 (General Commercial), and; RM (Residential Medium) and GC (General Commercial), respectively. As the proposed use is a platted residential development, a Large-scale Future Land Use Map Amendment to RM and a Rezoning to Planned Development is being requested for all eight (8) parcels of land under the control of Neill Farms FP, LLC; additionally, both a preliminary and final plat request will be sought for the subject.

The subject has existing vehicular access directly to/from Jenkins and McNeil roads with the SR 70/I-95 interchange lying approximately 1,500 feet west and the SR-70/Florida Turnpike interchange lying approximately 1 mile west of the subject. As per the attached Traffic Impact Report, while turn lanes on both S. Jenkins Road and McNeill Road are warranted, all transportation facilities are expected to operate within the adopted Level of Service (LOS) standards, post-development.

The subject lies within the Fort Pierce Utility Authority (FPUA) Service Area. During previous construction efforts, a water main was installed internal to the project site, extending from S. Jenkins Road, east to McNeill Road – said water main will be extended as necessary to service all proposed lots within the development. Additionally, Waste Water service was extended into the subject site from S. Jenkins Road and will be extended as necessary to provide waste water service to all proposed lots within the development.

We look forward to gaining feedback from the Site Plan Review Committee and look forward to working with you further as we seek the necessary entitlements for the proposed use. Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,

Brian Nolan, AICP, ASLA
Senior Project Manager

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4505692 OR BOOK 4207 PAGE 1354, Recorded 11/29/2018 12:07:44 PM Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Donald J. Thomas, Esq.
CBR Law Group, LLLP
165 East Palmetto Park Road
Second Floor
Boca Raton, FL 33432

Property Appraisers Parcel Identification (Folio) Numbers:

2419-313-0002-0007 – Parcel 1
2419-323-0002-0008 – Parcel 2
2419-323-0001-0001 – Parcel 3
2419-313-0001-0000 – Parcel 4
2419-313-0001-0103 – Parcel 5
2419-701-0001-0001 – Parcel 6
2419-311-0002-0001 – Parcel 7
2419-314-0002-0000 – Parcel 8

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of Nov, 2018 by **CGV Investments, LLC, a Florida Limited Liability Company,** whose post office address PO Box 8112170, Boca Raton, FL 33481, herein called the grantors **and Neill Farms FP LLC, a Florida Limited Liability Company,** whose post office address is 1601 S Congress Ave #201, Delray Beach, FL 33445, herein called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said

land, and hereby warrant 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, 2017.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

CGV Investments, LLC, a Florida Limited Liability Company

By _____
Anthony Verderame

_____
Witness #1 Signature

Lawrence W. Townley
Witness #1 Printed Name

_____
Witness #2 Signature

Jonathan A. Jordan
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Anthony Verderame as Managing Member of CGV Investments, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Public State of Florida
Monica Butler-White
My Commission GG 034961
Expires 10/02/2020

Monica Butler-White
Notary Public

_____

Printed Notary Name

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in and being a part of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the East 33 feet thereof for road right of way, and also Less the North 450 feet of the West 581 feet of the East 614 feet thereof;

Together with Parcel 2:

The Northeast quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 3:

Northwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 4:

The West 60 feet of the Southwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the South 42.5 feet thereof for canal right of way, and the South half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 5:

The North half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Together with Parcel 6:

All of Ideal Subdivision, according to the plat thereof, as recorded in Plat Book 7, Page 4,of the Public Records of St. Lucie County, Florida; being in the North 13.12 acres of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 19, Township 35 South, Range 40 East; Less right of way for canal and public roads, Less and except a tract of land, being a part of thereof, described as the North 137 feet of the East 330.96 feet of that certain tract lying South of a 103 foot canal right of way as shown on the amended plat of Ideal Subdivision, recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida, less and except the East 33 feet thereof.

Together with Parcel 7:

The South 7.68 acres of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, Less and except the tract of land, being a part thereof, described as follows: Beginning at the Southeast corner of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, thence, run West, a distance of 223 feet; thence run North, a distance of 226.02 feet; thence, run East, a distance of 223 feet; thence run South, a distance of 226.0 feet to the Point of Beginning, all being in St. Lucie County, Florida.

Together with Parcel 8:

The East 614 feet of the North 450 feet of the South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section, Less the North 200 feet of the East 333 Feet thereof, and also Less the East 33 feet thereof for road right of way, Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
EDC, INC
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

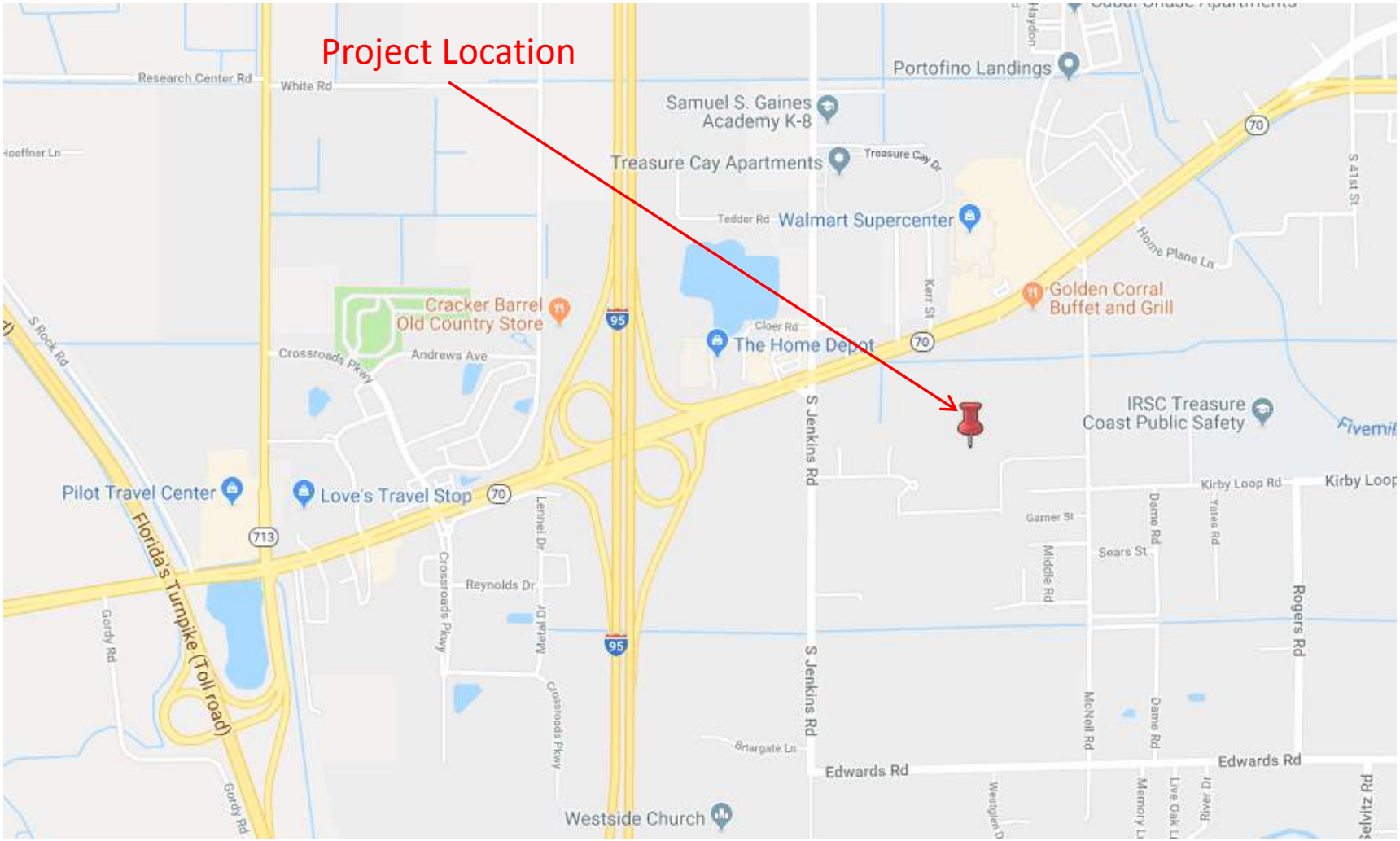
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

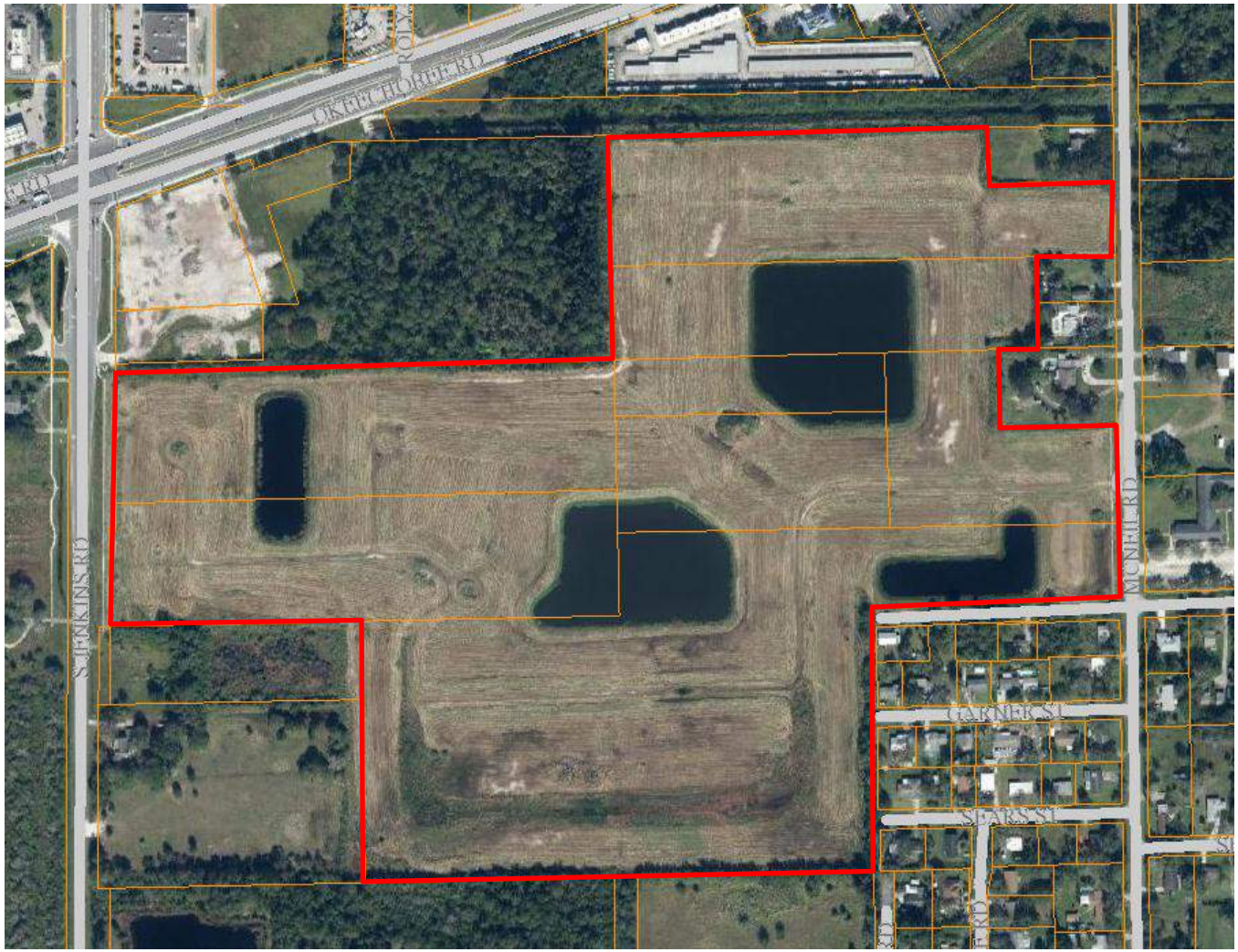
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments
McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

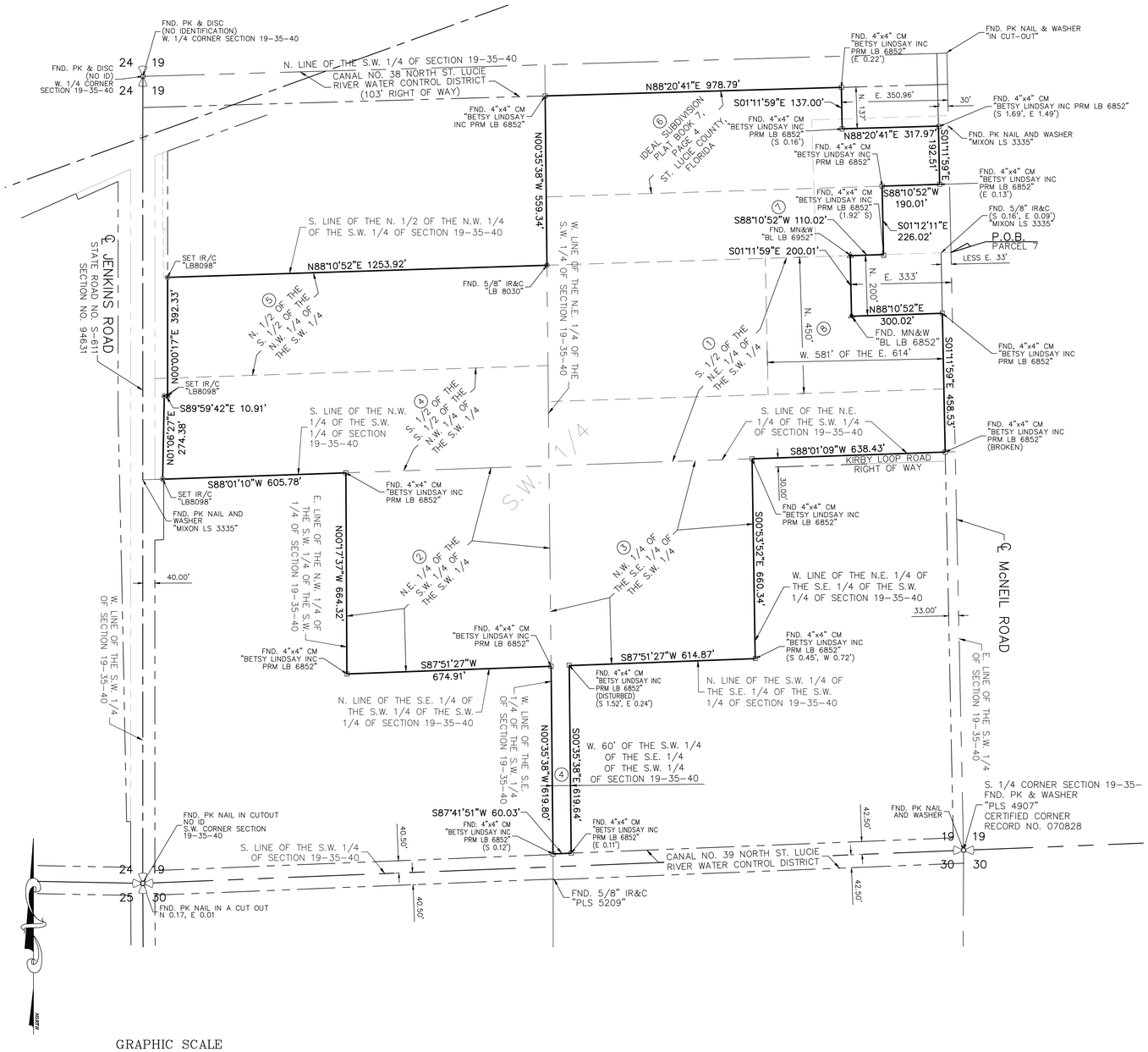
St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

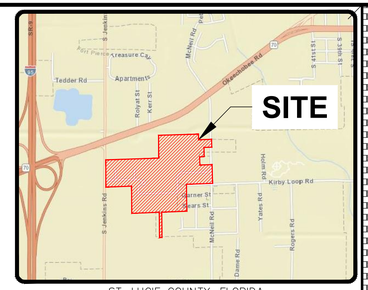


GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
3. PARCEL CONTAINS 98003.8745 SQUARE FEET (2.25 ACRES) MORE OR LESS.
4. THE LAST DATE OF FIELD WORK WAS APRIL 26, 2018.
5. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
6. BEARINGS, IF SHOWN HERON, ARE BASED UPON THE RECORDED PLAT OF SOUTHERN GROVE PLAT NO. 18 PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) AND ARE BASED ON PORT ST. LUCIE BENCHMARK NO. 13, HAVING A PUBLISHED ELEVATION OF 26.07 FEET.
8. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
9. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
10. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11. DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON (UNPRINTED) FLOOD INSURANCE RATE MAP NO.12111C0275J, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19. TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FILENAME	18-430 BNDY_rev1.dwg
SHEET	1
LAYOUT	1
SCALE	AS SHOWN
DATE	March 26, 2019

DATE	REVISION COMMENTS
03/21/19	REVISED JENKINS ROAD RIGHT-OF-WAY LINE - SPT

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

LAND LYING IN
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

18-430

1 OF 1

THIS DOCUMENT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
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.

Z:\EDC\2018\18-430\...\Half Farm\SURVEY\Dwg\Survey 18-430 BNDY.dwg, 3/27/2019 2:05 PM, Thomas

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

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

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF,

TOGETHER WITH:

THE NE ¼ OF THE SW ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NW ¼ OF THE SE ¼ OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE WEST 60 FEET OF THE SW ¼ OF THE SE 1/4 OF THE SW ¼ OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH ½ OF THE SOUTH ½ OF THE NW 1/4 OF THE SW ¼ OF SAID SECTION,

TOGETHER WITH:

THE NORTH ½ OF THE SOUTH ½ OF THE NW ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING IN THE NORTH 13.12 ACRES OF THE NE ¼ OF THE SW ¼ OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

TOGETHER WITH:

THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH ½ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

OWNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF NEILL FARMS ARE HEREBY DECLARED TO BE THE PROPERTY OF *POA* FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY *POA*.
2. THE RECREATION TRACT SHOWN ON THIS PLAT OF NEILL FARMS IS HEREBY DEDICATED TO *POA* AND IS HEREBY DECLARED TO BE A PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
2. THE OPEN SPACE TRACTS SHOWN HEREON AS OPEN SPACE TRACTS 5 THROUGH 9 INCLUSIVE, ON THIS PLAT OF NEILL FARMS ARE HEREBY DEDICATED TO *POA* AND FOR OPEN SPACE AND/OR COMMON AREA PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION.
3. THE WATER MANAGEMENT TRACTS (W.M.T.), SHOWN HEREON AS WATER MANAGEMENT TRACTS 1 THROUGH 4 INCLUSIVE, ARE HEREBY DEDICATED TO *POA*, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT.
4. TRACT A, TRACT B, AND TRACT C AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, IT'S SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT-OF-WAY FOR JENKINS ROAD AND MCNEIL ROAD FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY.
5. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER, AND CABLE TV, FOR UTILITY PURPOSES.
5. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
6. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO *POA*, IT'S SUCCESSORS AND/OR ASSIGNS, AS AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION OF WATER AND WASTEWATER FACILITIES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS OR COMMUNITY DEVELOPMENT DISTRICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (F.P.U.A.), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE F.P.U.A. SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE F.P.U.A.
7. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS.
8. THE 10' LANDSCAPE BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO *POA* FOR LANDSCAPE, LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES.

DEDICATION CONTINUED

IN WITNESS WHEREOF, THE ABOVE NAMED *POA*, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20___.

POA

BY: _____

PRINTED NAME: _____

POSITION: _____

WITNESS

_____

_____
PRINTED NAME

WITNESS

_____

_____
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2019, BEFORE ME APPEARED _____, _____ OF *POA*, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

_____
NOTARY PUBLIC
STATE OF FLORIDA

_____
TYPED, PRINTED, OR STAMPED NAME OF
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
COUNTY OF _____

BANK, ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN [MORTGAGE AND SECURITY AGREEMENT DATED _____ AND RECORDED _____ AT OFFICIAL RECORDS. BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA], DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

BANK

BY: _____
BANK SIGNER
BANK SIGNER POSITION

[CORPORATE SEAL]

WITNESS (IF APPLICABLE)

_____

_____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, *ATTORNEY*, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY *TITLE COMPANY*, DATED _____, *YEAR*, AND DESIGNATED AS *FILE NUMBER* (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: *OWNER*, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR:

(USE OR DELETE LANGUAGE BELOW)

THAT CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT IN FAVOR OF *BANK*, RECORDED *DATE*, AT OFFICIAL RECORDS BOOK *#*, PAGE *#*, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED: THE _____ DAY OF _____, 2019.

BY: _____
ATTORNEY
FIRM
FLORIDA BAR NO.

SURVEYORS REVIEW CERTIFICATE

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 REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2019.

_____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2019.

BY _____
REBECA GUERRA, AICP
INTERIM DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2019.

BY: _____

PRINT NAME: _____
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2019.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF CIRCUIT COURT

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 THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2019.

_____ BY: _____
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SEAL
POA

SEAL
BANK

SEAL
CLERK OF
CIRCUIT COURT

SITE MAP
NOT TO SCALE

SURVEYORS CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF *PLAT NAME* IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2019.

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

SURVEYOR SEAL

NOTES:

1. 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S60°24'56"W.
3. PLAT CONTAINS 74.19 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

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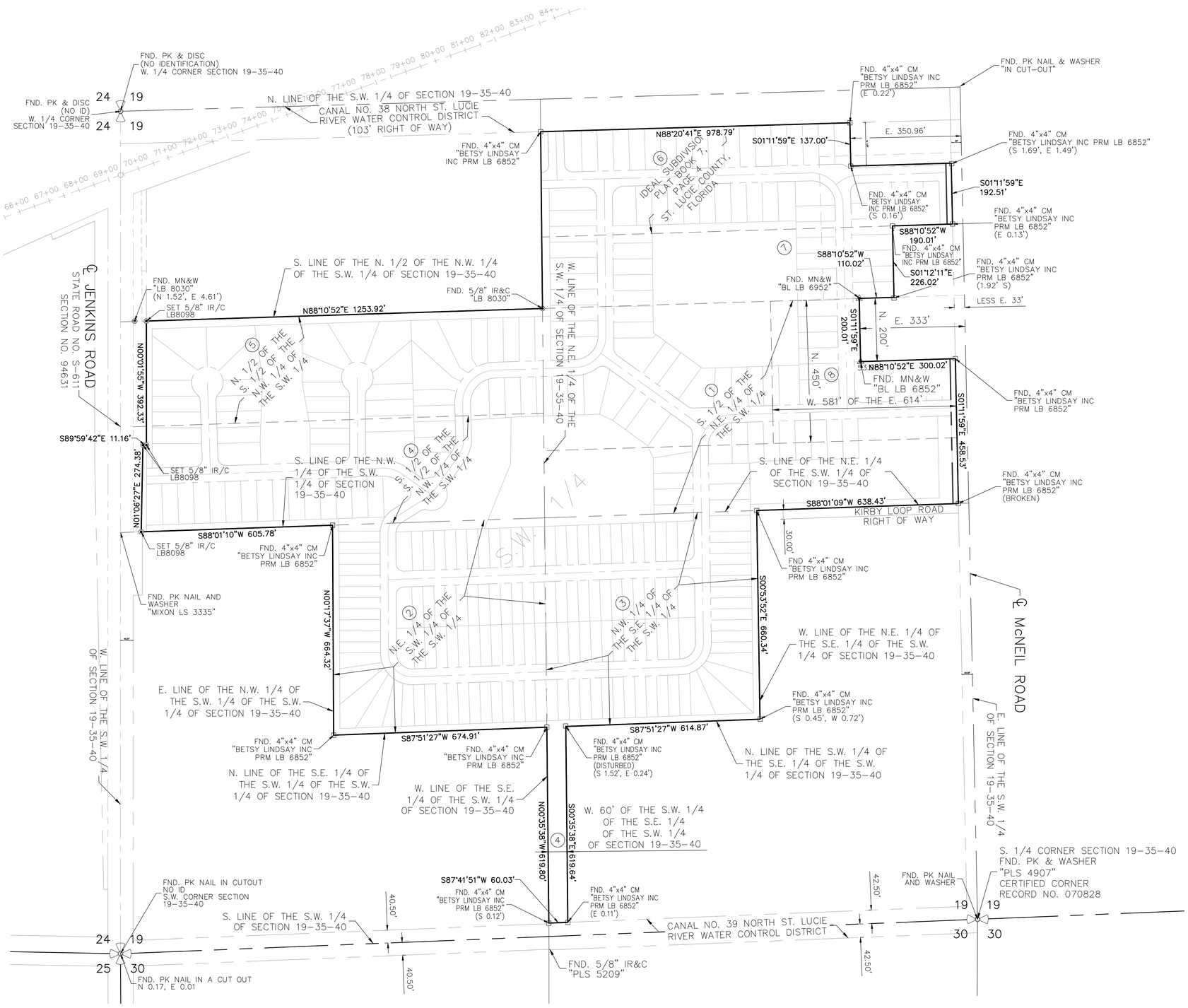
772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

⊡	INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	P.O.C.	POINT OF COMMENCEMENT	NGS	NATIONAL GEODETIC SURVEY
		P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
		P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
		P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
		LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	LB.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
		P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
		P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
		FD	FOUND	TWP.	TOWNSHIP
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
		CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
		IR	IRON ROD	S.F.	SQUARE FEET
		O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
		P.B.	PLAT BOOK	Δ/D	CURVE CENTRAL ANGLE/DELTA
		PG.	PAGE	R	RADIUS
		B.E.	BUFFER EASEMENT	L	CURVE LENGTH
		U.E.	UTILITY EASEMENT	CB	CHORD BEARING
		I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
		REC.	RECREATION TRACT		

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NEILL FARMS

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PAGE _____
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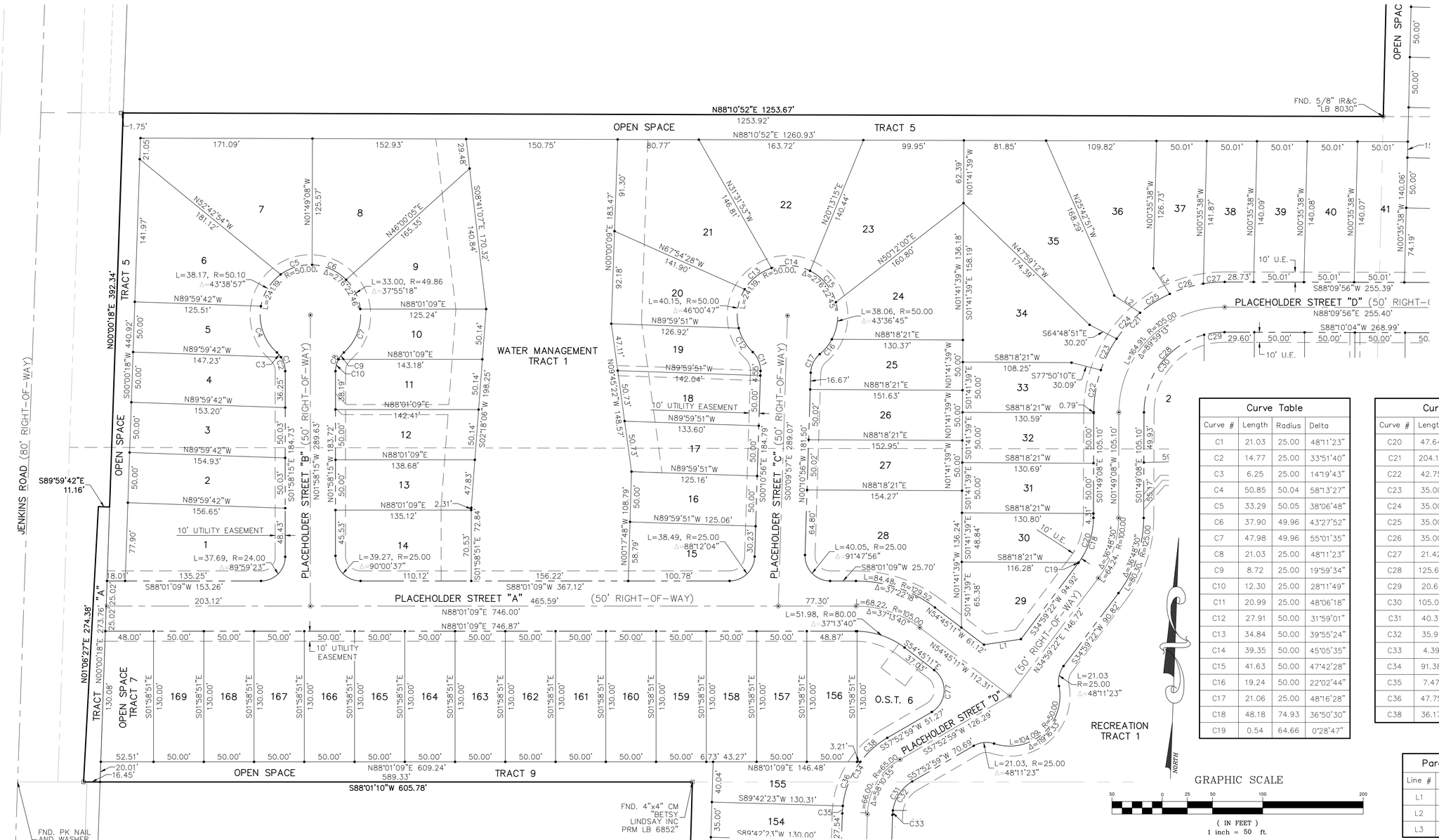

Curve Table			
Curve #	Length	Radius	Delta
C1	21.03	25.00	48°11'23"
C2	14.77	25.00	33°51'40"
C3	6.25	25.00	14°19'43"
C4	50.85	50.04	58°13'27"
C5	33.29	50.05	38°06'48"
C6	37.90	49.96	43°27'52"
C7	47.98	49.96	55°01'35"
C8	21.03	25.00	48°11'23"
C9	8.72	25.00	19°59'34"
C10	12.30	25.00	28°11'49"
C11	20.99	25.00	48°06'18"
C12	27.91	50.00	31°59'01"
C13	34.84	50.00	39°55'24"
C14	39.35	50.00	45°05'35"
C15	41.63	50.00	47°42'28"
C16	19.24	50.00	22°02'44"
C17	21.06	25.00	48°16'28"
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"

Curve Table			
Curve #	Length	Radius	Delta
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- □ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"

P.O.C.	POINT OF COMMENCEMENT	NGS	NATIONAL GEODETIC SURVEY
P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
L.B.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
FD	FOUND	TWP.	TOWNSHIP
IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
IR	IRON ROD	S.F.	SQUARE FEET
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PG.	PAGE	R	RADIUS
B.E.	BUFFER EASEMENT	L	CURVE LENGTH
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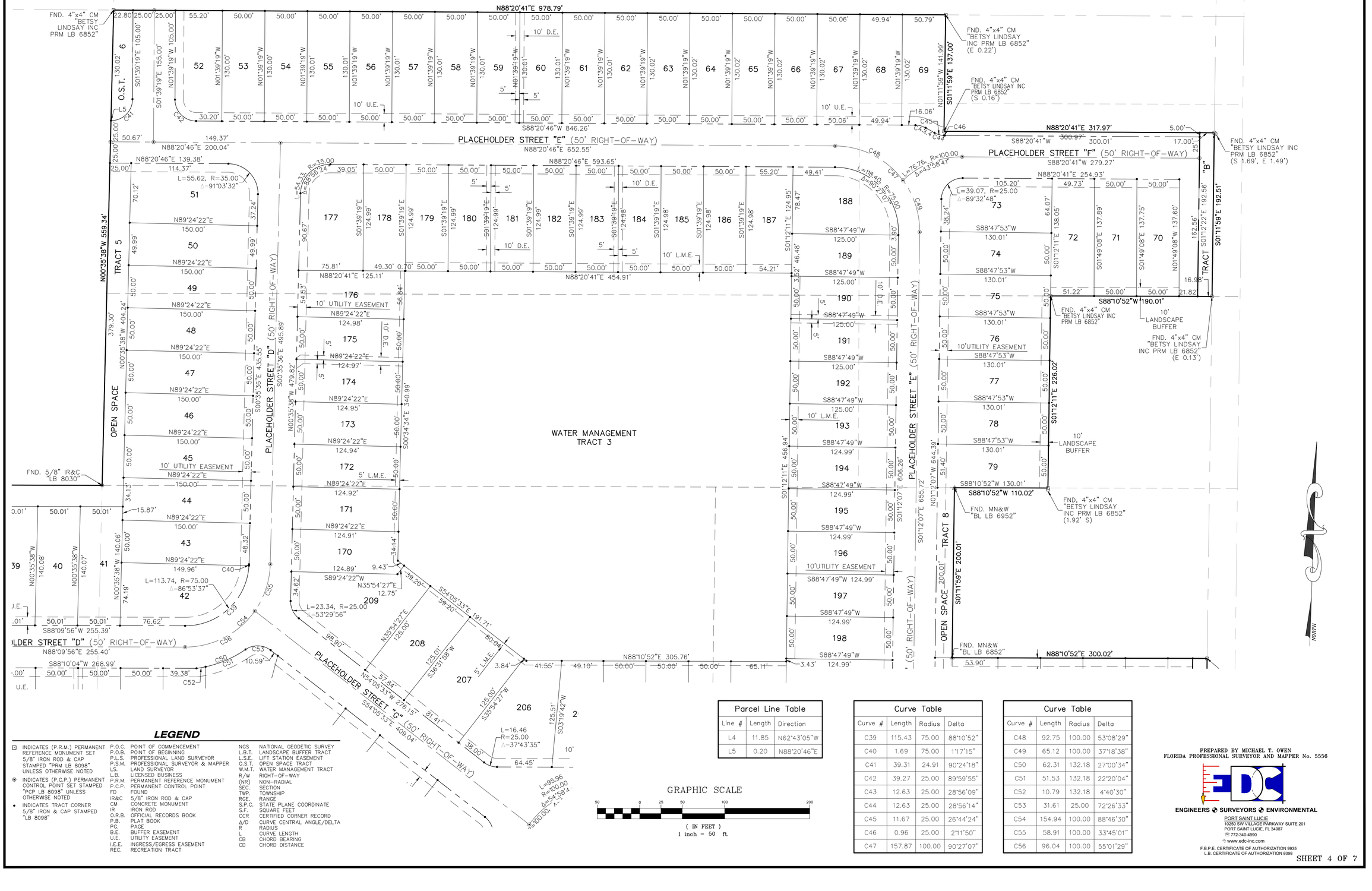

LEGEND

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I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
REC.	RECREATION TRACT		

Parcel Line Table		
Line #	Length	Direction
L4	11.85	N62°43'05"W
L5	0.20	N88°20'46"E

Curve Table			
Curve #	Length	Radius	Delta
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C41	39.31	24.91	90°24'18"
C42	39.27	25.00	89°59'55"
C43	12.63	25.00	28°56'09"
C44	12.63	25.00	28°56'14"
C45	11.67	25.00	26°44'24"
C46	0.96	25.00	2°11'50"
C47	157.87	100.00	90°27'07"

Curve Table			
Curve #	Length	Radius	Delta
C48	92.75	100.00	53°08'29"
C49	65.12	100.00	37°18'38"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

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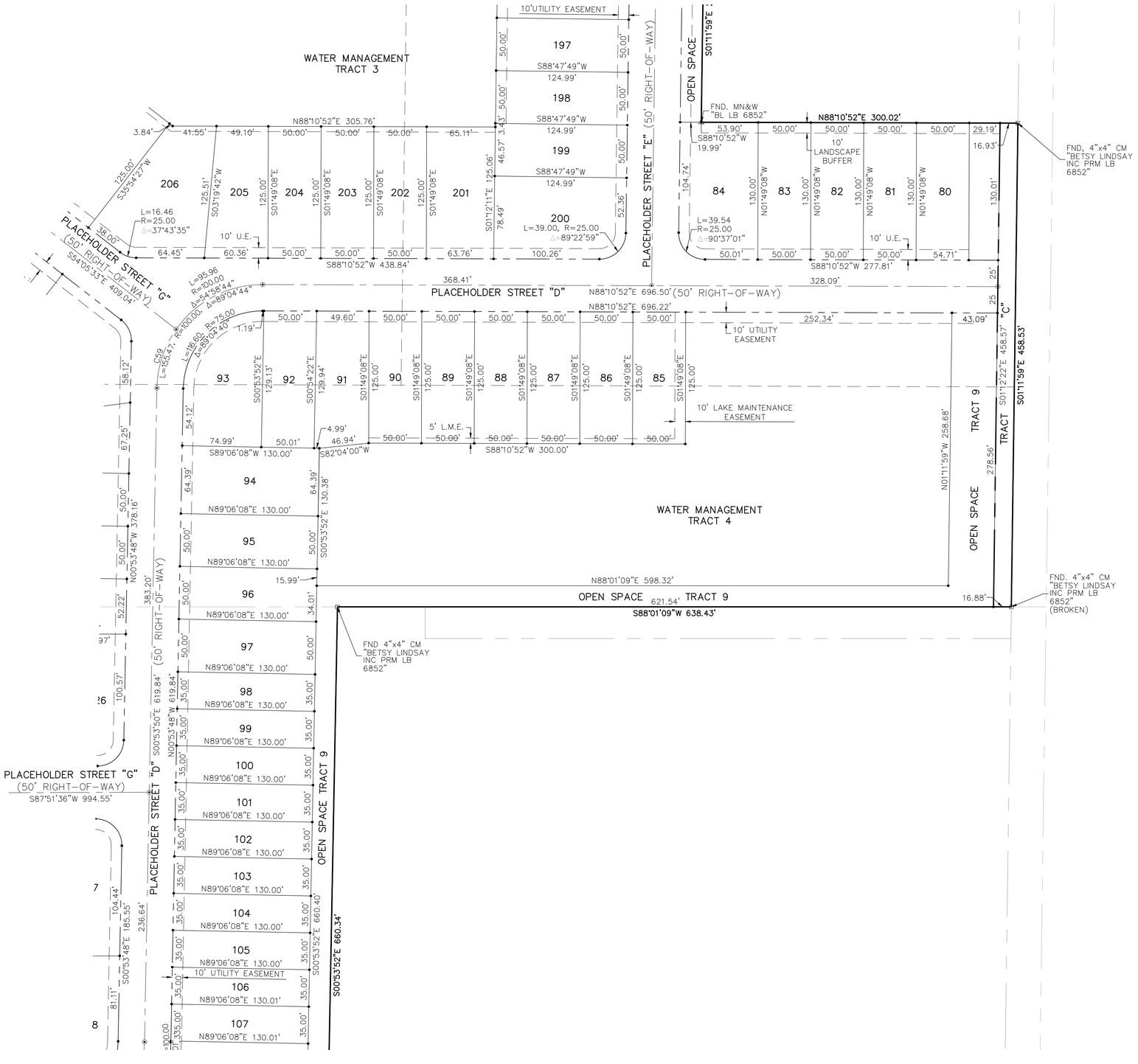
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

NEILL FARMS

LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

Curve Table			
Curve #	Length	Radius	Delta
C59	59.52	100.00	34°06'00"



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- ⊡ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LS.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
FD	FOUND
IR&C	5/8" IRON ROD & CAP
CM	CONCRETE MONUMENT
IR	IRON ROD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
B.E.	BUFFER EASEMENT
U.E.	UTILITY EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
REC.	RECREATION TRACT
NGS	NATIONAL GEODETIC SURVEY
L.B.T.	LANDSCAPE BUFFER TRACT
L.S.E.	LIFT STATION EASEMENT
O.S.T.	OPEN SPACE TRACT
W.M.T.	WATER MANAGEMENT TRACT
R/W	RIGHT-OF-WAY
(NR)	NON-RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
S.P.C.	STATE PLANE COORDINATE
S.F.	SQUARE FEET
CCR	CERTIFIED CORNER RECORD
Δ/D	CURVE CENTRAL ANGLE/DELTA
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

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10250 SW VILLAGE PARKWAY SUITE 201
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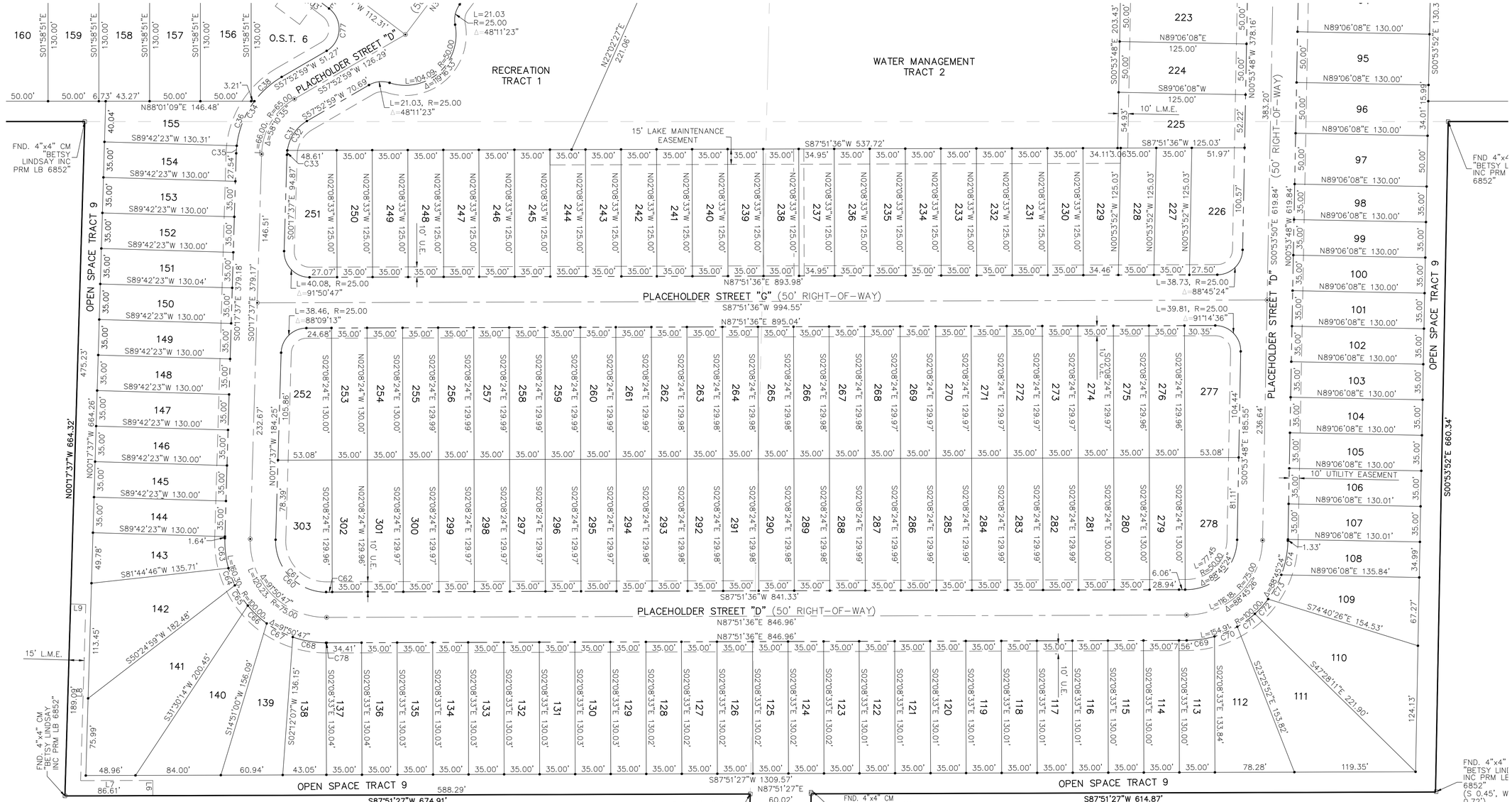

Curve Table			
Curve #	Length	Radius	Delta
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C60	85.87	50.44	97°32'19"
C61	79.78	50.00	91°25'00"
C63	29.79	100.00	17°04'02"
C64	18.05	100.00	10°20'38"

Curve Table			
Curve #	Length	Radius	Delta
C65	23.76	100.00	13°36'41"
C66	25.64	100.00	14°41'24"
C67	29.08	100.00	16°39'50"
C68	33.39	100.06	19°07'06"
C69	27.80	100.00	15°55'36"
C70	24.42	100.00	13°59'21"
C71	21.57	100.00	12°21'33"
C72	19.55	100.00	11°12'09"
C73	27.25	100.00	15°36'44"
C74	34.33	100.00	19°40'01"
C78	0.59	100.79	0°20'13"

Parcel Line Table		
Line #	Length	Direction
L6	15.00	N2°08'33"W
L7	71.11	S87°51'27"W
L8	173.59	N0°17'37"W
L9	15.00	S89°42'23"W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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R/W	RIGHT-OF-WAY
(NR)	NON-RADIAL
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Δ/D	CURVE CENTRAL ANGLE/DELTA
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

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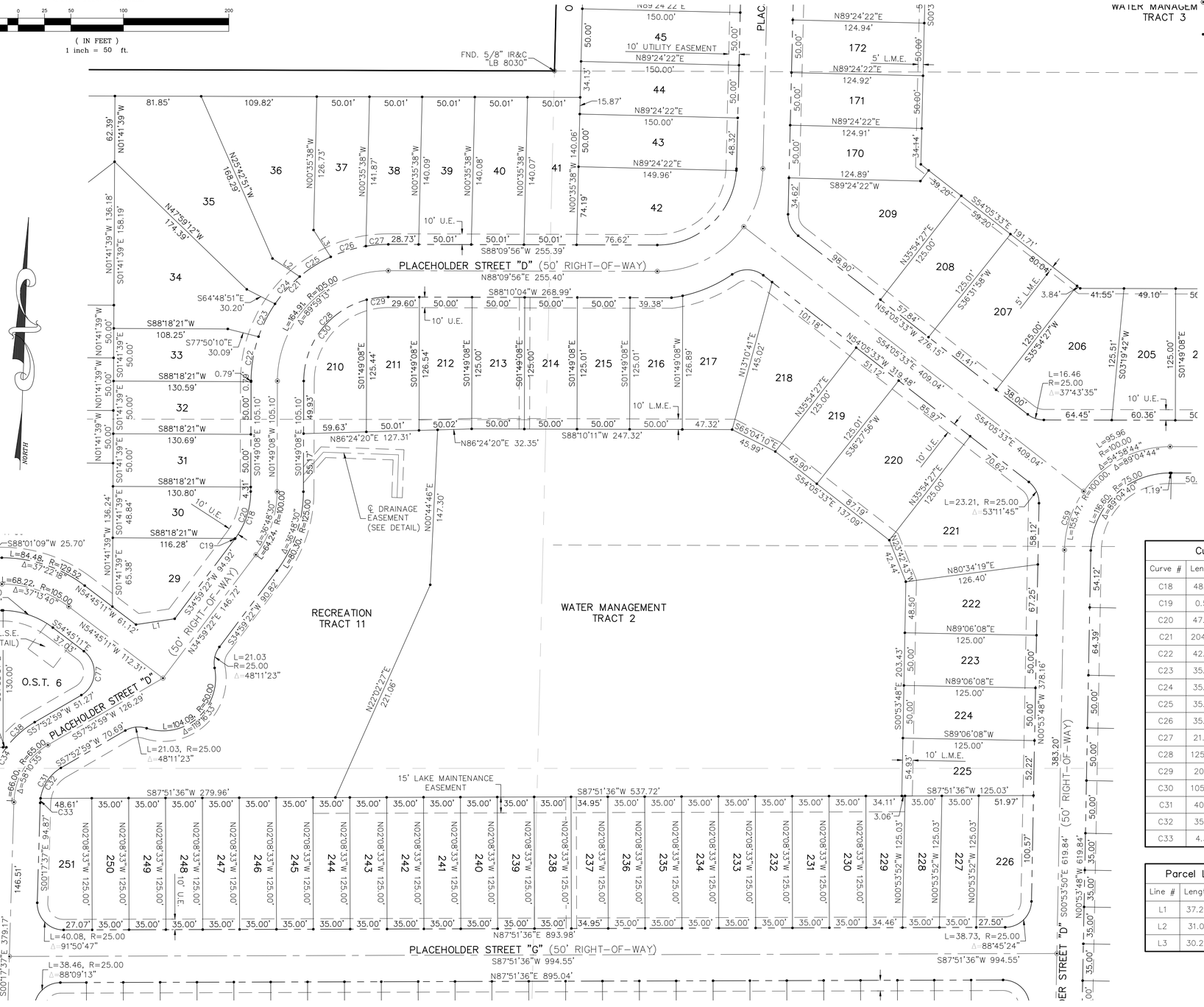
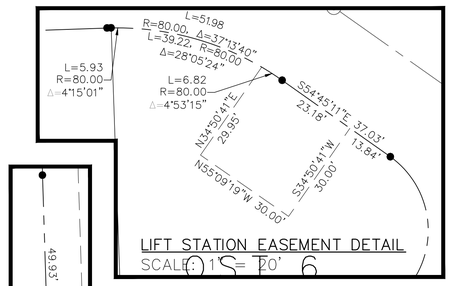
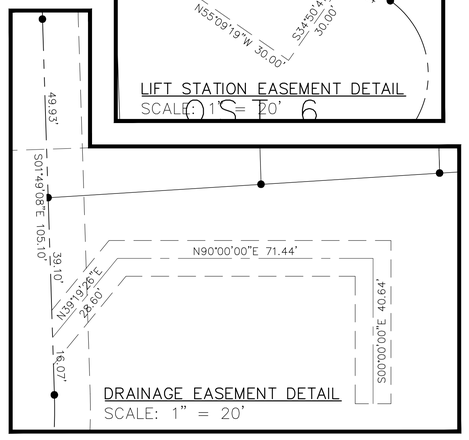
P.O.C.	POINT OF COMMENCEMENT	NGS	NATIONAL GEODETIC SURVEY
P.O.B.	POINT OF BEGINNING	L.B.T.	LANDSCAPE BUFFER TRACT
P.L.S.	PROFESSIONAL LAND SURVEYOR	L.S.E.	LIFT STATION EASEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	O.S.T.	OPEN SPACE TRACT
LS.	LAND SURVEYOR	W.M.T.	WATER MANAGEMENT TRACT
L.B.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
P.R.M.	PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
P.C.P.	PERMANENT CONTROL POINT	SEC.	SECTION
FD	FOUND	TWP.	TOWNSHIP
IR&C	5/8" IRON ROD & CAP	RGE.	RANGE
CM	CONCRETE MONUMENT	S.P.C.	STATE PLANE COORDINATE
IR	IRON ROD	S.F.	SQUARE FEET
O.R.B.	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD
P.B.	PLAT BOOK	Δ/D	CURVE CENTRAL ANGLE/DELTA
PG.	PAGE	R	RADIUS
B.E.	BUFFER EASEMENT	L	CURVE LENGTH
U.E.	UTILITY EASEMENT	CB	CHORD BEARING
I.E.E.	INGRESS/EGRESS EASEMENT	CD	CHORD DISTANCE
REC.	RECREATION TRACT		







Curve Table			
Curve #	Length	Radius	Delta
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
C28	125.65	80.00	89°59'13"
C29	20.61	80.00	14°45'34"
C30	105.04	80.00	75°13'38"
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"

Curve Table			
Curve #	Length	Radius	Delta
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C39	115.43	75.00	88°10'52"
C40	1.69	75.00	1°17'15"
C50	62.31	132.18	27°00'34"
C51	51.53	132.18	22°20'04"
C52	10.79	132.18	4°40'30"
C53	31.61	25.00	72°26'33"
C54	154.94	100.00	88°46'30"
C55	58.91	100.00	33°45'01"
C56	96.04	100.00	55°01'29"
C59	59.52	100.00	34°06'00"
C77	49.13	25.28	111°21'24"

Parcel Line Table		
Line #	Length	Direction
L1	37.23	S79°27'33"W
L2	31.01	S58°25'22"E
L3	30.23	S34°33'21"E

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

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Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, Fl. 34987

Surveyor
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, Fl. 34987

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
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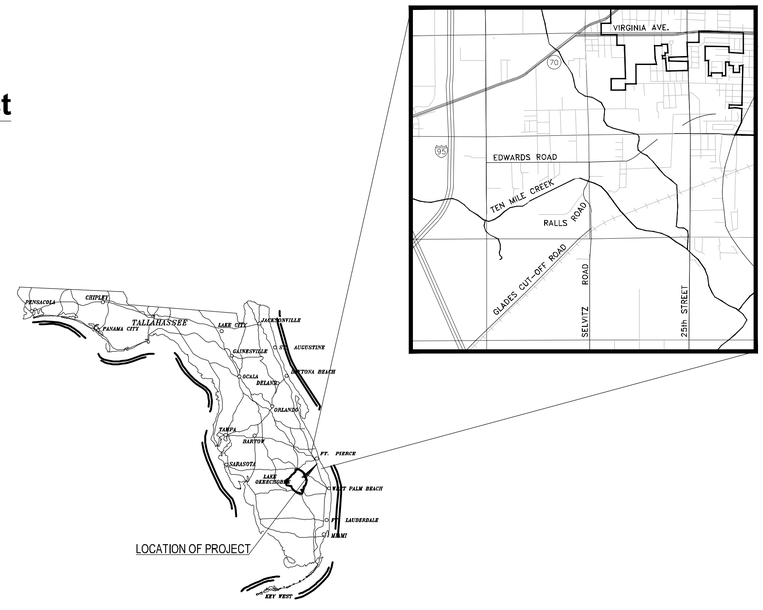

Sheet Index

Cover Sheet	
Overall Site & Landscape Plan	SP-1
50 Scale Site Plans	SP-2 - SP-4
Phasing Plan	SP-5
Plant Schedule & Typical Buffer Section	SP-6
Landscape Details	SP-7
Landscape Specifications	SP-8

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Site Data:

Existing Zoning:		C3/R4
Existing FLU:		GC/RM
Proposed Zoning:		PD
Proposed FLU:		RM
Current Use of Land:		Vacant
Proposed Use of Land:		Residential
Lot Types:		
30' x 125'		136 Lots
50 x 125'		167 Lots
	Total Lots:	303 Lots
Total Site Area:	3,231,717 sf.	74.19 Ac. (100%)
Impervious Area:	2,019,633 sf.	46.34 Ac. (62%)
Clubhouse Building:	1,600 sf.	0.04 Ac.
Amenity:	7,500 sf.	0.17 Ac.
Amenity (parking & sidewalks):	9,664 sf.	0.22 Ac.
Model Center (parking & sidewalks):	7,665 sf.	0.17 Ac.
Lots (80%):	1,684,440 sf.	38.67 Ac.
Roadway:	212,302 sf.	4.86 Ac.
Sidewalks:	96,462 sf.	2.21 Ac.
Pervious Area:	1,212,084 sf.	27.83 Ac. (38%)
Landscape & Open Area:	294,415 sf.	6.76 Ac.
Lakes:	496,559 sf.	11.40 Ac.
Lots (20%):	421,110 sf.	9.67 Ac.

Typical Parking Stall Detail

N.T.S.

Parking Requirements:

Vehicular Parking Required: 8 Spaces
(Recreational Establishment 1.600sf @ 1 space per 200 sf)

Parking Provided:

Model Home Center: 19 Spaces
Includes (1) Handicap Space

Amenity: 15 Spaces
Includes (1) Handicap Space

Bicycle Parking Required: 2 Spaces

Comercial Use (Planned Development): 3 space
1 space per 10 Vehicle Stalls @ 15 Stalls:

Bicycle Parking Provided: 5 Spaces

General Notes:

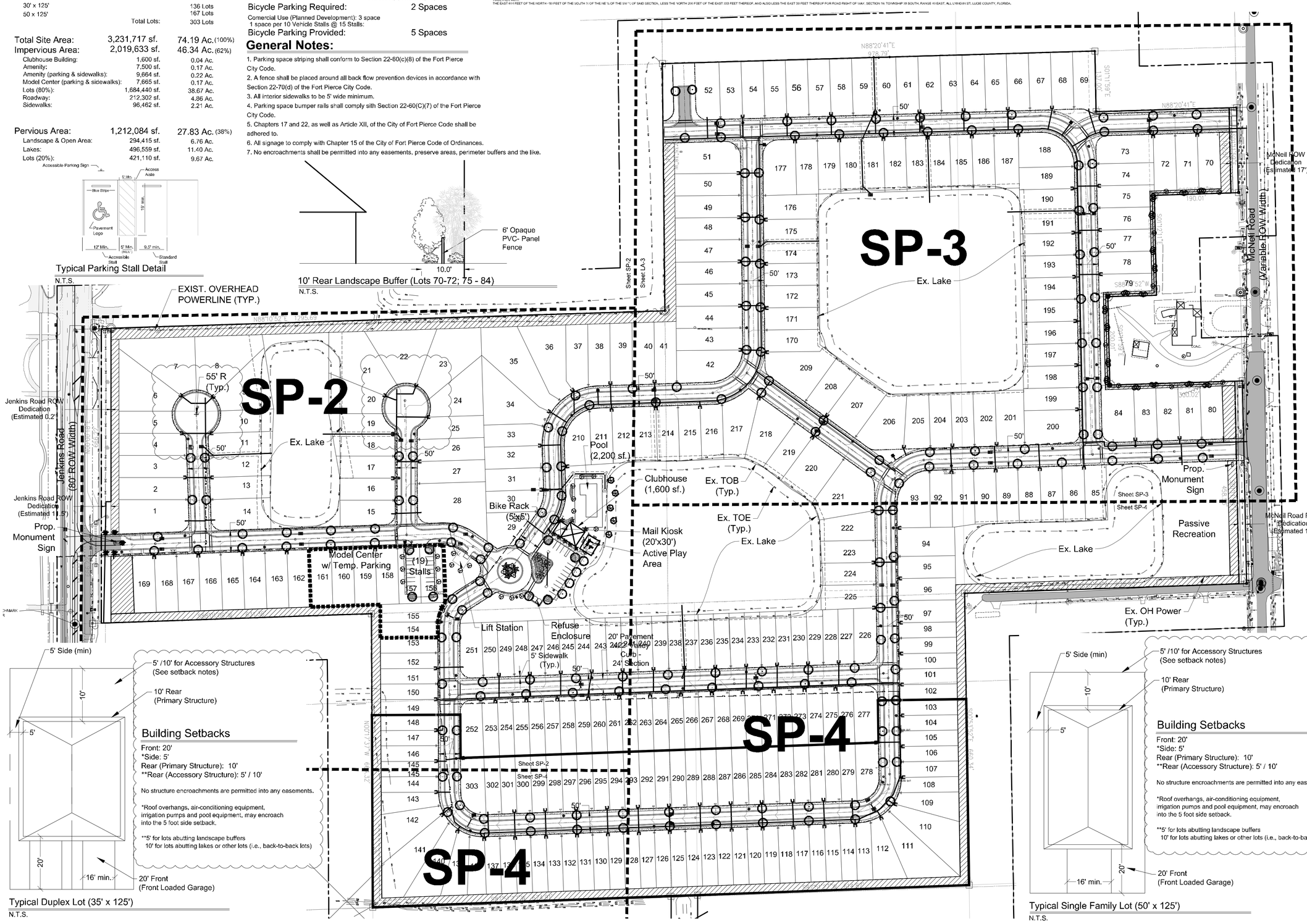
1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
5. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
6. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.
7. No encroachments shall be permitted into any easements, preserve areas, perimeter buffers and the like.

10' Rear Landscape Buffer (Lots 70-72; 75 - 84)

N.T.S.

Legal Description:

EXHIBIT A
A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF.
TOGETHER WITH:
THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THAT PART OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF.
TOGETHER WITH:
THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING IN THE NORTH 13.12 ACRES OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 1/3 FEET OF THE EAST 660.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 1231 FOOT CANAL RIGHT-OF-WAY, AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.
TOGETHER WITH:
THE SOUTH 7.65 ACRES OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE EAST 33 FEET THEREOF.
TOGETHER WITH:
BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-NINE AND 79/100 (229.79) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SEVEN (227) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH:
THE EAST 614 FEET OF THE NORTH 1/2 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.



Building Setbacks

Front: 20'
*Side: 5'
Rear (Primary Structure): 10'
**Rear (Accessory Structure): 5' / 10'

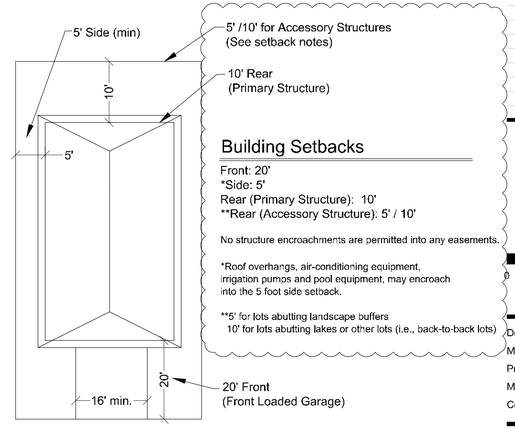
No structure encroachments are permitted into any easements.

*Roof overhangs, air-conditioning equipment, irrigation pumps and pool equipment, may encroach into the 5 foot side setback.

**5' for lots abutting landscape buffers
10' for lots abutting lakes or other lots (i.e., back-to-back lots)

Typical Duplex Lot (35' x 125')

N.T.S.



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Front: 20'
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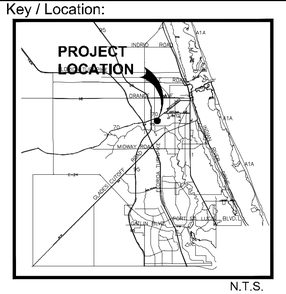
**5' for lots abutting landscape buffers
10' for lots abutting lakes or other lots (i.e., back-to-back lots)

Typical Single Family Lot (50' x 125')

N.T.S.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, FL 33445

Civil Engineer
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Surveyor
Betsy Lindsay Inc.
7987 Jack James Dr.
Stuart FL 34997

Surveyor (platting)
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P. 772.220.2100

Environmental Consultant
EDC, Inc.
10250 SW Village Pkwy
Port Saint Lucie, FL 34987

Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Overall Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	SP-1
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Landscape Buffer (Refer to Typical Landscape Buffer)

N88°10'52"E 1295.69

Jenkins Road (80' ROW Width)

N00°01'18"E 662.27

Prop. Monument Sign

Jenkins Road ROW Dedication (Estimated 0.2')

Jenkins Road ROW Dedication (Estimated 11.5')

5' Sidewalk (typ.)

Street Light (typ.)

50' R (Typ.)

Existing Sewer Service (typ.)

10.0' Drainage Easement

Ex. Lake

FORCE MAIN (TYP.)

ROW

Existing Sewer Service (typ.)

20.0' 24.0' 50.0'

Proposed Water Service (typ.)

Street Tree Planting (typ.)

50.0'

130.0'

Model Center w/ Temp. Parking

(19) Stalls

5.0'

19.0'

64.0'

9.5'

MH SF

MH DUP.

20' Landscape Buffer (typ.)

20.0'

S89°07'10"W 697.10

Landscape Buffer (Refer to Typical Landscape Buffer)

Existing Water Service (typ.)

35.0'

130.0'

N00°17'37"W 641.32

Lift Station

Existing Sewer Service (typ.)

Sheet SP-2

Sheet SP-4

Street Tree Planting (typ.)

5' Sidewalk (typ.)

20.0' 24.0' 50.0'

Proposed Sewer Service (typ.)

Pool (2,200 sf)

Street Light (typ.)

Clubhouse (1,600 sf)

Mail Kiosk (20'x30')

Bike Rack (5' x 5')

(15) Stalls

45.0'

Active Play Area

50' R (Typ.)

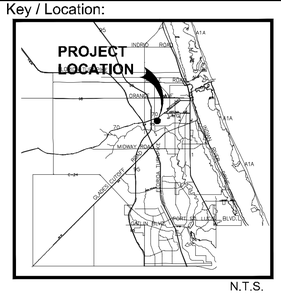
Existing Water Service (typ.)

Proposed Sewer Service (typ.)

5' Sidewalk (typ.)

Existing Sewer Service (typ.)

Key / Location:



N.T.S.

Project Team:

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P: 772.220.2100

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Neill Farms
Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet **SP-2**

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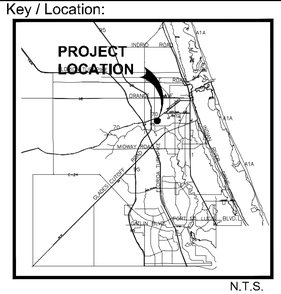

N.T.S.

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet **SP-3**

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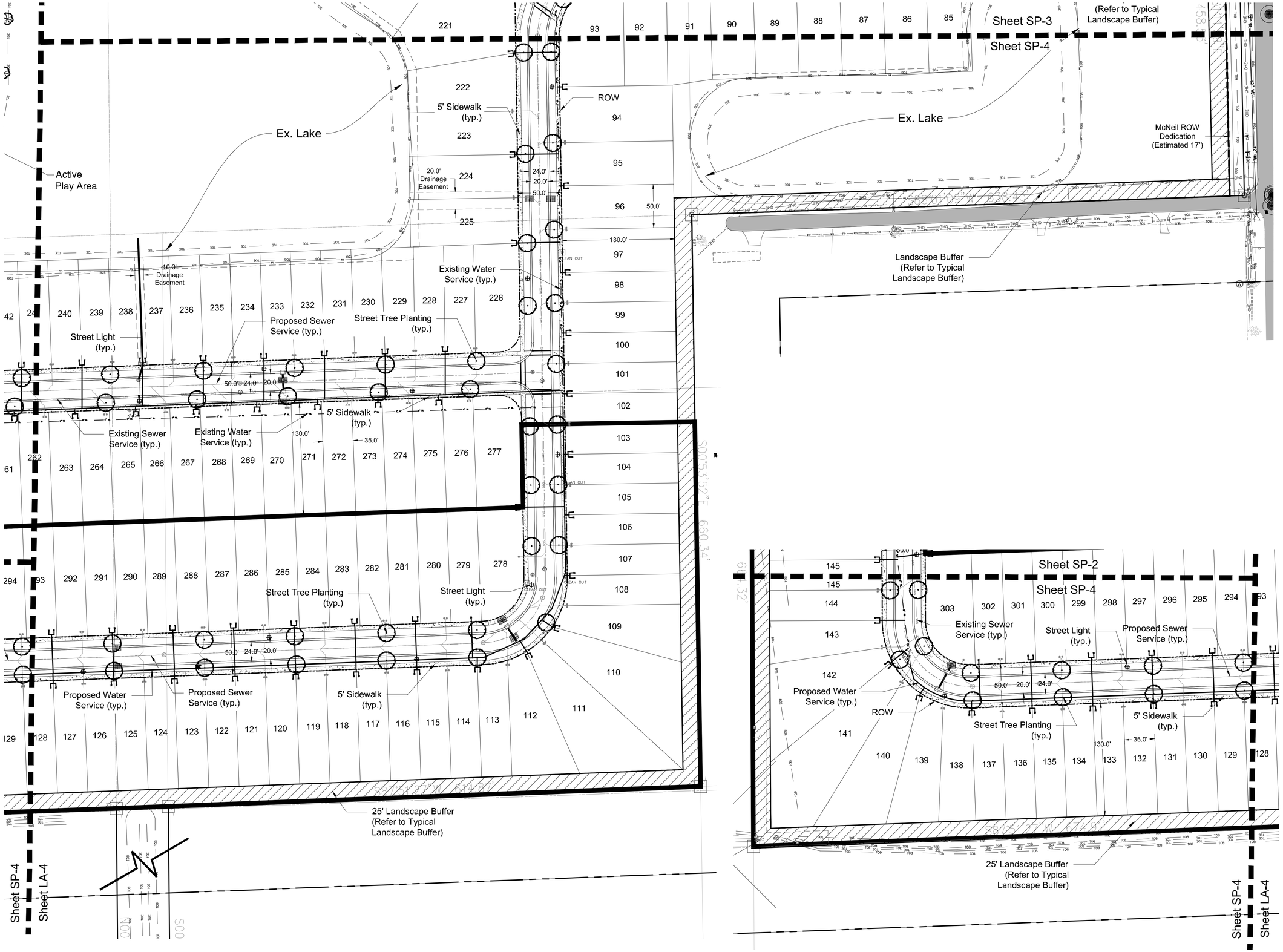
Sheet SP-2
Sheet LA-3
Sheet SP-3
Sheet SP-4



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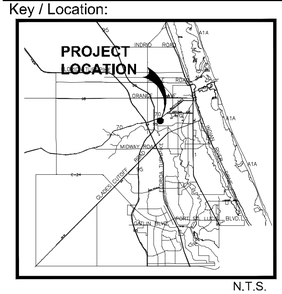
Key / Location:



N.T.S.

Project Team:

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Site & Landscape Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet **SP-4**

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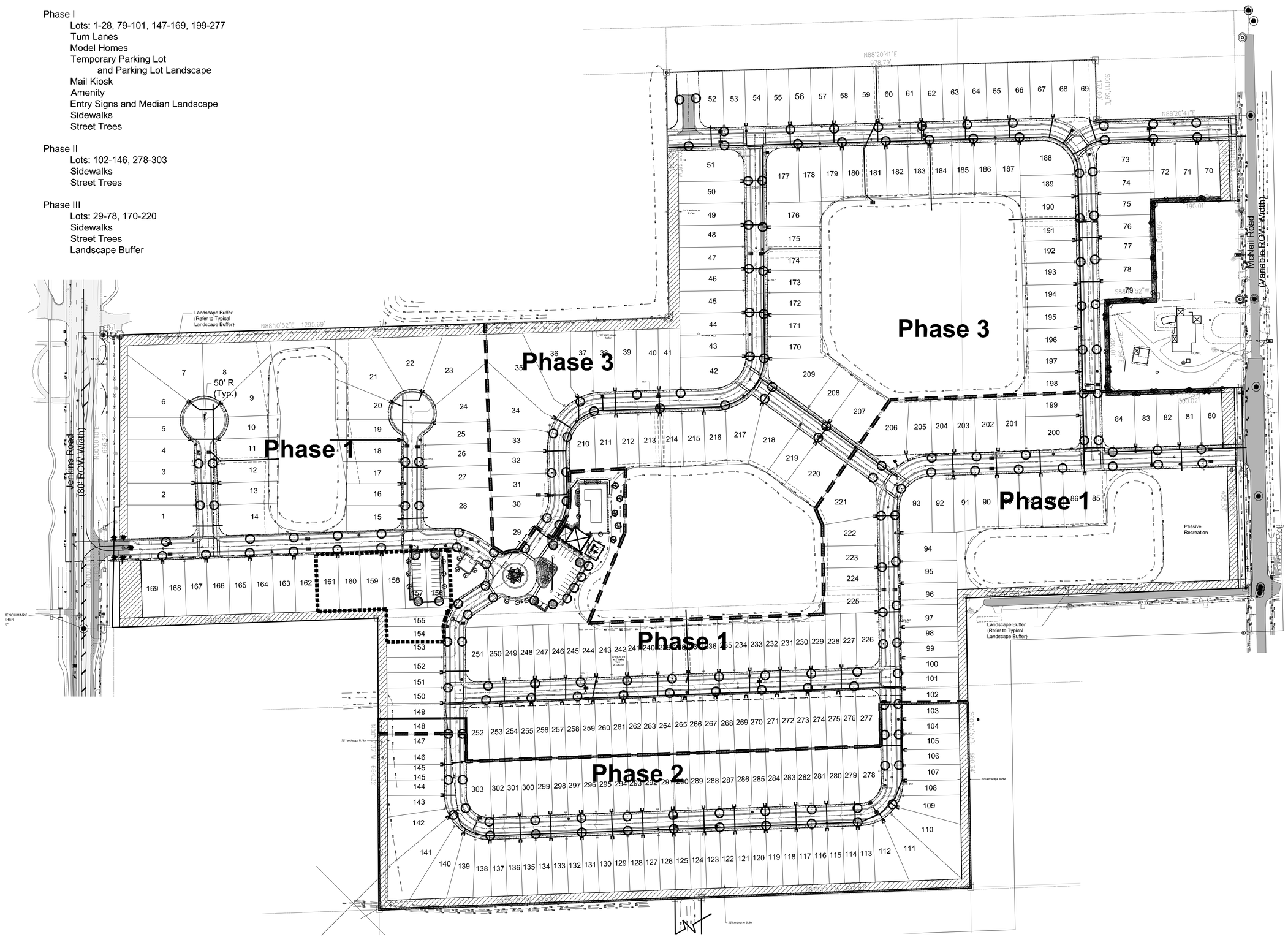
Phase Description:

Phase I
- Lots: 1-28, 79-101, 147-169, 199-277
- Turn Lanes
- Model Homes
- Temporary Parking Lot
  - and Parking Lot Landscape
- Mail Kiosk
- Amenity
- Entry Signs and Median Landscape
- Sidewalks
- Street Trees

Phase II
- Lots: 102-146, 278-303
- Sidewalks
- Street Trees

Phase III
- Lots: 29-78, 170-220
- Sidewalks
- Street Trees
- Landscape Buffer



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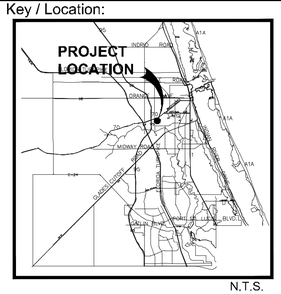

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Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Phasing Plan

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP-5**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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PLANT SCHEDULE OVERALL (excludes buffer)

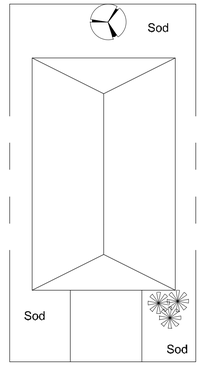
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	FG	10`OA		Triple, Full Heads, SP	Non-native	
	181	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
	6	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars	Native	
	5	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	
	3	Tibouchina granulosa	Purple Glory Tree	25G	6`HT	3` W	STD		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	165	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	74	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT	24"W	F	Native
	22	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
	81	Myrica cerifera	Wax Myrtle	3G	24" HT	18"W		Native

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	37	Hamelia patens `Compacta`	Dwarf Scarlet Bush	3G	24"HT	18"W	F	Native	30" o.c.
	59	Rondeletia leucophylla	Panama Rose	3G	18" HT	12" W		Native	24" o.c.
	216	Stachytarpheta urticifolia	Blue Porterweed	1G	10-12" (MIN.)	12" SPR		Native	24" o.c.
	92	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	48" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	262	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F		24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	249	Ficus microcarpa `Green Island`	Green Island Ficus	3G	12"HT	12"W	Full		18" o.c.
	211	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	18" o.c.
	32	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.

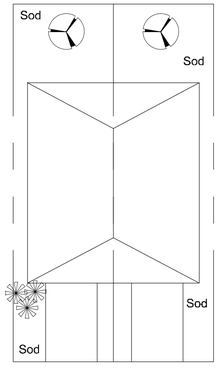


Typical Single Family Lot (50' x 125')

N.T.S.

Typical Lot Landscape

- Min. (4) trees required per lot. Required trees shall be of species known to attain at least 15' in overall height and be of a native species normally found growing in this area, which may include canopy trees, palm trees, flowering trees and accent trees.
- All unpaved areas to be planted or sodded.
- Irrigation to be provided during plant establishment period, 12-months minimum.



Typical Duplex Lot (35' x 125')

N.T.S.

Typical Lot Landscape

- Min. (4) trees required per lot. Required trees shall be of species known to attain at least 15' in overall height and be of a native species normally found growing in this area, which may include canopy trees, palm trees, flowering trees and accent trees.
- All unpaved areas to be planted or sodded.
- Irrigation to be provided during plant establishment period, 12-months minimum.

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

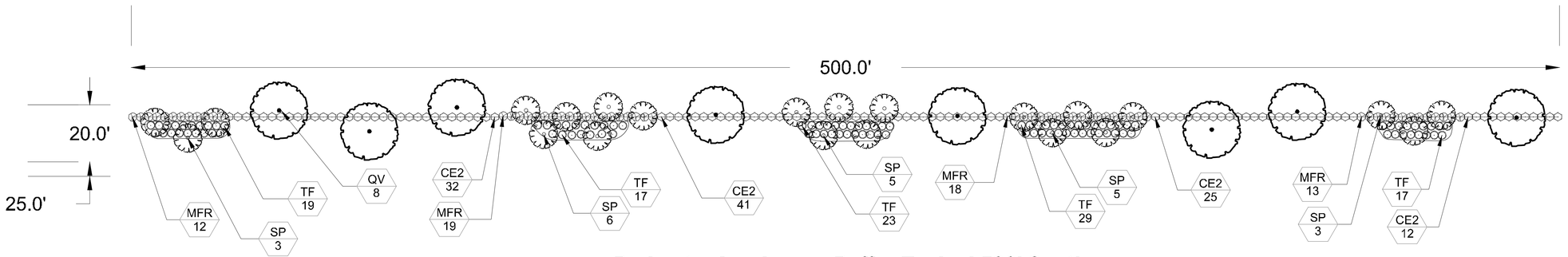
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	1276	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	719	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	1218	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native

PLANT SCHEDULE TYPICAL BUFFER - 500' SECTION

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	8	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	22	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
CE2	110	Conocarpus erectus	Buttonwood	3G	36" HT	30"W	FTB, SP	Native
MFR	62	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
TF	105	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA			Native



Perimeter Landscape Buffer-Typical 500' Section

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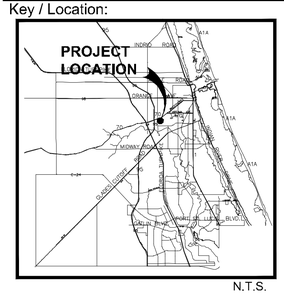
Key / Location:



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Neill Farms

City of Fort Pierce, FL

Landscape Plan
Plant Schedules

Date	By	Description
01.28.19	RM	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet **SP 6**

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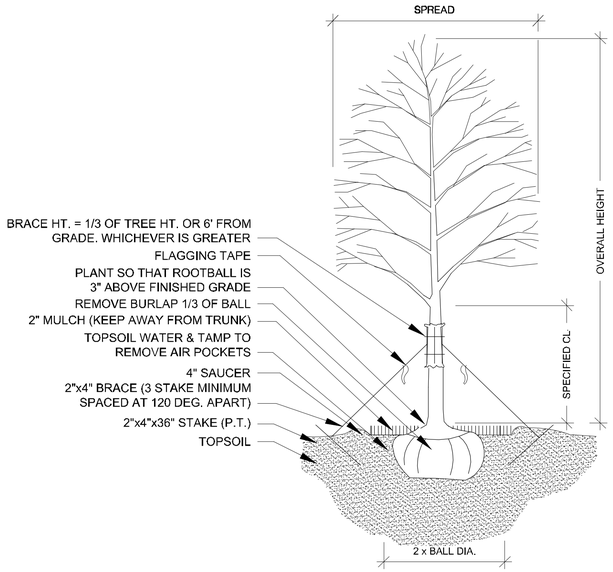
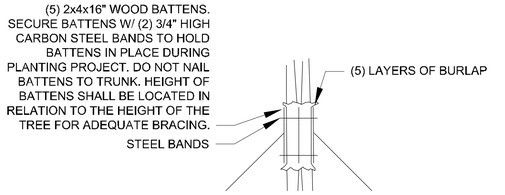


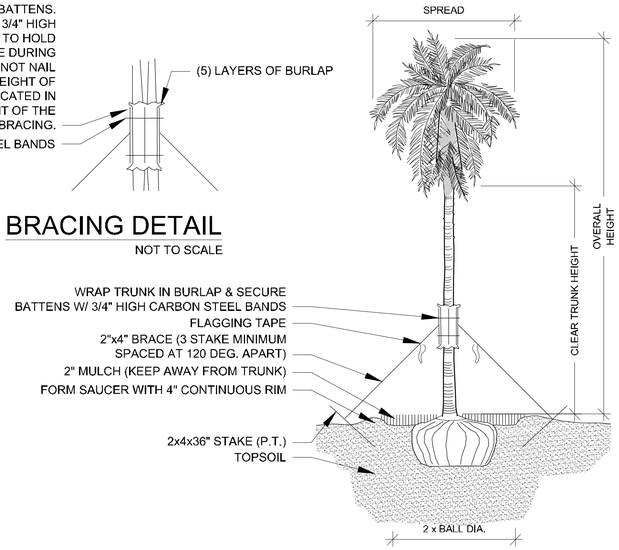
TREE PLANTING & STAKING

NOT TO SCALE



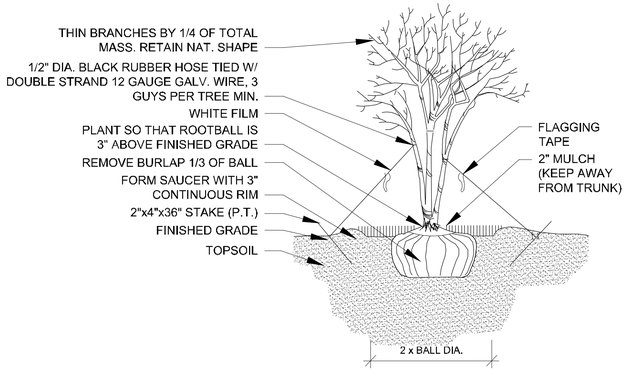
BRACING DETAIL

NOT TO SCALE



PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE

SHRUB PLANTING

NOT TO SCALE

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

- +ΤΟΠΣΟΙΛ ΣΗΑΛΛ ΒΕ ΝΑΤΥΡΑΛ ΦΡΙΑΒΛΕ, ΦΙΝΕ ΛΟΑΜΥ ΣΟΙΛ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΣ ΟΦ ΡΕΓΡΙΕΣΙΝ ΑΤΕΣΤ
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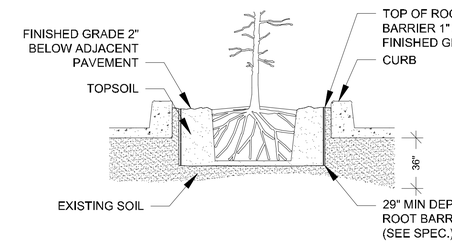
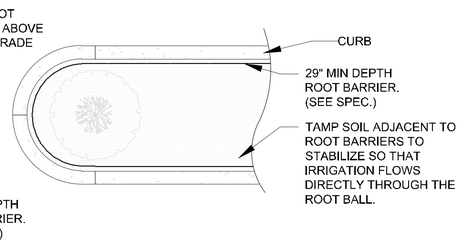
- ΤΟΠΣΟΙΛ ΣΗΑΛΛ ΧΟΝΤΑΙΝ Α ΜΙΝΙΜΥΜ ΟΦ 3% ΟΡΓΑΝΙΧ ΜΑΤΕΡΙΑΛ
- ΤΟΠΣΟΙΛ ΜΥΣΤ ΠΕΡΧΟΛΑΤΕ ΠΑΤΕΡ ΑΤ Α ΡΑΤΕ ΟΦ 1~ 1.66Ρ ΗΟΥΡ (ΦΙΕΛΔ ΛΑΣΟ ΑΡΑΒΛΕ ΦΟΡ ΤΕΣΤΙΝΓ. ΔΕΤΑΙΛ ΦΟΡ ΤΡΕΕ)
- ΛΝΔΣΣΑΤΕ ΑΡΕΑ ΣΟΔΣ ΣΗΑΛΛ ΒΕ ΗΟΜΟΓΕΝΕΟΥΣΛΥ ΛΔΔΡΕΣΣΑΒΛΕ ΑΡΟΗΙΤΕΧΤΟΡΕΝΕΡ ΡΡΙΟΡ ΤΟ ΠΛΑΝΤΙΝΓ

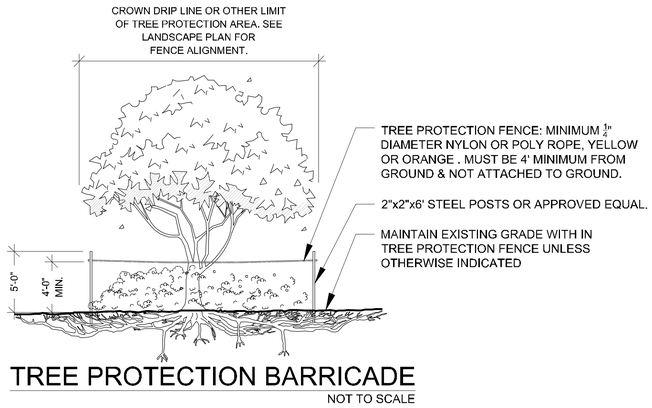




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

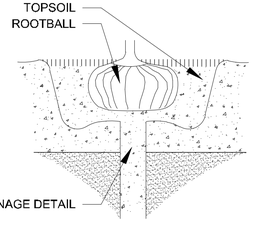
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



DRAINAGE TESTING DETAIL

NOT TO SCALE

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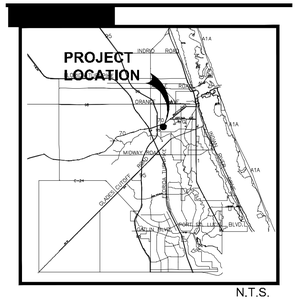

Project Team:

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Surveyor (platting)
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Neill Farms

City of Fort Pierce, FL

Landscape Details

Date	By	Description
01.09.19	SAW	Submittal
03.28.19	RM	Revisions
04.25.19	BN	Revisions

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**SP-7**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MARTERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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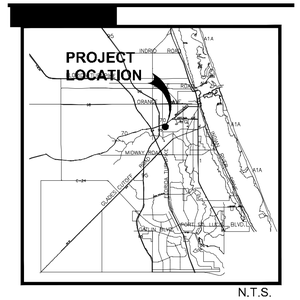
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



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REG. # 1018
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GRADING REQUIREMENTS PER ERP 56-02347-P:

LAKE CONTROL ELEVATION: 13.80 NAVD
MINIMUM ROAD CROWN ELEVATION: 15.97 NAVD
MINIMUM FINISHED FLOOR ELEVATION: 17.15 NAVD
MINIMUM BERM ELEVATION: 16.21 NAVD

PAVING, GRADING, AND DRAINAGE NOTES:

1. SOD ALL DISTURBED AREAS.

2. EXISTING PAVING, GRADING, AND DRAINAGE PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018

3. THE PROJECT REQUIRES A MODIFICATION TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT ERP PERMIT 56-02347-P AND A NORTH ST LUCIE RIVER WATER CONTROL DISTRICT PERMIT.

4. EXISTING PAVING, GRADING, AND DRAINAGE MAY BE UTILIZED TO SERVE THE PROPOSED DEVELOPMENT WHERE THE ENGINEER OF RECORDS PLANS AND SPECIFICATIONS ALLOW. THE LOCATION AND CONDITION OF ALL EXISTING INFRASTURCTURE SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. EXISTING STORM SEWERS SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS. EXISTING SUB-GRADE AND BASE ROCK SHALL BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER TO CONFIRM IT IS OF ACCEPTABLE CONDITION TO SERVE THE PROJECT. EXISTING INFRASTRUCTURE SHALL BE RELOCATED AND/OR REPLACE AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT.

5. IF ANY MODIFICATIONS TO THE EXISTING STORMWATER MANAGEMENT SYSTEM CONTROL STRUCTURE ARE REQUIRED THEY SHALL BE COMPLETED DURING THE INITITAL PHASE OF DEVELOPMENT FOR THE PROJECT.

6. ALL PORTIONS OF THE WET DETENTION SYSTEM AND STORM SEWER LOCATED WITHIN THE PROPOSED LOTS SHALL BE PLACED IN A RECORDED DRAINAGE EASEMENT TO ENSURE OPERATION AND MAINTENANCE BY THE PROPERTY/HOME OWNERS ASSOCIATION.

7. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED BY THE CONTRACTOR DURING EACH PHASE OF CONSTRUCTION TO PREVENT OFF-SITE SEDIMENTATION OR EROSION. THIS INCLUDES PROTECTION OF THE EXISTING INLETS, PIPES, AND OUTFALL.

8. NO STRUCTURE ENCROACHMENTS ARE PERMITTED WITHIN THE LIMITS OF THE PROPOSED DRAINAGE EASEMENTS.

9. PROPOSED DRAINAGE EASEMENTS ALONG THE SIDE YARDS SHALL REMAIN VOID OF STRUCTURES OR EQUIPMENT (HVAC, SHEDS, ETC.) TO ALLOW AMPLE ROOM FOR MAINTENANCE.

JENKINS ROAD

CANAL NO. 38 NORTH ST LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR TURN LANE AND STRIPING ON JENKINS ROAD

EX. SMH RIM: 16.67

EX. OVERHEAD POWERLINE (TYP)

25' LANDSCAPE BUFFER

EX. LIMITS OF BASE ROCK AND CURBING TO BE REMOVED

PROPOSED 30' D.E.

EX. LAKE TO REMAIN. LAKE BANKS TO BE REGRADED TO INSIDE OF D.E.

PROPOSED 10' D.E.

PROPOSED TO RELOCATE EX. CURB INLET AS NEEDED

PROPOSED 12 10' D.E

PROPOSED TO RELOCATE EX. STORM PIPE

PROPOSED 5' CONCRETE SIDEWALK (TYP)

PROPOSED CROSSWALKS AND DETECTABLE WARNINGS AT ALL CROSSINGS PER FDOT INDEX 711-001

PROPOSED MONUMENT SIGN

EX. 18"x30" RCP W/ MES INV (N): 13.64 INV (S): 13.62

EX. ROW VARIES

EX. BERM TO BE RELOCATED WITHIN PROPERTY BOUNDARY

PROPOSED 164' ROW

20' LANDSCAPE BUFFER

EX. 14"x23" RCP W/ MES INV (E): 13.87 INV (W): 13.97

EX. 18" RCP W/ MES INV (N): 12.36 INV (S): 11.93

PROPOSED RIGHT HAND TURN LANE TO BE COORDINATED W/ SLC

EX. 18" CMP W/ HEADWALLS INV (N): 13.40 INV (S): 14.16

EX. SUBGRADE AND BASE ROCK TO BE PRESERVED WHERE PRESENT (TYP)

PROPOSED CROSSWALKS AND DETECTABLE WARNINGS AT ALL CROSSINGS PER FDOT INDEX 711-001

PROPOSED MODEL CENTER W/ TEMP PARKING

PROPOSED 5' CONCRETE SIDEWALK (TYP)

PROPOSED CROSSWALKS AND DETECTABLE WARNINGS AT ALL CROSSINGS PER FDOT INDEX 711-001

PROPOSED 5' D.E.

PROPOSED 10' D.E.

EX. CONTROL STRUCTURE PROPOSED TO BE MODIFIED AS NEEDED TO SERVE NEW SITE PLAN

EX. LAKE TO REMAIN. LAKE BANKS TO BE REGRADED TO INSIDE OF D.E.

PROPOSED TO RELOCATE EX. CURB INLETS AS NEEDED

PROPOSE TO REMOVE AND RELOCATE EX. STORM SEWER AROUND AMENITY

PROPOSED POOL (2,200 SF)

AMENITY CENTER A

PROPOSED CLUBHOUSE (1,600 SF)

PROPOSED ACTIVE PLAY AREA

PROPOSED 20'x30' MAIL KIOSK

PROPOSED 5'x5' BIKE RACK

PROPOSED TO CONNECT DRAINAGE IN-LINE W/ EX. STORM SEWER

PROPOSED TO RELOCATE EX. STORM SEWER PIPE

PROPOSED DUMPSTER

EX. SUBGRADE AND BASE ROCK TO BE PRESERVED WHERE PRESENT (TYP)

PROPOSED 15' D.E.

PROPOSED TO RELOCATE EX. CURB INLETS AS NEEDED

EX. LIMITS OF BASE ROCK AND CURBING TO BE REMOVED

APPROXIMATE LIMITS OF EX. DRAINAGE TO BE FIELD CONFIRMED

PROPOSED 5' CONCRETE SIDEWALK (TYP)

PROPOSED CROSSWALKS AND DETECTABLE WARNINGS AT ALL CROSSINGS PER FDOT INDEX 711-001

PROPOSED 5' CONCRETE SIDEWALK (TYP)

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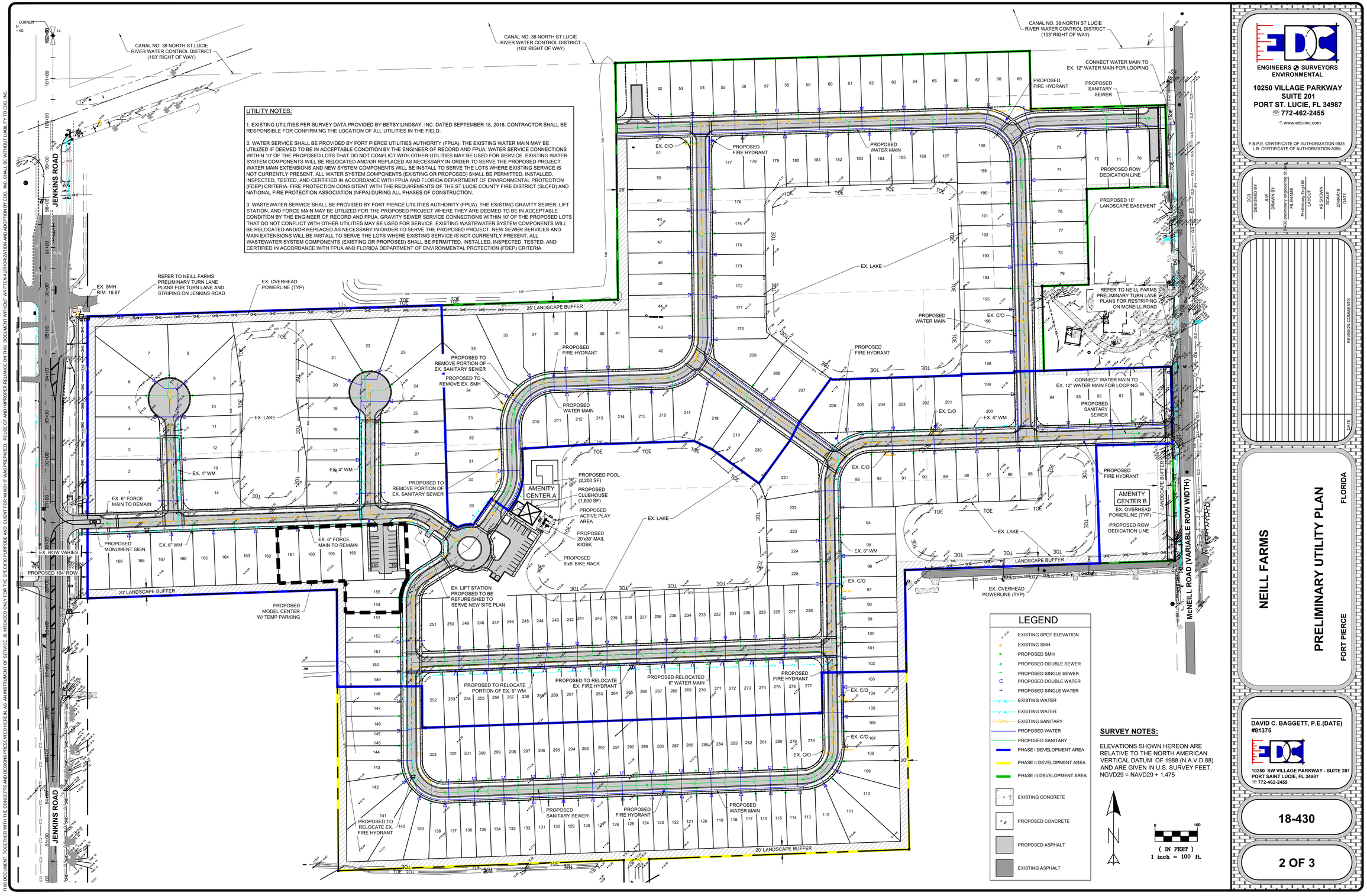

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DESIGNED BY: DCB
DRAWN BY: JLW
18-430 preliminary engineering (3.4).dwg
FILENAME
Preliminary Eng-UtilLAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY UTILITY PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
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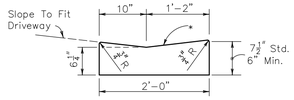
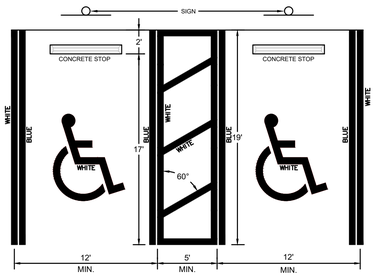
Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Acad\CAD\DWG\18-430 Preliminary Engineering R3.dwg, Preliminary Eng-Util, 3/28/2019 7:42:26 AM, Jessica, EDC, Inc.



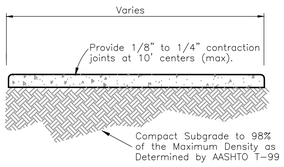
Note:

1. To be paid for as parent curb.

VALLEY GUTTER



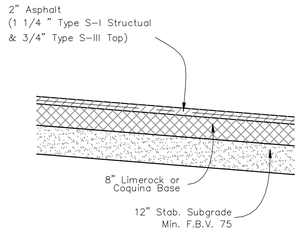
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



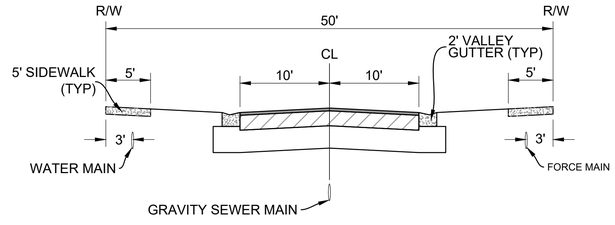
NOTES:

1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk width varies and to be as shown on sheet 3 of 5.

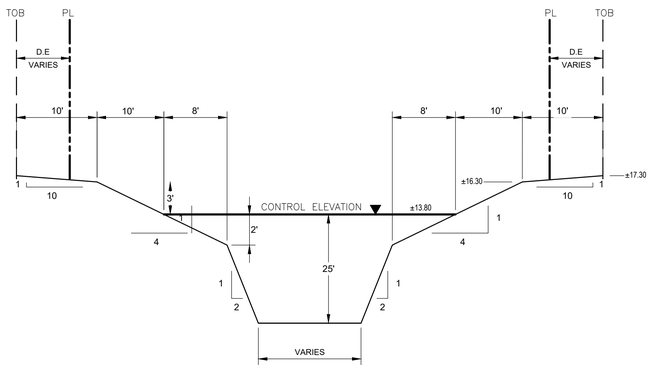
4" THICK SIDEWALK DETAIL



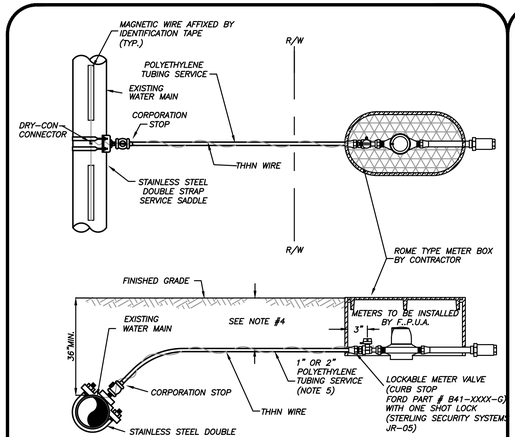
TYPICAL PAVEMENT SECTION



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

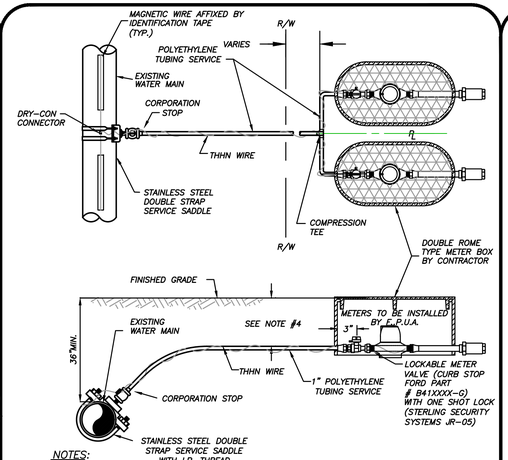


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE REVISION: BY: APPD:	
DESIGNED: COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE: N.T.S.	
SLL APPROVED: DATE: JLC 2010	SHEET 1 OF 1



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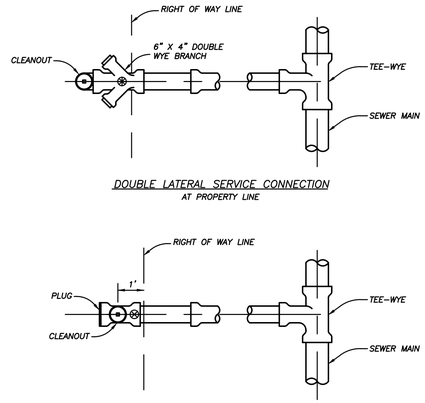
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL DOUBLE WATER SERVICE CONNECTION	W-3
03-09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE REVISION: BY: APPD:	
DESIGNED: COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
JLC DRAWN BY: SCALE: N.T.S.	
SLL APPROVED: DATE: JLC 2010	SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

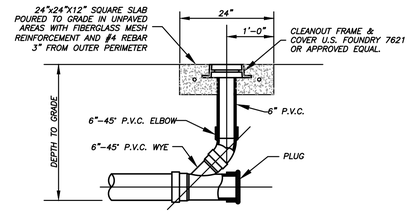
SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL

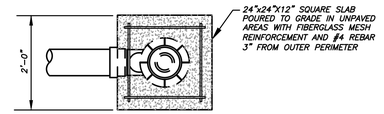
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION	S-3
WASTEWATER	
02-06 DATE REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 1 OF 1



SECTION



PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

RESIDENTIAL CLEANOUT DETAIL	S-4A
WASTEWATER	
10-06 DATE REVISION: RBC BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 1 OF 3

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PGD Details LAYOUT
AS SHOWN SCALE
27/MAR/19 DATE

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NEILL FARMS

DETAILS

FORT PIERCE FLORIDA

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3 OF 3

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ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

December 13, 2018

Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

VIA Email: lhgp.lotlaw@gmail.com

Reference: **Environmental Assessment**
McNeil Road Farms in Fort Pierce, FL
Parcel ID # 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7

Dear Mr. Goldberg,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, and review of soil resources, and environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Tobin R. Overdorf
Vice President

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0;
2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1;
2419-314-0002-000-0; 2419-313-0002-000-7
McNeil Road
Fort Pierce, Florida

Project No. 18-430
Date: December 13, 2018

Prepared For:
Neill Farms
c/o Lee H. Goldberg, Esq.
CGV Investments, LLC
PO Box 812170
Boca Raton, FL 33481

Prepared By:
EDC, INC
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 72.47 acre parcel (ID #2419-701-0001-000-1; 2419-323-0001-000-1; 2419-313-0001-000-0; 2419-323-0002-000-8; 2419-313-0001-010-3; 2419-311-0002-000-1; 2419-314-0002-000-0; 2419-313-0002-000-7) located off of McNeil Road in Fort Pierce, Florida. The parcel is currently a vacant lot.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 13, 2018 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:
It is the opinion of EDC that there is no native habitat located on the property due to more than 50% of the vegetation being exotic and the site being previously cleared. The property consists of the following native upland vegetation; slash pine (*Pinus elliottii var densa*) and nuisance species Caesar's weed (*Urena lobata*). The property consists of the following exotic species; Bahia grass (Paspalum notatum), Guinea grass (*Panicum maximum*), and Brazilian pepper (*Schinus terebinthifolius)*.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property. No wetlands were found on this site previously, per permit 56-02347P, nor were there any newly formed wetlands found during the site visit.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. Gopher Tortoises were not found during the site visit nor were any other state or federally listed species. Hog rutting was observed on several areas located throughout the site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles sand- is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40

inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

Riviera Fine sand, 0 to 2 percent slopes- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

City of Fort Pierce Regulations

According to the St. Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 (Vacant Residential) and is in zones CO (Office Commercial), R4 (Medium Density Residential), R3 (Single Family Moderate Density), and OSR-PSL (Open Space Recreation-PSL). According to the City of Fort Pierce land development regulations (Sec. 22-194), mitigation is required for any native tree that is greater than 14 inches in diameter at breast height (DBH) and palms with a minimum clear trunk of 10 feet. There are no trees on property that meet these criteria.

SUMMARY:

It is the professional opinion of EDC that there is no native habitat located on the property or and native trees meeting Ft. Pierce's tree code. Per permit 56-02347P, there are no wetlands located on this property. In addition, no gopher tortoises or any other state or federally listed species were found on site.

ENGINEERS SURVEYORS ENVIRONMENTAL

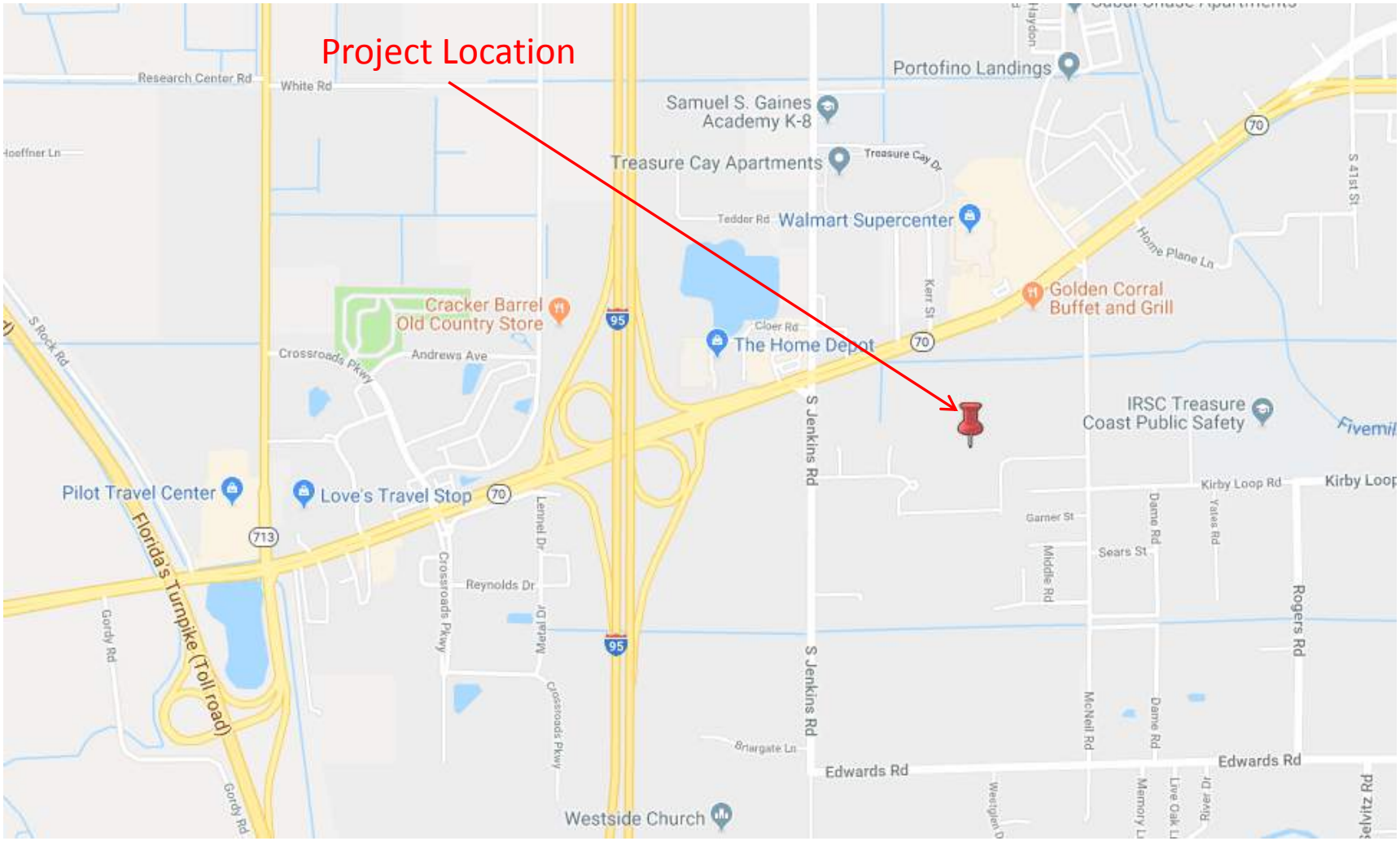
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

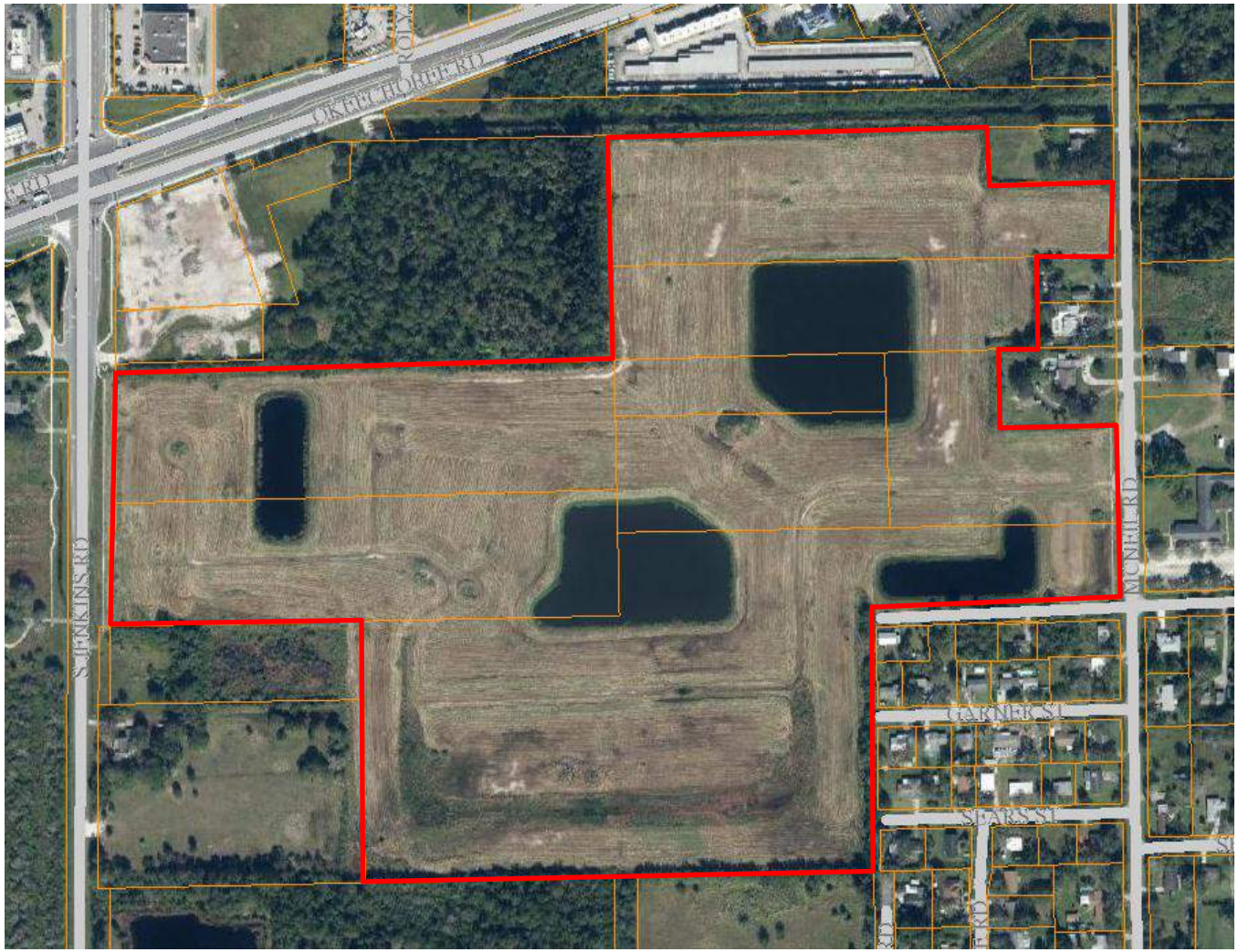
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments
McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	70.7	99.8%
38	Riviera fine sand, 0 to 2 percent slopes	0.1	0.2%
Totals for Area of Interest		**70.8**	**100.0%**

TRAFFIC IMPACT ANALYSIS

NEILL FARMS
FORT PIERCE, FL

PREPARED FOR:
CGV INVESTMENTS,LLC

Kimley»Horn

January 14, 2019
Revised May 15, 2019
Kimley-Horn Project #140520000
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»Horn

January 14, 2019
Revised May 15, 2019
Kimley-Horn Project #140520000
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

Adam B. Kerr, P.E.
Florida Registration Number 64733

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INTRODUCTION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 302 single-family homes. *Figure 1* illustrates the location of the proposed development. A buildout year of 2023 has been analyzed.

Kimley-Horn and Associates, Inc was retained to prepare a traffic impact analysis for the proposed developments. The study quantifies the project's impact on the adjacent transportation network. This report summarizes the project trip generation, distribution and intersection analyses.

A proposed site plan is included in *Appendix A*.

NORTH

LEGEND

Site

FIGURE 1
SITE LOCATION
NEILL FARMS
140520000

Kimley»Horn

INVENTORY AND PLANNING DATA

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on July 10, 2018 at the intersection of Okeechobee Road & Jenkins Road.

AM peak hour (7:00 AM to 9:00 AM) and PM peak hour (4:00 PM to 6:00 PM) turning movement counts were collected on May 7, 2109 at the following intersections:

- Okeechobee Road & McNeil Road
- Okeechobee Road & I-95 SB Off-Ramp
- Okeechobee Road & I-95 NB Off-Ramp
- McNeil Road & Kirby Loop Road

The turning movement counts and PSCF are included in *Appendix B*.

PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

Existing and Proposed Land Uses

The existing site is vacant. The project is a proposed development of 302 single-family homes.

Trip Generation

The trip generation potential of the proposed residential development has been calculated using trip generation equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the proposed residential development has the potential to generate 2,874 net new external daily trips, 219 net new external AM peak hour trips (55 in, 164 out), and 294 net new external PM peak hour trips (185 in, 109 out).

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Single Family Detached Housing	302 DU	2,874	219	55	164	294	185	109

Trip generation was calculated using the following data:

Daily Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.92 Ln(X) + 2.71
AM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	T = 0.71(X) + 4.80 (25% in, 75% out)
PM Peak Hour Trip Generation			
Single Family Detached Housing	[ITE 210]	=	Ln(T) = 0.96 Ln(X) + 0.20 (63% in, 37% out)

C:\Users\Mary.Gormley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\9CT68S6W\[Neill Farms Tripgen.xlsx]Tripgen

Trip Distribution

Trip distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics.

The distribution according to cardinal directions is:

NORTH	-	18 percent
SOUTH	-	25 percent
EAST	-	55 percent
WEST	-	2 percent

Traffic Assignment

The site traffic was assigned to the surrounding roadway network based upon the traffic distribution. The functional classification of the surround roadways is the following:

- I-95: Interstate
- Okeechobee Road: Principal Arterial
- Jenkins Road: Minor Arterial
- McNeil Road: Major Collector
- Kirby Loop Road: Minor Collector

Figure 2 and *Figure 3* illustrates the inbound and outbound project traffic distribution, respectively. The AM and PM peak hour trips for the project were then assigned to the surrounding roadway network projected to be in place by 2023.*Figure 4* illustrates the project traffic volumes at the surround roadway network.

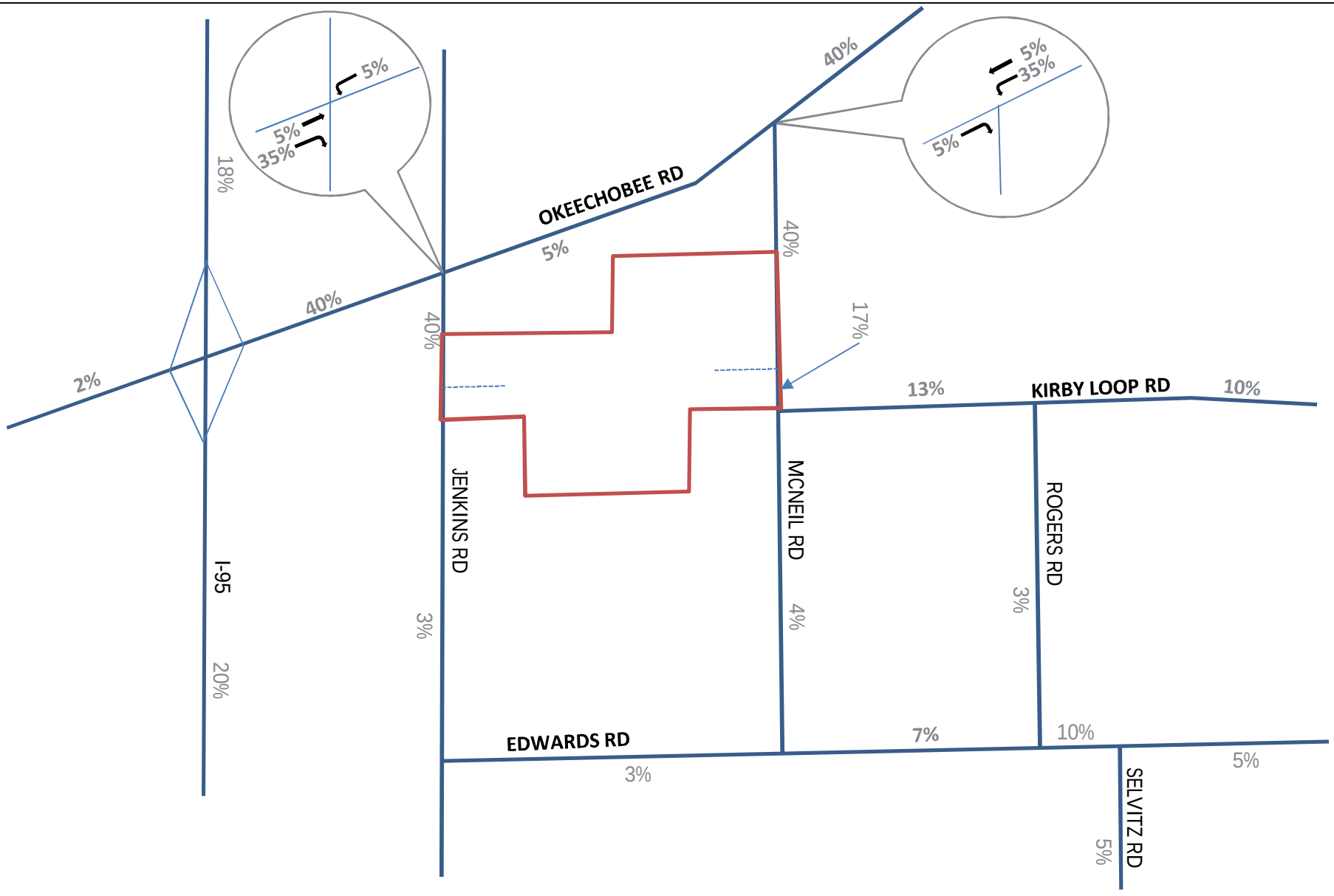


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn

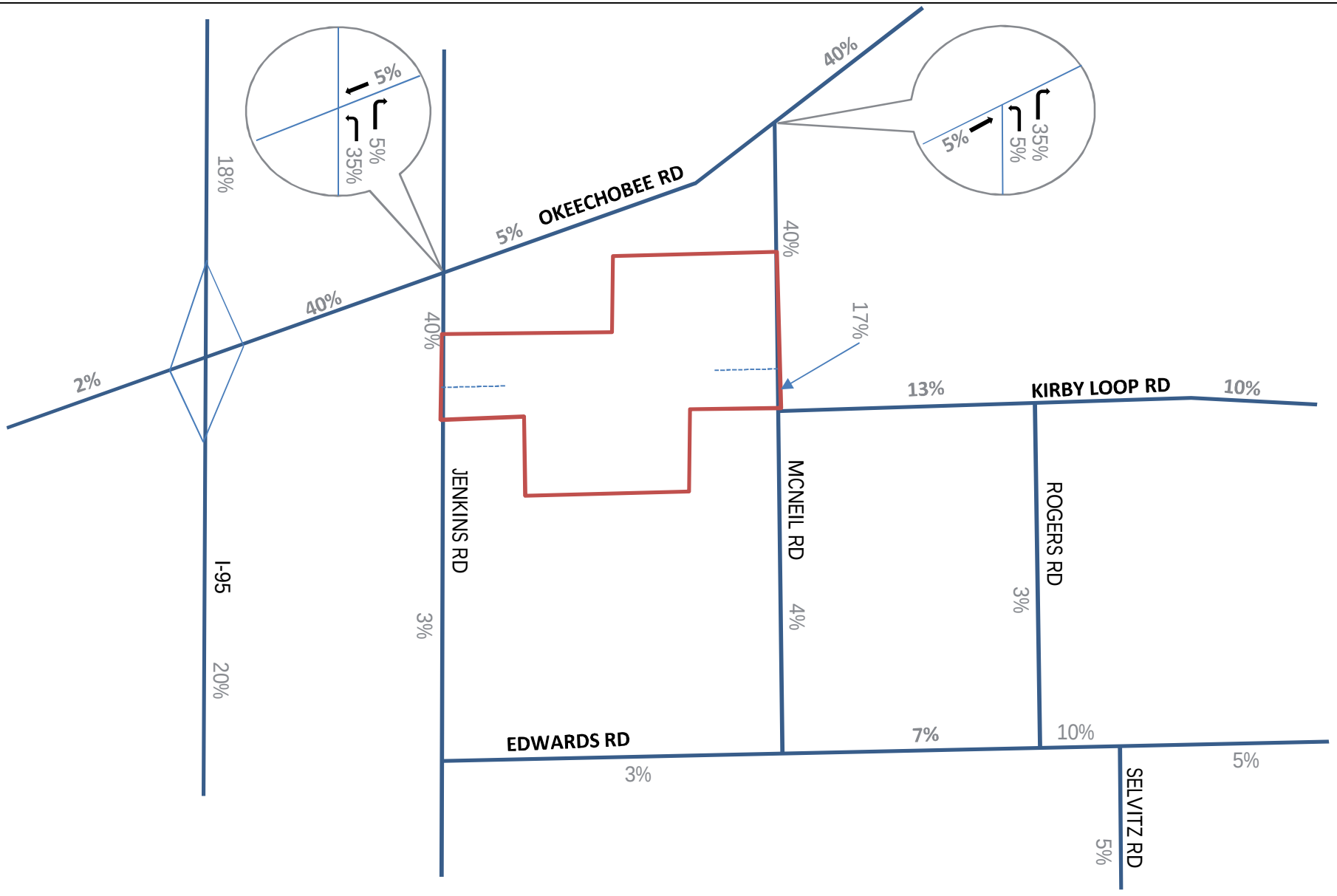


FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn

DRIVEWAY ANALYSIS

Access to/from the project site is proposed via one full-access driveway on Jenkins Road and one full-access driveway on McNeil Road.

Figure 4 illustrates the project traffic volumes expected at the site driveways.

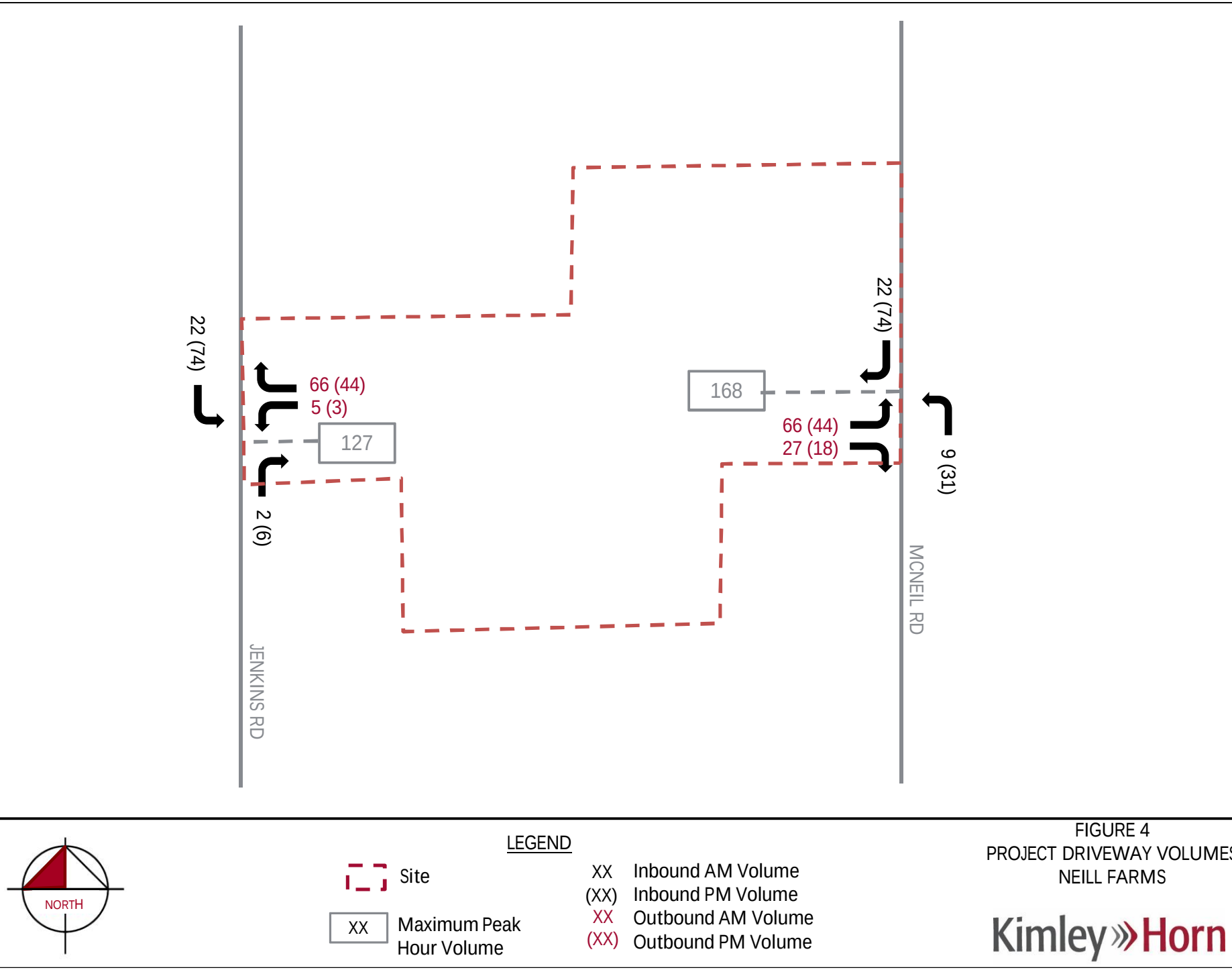


FIGURE 4
PROJECT DRIVEWAY VOLUMES
NEILL FARMS

Kimley»Horn

ROADWAY SEGMENT ANALYSIS

The roadway segments within the 2-mile influence area were analyzed and are summarized in *Table 2*. Significantly impacted roadways, where the project traffic consumes one percent or more of the existing two-way peak-hour service capacity, are considered significantly impacted and required further analysis. The following roadway segments were significantly impacted due to the project traffic:

AM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from McNeil Road to Selvitz Road
- Edwards Road from Selvitz Road to 25th Street
- Kirby Road from McNeil Road to 35th Street
- I-95 from Midway Road to Okeechobee Road
- Jenkins Road from Project Driveway to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road
- McNeil Road from Kirby Loop Road to Project Driveway
- McNeil Road from Project Driveway to Okeechobee Road

The future traffic volume on each significantly impacted roadway segment was analyzed in comparison to its two-way peak-hour service capacity volume. Committed development information for each significantly impacted link was provided by the City of Fort Pierce City Clerk. As seen in *Table 2*, the significantly impacted roadways are projected to operate acceptably during the AM and PM peak hours through buildout in 2023 with the following exceptions:

AM Peak Hour

- Edwards Road from Selvitz Road to 25th Street
- McNeil Road from Edwards Road to Kirby Loop Road

PM Peak Hour

- Edwards Road from Jenkins Road to McNeil Road
- Edwards Road from Selvitz Road to 25th Street
- I-95 from Midway Road to Okeechobee Road
- McNeil Road from Edwards Road to Kirby Loop Road

These facilities are over capacity under background conditions without project traffic. Therefore, no proportionate share is required.

Table 2: Two-Way Peak-Hour Roadway Segment Analysis

Roadway		Existing				2023		AM Peak Hour Project Traffic				Capacity		
From	To	Lanes	Peak Hour Service Capacity	Existing Base Peak Hour Volume/LOS		Last Count Year	Growth Rate (1)	Background Growth	Committed Traffic	2023 Background Traffic	% Assignment	Project Trips	% Impact	Significant Impact?	2023 Project Traffic	Over Capacity ?	Background or Propshare?
AM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1810	C	2017	3.69%	401	214	2,211	40%	88	2.08%	No	2,299		
Jenkins Rd	McNeil Rd	6	4040	1810	C	2017	3.69%	401	310	2,211	5%	11	0.27%	No	2,222		
McNeil Rd	Virginia Ave	6	3170	1365	C	2017	3.69%	302	291	1,667	40%	88	2.78%	No	1,755		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	287	C	2016	3.69%	74	0	361	13%	28	4.44%	Yes	389	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	24	594	17%	37	4.68%	Yes	631	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	24	594	40%	88	11.14%	Yes	682	No	
PM TWO-WAY PEAK HOUR																	
Okeechobee Rd																	
I-95	Jenkins Rd	8	4240	1542	C	2017	3.69%	341	417	1,959	40%	118	2.78%	No	2,077		
Jenkins Rd	McNeil Rd	6	4040	1542	C	2017	3.69%	341	351	1,893	5%	15	0.37%	No	1,908		
McNeil Rd	Virginia Ave	6	3170	1551	C	2017	3.69%	343	340	1,894	40%	118	3.72%	No	2,012		
Kirby Loop Rd																	
McNeil Rd	35th St	2	630	352	C	2016	3.69%	91	0	443	13%	38	6.03%	Yes	481	No	
McNeil Rd																	
Kirby Loop Rd	Project Driveway	2	790	486	D	2017	3.69%	108	31	594	17%	50	6.33%	Yes	644	No	
Project Driveway	Okeechobee Rd	2	790	486	D	2017	3.69%	108	31	594	40%	118	14.94%	Yes	712	No	

Roadways are Major and project traffic needs to be less than 5% to be considered insignificant

(1) AADT and "K" value

INTERSECTION ANALYSIS

The operating conditions for the future total buildout was analyzed using Trafficware's *Synchro 10.0* Software for signalized intersections and *HCS 7* for unsignalized intersections during the AM peak hour and PM peak hour at the following signalized intersections:

1. Okeechobee Road & I-95 South Off-Ramp (Signalized)
2. Okeechobee Road & I-95 North Off-Ramp (Signalized)
3. Okeechobee Road & Jenkins Road (Signalized)
4. Okeechobee Road & McNeil Road (Signalized)
5. Kirby Loop Road & McNeil Road (Unsignalized)

These analyses use the methodologies outline in the *Highway Capacity Manual, 2010 Edition* in order to determine the overall intersection level of service and delay.

Raw turning movement volumes from both the AM peak hour and PM peak hour were adjusted using the FDOT peak season correction factor to reflect peak season conditions. An area wide growth rate was calculated using the weighted average of the 2018 annual average daily traffic (AADT) volumes and the five-year growth rate published by FDOT. The area wide growth rate was calculated as 3.69%. City of Fort Pierce Traffic Impact Analysis guidelines, background traffic was projected to five years in the future, or 2023. Background traffic was combined with project traffic to determine the total future 2023 volumes expected at the study intersection.

Table 3 summarizes the levels of service (LOS) and delays reported by *Synchro* and *HCS* for the study intersections with anticipated 2023 traffic, including committed developments and project traffic. As shown in *Table 3*, the signalized intersections are projected to operate at an overall LOS D or better during the AM and PM peak hours. The unsignalized intersection approaches operate at an LOS B or better during the AM and PM peak hours. The volume to capacity ratios are projected to be less than 1.0. *Table 4* summarizes the 95th percentile queue for the study intersections compared to the existing storage provided. As shown in *Table 4*, the queue lengths do not exceed the provided storage, except for Okeechobee Road & McNeil Road during the PM peak hour for the northbound left movement. The queue is only exceeded by less than one vehicle and the project contributes five trips to the movement; therefore, no modifications will be made. As shown in this analysis, the existing geometry of the intersections are anticipated to be sufficient to accommodate project traffic in 2023, and no intersection improvements are expected to be warranted. *Figure 5* illustrates the project traffic at the intersections and roadway segments.

Signal timing, AADT data and trend growth-rate worksheets are included in *Appendix C*. Committed developments are included in *Appendix D.* The volume development worksheets for the study intersections are included in *Appendix E*. Synchro and HCS output sheets are included in *Appendix F*.

Table 3: LOS and Delay

Intersection	Signal Type	Overall Delay / LOS	EB	WB	NB	SB
AM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	16.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	26.7/C	B	A	D	
Okeechobee Road & Jenkins Road	Signalized	40.0/D	C	D	D	D
Okeechobee Road & McNeil Road	Signalized	36.7/D	D	B	E	E
Kirby Loop Road & McNeil Road	Unsignalized		B	A		
PM PEAK HOUR						
Okeechobee Road & I-95 SB Off-Ramp	Signalized	15.4/B	B	A		D
Okeechobee Road & I-95 NB Off-Ramp	Signalized	19.2/B	A	A	D	
Okeechobee Road & Jenkins Road	Signalized	31.3/C	C	C	E	D
Okeechobee Road & McNeil Road	Signalized	38.2/D	C	D	E	E
Kirby Loop Road & McNeil Road	Unsignalized			B		

Table 4: 95th Percentile Queue Lengths

95th Percentile Queue Lengths	
Okeechobee Road & McNeil Road	
Provided Storage	WBL
	200
AM Peak	43
PM Peak	106

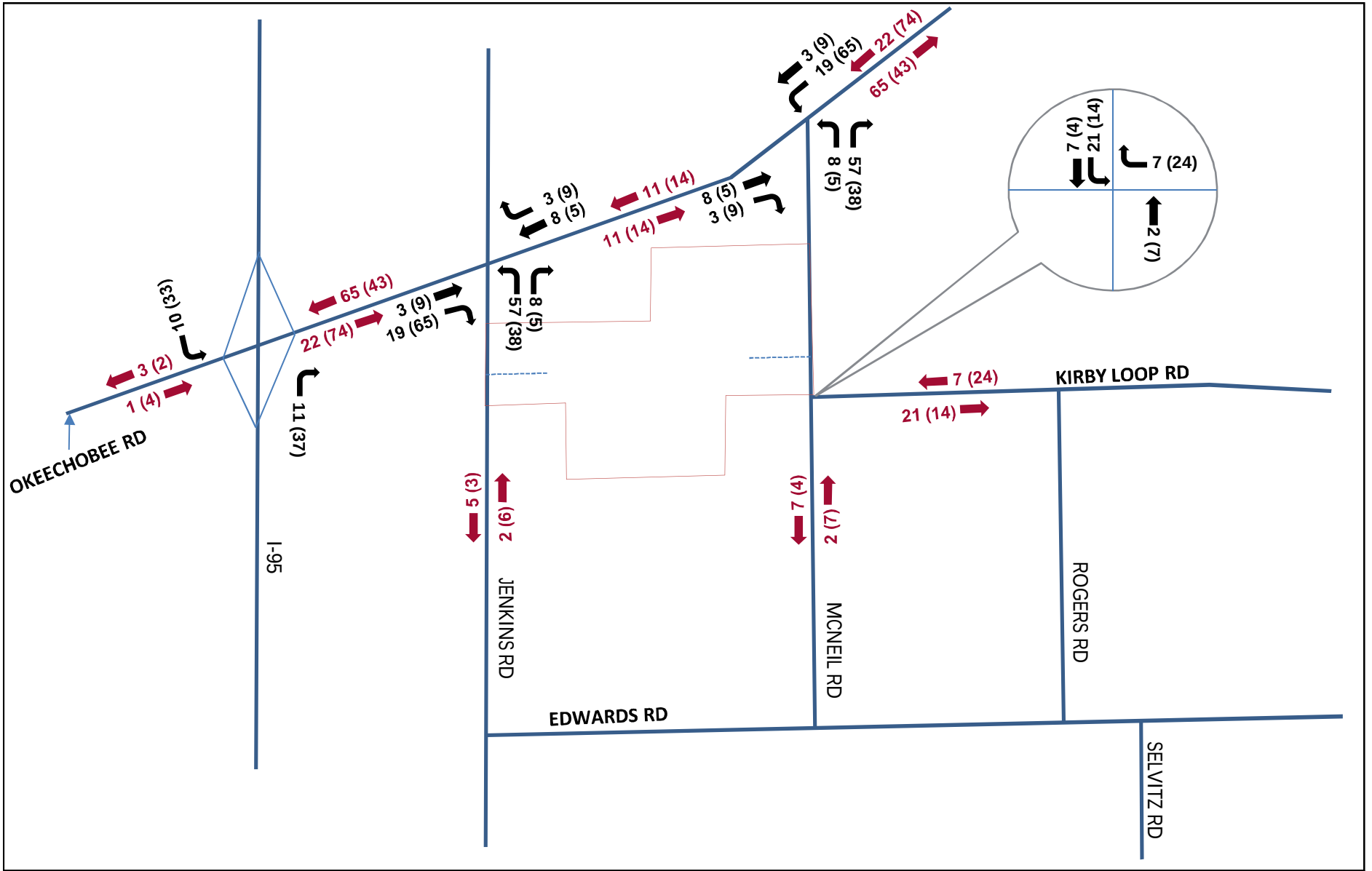


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

Kimley»Horn

ACCESS REVIEW

During the review and approval process for the proposed project, access review will be conducted by the City of Fort Pierce. *Figure 4* illustrates the anticipated peak hour turning volumes at the project driveways. According to the FDOT's Driveway Information Guide, exclusive right-turn lanes at unsignalized intersections are recommended for roadways with a posted speed limit of 45 mph or less when the volume of right turns per hour exceed 80 vehicles. As shown in *Figure 4*, neither of the project entrances is expected to generate 80 right turns per hour. However, given that pavement has already been constructed for the southbound right-turn lane at the McNeil Road driveway, it is assumed that the appropriate pavement markings will be installed to complete this turn lane.

The Jenkins Road volumes were analyzed to determine whether or not a southbound left-turn lane is warranted at the proposed project driveway. The anticipated through volumes along Jenkins Road at the project driveway were developed using the approach and departure volumes from the intersection of Okeechobee Road & Jenkins Road. The area-wide growth rate of 3.69% was applied to the 2018 volumes to determine the anticipated 2023 volumes. The volumes were compared to the warrant contained in the Pennsylvania Department of Transportation's (PennDOT) Publication 46. This warrant considers the left-turn volume, the adjacent volume ("advancing" volume), the conflicting volume ("opposing" volume), and the posted speed limit to determine whether the percentage of left turns justifies the presence of an exclusive left-turn lane.

The advancing volume was considered to be the sum of the southbound left-turn and through volumes and the opposing volume was considered to be the sum of the northbound through and right-turn volumes. The highest southbound left-turn volume is anticipated to be 75 vehicles, which is projected to occur during the PM peak hour and constitutes approximately 13.56 percent of the total advancing volume. The opposing volume during this hour is 563 vehicles. These volumes were compared to the thresholds defined for a two-lane highway with a speed limit of 45 mph. The volume development worksheet and left-turn lane warrant worksheet are included in *Appendix G* for the Jenkins Road driveway. The results of the analysis show that a southbound left-turn lane is warranted on Jenkins Road at the proposed project driveway.

The McNeil Road volumes were also analyzed to determine whether or not a northbound left turn lane is warranted at the proposed project driveway. The northbound and southbound through movements were taken from the collected turning movement counts for the intersection of McNeil

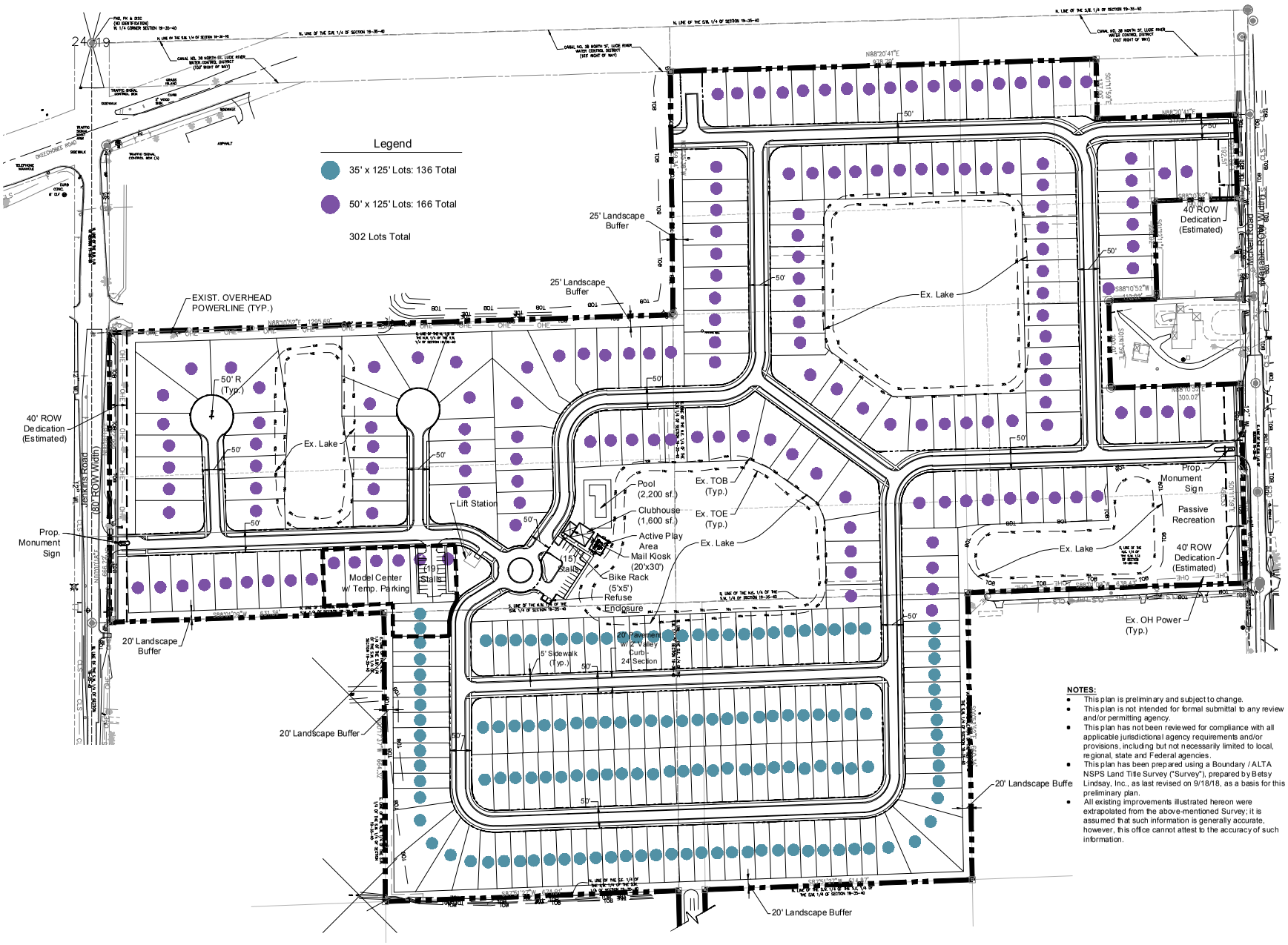
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent of the total advancing volume. The opposing volume during this hour is 240 vehicles. These volumes were compared to the thresholds defined for two-lane roadways with speeds up to 35 mph. The volume development worksheet and left-turn lane warrant for McNeil Road is included in *Appendix H.* The results of the analysis show that a northbound left-turn lane is not warranted at the proposed project driveway on McNeil Road.

CONCLUSION

Neill Farms property is located south of Okeechobee Road (SR 70), between Jenkins Road and McNeil Road in Fort Pierce, Florida. The proposed development plan includes the construction of a residential subdivision with 290 single-family homes.

Based on the analysis undertaken, the existing geometry of the study intersections are anticipated to be sufficient to accommodate future traffic in 2023, including committed developments and project traffic. A left-turn lane is expected to be warranted at the project driveway on Jenkins Road. Although the projected volumes do not warrant right-turn lanes at either driveway, it is assumed that the appropriate pavement markings will be installed to complete the right-turn lane at the McNeil Road driveway, since the pavement has already been constructed.

APPENDIX A: SITE INFORMATION



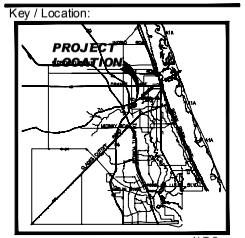
NOTES:

- This plan is preliminary and subject to change.
- This plan is not intended for formal submittal to any review and/or permitting agency.
- This plan has not been reviewed for compliance with all applicable jurisdictional agency requirements and/or provisions, including but not necessarily limited to local, regional, state and Federal agencies.
- This plan has been prepared using a Boundary / ALTA NSPS Land Title Survey ("Survey"), prepared by Betsy Lindsay, Inc., as last revised on 9/18/18, as a basis for this preliminary plan.
- All existing improvements illustrated hereon were extrapolated from the above-mentioned Survey; it is assumed that such information is generally accurate, however, this office cannot attest to the accuracy of such information.

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Ryan Homes 1460 Centrepark Boulevard #340 West Palm Beach, FL 33401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994

Neill Farms

City of Fort Pierce, FL

Conceptual Site Plan

Date	By	Description
10.16.18	J.J.	Initial Draft for Client review
01.03.19	J.J.	Updated Site Plan

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	1 of 1
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_ConceptSitePlan 1.2.19.dwg	

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APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
07:00	0	58	20	15	16	11	101	11	2	22	26	0	0	1	163	35	481
07:15	1	33	34	8	2	19	148	3	0	17	27	0	10	10	198	43	553
07:30	3	23	23	11	2	4	165	8	0	56	33	4	16	8	232	51	639
07:45	2	22	44	8	1	6	154	6	0	63	29	4	22	16	344	45	766
Hr Total	6	136	121	42	21	40	568	28	2	158	115	8	48	35	937	174	2439
08:00	6	35	32	8	0	2	181	5	0	57	23	2	12	20	240	41	664
08:15	4	27	40	5	5	4	152	8	0	36	16	3	9	11	212	38	570
08:30	3	35	28	17	0	4	149	1	1	51	21	6	12	7	231	23	589
08:45	3	24	28	13	1	3	164	5	0	54	27	4	8	17	242	30	623
Hr Total	16	121	128	43	6	13	646	19	1	198	87	15	41	55	925	132	2446
---------- * BREAK * ----------																	
16:00	0	40	27	13	3	7	228	13	0	43	29	12	25	17	190	22	669
16:15	2	30	25	13	1	3	208	8	0	45	26	9	19	25	184	28	626
16:30	0	61	24	16	1	3	279	7	0	63	17	7	29	22	192	37	758
16:45	2	42	39	11	0	3	231	15	0	65	19	7	32	11	227	33	737
Hr Total	4	173	115	53	5	16	946	43	0	216	91	35	105	75	793	120	2790
17:00	1	41	38	14	1	2	334	33	0	68	12	4	29	8	193	52	830
17:15	5	46	52	16	0	1	274	26	0	76	28	12	46	18	221	46	867
17:30	2	44	18	16	1	1	265	23	2	72	34	9	35	14	229	37	802
17:45	2	40	53	26	1	9	268	7	0	50	34	9	27	8	216	41	791
Hr Total	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	3290
TOTAL	36	601	525	210	35	82	3301	179	5	838	401	92	331	213	3514	602	10965

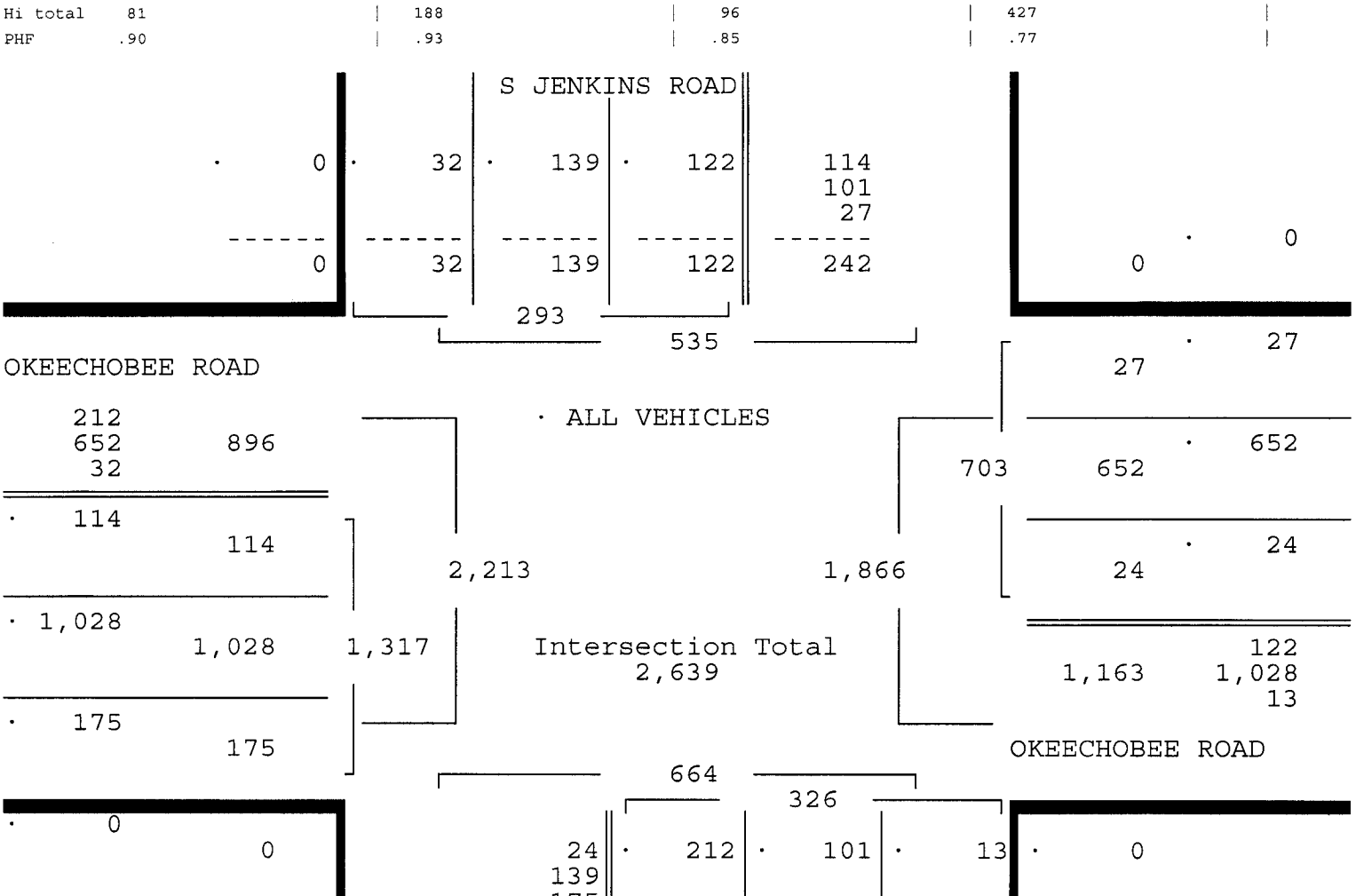
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK

ALL VEHICLES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/10/18																	
Peak start	07:30				07:30				07:30				07:30				
Volume	15	107	139	32	8	16	652	27	0	212	101	13	59	55	1028	175	
Percent	5%	37%	47%	11%	1%	2%	93%	4%	0%	65%	31%	4%	4%	4%	78%	13%	
Pk total	293				703				326				1317				
Highest	08:00				08:00				07:45				07:45				
Volume	6	35	32	8	0	2	181	5	0	63	29	4	22	16	344	45	
Hi total	81				188				96				427				
PHF	.90				.93				.85				.77				



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ALL VEHICLES

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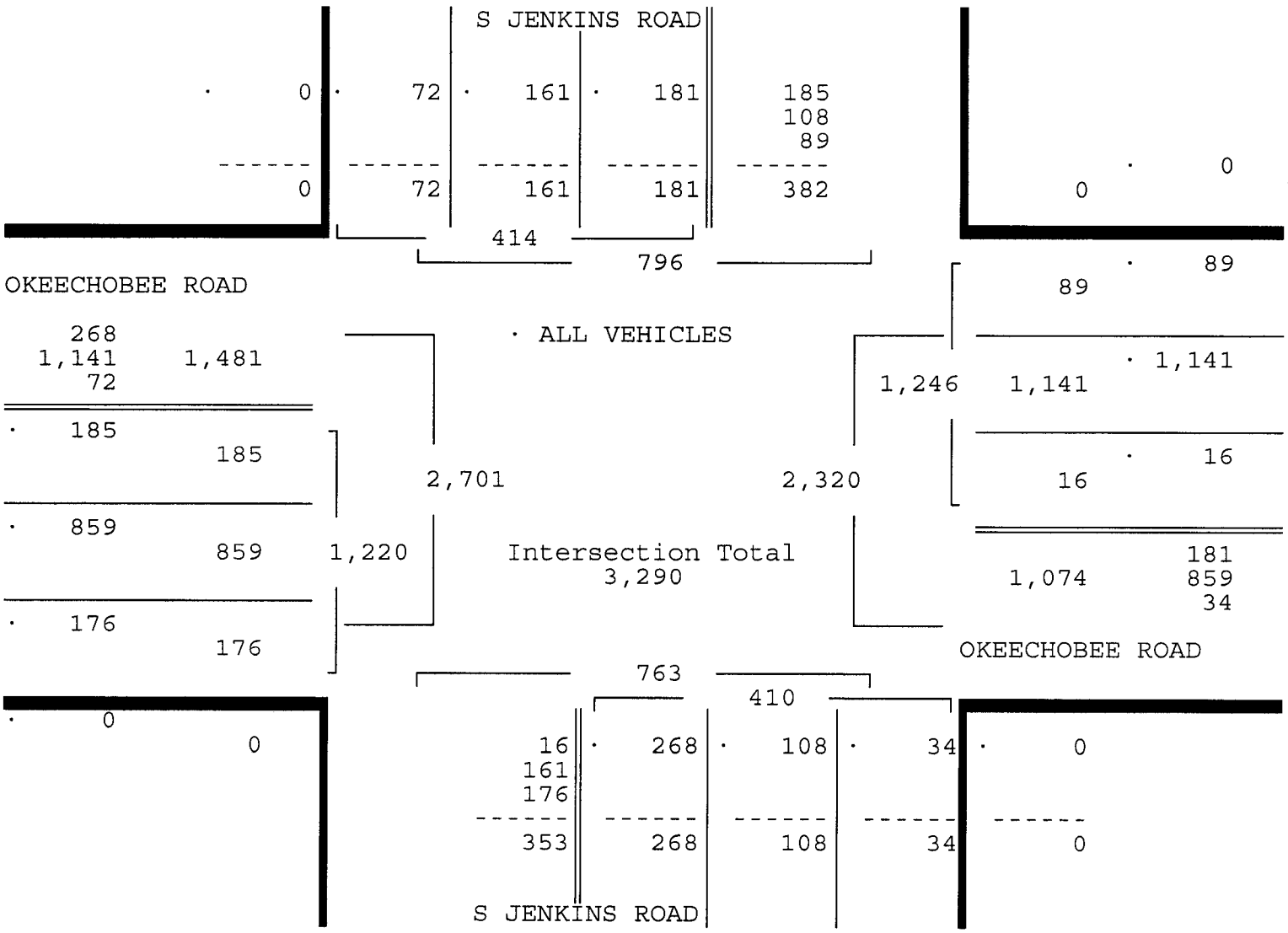
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/10/18																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/10/18																	
Peak start	17:00				17:00				17:00				17:00				
Volume	10	171	161	72	3	13	1141	89	2	266	108	34	137	48	859	176	
Percent	2%	41%	39%	17%	0%	1%	92%	7%	0%	65%	26%	8%	11%	4%	70%	14%	
Pk total	414				1246				410				1220				
Highest	17:45				17:00				17:30				17:15				
Volume	2	40	53	26	1	2	334	33	2	72	34	9	46	18	221	46	
Hi total	121				370				117				331				
PHF	.86				.84				.88				.92				



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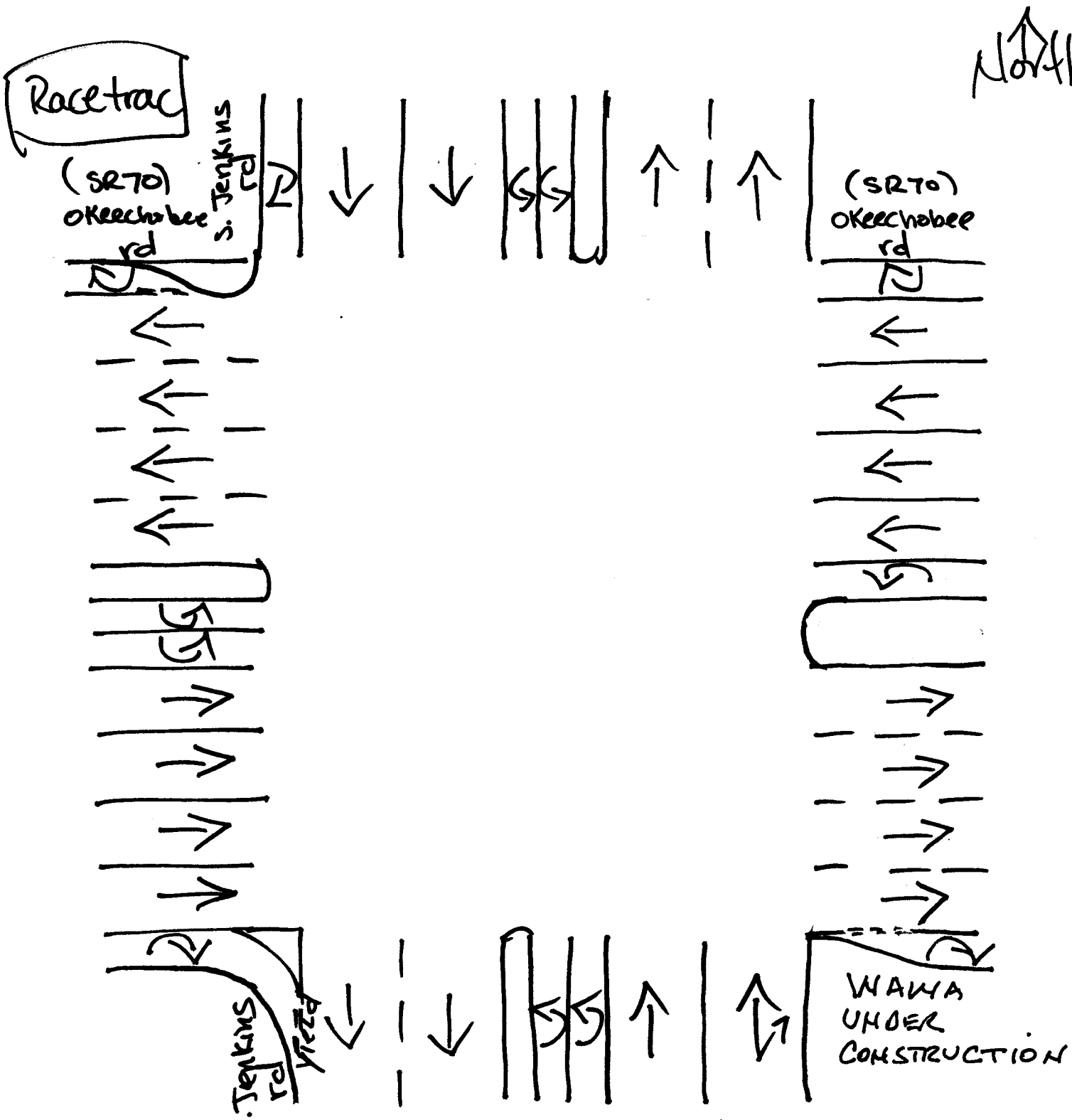
Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

PEDESTRIANS & BIKES

	S JENKINS ROAD From North				OKEECHOBEE ROAD From East				S JENKINS ROAD From South				OKEECHOBEE ROAD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 07/10/18																	
* BREAK *																	
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	1	4
Hr Total	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	1	6
* BREAK *																	
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	0	1	0	4	0	0	0	0	0	0	0	0	0	0	0	2	7



FT. Pierce, Florida

JULY 10, 2018

drawn by: Luis Palomino

signalized

Traffic Survey Specialists, Inc.

Delray Beach, Florida

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OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	0	186	47	611
07:30	0	57	0	81	0	0	155	138	0	0	0	0	0	0	237	44	712
07:45	0	62	0	59	0	0	157	117	0	0	0	0	0	0	264	37	696
Total	0	230	0	273	0	0	590	458	0	0	0	0	0	0	884	176	2611
08:00	0	55	0	54	0	0	149	97	0	0	0	0	0	0	192	48	595
08:15	0	42	0	69	0	0	151	99	0	0	0	0	0	0	207	36	604
08:30	0	31	0	56	0	0	131	97	0	0	0	0	0	0	204	48	567
08:45	0	36	0	71	0	0	153	80	0	0	0	0	0	0	210	28	578
Total	0	164	0	250	0	0	584	373	0	0	0	0	0	0	813	160	2344
16:00	0	48	0	89	0	0	168	143	0	0	0	0	0	0	213	65	726
16:15	0	45	0	85	0	0	196	152	0	0	0	0	0	0	218	45	741
16:30	0	39	0	84	0	0	178	155	0	0	0	0	0	0	270	65	791
16:45	0	41	0	64	0	0	185	158	0	0	0	0	0	0	218	57	723
Total	0	173	0	322	0	0	727	608	0	0	0	0	0	0	919	232	2981
17:00	0	48	0	64	0	0	192	150	0	0	0	0	0	0	241	73	768
17:15	0	42	0	80	0	0	205	172	0	0	0	0	0	0	190	53	742
17:30	0	43	0	59	0	0	159	141	0	0	0	0	0	0	225	54	681
17:45	0	33	0	67	0	0	144	102	0	0	0	0	0	0	195	29	570
Total	0	166	0	270	0	0	700	565	0	0	0	0	0	0	851	209	2761
Grand Total	0	733	0	1115	0	0	2601	2004	0	0	0	0	0	0	3467	777	10697
Apprch %	0	39.7	0	60.3	0	0	56.5	43.5	0	0	0	0	0	0	81.7	18.3	
Total %	0	6.9	0	10.4	0	0	24.3	18.7	0	0	0	0	0	0	32.4	7.3	

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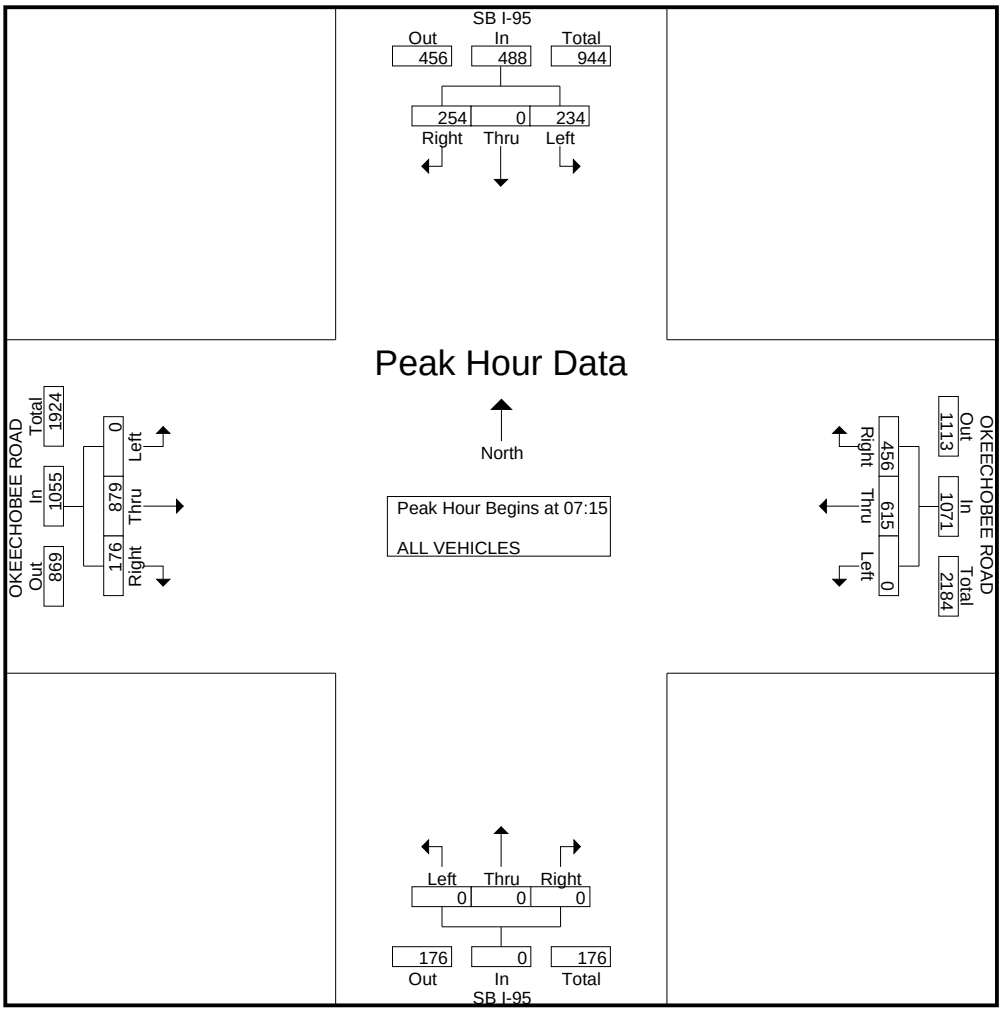
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	60	0	60	120	0	0	154	104	258	0	0	0	0	0	0	0	186	47	233	611
07:30	0	57	0	**81**	**138**	0	0	155	**138**	**293**	0	0	0	0	0	0	0	237	44	281	**712**
07:45	0	**62**	0	59	121	0	0	**157**	117	274	0	0	0	0	0	0	0	**264**	37	**301**	696
08:00	0	55	0	54	109	0	0	149	97	246	0	0	0	0	0	0	0	192	**48**	240	595
Total Volume	0	234	0	254	488	0	0	615	456	1071	0	0	0	0	0	0	0	879	176	1055	2614
% App. Total	0	48	0	52		0	0	57.4	42.6		0	0	0	0		0	0	83.3	16.7		
PHF	.000	.944	.000	.784	.884	.000	.000	.979	.826	.914	.000	.000	.000	.000	.000	.000	.000	.832	.917	.876	.918



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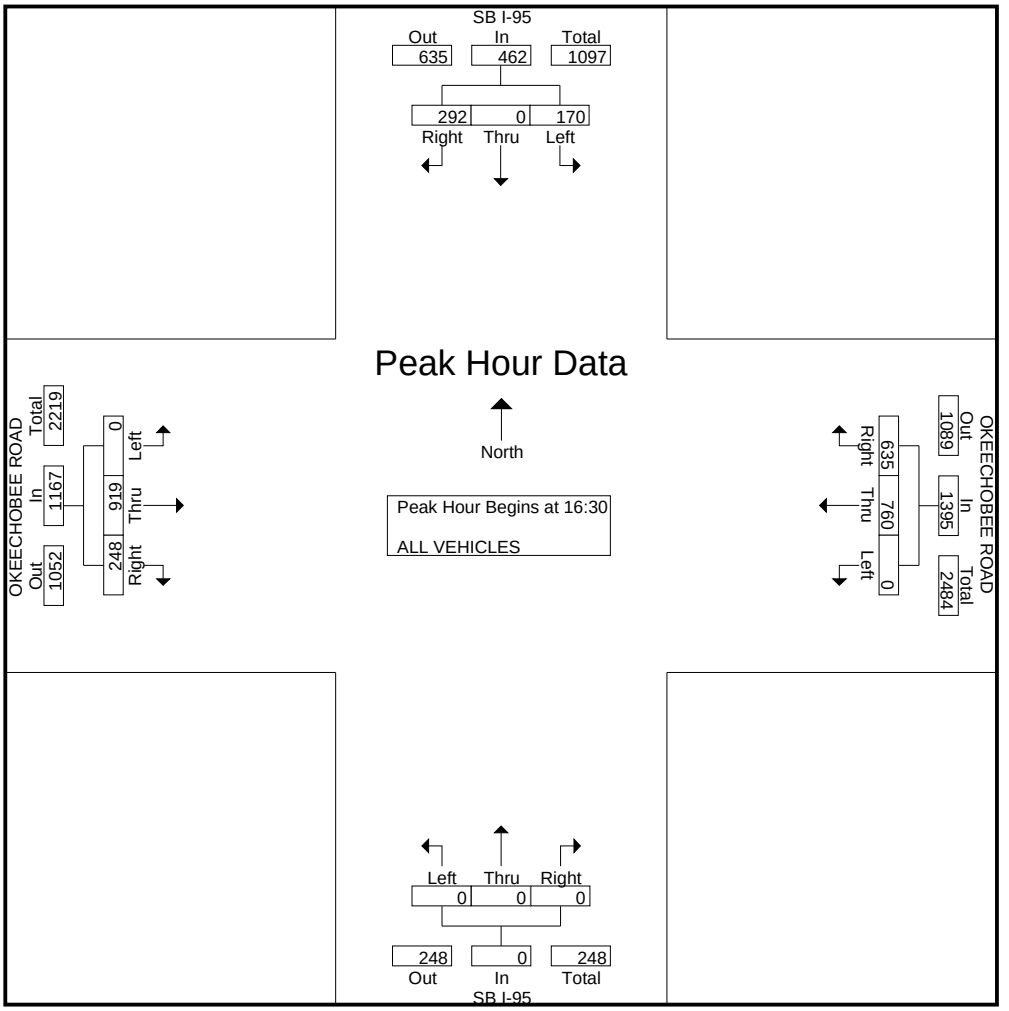
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : sb95 & sr70
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	SB I-95 From North					OKEECHOBEE ROAD From East					SB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	39	0	**84**	**123**	0	0	178	155	333	0	0	0	0	0	0	0	**270**	65	**335**	**791**
16:45	0	41	0	64	105	0	0	185	158	343	0	0	0	0	0	0	0	218	57	275	723
17:00	0	**48**	0	64	112	0	0	192	150	342	0	0	0	0	0	0	0	241	**73**	314	768
17:15	0	42	0	80	122	0	0	**205**	**172**	**377**	0	0	0	0	0	0	0	190	53	243	742
Total Volume	0	170	0	292	462	0	0	760	635	1395	0	0	0	0	0	0	0	919	248	1167	3024
% App. Total	0	36.8	0	63.2		0	0	54.5	45.5		0	0	0	0		0	0	78.7	21.3		
PHF	.000	.885	.000	.869	.939	.000	.000	.927	.923	.925	.000	.000	.000	.000	.000	.000	.000	.851	.849	.871	.956



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OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019

Groups Printed- ALL VEHICLES

	TO NB I-95 From North				OKEECHOBEE ROAD From East				TO / FROM NB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	0	0	0	0	181	32	0	42	0	137	0	0	170	78	640
07:15	0	0	0	0	0	0	200	58	0	58	0	162	0	0	183	63	724
07:30	0	0	0	0	0	0	241	51	0	52	0	196	0	0	221	73	834
07:45	0	0	0	0	0	0	224	51	0	50	0	263	0	0	231	95	914
Total	0	0	0	0	0	0	846	192	0	202	0	758	0	0	805	309	3112
08:00	0	0	0	0	0	0	193	51	0	53	0	193	0	0	170	77	737
08:15	0	0	0	0	0	0	190	43	0	60	0	155	0	0	167	82	697
08:30	0	0	0	0	0	0	177	40	0	51	0	129	0	0	154	81	632
08:45	0	0	0	0	0	0	192	31	0	41	0	149	0	0	149	97	659
Total	0	0	0	0	0	0	752	165	0	205	0	626	0	0	640	337	2725
16:00	0	0	0	0	0	0	271	63	0	40	0	101	0	0	176	85	736
16:15	0	0	0	0	0	0	298	70	0	50	0	105	0	0	180	83	786
16:30	0	0	0	0	0	0	289	53	0	44	0	136	0	0	211	98	831
16:45	0	0	0	0	0	0	294	65	0	49	0	114	0	0	175	84	781
Total	0	0	0	0	0	0	1152	251	0	183	0	456	0	0	742	350	3134
17:00	0	0	0	0	0	0	297	74	0	45	0	138	0	0	209	80	843
17:15	0	0	0	0	0	0	329	74	0	48	0	160	0	0	164	68	843
17:30	0	0	0	0	0	0	262	55	0	38	0	150	0	0	182	86	773
17:45	0	0	0	0	0	0	217	38	0	29	0	121	0	0	151	77	633
Total	0	0	0	0	0	0	1105	241	0	160	0	569	0	0	706	311	3092
Grand Total	0	0	0	0	0	0	3855	849	0	750	0	2409	0	0	2893	1307	12063
Apprch %	0	0	0	0	0	0	82	18	0	23.7	0	76.3	0	0	68.9	31.1	
Total %	0	0	0	0	0	0	32	7	0	6.2	0	20	0	0	24	10.8	

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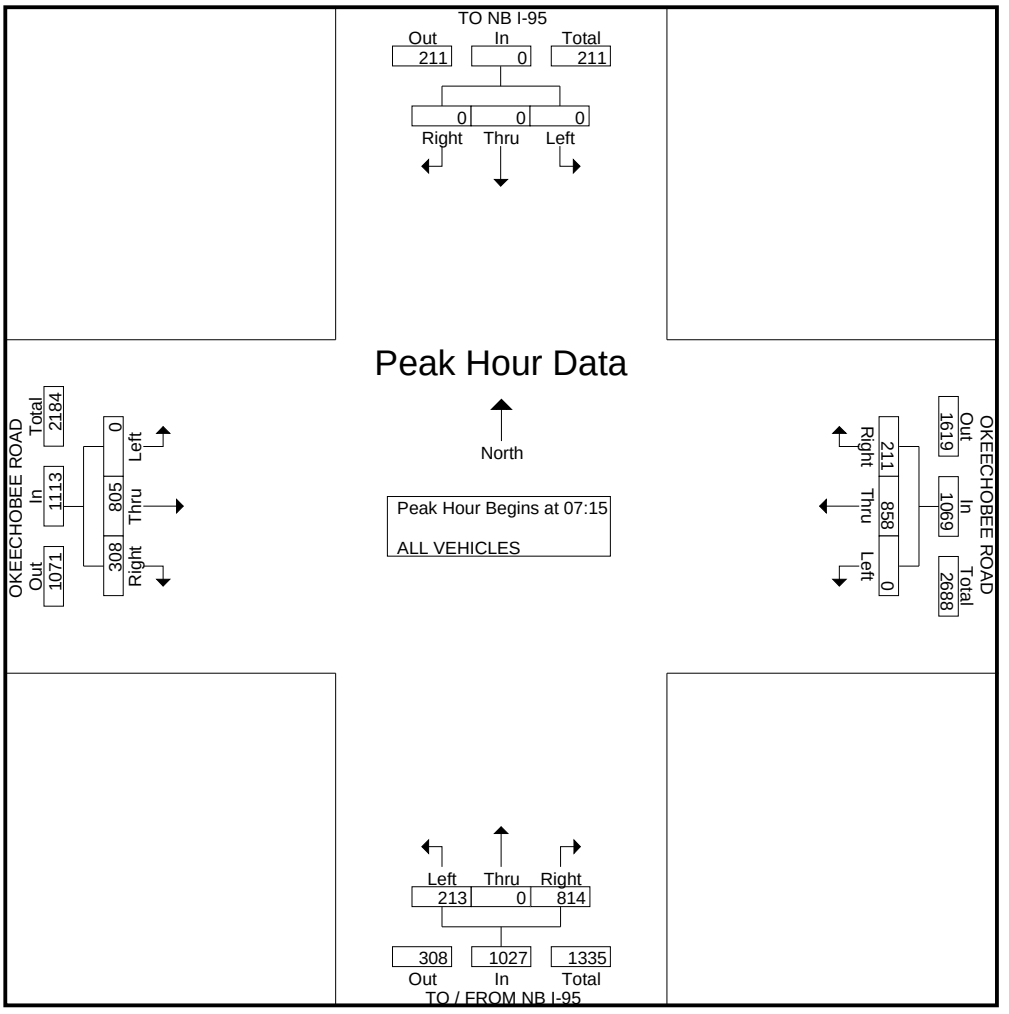
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 2

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	0	0	0	0	0	0	200	**58**	258	0	**58**	0	162	220	0	0	183	63	246	724
07:30	0	0	0	0	0	0	0	**241**	51	**292**	0	52	0	196	248	0	0	221	73	294	834
07:45	0	0	0	0	0	0	0	224	51	275	0	50	0	**263**	**313**	0	0	**231**	**95**	**326**	**914**
08:00	0	0	0	0	0	0	0	193	51	244	0	53	0	193	246	0	0	170	77	247	737
Total Volume	0	0	0	0	0	0	0	858	211	1069	0	213	0	814	1027	0	0	805	308	1113	3209
% App. Total	0	0	0	0		0	0	80.3	19.7		0	20.7	0	79.3		0	0	72.3	27.7		
PHF	.000	.000	.000	.000	.000	.000	.000	.890	.909	.915	.000	.918	.000	.774	.820	.000	.000	.871	.811	.854	.878



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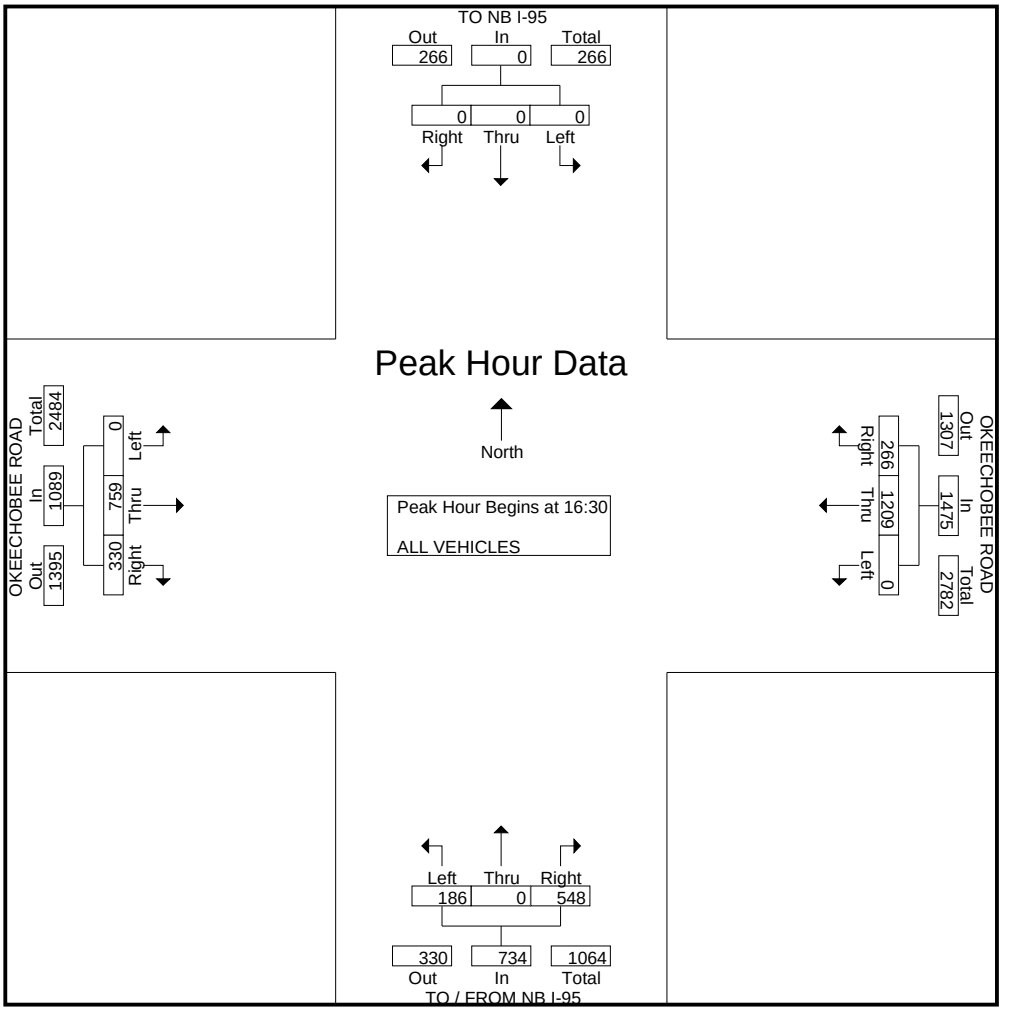
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : nb95 & sr70
Site Code : 190098
Start Date : 4/18/2019
Page No : 3

	TO NB I-95 From North					OKEECHOBEE ROAD From East					TO / FROM NB I-95 From South					OKEECHOBEE ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	0	0	0	0	0	0	289	53	342	0	44	0	136	180	0	0	**211**	**98**	**309**	831
16:45	0	0	0	0	0	0	0	294	65	359	0	**49**	0	114	163	0	0	175	84	259	781
17:00	0	0	0	0	0	0	0	297	**74**	371	0	45	0	138	183	0	0	209	80	289	**843**
17:15	0	0	0	0	0	0	0	**329**	74	**403**	0	48	0	**160**	**208**	0	0	164	68	232	843
Total Volume	0	0	0	0	0	0	0	1209	266	1475	0	186	0	548	734	0	0	759	330	1089	3298
% App. Total	0	0	0	0		0	0	82	18		0	25.3	0	74.7		0	0	69.7	30.3		
PHF	.000	.000	.000	.000	.000	.000	.000	.919	.899	.915	.000	.949	.000	.856	.882	.000	.000	.899	.842	.881	.978



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OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				OKEECHOBEE ROAD/SR70 From East				MC NEIL ROAD From South				OKEECHOBEE ROAD/SR70 From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	27	11	9	0	3	129	17	0	13	8	10	1	6	211	15	460
07:15	0	31	13	25	0	5	140	24	0	11	8	6	0	3	233	18	517
07:30	0	47	20	21	0	3	199	15	0	13	8	16	3	8	291	12	656
07:45	1	38	14	15	0	10	158	17	0	10	14	20	4	3	398	11	713
Total	1	143	58	70	0	21	626	73	0	47	38	52	8	20	1133	56	2346
08:00	0	34	7	15	0	11	165	22	0	16	6	14	0	9	304	14	617
08:15	0	43	9	11	0	5	187	26	0	6	6	15	1	14	238	10	571
08:30	0	41	9	18	0	9	174	22	0	9	7	8	3	14	225	9	548
08:45	0	43	7	15	1	7	184	37	0	7	16	8	1	9	219	7	561
Total	0	161	32	59	1	32	710	107	0	38	35	45	5	46	986	40	2297
16:00	0	79	18	24	0	20	237	43	0	10	25	11	10	19	194	13	703
16:15	0	74	18	15	1	12	283	45	0	13	23	10	5	20	249	10	778
16:30	0	51	13	25	1	15	268	46	0	24	21	10	9	13	218	15	729
16:45	0	60	14	17	1	14	263	38	0	25	11	11	5	19	244	12	734
Total	0	264	63	81	3	61	1051	172	0	72	80	42	29	71	905	50	2944
17:00	0	72	16	20	0	16	306	49	0	34	26	11	9	12	235	17	823
17:15	0	73	21	16	0	11	304	64	0	16	15	10	5	29	239	11	814
17:30	0	60	23	26	0	8	232	41	0	21	24	6	4	26	249	13	733
17:45	0	67	15	21	0	6	192	41	0	20	26	4	6	27	223	5	653
Total	0	272	75	83	0	41	1034	195	0	91	91	31	24	94	946	46	3023
Grand Total	1	840	228	293	4	155	3421	547	0	248	244	170	66	231	3970	192	10610
Apprch %	0.1	61.7	16.7	21.5	0.1	3.8	82.9	13.3	0	37.5	36.9	25.7	1.5	5.2	89	4.3	
Total %	0	7.9	2.1	2.8	0	1.5	32.2	5.2	0	2.3	2.3	1.6	0.6	2.2	37.4	1.8	

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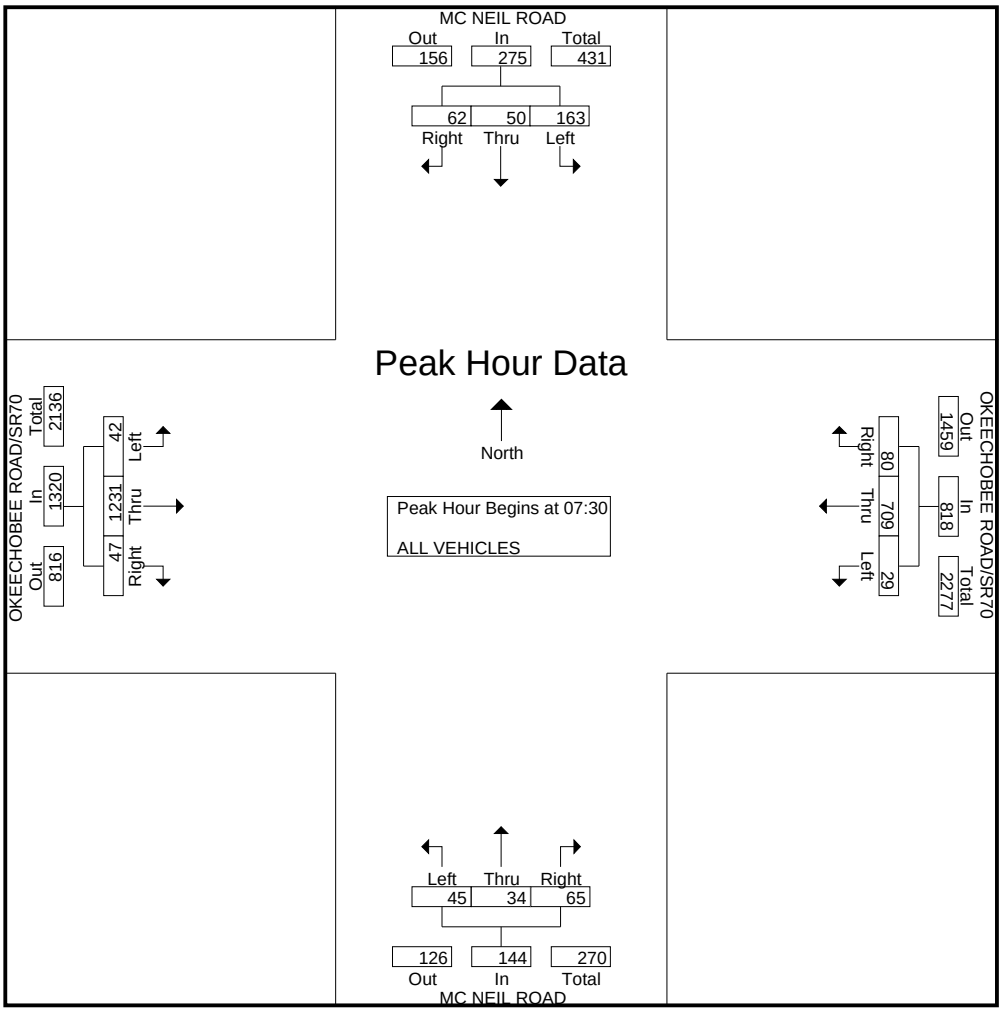
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30																					
07:30	0	**47**	**20**	**21**	**88**	0	3	**199**	15	217	0	13	8	16	37	3	8	291	12	314	656
07:45	**1**	38	14	15	68	0	10	158	17	185	0	10	**14**	**20**	**44**	**4**	3	**398**	11	**416**	**713**
08:00	0	34	7	15	56	0	**11**	165	22	198	0	**16**	6	14	36	0	9	304	**14**	327	617
08:15	0	43	9	11	63	0	5	187	**26**	**218**	0	6	6	15	27	1	**14**	238	10	263	571
Total Volume	1	162	50	62	275	0	29	709	80	818	0	45	34	65	144	8	34	1231	47	1320	2557
% App. Total	0.4	58.9	18.2	22.5		0	3.5	86.7	9.8		0	31.2	23.6	45.1		0.6	2.6	93.3	3.6		
PHF	.250	.862	.625	.738	.781	.000	.659	.891	.769	.938	.000	.703	.607	.813	.818	.500	.607	.773	.839	.793	.897



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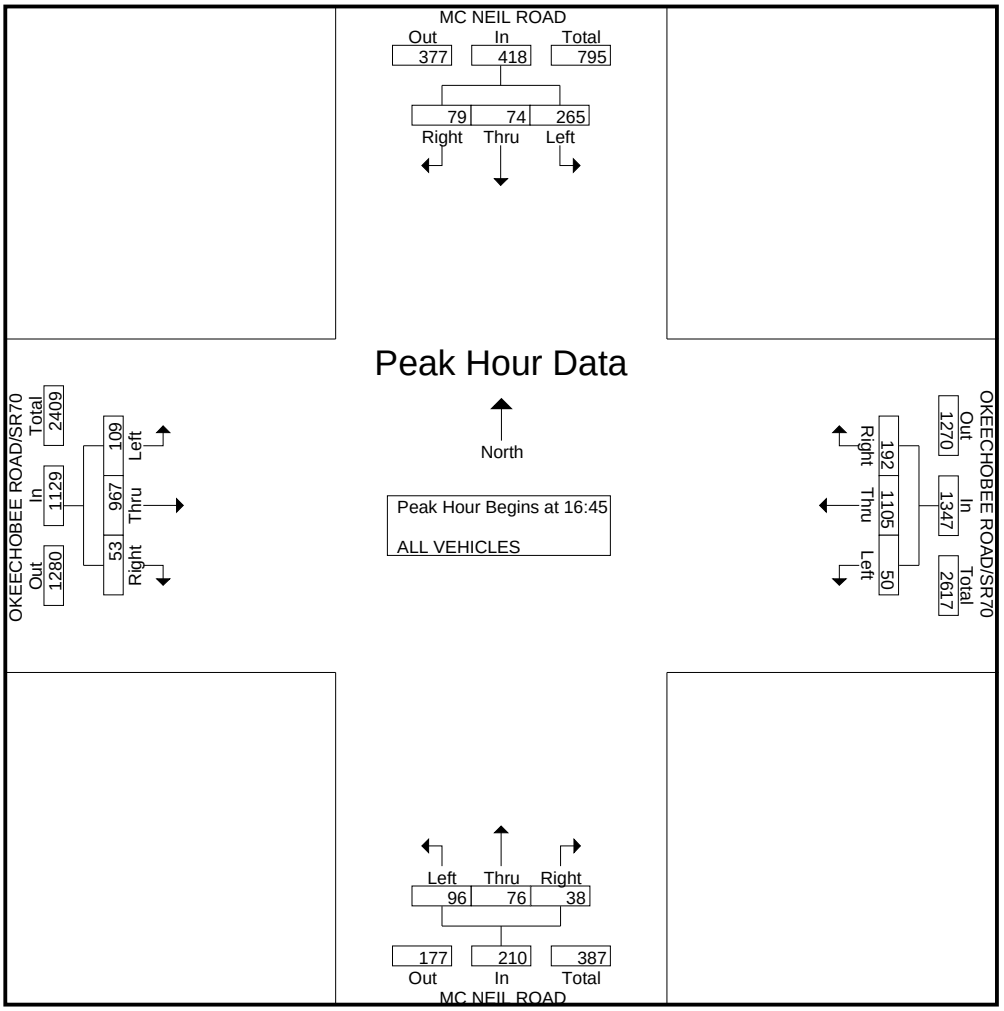
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

File Name : okee & mcneil
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					OKEECHOBEE ROAD/SR70 From East					MC NEIL ROAD From South					OKEECHOBEE ROAD/SR70 From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	60	14	17	91	**1**	14	263	38	316	0	25	11	**11**	47	5	19	244	12	280	734
17:00	0	72	16	20	108	0	**16**	**306**	49	371	0	**34**	**26**	11	**71**	**9**	12	235	**17**	273	**823**
17:15	0	**73**	21	16	**110**	0	11	304	**64**	**379**	0	16	15	10	41	5	**29**	239	11	284	814
17:30	0	60	**23**	**26**	109	0	8	232	41	281	0	21	24	6	51	4	26	**249**	13	**292**	733
Total Volume	0	265	74	79	418	1	49	1105	192	1347	0	96	76	38	210	23	86	967	53	1129	3104
% App. Total	0	63.4	17.7	18.9		0.1	3.6	82	14.3		0	45.7	36.2	18.1		2	7.6	85.7	4.7		
PHF	.000	.908	.804	.760	.950	.250	.766	.903	.750	.889	.000	.706	.731	.864	.739	.639	.741	.971	.779	.967	.943



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Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 1

Groups Printed- ALL VEHICLES

	MC NEIL ROAD From North				KIRBY LOOP ROAD From East				MC NEIL ROAD From South				KIRBY LOOP ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	16	12	0	0	3	0	8	0	0	26	0	0	0	0	0	65
07:15	0	16	22	0	0	1	0	8	0	0	18	3	0	0	0	0	68
07:30	0	11	27	0	0	4	0	4	0	0	32	4	0	1	0	0	83
07:45	0	9	20	0	0	1	0	5	0	0	38	1	0	1	0	0	75
Total	0	52	81	0	0	9	0	25	0	0	114	8	0	2	0	0	291
08:00	0	10	22	0	0	2	0	7	0	0	25	1	0	0	1	0	68
08:15	0	7	11	0	0	1	0	6	0	0	22	1	0	0	0	0	48
08:30	0	6	22	0	0	1	1	4	0	0	19	0	0	1	0	0	54
08:45	0	5	15	1	0	0	1	6	0	0	26	2	0	0	0	0	56
Total	0	28	70	1	0	4	2	23	0	0	92	4	0	1	1	0	226
16:00	0	14	34	0	0	2	0	9	0	0	31	1	0	1	0	0	92
16:15	0	7	34	0	0	2	0	6	0	0	40	0	0	0	0	0	89
16:30	0	11	26	0	0	3	0	12	0	0	38	2	0	0	0	0	92
16:45	0	13	28	0	0	2	0	25	0	0	24	2	0	0	0	0	94
Total	0	45	122	0	0	9	0	52	0	0	133	5	0	1	0	0	367
17:00	0	12	33	0	0	2	1	27	0	1	45	2	0	0	0	0	123
17:15	0	8	30	0	0	7	0	12	0	0	32	2	0	0	0	0	91
17:30	0	9	34	0	0	4	0	11	0	0	39	1	0	0	0	0	98
17:45	0	7	21	0	0	3	0	9	0	0	40	2	0	0	0	0	82
Total	0	36	118	0	0	16	1	59	0	1	156	7	0	0	0	0	394
Grand Total	0	161	391	1	0	38	3	159	0	1	495	24	0	4	1	0	1278
Apprch %	0	29.1	70.7	0.2	0	19	1.5	79.5	0	0.2	95.2	4.6	0	80	20	0	
Total %	0	12.6	30.6	0.1	0	3	0.2	12.4	0	0.1	38.7	1.9	0	0.3	0.1	0	

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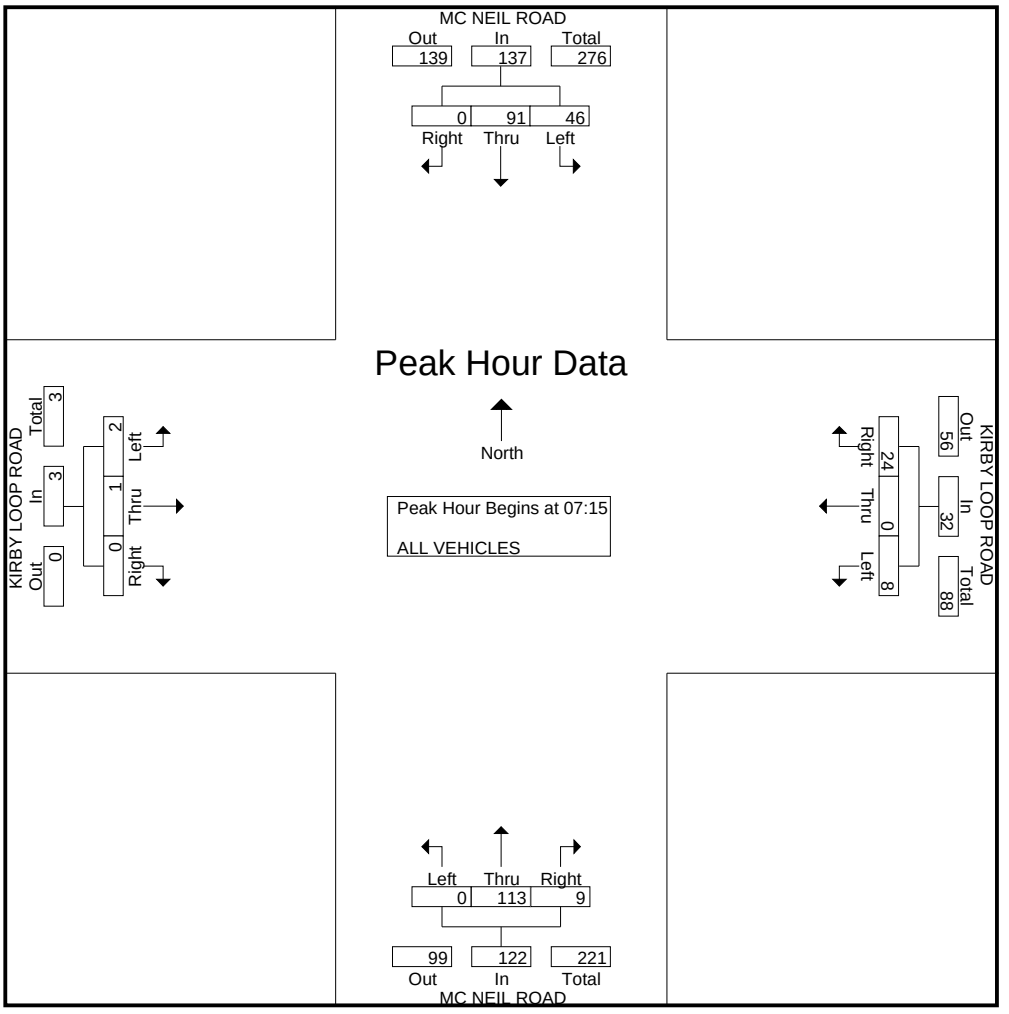
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 2

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15																					
07:15	0	**16**	22	0	**38**	0	1	0	**8**	**9**	0	0	18	3	21	0	0	0	0	0	68
07:30	0	11	**27**	0	38	0	**4**	0	4	8	0	0	32	**4**	36	0	**1**	0	0	**1**	**83**
07:45	0	9	20	0	29	0	1	0	5	6	0	0	**38**	1	**39**	0	1	0	0	1	75
08:00	0	10	22	0	32	0	2	0	7	9	0	0	25	1	26	0	0	**1**	0	1	68
Total Volume	0	46	91	0	137	0	8	0	24	32	0	0	113	9	122	0	2	1	0	3	294
% App. Total	0	33.6	66.4	0		0	25	0	75		0	0	92.6	7.4		0	66.7	33.3	0		
PHF	.000	.719	.843	.000	.901	.000	.500	.000	.750	.889	.000	.000	.743	.563	.782	.000	.500	.250	.000	.750	.886



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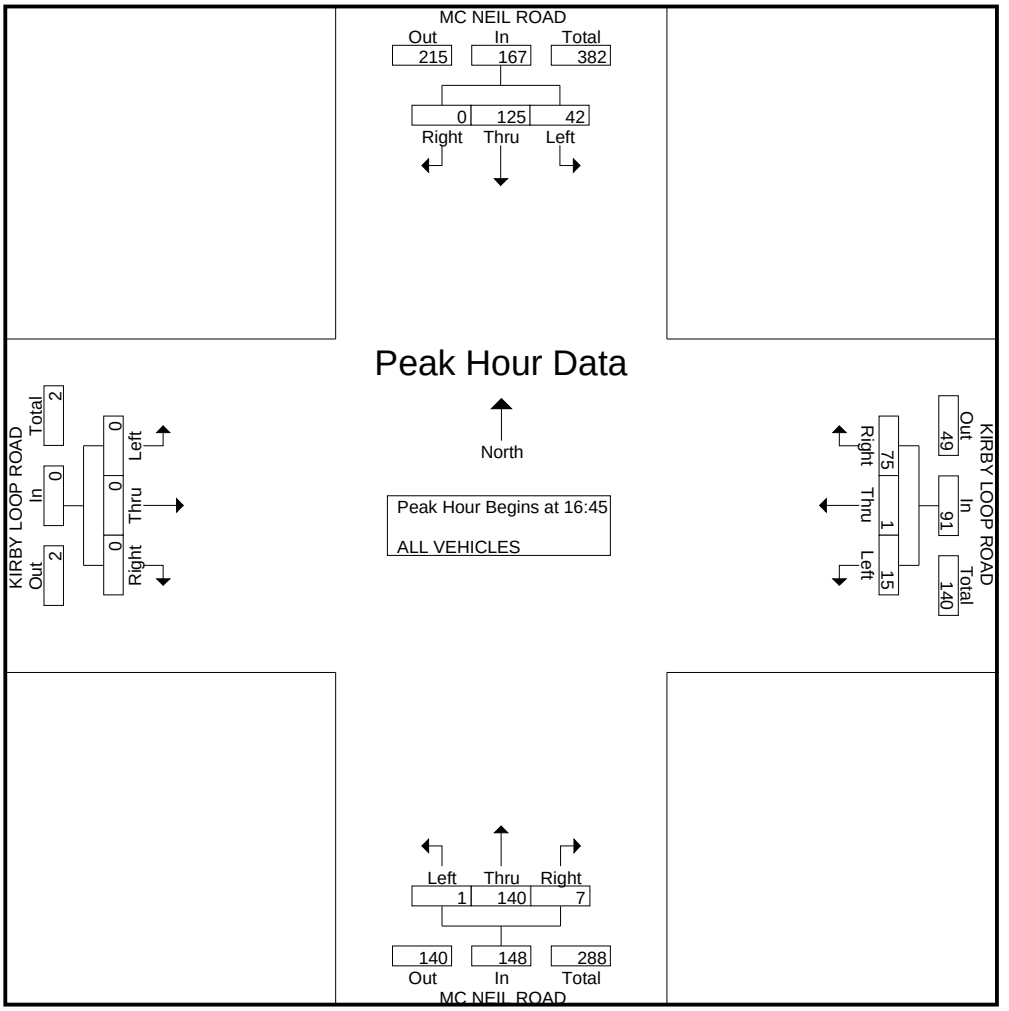
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

File Name : mcneil & kirby
Site Code : 190098
Start Date : 5/7/2019
Page No : 3

	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:45																					
16:45	0	**13**	28	0	41	0	2	0	25	27	0	0	24	**2**	26	0	0	0	0	0	94
17:00	0	12	33	0	**45**	0	2	**1**	**27**	**30**	0	**1**	**45**	2	**48**	0	0	0	0	0	**123**
17:15	0	8	30	0	38	0	**7**	0	12	19	0	0	32	2	34	0	0	0	0	0	91
17:30	0	9	**34**	0	43	0	4	0	11	15	0	0	39	1	40	0	0	0	0	0	98
Total Volume	0	42	125	0	167	0	15	1	75	91	0	1	140	7	148	0	0	0	0	0	406
% App. Total	0	25.1	74.9	0		0	16.5	1.1	82.4		0	0.7	94.6	4.7		0	0	0	0		
PHF	.000	.808	.919	.000	.928	.000	.536	.250	.694	.758	.000	.250	.778	.875	.771	.000	.000	.000	.000	.000	.825



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 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,950	2017	790	98	C	0.251	97	C	0.249
DARWIN BLVD	BECKER RD to PAAR DR	235	7,500	2018	630	748	F	1.187	660	F	1.048
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,500	2018	920	748	C	0.860	660	C	0.759
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,500	2018	920	608	C	0.699	597	C	0.686
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,000	2018	920	618	C	0.710	574	C	0.660
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	6,636	2016	880	400	C	0.482	345	C	0.416
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,700	2017	880	275	C	0.331	288	C	0.347
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,717	2016	600	266	C	0.887	214	C	0.713
DELAWARE AVE	33RD ST to 25TH ST	500	3,345	2017	1,710	222	C	0.288	254	C	0.330
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,700	2017	1,220	82	C	0.149	140	C	0.255
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	9,983	2016	790	536	D	0.678	550	D	0.696
DELAWARE AVE	13TH ST to 10TH ST	664	7,497	2017	750	504	D	0.672	417	D	0.556
DELAWARE AVE	10TH ST to 7TH ST	664	7,497	2017	600	504	D	0.840	417	D	0.695
DELAWARE AVE	7TH ST to US 1	665	7,117	2016	750	457	D	0.609	426	D	0.568
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,000	2018	830	708	C	0.908	613	C	0.786
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2018	880	862	D	0.980	813	C	0.980
EASY ST	US 1 to BUCHANAN DR	106	5,400	2018	750	404	D	0.539	324	C	0.876
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2018	540	404	D	0.748	324	D	0.600
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,000	2019	630	535	C	0.892	558	C	0.930
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,000	2019	700	535	C	0.811	558	C	0.845
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2019	880	804	C	0.969	792	C	0.954
EDWARDS RD	25TH ST to SUNRISE BLVD	108	17,000	2019	1,630	893	D	0.548	883	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,000	2019	1,630	744	D	0.456	725	C	0.993
EDWARDS RD	OLEANDER AVE to US 1	173	10,500	2019	1,630	578	C	0.792	504	C	0.690
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	2,100	2019	750	145	C	0.392	142	C	0.384

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	SLASH PINE TRL to US 1	114	5,509	2016	920	356	C	0.409	341	C	0.392
INDRIO RD	US 1 to OLD DIXIE HWY	672	933	2016	750	65	C	0.176	88	C	0.238
JENNINGS RD	US 1 to LENNARD RD	673	4,567	2016	2,100	302	C	0.150	246	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2019	880	529	C	0.637	568	C	0.684
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,120	2017	920	604	C	0.694	606	C	0.697
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,120	2017	630	604	D	0.959	606	D	0.962
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,120	2017	920	604	C	0.694	606	C	0.697
JOHNSTON RD	ANGLE RD to L20	674	2,500	2016	1,070	170	B	0.447	164	B	0.432
JOHNSTON RD	L20 to INDRIO RD	675	2,133	2017	1,070	135	B	0.355	132	B	0.347
JOHNSTON RD	INDRIO RD to INDIAN RIVER C.L.	135	7,435	2016	1,070	449	C	0.591	449	C	0.591
JUANITA AVE	53RD ST to 25TH ST	122	2,688	2017	750	173	C	0.468	158	C	0.427
JUANITA AVE	25TH ST to US 1	120	3,415	2017	750	191	C	0.516	187	C	0.505
KEEN RD	ANGLE RD to ST LUCIE BLVD	129	3,100	2019	630	187	C	0.312	218	C	0.363
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	12,800	2017	830	453	C	0.546	516	C	0.622
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	12,800	2017	660	453	C	0.686	516	C	0.782
KINGS HWY	GRAHAM RD to PICOS RD	940076	9,500	2017	660	341	C	0.517	428	C	0.648
KINGS HWY	PICOS RD to ORANGE AVE	940076	9,500	2017	830	341	C	0.411	428	C	0.516
KINGS HWY	ORANGE AVE to ANGLE RD	940077	18,400	2017	870	734	C	0.844	810	C	0.931
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	12,900	2017	830	550	C	0.663	582	C	0.701
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	15,300	2017	830	749	C	0.902	793	C	0.955
KITTERMAN RD	OLEANDER AVE to US 1	124	3,400	2018	750	223	C	0.603	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,267	2017	750	129	C	0.349	131	C	0.354
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,347	2016	630	287	C	0.478	352	C	0.587
LENNARD RD	US 1 to MELALEUCA BLVD	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,524	2017	1,630	1,128	D	0.692	1,082	D	0.664

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Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
LENNARD RD	JENNINGS RD to TIFFANY AVE	325	19,524	2017	1,710	1,128	D	0.660	1,082	D	0.633
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,766	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,363	2016	790	382	C	0.979	373	C	0.956
LYNGATE DR	VETERANS MEMORIAL PKWY to US 1	306	10,825	2016	920	684	C	0.786	616	C	0.708
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	7,027	2016	880	482	C	0.581	422	C	0.508
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	9,200	2017	790	486	D	0.615	505	D	0.639
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	9,200	2017	540	486	D	0.900	505	D	0.935
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	367	2017	540	32	C	0.119	34	C	0.126
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2015	540	29	C	0.107	22	C	0.081
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,400	2018	920	621	C	0.714	560	C	0.644
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	21,000	2018	880	1,076	F	1.223	1,128	F	1.282
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	21,000	2018	790	1,076	F	1.362	1,128	F	1.428
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	5,800	2017	760	289	C	0.431	284	C	0.424
MIDWAY RD	SHINN RD to MCCARTY RD	940732	5,800	2017	630	289	C	0.482	284	C	0.473
MIDWAY RD	MCCARTY RD to I-95	940732	5,800	2017	700	289	C	0.438	284	C	0.430
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	16,500	2017	2,100	848	C	0.422	804	C	0.400
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2018	2,100	1,131	C	0.563	1,222	C	0.608
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	21,000	2018	920	1,076	F	1.170	1,128	F	1.226
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,000	2018	920	1,081	F	1.175	1,085	F	1.179
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,000	2018	790	1,081	F	1.287	1,085	F	1.292
MIDWAY RD	25TH ST to OLEANDER AVE	130	18,727	2016	790	1,022	F	1.217	939	F	1.118
MIDWAY RD	OLEANDER AVE to US 1	242	15,421	2016	790	814	E	0.969	806	E	0.960
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2017	790	193	C	0.495	326	C	0.836
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2017	920	193	C	0.222	326	C	0.375
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2017	630	193	C	0.322	326	C	0.543

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Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,730	2017	920	164	C	0.189	157	C	0.180
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,620	2016	880	314	C	0.378	301	C	0.363
NEBRASKA AVE	25TH ST to 13TH ST	684	3,800	2017	1,710	236	C	0.306	199	C	0.258
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	7,217	2016	700	385	C	0.583	336	C	0.509
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,100	2017	540	243	C	0.900	237	C	0.878
OHIO AVE	COLONIAL RD to US 1	686	4,100	2017	750	243	C	0.657	237	C	0.641
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,000	2019	1,010	485	B	0.480	486	B	0.481
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,000	2019	1,270	485	B	0.382	486	B	0.383
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,800	2017	1,340	178	B	0.133	203	B	0.151
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,800	2017	1,740	178	B	0.102	203	B	0.117
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,451	2017	1,810	No Data	No Data	No Data	No Data	No Data	No Data
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	11,600	2017	1,810	417	B	0.230	502	B	0.277
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	11,600	2017	2,010	417	C	0.207	502	C	0.250
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	29,500	2017	4,170	1,090	C	0.261	1,102	C	0.264
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	33,000	2017	4,170	1,137	C	0.273	1,164	C	0.279
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,500	2017	4,240	1,810	C	0.434	1,542	C	0.370
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,500	2017	4,040	1,810	C	0.456	1,542	C	0.388
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	31,500	2017	3,170	1,365	C	0.442	1,551	C	0.502
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	11,500	2016	2,100	631	C	0.314	631	C	0.314
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	11,500	2016	1,630	631	C	0.864	631	C	0.864
OKEECHOBEE RD	35TH ST to 25TH ST	689	13,083	2016	1,630	724	C	0.992	727	C	0.996
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	12,083	2016	1,630	719	C	0.985	674	C	0.923

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations. AADT was extracted from the FDOT AADT Report and peak hour data was extracted from the station synopsis report. Peak hour data is raw data from the report with no additional factors applied.**

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

* PEAK SEASON

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.90

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.00	1.11
2	01/07/2018 - 01/13/2018	0.98	1.09
3	01/14/2018 - 01/20/2018	0.97	1.08
4	01/21/2018 - 01/27/2018	0.95	1.06
* 5	01/28/2018 - 02/03/2018	0.93	1.03
* 6	02/04/2018 - 02/10/2018	0.91	1.01
* 7	02/11/2018 - 02/17/2018	0.89	0.99
* 8	02/18/2018 - 02/24/2018	0.89	0.99
* 9	02/25/2018 - 03/03/2018	0.89	0.99
*10	03/04/2018 - 03/10/2018	0.89	0.99
*11	03/11/2018 - 03/17/2018	0.89	0.99
*12	03/18/2018 - 03/24/2018	0.89	0.99
*13	03/25/2018 - 03/31/2018	0.90	1.00
*14	04/01/2018 - 04/07/2018	0.90	1.00
*15	04/08/2018 - 04/14/2018	0.91	1.01
*16	04/15/2018 - 04/21/2018	0.91	1.01
*17	04/22/2018 - 04/28/2018	0.95	1.06
18	04/29/2018 - 05/05/2018	0.99	1.10
19	05/06/2018 - 05/12/2018	1.02	1.13
20	05/13/2018 - 05/19/2018	1.06	1.18
21	05/20/2018 - 05/26/2018	1.06	1.18
22	05/27/2018 - 06/02/2018	1.06	1.18
23	06/03/2018 - 06/09/2018	1.06	1.18
24	06/10/2018 - 06/16/2018	1.06	1.18
25	06/17/2018 - 06/23/2018	1.07	1.19
26	06/24/2018 - 06/30/2018	1.08	1.20
27	07/01/2018 - 07/07/2018	1.10	1.22
28	07/08/2018 - 07/14/2018	1.11	1.23
29	07/15/2018 - 07/21/2018	1.13	1.26
30	07/22/2018 - 07/28/2018	1.12	1.24
31	07/29/2018 - 08/04/2018	1.11	1.23
32	08/05/2018 - 08/11/2018	1.10	1.22
33	08/12/2018 - 08/18/2018	1.09	1.21
34	08/19/2018 - 08/25/2018	1.09	1.21
35	08/26/2018 - 09/01/2018	1.09	1.21
36	09/02/2018 - 09/08/2018	1.08	1.20
37	09/09/2018 - 09/15/2018	1.08	1.20
38	09/16/2018 - 09/22/2018	1.07	1.19
39	09/23/2018 - 09/29/2018	1.06	1.18
40	09/30/2018 - 10/06/2018	1.06	1.18
41	10/07/2018 - 10/13/2018	1.05	1.17
42	10/14/2018 - 10/20/2018	1.04	1.16
43	10/21/2018 - 10/27/2018	1.03	1.14
44	10/28/2018 - 11/03/2018	1.03	1.14
45	11/04/2018 - 11/10/2018	1.02	1.13
46	11/11/2018 - 11/17/2018	1.01	1.12
47	11/18/2018 - 11/24/2018	1.01	1.12
48	11/25/2018 - 12/01/2018	1.00	1.11
49	12/02/2018 - 12/08/2018	1.00	1.11
50	12/09/2018 - 12/15/2018	1.00	1.11
51	12/16/2018 - 12/22/2018	0.99	1.10
52	12/23/2018 - 12/29/2018	0.98	1.09
53	12/30/2018 - 12/31/2018	0.97	1.08

* PEAK SEASON

APPENDIX C: SIGNAL TIMING, AADT AND AREA WIDE GROWTH-RATE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 SB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT				EBT		SB Off-ramp		
Initial		5				5		7		
Passage		3.0				3.0		5.0		
Max1		40.0				40.0		40.0		
Yellow		4.8				4.8		4.0		
Red		2.0				2.0		2.8		
Walk		5.0								
Ped Clear		13.0								
Recall		Min				Min				
LT Type								Prot		

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		90				90		40	130	71
Split Pattern 2		90				90		40	130	30
Split Pattern 3		90				90		40	130	105
Split Pattern 4		70				70		30	100	5
Split Pattern 5		80				80		40	120	54

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at I-95 NB Off-ramp**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach		WBT		NB Off-ramp		EBT				
Initial		12		7		12				
Passage		3.0		5.0		3.0				
Max1		40.0		40.0		40.0				
Yellow		4.8		4.0		4.8				
Red		2.0		3.0		2.0				
Walk						5.0				
Ped Clear						16.0				
Recall		Min				Min				
LT Type				Prot						

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1		85		45		85			130	118
Split Pattern 2		90		40		90			130	80
Split Pattern 3		90		40		90			130	19
Split Pattern 4		65		35		65			100	35
Split Pattern 5		85		35		85			120	10

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	9:00	1	7:00	10:00	4			
	9:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes

Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
Start	End	Pattern	Start	End	Pattern			
0:00	6:30	Free	0:00	7:00	Free			
6:30	10:00	1	7:00	10:00	4			
10:00	15:00	2	10:00	18:00	5			
15:00	19:00	3	18:00	21:00	4			
19:00	21:00	4	21:00	0:00	Free			
21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at McNeil Road**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB	SB	NB	WBLT	EB				
Initial	5	12	7	7	5	12				
Passage	3.0	3.0	4.0	3.0	3.0	3.0				
Max1	20.0	50.0	35.0	30.0	20.0	50.0				
Yellow	4.8	4.8	3.7	3.7	4.8	4.8				
Red	2.0	2.0	2.5	2.5	2.0	2.0				
Walk		5.0		5.0		5.0				
Ped Clear		35.0		29.0		23.0				
Recall		Min				Min				
LT Type	Prot+Perm		Split	Split	Prot+Perm					

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	15	51	34	30	15	51			130	76
Split Pattern 2	15	55	35	25	15	55			130	63
Split Pattern 3	17	51	36	26	17	51			130	109
Split Pattern 4	15	37	30	18	15	37			100	9
Split Pattern 5	15	50	34	21	15	50			120	114

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — Notes and Comments

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7056 - EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)

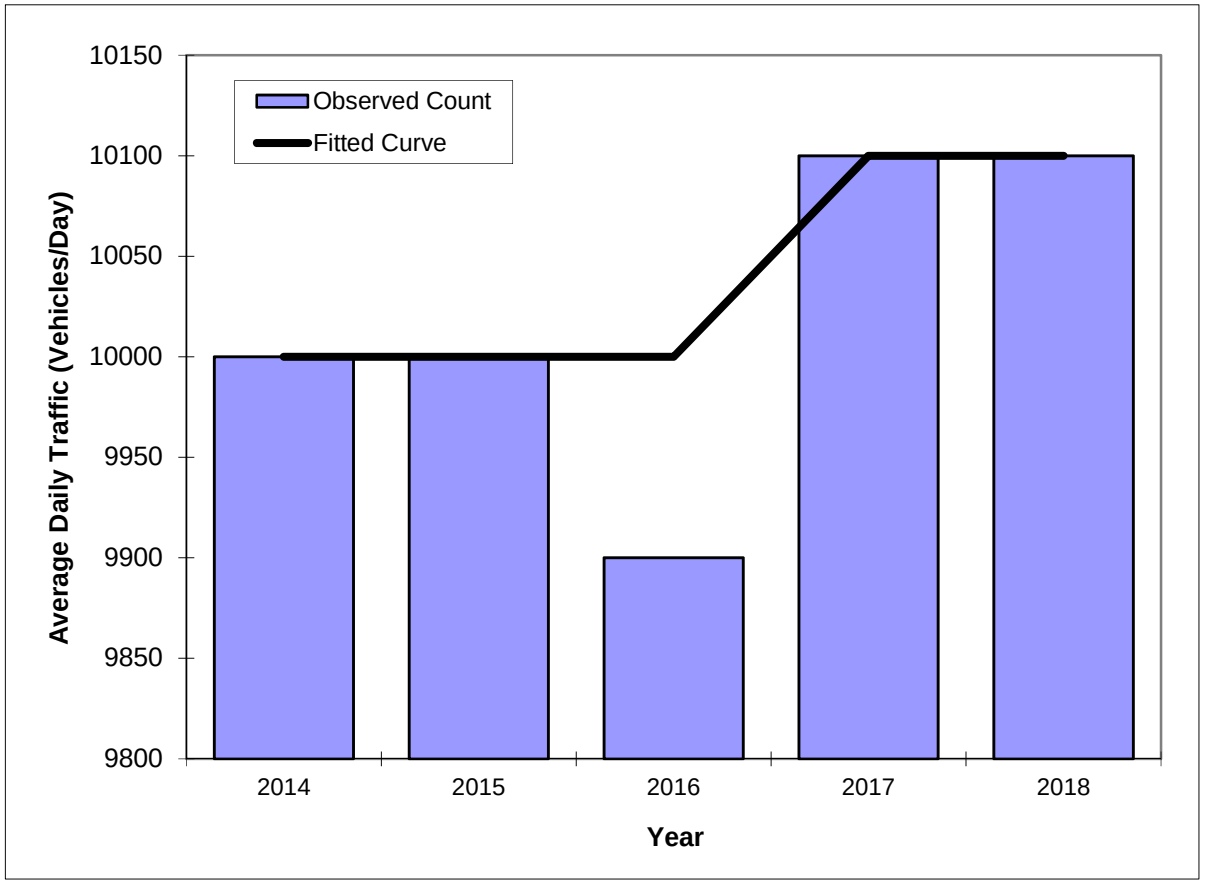
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 5000	9.00	50.80	11.90
2012	10000 S	E 5000	W 5000	9.00	56.80	9.20
2011	10200 F	E 5100	W 5100	9.00	57.20	9.20
2010	10200 C	E 5100	W 5100	10.32	55.40	9.20
2009	8800 F	E 4500	W 4300	10.27	57.35	17.50
2008	9000 C	E 4600	W 4400	10.45	58.06	17.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Edawrds Rd -- E of McNeil Rd

County:	St Lucie
Station #:	947056
Highway:	Edawrds Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	10000	10000
2015	10000	10000
2016	9900	10000
2017	10100	10100
2018	10100	10100
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	10100
2023 Design Year Trend		
2023	N/A	10200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	30
Trend R-squared:	32.1%
Trend Annual Historic Growth Rate:	0.20%
Trend Growth Rate (2018 to Design Year):	0.20%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

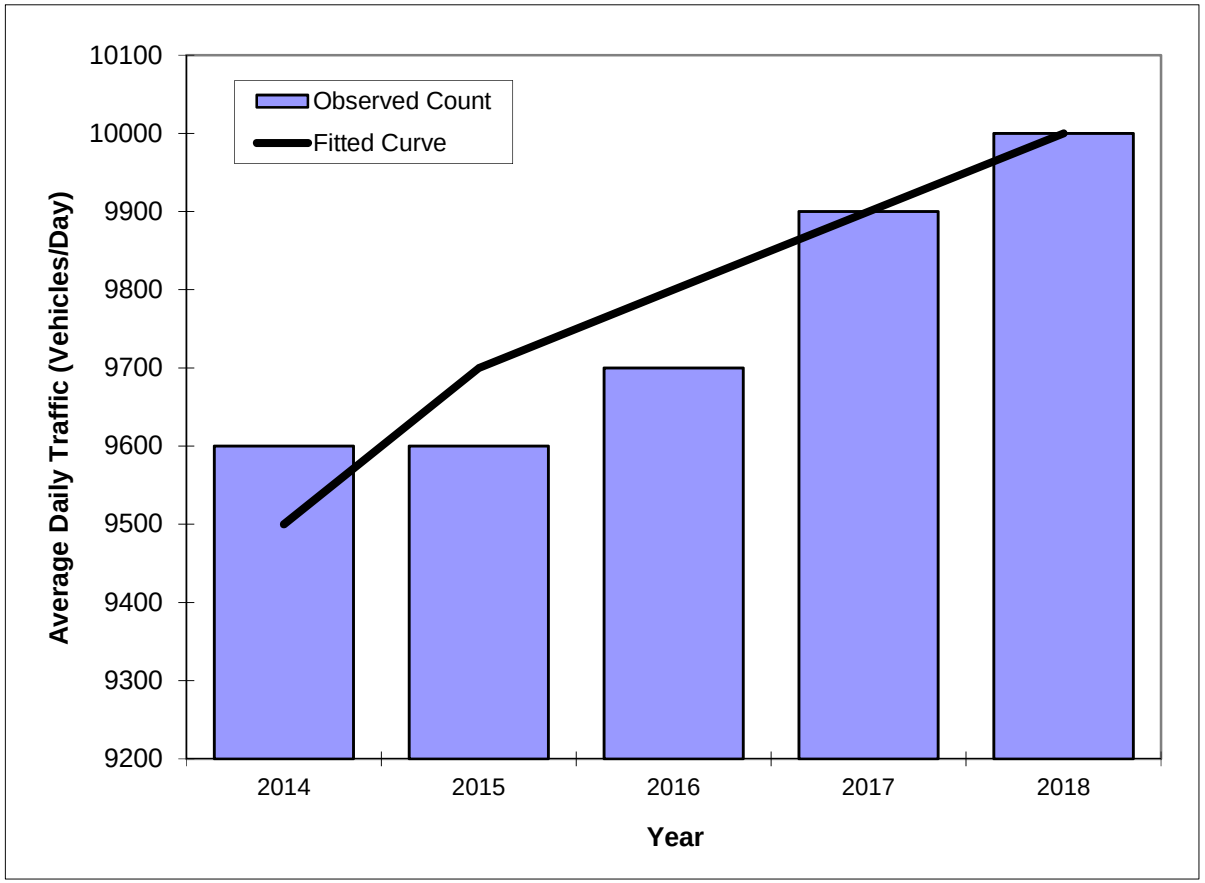
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Rd -- N of Okeechobee Rd

County:	St Lucie
Station #:	940273
Highway:	Jenkins Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	9600	9500
2015	9600	9700
2016	9700	9800
2017	9900	9900
2018	10000	10000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	9900
2023 Design Year Trend		
2023	N/A	10500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	110
Trend R-squared:	91.7%
Trend Annual Historic Growth Rate:	1.26%
Trend Growth Rate (2018 to Design Year):	0.79%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

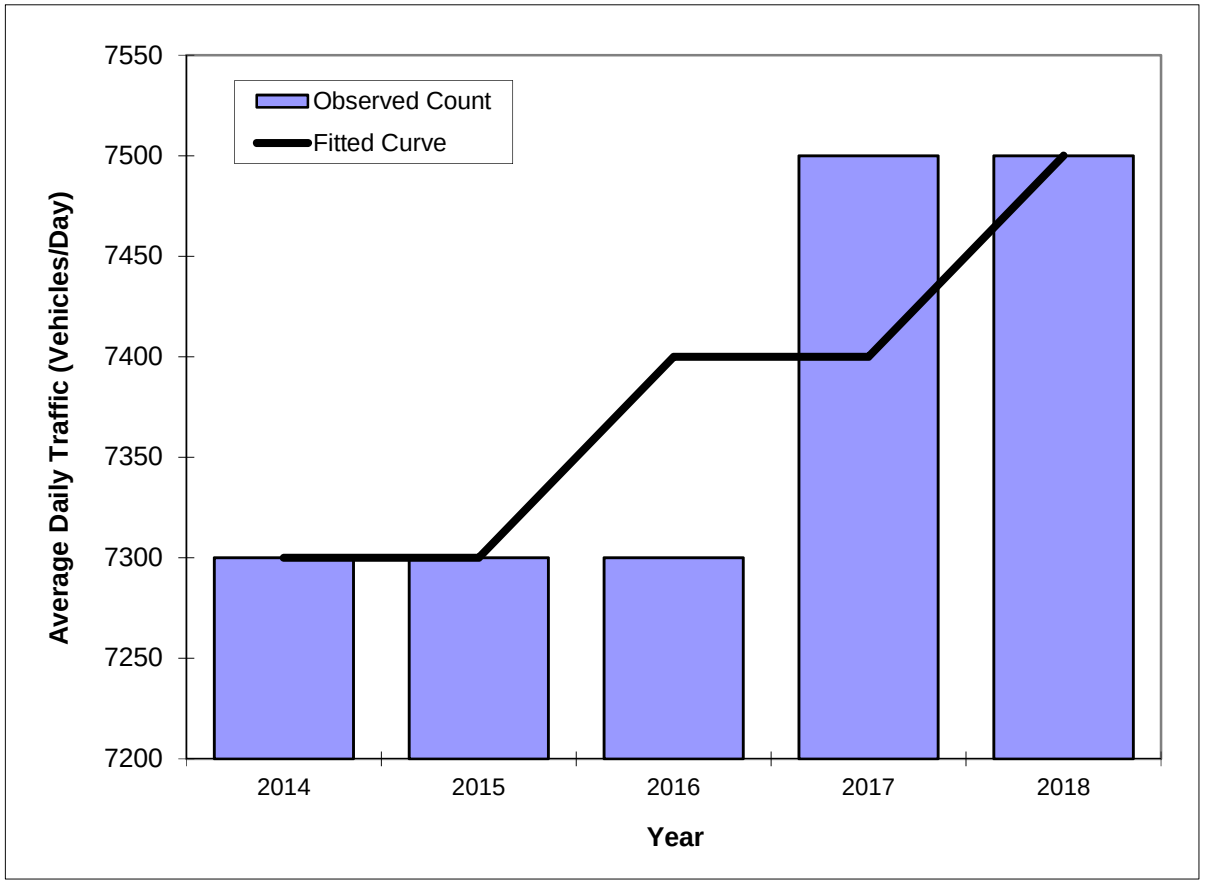
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Jenkins Road -- S of Okeechobee Rd

County:	St Lucie
Station #:	947027
Highway:	Jenkins Road



Year	Traffic (ADT/AADT) Count*	Trend**
2014	7300	7300
2015	7300	7300
2016	7300	7400
2017	7500	7400
2018	7500	7500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	7400
2023 Design Year Trend		
2023	N/A	7800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	60
Trend R-squared:	75.0%
Trend Annual Historic Growth Rate:	0.82%
Trend Growth Rate (2018 to Design Year):	0.53%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0089 - MCNEIL RD- NORTH OFGARNER ST

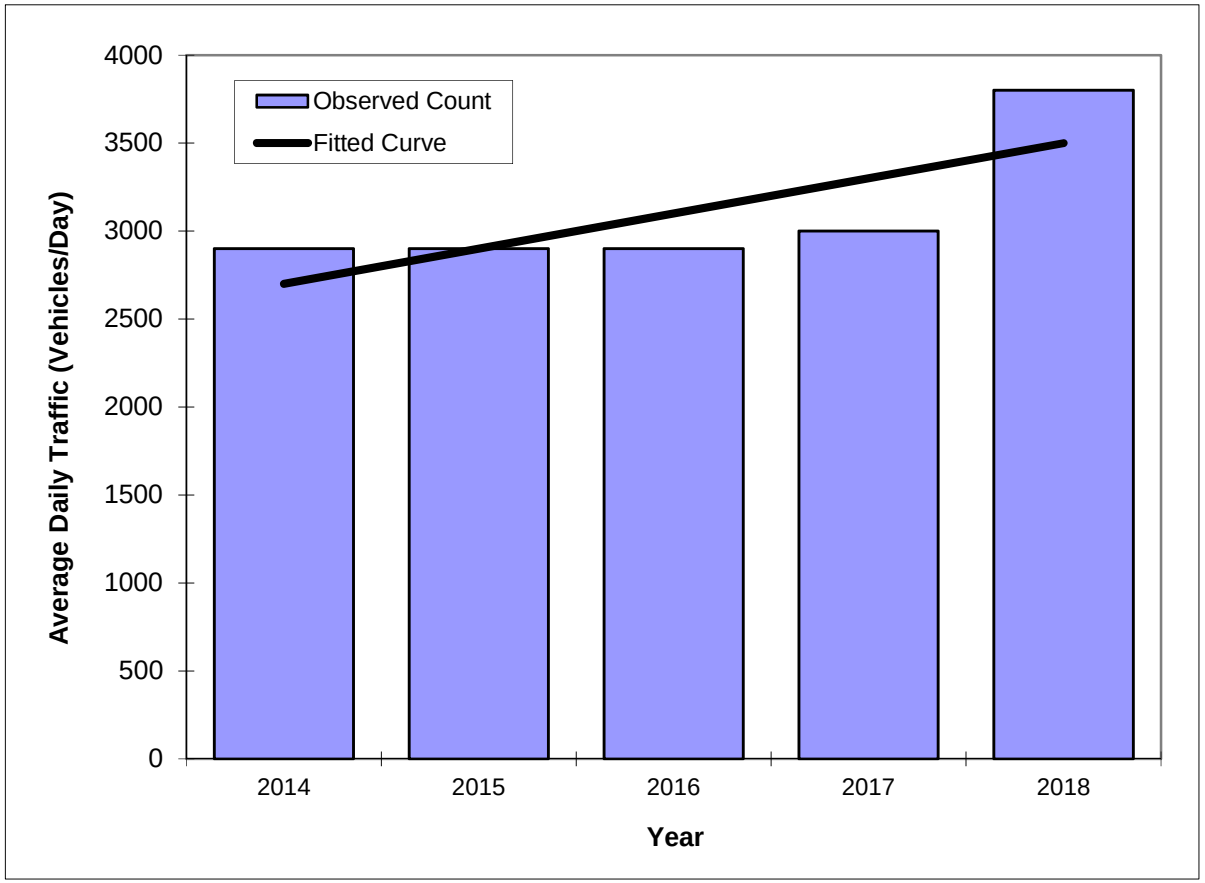
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

McNeil Rd -- S of Kirby Loop Rd

County:	St Lucie
Station #:	940089
Highway:	McNeil Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	2900	2700
2015	2900	2900
2016	2900	3100
2017	3000	3300
2018	3800	3500
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	3300
2023 Design Year Trend		
2023	N/A	4400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	190
Trend R-squared:	58.2%
Trend Annual Historic Growth Rate:	7.41%
Trend Growth Rate (2018 to Design Year):	3.78%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

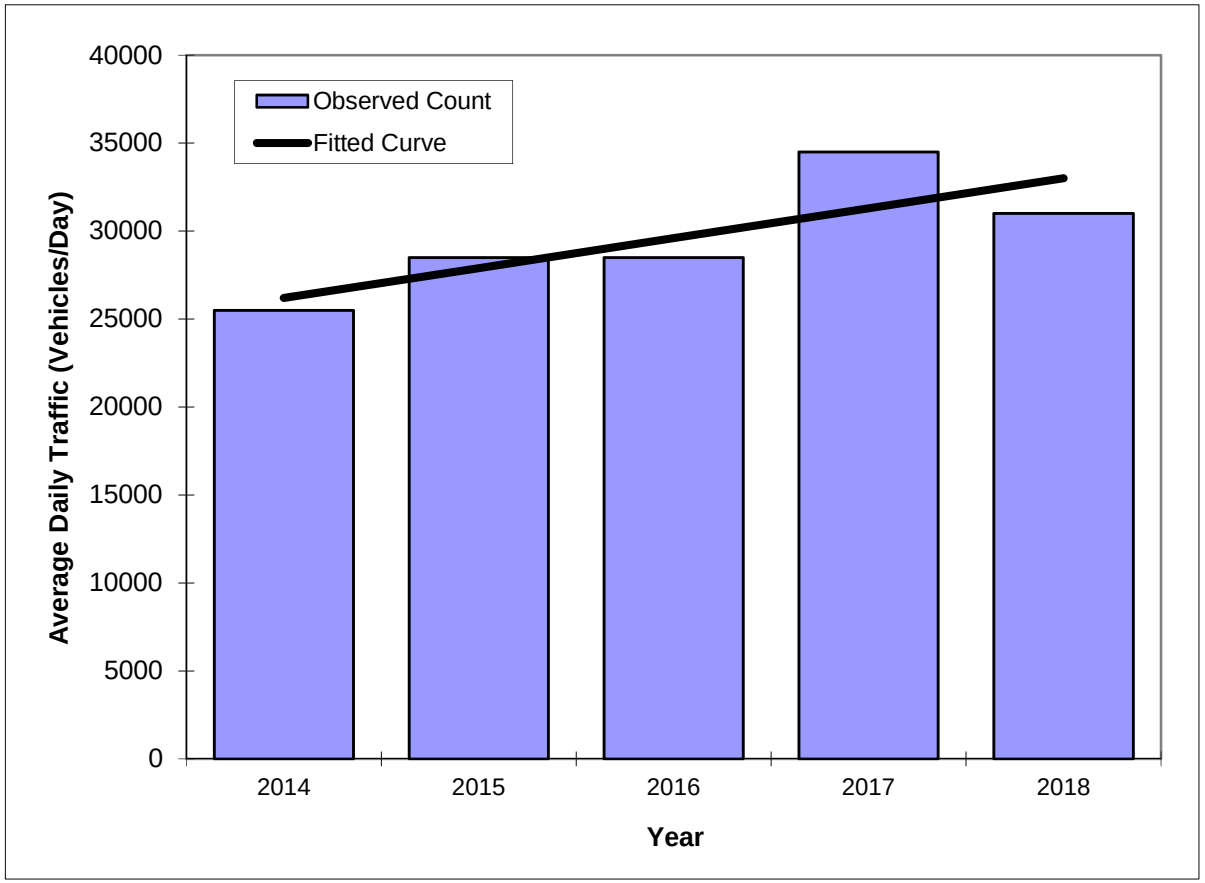
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00
2003	27500 C	E 14000	W 13500	10.20	59.60	4.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of I-95/W of Jenkins

County:	St Lucie
Station #:	940029
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	25500	26200
2015	28500	27900
2016	28500	29600
2017	34500	31300
2018	31000	33000
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	31300
2023 Design Year Trend		
2023	N/A	41500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	1,700
Trend R-squared:	63.9%
Trend Annual Historic Growth Rate:	6.49%
Trend Growth Rate (2018 to Design Year):	3.92%
Printed:	14-May-19

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

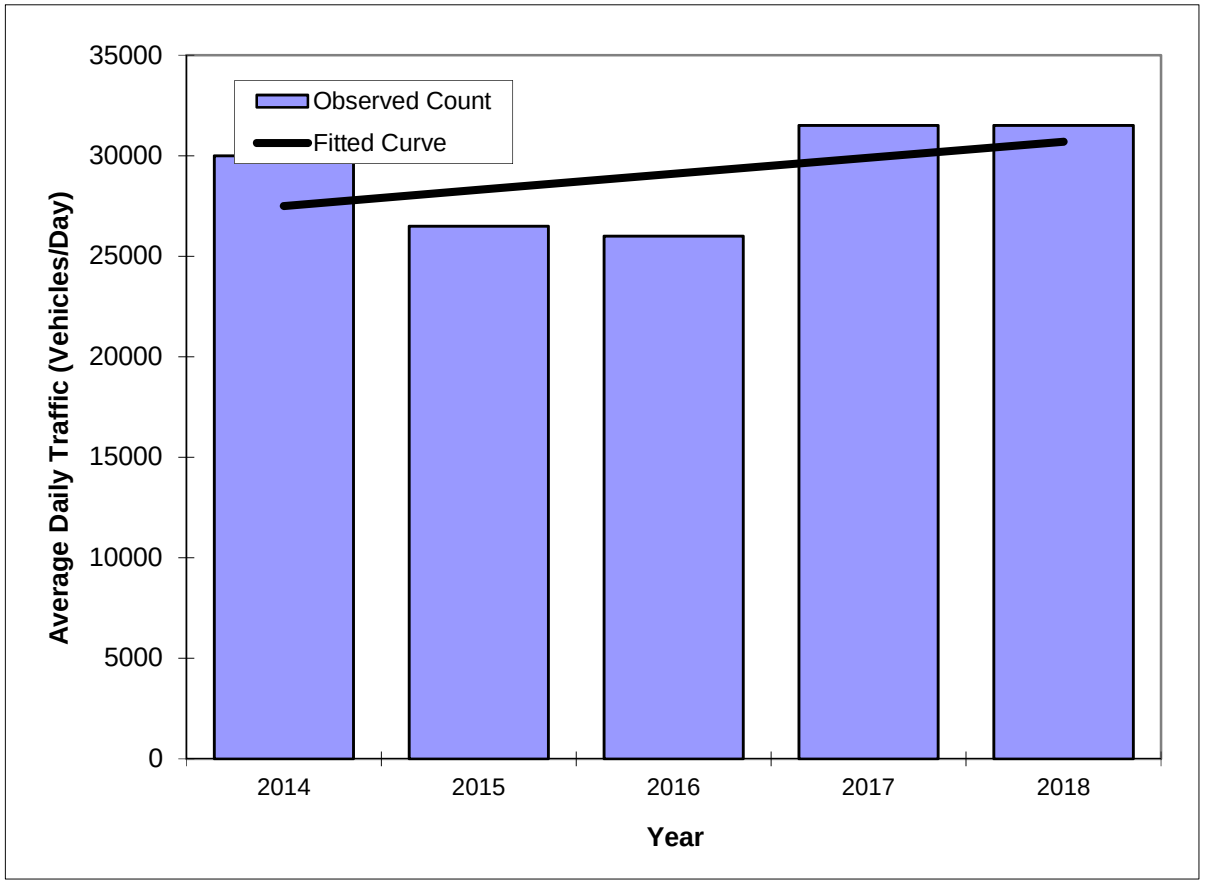
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70
2003	31500 C	E 16500	W 15000	10.20	59.60	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC TRENDS

Okeechobee Rd -- E of McNeil Road

County:	St Lucie
Station #:	940742
Highway:	Okeechobee Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	30000	27500
2015	26500	28300
2016	26000	29100
2017	31500	29900
2018	31500	30700
2009 Opening Year Trend		
2009	N/A	#N/A
2017 Mid-Year Trend		
2017	N/A	29900
2023 Design Year Trend		
2023	N/A	34700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	800
Trend R-squared:	22.3%
Trend Annual Historic Growth Rate:	2.91%
Trend Growth Rate (2018 to Design Year):	2.03%
Printed:	14-May-19

Straight Line Growth Option

Road Segment	5 Year Growth Rate	2018 Volume	Yearly Growth
Edwards Road	0.20%	10,100	20.2
Jenkins Road N of Okeechobee Rd	1.26%	10,000	126
Jenkins Road S of Okeechobee Rd	0.82%	7,500	61.5
McNeil Road	7.41%	3,500	259.35
Okeechobee Road E of I-95	6.49%	33,000	2141.7
Okeechobee Road E of McNeil Rd	2.91%	30,700	893.37
Sum		94,800	3502.12
Area Wide Growth Rate = $\frac{\text{Total 2018 Volumes}}{\text{Total Growth}}$		3.69%	

APPENDIX D: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

Mr. Brad Currie
EDC
469 NW Prima Vista Boulevard
Port St. Lucie, FL 34983

Prepared by:

O'Rourke Engineering & Planning
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

March 6, 2018
SR18021.0

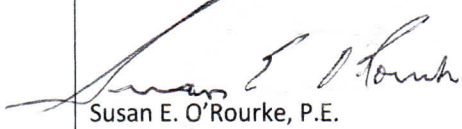
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Gross Trips			Daily Net Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 28.75(X)	50%	50%	703	702	1405	703	702	1405
Automobile Care Center	942	15,035	SF	T = 16.28(X)	50%	50%	123	122	245	123	122	245
Recreational Vehicle Sales	842	17,750	SF	T = 5.00(X)	50%	50%	45	45	89	45	44	89
Total										**871**	**868**	**1739**

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

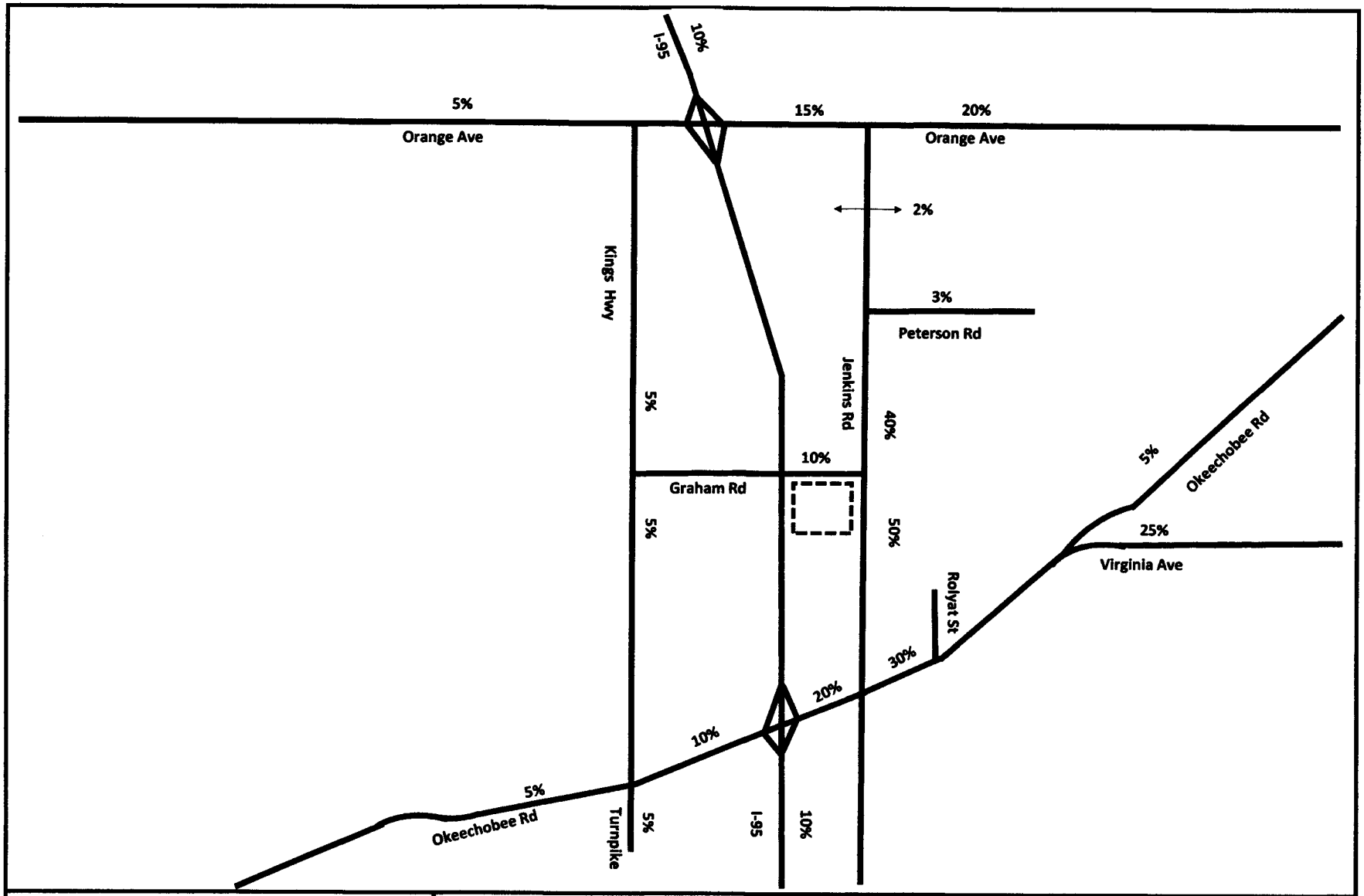
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational Vehicle Sales	842	17,750	SF	T = 0.46(X)	85%	15%	7	1	8	7	1	8
Total										**42**	**12**	**54**

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	PM Trip Generation	Directional Split		Gross Trips			Net PM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 2.02(X)	48%	52%	48	51	99	48	51	99
Automobile Care Center	942	15,035	SF	T = 2.26(X)	40%	60%	14	20	34	14	20	34
Recreational Vehicle Sales	842	17,750	SF	T = 0.77(X)	31%	69%	4	10	14	4	10	14
Total										**66**	**81**	**147**

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994

Job Number: SR18021.0 | Date: 2/20/18

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

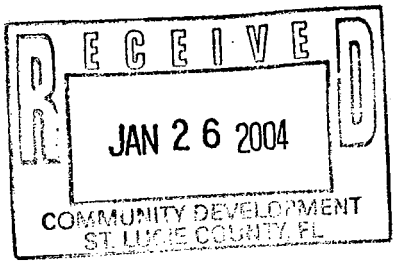
BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-135
January 22, 2004

Exhibit 3
Bent Creek
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential Single Family	210	716 Dus	Ln (T) = 0.920Ln (X)+2.707	6,341
TOTALS				6,341

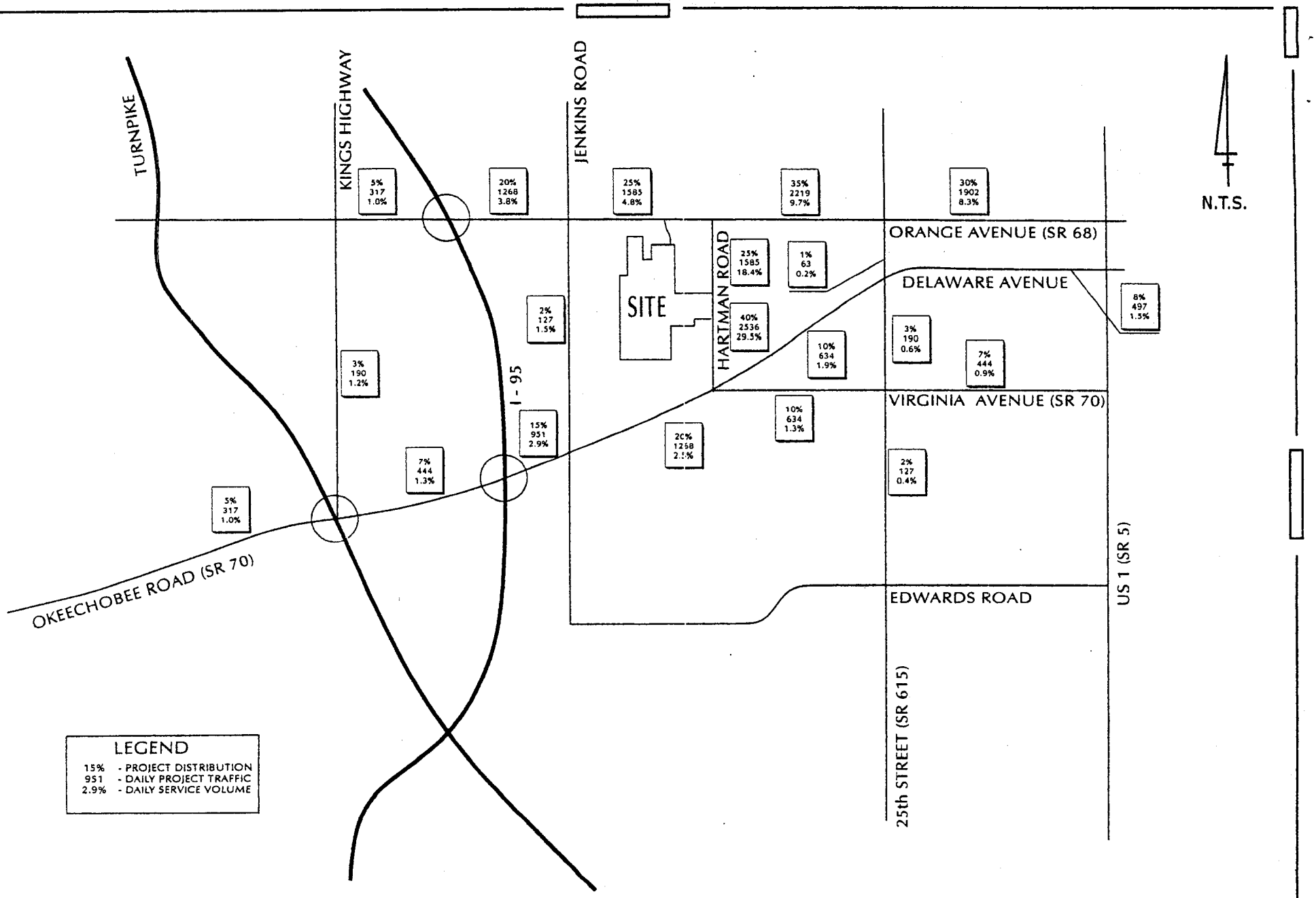
AM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	T=0.700(X)+9.477(25/75)	128	383	511
TOTALS				128	383	511

PM Peak Hour Trip Generation

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Single Family	210	716 Dus	Ln (T) = 0.901Ln (X)+0.527(64/36)	405	228	633
TOTALS				405	228	633

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



01/21/04
03-135

BENT CREEK

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

LBFH Project No. 03-0014

PRELIMINARY TRAFFIC REPORT

FOR THE

TEN MILE ESTATES

Residential Subdivision Project

RECEIVED
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

Access to the site will be from Ralls Road. This road is currently a dead-end road connected to Selvitz Road south of Edwards Road and north of Glades Cutoff Road.

Trip Generation and Distribution

Based on the Institute of Transportation Engineer's Trip Generation Manual, 6th Edition and a Land Use Code of 210 for "Single Family Detached Housing", the estimated trips generated for the subject property are slightly over 2,000 trips per day.

When applied to the existing roadway network serving the site via the Metropolitan Planning Organizations (MPO) Spring 2003 counts for the St. Lucie Urban Area the level of service for the network is unchanged.

The roadway links considered in this analysis were:

- Glades Cutoff Road (west of Selvitz Road);
- Edwards Road (west of Selvitz Road)

Summary

In summary, there is no anticipated impacts to the roadway network serving the project as a result of the project. However, we are looking at the possible need for a turn lane on Selvitz Road into the project for safety and sight issues.

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Commited Carriage Pointe Development								
Single Family Detached	200 DU	2000	148	37	111	198	125	73
Driveway Volumes		2000	148	37	111	198	125	73
Net New External Trips		2000	148	37	111	198	125	73

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Single Family Detached	10 trips/DU	0.74 trips/DU (25% in, 75% out)	Ln(T) = 0.96*Ln(X)+0.20 (63% in, 37% out)	0.0%

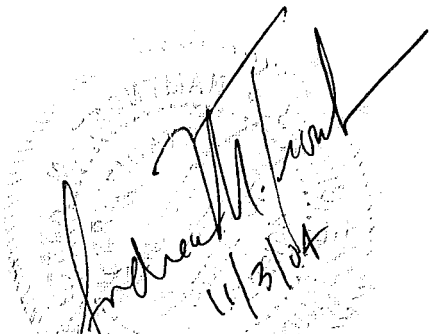
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

PINDER TROUTMAN CONSULTING, INC.
2324 South Congress Avenue, Suite 1H
West Palm Beach, FL 33406
(561) 434-1644



Andrea M. Troutman, P.E.
Florida Registration #45409

#PTC03-254
February 23, 2004
Revised October 22, 2004
Revised November 3, 2004

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential-Single	210	318 Dus	9.57 /DU	3,043
Residential-Townhomes	230	437 DUs	5.86 /DU	2,561
TOTALS		755 Dus		5,604

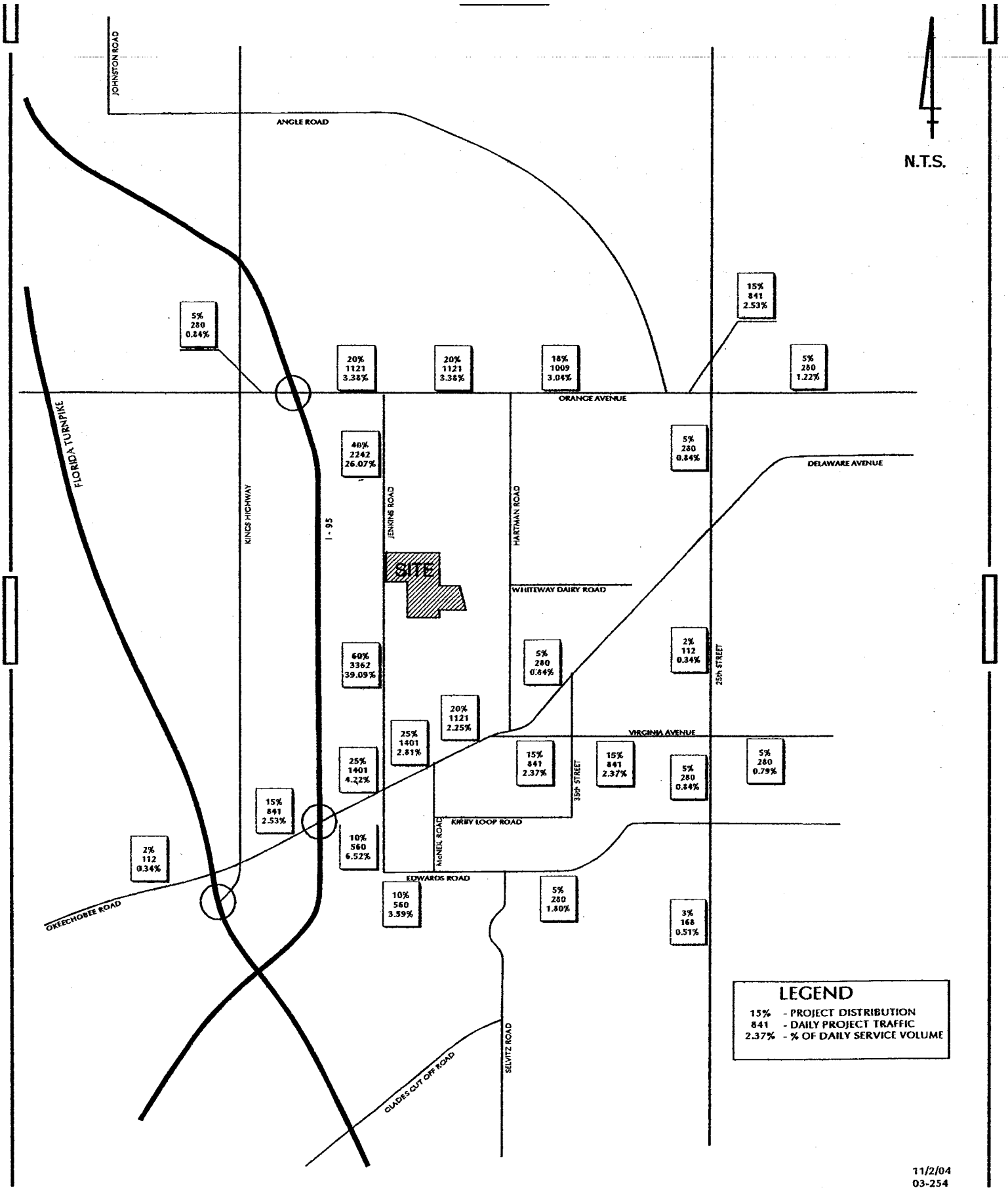
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	0.75 /DU (25/75)	60	179	239
Residential-Townhomes	230	437 DUs	0.44 /DU(17/83)	33	159	192
TOTALS		755 Dus		93	338	431

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential-Single	210	318 Dus	1.01 /DU (64/36)	205	116	321
Residential-Townhomes	230	437 DUs	0.54 /DU(67/33)	158	78	236
TOTALS		755 Dus		363	194	557

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 6th Edition.



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

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

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

Mr. Brian Bacher
1821 N. US Highway 1
Ft. Pierce, FL 34946

Prepared by:

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

July 14, 2017

SR17062.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 07/14/2017 License #: 42684

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

Land Use	ITE Code	Intensity	Daily Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	260*	399 Occupied Sites	T = 3.16(X)	50%	50%	631	630	1261
TOTAL						**631**	**630**	**1,261**

* LU Code for Recreational Homes used in absence of daily data for LU Code 416

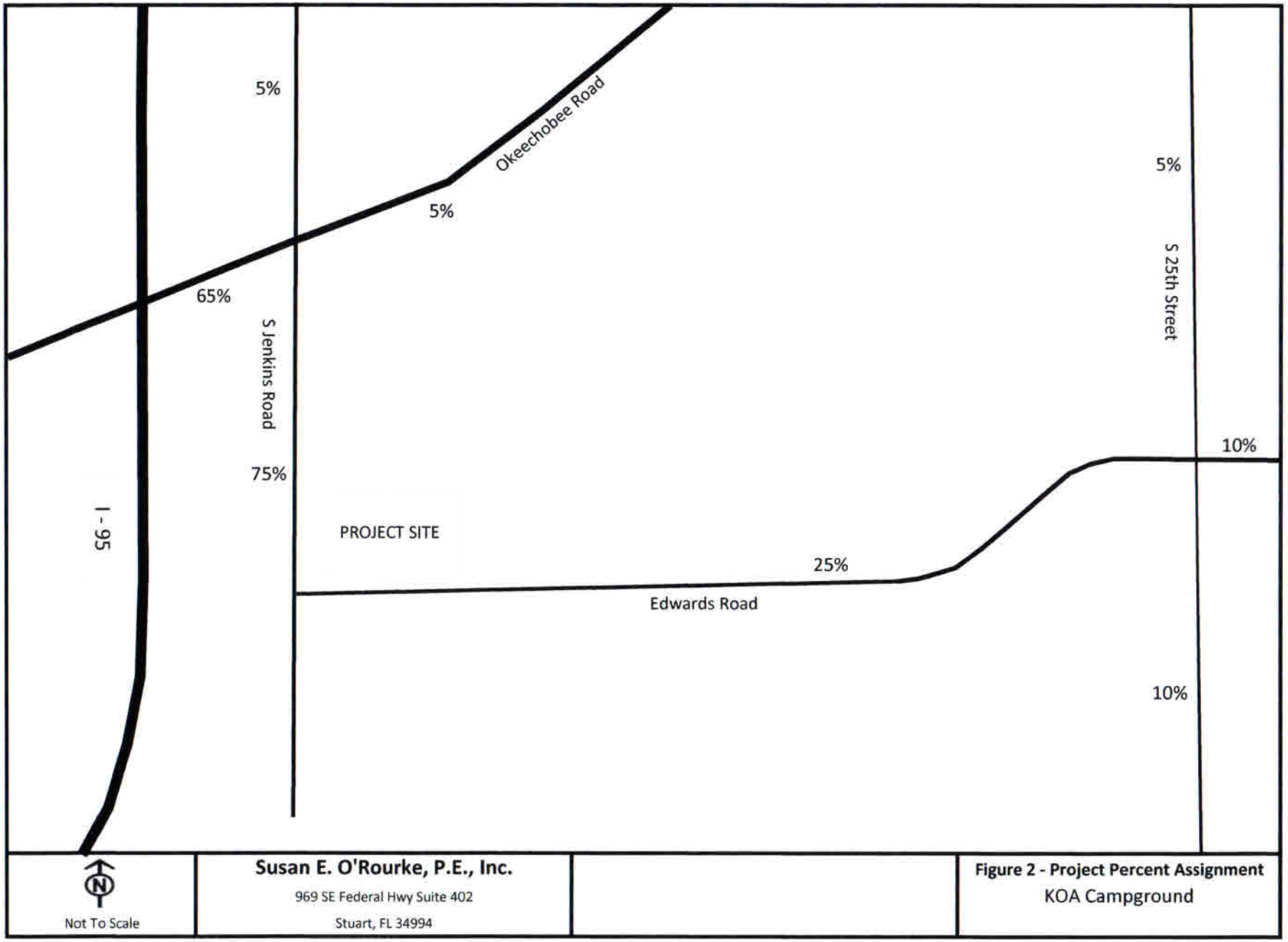
AM

Land Use	ITE Code	Intensity	AM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	Ln(T) = 0.16 Ln(X) + 2.93	36%	64%	18	31	49
TOTAL						**18**	**31**	**49**

PM

Land Use	ITE Code	Intensity	PM Trip Generation	Directional Split		Gross Trips		
				In	Out	In	Out	Total
Campground/Recreational Vehicle Park	416	399 Occupied Sites	T = .27(X)	65%	35%	70	38	108
TOTAL						**70**	**38**	**108**

Source: ITE Trip Generation 9th Edition


5%
Okeechobee Road
5%
5%
S 25th Street
65%
S Jenkins Road
10%
75%
PROJECT SITE
I - 95
25%
Edwards Road
10%
N
Not To Scale
Susan E. O'Rourke, P.E., Inc.
969 SE Federal Hwy Suite 402
Stuart, FL 34994
Figure 2 - Project Percent Assignment
KOA Campground

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 SOUTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.13	1.13
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	234	0	254	0	879	176	0	615	456
Peak Season Volume	0	0	0	264	0	287	0	993	199	0	695	515
Traffic Volume Growth	0	0	0	41	0	45	0	155	31	0	108	80
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	0	0	0	0	0	27	0	0	36	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				7								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	7	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	7	0	0	0	42	0	0	92	0
1.0% Traffic Volume Growth	0	0	0	11	0	12	0	40	8	0	28	21
Committed + 1.0% Growth	0	0	0	18	0	12	0	82	8	0	120	21
Max (Committed + 1.0% or Historic Growth)	0	0	0	41	0	45	0	155	31	0	120	80
Background Traffic Volumes	0	0	0	305	0	332	0	1,148	230	0	815	595
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				10				1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	0	10	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	0	0	0	315	0	332	0	1,149	230	0	818	595
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	315	0	332	0	1,149	230	0	818	595

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	0	0	170	0	292	0	919	248	0	760	635
Peak Season Volume	0	0	0	192	0	330	0	1,038	280	0	859	718
Traffic Volume Growth	0	0	0	30	0	51	0	162	44	0	134	112
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment								7.0%				
Inbound Traffic Volumes								16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	0	0	0	0	0	16	0	0	44	0
Committed Carriage Pointe												
Inbound Traffic Assignment				20.0%								
Inbound Traffic Volumes				25								
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	25	0	0	0	0	0	0	0	0
Total Committed Projects	0	0	0	25	0	0	0	76	0	0	76	0
1.0% Traffic Volume Growth	0	0	0	8	0	13	0	42	11	0	35	29
Committed + 1.0% Growth	0	0	0	33	0	13	0	118	11	0	111	29
Max (Committed + 1.0% or Historic Growth)	0	0	0	33	0	51	0	162	44	0	134	112
Background Traffic Volumes	0	0	0	225	0	381	0	1,200	324	0	993	830
Project Traffic												
Inbound Traffic Assignment				18.0%				2.0%				
Inbound Traffic Volumes				33				4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	0	33	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	0	0	0	258	0	381	0	1,204	324	0	995	830
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	258	0	381	0	1,204	324	0	995	830

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & I-95 NORTH OFF-RAMP
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	213	0	814	0	0	0	0	805	308	0	858	211
Peak Season Volume	232	0	887	0	0	0	0	877	336	0	935	230
Traffic Volume Growth	36	0	138	0	0	0	0	137	52	0	146	36
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								15				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											56	
Project Traffic	0	0	0	0	0	0	0	15	0	0	56	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			31					27				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											36	
Project Traffic	0	0	31	0	0	0	0	27	0	0	36	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			4					4				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											1	
Project Traffic	0	0	4	0	0	0	0	4	0	0	1	0
Total Committed Projects	0	0	35	0	0	0	0	46	0	0	93	0
1.0% Traffic Volume Growth	9	0	36	0	0	0	0	36	14	0	38	9
Committed + 1.0% Growth	9	0	71	0	0	0	0	82	14	0	131	9
Max (Committed + 1.0% or Historic Growth)	36	0	138	0	0	0	0	137	52	0	146	36
Background Traffic Volumes	268	0	1,025	0	0	0	0	1,014	388	0	1,081	266
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			11					1				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											3	
Project Traffic	0	0	11	0	0	0	0	1	0	0	3	0
Total Traffic w/o RTOR	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266
RTOR Reduction												
TOTAL TRAFFIC	268	0	1,036	0	0	0	0	1,015	388	0	1,084	266

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	186	0	548	0	0	0	0	759	330	0	1,209	266
Peak Season Volume	203	0	597	0	0	0	0	827	360	0	1,318	290
Traffic Volume Growth	32	0	93	0	0	0	0	129	56	0	206	45
Committed Celebration Pointe												
Inbound Traffic Assignment								15.0%				
Inbound Traffic Volumes								60				
Outbound Traffic Assignment											15.0%	
Outbound Traffic Volumes											32	
Project Traffic	0	0	0	0	0	0	0	60	0	0	32	0
Committed Bent Creek												
Inbound Traffic Assignment			8.0%					7.0%				
Inbound Traffic Volumes			18					16				
Outbound Traffic Assignment											7.0%	
Outbound Traffic Volumes											44	
Project Traffic	0	0	18	0	0	0	0	16	0	0	44	0
Committed Camping World												
Inbound Traffic Assignment			10.0%					10.0%				
Inbound Traffic Volumes			7					7				
Outbound Traffic Assignment											10.0%	
Outbound Traffic Volumes											8	
Project Traffic	0	0	7	0	0	0	0	7	0	0	8	0
Total Committed Projects	0	0	25	0	0	0	0	83	0	0	84	0
1.0% Traffic Volume Growth	8	0	24	0	0	0	0	34	15	0	54	12
Committed + 1.0% Growth	8	0	49	0	0	0	0	117	15	0	138	12
Max (Committed + 1.0% or Historic Growth)	32	0	93	0	0	0	0	129	56	0	206	45
Background Traffic Volumes	235	0	690	0	0	0	0	956	416	0	1,524	335
Project Traffic												
Inbound Traffic Assignment			20.0%					2.0%				
Inbound Traffic Volumes			37					4				
Outbound Traffic Assignment											2.0%	
Outbound Traffic Volumes											2	
Project Traffic	0	0	37	0	0	0	0	4	0	0	2	0
Total Traffic w/o RTOR	235	0	727	0	0	0	0	960	416	0	1,526	335
RTOR Reduction												
TOTAL TRAFFIC	235	0	727	0	0	0	0	960	416	0	1,526	335

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & JENKINS ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	212	101	13	122	139	32	114	1,028	175	24	652	27
Peak Season Volume	237	113	15	137	156	36	128	1,151	196	27	730	30
Traffic Volume Growth	47	22	3	27	31	7	25	229	39	5	145	6
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		10					26		26			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				93	37	93						
Project Traffic	0	10	0	93	37	93	26	0	26	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			11	8				57				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										15	77	10
Project Traffic	0	0	11	8	0	0	0	57	0	15	77	10
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							8					13
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				4		2						
Project Traffic	0	0	0	4	0	2	8	0	0	0	0	13
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					1			12			1	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	20	2	2									
Project Traffic	20	2	2	0	1	0	0	12	0	0	1	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									7			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	22											
Project Traffic	22	0	0	0	0	0	0	0	7	0	0	0
Total Committed Projects	42	12	13	105	38	95	34	69	33	15	78	23
1.0% Traffic Volume Growth	12	6	1	7	8	2	7	59	10	1	37	2
Committed + 1.0% Growth	54	18	14	112	46	97	41	128	43	16	115	25
Max (Committed + 1.0% or Historic Growth)	54	22	14	112	46	97	41	229	43	16	145	25
Background Traffic Volumes	291	135	29	249	202	133	169	1,380	239	43	875	55
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								3	19	3		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	57		8								8	
Project Traffic	57	0	8	0	0	0	0	3	19	3	8	0
Total Traffic w/o RTOR	348	135	37	249	202	133	169	1,383	258	46	883	55
RTOR Reduction												
TOTAL TRAFFIC	348	135	37	249	202	133	169	1,383	258	46	883	55

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	268	108	34	181	161	72	185	859	176	16	1,141	89
Peak Season Volume	300	121	38	203	180	81	207	962	197	18	1,278	100
Traffic Volume Growth	60	24	8	40	36	16	41	191	39	4	254	20
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		40					100		100			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				54	22	54						
Project Traffic	0	40	0	54	22	54	100	0	100	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			7	5				34				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										19	95	13
Project Traffic	0	0	7	5	0	0	0	34	0	19	95	13
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							13					20
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				24		16						
Project Traffic	0	0	0	24	0	16	13	0	0	0	0	20
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					4			46			4	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	25	2	2									
Project Traffic	25	2	2	0	4	0	0	46	0	0	4	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									25			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	15											
Project Traffic	15	0	0	0	0	0	0	0	25	0	0	0
Total Committed Projects	40	42	9	83	26	70	113	80	125	19	99	33
1.0% Traffic Volume Growth	15	6	2	10	9	4	11	49	10	1	65	5
Committed + 1.0% Growth	55	48	11	93	35	74	124	129	135	20	164	38
Max (Committed + 1.0% or Historic Growth)	60	48	11	93	36	74	124	191	135	20	254	38
Background Traffic Volumes	360	169	49	296	216	155	331	1,153	332	38	1,532	138
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								9	65	9		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	38		5								5	
Project Traffic	38	0	5	0	0	0	0	9	65	9	5	0
Total Traffic w/o RTOR	398	169	54	296	216	155	331	1,162	397	47	1,537	138
RTOR Reduction												
TOTAL TRAFFIC	398	169	54	296	216	155	331	1,162	397	47	1,537	138

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & MCNEIL ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	45	34	65	163	50	62	47	1,231	42	29	709	80
Peak Season Volume	49	37	71	178	55	68	51	1,342	46	32	773	87
Traffic Volume Growth	8	6	11	28	9	11	8	209	7	5	121	14
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	5										21	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								74	19			
Project Traffic	5	0	0	0	0	0	0	74	19	0	21	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								77				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											102	
Project Traffic	0	0	0	0	0	0	0	77	0	0	102	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											13	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								4				
Project Traffic	0	0	0	0	0	0	0	4	0	0	13	0
Total Committed Projects	5	0	0	0	0	0	0	155	19	0	136	0
1.0% Traffic Volume Growth	2	2	3	7	2	3	2	54	2	1	31	4
Committed + 1.0% Growth	7	2	3	7	2	3	2	209	21	1	167	4
Max (Committed + 1.0% or Historic Growth)	8	6	11	28	9	11	8	209	21	5	167	14
Background Traffic Volumes	57	43	82	206	64	79	59	1,551	67	37	940	101
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									3	19	3	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	8		57					8				
Project Traffic	8	0	57	0	0	0	0	8	3	19	3	0
Total Traffic w/o RTOR	65	43	139	206	64	79	59	1,559	70	56	943	101
RTOR Reduction												
TOTAL TRAFFIC	65	43	139	206	64	79	59	1,559	70	56	943	101

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	96	76	38	265	74	79	109	967	53	50	1,105	192
Peak Season Volume	105	83	41	289	81	86	119	1,054	58	55	1,204	209
Traffic Volume Growth	16	13	6	45	13	13	19	164	9	9	188	33
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	20										80	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								43	11			
Project Traffic	20	0	0	0	0	0	0	43	11	0	80	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								46				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											127	
Project Traffic	0	0	0	0	0	0	0	46	0	0	127	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											20	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								24				
Project Traffic	0	0	0	0	0	0	0	24	0	0	20	0
Total Committed Projects	20	0	0	0	0	0	0	113	11	0	227	0
1.0% Traffic Volume Growth	4	3	2	12	3	3	5	43	2	2	49	8
Committed + 1.0% Growth	24	3	2	12	3	3	5	156	13	2	276	8
Max (Committed + 1.0% or Historic Growth)	24	13	6	45	13	13	19	164	13	9	276	33
Background Traffic Volumes	129	96	47	334	94	99	138	1,218	71	64	1,480	242
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									9	65	9	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	5		38					5				
Project Traffic	5	0	38	0	0	0	0	5	9	65	9	0
Total Traffic w/o RTOR	134	96	85	334	94	99	138	1,223	80	129	1,489	242
RTOR Reduction												
TOTAL TRAFFIC	134	96	85	334	94	99	138	1,223	80	129	1,489	242

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & KIRBY LOOP ROAD
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	46	91	0	2	1	0	8	0	24
Peak Season Volume	0	123	0	50	99	0	2	1	0	9	0	26
Traffic Volume Growth	0	19	0	8	15	0	0	0	0	1	0	4
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	5	0	2	4	0	0	0	0	0	0	1
Committed + 1.0% Growth	0	10	0	2	23	0	0	0	0	0	0	1
Max (Committed + 1.0% or Historic Growth)	0	19	0	8	23	0	0	0	0	1	0	4
Background Traffic Volumes	0	142	0	58	122	0	2	1	0	10	0	30
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		2										7
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				21	7							
Project Traffic	0	2	0	21	7	0	0	0	0	0	0	7
Total Traffic w/o RTOR	0	144	0	79	129	0	2	1	0	10	0	37
RTOR Reduction												
TOTAL TRAFFIC	0	144	0	79	129	0	2	1	0	10	0	37

PM Peak Hour

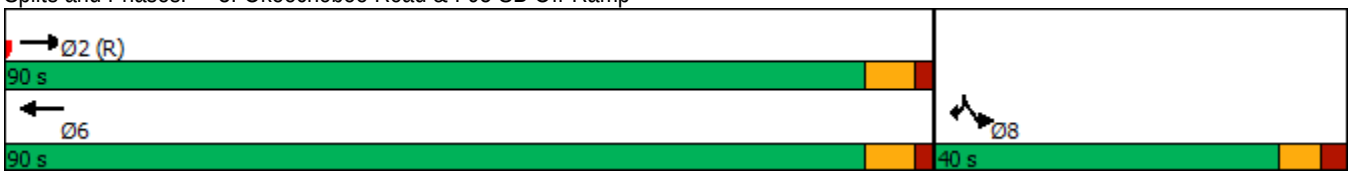
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	2	6	0	0	0	0	1	0	3
Committed + 1.0% Growth	0	26	0	2	17	0	0	0	0	1	0	3
Max (Committed + 1.0% or Historic Growth)	0	26	1	7	21	0	0	0	0	2	0	13
Background Traffic Volumes	1	179	9	53	157	0	0	0	0	18	1	95
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		7										24
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				14	4							
Project Traffic	0	7	0	14	4	0	0	0	0	0	0	24
Total Traffic w/o RTOR	1	186	9	67	161	0	0	0	0	18	1	119
RTOR Reduction												
TOTAL TRAFFIC	1	186	9	67	161	0	0	0	0	18	1	119

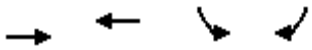
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1149	818	315	332
Future Volume (vph)	1149	818	315	332
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
LOS	B	A	D	A
Approach Delay	11.4	6.4	21.4	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.37	
Intersection Signal Delay: 12.4	Intersection LOS: B
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

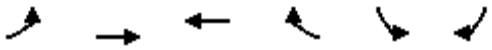
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1209	861	332	349
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
Queue Length 50th (ft)	164	42	79	0
Queue Length 95th (ft)	192	64	108	31
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1181
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.37	0.26	0.26	0.30

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1149	818	0	315	332
Future Volume (vph)	0	1149	818	0	315	332
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1209	861	0	332	349
RTOR Reduction (vph)	0	0	0	0	0	260
Lane Group Flow (vph)	0	1209	861	0	332	89
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.24	0.17		c0.07	0.02
v/s Ratio Perm						
v/c Ratio		0.37	0.26		0.26	0.10
Uniform Delay, d1		11.1	10.1		38.6	37.0
Progression Factor		1.00	0.61		1.00	1.00
Incremental Delay, d2		0.3	0.0		0.5	0.2
Delay (s)		11.4	6.3		39.1	37.2
Level of Service		B	A		D	D
Approach Delay (s)		11.4	6.3		38.1	
Approach LOS		B	A		D	

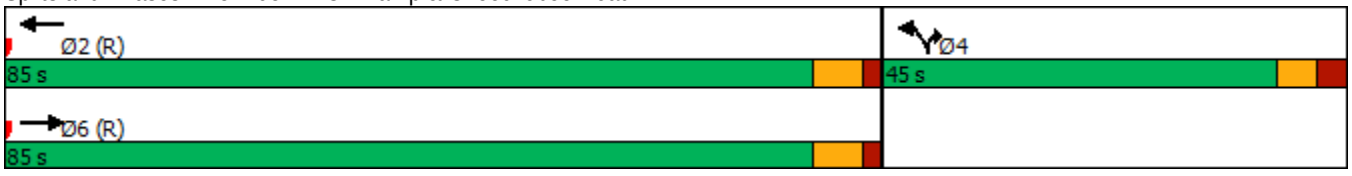
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	1015	1084	268	1036
Future Volume (vph)	1015	1084	268	1036
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	85.0	85.0	45.0	45.0
Total Split (%)	65.4%	65.4%	34.6%	34.6%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	79.5	79.5	36.7	36.7
Actuated g/C Ratio	0.61	0.61	0.28	0.28
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
LOS	B	B	D	D
Approach Delay	12.7	10.1	45.3	
Approach LOS	B	B	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 24.4	Intersection LOS: C
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road



Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1068	1141	282	1091
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
Queue Length 50th (ft)	198	113	63	314
Queue Length 95th (ft)	243	143	87	#403
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3108	3108	1458	1222
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.34	0.37	0.19	0.89

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1015	0	0	1084	268	1036
Future Volume (vph)	1015	0	0	1084	268	1036
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1068	0	0	1141	282	1091
RTOR Reduction (vph)	0	0	0	0	0	170
Lane Group Flow (vph)	1068	0	0	1141	282	921
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	79.5			79.5	36.7	36.7
Effective Green, g (s)	79.5			79.5	36.7	36.7
Actuated g/C Ratio	0.61			0.61	0.28	0.28
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3109			3109	1408	1019
v/s Ratio Prot	0.21			c0.22	0.06	c0.26
v/s Ratio Perm						
v/c Ratio	0.34			0.37	0.20	0.90
Uniform Delay, d1	12.4			12.6	35.5	44.9
Progression Factor	0.98			0.76	1.00	1.00
Incremental Delay, d2	0.3			0.3	0.1	11.1
Delay (s)	12.5			9.9	35.6	56.0
Level of Service	B			A	D	E
Approach Delay (s)	12.5			9.9	51.8	
Approach LOS	B			A	D	

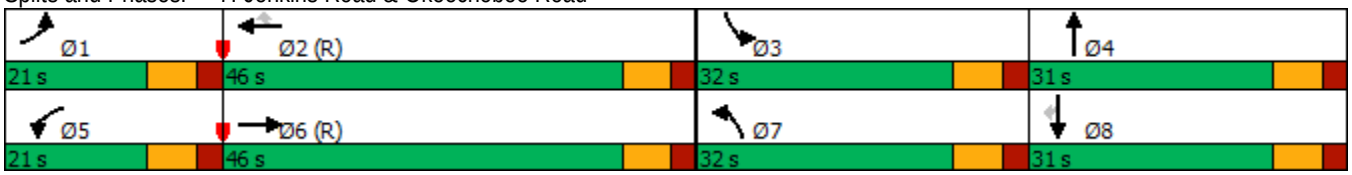
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	21.0	46.0		21.0	46.0	46.0	32.0	31.0	32.0	31.0	31.0
Total Split (%)	16.2%	35.4%		16.2%	35.4%	35.4%	24.6%	23.8%	24.6%	23.8%	23.8%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	11.7	46.1	130.0	8.9	40.7	40.7	19.1	33.2	15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.35	1.00	0.07	0.31	0.31	0.15	0.26	0.12	0.23	0.23
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
LOS	E	C	A	D	E	A	E	C	E	D	A
Approach Delay		26.2			54.0			52.5		43.1	
Approach LOS		C			D			D		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 12 (9%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 39.3	Intersection LOS: D
Intersection Capacity Utilization 64.1%	ICU Level of Service C
Analysis Period (min) 15	

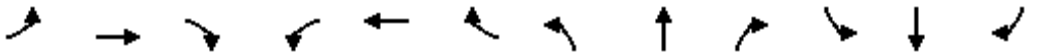
Splits and Phases: 7: Jenkins Road & Okeechobee Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	178	1456	272	48	929	58	366	181	262	213	140
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Length 50th (ft)	69	274	0	40	224	6	154	54	110	78	0
Queue Length 95th (ft)	m92	357	m0	84	261	35	199	91	151	121	42
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	361	2270	1583	186	2006	604	652	892	652	798	480
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.64	0.17	0.26	0.46	0.10	0.56	0.20	0.40	0.27	0.29

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	178	1456	272	48	929	58	366	142	39	262	213	140
RTOR Reduction (vph)	0	0	0	0	0	40	0	18	0	0	0	108
Lane Group Flow (vph)	178	1456	272	48	929	18	366	163	0	262	213	32
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Effective Green, g (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.34	1.00	0.06	0.31	0.31	0.15	0.26		0.12	0.23	0.23
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	308	2198	1583	106	2006	495	504	874		401	797	356
v/s Ratio Prot	c0.05	c0.23		0.03	0.14		c0.11	0.05		0.08	c0.06	
v/s Ratio Perm			c0.17			0.01						0.02
v/c Ratio	0.58	0.66	0.17	0.45	0.46	0.04	0.73	0.19		0.65	0.27	0.09
Uniform Delay, d1	56.8	36.3	0.0	59.0	35.9	31.0	53.0	37.8		54.9	41.5	39.8
Progression Factor	0.97	0.71	1.00	0.78	1.55	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	2.1	1.2	0.2	2.9	0.7	0.1	5.2	0.5		3.8	0.8	0.5
Delay (s)	57.2	27.0	0.2	48.9	56.2	31.2	58.1	38.3		58.7	42.3	40.3
Level of Service	E	C	A	D	E	C	E	D		E	D	D
Approach Delay (s)		26.0			54.5			51.6			48.8	
Approach LOS		C			D			D			D	

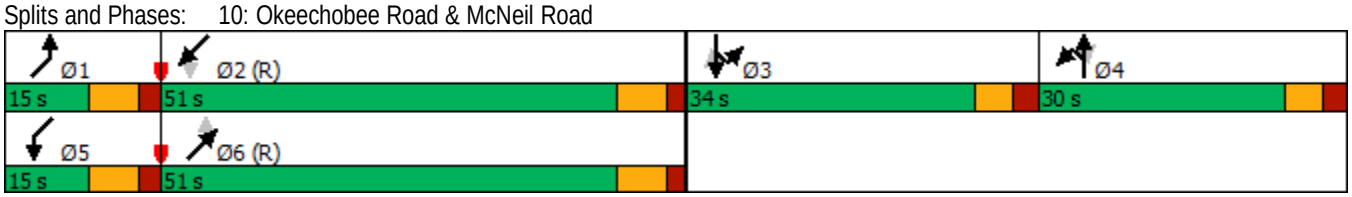
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	30.0	30.0	30.0	34.0	34.0	34.0	15.0	51.0		15.0	51.0
Total Split (%)	23.1%	23.1%	23.1%	26.2%	26.2%	26.2%	11.5%	39.2%		11.5%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	10.5	10.5	10.5	16.4	16.4	16.4	78.6	72.4	130.0	78.4	72.3
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.60	0.56	1.00	0.60	0.56
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
LOS	E	E	B	E	E	A	C	D	A	B	B
Approach Delay		37.7			53.5			44.3			18.3
Approach LOS		D			D			D			B

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 18 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 36.3	Intersection LOS: D
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	68	45	146	141	143	83	62	1641	74	59	1099
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Length 50th (ft)	56	36	0	121	123	0	44	539	0	17	189
Queue Length 95th (ft)	102	74	64	186	187	4	m74	591	m0	43	278
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	324	341	409	359	368	449	328	2832	1583	210	2796
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.13	0.36	0.39	0.39	0.18	0.19	0.58	0.05	0.28	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.99	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1724	1583	1770	5085	1583	1770	5012	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.21	1.00	1.00	0.09	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1724	1583	394	5085	1583	177	5012	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	68	45	146	217	67	83	62	1641	74	59	993	106
RTOR Reduction (vph)	0	0	134	0	0	73	0	0	0	0	7	0
Lane Group Flow (vph)	68	45	12	141	143	10	62	1641	74	59	1092	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Effective Green, g (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.59	0.55	1.00	0.59	0.55	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	142	150	127	212	217	199	299	2777	1583	179	2733	
v/s Ratio Prot	c0.04	0.02		c0.08	0.08		0.01	c0.32		c0.02	0.22	
v/s Ratio Perm			0.01			0.01	0.11		c0.05	0.18		
v/c Ratio	0.48	0.30	0.09	0.67	0.66	0.05	0.21	0.59	0.05	0.33	0.40	
Uniform Delay, d1	57.1	56.3	55.3	54.2	54.1	50.0	11.6	19.8	0.0	13.7	17.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	2.04	2.20	1.00	1.00	1.00	
Incremental Delay, d2	2.5	1.1	0.3	7.6	7.0	0.1	0.3	0.8	0.0	1.1	0.4	
Delay (s)	59.7	57.4	55.7	61.8	61.2	50.1	23.9	44.2	0.0	14.8	17.6	
Level of Service	E	E	E	E	E	D	C	D	A	B	B	
Approach Delay (s)		57.0			58.9			41.7			17.5	
Approach LOS		E			E			D			B	

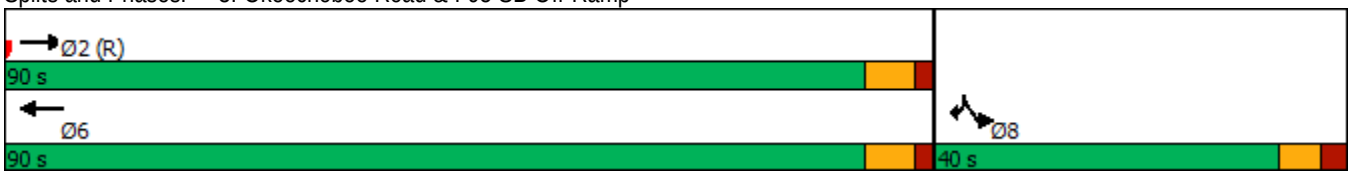
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

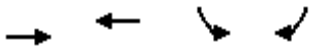
c Critical Lane Group

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1204	995	258	381
Future Volume (vph)	1204	995	258	381
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
LOS	B	A	D	B
Approach Delay	11.6	5.3	22.8	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.39	
Intersection Signal Delay: 11.9	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

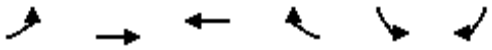
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1267	1047	272	401
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
Queue Length 50th (ft)	175	40	64	32
Queue Length 95th (ft)	204	167	90	67
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1135
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.39	0.32	0.21	0.35

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	1204	995	0	258	381
Future Volume (vph)	0	1204	995	0	258	381
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1267	1047	0	272	401
RTOR Reduction (vph)	0	0	0	0	0	214
Lane Group Flow (vph)	0	1267	1047	0	272	187
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.25	0.21		c0.05	0.05
v/s Ratio Perm						
v/c Ratio		0.39	0.32		0.21	0.20
Uniform Delay, d1		11.2	10.6		38.1	38.0
Progression Factor		1.00	0.47		1.00	1.00
Incremental Delay, d2		0.4	0.1		0.4	0.5
Delay (s)		11.6	5.0		38.5	38.5
Level of Service		B	A		D	D
Approach Delay (s)		11.6	5.0		38.5	
Approach LOS		B	A		D	

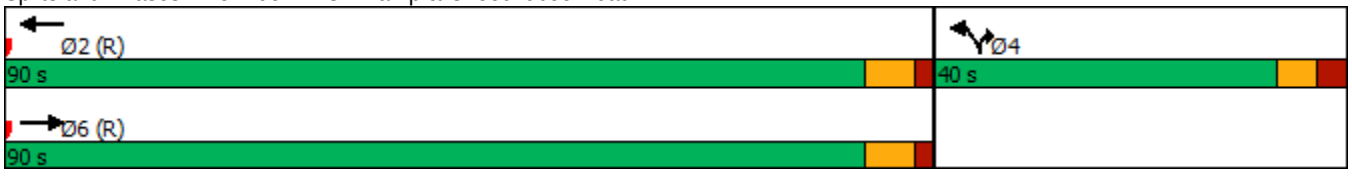
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	960	1526	235	727
Future Volume (vph)	960	1526	235	727
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	91.6	91.6	24.6	24.6
Actuated g/C Ratio	0.70	0.70	0.19	0.19
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
LOS	A	A	D	D
Approach Delay	3.8	8.8	38.7	
Approach LOS	A	A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 15.8	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road



Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1011	1606	247	765
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
Queue Length 50th (ft)	14	164	63	167
Queue Length 95th (ft)	195	198	83	213
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3581	3581	1266	1147
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.28	0.45	0.20	0.67

Intersection Summary

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	960	0	0	1526	235	727
Future Volume (vph)	960	0	0	1526	235	727
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1011	0	0	1606	247	765
RTOR Reduction (vph)	0	0	0	0	0	251
Lane Group Flow (vph)	1011	0	0	1606	247	514
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	91.6			91.6	24.6	24.6
Effective Green, g (s)	91.6			91.6	24.6	24.6
Actuated g/C Ratio	0.70			0.70	0.19	0.19
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3582			3582	944	683
v/s Ratio Prot	0.20			c0.32	0.05	c0.14
v/s Ratio Perm						
v/c Ratio	0.28			0.45	0.26	0.75
Uniform Delay, d1	7.1			8.3	45.0	49.8
Progression Factor	0.48			0.96	1.00	1.00
Incremental Delay, d2	0.2			0.3	0.1	4.7
Delay (s)	3.6			8.2	45.1	54.5
Level of Service	A			A	D	D
Approach Delay (s)	3.6			8.2	52.2	
Approach LOS	A			A	D	

Intersection Summary			
HCM 2000 Control Delay	19.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.51		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	25.0	62.0		15.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	47.7%		11.5%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	16.7	57.7	130.0	7.3	45.7	45.7	19.4	21.5	16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.44	1.00	0.06	0.35	0.35	0.15	0.17	0.13	0.15	0.15
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
LOS	E	B	A	F	B	A	E	D	E	D	A
Approach Delay		23.9			17.1			59.5		46.4	
Approach LOS		C			B			E		D	

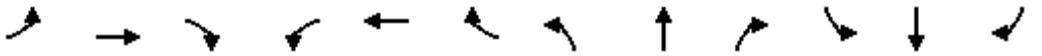
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 29.1	Intersection LOS: C
Intersection Capacity Utilization 73.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	348	1223	418	49	1618	145	419	235	312	227	163
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Length 50th (ft)	138	190	0	44	84	1	176	83	131	94	0
Queue Length 95th (ft)	192	207	0	m54	124	m2	235	130	176	137	20
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	467	2845	1583	104	2254	699	546	587	546	516	418
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.43	0.26	0.47	0.72	0.21	0.77	0.40	0.57	0.44	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.96		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	348	1223	418	49	1618	145	419	178	57	312	227	163
RTOR Reduction (vph)	0	0	0	0	0	94	0	23	0	0	0	139
Lane Group Flow (vph)	348	1223	418	49	1618	51	419	212	0	312	227	24
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Effective Green, g (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.43	1.00	0.05	0.35	0.35	0.15	0.17		0.13	0.15	0.15
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	441	2775	1583	83	2252	556	512	563		446	517	231
v/s Ratio Prot	c0.10	0.19		0.03	c0.25		c0.12	0.06		0.09	c0.06	
v/s Ratio Perm			c0.26			0.03						0.02
v/c Ratio	0.79	0.44	0.26	0.59	0.72	0.09	0.82	0.38		0.70	0.44	0.10
Uniform Delay, d1	54.9	25.8	0.0	60.7	36.6	28.2	53.6	48.3		54.1	50.6	48.1
Progression Factor	0.99	0.75	1.00	1.24	0.42	1.93	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	8.5	0.5	0.4	6.3	1.2	0.2	9.8	1.9		4.8	2.7	0.9
Delay (s)	62.8	19.9	0.4	81.9	16.4	54.7	63.4	50.2		58.9	53.3	49.0
Level of Service	E	B	A	F	B	D	E	D		E	D	D
Approach Delay (s)		23.3			21.2			58.7			54.8	
Approach LOS		C			C			E			D	

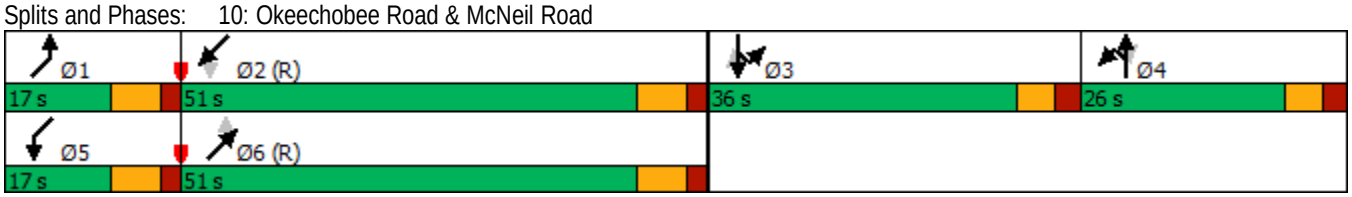
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	26.0	26.0	26.0	36.0	36.0	36.0	17.0	51.0		17.0	51.0
Total Split (%)	20.0%	20.0%	20.0%	27.7%	27.7%	27.7%	13.1%	39.2%		13.1%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
LOS	E	E	A	E	E	A	E	C	A	C	D
Approach Delay		49.3			54.4			29.3			39.1
Approach LOS		D			D			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 109 (84%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 38.4	Intersection LOS: D
Intersection Capacity Utilization 76.7%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	141	101	89	222	229	104	145	1287	84	136	1822
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Length 50th (ft)	115	80	0	188	194	0	69	382	0	53	512
Queue Length 95th (ft)	182	134	10	267	274	21	#177	460	0	106	#713
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	269	283	360	385	394	471	213	2178	1583	254	2116
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.36	0.25	0.58	0.58	0.22	0.68	0.59	0.05	0.54	0.86

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.98	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1721	1583	1770	5085	1583	1770	4979	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.07	1.00	1.00	0.13	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1721	1583	134	5085	1583	249	4979	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	141	101	89	352	99	104	145	1287	84	136	1567	255
RTOR Reduction (vph)	0	0	79	0	0	86	0	0	0	0	15	0
Lane Group Flow (vph)	141	101	10	222	229	18	145	1287	84	136	1807	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Effective Green, g (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	208	219	186	296	303	278	205	2178	1583	242	2102	
v/s Ratio Prot	c0.08	0.05		0.13	c0.13		c0.06	0.25		0.04	c0.36	
v/s Ratio Perm			0.01			0.01	0.30		c0.05	0.24		
v/c Ratio	0.68	0.46	0.06	0.75	0.76	0.07	0.71	0.59	0.05	0.56	0.86	
Uniform Delay, d1	55.0	53.5	50.9	50.8	50.9	44.6	27.6	28.4	0.0	19.7	34.1	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.57	0.88	1.00	1.00	1.00	
Incremental Delay, d2	8.5	1.5	0.1	10.2	10.3	0.1	9.7	1.1	0.1	3.0	4.9	
Delay (s)	63.5	55.0	51.1	61.0	61.1	44.7	53.0	26.2	0.1	22.7	38.9	
Level of Service	E	E	D	E	E	D	D	C	A	C	D	
Approach Delay (s)		57.6			58.0			27.3			37.8	
Approach LOS		E			E			C			D	

Intersection Summary			
HCM 2000 Control Delay	38.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	76.7%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCS7 Two-Way Stop-Control Report

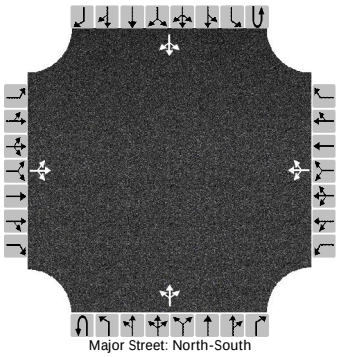
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total AM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2.00	1.00	0.00		10.00	0.00	37.00		0.00	144.00	0.00		79.00	129.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			3.16				49.47			0.00				83.16		
Capacity, c (veh/h)			489.05				776.98			1451.00				1431.87		
v/c Ratio			0.01				0.06			0.00				0.06		
95% Queue Length, Q_{95} (veh)			0.02				0.20			0.00				0.18		
Control Delay (s/veh)			12.41				9.95			7.48		0.00		7.67		0.00
Level of Service (LOS)			B				A			A		A		A		A
Approach Delay (s/veh)	12.41				9.95				0.00				2.91			
Approach LOS	B				A											

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HCS7 Two-Way Stop-Control Report

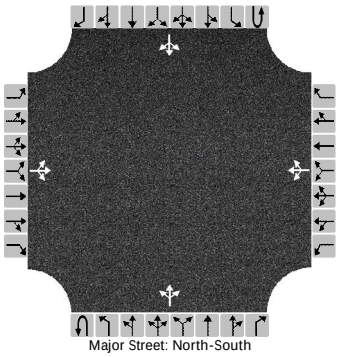
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total PM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0.00	0.00	0.00		18.00	1.00	119.00		1.00	186.00	9.00		67.00	161.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			0.00				145.26			1.05				70.53		
Capacity, c (veh/h)							762.00			1410.47				1368.58		
v/c Ratio							0.19			0.00				0.05		
95% Queue Length, Q_{95} (veh)							0.70			0.00				0.16		
Control Delay (s/veh)							10.83			7.55		0.00		7.77		0.00
Level of Service (LOS)							B			A		A		A		A
Approach Delay (s/veh)					10.83				0.04				2.29			
Approach LOS					B											

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APPENDIX G: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: JENKINS ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
JENKINS ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.12	1.12
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	326	0	0	338	0	0	0	0	0	0	0
Peak Season Volume	0	365	0	0	379	0	0	0	0	0	0	0
Traffic Volume Growth	0	72	0	0	75	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		10										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					37							
Project Traffic	0	10	0	0	37	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					7							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		22										
Project Traffic	0	22	0	0	7	0	0	0	0	0	0	0
Total Committed Projects	0	32	0	0	44	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	19	0	0	19	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	51	0	0	63	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	72	0	0	75	0	0	0	0	0	0	0
Background Traffic Volumes	0	437	0	0	454	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			2	22								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										5		66
Project Traffic	0	0	2	22	0	0	0	0	0	5	0	66
Total Traffic w/o RTOR	0	437	2	22	454	0	0	0	0	5	0	66
RTOR Reduction												
TOTAL TRAFFIC	0	437	2	22	454	0	0	0	0	5	0	66

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	0	410	0	0	353	0	0	0	0	0	0	0
Peak Season Volume	0	459	0	0	395	0	0	0	0	0	0	0
Traffic Volume Growth	0	91	0	0	78	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%										
Inbound Traffic Volumes		40										
Outbound Traffic Assignment					10.0%							
Outbound Traffic Volumes					22							
Project Traffic	0	40	0	0	22	0	0	0	0	0	0	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					25							
Outbound Traffic Assignment		20.0%										
Outbound Traffic Volumes		15										
Project Traffic	0	15	0	0	25	0	0	0	0	0	0	0
Total Committed Projects	0	55	0	0	47	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	23	0	0	20	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	78	0	0	67	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	91	0	0	78	0	0	0	0	0	0	0
Background Traffic Volumes	0	550	0	0	473	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment			3.0%	40.0%								
Inbound Traffic Volumes			6	74								
Outbound Traffic Assignment										3.0%		40.0%
Outbound Traffic Volumes										3		44
Project Traffic	0	0	6	74	0	0	0	0	0	3	0	44
Total Traffic w/o RTOR	0	550	6	74	473	0	0	0	0	3	0	44
RTOR Reduction												
TOTAL TRAFFIC	0	550	6	74	473	0	0	0	0	3	0	44

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: Jenkins Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	45		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	74	2.0%	75
	Through	-	473	2.0%	478
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	550	2.0%	556
	Right	Yes	6	2.0%	7

Advancing Volume:	553
Opposing Volume:	563
Left Turn Volume:	75
% Left Turns in Advancing Volume:	13.56%

TURN LANE WARRANT FINDINGS

Left Turn Lane Warrant Findings

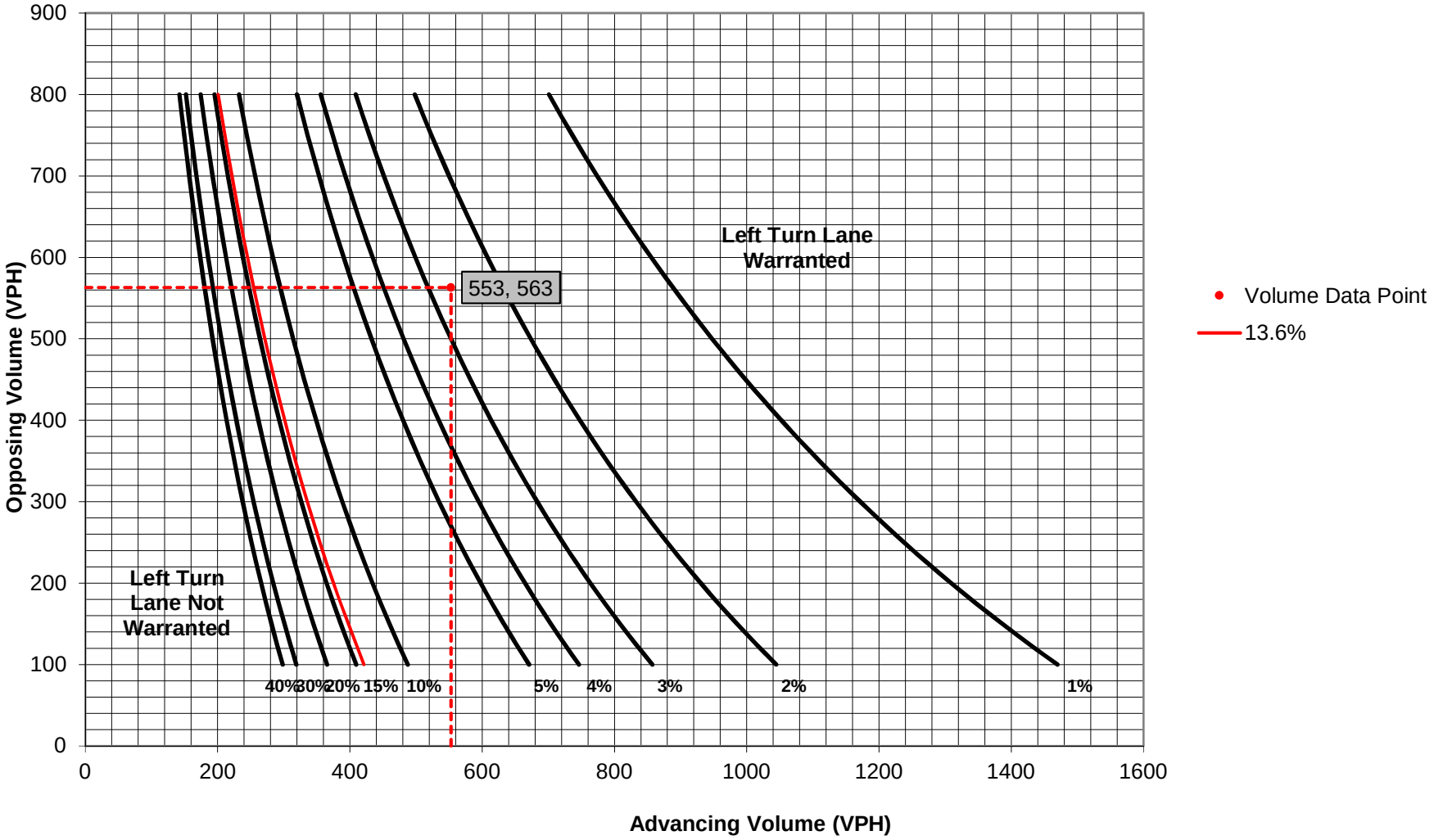
Applicable Warrant Figure: Figure 3

Warrant Met?: Yes

Additional Comments / Justifications:

Figure 3. Warrant for left turn lanes on two-lane highways (45 mph speed, unsignalized and signalized intersections)

(L = % Left Turns in Advancing Volume)



APPENDIX H: VOLUME DEVELOPMENT WORKSHEET AND LEFT-TURN LANE WARRANT WORKSHEET: MCNEIL ROAD & PROJECT DRIVEWAY

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & DRIVEWAY
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	0	91	0	0	0	0	0	0	0
Peak Season Volume	0	123	0	0	99	0	0	0	0	0	0	0
Traffic Volume Growth	0	24	0	0	20	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	0	5	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	11	0	0	24	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	24	0	0	24	0	0	0	0	0	0	0
Background Traffic Volumes	0	147	0	0	123	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	9					22						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							66		28			
Project Traffic	9	0	0	0	0	22	66	0	28	0	0	0
Total Traffic w/o RTOR	9	147	0	0	123	22	66	0	28	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	9	147	0	0	123	22	66	0	28	0	0	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	140	0	0	125	0	0	0	0	0	0	0
Peak Season Volume	0	153	0	0	136	0	0	0	0	0	0	0
Traffic Volume Growth	0	30	0	0	27	0	0	0	0	0	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	8	0	0	7	0	0	0	0	0	0	0
Committed + 1.0% Growth	0	28	0	0	18	0	0	0	0	0	0	0
Max (Committed + 1.0% or Historic Growth)	0	30	0	0	27	0	0	0	0	0	0	0
Background Traffic Volumes	0	183	0	0	163	0	0	0	0	0	0	0
Project Traffic												
Inbound Traffic Assignment	17.0%					40.0%						
Inbound Traffic Volumes	31					74						
Outbound Traffic Assignment							40.0%		17.0%			
Outbound Traffic Volumes							44		19			
Project Traffic	31	0	0	0	0	74	44	0	19	0	0	0
Total Traffic w/o RTOR	31	183	0	0	163	74	44	0	19	0	0	0
RTOR Reduction												
TOTAL TRAFFIC	31	183	0	0	163	74	44	0	19	0	0	0

Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	Analysis Date:	5/14/2019
County:	Saint Lucie	Conducted By:	MAG
FDOT District:	5	Checked By:	ABK
		Agency/Company Name:	Kimley Horn

Intersection & Approach Description: McNeil Road at Project Driveway

Analysis Scenario:	Project Buildout	Number of Approach Lanes:	1
Design Hour:	PM Peak Hour	Undivided or Divided Highway:	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	30		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	31	2.0%	32
	Through	-	183	2.0%	185
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	163	2.0%	165
	Right	Yes	74	2.0%	75

Advancing Volume:	217
Opposing Volume:	240
Left Turn Volume:	32
% Left Turns in Advancing Volume:	14.75%

TURN LANE WARRANT FINDINGS

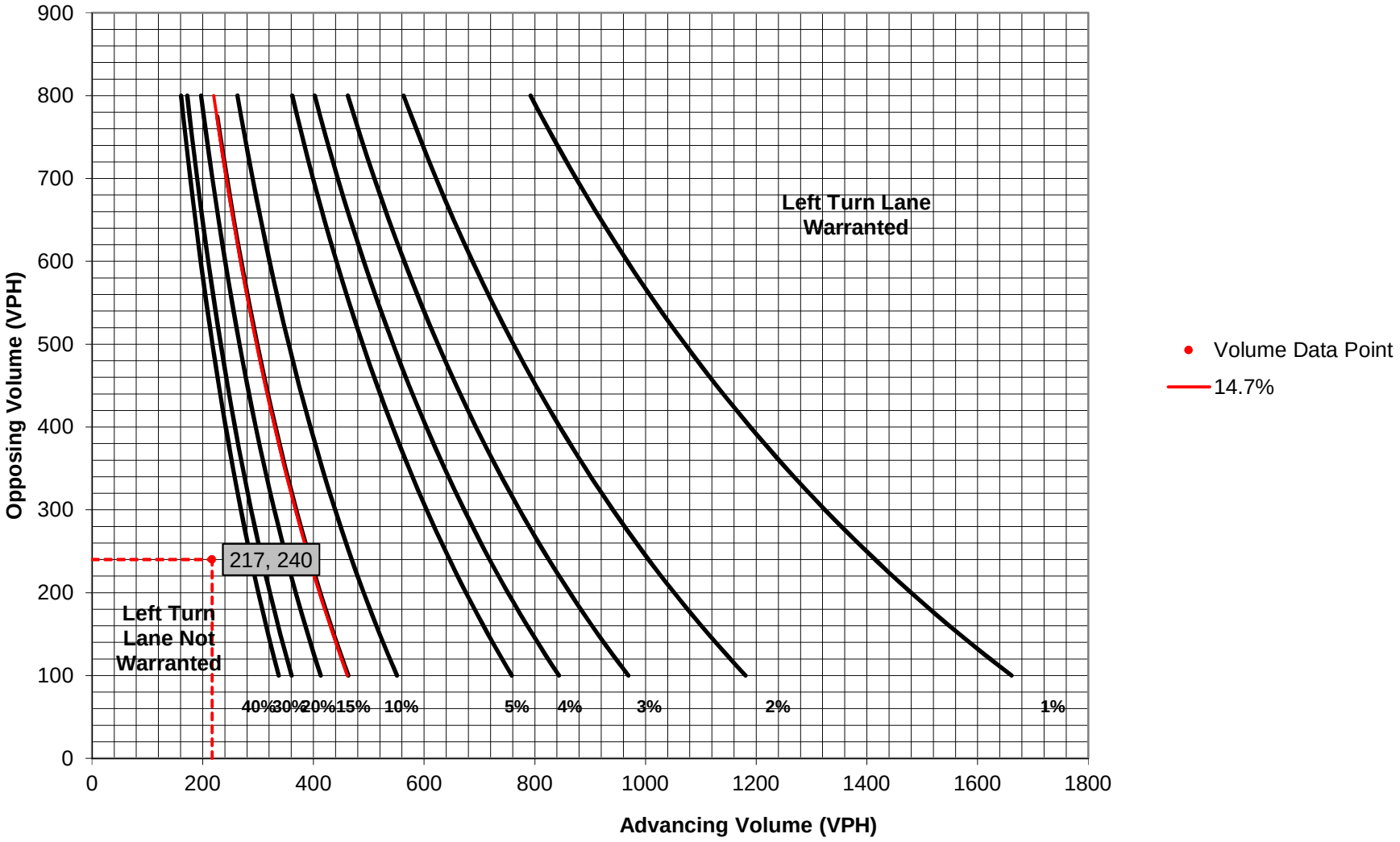
Left Turn Lane Warrant Findings

Applicable Warrant Figure: Figure 1

Warrant Met?: No

Additional Comments / Justifications:

Figure 1. Warrant for left turn lanes on two-lane roadways
(speeds to 35 mph, unsignalized and signalized intersections)
(L = % Left Turns in Advancing Volume)



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JENKINS ROAD
POSTED SPEED = 45 MPH
DESIGN SPEED = 55 MPH

JENKINS ROAD
(STATE ROAD S-611)
(164' R/W)
ST. LUCIE COUNTY MAINTAINED

W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40

N00°00'18"E 666.22'

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES
SCALE: AS SHOWN
DATE: 04/JAN/19

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY TURN LANE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
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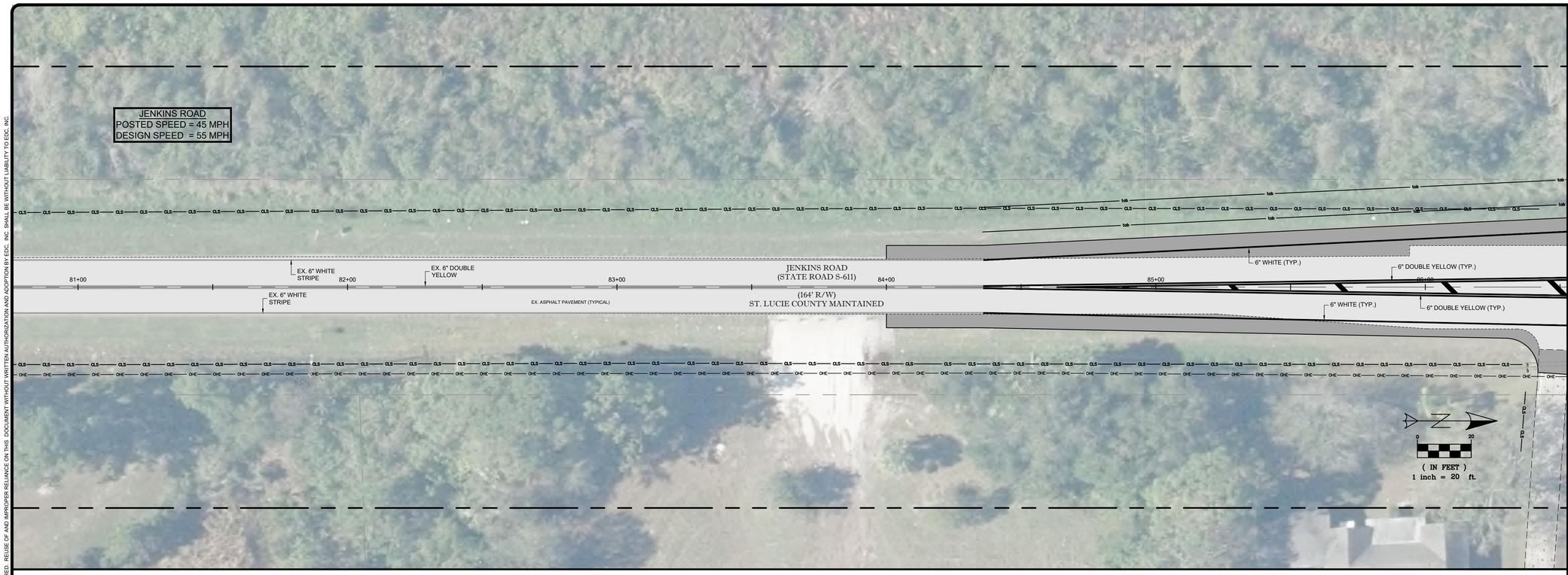
1 OF 3



RIGHT - OF - WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS-BUILT DRAWINGS FOR JENKINS ROAD (FINANCIAL PROJECT ID: 428984-1-52-01).
2. THE INFORMATION PRESENTED ON THIS SHEET IS FOR SITE PLAN AND PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL DETAILS WILL BE PROVIDED ON PLANS SUBMITTALED FOR CONSTRUCTION LEVEL APPROVALS FROM ST. LUCIE COUNTY.
3. PROPOSED RIGHT-OF-WAY DEDICATION IS BASED ON ULTIMATE WIDTH FOR JENKINS ROAD AS SHOWN ON MOST RECENT FDOT AS-BUILT DRAWINGS (FINANCIAL PROJECT ID: 428984-1-52-01).
4. THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL REMAIN. DAMAGE OR UNSUITABLE CONDITIONS SHALL BE REPLACED AS NEEDED.
5. ANY PORTION OF EXISTING BERMS OR FILL THAT LIE WITHIN THE LIMITS OF THE PROPOSED RIGHT-OF-WAY DEDICATION SHALL BE REMOVED AND/OR RELOCATED WITHIN THE PROPERTY BOUNDARY.
6. EXISTING RIGHT-OF-WAY DRAINAGE CONVEYANCE AND STORAGE SHALL BE MAINTAINED UPON COMPLETION OF THE PROPSOED IMPROVEMENTS. A MODIFICATION TO THE EXISTING SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ERP PERMIT SHALL BE REQUIRED.
7. MAINTENANCE OF TRAFFIC FOR THE PROPOSED RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATION WITH ST. LUCIE COUNTY AND FDOT AS NEEDED.

CONTRACTOR NOTE:

1. FOR ALL SIGNAGE AND PAVEMENT MARKINGS REFER TO FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
2. ALL ON-SITE STRIPING SHALL BE PAINTED PER FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
3. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
4. ALL EX. PAVEMENT MARKINGS TO BE REMOVED BY GRINDING.
5. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED PER FDOT INDEX #706-001.
6. SOD ALL DISTURBED AREAS TO INCLUDE GRASS WITHIN THE RIGHT-OF-WAY, MEDIAN, TRANSITIONS TO PROPERTY LINES AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR TO MATCH SURROUNDING GRASS WITH THAT OF EQUAL TYPE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03.28.2019).dwg
LAYOUT: J.R. TURN LANES (2)
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
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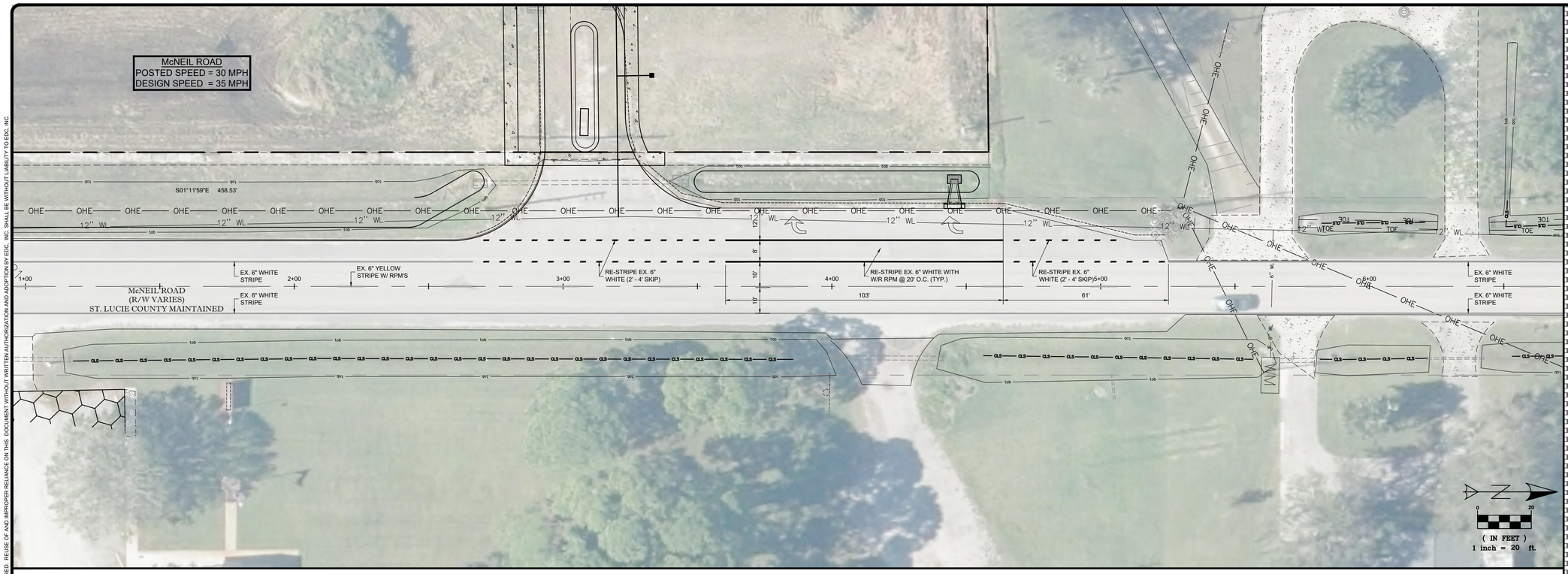

RIGHT-OF-WAY NOTES:

1. EXISTING RIGHT-OF-WAY DETAILS ARE SHOWN BASED ON INFORMATION PROVIDED TO EDC, INC. BY BETSY LINDSAY, INC ON MARCH 20, 2019 AND PREVIOUSLY APPROVED CONSTRUCTION PLANS FOR NEILL FARMS FROM EDC, INC.
2. THE INFORMATION PRESENTED ON THIS SHEET IS FOR SITE PLAN AND PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL DETAILS WILL BE PROVIDED ON PLANS SUBMITTALED FOR CONSTRUCTION LEVEL APPROVALS FROM ST. LUCIE COUNTY.
3. PROPOSED RIGHT-OF-WAY DEDICATION IS BASED ON THE LOCATION OF THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE.
4. THE EXISTING SIDEWALK ALONG THE PROPERTY FRONTAGE SHALL REMAIN. DAMAGE OR UNSUITABLE CONDITIONS SHALL BE REPLACED AS NEEDED.
5. ANY PORTION OF EXISTING BERMS OR FILL THAT LIE WITHIN THE LIMITS OF THE PROPOSED RIGHT-OF-WAY DEDICATION SHALL BE REMOVED AND/OR RELOCATED WITHIN THE PROPERTY BOUNDARY.
6. EXISTING RIGHT-OF-WAY DRAINAGE CONVEYANCE AND STORAGE SHALL BE MAINTAINED UPON COMPLETION OF THE PROPSOED IMPROVEMENTS. A MODIFICATION TO THE EXISTING SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ERP PERMIT SHALL BE REQUIRED.
7. MAINTENANCE OF TRAFFIC FOR THE PROPOSED RIGHT-OF-WAY IMPROVEMENTS SHALL BE COORDINATION WITH ST. LUCIE COUNTY AS NEEDED.

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2. ALL ON-SITE STRIPING SHALL BE PAINTED PER FDOT 2019-2020 DESIGN STANDARDS AND/OR THE M.U.T.C.D. SPECIFICATIONS.
3. ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
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5. REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED PER FDOT INDEX #706-001.
6. SOD ALL DISTURBED AREAS TO INCLUDE GRASS WITHIN THE RIGHT-OF-WAY, MEDIAN, TRANSITIONS TO PROPERTY LINES AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY ASSOCIATED WITH THIS PROJECT. CONTRACTOR TO MATCH SURROUNDING GRASS WITH THAT OF EQUAL TYPE.

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED FLOW ARROW
- PROPOSED CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DMH
- PROPOSED DMH
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NEILL FARMS

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