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

CITY COMMISSION AGENDA

Regular Meeting - Monday, October 7, 2019 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Father Jaime Dorado, Hispanic Mission San Juan Diego

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the September 9, 2019 special meeting and Budget Hearing, the September 16, 2019 regular meeting and the September 23, 2019 meeting which was held in place of the canceled meeting.

6. **PROCLAMATIONS**

   a. National Hispanic Heritage Month proclamation being received by Father Jaime Dorado of San Juan Diego Hispanic Mission.

7. **LETTERS TO COMMISSION**

   a. Notification from ICMA that Nicholas Mimms, P.E., City Manager, has achieved the International City/County Management Association Credentialed Manager designation.

   b. Email from Nolan Wilson, State Investigator, Florida Department of Business & Professional Regulation commending Kim West, Senior Permit Specialist, Building Department, for her prompt professionalism and support.

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

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by

the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Request approval to award Bid 2019-019 to the lowest bidder, Verdex Construction, LLC for construction of the interior build-out of the office space located on the third floor of the Sunrise Center for the purpose of relocating the City of Fort Pierce Building Department in the amount of $897,953.00.

b. Request to reduce Building Department lien in the amount of $78,790.00 against 315 S 17th Street, Ft. Pierce, Florida 34950, Parcel ID Number: 2409-314-0002-000/9, owned by Ermith Lazare of 3406 Menendez Avenue, Ft Pierce, FL 34947 to $1,500.00 payable within 90 days.

c. Request approval of Change Order No. 7 to CW Roberts Contracting Inc. in the amount of $90,490.28 for the Surfside neighborhood drainage improvements.

d. Approval of annual/blanket purchase orders for the Police Department for FY 2020 in the total budgeted amount of $145,157.00.

e. Approval of Blanket Purchase Orders between $10K to $50K for the Public Works Department for Fiscal Year 2019-2020 to ensure efficient maintenance, service and repair of all City owned facilities, amenities and equipment, in the total budgeted amount of approximately $2,000,000.00.

f. Approval of annual/blanket purchase orders for the Police Department for the FY 2020 in the amount not to exceed $391,577.

g. Approve PAD Mural Project Property Owner Agreement for mural to be located at 725 Orange Avenue.

h. Approval of the amended Interlocal Agreement for temporary animal sheltering services with St. Lucie County and Port St. Lucie.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 19-030: Adoption Hearing for an application submitted by the property owner & applicant Neill Farms FP, LLC, and representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for two (2) parcels of land, 19.07 acres in total, to change the Future Land Use designation for parcel IDs 2419-323-0001-000-1 & 2419-323-0002-000-8, from GC, General Commercial, to RM, Medium Density Residential. SECOND READING

b. Legislative Hearing - Ordinance 19-040 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Rezoning eight properties generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from General Commercial (C-3) and Medium Density Residential (R-4) to Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING.

c. **PLEASE POSTPONE UNTIL OCTOBER 21, 2019 -** Legislative Hearing - Ordinance 19-041 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; Rezoning property generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road from St. Lucie County Industrial Heavy (IH) to City of Fort Pierce Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING

d. Legislative Hearing - Ordinance 19-042 amending Chapter 9, the Vendor Ordinance, to remove the distance restrictions for mobile vendors in proximity to similar type of business. FIRST READING

13. **CITY COMMISSION**

a. Resolution 19-R43 establishing the City of Fort Pierce Youth Council

b. Review and approval of the Request for Proposal for the lease and management of the Fort Pierce Animal Shelter, including the proposed evaluation criteria, establishing the evaluation committee and the proposed schedule.

c. Request from Keith Holmes, retiree, for consideration of payment of health insurance premiums.

14. **COMMENTS FROM THE PUBLIC**

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

language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting **5. a.**

Meeting Date: 10/07/2019

Re:

SUBJECT:

Approval of Minutes from the September 9, 2019 special meeting and Budget Hearing, the September 16, 2019 regular meeting and the September 23, 2019 meeting which was held in place of the canceled meeting.

Attachments

09.09.2019 Minutes

09.16.2019 Minutes

09.23.2019 Minutes

Form Review

Form Started By: Linda Cox Started On: 09/26/2019 01:11 PM

Final Approval Date: 09/26/2019

MINUTES OF A SPECIAL MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, **SEPTEMBER 9, 2019.**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 5:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

4. **NEW BUSINESS**

a. Announce the percentage by which the tentative millage rate exceeds the roll-back rate. The millage rate exceeds the roll-back rate (6.4360) by 7.21%.

b. Announce the tentative millage rate which is 6.9.

Mayor Hudson announced the City of Fort Pierce is proposing a millage rate of 6.90 and the rate exceeds the roll-back rate of 6.436 by 7.21%.

5. PUBLIC HEARING

a. Public Hearing on Tentative Millage Rate and Proposed 2019-20 General Fund Budget for the City of Fort Pierce

Ms. Johnna Morris, Finance Director, gave a brief overview of the FY2020 Budget. The proposed budget is balanced at $42,429,972; a $3,520,359 (9.05%) increase from the current year. The taxable value for property taxes is $2,548,947,723 which is a 6.8% increase. This is the fifth year of new change in the millage rate. Ms. Morris explained the impacts of the homestead exemption limits and how it applies to our citizens, both homesteaded and non-homesteaded and provided an informational slide with monetary examples. She also provided a breakdown of a typical tax bill and how those taxes would be distributed to the various taxing authorities.

In this budget, $1,500,000 is for infrastructure sales tax revenues and expenditures and $600,000 is restricted for FY2021 capital expenditures. Also, $462,950 is being used from unrestricted fund balance to balance the budget and all employees will receive a 3% cost of living increase. Three new employees will be added to the personnel count and the retirement contribution rate has decreased slightly. We have $2,445,000 budgeted for capital projects which includes the 1.5 million from the infrastructure sales tax. There will be no transfer needed to the FRPA from the general fund, and the FPRA will instead transfer to the general fund $400,000.00. Debt service has increased as a result of our ability to secure a capital lease for police cars this year.

b. Consider any proposed amendments to the 2019-20 General Fund Budget

Mayor Hudson inquired as to whether there were any amendments to the proposed budget.

Commissioner Johnson suggested eliminating the salary increase for the commissioners. City Clerk Linda Cox confirmed the numbers are at the odd numbers because of past increases. Commissioner Johnson also brought up the prior discussion regarding breaking down the total commission travel budget by line item for each mayor-commission seat. He suggested that the Mayor be allocated $5,000 because of her Florida League of City duties and the remaining commissioners should be allocated $3,750 each.

Commissioner Sessions made a motion, seconded by Commissioner Alexander to accept the entire budget as presented by staff without the amendments.

Commissioner Perona indicated he was interested in the travel amendment, but indicated we

should use this year to develop a better plan for next year. He also indicated that the 3% increase for Commissioners is not much money and we should think about how we attract candidates for the commission in the future if the compensation is so low. There was a big jump in salary in 2004 to attempt to bring them in line. The dollar amount for each commissioner is 772.71 annually.

It was clarified that the Commission must adopt a millage rate before adopting the budget so the motion on the floor was premature and withdrawn.

c. Adopt the proposed Millage Rate and Recompute if necessary. The proposed millage rate is 6.90.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to adopt the millage rate at 6.9.

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

Passed

d. Adoption of tentative 2019-20 General Fund Budget

Commissioner Alexander inquired as to the salary of the County Commissioners; an answer was not available. Commissioner Sessions indicated that we should be proud of all the accomplishments and feels that the citizens certainly would not be upset that they receive a slight increase which he feels is deserved. Commissioner Alexander did not want to bicker about the dollars. Commissioner Johnson indicated that he wanted to take the money that the Commission would receive and give to the Police Department.

Motion was made by Commissioner Jeremiah Johnson, to approve the budget with no city commission raise and line item budget the commission travel budget to individual seats as previously discussed. Mayor Hudson passed the gavel to Mayor Pro Tem Alexander and seconded the motion.

AYE: Mayor Linda Hudson, Commissioner Jeremiah Johnson

NAY: Commissioner Rufus Alexander, Commissioner Thomas Perona, Commissioner Reginald Sessions

Failed

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to adopt the proposed budget as presented by staff.

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

NAY: Commissioner Jeremiah Johnson

Passed

City Clerk Linda Cox reminded the Mayor and Commissioners that we have a hard stop at 5:45 when we must convene the FPRA meeting which will not allow sufficient time for the public hearings that remain on the agenda. It was suggested that the board could recess and then reconvene following the next meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to recess at 5:40 p.m. until subsequent to the FPRA meeting.

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

Passed

Mayor Hudson reconvened the meeting at 6:10 p.m.

e. Presentation and Public Hearing - SHIP 2016-2017 Annual Report

As the meeting reconvenened, Mimms, City Manager, introduced the new Planning Director, Jennifer Hofmeister.

Ms. Caleta Scott, Grants Administration Manger, provided a brief close out report for the 2016-2017 SHIP program. They were able to rehabilitate 27 homes with an average project cost of $23,000.00. They also provided 1st time homebuyer assistance to ten families. They were able to meet the program goals aimed at income levels and special needs. The final report will be submitted at the conclusion of the public hearing.

Mayor Hudson opened the public hearing. Seeing no one, she closed the public hearing.

f. Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Action Plan

Ms. Caleta Scott, Grants Administration Manager, provided a presentation on the 2019 Annual Action Plan for the Community Development Block Grant (CDBG). This is the 4th year of a 5 year consolidated plan. The community learns about the program in various ways. The approved activities include economic development, public service, public facilities, owner-occupied housing rehab assistance and neighborhood revitalization. The funding for the upcoming year is $557,327 plus program income of $3,918 for a total of $561,245. Funding allocations and program activities were reviewed. There will be a second public hearing on the plan on September 16, 2019 during the City Commission meeting. The survey is also still available for anyone wishing to provide additional input.

Mayor Hudson opened the public hearing. Seeing no one, she closed the public hearing.

6. COMMENTS FROM THE PUBLIC

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

David Teitelbaum, Fort Pierce Police Department
Diane Hobley-Burney, Chief, Fort Pierce Police Department

Discussion ensued regarding Police Department pay and how adjustments may be made to assist in the future.

7. ADJOURNMENT

The second public hearing and first reading of the budget ordinances will be held at the regular City Commission Meeting on Monday, September 16, 2019 at 6:30 p.m. in the City Commission Chambers, City Hall, 100 N US Highway 1, Fort Pierce, Florida. Second reading and adoption of the budget ordinances will be held at the special City Commission Meeting on Monday, September 23, 2019 at 5:05 p.m. in the City Commission Chambers, City Hall, 100 N US Highway 1, Fort Pierce, Florida.

Mayor Hudson adjourned the meeting at 6:54 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, SEPTEMBER 16, 2019.

1. CALL TO ORDER

Mayor Hudson called the September 16, 2019 Regular Meeting of the City Commission to order at 6:30 PM.

2. OPENING PRAYER - Pastor Brian Jemison, Common Vineyard Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

5. APPROVAL OF MINUTES

a. Approval of the minutes from the August 19, 2019 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the minutes from the August 19, 2019 regular meeting.

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

Passed

6. **PROCLAMATIONS**

Mayor Hudson issued the following Proclamations:

a. Constitution Week Proclamation being received by Linda Gallup of Cora Stickney Harper Chapter National Society Daughters of the American Revolution.

b. Suicide Prevention Awareness Month Proclamation being received by Deb Dreher of New Horizons of the Treasure Coast.

c. Hunger Action Month Proclamation being received by Cynthia Costigan and Tammey Pierce of the Treausure Coast Food Bank.

7. **LETTERS TO COMMISSION**

The following letters will be kept on file in the City Clerk's Office:

a. Compilation of thank you notes from residents and media in appreciation of Shyanne Helms, Communications + Economic Development Manager's daily hurricane advisories.

b. Letter from Hazel Hoylman, In the Image of Christ, thanking Sheila Wise, Reporting and Grant Specialist for her assistance, which greatly improved their intake and distribution documentation.

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

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Mike Perri - Item 13a

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to remove items 12g and 12h at the request of the applicant and set the Agenda.

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

Passed

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

a. Approval of SHI for Microsoft Enterprise Renewal in the amount of $62,902.84.

b. Request to reduce code enforcement lien in the amount of $236,440.00 against 1611 N 13th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-512-0072-000-3, previously owned by Idella B. Forbes (EST), P. O. Box 1284, Fort Pierce, FL 34954 and currently owned by Michael & Anthony Siena, East Coast Property Associates LLC, 17893 N 88th Road, Loxahatchee, FL 33470 to $1,800.00 payable in 30 days from date of City Commission meeting and approval.

c. Approve grant award for Tiffanie Grant, owner of Kingdom Kreations by Tiffanie LLC, in the amount of $9337.64, as an eligible recipient under the City of Fort Pierce Historic Avenue D Business District Small Business Startup/Relocation Grant Program, subject to City Attorney approval.

d. Approve the Memorandum of Understanding between St. Lucie County, the City of Ft. Pierce Police Department and the St. Lucie County Sheriff's Office for a Justice Assistance Grant (JAG-Edward Byrne Memorial Grant) for 2019 funds to divide the 2019 funds in the total amount of $41,135 to be shared equally between the City of Fort Pierce and St. Lucie County Sheriff's office ($20,567.50 for each agency) for agency technology improvements.

e. Approve award of the City Hall Parking Garage Restoration construction contract to the low bidder, Matcon Construction Services, Inc., in an amount not to exceed $383,821.00.

f. Approval of a Site Plan extension with Development Review & Design Review for the Fresh Wind Fresh Fire Church located at 400 North 26th Street. The new expiration date would be June 4, 2020.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve items 11a, 11b, 11c, 11d, 11e, 11f.

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

Passed

12. PUBLIC HEARINGS

a. Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Action Plan

Caleta Scott, Grants Administration Manager, provided an overview for the 2019-2020 Community Development Block Grant (CDBG) Action Plan for activities approved in the five-year consolidated plan, which include: economic development; public services; public facilities; owner-occupied housing rehabilitation assistance; and, neighborhood revitalization. The total grants approved are in the amount of $561,245 and break down as follows:

Economic Development in the amount of $130,500 for the Lincoln Park Business Expo; Annual City of Fort Pierce Job Fair; Marketing and Advertising for Small Businesses; Small Business Educational Workshops; and, Small Business Startups.

Public Services in the amount of $80,000.00 for the City of Fort Pierce Summer Camp; Art of Fort Pierce Art Camp; Grants for non-profit public service organizations; and, PSA Grants.

Public Facilities in the amount of $20,000.00 for improvements to playgrounds; parks; public facilities; and, community gardens.

Owner-Occupied Housing Rehabilitation Assistance in the amount of $40,000.00 for the Weatherization Program in partnership with FPUA; World Changers Organization Visit; and, Paint Our Town programs.

Neighborhood Revitalization in the amount of $179,280 for promotion of local arts and cultural heritage, commercial facades, and community-based development organizations (MSFP and LPMS).

Program Administration in the amount of $111,465 for management; coordination; oversight of programs; and, Fair Housing workshops.

This is the fourth year in a five-year plan. There are no plans to deviate from the original plan. We expect to receive a revenue increase of $7,947.00. A community survey is also available on the City of Fort Pierce website as well as on social media.

Mayor Hudson opened the Public Hearing. Seeing no one, Mayor Hudson closed the Public Hearing.

b. Public Hearing on the proposed increase of $15.00 to the Stormwater Utility Assessment Fee.

Mr. Nick Mimms, City Manager commented that this is one of the City of Fort Pierce's strategic initiatives: to enhance and increase revenue of our stormwater management utility.

Jack Andrews, City Engineer, provided an overview of the Stormwater Utility Assessment Fee. This public hearing is the final step to the Resolution which was passed. This will be the first increase in 14 years. The proposal is to increase the current assessment by $15.00 annually. This assessment, when combined with the $.005 surtax, will allow for a project to be fully completed for all phases: paving; drainage; water; stormwater; etc., as well as various water quality projects. An example of a project would be 17 th Street between Orange Avenue and Avenue D. Next would be Avenue A and Avenue B between 7th and 8th Streets. FPUA recently went in and upgraded the sewer and water in the streets, and now we will be able to complete the drainage portion of that project, complete with paving.

Mayor Hudson opened the Public Hearing.

Mike Perri – Opposed

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

Commissioner Sessions requested staff address the issue that this proposal amounts to a 28% increase. Mr. Andrews stated that this is a non ad-valorem assessment. Commissioner Perona said this increase should have occurred years ago, but the financial climate was not conducive to an increase at that time and that our stormwater protection is extremely important with turbulent weather just off our coast. A review of this assessment should be done every 4-5 years and not wait in the future for 14 years to pass.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Item 12b.

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

Passed

c. Ordinance 19-038 Levying and collecting taxes for Fiscal Year beginning October 1, 2019 and Ending September 30, 2020, adopting Final Millage Rate. FIRST READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 19-038 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2019-20 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for the Fiscal Year 2019-20 is hereby levied at the rate of 6.9000 per thousand dollar valuation for general City purposes; said rate being in excess of the roll-back rate by 7.21%.

SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2019, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.

SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the 2019-20 fiscal year in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.

SECTION 4. This ordinance shall be and become effective October 1, 2019.

Nick Mimms, City Manager provided an overview and stated that this was a successful budget preparation process; we've held workshops; and, have prepared a balanced budget.

Mayor Hudson opened the Public Hearing. Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Item 12c. Ordinance No. 19-038.

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

Passed

d. Ordinance 19-039 Adopting a Final Budget for Fiscal Year 2020, beginning October 1, 2019 and ending September 30, 2020. FIRST READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 19-039 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2019 and ending September 30, 2020, the estimates made by the City Manager of said City presented to the City Commission on September 9, 2019, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.

SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said City, as may be directed from time to time by the City Commission.

SECTION 3. This ordinance shall be and become effective October 1, 2019.

Mayor Hudson opened the Public Hearing. Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve item 12d. Ordinance #19-039.

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

Passed

e. Quasi-Judicial Hearing - Review and approval of an application for Waiver of Distance for Beer and Wine Consumption, submitted by Robert Musser, to open a new restaurant with 2COP Alcoholic Beverages License at 1126 Colonnades Drive, Fort Pierce, Florida. The property is zoned Tourist Commercial (C-5), Parcel ID: 2401-501-0331-220-2.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney, Peter Sweeney, would read regarding Quasi-Judicial Hearings as they apply to all subsequent Quasi-Judicial Hearings tonight.

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence.

Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander – none.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Maria Lewicka, Planning Department provided an overview of the application for Waiver of Distance. Ms. Lewicka provided location maps as well as a zoning map which indicates the subject property is zoned C-5, tourist-commercial. The subject restaurant is located approximately 600 feet from the Pelican Yacht Club; 1,150 feet from On the Edge Bar & Grill; and, 1,200 feet from Goodfellas Pizza. The proposal is consistent with the City's Land Development Code and Comprehensive Plan. 154 Notifications were sent to neighboring properties. Staff recommends approval of the Waiver of Distance, with the following one condition: Provide a lighting plan or photometric survey that complies with City Code Section 22-60(j)(1)d.

Applicant, Mr. Robert Musser, sworn has no questions for Staff.

Applicant's Presentation: Mr. Musser stated he is finding it difficult to comply with the lighting requirements due to the restaurant facing a condominium complex and not wanting to light up the lot "like a stadium". They are still trying to find a solution and is working with a lighting engineer who is developing different scenarios to meet the three-foot candle requirement.

The Commission inquired as to whether the condominium has site lighting in their lot. Mr. Musser was unsure. It was inquired as to why a lighting requirement is now imposed since the location has historically been a restaurant. Mr. Musser stated the last restaurant was closed for over one year, and consequently, he must meet all of the current code requirements.

Staff had no questions for Applicant.

Public comment:
John Jacobs, sworn – Supports Application

Applicant has no further comments.

Mayor Hudson closed the hearing for public comments.

The Commission is pleased to see vacant building being occupied and servicing the residents of the area. The Commission discussed the lighting issue and potential negative impact for the neighbors. Mr. Mimms stated that staff does not act as lighting engineers or have photometric qualifications. Staff's charge is to implement and follow the codes of the City of Fort Pierce. It is up to the applicant to provide the modifications as required by code. Mayor Hudson stated it is the intention of this discussion to be certain the parking lot has proper lighting, but not to impose negative effects on the surrounding neighbors in order to satisfy a code requirement. Planning Director Jennifer Hofmeister stated that this code requirement is related to, and a protection for the serving of alcohol at the subject location. If this requirement is to cause undue hardship, staff could work with what the purpose and intent of this code requirement is to provide safety for patrons. A light shield is an option to protect the neighbors. Mr. Mimms suggested that a directional plan can reduce the effect of the light going outside the boundary. A modification to the existing code requirement may set an unwanted precedence in the future. Options are available to the applicant.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 12e., Waiver of Distance with one (1) condition: to provide a lighting plan or photometric survey that complies with City Code Section 22-60(j)(1)d.

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

Passed

f. Quasi-Judicial Hearing - Application for Conditional Use with No New Construction submitted by property owner, Commonwealth Multi-Properties USA Inc. and Applicant, Architectonic Inc. - Mike Menard, to operate an Arcade Amusement Center with 65 machines at 3220 S. US Highway 1, Fort Pierce, FL. The property is zoned General Commercial (C-3) and has a Parcel ID of 2427-123-0013-040-1.

Mayor Hudson opened the public hearing and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeny has read the legal requirements into the record.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona – yes, a conversation with staff.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Mr. Vennis Gilmore, Planning Analyst provided an overview of the application for Conditional Use with No New Construction to operate an Arcade Amusement Center with 65 machines. Mr. Gilmore provided a site area map and discussed the general location and stated it is zoned as C-3 commercial. The project is consistent with the City's Land Development Code and Comprehensive Plan. Staff recommends approval with one condition: Provide a Unity of Title or Shared Access Agreement prior to the approval of a Business Tax License to assure that the current parking calculation is in compliance with City Code 22-71(b)(12). 214 notifications were sent to adjacent property owners with 5 in favor, 15 in opposition and one with no comment.

Commission Questions. The Commission inquired as to what the reasons were for the opposition. Mr. Gilmore said a resident of the Condos was opposed because the location was too close to her residence. Others were opposed to gambling.

Applicant Questions for Staff: Mr. Mike Menard, sworn had no questions for staff.

Applicant's Presentation: Mr. Menard provided an overview of his application. Mr. Menard stated they will comply with the one condition that staff recommended. He has a shared parking agreement ready to be recorded upon approval from the Commission.

Commission Questions: The Commission inquired as to renovations to be completed. Mr. Menard stated they are acquiring three office locations to make the one location. The property will be undergoing renovations for ADA and code compliance.

Staff had no questions for Applicant.
Public Comment: none.
Mayor Hudson closed the hearing for public comment.

Motion was made by Commissioner Thomas Perona, seconded by Mayor Linda Hudson to approve item 12f. with the one (1) Staff condition: to provide a Unity of Title or Shared Access Agreement prior to the approval of a Business Tax License to assure that the current parking calculations are in compliance with City Code 22-71(b)(12).

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

Passed

g. PULLED AT THE REQUEST OF THE APPLICANT - Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Final Plat), submitted by property owner, Premier Hospitality, Inc, & applicant/representative Richard Laventure of Laventure & Associates, Inc to subdivide 5.79 acres of land into three parcels at or near 6505 Metal Drive in Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2324-341-0002-000-3.

h. PULLED AT THE REQUEST OF THE APPLICANT - Quasi-Judicial Hearing - Application for Site Plan and Design Review submitted by property owner, Premier Hospitality, Inc, and the applicant/representative, Richard Laventure, of Laventure & Associates, Inc to construct a 58,083 square foot, four-story, 95 room Hotel at 6505 Metal Drive, Fort Pierce, FL. The property is zoned General Commercial (C-3). Parcel ID: 2402-501-0001-010-8.

i. Quasi-Judicial Hearing - Ordinance 19-040 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Rezoning eight properties generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from General Commercial (C-3) and Medium Density Residential (R-4) to Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date (First Reading).

Mayor Hudson opened the public hearing and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeny has read the legal requirements into the record.

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

ORDINANCE NO. 19-040

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM C-3, GENERAL COMMERCIAL AND R-4, MEDIUM DENSITY RESIDENTIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and

asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - yes.
Commissioner Perona – yes.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Mr. Brandon Creagan, Planner, provided an overview of Ordinance 19-040 which is for a zoning map amendment for the east side of South Jenkins Road from C-3, general commercial and R-4, medium density residential to PD, planned development. The Planning Board unanimously approved the request; it is consistent with the City Code and Comprehensive Plan; and, does not adversely affect the public health, safety, convenience and general welfare. Mr. Creagan described the PD Development Plan. 71 notifications were sent to property owners within 500 feet. One was returned in favor and two in opposition. Traffic concern was identified in one of the letters of opposition. Staff recommends approval of the Ordinance 19-040, Zoning Atlas Map Amendment with one condition: to provide an open and accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

Commission Questions: The Commission inquired about a public transportation bus stop near this development. Mr. Creagan stated that is determined by St. Lucie County. Commission inquired about inbound and outbound lanes on South Jenkins Road and McNeill. Mr. Creagan deferred to the Applicant.

Applicant's Presentation: Mr. Brian Nolen, sworn, on behalf of the Applicant wanted to thank the staff for their assistance. The project team is present for any questions. Mr. Nolen concurs with the staff on their recommendation of the one condition and the TRC for their review and approval. The "Neill" name will not be used in the project. The development will be called Avalon Crossing. South Jenkins and McNeill will both have a turn-in lane.

Commission had no further questions for the Applicant Representative.
Staff had no questions for the Applicant Representative.
Public Comment:
Marty Sanders – Supports Ordinance 19-040 with Staff's Condition.

Mayor Hudson closed the hearing for Public Comment.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to approve item 12i., Ordinance 19-040 with one (1) condition: the provision of an open and accessible location within the boundaries of the Avalon Crossing (f/k/a Neill Farms) subdivision shall be provided for the specific purpose of a designated school bus drop off and pick up site.

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

Passed

j. Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Preliminary Plat), submitted by property owner, Neill Farms FP, LLC and the applicant/representative, Brian Nolan, of Lucido & Associates, to subdivide 74.19 acres of land (eight parcels) into one parcel at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, FL. The properties are zoned General Commercial(C-3) (two parcels) and Medium Density Residential (R-4) (six parcels). Parcel ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0.

Mayor Hudson opened the public hearing and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeny has read the legal requirements into the record.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona – yes.
Commissioner Sessions - yes.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Mr. Brandon Creagan, Planner, provided an overview of the Preliminary Plat for Subdivision titled Avalon Crossing. Mr. Creagan identified the mapped location. This application meets the criteria as specified in Chapter 18 of the Code of Ordinances. This application is consistent with Land Development Code and Comprehensive Plan and is for 79.14 acres. Staff recommends approval subject to one condition: that prior to the submittal of the Final Plat, the applicant shall address all of the Engineering Comments on the Plat document.

Commission had no questions for Staff.
Applicant Representative had no questions for Staff and nothing further to add.
Staff has no questions for Applicant Representative.

Public Comment: None.

Mayor Hudson closed the hearing for Public Comment.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the application for Subdivision (Preliminary Plat) with Staff's one condition: that prior to the submittal of the Final Plat, the applicant shall address all the Engineering Comments on the Plat document.

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

Passed

k. Quasi-Judicial Hearing - Ordinance 19-041 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; Rezoning property generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road from St. Lucie County Industrial Heavy (IH) to City of Fort Pierce Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date.

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

ORDINANCE NO. 19-041

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY GENERALLY LOCATED BETWEEN GLADES CUT OFF ROAD & BANDY BOULEVARD APPROXIMATELY 1,100 FEET EAST OF SELVITZ ROAD FROM ST. LUCIE COUNTY IH, INDUSTRIAL HEAVY, TO CITY OF FORT PIERCE PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeny has read the legal requirements into the record.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - yes.
Commissioner Johnson - yes.
Commissioner Perona – yes.
Commissioner Sessions - yes.
Mayor Hudson – yes.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Mr. Brandon Creagan, Planner, provided an overview of Ordinance 19-041 which is an application for a Zoning Atlas Map Amendment. Mr. Creagan provided maps and a site plan of the subject parcel describing location. The request is to rezone the property from Industrial Heavy (IH) (SLC) to Planned Development (FP) with an associated development plan. Notifications were sent to 52 property owners within 500 feet. Two were in favor and 17 were in opposition (32.6%). An approval by the City Commission will require a concurring 4/5 vote because more than 20% were opposed. Staff recommends approval with 11 conditions:
1) The height of staked materials shall not exceed 25 feet;
2) At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department;
3) Phase 2 parking lot shall include appropriate curbing and landscaped islands as per the requirements listed in Section 22-187(12)(d);
4) Before a Certificate of Occupancy is issued, a landscape bond shall be submitted for all proposed landscaping pursuant to City Code 22-180, except for such bond being for a period of 60 months;
5) No melting or burning of any materials shall take place on site;
6) Operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department;
7) The operation shall adhere to the noise ordinance as outlined in Sections 11-52 through 11-52.22;
8) The eastern limit of the aggregate recycling facility shall now become the quarter section line;
9) The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fort Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dues in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County;
10) Landscape on the East/Northeast buffers shall be properly maintained. Any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing that shall be at minimum, eight feet in height erected on top of the berm.
11) The work hours shall be 7:00 am until 7:00 pm, Monday through Saturday.

Commission Questions: The Commission clarified that it is in fact eleven conditions and not seven. The Commission asked for the approved truck route to which Mr. Creagan indicated that the truck route is in the Applicant's traffic plan. He further explained that it would be from Interstate 95 to Midway to Selvitz, or Interstate 95 to Okeechobee to Jenkins to Edwards to Selvitz. The Commission inquired whether the processing will be inside a structure and if the material will be stored inside a structure, and Mr. Creagan confirmed the material will be stored outside and processed on a conveyor belt type machine outside. The Commission inquired as to the significance of condition #8. Mr. Creagan said the quarter section line denotes the line where the aggregate material shall not extend eastward past this line. Mr. Creagan confirmed that adjustments have been made in response to resident concerns. The Commission inquired about the landscape buffer which would be part of the approval of the landscape design. Mr. Creagan confirmed for the Commission that the Applicant also has a

similar operation in West Palm Beach and two other cities. City Staff visited the West Palm Beach location. Rebecca Guerra, Senior Planner stated that the plant in West Palm Beach is well maintained; the material was watered down to reduce dust; the trucks coming in were processed quickly with material being unloaded. During their visit, the plant seemed to function well and there was no debris flying around. As to sound, Ms. Guerra explained that the machine crushing concrete was very loud when standing next to the machine. Employees working near the machinery were wearing protective ear gear.

Applicant Questions for Staff: none.

Applicant's Presentation: Ms. Emily O'Mahoney, sworn, of 2GHO representing the Applicant DSE Holdings, provided an overview of the application for an Aggregate Recycling Facility and explained that the aggregate material is primarily used for building roadways. The location was approved for heavy industrial use and is surrounded by other industrial properties as depicted on the photos of the initial application site plan. The Applicant changed the site plan in response to the neighbors attending a public workshop in January 2019, and provided an overview of the history of submittal leading up to the current proposal. Applicant Representative indicated their concurrence with the Staff recommended conditions. The Applicant has created an enhanced buffer between the subject property and the high school property as shown on the visual slides depicting the enhanced landscape plan. The Applicant Representative stated that the public benefit to this plan includes recycling to meet the County's state targeted percentages per DEP Website, and the material being processed is not considered waste. The FDEP targeted recycling is 75% by 2020, with a current shortfall at 22%. The projected volume at this site will exceed the target volume. The dust will be monitored through DEP Air Permit. Material being recycled is concrete (a product that carries potable water). There is little to no noise from the processing other than the trucks backing up from a distance of 40 feet. The stacked material serves as an additional buffer to noise.

Commission Questions: The Commission inquired about the transfer equipment which moves the material from the drop off location to the processing area. Applicant Representative replied that front-end loaders are used to move the material. The Commission inquired about trucks being sprayed down with water prior to dumping material. Mr. Steven Eakins, sworn, Applicant, stated that the trucks are not sprayed coming into the property. Per DOT, they are required to be covered with tarps and the trucks are inspected to ensure there is no trash and no contaminated material. Water trucks are on site to spray down the unpaved roads within the property and during the crushing process. The Commission inquired as to the length of time material remains on site; Mr. Eakins explained that there is no definitive timeline, that when the material is sold, it is removed from site and there is no odor and no expiration to the material. Concrete and dirt will be accepted from anyone free of charge. The crushing operation will not be the full 7:00 am to 7:00 pm. On a normal business day, crushing is done between 7:30 am and approximately 4:30 pm. The remainder of the time is reserved for greasing the equipment, repairs and maintenance. The gates are closed at 5:00 pm. Saturdays are reserved as a make-up day in the event of inclement weather during the business week. The Commission inquired about the stormwater design for water exiting the property and the Applicant responded that the lake will have baffles and the water will be re-cycled for use on site. Mr. Jonathan Ricketts, sworn, Applicant's Engineer, responded that the site has two mechanisms for treatment as all sites in the State of Florida are required to have ½" of pre-treatment which will occur in the swales. In addition, they have added an additional 50%. The water is also treated in the wet detention with an additional 50%. Most of the dust and small particles will be captured in the dry swales which is then transferred to processing.

Staff had no questions for the Applicant or Applicant Representatives.

Public Comment:

Harold Melville, sworn – representing River Oaks – Opposed.
Michelle DePotter, sworn – CEO of AGC, Florida East Coast Chapter – Supports Application.
John Cherveny, sworn – President River Oaks HOA – Opposed.
Dave Aiken, sworn – CEMEX – Supports Application.
Robert Gehrig, sworn – Opposed.
Helen Eaton, sworn – Opposed.
Marty Sanders, sworn – Neutral.

Applicant's Closing Statements: Applicant's Representative clarified comments on the buffer to processing and sound.

Staff has no further comments.

Mayor Hudson announced that public participation is closed and now is the time for the Commission deliberation.

The Commission deliberated on the presentations. The Commission inquired as to what the school board's position is on this application and if all eleven conditions address the concerns of the school board. Ms. Guerra indicated that the conditions of approval were vetted and include suggestions from the school board which were integrated in the final conditions. The Commission inquired about the quarter-mark line. Ms. Guerra explained the separation of land use for that line. Commission inquired about the buffers to which Mr. Creagan stated that if the Applicant does not comply, the City will not sign off on the bond nor will permits be issued. The site plan must be adhered to or they will not get a final Certificate of Occupancy. The Commission requested review of the cross section on the berm. The concern is with the screening on the fence on the berm during significant storms. Back-up alarms on trucks were also discussed. The hours of operation were discussed with regard to noise and disruption to the neighbors. The Commission remains concerned with the onsite treatment of the stormwater runoff. The Commission recognizes the contributions made to the application conditions by the school board. No evidence has been presented that would preclude this business from its performance as allowed by law.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 12k., Ordinance 19-041, with eleven (11) Staff conditions, with an amendment to Condition 11: Hours of operation, Monday through Friday from 7:30 am – 5:30 pm for processing and equipment operation and no hours of operation on Saturday.

1) The height of staked materials shall not exceed 25 feet;
2) At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department;
3) Phase 2 parking lot shall include appropriate curbing and landscaped islands as per the requirements listed in Section 22-187(12)(d);
4) Before a Certificate of Occupancy is issued, a landscape bond shall be submitted for all proposed landscaping pursuant to City Code 22-180, except for such bond being for a period of 60 months;
5) No melting or burning of any materials shall take place on site;
6) Operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department;
7) The operation shall adhere to the noise ordinance as outlined in Sections 11-52 through 11-52.22;
8) The eastern limit of the aggregate recycling facility shall now become the quarter section line;
9) The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fort Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dues in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County;
10) Landscape on the East/Northeast buffers shall be properly maintained. Any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing that shall be at minimum, eight feet in height erected on top of the berm.
11) The work hours shall Monday through Friday from 7:30 am – 5:30 pm for processing and equipment operation and no hours of operation on Saturday as amended.

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

Passed

l. Quasi-Judicial Hearing - Review and approval of an Application for Subdivision (Final Plat), submitted by property owner, D.S.E. Holdings, Inc, & applicant/representative Emily O'Mahoney of 2GHO, Inc to subdivide 52.00 acres of land between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road in Fort Pierce, FL. The property is zoned St. Lucie County IH, Industrial Heavy. Parcel ID: 2432-123-0001-000-8.

City Clerk Linda Cox introduced the Application for Subdivision (Final Plat), into the record.

Mayor Hudson opened the public hearing and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeny has read the legal requirements into the record.

City Clerk, Linda Cox, confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - yes.
Commissioner Johnson - no.
Commissioner Perona – no.
Commissioner Sessions – no.
Mayor Hudson – yes.

Mayor Linda Hudson opened the public hearing.

City Clerk, Linda Cox, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: In conjunction with the prior hearing, the application for subdivision (Final Plat) is to subdivide 52 acres of land between Glades Cut Off Road and Bandy Boulevard. The Final Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances. The application is consistent with Land Development Code and the City's Comprehensive Plan. Staff recommends approval of the Final Plat subject to one condition: The applicant shall supply two (2) mylars before the City Commission meeting for appropriate signatures and then the Plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111. Staff is currently in receipt of the two mylars as requested. Commission had no questions for Staff.

Applicant's Presentation: Applicant Representative Emily O'Mahoney, sworn has no questions for Staff and no presentation.

Commission had no questions for Applicant.
Staff had no questions for Applicant.

Public Comment: none.

Seeing no one, Mayor Hudson announced that public participation is closed and now is the time for the Commission deliberation.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Item 12l., Application for Subdivision (Final Plat), with one (1) Staff condition: The applicant shall supply two (2) mylars before the City Commission meeting for appropriate signatures and then the Plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

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

Passed

13. CITY COMMISSION

a. Submittal of applications to serve on the Fort Pierce Utilities Authority.

Submittal of applications to serve on the Fort Pierce Utilities Authority for District 2. This item will come back to the Commission for a vote at the next regular meeting in the form of a Resolution.

b. Submittal of applications to serve on the Parks Advisory Committee

Submittal of applications to serve on the Parks Advisory Committee. This item will come back to the Commission for a vote at the next regular meeting in the form of a Resolution.

14. COMMENTS FROM THE PUBLIC

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

Robert Gehrig
John Cherveny

15. COMMENTS FROM THE CITY MANAGER

No comments at this time.

City Attorney - no comments at this time.

16. COMMENTS FROM THE COMMISSION

Commissioner Alexander:
We do not allow businesses to come into our City and ignore regulations. Commissioner Alexander would like to know if there is a dust problem caused by the existing Pre-Cast Specialties, LLC

Commissioner Perona:
With regard to comments this evening about errors made during annexation with zoning, Commissioner Perona would like to hear from Staff at a later date explaining what happened, what the situation was to cause confusion and is it something that can be fixed. Mayor Hudson agreed. Regarding Pre-Cast being a bad neighbor, it is important for the Commission to understand what is happening on that property. Commissioner Perona expressed his concern regarding the Quasi-Judicial procedures and the requirement for substantial evidence and the four-fifth's requirement on return of notices. City Attorney Peter Sweeney stated that the procedures for the notice returns are outlined by Ordinance and if it is the will of the Commission to make changes, it would need to be done by an Ordinance revision. Mayor Hudson would like to see staff tasked with evaluating the Ordinance.
Mr. Mimms stated that based upon concerns brought up, an inspection of Pre-Cast will be done of the facility and landscape results will be compared to requirements. Complaints are forwarded to the police department.

Commissioner Sessions:
Agrees with Pre-Cast concerns. Commissioner Sessions expressed that Pre-Cast stated they would be hiring local residents. He has been informed that they are bringing in employees from Broward from their other location. Their credibility is in question. Commissioner Session concurs with the investigation into complaints regarding Pre-Cast. Commissioner Sessions reminded the Commission and the community about the upcoming Job Fair at the Percy Peek & IRSC Blackburn Center on September 20, 2019. Several employers will be present for the workshop.

Commissioner Johnson: October 30-31, 2019 there will be a conference for adaptive planning for coastal communities hosted by NOAA and Martin County. Commissioner Johnson brought up our scooter share program. Many people are enjoying the use of the scooters. Commissioner Johnson is aware there are some citizens concerned with the program. Commissioner Sessions hopes that the actions of a few don't spoil the program for many.

Mayor Hudson:
Coffee with the Mayor starts up again beginning on Friday, September 20, 2019 at 8:00 am at Fort Pierce Yacht Club.

17. ADJOURNMENT

Being nothing further, Mayor Hudson adjourned the meeting at 10:25 PM.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, **SEPTEMBER 23, 2019.**

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 5:05 p.m.

2. OPENING PRAYER - Pastor Charles Hendley, Greater Mt. Pleasant Primitive Baptist Church

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Mayor Linda Hudson; Commissioner Rufus Alexander; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Commissioner Reginald Sessions

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Peter Sweeney

5. APPROVAL OF MINUTES

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

The following letters will be kept on file in the City Clerk's Office.

a. Letter from Judith Cruz, President/CEO, Treasure Coast Food Bank thanking the City of Fort Pierce for a Public Service Grant Award in the amount of $5,000 to the food bank.

b. Email from Jim Bede in recognition of Anne Bowen, Marina Concierge, who is an asset to the City of Fort Pierce.

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

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

Mike Perri, item 13a.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the agenda.

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

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of City of Fort Pierce 2020 Legislative Program by Nicole L. Fogarty, Legislative Affairs Director, St. Lucie County.

Nicole Fogarty, Legislative Affairs Director, St. Lucie County, provided a brief overview of the 2020 Legislative Priorities for the City of Fort Pierce. Areas included economic development, budget and taxation, general administration, environmental and natural resources, transportation and infrastructure, health and human services and education. Many of the priorities are the same as in past years with minor updates. Included in the priorities are two funding requests for a Resources in Community Hope (RICH) House and a Fort Pierce Public Safety and Emergency Operations Center.

11. CONSENT AGENDA

a. Approval of travel for Commissioner Perona to attend the FPPTA Trustee School on October 06, 2019 - October 09, 2019 for the Fort Pierce Retirement Board in the total amount of $1,543.88

b. Approval of an Interlocal Agreement with St. Lucie County and Port St. Lucie for the operation of a temporary animal shelter effective October 1, 2019.

c. Approval of Blanket Purchase Orders for the Public Works Department for Fiscal Year 2019-2020 to ensure efficient maintenance, service and repair of all City owned facilities, amenities and equipment, in the total budgeted amount of $1,099,000.00.

Commissioner Perona pulled item 11a. Mayor Hudson pulled item 11b.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve item 11c of the consent agenda.

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

Passed

As to item 11 b, Commissioner Perona clarified that the travel request is for his attendance at the FPPTA Trustee School which is required to maintain his certification as a member of the Fort Pierce Retirement Board. This travel is paid for by the Retirement Board and will not come from the City Commission's travel budget.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 11 b.

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

Passed

As to item 11 c, Mayor Hudson sought confirmation that the animal shelter described in the Memorandum of Understanding and discussed in a newspaper article is not an open shelter, but rather for jurisdictions only since it is temporary. Mr. Sweeney confirmed that this is strictly a temporary shelter.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve item 11 b.

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

Passed

12. PUBLIC HEARINGS

a. Ordinance 19-038 Levying and collecting taxes for Fiscal Year beginning October 1, 2019 and Ending September 30, 2020, adopting Final Millage Rate. SECOND READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 19-038 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE **LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020**, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; **ADOPTING THE CITY OF FORT PIERCE 2019-20 FISCAL YEAR FINAL MILLAGE RATE**; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for the Fiscal Year 2019-20 is hereby levied at the rate of 6.9000 per thousand dollar valuation for general

City purposes; said rate being in excess of the roll-back rate by 7.21%.

SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2019, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.

SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the 2019-20 fiscal year in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.

SECTION 4. This ordinance shall be and become effective October 1, 2019.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance 19-038.

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

Passed

b. Ordinance 19-039 Adopting a Final Budget for Fiscal Year 2020, beginning October 1, 2019 and ending September 30, 2020. SECOND READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 19-039 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; **ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020;** AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2019 and ending September 30, 2020, the estimates made by the City Manager of said City presented to the City Commission on September 9, 2019, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.

SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said City, as may be directed from time to time by the City Commission.

SECTION 3. This ordinance shall be and become effective October 1, 2019.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Reginald Sessions to approve Ordinance 19-039. Commissioner Johnson confirmed that he would not support this ordinance for reasons previously stated.

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

NAY: Commissioner Jeremiah Johnson

Passed

c. Legislative Hearing - Ordinance 19-031 - an application submitted by the property owner, St. Lucie County, applicant Blue Sky Communities, and representative Dennis Murphy of Culpepper & Terpening, for a Future Land Use Map Amendment for a parcel of land, 9.186 acres in total, to change the Future Land Use designation for parcel ID 2419-211-0004-000-8, from GC, General Commercial, to RH, High Density Residential. SECOND READING

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

ORDINANCE NO. 19-031 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RH, HIGH DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.

Dennis Murphy, applicant representative, was available for questions.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance 19-031.

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

Passed

d. Legislatve Hearing - Ordinance 19-032 Review and approval of an application for Zoning Atlas Map Amendment to rezone property from C-3, General Commercial to R-5, High Density Residential on Parcel ID 2419-211-0004-000-8 in Fort Pierce, Florida. SECOND READING

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

ORDINANCE NO. 19-032 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCE C-3, GENERAL COMMERCIAL TO CITY OF FORT PIERCE R-5, HIGH DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing.

Dennis Murphy, applicant representative, was available for questions.

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance 19-032.

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

Passed

e. Legislative Hearing - Ordinance 19-034 Text Amendment 22-22 - An ordinance amending the code of ordinances of the City of Fort Pierce, Florida Chapter 22, Article III, Section 22-22, amending the use table to allow limited vehicle repair and general vehicle repair uses to be allowed by right in lieu of requiring a conditional use approval; amending the use table by creating a new use category “marine-related repair” and providing for its allowance in certain zoning districts. SECOND READING

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

ORDINANCE NO. 19-032 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR THE WEST SIDE OF MCNEIL ROAD, APPROXIMATELY 1,000 FEET NORTHWEST OF STATE ROAD 70 FROM CITY OF FORT PIERCE C-3, GENERAL COMMERCIAL TO CITY OF FORT PIERCE R-5, HIGH DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF

ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Ordinance 19-034.

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

Passed

f. Legislative Hearing - Ordinance 19-035 FLUMA - an application submitted by the property owner, Yo No Se LLC, and representative, Darren Guettler, P.E of Velcon Engineering & Surveying, LLC for a Future Land Use Map Amendment for one (1) parcel of land, 1.19 acres in total, to change the Future Land Use Designation, within the Comprehensive Plan, from RM, Medium Density Residential to GC, General Commercial. Said Parcel is generally located south of Ohio Avenue & 417 ft. west of South US Highway 1, Ft. Pierce, FL. 34950. SECOND READING

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

ORDINANCE NO. 19-035 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF PROPERTY GENERALLY LOCATED AT PARCEL ID: 2415-312-0001-010-8, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO GENERAL COMMERCIAL, GC; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Ordinance 19-035.

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

Passed

g. Legislative Hearing - Ordinance 19-036 Rezoning the property generally located at PARCEL ID: 2415-312-0001-010-8, from R-4, Medium Density Residential Zone, TO C-3, General Commercial Zone. SECOND READING

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

ORDINANCE NO. 19-036 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING THE PROPERTY LOCATED AT PARCEL ID: 2415-312-0001-010-8, FROM R-4, MEDIUM DENSITY RESIDENTIAL ZONE, TO C-3, GENERAL COMMERCIAL ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve Ordinance 19-036.

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

Passed

h. Legislative Hearing - Ordinance 19-037 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; modifying the Harbour Isle Planned Development to revise the previously approved Site Plan for a convenience store with fuel sales on property generally located at 835 Seaway Drive; providing for a severability clause; repealing all Ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING

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

ORDINANCE NO. 19-037
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE HARBOUR ISLE PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY APPROVED SITE PLAN FOR A CONVENIENCE STORE WITH FUEL SALES ON PROPERTY GENERALLY LOCATED AT 835 SEAWAY DRIVE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the public hearing.

On behalf of the Applicant, outside legal counsel, Scott Glass, Attorney at Law with Shutts & Bowen LLP, respectfully requests that the Commission remove the two conditions which were added to the proposed ordinance on August 19, 2019. Attorney Glass stated that the two conditions are problematic. The first condition regarding the full-access driveway violates the legislative mandate set forth in Florida Statutes Section 335-184. The second condition regarding the rear access because it violates the trust of the residents, the Applicant, and Cumberland Farms who were directed to get together and come up with a site plan solution which would be agreeable to the majority of the residents.

Regarding the first condition referenced, Florida Statutes Section 335-184(3) which states: "*A property owner shall be granted a permit for an access connection to the abutting state highway, unless the permitting of such access connection would jeopardize the safety of the public or have a negative impact upon the operational characteristics of the highway. Such access connection and permitted turning movements shall be based upon standards and criteria adopted, by rule, by the department {FDOT}, thus, if the FDOT finds a proposed access that meets it's safety and operational requirements, it must issue the driveway permit.* " If a driveway is approved, it cannot be then denied on the basis of someone else's opinion of safety and operational issues. It's on the FDOT's criteria.

On behalf of the Applicant, Mr. Paul Hanna, property owner who has an interest in the Harbour Cay Shoppes stated that Harbour Cay Shoppes had approval through Ordinance 19-003 for full turning access to Seaway Drive. The change in approved driveway access in association with the Cumberland Farms approval will have an impact on their rights by taking away our already approved left turning access. We have moved forward with permitting including FDOT based upon the existing approval. The access is critical to our development. We support approval of the Cumberland Farms application; however, we object to their condition affecting our access rights. We appreciate the support of the neighbors as proposed originally. We continue to support the Cumberland Farms access as long as it does not affect our full access driveway.

On behalf of the Applicant, Mr. Craig Mason, part owner and developer of the Harbour Cay retail center. After many discussions and vetting of the situation, he feels they have come up with a possible solution. Harbour Cay retail development would be willing to grant a cross-access easement to the property on the west, which currently has a site plan approval with a rear connection. This keeps options open for a future connection and allows the developers to keep their agreement with the residents to not have an entrance at the rear of their property. If the requirement for a rear access remains, then there will be two ingress/egress points next to each other which could have a far worse outcome than what has been proposed. They would like to grant the cross-access easement which also keeps open the option for a future connection. This will allow them to honor their agreement with the residents.

On behalf of the Applicant, Mr. Shaun MacKenzie, Engineer with MacKenzie Engineering & Planning. With regard to the safety, health and welfare issues, they currently have a permit issued by the FDOT for the three access points which would attach to Seaway Drive.

Keith Madsen, Intervenor, submitted additional documentation and indicated the FDOT approvals referenced were only pre-approvals. He supports the added conditions from the last meeting if approved, but remains opposed to the project.

Tracy Newman presented information for a neighbor, Rodney Roberts regarding typical traffic patterns specific which included left hand turns. She is opposed to the project.

Ann Marie Bodie has attended all of the hearings. She indicated that Florida law requires specially trained individuals with fuel sales; she reported that the cashier at Cumberland Farms could not identify that individual when asked. She is opposed to the project for safety concerns.

Annette Rudd lives within 300 feet of the proposed project. She indicated that she does not believe this project conforms to the City's comprehensive plan specific to public safety concerns and also believes property values will decrease. She is opposed to the project.

Ralf Brookes, representing the Intervenors, indicated the City can regulate turning movements within a project. They support the two additional conditions. If the conditions are not included, they oppose the project approval.

Martha Estenon opposes public traffic on private property.

Jeff Conner opposes the additional conditions because they jeopardize safety, specifically the rear access point.

Deborah Ross, attorney for Harbour Isle Condominium Associations East and West, supports the full access as approved in 19-003. Believing the same conditions would carry to 19-037, the Condo Association did not intervene. They continue to oppose the added condition requiring access to Harbour Isle Drive.

Jacob Ensor, law partner with Ms. Ross attorney for Harbour Isle Condominium Associations East and West. The associations object to the use of Harbour Isle Drive for ingress and egress. Because the proposed conditions are a substantial change to the original ordinance, they believe they have been deprived of due process to intervene. They object to the added condition requiring access to Harbour Isle Drive.

Scott Glass, attorney for the applicant, believes that no competent substantial evidence has been submitted contradicting the access approvals by the FDOT. He is requesting that the two conditions be removed and the Ordinance as originally presented and recommended by staff be approved.

Seeing no one else, Mayor Hudson closed the Public Hearing.

Commission Discussion: Commissioner Johnson requested clarification on the property boundary line. Mr. Brandon Creagan stated that the shared access line goes down the middle of both properties. The Commission deliberated over the issues of the right-in, right-out only as well as the rear access point and the safety of the public. Commissioner Perona pointed out that the traffic study that was cited during the quasi-judicial hearing was based upon plans that included the rear access. The rear access was removed after the study and before the approval. Mayor Hudson reminded the Commission that this is not just about the residents of Harbour Isle, but about overall safety for everyone. Commissioner Alexander is concerned that we are changing the terms of an already passed Ordinance. City Attorney Peter Sweeney clarified that we are not changing the previously passed Ordinance. It appears that two Ordinances are in conflict with each other and it does occasionally happen. According to the Ordinance and the Site Plan, Harbour Cay Shoppes does not own the property where the left-out is located the site plan. The Commission continued to deliberate and discuss the issues at hand.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve Ordinance 19-037 eliminating conditions #1 (turning movements) and #2 (rear driveway access) that were added at the last meeting.

AYE: Commissioner Rufus Alexander, Commissioner Jeremiah Johnson, Commissioner Reginald Sessions

NAY: Commissioner Thomas Perona, Mayor Linda Hudson

Failed

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Ordinance 19-037 eliminating conditions #1 (turning movements) that was added at the last meeting.

AYE: Commissioner Rufus Alexander, Commissioner Thomas Perona

NAY: Commissioner Jeremiah Johnson, Commissioner Reginald Sessions, Mayor Linda Hudson

Failed

At the request of the Commission, Mayor Hudson re-opened the Public Hearing with limitations.

On behalf of the Applicant, Mr. Craig Mason appreciates the removal of additional condition 1. Mr. Mason proposes condition 2 be modified to be a unilateral cross-access easement from the retail parcel to the property line of the parcel 3 (the western most parcel) allowing for a connection at a later date.

On behalf of the Applicant, Mr. Scott Glass stated that Cumberland Farms support Mr. Mason's proposal of a unilateral cross-access easement.

Mr. Ralf Brooks, Attorney for the Intervenors, would like condition 1 regarding right-in and right-out only be reinstated. He feels by elimination of this condition, the traffic back up due to one vehicle waiting in queue to turn into the subject property would be significant. Mr. Brooks requests reinstatement of condition 1.

Jay Sizemore, Harbour Isles East HOA President stated that all sides came together to negotiate an agreement satisfactory to all parties. The Planning Board made a recommendation based upon that agreement that was incorporated and approved within Ordinance 19-003.

Keith Madsen disagrees with the plans and statements made by the HOA on behalf of residents.

Mary Martin, resident of Harbor Isles is concerned with traffic, safety and riff-raff.

Annette Rudd is opposed to the project

Steve Jaroski, Harbour Isles West HOA President stated that there are important attributes to this project. Residents have concerns about the traffic, but having access to assets after a storm would be a great benefit to the residents on the island. Mr. Jaroski also favors this project for including the removal of the old tanks at the current location. Mr. Jaroski supports the cross-access agreement that was proposed by Mr. Mason.

Linda Crea, resident of Harbor Isles spoke about the physical and emotional aspect to residents who ride bicycles, walk or use scooters. She is opposed to project.

Clare Seyer, resident suggested keeping a right-in, right-out and adding another round-about.

Paul Schall, resident, believes that people can wait in traffic and supports the project.

Jeff Conner, resident, the proposed plan actually offers clearer visibility for a left-turn in from Seaway. The current location is more difficult being on a curve in the road. The new location is safer for crossing traffic.

Akhtar Quraishi is opposed to the project.

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

Commission deliberations continued regarding ingress and egress to the property, the left turn into the property from Seaway Drive and the challenges of the rear access from the commercial parcels. City Manager, Mr. Mimms, suggested retaining an independent traffic engineer at a cost to the City of Fort Pierce to assess the entire development area and provide a comprehensive report including Harbour Isles, Harbour Cay, Cumberland Farms, near-by buildings, restaurants, etc., with a recommendation for what is best regarding traffic flow, turning movements, and access points. A cost estimate was not available.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to table Ordinance 19-037 until December 02, 2019.

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

Passed

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to allow staff to seek an independent traffic engineer to review and provide a comprehensive report for the area.

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

NAY: Commissioner Jeremiah Johnson

Passed

13. CITY COMMISSION

a. Resolution 19-R41 appointing a member to serve on the Fort Pierce Utilities Authority.

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

RESOLUTION NO. 19-R41 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER OF THE FORT PIERCE UTILITIES AUTHORITY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to appoint Frank Fee to the FPUA Board.

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

Passed

b. Resolution 19-R42 appointing members to serve on the Parks Advisory Committee.

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

RESOLUTION NO. 19-R42 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE PARKS ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Cox distributed a list of names that submitted applications.

Commission Johnson nominated Martha Wright.
Mayor Hudson nominated Charlene Adair.
Commissioner Perona nominated John Smith.
Commissioner Sessions nominated Ionis Jefferson-Knowles.
Commissioner Alexander nominated Patty Reconco.

Commissioner Johnson suggested that the last two be named as the at-large members, Bob Burdge and Susan Hamburger.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve the nominations.

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

Passed

14. COMMENTS FROM THE PUBLIC

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

There were no comments from the public.

14. COMMENTS FROM THE CITY MANAGER

Mr. Mimms indicated that on September 30, there will be a community garden fall kick off party at the city's garden at 9th Street and Moore's Creek. There will be the National Firefighter Combat Challenge in downtown on October 4, 5, 6. Mr. Mimms is working on a report regarding Precast Specialties and will be meeting with operations manager and developer along with the Planning Director. At the next meeting, the RFP for the Animal Shelter Operation will be on the agenda. Mr. Mimms reported that the scooter craze has seen 5,000 rentals averaging 36 minutes per rental. Zagster has been very responsive to the complaints that we have received, including the age of riders, speeds downtown and establishing no ride zones in special event venues. Mayor Hudson indicated that riders were going all of the way to the end of the jetty. Commissioner Alexander inquired as to the number of complaints, particularly with the age of riders. He stressed the need to make sure no one is hurt and not riding in inappropriate areas. It was made clear that the city is not financially benefiting from the scooters. Mr. Mimms indicated that the scooters definitely seem to be a draw for downtown and it's nice to see young people enjoying themselves. Commissioner Alexander inquired as to why scooters were banned in downtown Orlando.

Mr. Sweeney had no report.

15. COMMENTS FROM THE COMMISSION

Commissioner Perona inquired as to staff negotiations with Kings Landing; Mr. Mimms confirmed they were continuing.

Commissioner Sessions indicated the scooters seem to be very positive for our young people as another source of recreation with the risk being taken by others. He reported that the Job Fair and Business Expo were very good; approximately 500 young people came out to seek jobs.

Commissioner Alexander expressed his deep appreciation to Onyx Magazine for honoring him at a wonderful event.

Commissioner Johnson highlighted the Fish on the Fence event which was hosted by Main Street with the assistance of many community partners.

Mayor Hudson indicated that the Fish on the Fence was a wonderful way to spruce up that area and bridge the gap between downtown and Edgartown.

16. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned the meeting at 9:00 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting **6. a.**

Meeting Date: 10/07/2019

Re: National Hispanic Heritage Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

National Hispanic Heritage Month proclamation being received by Father Jaime Dorado of San Juan Diego Hispanic Mission.

Form Review

Form Started By: Miriam Garcia Started On: 09/10/2019 04:47 PM

Final Approval Date: 09/10/2019

City Commission Regular Meeting **7. a.**

Meeting Date: 10/07/2019

Re:

SUBJECT:

Notification from ICMA that Nicholas Mimms, P.E., City Manager, has achieved the International City/County Management Association Credentialed Manager designation.

Attachments

Mimms Certification

Form Review

Form Started By: Linda Cox Started On: 09/19/2019 10:20 AM

Final Approval Date: 09/19/2019

From: Credentialing Program <credentialing@icma.org>
Sent: Tuesday, September 17, 2019 3:15:32 PM
To: Linda Hudson <LHudson@cityoffortpierce.com>; Rufus Alexander <ralexander@cityoffortpierce.com>; Reginald Sessions <rsessions@cityoffortpierce.com>; Tom Perona <tperona@cityoffortpierce.com>; Jeremiah Johnson <jjohnson@cityoffortpierce.com>
Subject: Nicholas C. Mimms, P.E Becomes ICMA Credentialed Manager (Thread:4978759)

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.

I am pleased to inform you that Nicholas C. Mimms, P.E., city manager of City of Fort Pierce, Florida recently received the International City/County Management Association (ICMA)'s Credentialed Manager designation.

Mr. Mimms is one of more than 1,300 local government management professionals who participate in the ICMA Voluntary Credentialing Program. To be credentialed by ICMA, a member must have significant experience as a senior management executive in local government, have earned a degree, preferably in public administration or a related field, and demonstrated a commitment to high standards of integrity and to lifelong learning and professional development. The Credentialing Program is based on the ICMA Practices for Effective Local Government Leadership.

Feel free to contact me if you have any questions.

Sincerely,

Star-Aisha Boyd
Customer Service Specialist
Professional Development

202 962 3504 office

ICMA
INTERNATIONAL CITY/COUNTY MANAGEMENT ASSOCIATION

icma.org

City Commission Regular Meeting **7. b.**

Meeting Date: 10/07/2019

Re:

SUBJECT:

Email from Nolan Wilson, State Investigator, Florida Department of Business & Professional Regulation commending Kim West, Senior Permit Specialist, Building Department, for her prompt professionalism and support.

Attachments

Email

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/02/2019 11:51 AM

Form Started By: Linda Cox Started On: 10/02/2019 09:38 AM

Final Approval Date: 10/02/2019

From: Wilson, Nolan <Nolan.Wilson@myfloridalicense.com>
Sent: Wednesday, October 2, 2019 9:04 AM
To: Kim West <kwest@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>
Subject: RE: Note from Investigator Wilson
Importance: High

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hello Mr. Thomas
I just wanted to drop a note and tell you how appreciative I 'am for Ms. West support.
I'm working a state complaint and needed some permit information due to the permit system is down.
Ms. West was very helpful and prompt with the needs of the DBPR.

Mr. Thomas I just wanted you to know how helpful and professional Ms. West was,
and on behalf of the DBPR I appreciated her time and support.

Respectfully,

Nolan Wilson Jr.

State Investigator.
Florida Department of Business & Professional Regulation
111 South Sapodilla Ave. Suite 104
West Palm Beach, Fl. 33401
Office: 561-650-6775
Cell: 561-386-9602
Fax: 561-650-6913
nolan.wilson@myfloridalicense.com

City Commission Regular Meeting **11. a.**

Meeting Date: 10/07/2019

Re: Request to Award Bid 2019-019 to Verdex Construction, LLC for the Interior Build-out of Office Space on the Third Floor of the Sunrise Center

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Request approval to award Bid 2019-019 to the lowest bidder, Verdex Construction, LLC for construction of the interior build-out of the office space located on the third floor of the Sunrise Center for the purpose of relocating the City of Fort Pierce Building Department in the amount of $897,953.00.

SUMMARY:

Request for approval to award Bid number 2019-019 to Verdex Construction, LLC, to complete the interior build-out of the third floor office space of the Sunrise Center for the lump sum of $897,953.00. It is requested that the City's General Fund reimburse $178,032.00, as funding becomes available, the cost of bringing the interior structure to shell building, or "vanilla box" status. The remainder of the cost, $719,921.00, will be paid for by the Building Department Enterprise Fund.

RECOMMENDATION:

Staff recommends approval of this request to award Bid 2019-019 to Verdex Construction, LLC for construction of the the interior build-out of the office space located on the third floor of the Sunrise Center for the purpose of relocating the City of Fort Pierce Building Department.

ALTERNATIVES:

Do not award the bid at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Building Official

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2020
Account:	420-2902-524.63-20
Amount:	$897,953.00

FISCAL IMPACT:

Building Enterprise Fund Account No. 420-2902-524.63.20 in the amount of $897,953.00. General Fund to reimburse, as funds become available, the amount of $178,032.00 to complete the basic "shell" construction.

Attachments

Bid 2019-019 Tabulation Form

Verdex Construction Bid Documents

Verdex Vanilla Box Cost Summary

Form Review

Inbox	Reviewed By	Date
Building	Karen Murphy	09/24/2019 03:29 PM
Building	Paul Thomas	09/25/2019 08:27 AM
Finance Department	Johnna Morris	10/02/2019 12:18 PM
City Manager	Nick Mimms	10/02/2019 02:02 PM
Form Started By: Karen Murphy		Started On: 09/17/2019 04:08 PM
Final Approval Date: 10/02/2019		

CITY OF FORT PIERCE
TABULATION OF BIDS

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."	
BID ON:	**INTERIOR BUILD-OUT OF OFFICE SPACE – SUNRISE CENTER**
BID NUMBER:	**2019-019**
DATE:	08/15/19 @ 3:00 PM
RECOMMENDED AWARD:	Pending

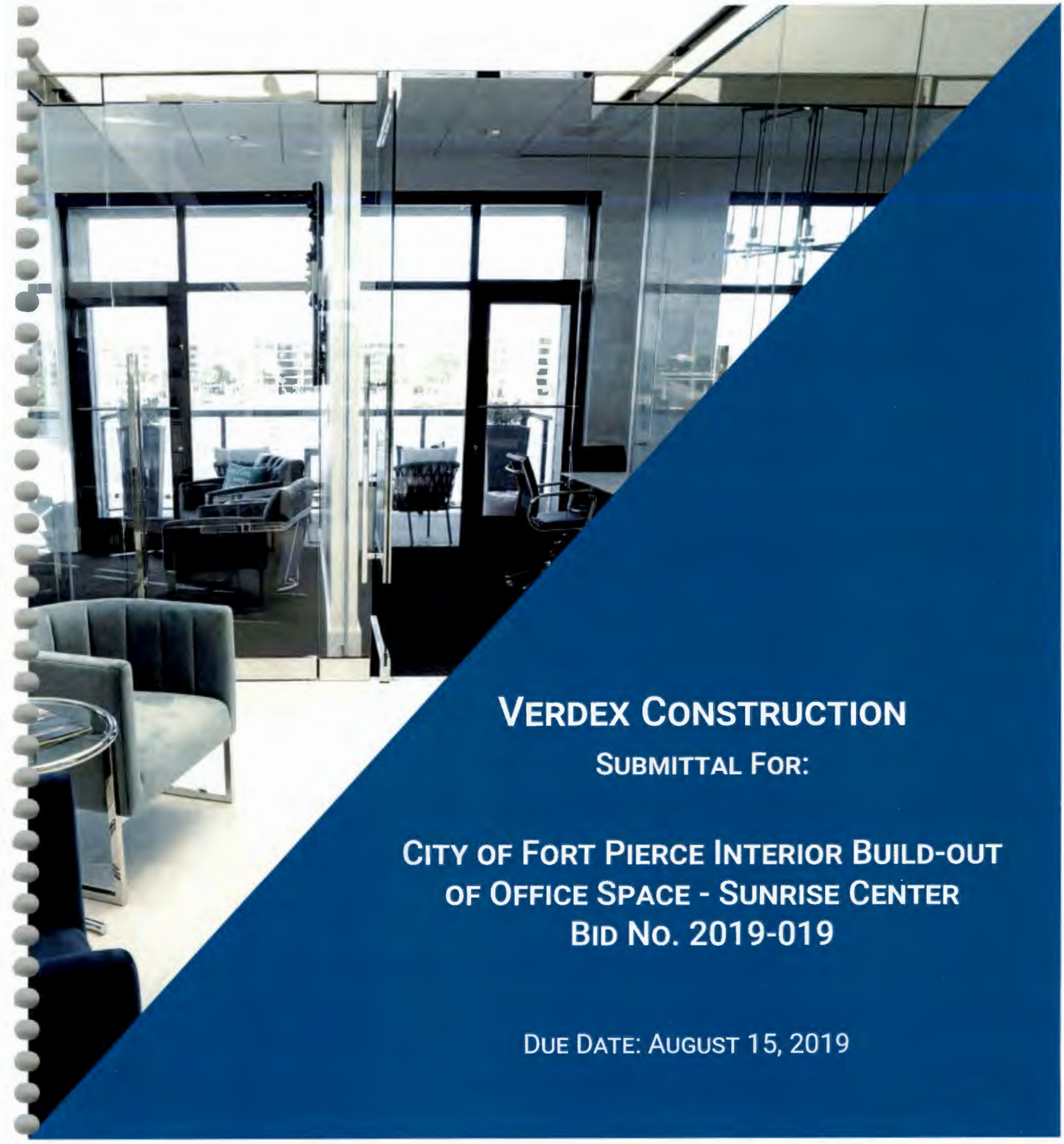
RESPONSE
7 of 13 = 53.85%
1"No Bids"
Total = 61.54 %

VENDOR	BID BOND	TOTAL BID AMOUNT
Verdex Construction, LLC *West Palm Beach, FL*	**10%**	**$897,953.00**
Welsh Construction, LLC *Melbourne, FL*	**10%**	**$1,038,147.00**
Bill Bryant Associates, LLC *Vero Beach, FL*	**10 %**	**$1,049,951.00**
Foglia Contracting Corp **d.b.a. Foglia Custome Homes** *Vero Beach, FL*	**10 %**	**$1,169,664.95**
Marmer Construction, Inc *Sebring, FL*	**10 %**	**$1,197,350.00**
De La Hoz Builders, Inc *Sebastian, FL*	**10 %**	**$1,206,912.00**
Spears Construction Group, Inc *Stuart, FL*	**10 %**	**$1,293,910.00**

PLEASE NOTE:

COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

VERDEX
CONSTRUCTION



VERDEX CONSTRUCTION

SUBMITTAL FOR:

CITY OF FORT PIERCE INTERIOR BUILD-OUT OF OFFICE SPACE - SUNRISE CENTER BID NO. 2019-019

DUE DATE: AUGUST 15, 2019

VERDEX CONSTRUCTION • 1545 CENTREPARK DRIVE N WEST PALM BEACH, FL 33401 • 561.440.1600 • VERDEX.COM

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is Bid Response Form completed, signed and attached?	X	
W-9 Form completed, signed and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in bid documents.	X	
Include proof of proper insurance as stated in bid documents.	X	
Bid envelope is marked accordingly.	X	
Is Drug-Free Work Place form signed and enclosed?	X	
Are three (3) complete bid packages included (1 original and 2 copies)?	X	
Is each Bid Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID _____ August 15, 2019

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** and **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2019-019
Mandatory Pre-Bid Conference: 10:00AM, FRIDAY, JULY 26, 2019	Bid Title: INTERIOR BUILD-OUT OF OFFICE SPACE – SUNRISE CENTER
Mandatory Pre-Bid Conference Location: City of Fort Pierce, 1st Floor Engineering Conference Room 100 North U.S. 1 Fort Pierce, FL 34950	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, AUGUST 6, 2019	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Verdex Construction LLC Mailing Address: 1545 Centrepark Drive N	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: West Palm Beach, FL 33401	Typed or Printed Name: Rex B. Kirby, Jr.
Type of Entity (Circle One): LLC Corporation Partnership Proprietorship	Title: President
Incorporated in the State of: FL Year: 2014	Delivery in _____days, ARO
Phone Number: 561-440-1600	Payment Terms: Net 30 Days
Fax Number: 561-440-1700	FEIN or SS Number: 47-1601184
E-Mail Address: rex.kirby@verdex.com	Local Business: ___Y _X_N MWBE: ___Y _X_N
Bid Security is attached, when required, in the amount of $ 1,000,000.00 F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

BID RESPONSE FORM

Bid Item	INTERIOR BUILD-OUT OF OFFICE SPACE – SUNRISE CENTER		
Bid Number	2019-019	Due Date & Time	3:00PM, TUESDAY, AUGUST 6, 2019

The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

Description	Lump Sum Total
INTERIOR BUILD-OUT OF OFFICE SPACE – SUNRISE CENTER	$ 897,953.00

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
Addendum No. 1	July 29, 2019
Addendum No. 2	August 6, 2019
Addendum No. 3	August 14, 2019

Vendor: Verdex Construction LLC

Address: 1545 Centrepark Drive N

City, State, Zip Code: West Palm Beach, FL 33401

Email Address: rex.kirby@verdex.com

Typed Name & Title: Rex B. Kirby, Jr., President

Signature: R.B.K.D Date: August 15, 2019

Telephone No.: 561-440-1600 Fax No.: 561-440-1700

(Please include remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

☐ **Asian Indian** ☐ **Black** ☐ **Asian Pacific** ☐ **Hispanic** ☐ **Native American**

☐ **Small Business** ☐ **Women Owned** ☐ **Small Disadvantage Business**

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type See Specific Instructions on page 2.

Name (as shown on your income tax return)
Verdex Construction LLC

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership
☒ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ .....
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)
1545 Centrepark Drive N

Requester's name and address (optional)

City, state, and ZIP code
West Palm Beach, FL 33401

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
: :

or

Employer identification number
47 : 1601184

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ August 15, 2019

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

KIRBY, REX BROUGHTON JR

VERDEX CONSTRUCTION LLC
1545 CENTREPARK DRIVE NORTH
WEST PALM BEACH FL 33401

LICENSE NUMBER: CGC1519424

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving *you.*

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

LOCATED AT
1545 CENTREPARK DR N
WEST PALM BEACH, FL 33401

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
23-0051 GENERAL CONTRACTOR	KIRBY REX	CGC1519424	B18.503237 - 08/03/18	$27.50	B4016315Z

This document is valid only when receipted by the Tax Collector's Office.

STATE OF FLORIDA
PALM BEACH COUNTY
2018/2019 LOCAL BUSINESS TAX RECEIPT

B1 - 2274

VERDEX CONSTRUCTION LLC
VERDEX CONSTRUCTION LLC
1545 CENTREPARK DR N
WEST PALM BEACH, FL 33401

LBTR Number: 201579094
EXPIRES: SEPTEMBER 30, 2019

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

CITY OF WEST PALM BEACH

2018 to 2019 BUSINESS RECEIPT

NOT TRANSFERABLE

CITY OF WEST PALM BEACH
P.O. BOX 3353 WEST PALM BEACH, FL 33402

0000035065
VERDEX CONSTRUCTION
1545 CENTREPARK DR N

AUG 20 2018

CONSTRUCTION

BUS. TAX ID.	CATEGORY	DESCRIPTION	FEE
67781	236220	GENERAL CONTRACTOR	86.81

EXPIRES
SEPTEMBER 30,
2019

TOTAL → 86.81

THIS DOCUMENT NOT VALID
UNTIL FUNDS ARE COLLECTED

** PAID 86.81 ** BAL ** 0.00

VERDCON-02 KDACRES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/30/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Susan Niedermeyer	
Collinsworth, Alter, Fowler & French, LLC 8000 Governors Square Blvd Suite 301 Miami Lakes, FL 33016	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: Sniedermeyer@caffllc.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Hartford Fire Ins Co	19682
INSURED	INSURER B : Trumbull Insurance Company	27120
Verdex Construction, LLC 1545 Centrepark Drive West Palm Beach, FL 33401	INSURER C : North River Insurance Company	21105
	INSURER D : Hartford Ins Co of the SE	38261
	INSURER E : Pacific Insurance LTD	10046
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR	X	X	21UEAHZ6811	10/31/2018	10/31/2019	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X XCU INCLUDED						MED EXP (Any one person)	$ 10,000
	X CONTRACTUAL LIAB.						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS	X	X	21UEAHZ6812	10/31/2018	10/31/2019	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB [ ] CLAIMS-MADE			5811110055	10/31/2018	10/31/2019	AGGREGATE	$ 10,000,000
	[ ] DED X RETENTION $ 0							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ]	N / A	X	21WBAAR6222	10/31/2018	10/31/2019	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Equipment Floater			21UUMHZ9512	10/31/2018	10/31/2019	Leased/Rented	250,000
E	Pollution Liability			13CPIBK3914	10/31/2018	10/31/2019	Each occu/aggre	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City and the City's board members, officials, officers, agents and employees; City of Fort Pierce are included as certificate holder with respects to general liability when required by written contract. Waiver of Subrogation applies in favor of the Additional Insureds with respect to General Liability, Auto Liability, and Workers Compensation as required by written contract. Excess/Umbrella policy follows form.

30 day notice of cancellation, subject to policy terms and conditions.

CERTIFICATE HOLDER

City of Fort Pierce
Attn: Purchasing Department
P.O. Box 1480
Fort Pierce, FL 34954

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Verdex Construction LLC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business=s policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

T. B. K

Proposer's Signature

August 15, 2019

Date

July 29, 2019

CITY OF FORT PIERCE

INTERIOR BUILD-OUT OF OFFICE SPACE - SUNRISE CENTER

BID NO. 2019-019

ADDENDUM NO. 1

The purpose of this addendum is to include the Drug -Free Workplace Form and to extend the due date.

- **Attached is a copy of Drug-Free Workplace Form** which was inadvertently omitted in the original bid document.
- The bid due date has been changed from 3:00 PM, Tuesday, August 6, 2019 to:

3:00 PM, THURSDAY, AUGUST 15, 2019

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: R. B. K.D
Manual

Signature: Rex B. Kirby
Typed or Printed

Company Name: Verdex Construction LLC

Address: 1545 Centrepark Drive N

West Palm Beach, FL 33401

Date: August 15, 2019

/lh

August 6, 2019

CITY FORT PIERCE

INTERIOR BUILD-OUT OF OFFICE SPACE- SUNRISE CENTER

BID NO. 2019-019

ADDENDUM NO. 2

The purpose of this addendum is to include drawing sheets that were omitted and to respond to questions submitted by potential bidders for clarification of the proposal specifications:

1.	**QUESTIONS:**	What is the amount for the required bid bond?
	ANSWERS:	The bid bond shall be 10% of the amount of the Bidder's bid price (see Bid Bond Form attached).
2.	**QUESTIONS:**	Who is the City of Fort Pierce contractor for Fire Alarms and Sprinkler Systems?
	ANSWERS	Fire Equipment Services
3.	**QUESTIONS**	Is there any flexibility within the 90-day substantial completion of this project?
4.	**ANSWERS:**	Structure, Mechanical and Plumbing systems should be completed within the 90-days excluding the folding partition in the training room and the bullet resistant transaction windows.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Rex B. Kirby, Jr.
Typed or Printed

Company Name: Verdex Construction LLC

Address: 1545 Centrepark Drive N, West Palm Beach, FL 33401

Date: August 15, 2019

/lh

Attachments: Bid Bond Form
Revised Drawings (E-2.0 & E-6.0) & (P-0.1, P-1.0, P-2.0)

BID BOND

PROPOSAL TO

THE CITY OF FORT PIERCE

FOR THE INTERIOR BUILD-OUT OF OFFICE SPACE- SUNRISE CENTER

NAME OF BIDDER: Verdex Construction LLC

MAILING ADDRESS: 1545 Centrepark Drive N, West Palm Beach, FL 33401

STREET ADDRESS: 1545 Centrepark Drive N, West Palm Beach, FL 33401 (Zip Code)

PHONE NUMBER: 561-440-1600

To the: City of Fort Pierce

Pursuant to and in compliance with your notice inviting sealed proposals (Call for Bids), Instructions to Bidders, and the other documents relating thereto, the undersigned bidder, having familiarized himself with the terms of the Contract Documents, local conditions affecting the performance of the contract, and the cost of the Work at the place where the Work is to be done, hereby proposes and agrees to perform within the time stipulated in the Contract, including all of its component parts and everything required to be performed, and to provide and furnish any and all utility and transportation services necessary to perform the contract and complete in a workmanlike manner, all of the Work required in connection with the construction of said Work, all in strict conformity with the plans and/or details, specifications and other related Contract Documents included herein.

The undersigned Bidder acknowledges receipt of the following Addenda, which have been considered in preparation of this Bid:

No. 1	Dated July 29, 2019	No. _____	Dated _____
No. 2	Dated August 6, 2019	No. _____	Dated _____
No. 3	Dated August 14, 2019	No. _____	Dated _____

The undersigned Bidder agrees that the Work shall be completed within 180 calendar days according to the schedule and the Notice to Proceed set forth in these Documents.

The undersigned Bidder further agrees to pay liquidated damages as described herein and engineering and field inspection expenses, due to overtime work and avoidable delays, which shall be in addition to such other amounts for actual delay damages.

Bidder has stated all prices in numerals in accordance with Section 11.2 of the Instruction to Bidders in the blank space(s) provided for that purpose. Bidder has completed all portions of the Bid to avoid disqualification.

The undersigned, as Bidder, declares that the Bid is made in good faith; that this proposal is made without collusion with any person, firm, or corporation; and he proposes and agrees, if the proposal is accepted, that he will execute a contract with the City in the form set forth in the Contract Documents; that he will furnish the Contract Security Insurance Certificates; that he is aware that failure to properly comply with the requirements set out in the INSTRUCTIONS TO BIDDERS and elsewhere in the Contract Documents may result in a finding that the Bidder is non- responsive and a forfeiture of the Bid Security.

The undersigned Bidder agrees to furnish the required bonds and insurance and to enter into a contract within 10 days after receipt of Notice of Award and further agrees to complete the Work within the time period specified in the Notices to Proceed for each individual project.

The undersigned declares that he has had prior experiences in the type of Work required and has the

necessary finances, personnel, working organization, and equipment available to execute the proposed Work.

Bids shall only be considered from those Bidders who have obtained these Contract Documents directly from the City either electronically or from Demand Star.

LIST OF MAJOR SUBCONTRACTORS

1. If awarded a contract as a result of this Bid, the major subcontractors used in the prosecution of the Work will be those listed below, and

2. The following list includes all subcontractors who will perform Work, and

3. The Bidder represents that the subcontractors listed below are financially responsible and are qualified to do the Work required, and

4. 60% of Work must be done by the General Contractor's entity.

If no major subcontractors are to be used, so state on this form.

Work to be Done	Name of Subcontractor	Address
HVAC	EDS	2200 4th Avenue N#1, Lake Worth
Electric	Electraserve	901 Northpoint Parkway, WPB
Plumbing	Renco	P.O.Box 152, Belle Glade
Sprinkler	Fire Equipment	861 Kings Highway, Fort Pierce
Drywall/Framing	Drywall Builders	5735 Rambler Rose Way, WPB
Glass & Glazing	Cherokee	2200 4th Avenue N#1, Lake Worth
Millwork	Stillwater	8400 Garden Rd A, Riviera Beach

Notice to Proceed shall be issued by the City with the specified Work to be completed as described in Section 8 of the General Conditions, within the number of days stated when each Project Contract Time begins to run as specified in the Notice to Proceed.

Work shall be completed, ready for final payment in accordance with Section 8 and 9 of the General Conditions.

Time is of the essence of this Contract and Contractor recognizes that the City will suffer financial loss if the Work, or portions authorized, is not completed within the number of days stated above. Accordingly, Contractor agrees to pay City the liquidated damages stated in the Agreement for each day after the time specified above that the Work is not complete in accordance with Sections 8 and 9 of the General Conditions and with the Agreement.

These liquidated damages are cumulative and additive and represent a reasonable estimate of City's expenses for extended delays. Furthermore, Contractor agrees to pay City expenses for inspection, engineering services, and administrative costs associated with such delay.

BID BOND

In addition to these amounts, there may be additional other amounts for delay damages incurred by City as a result of delays by Contractor. These actual delay damages will include, but not be limited to, delay damage settlements or awards, penalties, and professional fees incurred in connection with such settlements, awards, or penalties and fines imposed by regulatory agencies, contract damages, and loss of use.

ACCOMPANYING THIS PROPOSAL IS Bid Bond
(Insert the word(s) "cashier's check," "bidder's bond," "certified check," or other security as provided by law, as the case may be), in an amount equal to at least 10% of the total amount of the bid, payable to the CITY OF FORT PIERCE the undersigned deposits above-named security as a proposal guarantee and agrees that it shall be forfeited to the City as liquidated damages in case this proposal is accepted by the City and the undersigned fails to execute a contract with the City as specified in the Contract Documents, accompanied by the required payment and faithful performance bonds, with sureties satisfactory to the City, and accompanied by the required certificates of insurance coverage and endorsements. Should the City be required to engage the services of an attorney in connection with the enforcement of this bid, bidder promises to pay City reasonable attorneys' fees and costs (including attorneys' fees and costs on appeals), incurred with or without suit.
The Work shall be performed under a State of Florida Contractor's License. Contract shall not be awarded unless proof of valid license(s) is provided, and license shall be appropriate for the nature of the Work.

The Bidder certifies that the following documents are included in the Bid and are complete:

1. Bid form, list of Addenda received, and authorized signatures.
2. Bid Bond with Power of Attorney attached.
3. Affidavit of Non-Collusion.
4. Trench Safety Act Form.

The Bidder further certifies that he will submit within ten (10) days of notification of the Apparent Successful Bidder:

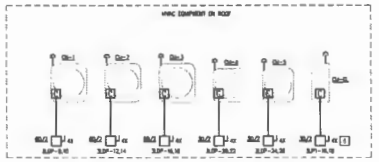
1. List of Major Subcontractors
2. Payment Bond
3. Performance Bond
4. Agreement
5. Certificates of Insurance

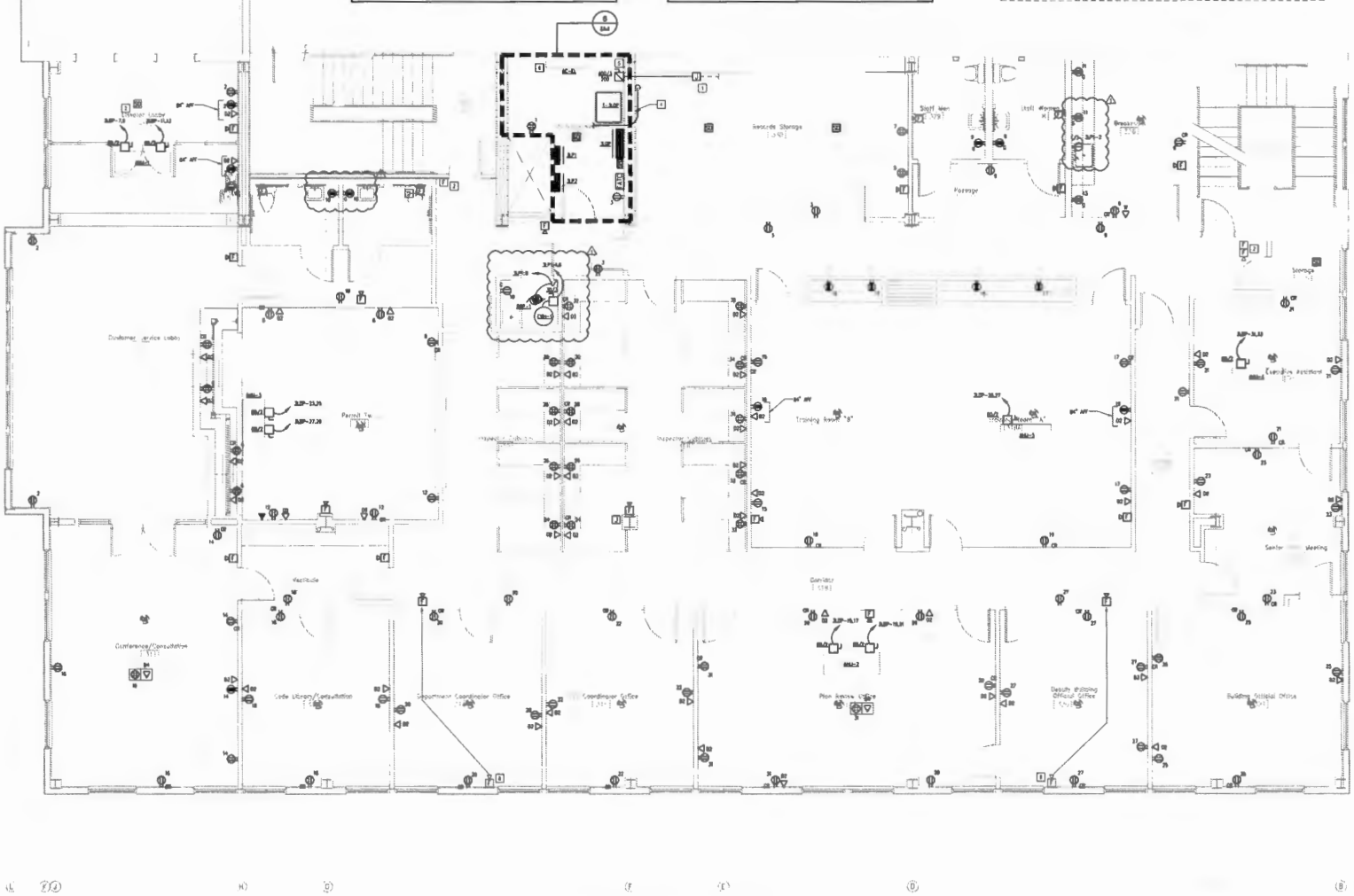
GENERAL POWER NOTES:

1. ALL CIRCUITS ON THIS SHEET ARE SUPPLIED BY PANEL 3LP2, UNLESS OTHERWISE NOTED.
2. COORDINATE EXACT INSTALLATION REQUIREMENTS OF OUTLETS IN MILLWORK WITH ARCHITECTURAL DRAWINGS AND ACCEPTED MILLWORK SHOP DRAWINGS.
3. LOCATION OF ALL DEVICES ON DRAWINGS ARE APPROXIMATE ONLY. VERIFY EXACT LOCATION WITH OWNERS REPRESENTATIVE, ARCHITECT, AND/OR ENGINEER PRIOR TO ROUGH-IN.
4. ALL RACEWAYS AND CABLE SHALL BE BE CONCEALED UNLESS NOTED OR APPROVED IN DRAWING BY OWNER AND/OR ENGINEER.
5. REMAIN ALL DISCONNECT SWITCHES FOR MECHANICAL EQUIPMENT WITHIN 6 FT. OF EQUIPMENT CONNECTION POINT. VERIFY LOCATION OF POINT OF CONNECTION WITH EQUIPMENT INSTALLER PRIOR TO ELECTRICAL ROUGH-IN. DRAWINGS ONLY SHOW ENGINEERING LOCATION OF CONNECTING.
6. DISCONNECTS SWITCHES AND STARTERS ON MECHANICAL EQUIPMENT ARE SHOWN FOR MIXING PURPOSES ONLY. DISCONNECT SWITCHES AND STARTERS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
7. ALL CONTROL WIRING FOR MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR.
8. THIS BUILDING IS SERVED BY AN EXISTING MONITOR FIRE ALARM SYSTEM. EXEPT WHERE NOTED TO REUSE/RELOCATE EXISTING, CONTRACTOR SHALL PROVIDE NEW FIRE ALARM DEVICES TO MATCH EXISTING SYSTEM. CONTRACTOR SHALL DETERMINE IF EXISTING MODIFICATION AND INTRATION CIRCUITRY IS SUFFICIENT TO SUPPORT NEW DEVICES OR ALTERNATELY PROVIDE A NAC PANEL TO SERVE ALL NEW THIRD FLOOR DEVICES.
9. DARKED-IN OCCUPANCY SENSOR SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL UTILIZE SAME OCCUPANCY SENSOR SHOWN ON THE LIGHTING PLANS FOR AUTOMATIC RECEPTACLE CONTROL. REFER TO CONTROL DIAGRAMS SHEET E-5.1 FOR MORE INFORMATION. TYPICAL ALL LOCATIONS THIS SHEET.

POWER KEYNOTES:

1. EXISTING 400 AMP FEEDER FED FROM MDP "D" IN 1ST FLOOR MAIN ELECTRICAL ROOM. PROVIDE NEW JUNCTION BOX SIZED PER NEC AND EXTEND FEEDER TO NEW DISCONNECT LOCATION. REFER TO ONE LINE DIAGRAM ON SHEET E-6.0 FOR MORE INFORMATION.
2. RELOCATE EXISTING FIRE ALARM DEVICES TO NEW LOCATIONS SHOWN.
3. UTILIZE EXISTING F/S MODIFICATION CIRCUITRY FOR NEW STROBE.
4. PROVIDE NEW 2" CONDUIT WITH PULL LINE FROM MDP IN 1ST FLOOR MAIN ELECTRICAL ROOM UP TO NEW 60" RACK LOCATION.
5. RELOCATE EXISTING 400 AMP DISCONNECT TO LOCATION SHOWN. REFER TO ONE-LINE DIAGRAM ON SHEET E-6.0 FOR MORE INFORMATION.
6. MODIFY UNIT POWER PROVIDED VIA SINGLE POINT CONNECTION FROM ON-ROOF UNIT. PROVIDE CONDUIT AND POWER WIRING PER MANUFACTURER'S INSTRUCTIONS.
7. PROVIDE JUNCTION BOX FOR EXISTING HVAC CONTROL WIRING IN ACCESSIBLE CEILING SPACE.
8. EXISTING WALL MOUNTED WORK STRIDERS. REMOVE AND RELOCATE TO NEW LOCATIONS IN CORRIDOR 317.





3RD FLOOR PLAN - POWER
SCALE: 1/4" = 1'-0"

dB
Don Bergman ARCHITECTURE, LLC
P: 772-464-5832
C: 772-708-0564
License No. AA 26002432
P.O. Box 12537
4360 Gator Trace Lane
Fort Pierce, Florida
34982

The City of Fort Pierce

Building Department

The Sunrise Center Third Floor

100 North US 1
Fort Pierce, FL

Seal

Consultant

DOI ASSOCIATES, LLC

Key Plan

Sheet Title
THIRD FLOOR PLAN - POWER/SYSTEM

1/4"=1'-0"

Revisions

Comm.: JAB	Date: 12.19.1
Dr. RWY AK	Checked: KGL

Sheet No.
E-2.0

PANEL 3LDP

RATING (1Ø) A — SERVICE: 208Y/120V, 3PH, 4W — MOUNTING: SURFACE — ACTION — LOCATION: ELECTRICAL ROOM

Cond Code	Ckt No	EQUIPMENT SERVED	KVA	CKT BKR POLE	CKT BKR TRIP	BRANCH CIRCUIT ϕ	BRANCH CIRCUIT N	BRANCH CIRCUIT GND	BRANCH CIRCUIT C	Phase	Ckt	EQUIPMENT SERVED	KVA	CKT BKR POLE	CKT BKR TRIP	BRANCH CIRCUIT ϕ	BRANCH CIRCUIT N	BRANCH CIRCUIT GND	BRANCH CIRCUIT C	Cond Code
P	1	3LP1	13.33	3	200	*	*	*	*	A	3	3LP2	7.00	3	100	*	*	*	*	P
P	5	*	13.33							B	4	*	7.00							P
P	9	*	13.33							C	6	*	7.00							P
H	7	AHU-1A	3.60	2	50	#6		#8	1"	A	8	CU-1	2.50	2	40	#10		#10	3/4"	C
H	9	"	3.60			#6				B	10	"	2.50			#10				C
H	11	AHU-1B	3.60	2	40	#6		#10	1"	C	12	CU-2	2.50	2	40	#10		#10	3/4"	C
H	13	"	3.60			#6				A	14	"	2.50			#10				C
H	15	AHU-2A	3.60	2	50	#6		#8	1"	B	16	CU-3	2.50	2	40	#10		#10	3/4"	C
H	17	"	3.60			#6				C	18	"	2.50			#10				C
H	19	AHU-2B	3.60	2	40	#6		#10	1"	A	20	CU-4	1.35	2	25	#10		#10	3/4"	C
H	21	"	3.60			#6				B	22	"	1.35			#10				C
H	23	AHU-3A	3.60	2	60	#6		#8	1"	C	24	CU-5	1.77	2	70	#10		#10	3/4"	C
H	25	"	3.60			#6				A	26	"	1.77			#10				C
H	27	AHU 3B	3.60	2	40	#6		#10	1"	B	28									
H	29	"	3.60			#6				C	30									
H	31	AHU-4	3.60	2	50	#6		#8	1"	A	32									
M	33	"	3.60			#5				B	34									
H	35	AHU-5	3.60	2	60	#5		#8	1"	C	36									
M	37	"	3.60			#5				A	38	SPD	0.30	3	30	#10	#10	#10	3/4"	O
	39					#6				B	40		0.30			#10				O
	41									C	42		3.38			#10				O

CONNECTED LOAD SUMMARY

PHASE A	50.4 KVA
PHASE B	42.0 KVA
PHASE C	45.4 KVA
PANEL TOTAL LOAD	145.8 KVA

Code	EQUIPMENT SERVED	CONN. LOAD	DF	DEMAND LOAD	REMARKS:
M/G2	Motors	0.00	100%	0.00	PROVIDE GROUND BUS & NEUTRAL BUS
L	Largest Motor	0.00	125%	0.00	PROVIDE TYPE WRITTEN DIRECTORY
L	Lighting	0.00	125%	0.00	
R	Receptacles (1 to 10 kVA)	0.00	100%	0.00	* REFER TO SHEET E6.2 ONE-LINE DIAGRAM FOR CONDUIT AND WIRE SIZES.
R	Receptacles (Remaining)		50%		
H	Heating	57.60	100%	57.60	
C	Cooling	21.24	100%	21.24	
E	Equipment	0.00	100%	0.00	
A	Appliances	0.00	100%	0.00	
O	Other	0.88	100%	0.88	
P	Sub-Panel Feed	61.00	100%	61.00	
	30% Spare	23.82	100%	23.82	
			TOTAL KVA	165	
			TOTAL AMPS	467	

PANEL 3LP1

RATING (3Ø) A — SERVICE: 208Y/120V, 3PH, 4W — MOUNTING: SURFACE — ACTION — LOCATION: ELECTRICAL ROOM

Cond Code	Ckt No	EQUIPMENT SERVED	KVA	CKT BKR POLE	CKT BKR TRIP	BRANCH CIRCUIT ϕ	BRANCH CIRCUIT N	BRANCH CIRCUIT GND	BRANCH CIRCUIT C	Phase	Ckt	EQUIPMENT SERVED	KVA	CKT BKR POLE	CKT BKR TRIP	BRANCH CIRCUIT ϕ	BRANCH CIRCUIT N	BRANCH CIRCUIT GND	BRANCH CIRCUIT C	Cond Code
L	1	L2TB-166 304,308,166,357,308	0.90	1	20	#12	#12	#12	3/4"	A	2	DISPOSAL	0.76	1	20	#12	#12	#12	3/4"	E
L	3	L2TB-166 306,310, 311,315	0.76	1	20	#12	#12	#12	3/4"	B	4	EWH-1	2.60	3	30	#10		#10	3/4"	E
L	5	L2TB-316,313,314,316,319	1.12	1	20	#12	#12	#12	3/4"	C	6		2.50			#10				C
L	7	L2TB-312,313,314,316,319	1.12	1	20	#12	#12	#12	3/4"	A	8	RCP-1	0.08	1	20	#12	#12	#12	3/4"	M
L	9	L2TB - 317,322 323,321	0.72	1	20	#12	#12	#12	3/4"	B	10	SPACE								
L	11	L2TB - 318 319A	0.84	1	20	#12	#12	#12	3/4"	C	12	SPACE								
	13									A	13	SPACE								
	15									B	14	AC-EL	1.87	2	30	#10		#10	3/4"	C
	17									C	16		1.87							C
	19									A	17									
	21									B	18									
	23									C	20									
	25									A	21									
	27									B	22									
	29									C	24									
	31									A	25									
	33									B	26									
	35									C	27									
	37									A	28									
	39									B	29									
	41									C	30									

CONNECTED LOAD SUMMARY

PHASE A	3.6 KVA
PHASE B	5.0 KVA
PHASE C	4.6 KVA
PANEL TOTAL LOAD	14.6 KVA

Code	EQUIPMENT SERVED	CONN. LOAD	DF	DEMAND LOAD	REMARKS:
M/G2	Motors	0.00	100%	0.00	PROVIDE GROUND BUS & NEUTRAL BUS
L	Largest Motor	0.56	125%	0.70	PROVIDE TYPE WRITTEN DIRECTORY
L	Lighting	0.56	125%	0.70	
R	Receptacles (1 to 10 kVA)	0.00	100%	0.00	
R	Receptacles (Remaining)		50%		
H	Heating	0.00	100%	0.00	
C	Cooling	3.74	100%	3.74	
E	Equipment	5.76	100%	5.76	
A	Appliances	0.00	100%	0.00	
O	Other	0.00	100%	0.00	
	30% Spare	3.18	100%	3.18	
			TOTAL KVA	19	
			TOTAL AMPS	83	

PANEL 3LP2

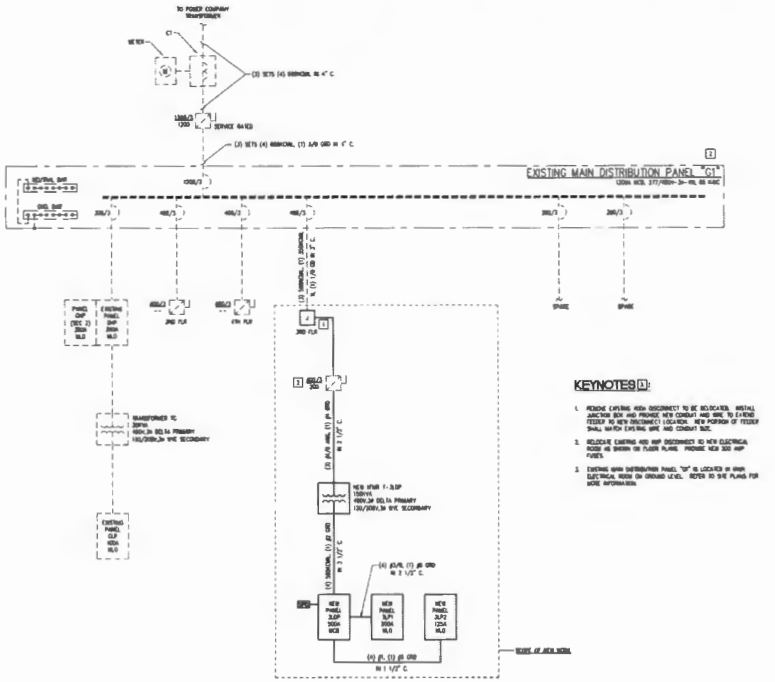
RATING (1Ø) A — SERVICE: 208Y/120V, 3PH, 4W — MOUNTING: SURFACE — ACTION — LOCATION: ELECTRICAL ROOM

Cond Code	Ckt No	EQUIPMENT SERVED	KVA	CKT BKR POLE	CKT BKR TRIP	BRANCH CIRCUIT ϕ	BRANCH CIRCUIT N	BRANCH CIRCUIT GND	BRANCH CIRCUIT C	Phase	Ckt	EQUIPMENT SERVED	KVA	CKT BKR POLE	CKT BKR TRIP	BRANCH CIRCUIT ϕ	BRANCH CIRCUIT N	BRANCH CIRCUIT GND	BRANCH CIRCUIT C	Cond Code
R	1	RECPT - 331	0.36	1	20	#12	#12	#12	3/4"	A	2	RECPT - LOBBY	1.27	20	1	#12	#12	#12	3/4"	R
R	3	RECPT - 331,330,328	0.72	1	20	#12	#12	#12	3/4"	B	4	RECPT - 309	0.72	20	1	#12	#12	#13	3/4"	R
R	5	RECPT - 329	0.36	1	20	#12	#12	#12	3/4"	C	6	RECPT - 308	0.72	20	1	#12	#12	#12	3/4"	R
R	7	RECPT - 326	0.36	1	20	#12	#12	#13	3/4"	A	8	RECPT - 306	0.54	20	1	#12	#12	#12	3/4"	R
R	9	RECPT - 328,327,326,330	1.08	1	20	#13	#12	#12	3/4"	B	10	RECPT - 306,307,308,333	0.72	20	1	#12	#12	#13	3/4"	R
R	11	RECPT - 325	0.36	1	20	#13	#12	#12	3/4"	C	12	RECPT - 305	0.54	20	1	#12	#12	#12	3/4"	R
R	13	RECPT - 324	1.14	1	20	#13	#12	#12	3/4"	A	14	RECPT - 303	0.72	20	1	#12	#12	#13	3/4"	R
R	15	RECPT - 318A, 318B	0.72	1	20	#12	#12	#12	3/4"	B	16	RECPT - 302	0.72	20	1	#12	#12	#12	3/4"	R
R	17	RECPT - 318A, 318B	0.72	1	20	#12	#12	#12	3/4"	C	18	RECPT - 312,311	0.90	20	1	#12	#12	#12	3/4"	R
R	19	RECPT - 318A, 318B	0.72	1	20	#12	#12	#12	3/4"	A	20	RECPT - 313,317	0.90	20	1	#12	#12	#12	3/4"	R
R	21	RECPT - 323,322	0.90	1	20	#12	#12	#12	3/4"	B	22	RECPT - 314	0.72	20	1	#12	#12	#13	3/4"	R
R	23	RECPT - 321	0.72	1	20	#12	#12	#12	3/4"	C	24	RECPT - 310,315	0.72	20	1	#12	#12	#13	3/4"	R
R	25	RECPT - 320	0.72	1	20	#12	#12	#12	3/4"	A	26	RECPT - 310,316	0.72	20	1	#12	#12	#12	3/4"	R
R	27	RECPT - 318,317	0.90	1	20	#12	#12	#13	3/4"	B	28	RECPT - 310,315	0.72	20	1	#12	#12	#12	3/4"	R
R	29	RECPT - 316	0.72	1	20	#12	#12	#12	3/4"	C	30	RECPT - 310,315	0.72	20	1	#12	#12	#12	3/4"	R
R	31	RECPT - 318	0.72	1	20	#12	#12	#12	3/4"	A	32	RECPT - 310,315	0.72	20	1	#12	#12	#12	3/4"	R
R	33	RECPT - 318	0.72	1	20	#12	#12	#12	3/4"	B	34	RECPT - 319	0.72	20	1	#12	#12	#12	3/4"	R
	35									C	36									
	37									A	38									
	39									B	40									
	41									C	42									

CONNECTED LOAD SUMMARY

PHASE A	8.8 KVA
PHASE B	8.6 KVA
PHASE C	9.9 KVA
PANEL TOTAL LOAD	34.7 KVA

Code	EQUIPMENT SERVED	CONN. LOAD	DF	DEMAND LOAD	REMARKS:
M/G2	Motors	0.00	100%	0.00	PROVIDE GROUND BUS & NEUTRAL BUS
L	Largest Motor	0.00	125%	0.00	PROVIDE TYPE WRITTEN DIRECTORY
L	Lighting	0.00	125%	0.00	
R	Receptacles (1 to 10 kVA)	10.08	100%	10.08	
R	Receptacles (Remaining)	14.75	50%	7.37	
H	Heating	0.00	100%	0.00	
C	Cooling	0.00	100%	0.00	
E	Equipment	0.00	100%	0.00	
A	Appliances	0.00	100%	0.00	
O	Other	0.00	100%	0.00	
	30% Spare	3.47	100%	3.47	
			TOTAL KVA	21	
			TOTAL AMPS	58	



ELECTRICAL ONE-LINE DIAGRAM

NTS

T-3LDP LOAD CALCULATION

SERVICE VOLTAGE 1Ø, 208Y/120V, 3PH, 4W

PANELS FEEDERS	LIGHTING	RECEPT'L	APPLIANCES	MOTORS	EQUIPMENT	OTHER	HEATING	COOLING	TOTAL
3LDP	0.00	0.00	0.00	0.00	0.00	0.00	57.60	21.24	78.84
3LP1	5.05	0.00	0.00	0.00	5.76	0.00	0.00	3.74	14.82
3LP2	0.00	34.73	0.00	0.00	0.00	0.00	0.00	0.00	34.73
TOTALS	5.05	34.73	0.00	0.00	5.76	0.00	57.60	24.98	128.39
DEMAND FACTORS	1.25	NEC 220.44	1.00	1.00	1.00	1.00			
DEMAND	6.31	17.37	0.00	0.00	5.76	0.00	57.60	24.98	
							TOTAL DEMAND		113.08 KVA

DEMAND = 113.08 KVA @ 208/120V, 3PH,4W = 313.9 AMPS
SERVICE = 350 AMPS

Don Bergman
ARCHITECTURE, LLC
P 772-466-8832
C 772-708-0564
License No. AA 26002622
P.O. Box 13537
4760 Cedar Grove Lane
Fort Pierce, Florida
34982

The City of Fort Pierce

Building Department

The Sunrise Center Third Floor

100 North US 1
Fort Pierce, FL

Seal:

Consultant:

DBI ASSOCIATES, INC.

Key Plan

Sheet Title:
ELECTRICAL ONE LINE DIAGRAM

NO SCALE

Revisions

Comm.	Date
19-024	02.19.19
Drawn	Checked
AL	MG

Sheet No.
E-6.0

GENERAL NOTES

1. EACH CONTRACTOR, PROPOSER, SUPPLIER AND/OR MANUFACTURER SHALL REFER TO ALL DOCUMENTS PERTAINING TO THIS PROJECT AND COORDINATE ACCORDINGLY SO AS TO INSURE ADJACENCY OF ITS COMPONENTS WITH SPECIFICATIONS, PROPER VISIBILITY AND CORRECT CHARACTERISTICS TO AVOID CONFLICTS WITH ANY OTHER BUILDING SYSTEMS. VERIFY SAME WITH SHOP DRAWINGS.
2. INSTALL NO PIPING, CONDUIT, DUCTWORK, ETC. IN A LOCATION OR IN A MANNER WHICH WILL ALLOW FREEZING AND THE COLLECTION OF CONDENSATION THEREON IF IN DOUBT, CONTACT THE ARCHITECT
3. ADVISE ARCHITECT OF ANY CONFLICTS, ERRORS, DIMENSIONS, ETC. AT LEAST TEN DAYS PRIOR TO BID DATE, TO ALLOW CLARIFICATIONS BY WRITTEN ADDENDUM
4. NO MEASURE FROM SPECIFICATIONS OR PLANS BETWEEN PRIOR WRITTEN APPROVAL FROM THE ARCHITECT AND MUST BE SUBMITTED IN WRITING NO LATER THAN TEN DAYS PRIOR TO THE BID DATE
5. OBSERVE ALL APPLICABLE CODES, RULES AND REGULATIONS THAT MAY APPLY TO THE WORK UNDER THIS CONTRACT (EXPLICITLY: LOCAL, STATE, FEDERAL, MUNICIPALITY, UTILITY COMPANY, OSHA, ETC.)
6. INSTALL EQUIPMENT, MATERIALS, ETC. IN STRICT ACCORD WITH MANUFACTURERS RECOMMENDATIONS AND DIRECTIONS. IF IN CONFLICT WITH THE DESIGN SHOWN IN CONTRACT DOCUMENTS, ADVISE THE ARCHITECT PRIOR TO INSTALLATION FOR CLARIFICATIONS.
7. ALL SYSTEMS, EQUIPMENT, AND MATERIALS ARE TO BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER WHICH DOES NOT AFFECT THAT CRITERION SHALL BE REMOVED AND REINSTALLED TO SATISFACTORILY THAN, DETERMINATION OF THE ACCEPTABILITY OF THE QUALITY OF WORK RESTS WITH THE ARCHITECT
8. ALL WORK, MATERIALS, EQUIPMENT, ETC. SHALL BE FULLY COORDINATED FOR THE FULL CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DESIGNATED BY THE ARCHITECT, UNLESS LONGER WARRANTY PERIODS FOR EQUIPMENT ARE SPECIFIED.
9. UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL EQUIPMENT AND/OR MATERIALS BEING ACQUIRED SHALL BE EXPOSED TO VIEW OR THE BUILDING EXTERIOR SHALL BE PRIMED AND FINISHED SO AS TO COMPLEMENT ADJACENT SURFACE, UNLESS OTHERWISE NOTED COORDINATE WITH THE ARCHITECT
10. ALL ELECTRICAL COMPONENTS OF EQUIPMENT SHALL BE LABELED BY UNDERWRITER'S LABORATORIES OR OTHER APPROVED LICENSE AGENCY APPROVED AND LABELING OF INDIVIDUAL COMPONENTS ON AN ASSEMBLY IS NOT ACCEPTABLE AS MEETING THIS REQUIREMENT, UNLESS WAIVED BY THE ARCHITECT IN WRITING
11. ALL CONTRACTORS SHALL EXERCISE EXTREME CARE IN THE COURSE OF THEIR WORK SO AS TO INSURE THAT THEY DO NOT DAMAGE OR ANY EXISTING SERVICE OR SUB-SERVICE FOR SAFETY PURPOSES, PAY PARTICULAR ATTENTION TO THIS PRECAUTION RELATIVE TO NATURAL GAS AND ELECTRIC LINES. VERIFY THE LOCATION, SIZE TYPE, ETC. OF EACH UNDERGROUND OR OVERHEAD UTILITY. ALL WORK SHALL BE PERFORMED WITH ALL FEDERAL, STATE AND/OR LOCAL RULES, REGULATIONS, STANDARDS AND SAFETY REQUIREMENTS. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE MUNICIPALITY OR UTILITY COMPANY STANDARDS. IN ALL CASES, THE MOST STRINGENT REQUIREMENTS SHALL APPLY
12. ALL SUPPORTS FOR EQUIPMENT, REVISED OR FIXTURES SHALL BE UNIQUE, SUPPORT FROM THE BUILDING STRUCTURE. DO NOT SUPPORT WORK FROM OTHER TRADES, EQUIPMENT OR SUPPORTS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND CONSENT OF THE OWNER MADE IN WRITING
13. WHERE DISCREPANCIES AN EXISTING UTILITY OR SERVICE ELEMENT ELSE OR ACCIDENTALLY THE RESPONSIBLE CONTRACTOR SHALL WORK CONTINUOUSLY AS NEEDED TO RESTORE SAME PROVIDING PREMISE AND AS NEEDED.
14. WHERE PENETRATING ROOF ROOFING MEMBRANE OR OTHER MATERIALS USED FOR WEATHERPROOFING THE BUILDING SHALL SUCH PENETRATION BE A WAY THAT WILL NOT VOID OR DIMINISH THE ROOFING WARRANTY OR INTEGRITY IN ANYWAY COORDINATE ALL SUCH PENETRATIONS WITH THE ROOFING INSTALLER/MECHANIC
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY COMPANY FEES, CASH CONTRIBUTIONS OR OTHER COSTS THAT THE UTILITY COMPANY MAY REQUIRE TO COMPLETE THEIR WORK. (ELECTRIC, TELEPHONE, TELEVISION, ETC.)
16. DIMENSIONS ON SIZE, CAPACITIES, ETC. FINISH, ETC. FOR EQUIPMENT FROM THAT FIRM SPECIFIED SHALL BE THE RESPONSIBILITY OF THE PURCHASER OF THAT EQUIPMENT ANY PROVISIONS REQUIRED TO ACCOMMODATE A DEVIATION, WHICH APPROVED BY THE ARCHITECT OR HIS SHALL BE THE RESPONSIBILITY OF THE PURCHASER
17. NO EXPANSION OF ANY EXISTING SERVICES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR, UTILITY COMPANY, ENGINEERS, AND OWNER AS NECESSARY, WITH AT LEAST ONE WEEK IN ADVANCE OF ANTICIPATED INTERRUPTION. A REMINDER FOR THESE OUTAGES SHALL BE DEVELOPED AND AGREED UPON BETWEEN PARTIES REFERENCED, TO AVOID UNNECESSARY INCONVENIENCE TO THE OWNER OR ANY AFFECTED PARTY. NOTIFY THE UTILITY COMPANY OF ANY ANTICIPATED SERVICES REQUIRED TWO WEEKS IN ADVANCE, IN WRITING. IF UTILITY COMPANY REQUIRES A LONGER VERIFICATION PERIOD, SO PROVIDE.
18. ALL WORK SHALL BE CONCEALED UNLESS SPECIFICALLY INDICATED TO BE EXPOSED, OR REQUIRED TO BE EXPOSED IF IN DOUBT, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLING ANY SUCH WORK.
19. DO NOT SCALE FROM DRAWINGS, AS PRINTING DISTORTS SCALE. WORK SHALL BE LAID OUT FROM DIMENSIONED DRAWINGS, OR DIMENSIONED SUPPLIED TO THE CONTRACTOR
20. IT IS NOT INTENDED THAT THE PLANS SHOW ALL OFFSETS IN PIPES, CONDUITS, AND DUCTS REQUIRED FOR INSTALLATION OF THE WORK DETAILS ARE SECURING ARE NOT SHOWN FOR SAKE OF CLARITY. THE CONTRACTOR IS RESPONSIBLE FOR EQUIPMENT AND MATERIALS TO FIT THE BUILDING AS CONSTRUCTED AND SUB-CONTRACTORS TO COORDINATE INSTALLATIONS OF THE WORK AND TO PROVIDE THE NECESSARY OFFSETS, TRANSFORMATIONS, AND FITTINGS REQUIRED NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTING CONFLICTS BETWEEN THE WORK OF VARIOUS TRADES. DETAILS AND DRAWINGS ARE SHOWN FOR THE CONVENIENCE CONVENIENCE AND SHALL NOT BE CONSIDERED COMPLETE IN EVERY DETAIL
21. ALL WORK SHOWN ON DRAWINGS (EQUIPMENT, DUCTWORK, PIPING FIXTURES, BASEBOARDS, WIRING, ETC.) ARE NEW, TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
22. ALL PIPING SHALL BE INSTALLED AS HIGH AS POSSIBLE, COORDINATION WITH ALL TRADES WILL BE REQUIRED.
23. REFER TO DOMESTIC WATER RISER DIAGRAM FOR LOCATIONS OF ALL VALVES AND ACCESSORIES TO BE INSTALLED.
24. VALVES MARKED ABBREVIATIONS, TRAP PRIMERS, VALVES, ETC. SHALL BE ACCESSIBLE. PROVIDE ACCESS PANELS WHERE ANY ITEM IS INSTALLED IN AN INACCESSIBLE SPACE.
25. INSULATE HOT AND COLD WATER IN ACCORDANCE WITH FLORIDA ENERGY EFFICIENCY CODE.
26. METALLIC PIPING SHALL BE INSTALLED IN FIRE RATED WALL (TYPICAL)
27. SEAL ALL PIPING PENETRATIONS WITH NON-SHRINK GROUT.
28. DOMESTIC WATER PIPING WITHIN 5 FEET OF THE BUILDING SEWER/DRAIN PIPING IS TO BE A MINIMUM OF 12 INCHES ABOVE THE HIGHEST POINT OF THE BUILDING SEWER/DRAIN PIPING AND THE PIPE MATERIALS MUST CONFORM TO SECTION P321 OF THE FLORIDA BUILDING CODE 2017 – PLUMBING
29. PLUMBING CONTRACTOR SHALL COORDINATE UNDERGROUND PIPING WITH BUILDING FOUNDATION.
30. WHERE PIPING PENETRATES FOOTING, REFER TO CONSTRUCTION DRAWINGS FOR SLEEVING DETAILS.
31. WHERE SHORT CLEARANCES ARE ENCOUNTERED IN PLUMBING DRAWINGS, PLUMBING CONTRACTOR SHALL INSTALL PIPING AS PER THE PLUMBING CONTRACT DRAWINGS AND PROVIDE A 45 DROP TO MEET THE CIVIL ENGINEERS POINT OF CONNECTION. IF ANY CONFLICTS ARISE WHERE CIVIL ENGINEERS POINT OF CONNECTIONS ARE SHALLOWER THAN ON THE PLUMBING CONTRACT DOCUMENTS, PLUMBING CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER.
32. SUPPLY AND TRAP GRADES SHALL BE PROVIDED AT ADA LAVATORIES AND SINKS WHERE PIPING IS EXPOSED.
33. WHERE PIPING IS NEAR ROOF ACCESS HATCH CONTRACTOR SHALL ROUTE ALL PIPING TO CLEAR ALL LADDERS AND OPENINGS.
34. COORDINATE HEAT PUMP ROOF WITH ALL EQUIPMENT. WHERE PIPING IS WITHIN 10'-0" OF EQUIPMENT, LOWERING ECT HEAT PUMP ROOF SHALL BE HIGHER TO MAINTAIN A 10'-0" CLEARANCE OF RAINBIRD AIR OPENINGS.
35. WHEN NONMETALLIC PIPE IS USED IN CONJUNCTION WITH/OR UPSTREAM STEEL PIPING WITHIN/ CAUSED BY CONDITIONS UNKNOWN AND NONMETALLIC PIPING, THE STEEL PIPE CONTAINS SHALL BE ANCHORED FOR COMPATIBILITY WITH THE NONMETALLIC PIPING BY A STEEL LARGER SIZE
36. WHEN FABRICATING STEEL PIPE FOR A CONNECTION (SOME-STEEL) ENSURE THE CUTTING OIL AND LUBRICANTS CAN CAUSE PERFORMANCE DEGRADATION OF THE SOME PIPING. CUTTING OILS AND LUBRICANTS FOUND TO BE COMPATIBLE ARE AVAILABLE AND SHALL BE USED
37. WHEN NONMETALLIC PIPE IS USED IN CONJUNCTION WITH/OR UPSTREAM STEEL PIPE THAT IS NOT DIRECTLY COATED WITH CHEMICAL CORROSION INHIBITORS, NO ADDITIONAL CHEMICALS SHALL BE INTRODUCED.
38. WHEN NONMETALLIC PIPE IS USED IN CONJUNCTION WITH/OR UPSTREAM STEEL PIPE, CUTTING OILS AND LUBRICANTS USED FOR FABRICATION OF THE STEEL PIPING SHALL BE COMPATIBLE WITH THE NONMETALLIC PIPE MATERIALS
39. PIPE-STRAPPING ASSEMBLIES UTILIZED FOR USE ON NONMETALLIC PIPING PENETRATIONS SHALL BE INVESTIGATED FOR COMPATIBILITY WITH THE NONMETALLIC PIPE MATERIALS.
40. ALL CPVC PIPING, FITTINGS AND SOLVENTS SHALL BE FROM A SINGLE MANUFACTURER. MIXING OF NAMED MATERIALS IS NOT ALLOWED OR PERMITTED
41. CPVC PIPING INSTALLATION SHALL BE IN CONFORMANCE WITH MANUFACTURES SPECIFICATIONS AND GUIDELINES
42. WATER HAMMER TO BE INSTALLED IN ALL QUICK OPENING FIXTURES.
43. PROVIDE LABELS FOR SANITARY, VENT, STORM, CONDENSATE AND GAS PIPING PER 2017 FBC SYMBOLS C

ABBREVIATIONS

APPROX.	APPROXIMATELY
A.F.	AT FINISH OF ABOVE COUNTER
B.F.	BELOW FLOOR
BFF	BELOW FINISHED FLOOR
B.S.	BELOW GRADE
BWV	BACK WATER VALVE
CFH	CUBIC FEET PER HOUR
CO	CLEAN-OUT
CONDR	CONDENSATE OR CONDENSER
CD	DOMESTIC COLD WATER
DF	DRINKING FOUNTAIN
DN	DOWN
ECW	EXTERIOR CLEANOUT
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
FL	FLEXIBLE
FD	FLOOR DRAIN
FS	FLOOR SINK
G	GAS (LP)
GPM	GALLONS PER MINUTE
GR	GREASE WASTE LINE
GWH	GAS WATER HEATER
HB	HOSE BIBB
HD	HOSE DRAIN
HW	DOMESTIC HOT WATER
HWR	DOMESTIC HOT WATER RETURN
IW	INSTANTANEOUS WATER HEATER
L	LAVATORY
LP	LIQUID PROPANE GAS
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
NIC	NOT IN CONTRACT
RCP	RECIRCULATING PUMP (HW)
RD	ROOF DRAIN
S	SINK
SH	SHOWER
ST	STORAGE TANK (HOT WATER)
TYP	TYPICAL
TV	TEMPERING VALVE (THERMOSTATIC)
VTR	VENT THRU ROOF
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT
WHB	WASHER BOX
WR	RECEIVING SERVICE INSTALLED

GENERAL LEGEND

- DIRECTION OF FLOW IN PIPE
- PIPE UP
- PIPE DOWN
- BALL VALVE
- CIRCUIT BALANCER BALANCING VALVE WITH CHECK VALVE SET TO SAME
- CHECK VALVE, HORIZONTAL SWING
- BALANCING VALVE
- GAS COCK, GAS SHOP
- PRESSURE REDUCING VALVE
- VALVE IN SERVICE BOX WITH CAST IRON COVER
- SOLENOID VALVE, 24V
- FLOOR CLEANOUT
- EXTERIOR CLEANOUT
- EXTERIOR 3-WAY CLEANOUT
- WALL CLEANOUT
- HORIZONTAL CLEANOUT
- CAPPED LINE
- HOT WATER RECIRCULATION PUMP
- HOSE BIBB
- FLOOR DRAIN
- CAPPED DRAIN
- HUB DRAIN
- SHOWER HANDLE
- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING (120°)
- DOMESTIC HOT WATER PIPING (140°)
- DOMESTIC HOT WATER RETURN PIPING
- DOMESTIC HOT WATER RETURN PIPING
- SOIL, WASTE, OR SANITARY SEWER PIPING
- VENT PIPING
- GREASE WASTE PIPING
- CONDENSATE PIPING
- STORM PIPING
- NATURAL GAS PIPING
- PIPING/FIXTURE TO BE REMOVED
- POINT OF CONNECTION TO EXISTING
- DESIGNATES DFU TOTAL OF FIXTURE STACK
- KEYNOTE FOR SHEET NOTES
- DETAIL OR SHEET EXTENSION NOTE
- SHEET WHERE DETAIL OR SHEET APPEARS
- KEYNOTE FOR KITCHEN EQUIPMENT

INDEX OF PLUMBING DRAWINGS

DWG. NO.	DESCRIPTION
P-0.1	GENERAL NOTES- PLUMBING
P-0.2	DETAILS - PLUMBING
P-1.0	SHED FLOOR PLAN- PLUMBING
P-2.0	RISER DIAGRAM- PLUMBING

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE	TRAP	VENT	CW	HW	WIRED
WATER CLOSET	3"	-	2"	3/4"	-	-
LAVATORY	2"	2"	2"	1/2"	1/2"	-
SINK	2"	2"	2"	1/2"	1/2"	-
FLOOR DRAIN	2"	2"	2"	-	-	-
ICE MAKER	-	-	-	1/4"	-	-

PIPE SCHEDULE

ITEM	ABOVE GROUND	BELOW GROUND
SANITARY PIPE	PVC	PVC
VENT PIPING	PVC	PVC
COLD WATER PIPE	COPPER (TYPE L)	COPPER (TYPE L)
HOT WATER RETURN PIPE	COPPER (TYPE L)	NOT USED
HOT WATER PIPE	COPPER (TYPE L)	NOT USED
TRAP PRIMER PIPE	COPPER (TYPE L)	COPPER (TYPE L)

NOTES:
1. ALL UNDERGROUND HARD DRAWN COPPER PIPING SHALL BE SLEEVED.
2. ALL CW, HOT AND HOT RETURN WATER PIPING SHALL BE INSULATED WITH ASJ FIBERGLASS PIPE INSULATION. PIPE SIZES 1/2" THRU 1" SHALL HAVE 1" THICK INSULATION MINIMUM. PIPE SIZES 1-1/4" AND LARGER SHALL HAVE 1-1/2" THICK INSULATION MINIMUM.
3. ALL HORIZONTAL UNDERGROUND SANITARY AND STORM PIPING 3" AND LARGER SHALL BE SLOPED AT 1/4" PER FOOT.
4. ALL REFRIGERANT PIPING SHALL BE INSULATED, REFER TO SPECIFICATIONS FOR THICKNESS OF INSULATION.

SHOCK ARRESTOR SCHEDULE

DESIGNATION	SERIES	FIXTURE UNITS
A	SS-A	1-11
B	SS-B	12- 32
C	SS-C	33-60
D	SS-D	61-113
E	SS-E	114-154
F	SS-F	155-330

CLEANOUT SCHEDULE

DESIGNATION	MANUFACTURER	SERIES
FCO	WATTS	CO360-6
WCO	WATTS	CO8460-HD
ECO	WATTS	CO380-HD-6

PLUMBING FIXTURE SCHEDULE

MARK	WC-1 (ADA)	L-1 (ADA)	S-1	ESK-1	CO-1	HBB-1	EWC-1	WH-1	RD-1	TMV-1
DESCRIPTION	WATER CLOSET FLUSH VALVE (TANK)	LAVATORY FLUSH VALVE (SENSOR)	1 COMP SINK (MOUNT)	FLOOR SINK	FLOOR DRAIN (CLEANOUT)	ICE MAKER BOX	ELECTRIC WATER COOLER BOTTLE FILLER	HOT WATER HEATER (TANKLESS)	THERMOSTATIC MIXING VALVE	THERMOSTATIC MIXING VALVE
MANUFACTURER	AMERICAN STANDARD	AMERICAN STANDARD	CLARAY	WATTS	WATTS	OATEY	CLARAY	RHEEM	CALEFFI	BRADLEY
MODEL NO.	2467.100 1.1 GPF	0356.004.002	SCTSR4020-6	CO-1000-A-6-S	CO-1000-A-6	38888	LSTR-8WSLF	XE95H24	5163400AC	6805-XX-NF (XX=SIZE)
CARRIER	-	-	-	-	-	-	-	-	-	-
MANUFACTURER	-	(1)	-	-	-	-	(1)	-	-	-
MODEL NO.	-	-	-	-	-	-	-	-	-	-
FLUSH VALVE	-	-	-	-	-	-	-	-	-	-
MANUFACTURER	-	-	-	-	-	-	-	-	-	-
MODEL NO.	-	-	-	-	-	-	-	-	-	-
SUPPLY FITTING	-	-	-	-	-	-	-	-	-	-
MANUFACTURER	(1)	(1)	(1)	-	-	(1)	(1)	(2)	-	-
MODEL NO.	-	-	-	-	-	-	-	-	-	-
QUANTITY	1	2	2	-	-	1	1	2	-	-
FAUCET	-	-	-	-	-	-	-	-	-	-
MANUFACTURER	-	AMERICAN STANDARD	CLARAY	-	-	-	-	CHOORE	-	-
MODEL NO.	-	0356.178 0.5 GPM	UNDERCOUNTER 1.5 GPM	-	-	-	-	477-0356-GR 2.2 GPM	-	-
DRAIN	-	-	-	-	-	-	-	-	-	-
MANUFACTURER	(1)	(1)	(1)	(1)	(1)	-	-	(1)	-	-
MODEL NO.	-	-	-	-	-	-	-	-	-	-
TRAP	-	-	-	-	-	-	-	-	-	-
MANUFACTURER	(1)	McGUIRE	(1)	(1)	-	-	-	(1)	-	-
MODEL NO.	-	(6)	-	-	-	-	-	-	-	-

SPECIAL ITEMS
(1) FURNISHED BY PLUMBING CONTRACTOR.
(2) WITH ELONGATED SPOUT, FRONT SEAT BY PLUMBING LATCH COVER.
(3) MAXIMUM WEIGHT PER LOCAL, STATE, HANDICAP CODES
(4) PROVIDED WITH LARGER ESCUTCHEON BEARING VALVE p 3/4"-1070 SET TO 100° (HOT AND COLD SUPPLIES
(5) PROVIDED WITH BRANDER 3 FOOD WASTE DISPOSER
(6) ~~PROVIDE P-TRAP WITH 24"X24"~~
(7) PROVIDED WITH 6.0GAL HOT & HOT SPOUT, PLUMBED IN WITH VALVE, HOSES, 0.5GAL SILICONE SEALANT AND SOLE WALL DUMP. STAINLESS STEEL
(8) ~~PROVIDE WITH 24"X24" STAINLESS STEEL COVERMATE SUMP WITH FLOOR GRATE WITH MODEL NUMBER TO BE USED~~
(9) SET THERMOSTATIC TEMPERATURE TO 110°
(10) SET WATER TEMPERATURE TO 130°

WATER HEATER SCHEDULE

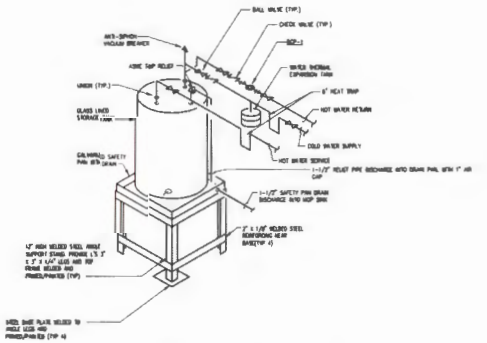
MARK	~~EWH-1~~ (1107)			
MANUFACTURER	AO SMITH			
MODEL NO.	BTH- 20			
TYPE	ELECTRIC			
GALLONS	20			
KW	3kW			
VOLTAGE/PHASE	208/1PH			

NOTES
1. PROVIDE ALL GAUGES, HEAT TRAPS, THERMOSTATS, TEMPERATURE AND PRESSURE RELIEF VALVE AND SHUT-OFF VALVES AS REQUIRED BY LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
2. 18.1' SEAMLESS WATER HEATERS TEMPERATURE CONTROL TO 110°

RECIRCULATION PUMP SCHEDULE

MARK	RCP-1	
MANUFACTURER	TACO	
MODEL NO.	003	
GPM	1	
TOTAL HEAD-FEET	3	
VOLTAGE/PHASE/Hz	115/1/60	
AMPS	45	
HP	1/40	

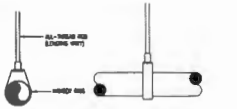
NOTES
1. PROVIDE ALL GAUGES, UNIONS, VALVES, ETC AS REQUIRED BY LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
2. COORDINATE WITH DIVISION 16 CONTRACTOR.
3. PROVIDE RECIRCULATION PUMP WITH TIMER AND AQUA STAT TO MAINTAIN MINIMUM HOT WATER TEMP



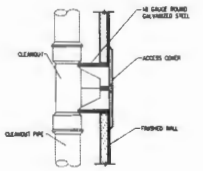
ELECTRIC WATER HEATER DETAIL
NTS

TRAP PRIMER DETAIL - SAFE WASTE
NTS

INSULATED HANGER DETAIL
NTS



NON-INSULATED HANGER DETAIL
NTS



INTERIOR CLEANOUT DETAIL
NTS

dB
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The City of Fort Pierce

Building Department

The Sunrise Center Third Floor

100 North US 1 Fort Pierce, Fl

Seal:

Consultant:

101 ASSOCIATES INC.

Key Plan

Sheet Title: GENERAL NOTES & SCHEDULES - PLUMBING

NTS

Revisions:

Comm.:	Date:
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Sheet No.

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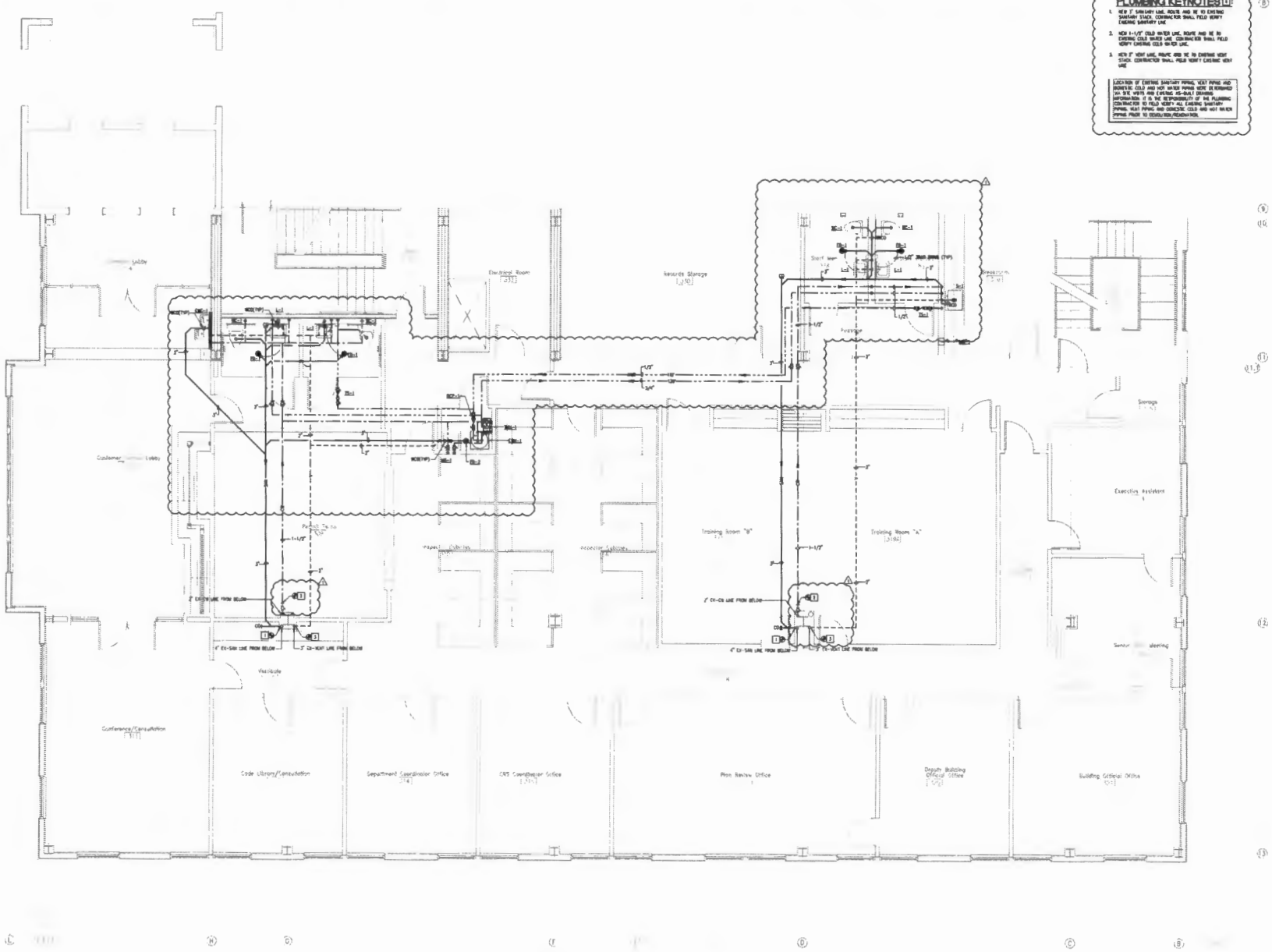
OF

PLUMBING KEYNOTES

1. NEW 3" SANITARY LINE, ROUTE AND TIE TO EXISTING SANITARY STACK. CONTRACTOR SHALL FIELD VERIFY EXISTING SANITARY LINE
2. NEW 1-1/2" COLD WATER LINE, ROUTE AND TIE TO EXISTING COLD WATER LINE. CONTRACTOR SHALL FIELD VERIFY EXISTING COLD WATER LINE.
3. NEW 2" VENT LINE, ROUTE AND TIE TO EXISTING VENT STACK. CONTRACTOR SHALL FIELD VERIFY EXISTING VENT LINE

LOCATION OF EXISTING SANITARY PIPING, VENT PIPING AND DOMESTIC COLD AND HOT WATER PIPING WERE DETERMINED VIA SITE VISITS AND EXISTING AS-BUILT DRAWING INFORMATION. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING SANITARY PIPING, VENT PIPING AND DOMESTIC COLD AND HOT WATER PIPING PRIOR TO DEMOLITION/RENOVATION.



3RD FLOOR PLAN - PLUMIBNG
SCALE 1/4" = 1'-0"

dB

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The City of Fort Pierce

Building Department

The Sunrise Center Third Floor

100 North US 1
Fort Pierce, FL

Seal:

Consultant:

DDI ASSOCIATES, INC.

Key Plan:

Sheet Title:
THIRD FLOOR PLAN – PLUMBING

1/4=1'-0"

Revisions:

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JV	JDB

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Of:

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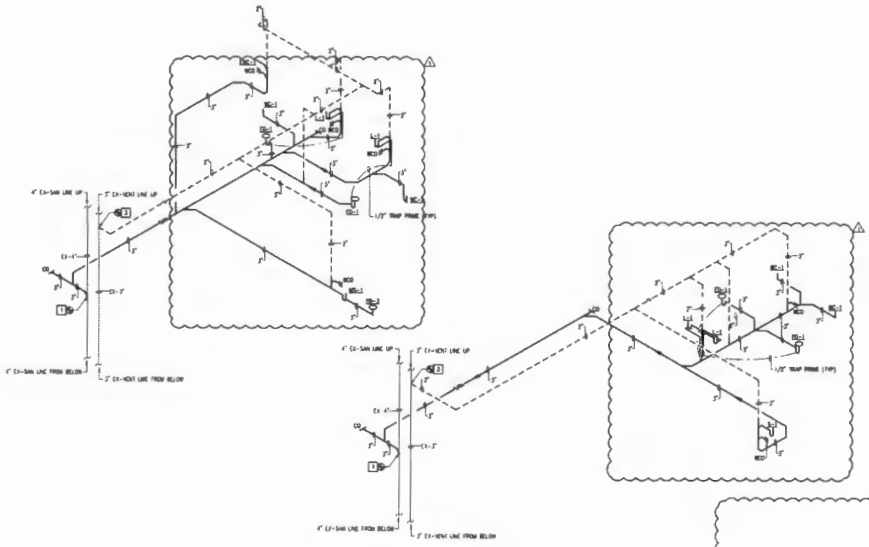
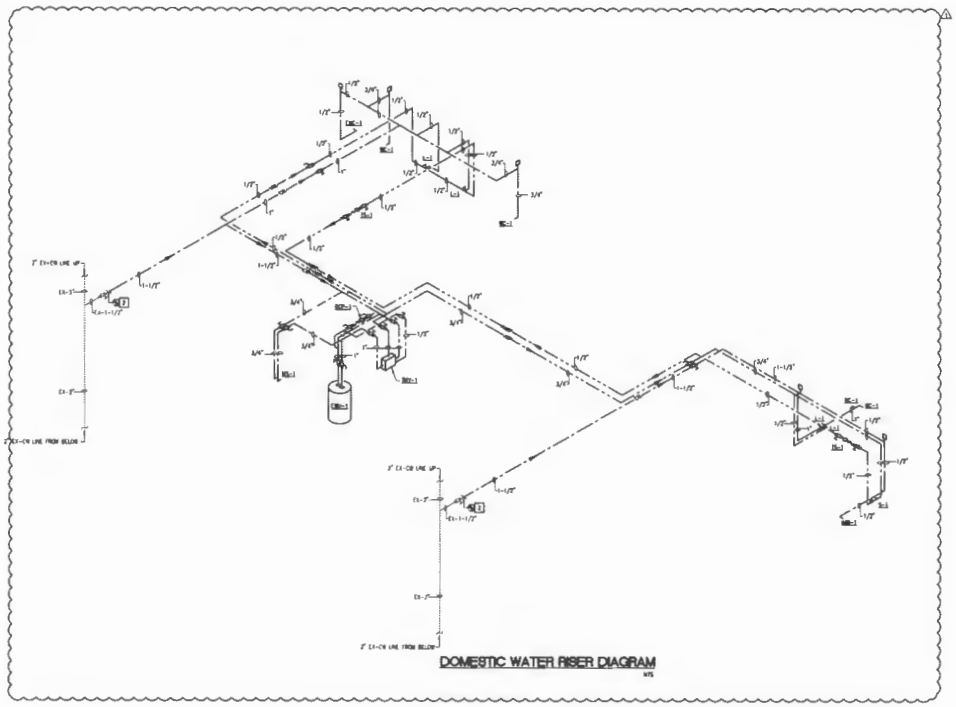


SANITARY RISER DIAGRAM

NTS



DOMESTIC WATER RISER DIAGRAM

NTS

dB

Don Bergman
ARCHITECTURE, LLC

P 772-466-8652
C 772-708-0364

License No. AA 26002422

P.O. Box 12537
4762 Coast Trace Lane
Fort Pierce, Florida
34982

The City of Fort Pierce

Building Department

The Sunrise Center Third Floor

100 North US 1
Fort Pierce, FL

Seal :

Consultant :

DDI ASSOCIATES, INC.

Key Plan :

Sheet Title :
RISER DIAGRAM - PLUMBING

NTS

Revisions

Comm.	Date
18-01	05.29.19
Drawn	Checked
DM	JD

Sheet No.:

P-2.0

PRINT DATE: 5/6/2019 4:30 PM DWG: BMC_SPC.DWG FILE LOCATION: L:\05 JOBS\18-04 - FT PIERCE, 200 N.US1\BMC\DWG\BMC_US1.RVT

August 14, 2019

CITY OF FORT PIERCE

INTERIOR BUILD-OUT OF OFFICE SPACE- SUNRISE CENTER

BID NO. 2019-019

ADDENDUM NO. 3

The purpose of this addendum is to include the **Non- Collusion Affidavit for Prime Bidder and Trench Safety Act Compliance Statement** forms which were inadvertently omitted in the original bid document.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Rex B Kirby, Jr.
Typed or Printed

Company Name: Verdex Construction LLC

Address: 1545 Centrepark Drive N, West Palm Beach, FL 33401

Date: August 30, 2019

/gm

Attachments: Non-Collusion Affidavit for Prime Bidder
Trench Safety Act Compliance Statement

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Florida

COUNTY OF Palm Beach

Rex B Kirby, Jr., being first duly sworn, deposes and says:

That he/she is President
(a partner or officer of the firm of, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Verdex Construction LLC
(Firm Name)

By: R. B. K

Title: Rex B. Kirby, Jr.

Subscribed and sworn to before me this 15th
day of August, 2019

Notary Public

My Commission expires: (Seal)

TERESA TAYLOR MY COMMISSION EXPIRES OCTOBER 12, 2023 #GG 342681 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

END OF SECTION

TRENCH SAFETY ACT COMPLIANCE STATEMENT
BID NO. 2019-019

Instructions:

Chapter 90-96 of the Laws of Florida requires all contractors engaged by the City of Fort Pierce to comply with Occupational Safety and Health Administration Standard 29 C.F.R. s. 1926.650 Subpart P. All prospective contractors are required to sign the compliance statement and provide compliance cost information where indicated below. The costs for complying with the Trench Safety Act must be incorporated into this project's base bid.

Certify this form in the presence of a notary public or other officer authorized to administer oaths.

Certification:

1. I understand that Chapter 90-96 of the Laws of Florida (The Trench Safety Act) requires me to comply with OSHA Standard 29 C.F.R. s. 1926.650 Subpart P. I will comply with The Trench Safety Act and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.

2. The estimated cost imposed by compliance with The Trench Safety Act will be:

N/A _____ Dollars
(Written)

_____
(Figures)

3. The amount listed above has been included within the Base Bid.

Certified: Verdex Construction LLC
(Company-Contractor)

By: _____
(President's Signature)

Rex B. Kirby, Jr.
(President's Typed or Printed Name)

Notarization:

Sworn to and subscribed before me in Palm Beach County, Florida on the 15th day of August, 2019.

Notary Public: _____ (affix seal)

My Commission Expires: _____

TERESA TAYLOR
MY COMMISSION EXPIRES
OCTOBER 12, 2023
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

END OF SECTION

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Verdex Construction, LLC
1545 Centerpark Drive N.
West Palm Beach, FL 33401

SURETY:
(Name, legal status and principal place of business)

Berkshire Hathaway Specialty Insurance Company
1314 Douglas Street, Suite 1400
Omaha, NE 68102-1944

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

BOND AMOUNT: $ 10% Ten Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Bid #2019-019 Sunrise Center Third Floor Build-Out

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 15th day of August, 2019

Jo-Ellen Cox
(Witness)

Verdex Construction, LLC
(Principal) *(Seal)*

By: J. B. K.
(Title)

Jennifer Stephens
(Witness)

Berkshire Hathaway Specialty Insurance Company
(Surety) *(Seal)*

By:
(Title) Kevin Wojtowicz Attorney-in-Fact

S-0054/AS 8/10

Berkshire Hathaway Specialty Insurance

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Kevin Wojtowicz, 1000 Central Avenue, Suite 200 of the city of St. Petersburg State of Florida,** their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of December 20, 2018. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following signature by an authorized officer of the Company may be a facsimile, which shall be deemed the equivalent of and constitute the written signature of such officer of the Company for all purposes regarding this Power of Attorney, including satisfaction of any signature requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY,

By: _____
David Fields, Executive Vice President

NATIONAL INDEMNITY COMPANY, NATIONAL LIABILITY & FIRE INSURANCE COMPANY,

By: _____
David Fields, Vice President

NOTARY
State of Massachusetts, County of Suffolk, ss:
On this 20th day of December, 2018, before me appeared David Fields, Executive Vice President of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY and Vice President of NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]

GEOFFERY A. DELISIO
Notary Public
Commonwealth of Massachusetts
My Comm. Expires November 29, 2024

_____
Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this August 15, 2019.

_____
Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhspecialty.com *THIS POWER OF ATTORNEY IS VOID IF ALTERED*

To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimsnotice@bhspecialty.com, via fax to (617) 507-8259, or via mail.

VERDEX CONSTRUCTION
1545 Centrepark Drive
West Palm Beach, FL 33401
561.440.1600
info@verdex.com
www.verdex.com
Lic. No. CGC1519424

Estimate Summary
September 20, 2019

VANILLA BOX COST SUMMARY

Division	Description	Budget
Division 1	General Conditions	$ 10,854
	General Requirements	$ -
Division 2	Site Work / Demolition	$ -
Division 3	Concrete	$ -
Division 4	Masonry	$ -
Division 5	Metals	$ -
Division 6	Doors / Frames /Hardware	$ 2,200
Division 7	Waterproofing	$ -
Division 9	Framing	$ 780
Division 9	Drywall	$ 3,124
Division 9	Painting	$ 3,750
Division 9	ACT	$ 21,590
Division 15	HVAC	$ 71,985
Division 15	Fire Sprinkler	$ 12,500
Division 15	Plumbing	$ 14,750
Division 16	Electrical	$ 18,662
Division 16	Fire Alarm	$ 5,600
	Construction Cost	$ 165,795
	General Liability Insurance	$ 1,546
	Builders Risk Insurance	$ -
	Payment and Performance Bond	$ -
	General Contractor Fee	$ 10,692
	Total	$ 178,032
	Construction Contingency	
	Grand Total	$ 178,032

City Commission Regular Meeting **11. b.**

Meeting Date: 10/07/2019

Re: Case #17-1194 - 315 S 17th Street

Submitted For: Shaun Coss, Building Dept. Coordinator, Building

---

SUBJECT:

Request to reduce Building Department lien in the amount of $78,790.00 against 315 S 17th Street, Ft. Pierce, Florida 34950, Parcel ID Number: 2409-314-0002-000/9, owned by Ermith Lazare of 3406 Menendez Avenue, Ft Pierce, FL 34947 to $1,500.00 payable within 90 days.

SUMMARY:

The case was initiated on June 6, 2017. Permit to address the violations was not obtained until June 8, 2018, and received it's necessary final inspection one March 18, 2019. Fines accrued from May 7, 2018 to March 18, 2019. The fines total: $78,790.00, which includes recording fees.

RECOMMENDATION:

The Special Magistrate, having heard the request of the owner and the testimony from staff, recommends reducing the lien to $1,500.00, payable within 90 days. If the amount is not paid, the fines will revert to their original amount of $78,790.00.

Hard Costs (postage, filing fees, photos)	$ 56.30
Case Processing (months open/inspections)	$ 893.70
Hearing Costs	$ 300.00
City Commission Hearing	$ 250.00

ALTERNATIVES:

Deny request.
Make an alternative recommendation.

RESPONSIBLE STAFF:

Elizabeth Beck, Building Department Assistant

COORDINATED WITH:

Shaun Coss, Building Department Coordinator

Fiscal Impact

Budgeted Y/N: 2019

Fiscal Year: 2019

Account: Enterprise

Amount: 1,500.00

OTHER INFORMATION:

$1,500 to the Enterprise Fund

Attachments

Request for Lien Reduction
Memo
Orders

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	09/13/2019 04:23 PM
City Manager	Nick Mimms	09/19/2019 10:40 AM

Form Started By: Elizabeth Beck Started On: 09/13/2019 10:02 AM

Final Approval Date: 09/19/2019

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

RECEIVED
JUN 1 1 2019
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement
& Animal Control

REQUEST FOR A REDUCTION OR RESCINDMENT OF BUILDING VIOLATION LIENS

Date:	6-10-19				
Property address:	315 S 17 Street				
Owner(s) of record:	Ermith LAZARRE				
Mailing address:	3406 menendez st Fortpierce				
Property tax ID #:					
Original purchase date		Original purchase price:			
Property is used for:	☐ Single Family	☑ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Ermith LAZARRE	Relationship to owner(s)	Owner		
Telephone #:	786-317 69-16	Mobile phone #:	-		
E-mail:	ermLi21500@yo	Preferred contact method:	7863176916		
What are owner(s) intentions for property:	Keep property				
Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price		

AMOUNT OF FINE / LIEN $ 78,790.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ 78,790.00

DOLLAR AMOUNT I AGREE TO PAY $ 00

Signature of Owner or Representative

6-10-19
Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 315 S 17 Street

Property Owner: Ermith LAZARE

Mailing Address: 3406 menendez st fort pierce FL

Telephone #: 786-317 6916 Cell Phone #: —

E-Mail Address: ermliz1500@yahoo.com

Is the property in compliance? yes If not, please explain in the narrative of your request.

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

—

Signed: [signature] Date: 6-10-19

Print Name: Ermith LAZARE

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Ermith Lazarre who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced Florida Drivers License. as identification.

SWORN TO AND SUBSCRIBED before me this 11 day of June, 2019.

[signature]

Notary Public, State of Florida

JACQUELYN MCQUEEN
Notary Public - State of Florida
Commission # FF 918975
My Comm. Expires Sep 16, 2019

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	315 S 17 Street

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☑ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or City Commission.

☐ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by the Special Magistrate that authorized Order Assessing Fine and Imposing Lien.

☐ I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative — Date: 6-10-19

COFP – APPLICATION PROCESS DETERMINATION

☐ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and does not agree to process the application as requested by the signing party.

Comments:

Shaun Coss, Building Department Coordinator — Date

Rule 17: Requests for Reduction of Liens.

A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.

B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:

(1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is $5000 or more and is payable in less than 30 days.

(2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is $10,000 or more and is payable in less than 30 days.

(3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:

(1) The gravity or seriousness of the violation;

(2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken

by any other owner or party in interest to bring the property into compliance;

(3) The length of time necessary to bring the property into compliance;

(4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;

(5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;

(6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.

(7) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent.

D. If the Special Magistrate only determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

(1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is $3,000 or more and is payable in less than 6 months.

(2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is $7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.

F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.

G. There shall be established an administrative fee of $250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City

Commission. This fee shall not apply to special assessment reduction requests.

H. The Department has the authority to mitigate in part or in full only the administration fees that have been assessed by the Department for Special Assessment Liens imposed for nuisance abatement actions. The Department shall have no authority to mitigate the interest, penalties or Special Assessment liens imposed for Nuisance Abatement actions.

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Elizabeth Beck, Building Department Administrative Assistant

SUBJECT: **BUILDING DEPARTMENT LIEN REDUCTION**
Address: 315 S 17th Street
Parcel I.D. #: 2409-314-002-000/9
Owner: Ermith Lazare

DATE: September 3, 2019

The following is a breakdown of the above property:

	Costs(Enterprise Fund)	Interest & Penalties	Administrative Fees
CASE # 17-1194	$78,750.00	$.00	$40.00
CC Admin. Fee			250.00
TOTAL	$78,750.00	$.00	$290.00

CAN BE WAIVED (ALL COSTS) $79,040.00

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

SPECIAL MAGISTRATE
ORDER ASSESSING FINE AND IMPOSING LIEN

Case # 17-1194

Violator: LAZARE, ERMITH
3406 MENEDEZ AVE
FT PIERCE, FL 34947

Property Address: 315 S 17th ST
Tax ID #: 2409-314-0002-000/9
Legal Description: 9 35 40 FROM SE COR OF NE 1/4 OF SW 1/4, TH W ALG 1/4 LI 472 FT, TH W 12.41 FT TO POB, TH CONT W 197.59 FT, TH N 70 FT, TH E 197.55 FT, TH S 70

Violation of Section(s): IPMC 108.1.2 Unsafe Equipment, IPMC 108.1.3 Structure Unfit for Human Occupancy, IPMC 304.6 Exterior Walls, IPMC 304.7 Roofs & Drainage, IPMC 304.10 Stairways, Decks, Porches & Balconies, IPMC 304.13 Windows, Doors & Frames, IPMC 305.2 Structural Members, IPMC 305.3 Interior Surfaces, IPMC 305.4 Walking Surfaces, IPMC 309.1 Infestation, IPMC 504.1 Plumbing Fixtures, IPMC 504.3 Plumbing System Hazards, IPMC 603.1 Mechanical Equipment, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 704.1 Fire Protection Systems, IPMC 704.2.1 Smoke Alarms

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on December 06, 2017 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated December 06, 2017 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of $250.00 from May 7, 2018 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 30th day of August, 2018.

Fran Ross
Fran Ross, Esq., Special Magistrate

ATTEST:
Linda W. Coy
CITY CLERK

DATED: 8/30/18

Mail to:

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Ft. Pierce, FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4476270 08/31/2018 09:43:57 AM
OR BOOK 4175 PAGE 2663 - 2663 Doc Type: ORD
RECORDING: $10.00

C0080207

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Property Address: 315 S 17TH ST **CASE #: 17-1194**

Tax ID #: 2409-314-0002-000/9
Legal Description: 9 35 40 FROM SE COR OF NE 1/4 OF SW 1/4, TH W ALG 1/4 LI 472 FT, TH W 12.41 FT TO POB, TH CONT W 197.59 FT, TH N 70 FT, TH E 197.55 FT, TH S 70

Violator: ERMITH LAZARE
3406 MENEDEZ AVE
FT PIERCE, FL 34947

RE: Violation of Section(s): IPMC 108.1.2 Unsafe Equipment, IPMC 108.1.3 Structure Unfit for Human Occupancy, IPMC 304.6 Exterior Walls, IPMC 304.7 Roofs & Drainage, IPMC 304.10 Stairways, Decks, Porches & Balconies, IPMC 304.13 Windows, Doors & Frames, IPMC 305.2 Structural Members, IPMC 305.3 Interior Surfaces, IPMC 305.4 Walking Surfaces, IPMC 309.1 Infestation, IPMC 504.1 Plumbing Fixtures, IPMC 504.3 Plumbing System Hazards, IPMC 603.1 Mechanical Equipment, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 704.1 Fire Protection Systems, IPMC 704.2.1 Smoke Alarms

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 06, 2017, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ERMITH LAZARE failed to hire a properly licensed contractor to obtain a permit and make all necessary repairs to the steps, and handrails; hire a properly licensed contractor to repair the roof where it is damaged, seal all holes on the exterior of the structure allowing entry of rodents, seal all interior walls and ceilings allowing entry of rodents or where walls and ceilings are otherwise damaged, provide proper protection to prevent contamination and leaks of the potable water supply, replace all missing or damaged electrical disconnect covers, receptacle covers and box covers, repair or replace the stove and the exhaust system, repair or replace all under the sink plumbing that is leaking, hire a properly licensed electrician to replace the unsafe wiring on the water heater and to diagnose and repair the non-working electrical outlets, replace batteries in smoke detectors and replace smoke detectors as needed, hire a properly licensed contractor to obtain a permit to make all necessary repairs, replace all missing knobs on interior doors, and replace the door that is no longer weather tight, in violation of the Code of Ordinances as specified above, on property located at the above described location. **Accordingly it is ORDERED** as follows:

1. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of $250.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 12th **day of** December, **20** 17, **Nunc Pro Tunc December 6, 2017.**

Fran Ross
Fran Ross, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS

12th DAY OF December 2017.

Colleen Greer
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4379711 12/12/2017 02:34:04 PM
OR BOOK 4074 PAGE 2149 - 2149 Doc Type: ORD
RECORDING: $10.00

C0075325

City Commission Regular Meeting **11. c.**

Meeting Date: 10/07/2019

Re: Approval of Change Order No. 7 to CW Roberts Contracting Inc.

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Request approval of Change Order No. 7 to CW Roberts Contracting Inc. in the amount of $90,490.28 for the Surfside neighborhood drainage improvements.

SUMMARY:

This change order is requested to cover items not included in the original bid, such as replacement of decorative driveways, repair work of failed underground piping discovered during construction, and additional grading and sod to make right of way tie-ins to existing property elevations..

RECOMMENDATION:

Recommend approval of this change order

ALTERNATIVES:

Proceed as directed by the City Commission

RESPONSIBLE STAFF:

Edward Seissiger, Project Manager

COORDINATED WITH:

Ben Baummier, Project Manager CW Roberts Contracting

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2018/19

Account: 403-4300-538-3490

Amount: 90,490.28

FISCAL IMPACT:

This Change order will be funded from the City's SMU account

Attachments

Change Order No.7

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/02/2019 10:02 AM

City Manager	Nick Mimms	10/02/2019 11:50 AM
Form Started By: Ed Seissiger		Started On: 09/23/2019 10:17 AM
Final Approval Date: 10/02/2019		

CHANGE ORDER NO. 7

Furnish and Install Asphaltic Concrete 2018 Street Resurfacing

Bid No. 2016-016

DATE: September 11, 2019

CONTRACTOR: CW Roberts Contracting, Inc

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 250,000.00
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 2,196,628.06
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 90,490.28**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 2,287,118.34**
CURRENT CONTRACT EXPIRATION DATE	:	July 28, 2020
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	July 28, 2020

CHANGES ORDERED:

I. GENERAL:

This Change Order includes compensation for construction of roadway and drainage changes for portions of Bayshore Drive and Rio Vista Drive utilizing the referenced unit price contract. Original bid did not include pricing for decorative driveways, also included are modifications of existing drainage for issues discovered during project construction and right of way tie-ins.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Bayshore Drive

Pay Item No.	*Description*	*Unit*	*Quantity*	*Unit Price*	*Total*
1	Custom driveway rework (Brick pavers, textured and painted driveways) Right of way areas only - 31 driveways total- Not included in original bid	LS	1	$46,619.00	**$46,619.00**
2	Drainage repairs 96 feet of 15 inch pipe replacement - installation of valley gutter inlet and modification of 2 existing drainage structures	LS	1	$23,241.56	**$23,241.56**
3	Additional site work to match existing grades - performance sod, additional excavation and slope grading. Furnish & install 10 additional mail boxes	LS	1	$20,629.72	**$20,629.72**
				Total	**$90,490.28**

III. JUSTIFICATION:

The restoration of the 31 decorative driveways was not included in the original contract estimate. Additional sod and grading were required for project limits tie-in to minimize any potential ponding issues on grass areas. During valley gutter installation contractor discovered 2 separate locations of failed 15 inch drainage pipe under pavement or driveway.

IV. PAYMENT:

This change order work will increase the existing contract price by $90,490.28 which will be funded by the SMU Account No. 403-4300-538-3490.

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 9/12/19

APPROVED AS TO FORM AND CORRECTNESS:

Peter Sweeney
City Attorney

By: _____ 9/19/19
Signature

Date: 9/19/19

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

Todd Castleberry, Vice-President Area Manager
CW Roberts Contracting, Inc.

By: _____
Signature

Date: 9/16/19

CW Roberts Contracting
806 NW 9th Street
Okeechobee, FL. 34972

863-763-7373

Change Order

NO. 1

TO: Bayshore , Rio Vista Drive, &
Sunset Isles
City of Ft. Pierce , Florida

DATE: 8/19/2019
CW Roberts. # 1511491
FIN # NA

WORK AT

Remove and Replace Paver Driveways

Item No.	DISCRIPTION	Unit	QUAN.	UNIT PRICE	EXTENTION
100	Remove & Replace at 1714 Brick Paver Driveway	1	LS	$2,400.00	$ 2,400.00
	1" pavers , 400 S.F.				$ -
102	Re-Install and Sand Set Pavers (14) Brick Paver	1	LS	$8,200.00	$ 8,200.00
	Driveways. Reuse existing Pavers				$ -
103	Set Travertine Boarder Tiles at 1717 Bayshore	1	LS	$1,600.00	$ 1,600.00
104	Cost of Travertine Tiles at 1717 Bayshore	1	LS	$ 150.00	$ 150.00
					$ -
					$ -
	Includes all Sand and Concrete Edge Restraint				$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ 12,350.00
			Mark Up	6%	**$741.00**
			Total		**$13,091.00**

Owner:
City of Ft. Pierce , Fla. 34950

Attention: Ed Seissiger, Project Manager
Signed: _____

By: _____

Date: _____

Contractor:
CW Roberts Contracting , Inc

Ben Baummier , Project Manager
Signed: _____

By: _____

Date: _____

CW Roberts Contracting
806 NW 9th Street
Okeechobee, FL. 34972

863-763-7373

Change Order

NO. 1

TO: Bayshore , Rio Vista Drive, &
Sunset Isles
City of Ft. Pierce , Florida

DATE: 7/30/2019
CW Roberts. # 1511491
FIN # NA

WORK AT

Driveway Finishes

Item No.	DISCRIPTION	Unit	QUAN.	UNIT PRICE	EXTENTION
100	Paint Only Minimum Charge				$ -
	Bayshore - # 1704, and 1805				$ -
	Rio Vista - # 1708, 1709, 1914, 1916, 1917, & 2003	8	EA	$950.00	$ 7,600.00
					$ -
102	Paint Only at #1706 Bayshore Dr.	1	EA	$1,750.00	$ 1,750.00
					$ -
103	Texture with pattern #1705 Bayshore Dr.	1	EA	$1,750.00	$ 1,750.00
104	Paint with Designs and pattern #1712 Bayshore Dr.	1	EA	$2,500.00	$ 2,500.00
105	Heavy Textured , Hand Carved Pattern w/Color				$ -
	Band #1707 Rio Vista Dr.	1	EA	$5,600.00	$ 5,600.00
106	Stamp to match both driveways #1713 Rio Vista Dr.	1	EA	$6,500.00	$ 6,500.00
107	Textured Herringbone pattern no color #1705				$ -
	Sunset Isles	1	EA	$6,528.00	$ 6,528.00
108	Paint Only # 1708 Sunset Isles	1	EA	$1,300.00	$ 1,300.00
					$ -
					$ 33,528.00

Mark Up %

Total **$33,528.00**

Owner:
City of Ft. Pierce , Fla. 34950

Attention: Ed Seissiger, Project Manager
Signed: _____

By: _____

Date: _____

Contractor:
CW Roberts Contracting , Inc

Ben Baummier , Project Manager
Signed: _____

By: _____

Date: _____

CW Roberts Contracting

806 NW 9th Street
Okeechobee, FL. 34972

863-763-7373

Change Order

NO. 1

TO: Bayshore at Sunset Isles
Sunset Isles
City of Ft. Pierce , Florida

DATE: 7/30/2019
CW Roberts. # 1511491
FIN # NA

WORK AT

Storm Drainage Adjustments to Accommodate Sanitary Sewer

Item No.	DISCRIPTION	Unit	QUAN.	UNIT PRICE	EXTENTION
100	Mobilization (Includes As-Builts)	1	LS	$5,000.00	$ 5,000.00
104	Select Clearing and Grubbing	1	LS	$2,000.00	$ 2,000.00
110	Type C DB Inlet(<10')	1	EA	$3,550.00	$ 3,550.00
120	Type 7 Hanhole Top Only	1	EA	$2,000.00	$ 2,000.00
124	Modify Existing Drainage Structure	2	EA	$2,000.00	$ 4,000.00
130	Pipe Culvert , RCP 15" Round	48	LF	$ 55.00	$ 2,640.00
150	Pipe Culvert , RCP 15" Round	48	LF	$57.00	$ 2,736.00
				$0.00	$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ 21,926.00
			Mark Up	6%	**$1,315.56**
			Total		**$23,241.56**

Owner:
City of Ft. Pierce , Fla. 34950

Attention: Ed Seissiger, Project Manager
Signed: _____
By: _____
Date: _____

Contractor:
CW Roberts Contracting , Inc

Ben Baummier , Project Manager
Signed: _____
By: _____
Date: _____

CW Roberts Contracting

806 NW 9th Street
Okeechobee, FL. 34972

863-763-7373

Change Order

NO. 1

TO: City of Ft. Pierce
Attention : Ed Seissiger

DATE: 9/9+A1/2019
CW Roberts. # 1511491
FIN # NA

WORK AT

Rio Vista , Bayshore and Sunset Isles
Additional Sod , Grading , Mailboxes and Excavation

Item No.	DISCRIPTION	Unit	QUAN.	UNIT PRICE	EXTENTION
570-1-281	Performance Turf Sod Floritam per Contract	SY	1614	$9.00	$ 14,526.00
	(Includes Regrading)				$ -
					$ -
110-7-1A	Mailboxes (F&I)	EA	2	$250.00	$ 500.00
110-7-1B	Mailboxes (F&I)	EA	8	$250.00	$ 2,000.00
120-1A	Excavation	LS	1	$ 2,436.00	$ 2,436.00
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ 19,462.00
			Mark Up	6%	$1,167.72
			Total		$20,629.72

Owner:
City of Ft. Pierce , Fla. 34950

Attention: Ed Seissiger, Project Manager
Signed: _____
By: _____
Date: _____

Contractor:
CW Roberts Contracting , Inc

Ben Baummier Project Manager
Signed: _____
By: _____
Date: _____

City Commission Regular Meeting **11. d.**

Meeting Date: 10/07/2019

Re: Police Department Blanket Purchase Orders Under $50,000 for FY 2020

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

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SUBJECT:

Approval of annual/blanket purchase orders for the Police Department for FY 2020 in the total budgeted amount of $145,157.00.

SUMMARY:

All the Police Department Divisions will purchase equipment, services and materials from the vendors with the best prices and products to meet the Police Department's specific needs. Please see the attached list for amounts and descriptions of the requested vendors.

RECOMMENDATION:

Staff recommends approval of this request.

ALTERNATIVES:

The alternative would be to issue individual purchase orders for every purchase, which would be very time consuming and will lead to inefficiencies.

RESPONSIBLE STAFF:

Deputy Chief Robert Ridle
Acting Lieutenant Jason Braun
Lieutenant James Gagliano
Acting Lieutenant John Schramm
Melissa Alexander

COORDINATED WITH:

Deputy Chief Robert Ridle
Acting Lieutenant Jason Braun
Lieutenant James Gagliano
Acting Lieutenant John Schramm
Melissa Alexander

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2020
Account:	001.3000.521.0000
Amount:	$145,157.00

OTHER INFORMATION:

There are various account codes. All items are budgeted in the Police Department's FY 2020 budget. See the attached list of vendors and account codes.

Attachments

FY 2020 Annual Blanket PO under $50K

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/02/2019 10:00 AM
City Manager	Nick Mimms	10/02/2019 11:48 AM
Form Started By: Linda Cox		Started On: 09/25/2019 03:09 PM
Final Approval Date: 10/02/2019		

FY2020 Police Department Budget
City Manager Agenda Request

Police – 001.3000.521.

3130 – Police Law Institute – North Liberty, IA **$18,250**
- Legal Training/ Monthly Legal Updates - Single Source

4675 – Saint Lucie County Sheriff's Office – Ft. Pierce, FL **$10,200**
- OSSI module maintenance - Crime Analysis, K-9, FTO, NTA and Maps

5110 - Staples Advantage – Tampa, FL **$36,500**
- Office Supplies – FL State Contract Office & Educational Consumables 618-000-11-1

5250 – Day Dreams Uniforms – Port St. Lucie, FL **$30,000**
- Police Uniforms – Single Source

5250 – SRT Supply – St. Petersburg, FL **$10,000**
- 5.11 Tactical Uniforms – Group 5 - FL State Contract- Defense Products 46000000-15-1

5250 – Lawmen's and Shooters – Vero Beach, FL **$10,000**
- Badges and badge holders, name bars, whistles, commendation bars and holders, collar brass, flares, etc. – Single source

5251 – Florida Bullet, Inc. – Clearwater, FL **$30,207**
- Ammunition – Sole Source

City Commission Regular Meeting **11. e.**

Meeting Date: 10/07/2019

Re: Approval of Public Works Blanket Purchase Orders between $10K to $50K for FY 2019-2020

Submitted For: Mike Reals, Public Works Manager, Public Works

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SUBJECT:

Approval of Blanket Purchase Orders between $10K to $50K for the Public Works Department for Fiscal Year 2019-2020 to ensure efficient maintenance, service and repair of all City owned facilities, amenities and equipment, in the total budgeted amount of approximately $2,000,000.00.

SUMMARY:

The Public Works Department is requesting approval of Blanket Purchase Orders between $10K to $50K for FY 2019-2020. All Divisions of the Public Works Department will purchase parts, services and materials from the vendor with the best products & prices for city-wide repairs and maintenance. These vendors were chosen for their ability to deliver the needed materials and services in the most timely and cost efficient manner. Please see attached list for amounts and descriptions of the requested vendors. All vendor's prices have been proven competitive.

RECOMMENDATION:

Approval of the requested Blanket Purchase Orders for the 2019-2020 Fiscal Year.

ALTERNATIVES:

The alternative would be to issue purchase orders and/or paperless requisitions for every purchase, which would be very time consuming and lead to inefficiencies.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Public Works and Purchasing Departments

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2019
Account:	Various
Amount:	2,000,000

FISCAL IMPACT:

The requested Blanket Purchase Orders will be shared between all Public Works Department Department.

Attachments

BPO 10K to 50K

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/02/2019 10:00 AM
City Manager	Nick Mimms	10/02/2019 11:49 AM
Form Started By: Tanya White		Started On: 09/19/2019 04:50 PM
Final Approval Date: 10/02/2019		

VENDOR NAME	AMOUNT

FLEET MAINTENANCE - 4003

ADVANCED AUTO PARTS **$29,000.00**
- Miscellaneous Auto Parts

APPLE MACHINE & SUPPLY **$15,000.00**
- Machine Works and miscellaneous supplies/tools.

ART ATTACK **$21,000.00**
- All Police Decals

AUTO RESCUE **$10,000.00**
- Towing

AUTOZONE **$24,000.00**
- Miscellaneous Auto Parts.

BUMPERS TO BUMPERS **$18,000.00**
- Auto body repair and painting.

CINTAS **$25,000.00**
- Uniform Service for Garage.

COASTAL AUTOMOTIVE **$25,000.00**
- Garage Lift Repairs.

COLD AIR DISTRIBUTORS **$20,000.00**
- Miscellaneous Auto Parts.

CONTAINER SYSTEMS **$20,000.00**
- Vendor for Tymco Sweeper Parts

DANA SAFETY **$19,000.00**
- Whelen Police Light Bars

DAVID'S MACHINE **$15,000.00**
- Machine Work

DERBY **$11,000.00**
- BG Products

DYER CHEVROLET **$20,000.00**
- Miscellaneous Auto Parts.

EMCI **$10,000.00**
Police Radio Parts and Repair

VENDOR NAME	AMOUNT

FLEET MAINTENANCE – 4003 cont'd

ENVIRONMENTAL PRODUCTS **$18,000.00**
- Elgin Street Sweeper Parts

FLOWMASTER PETROLUEM SERVICES **$25,000.00**
- Repair and Service of Fuel Island Pumps and card reader repairs.

FORT PIERCE ALTERNATOR **$10,000.00**
- Alternators and Starters

GOOYEAR AUTO SERVICE **$22,000.00**
- Vehicle Alignments and Tires

HIGH PERFORMANCE MOWCHINES **$20,000.00**
- Dixie Chopper Parts

KAUFF'S TOWING **$12,000.00**
- Towing

KELLY TRACTOR **$10,000.00**
- Caterpillar Parts

L & L DISTRIBUTORS **$30,000.00**
- Large Truck Parts

LOU BACHRODT **$40,000.00**
- Freightliner Parts and Service

MSC INDUSTRIAL **$50,000.00**
- Miscellaneous Supplies/Hardware

NUSTART **$25,000.00**
- Golf Carts Parts and Service

OLD DOMINION BRUSH **$18,000.00**
- Street Sweeper Brushes

O'REILLY AUTO PARTS **$27,000.00**
- Miscellaneous Auto Parts

PERFORMANCE NAPA **$17,000.00**
- Miscellaneous Auto Parts

RUSH TRUCK CENTERS **$20,000.00**
- Ford Truck Parts

VENDOR NAME	AMOUNT

FLEET MAINTENANCE – 4003 cont'd

SSI PETROLEUM **$22,000.00**
- OEM approved lubricants, Oil, Hydraulic, Transmission

SAFETY PRODUCTS **$10,000.00**
- Safety Supplies

SOUTHERN SEWER **$15,000.00**
- Vac-con Parts

ST. LUCIE BATTERY & TIRE **$50,000.00**
- Batteries and Tires

SUNRISE FORD **$30,000.00**
- Miscellaneous Auto Parts

THOMPSON TRACTOR **$10,000.00**
- Tractor Parts and Service

TOTAL TRUCK PARTS **$35,000.00**
- Large Truck Parts and Brakes

TRANSTAR **$18,000.00**
- Transmission Parts

TRIPLE T **$10,000.00**
- Upholstery Repair of Vehicle Seats

TURNER INDISTRIAL **$15,000.00**
- Miscellaneous Hardware

TRI-COUNTY TOWING **$12,000.00**
- Towing

VELDE FORD **$20,000.00**
- Miscellaneous Auto Parts

WALLACE **$30,000.00**
- Miscellaneous Auto Parts

WHELEN ENGINEERING **$10,000.00**
- Whelen Police Light Bar Repair Center

WILSON'S PETROLEUM **$25,000.00**
- Repair and Service Fuel Pumps and Operating System

VENDOR NAME AMOUNT

FLEET MAINTENANCE – 4003 cont'd

WURTH **$20,000.00**

- Miscellaneous Hardware

FACILITIES MAINTENANCE – 4004

ALL PHASE ELECTRIC **$10,000.00**

- Specialty Electrical Repairs City-Wide.

CUMMINS POWER SOUTH **$10,000.00**

- City-wide generator maintenance vendor.

EAST COAST LUMBER **$15,000.00**

- Miscellaneous hardware and supplies.

ECONOMY CHEMICAL **$20,000.00**

- Miscellaneous janitorial supplies city-wide.

EXCELSIOR DEFENSE, INC. **$50,000.00**

- City Hall Security.

FIRE EQUIPMENT SERVICES **$15,000.00**

- City-wide fire extinguisher maintenance.

GRIMES HEATING & AIR **$40,000.00**

- City-wide small repairs.

KONE **$50,000.00**

- Maintenance & repair of elevators City Wide

MORIVALOUS **$35,000.00**

- Restroom Cleanings City Wide annual contract renewal. Commission approved FY 17-19

POOL PRO **$15,000.00**

- Maintenance & repair of MLK water fountain.

VERO CHEMICAL **$40,000.00**

- Miscellaneous janitorial supplies city-wide.

PARKS & GROUNDS – 4005

GREENLAND NURSERY **$12,000.00**

- Miscellaneous plants and flowers city-wide.

HELENA CHEMICAL **$10,000.00**

- Supplier of roundup for general maintenance of the parks and division for control of weeds.

VENDOR NAME AMOUNT

PARKS & GROUNDS – 4005 cont'd

HORIZON DISTRIBUTORS **$10,000.00**

- Landscape products and services city-wide.

HIGHER GROUND **$41,950.00**

- FPRA Properties lawn maintenance contractor. Commission approved FY 2017-2018. (charged to FPRA Act 104.9400.554.34.90)

HIGHER GROUND **$34,689.42**

- Median maintenance city-wide contractor. Commission approved FY 2017-2018.

MILLER RECREATION **$10,000.00**

- Approved vendor who supplies (required) engineered wood fiber for playgrounds city-wide.

NATURE'S KEEPER **$45,000.00**

- Landscape products and services city-wide.

STREETS & DRAINAGE- 4006

A-TECH WELDING **$15,000.00**

- Sand blasting and powder coating signs city-wide.

CEMEX **$20,000.00**

- Local redi mix concrete vendor.

CENTRAL CONCRETE SUPERMIX **$20,000.00**

- Local redi mix concrete vendor with same rates as Cemex.

FERGUSON ENTERPRISES **$10,000.00**

- Miscellaneous storm drain materials/tools.

SAFETY PRODUCTS **$10,000.00**

- Miscellaneous traffic supplies.

STEWART MATERIALS **$12,500.00**

- Only DOT certified road base vendor

SUNBELT RENTALS **$10,000.00**

- Miscellaneous streets rental equipment and supplies.

TRAFFIC SUPPLIES & DISTRIBUTION, LLC **$15,000.00**

- Miscellaneous traffic supplies.

UNIVERSAL SIGNS **$15,000.00**

- Suppliers of Street Name signs, Directional signs and decals.

VENDOR NAME	AMOUNT

SOLID WASTE - 4200 and various accounts

4IMPRINT **$30,000.00**
- Solid Waste promotional items.

A-1 METAL SUPPLY CORP. **$20,000.00**
- Exclusive Elgin sweeper parts.

AWTI 3RD EYE (ALLIANCE WIRELESS) **$15,000.00**
- Solid Waste Refuse trucks camera monthly maintenance/billing.

CENTRAL POLY BAG CORP. **$35,000.00**
- Supplier of Central Poly Bags – Parks

CINTAS UNIFORM **$25,000.00**
- Mechanic Uniforms and shop towel service.

CLIFF BERRY INC. **$30,000.00**
- Emergency hazardous material cleanup.

COMCAST SPOTLIGHT **$10,000.00**
- Advertising and commercials.

ECONOMY CHEMICALS **$10,000.00**
- Cleaning supplies – Truck wash

FLORIDA DETROIT DIESEL **$40,000.00**
- Truck repair parts

FLORIDA POWERTRAIN & HYDRAULICS **$10,000.00**
- Hydraulic Supplies

GENERAL GMC TRUCK SALES **$10,000.00**
- Truck repair parts

GSP MARKETING, INC. **$20,000.00**
- Miscellaneous truck parts.

GT SUPPLIES **$50,000.00**
- Refurbishes dumpster containers

GASPAR BODY & PAINT **$30,000.00**
- Paint and body work for refuse trucks.

VENDOR NAME AMOUNT

SOLID WASTE - 4200 and various accounts cont'd

H.H.H **$10,000.00**

- Container Decal vendor.

IHEART MEDIA **$10,000.00**

- WWOL, WCZR - Advertisement's

IMPACT PLASTICS **$50,000.00**

- Dumpster replacement parts

IRONSIDE PRESS **$15,000.00**

- Advertisement – Stickers and miscellaneous printing

LIFE FITNESS **$10,000.00**

- Additional gym equipment and maintenance. – Vendor currently used for gym equipment in Sunrise City Fitness Gym.

LOU BACHRODT **$40,000.00**

- Freightliner Parts and Service

MSC INDUSTRIAL SUPPLY **$50,000.00**

- Miscellaneous hardware, supplies and equipment.

McNEILUS TRUCK & MANUFACTURING **$35,000.00**

- Aftermarket supplier of refuse truck parts at discount prices.

NEXAIR **$25,000.00**

- Welding equipment and supplies.

PAINT HOUSE **$20,000.00**

- Supplies, service and repair for wash rack and paint for dumpsters.

PALM TRUCK CENTERS **$15,000.00**

- Repair Peterbuilt trash trucks

PETERSEN INDUSTRIES **$25,000.00**

- OEM repair parts for Grapple Truck parts.

PORT ST. LUCIE BROADCASTERS **$10,000.00**

- WJNX 1330 RADIO - Advertisement's

RGF ENVIRONMENTAL **$10,000.00**

- Service/maintains wash rack water oil separators

VENDOR NAME AMOUNT

SOLID WASTE - 4200 and various accounts cont'd

REFLECTIVE APPAREL FACTORY **$15,000.00**
- Safety reflective apparel for refuse truck drivers. (Meets DOT standards)

RITZ SAFETY **$10,000.00**
- Solid Waste safety equipment.

SAFETY KLEEN SYSTEMS **$20,000.00**
- Supplier picks up spent oil to dispose of properly

ST. LUCIE BATTERY & TIRE **$15,000.00**
- Tire dealer offering State Contract competitive prices. Full service tire company; new, recap, repair.

SUNBELT HYDRAULICS **$50,000.00**
- OEM replacement parts. Refuse truck manufacturer, patented parts for fleet, Tech support, warranty & parts.

TC PALM **$10,000.00**
- Advertising for Recycling program

TOTAL TRUCK PARTS **$35,000.00**
- Truck repair parts

TURNER INDUSTRIAL SUPPLY **$10,000.00**
- Miscellaneous hardware, parts and supplies.

TURNER MACHINE & SUPPLY **$15,000.00**
- Machine works.

VERO CHEMICAL **$10,000.00**
- Cleaning supplies – Truck wash

WFLM MIDWAY BROADCASTING **$10,000.00**
- Advertisement's

WORLD ADVERTISING **$10,000.00**
- Miscellaneous promotional items.

RIVER WALK CENTER - 4504

MORIVALOUS CLEANING **$45,000.00**
- City-owned building janitorial services. BID NO. 2017-011
  - Miscellaneous extra janitorial services various accounts.

City Commission Regular Meeting **11. f.**

Meeting Date: 10/07/2019

Re: Police Department Blanket Purchase Orders for FY 2020

SUBJECT:

Approval of annual/blanket purchase orders for the Police Department for the FY 2020 in the amount not to exceed $391,577.

SUMMARY:

Annual/blanket purchase orders from vendors with the best price and products to meet the Police Department's specific needs. Please see the attached list for amounts and descriptions of the requested vendors.

RECOMMENDATION:

Staff recommends approval of the request. If denied, provide direction on a more efficient method of purchasing.

ALTERNATIVES:

The alternative would be to issue an individual purchase order for every purchase, which would be very time consuming and will lead to inefficiencies.

RESPONSIBLE STAFF:

Deputy Chief Robert Ridle
Acting Lieutenant Jason Braun
Melissa Alexander

COORDINATED WITH:

Chief Diane Hobley-Burney
Deputy Chief Robert Ridle
Melissa Alexander

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2020
Account:	001.3000.521.0000
Amount:	391,577.00

FISCAL IMPACT:

There are various account codes. All items are budgeted in the Police Department's FY 2020 budget. See the attached list of vendors and account codes.

Attachments

FY2020 Annual/Blanket PO's over $50K

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	09/18/2019 03:14 PM
City Manager	Nick Mimms	09/19/2019 10:38 AM

Form Started By: Melissa Alexander Started On: 09/12/2019 12:52 PM

Final Approval Date: 09/19/2019

FY2020 Police Department Budget
Commission Agenda Request

Police – 001.3000.521.

3510 – Indian River Crime Laboratory - Fort Pierce, FL **$169,718**

- Crime Laboratory Support – Bid # 4946 - Single Source

4110 – FirstNet/AT&T – **$160,000**

- Cellular Services – First Responder Broadband Network and Mobile Services Dedicated to Public Safety

4675 – Board of County Commissioners – Fort Pierce, FL **$61,859**

- Multi Agency CAD System – Bid #2013-01

City Commission Regular Meeting **11. g.**

Meeting Date: 10/07/2019

Re: Approve PAD Mural Project Property Owner Agreement for mural at 725 Orange Avenue

---

SUBJECT:

Approve PAD Mural Project Property Owner Agreement for mural to be located at 725 Orange Avenue.

SUMMARY:

Request to approve PAD Mural Property Owner Agreement for 725 Orange Avenue. Along with the Economic Development Manager, the Grants Administration Division will oversee placement of a mural on this property to promote local art and culture in the City's historic neighborhoods.

RECOMMENDATION:

Approve PAD Mural Project Property Owner Agreement

ALTERNATIVES:

Do not approve PAD Mural Project Property Owner Agreement

RESPONSIBLE STAFF:

Caleta Scott, Grants Administration Manager

COORDINATED WITH:

Shyanne Helms, Economic Development Manager

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2018

Amount: 1750.00

OTHER INFORMATION:

Funding for PAD Mural Project was approved by City Manager on June 12, 2019.

Attachments

Property Owner Agreement

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/02/2019 10:00 AM
City Manager	Nick Mimms	10/02/2019 11:47 AM
Form Started By: Caleta Scott		Started On: 09/12/2019 08:52 AM

Final Approval Date: 10/02/2019

City of Fort Pierce
PAD Mural Project
Property Owner Agreement

This Agreement is made and entered into this day of OCTOBER 7, 2019, by and between the City of Fort Pierce, Florida (hereinafter collectively referred to as "City") and **SEPTENTRION MARKET INC.** (hereinafter referred to as "Property Owner"), owner of property/building located at **725 ORANGE AVENUE** in the City of Fort Pierce, Florida.

WHEREAS, the City, through the Grants Administration Division, has developed the PAD Mural Project, the purpose of which is to promote and commemorate Fort Pierce's rich cultural heritage, reinforce the growth of arts and culture within the City and increase tourism to the area. The project shall strive for diversity of style, scale, and media represented in a series of murals on buildings in the City of Fort Pierce; and

WHEREAS, the Property Owner recognizes that the purpose of the project, which is to enhance the community and encourage tourism and commerce in the City, is mutually beneficial to the City and the Property Owner and therefore desires to have a mural painted on the side of his or her building; and

WHEREAS, the nature of the PAD Mural Project is such that it is necessary and desirable to enter into an Agreement expressly setting forth the respective rights, duties, and obligations of the parties;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, it is mutually agreed between the parties as follows:

1. The Property Owner hereby agrees to allow the City to have a mural mounted or painted on the east wall of the building located at **725 ORANGE AVENUE**.

2. The dimensions of the mural will be dependent upon the subject and project. The mural shall be allowed to remain on the wall for a period of five (5) years.

3. This Agreement may be extended for successive five (5) year periods upon the mutually agreed upon written extension agreement between the Property Owner and the City.

4. During the term, or any extension thereof, at such time as property is being offered for sale or lease, or the building on such property is being demolished or expanded where the mural is located, or the mural otherwise interferes with the Property Owners' use, occupancy, or control of the property, then at the Property Owner's sole discretion, the Property Owner has the right to cancel this Agreement upon six (6) months written notice to the City.

5. The City agrees that it shall provide a stipend to each of the selected artists to pay for materials necessary for the execution and completion of the mural. The murals will be applied directly to the wall on a pre-primed surface provided for the artist.

6. The Property Owner agrees to provide the City with reasonable access to the site for such work so as not to interfere with the Property Owner's business operations. The mural shall at all times be properly maintained in appropriate condition by the City at its cost and the mural's condition shall not be allowed to deteriorate.

7. The Property Owner understands and agrees that the placement of the copyrighted artwork (mural) on the site in no way entitles the Property Owner to use, at its discretion, the artwork for advertising/profit making purposes, or any other publicity, except under conditions in which the artwork has been released by both the City and the artist.

8. The Owner agrees to indemnify and hold the City and its commissions, departments, boards, officers, agents, employees, representatives, contractors or subcontractors, or their employees harmless from all liabilities, third party claims, causes of action, judgments, damages, losses and expenses (including reasonable attorney's fees) arising out of any breach of Property Owner's representations and promises and performance of obligations under the Agreement.

9. The City of Fort Pierce's PAD Mural Project Committee will present options to the Property Owner to make the final selection.

10. Any dispute hereunder between the parties shall be resolved by resort to binding mediation. If not resolved at mediation, then the dispute will be resolved by a non-jury trial. Venue for any trial shall be St. Lucie County, Florida.

11. This Agreement shall be subject to and governed by the laws of the State of Florida.

12. Any notices required pursuant to this Agreement shall be served at the following addresses:

City of Fort Pierce
PAD Mural Project
c/o Grants Administration Division
City of Fort Pierce, Florida
100 North U.S. Hwy. 1
Fort Pierce, FL 34950

Property Owner:

SEPTENTRION MARKET INC.
725 ORANGE AVENUE
Fort Pierce, FL 34950

13. This Agreement represents the complete understanding between the parties with respect to the matters set forth herein. No amendment or modification of the Agreement shall be valid unless evidenced in writing and executed by the parties thereto. In witness whereof, the City and the Owner have executed this Agreement on the date and year first hereinabove set forth.

IN WITNESS THEREOF, the Grantor and the Subrecipient have executed this Agreement as of the date first above written.

ATTEST:

Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson, Mayor

APPROVED AS TO FORM CORRECTNESS:

By: _____
Pete Sweeney, City Attorney

PROPERTY OWNER:

By: Joseph Sony Lorrius

Print: JOSEPH SONY LORRIUS

Title: OWNER

Today's Date: 07-30-2019

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
SEPTENTRION MARKET INC.

Filing Information

Document Number	P01000116491
FEI/EIN Number	22-3851061
Date Filed	12/10/2001
State	FL
Status	ACTIVE

Principal Address

725 ORANGE AVENUE
FT PIERCE, FL 34950

Changed: 12/05/2013

Mailing Address

PO BOX 187
FT PIERCE, FL 34954

Changed: 02/18/2014

Registered Agent Name & Address

LORRIUS, ALTAGRACIA R
7407 PALOMAR ST
FT PIERCE, FL 34951

Officer/Director Detail

Name & Address

Title VP

LORRIUS, JOSEPH S
725 ORANGE AVENUE
FORT PIERCE, FL 34950

Title S

LORRIUS, JOSEPH S
725 ORANGE AVENUE
FORT PIERCE, FL 34950

Annual Reports

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	725 ORANGE AVE
Parcel ID:	2410-321-0001-000-8
Account #:	23013
Map ID:	24/10N
Use Type:	1200
Zoning:	C3
City/County:	Fort Pierce

Ownership

Septentrion Market Inc
7407 Palomar St
Fort Pierce, FL 34947

Legal Description

10 35 40 BEG 25 FT S AND 315 FT W OF NE COR OF NW 1/4 OF SW 1/4 RUN W 105.1 FT, TH S 161 FT, TH E 105.2 FT, TH N 161 FT TO POB (MAP24/10E) (OR 1478-961)

Current Values

Just/Market Value:	$318,000
Assessed Value:	$318,000
Exemptions:	$0
Taxable Value:	$318,000

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	8,397
Gross Sketched Area (SF):	8,978
Land Size (acres):	0.38
Land Size (SF):	16,527

Taxes for this parcel: SLC Tax Collector's Office □
Download TRIM for this parcel: Download PDF □

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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City Commission Regular Meeting **11. h.**

Meeting Date: 10/07/2019

Re: ILA Animal Shelter Services

Submitted For: Pete Sweeney, City Attorney, City Attorney

SUBJECT:

Approval of the amended Interlocal Agreement for temporary animal sheltering services with St. Lucie County and Port St. Lucie.

SUMMARY:

Subsequent to the approval by the Fort Pierce City Commission on September 23, 2019 of the Interlocal Agreement, St. Lucie County made minor changes. The changes are as follows: the term is shortened to 6 months and the termination clause was extended from 30 days to 45 days notice.

RECOMMENDATION:

Approve interlocal agreement.

ALTERNATIVES:

Proceed as directed by City Commission

RESPONSIBLE STAFF:

Peter Sweeney, City Attorney

COORDINATED WITH:

St. Lucie County

Attachments

Interlocal Agreement

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	10/02/2019 11:51 AM

Form Started By: Linda Cox Started On: 10/02/2019 09:41 AM

Final Approval Date: 10/02/2019

INTERLOCAL AGREEMENT FOR OPERATON OF TEMPORARY ANIMAL SHELTER

THIS INTERLOCAL AGREEMENT is made and entered into this _____ day of _____, 2019, by and between **St. Lucie County**, a political subdivision of the State of Florida, by and through its Board of County Commissioners (referred to hereinafter as "County"), the **City of Fort Pierce**, a municipal corporation of the State of Florida, (referred to hereinafter as "Fort Pierce"), by and through its City Commission, and the **City of Port St. Lucie**, a municipal corporation of the State of Florida, (referred to hereinafter as "Port St. Lucie") by and through its City Council.

WITNESSETH:

WHEREAS, Section 163.01, Fla. Stat. (2019), the "Florida Interlocal Cooperation Act of 1969," provides that local governments, or public agencies, may cooperate by agreement with one another to provide services and facilities that will best meet the needs of local communities; and

WHEREAS, the above-named governmental entities are public agencies as that term is defined in Section 163.01(3)(a), Fla. Stat. (2019) (referred to hereinafter as the "party" or "parties"); and

WHEREAS, each party currently contracts separately with the Humane Society of St. Lucie County, Inc., dba Second Chance Animal Shelters, (referred to hereinafter as "Humane Society") to provide certain animal services; and

WHEREAS, each party's existing agreement with the Humane Society expires on September 30, 2019; and

WHEREAS, the parties desired to enter into one unified contract with the Humane Society for certain animal services; and

WHEREAS, negotiations between the parties and the Humane Society for a unified contract took place and the parties and the Humane Society were unable to reach agreeable terms; and

WHEREAS, each party received a letter from the Humane Society on July 18, 2019 advising them to seek sheltering services elsewhere by October 1, 2019; and

WHEREAS, the governing body of each party voted to not renew their respective contracts with the Humane Society and to instead obtain emergency animal services on a temporary basis until a formal contract for a permanent shelter can be established; and

WHEREAS, the parties have determined a joint animal shelter is the most efficient and effective means of offering such shelter services; and

WHEREAS, the parties acknowledge it is necessary to operate a temporary shelter; and

WHEREAS, the County has identified one of its buildings which is available for use as a temporary animal shelter, (referred to hereinafter as "Temporary Shelter"); and

WHEREAS, each party agrees to contribute to the cost of operating the Temporary Shelter; and

WHEREAS, the parties seek authority from their representative Boards to permit the agencies' County Administrator or City Managers to execute a temporary, emergency agreement, within the confines of the agencies' budgets, with a third-party vendor to provide emergency services at the Temporary Shelter, should the parties deem such an agreement is necessary.

NOW, THEREFORE, the parties hereby agree and covenant on the terms and conditions hereinafter stated:

1. **GENERAL.** This Agreement is entered into pursuant to Section 163.01, Florida Statutes, the Florida Interlocal Cooperation Act. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained therein, and this Agreement shall supersede all previous telecommunications, representations, or agreements, either verbal or written, between the parties hereto.

2. **TEMPORARY SHELTER.**

A. The Temporary Shelter shall provide shelter for domestic animals seized or otherwise taken into custody by each of the parties and the St. Lucie County Sheriff's Department. The parties acknowledge and agree that the County provides animal control services to St. Lucie Village pursuant to an Interlocal Agreement recorded at Official Records Book 4283, Page 515 of the public records of St. Lucie County, Florida, and this Agreement shall extend to shelter services for such animals.

B. The County shall be responsible for the operation of the Temporary Shelter beginning October 1, 2019 through and including March 31, 2020, or until the execution of a contract with a third-party vendor for a permanent shelter is reopened for use by the parties or the term is extended or terminated as provided below in Paragraph 4, whichever first occurs. The County will provide staffing for the Temporary Shelter with County employees. The County Animal Safety Coordinator shall serve as manager of the Temporary Shelter. The County shall enter into a contract with a veterinarian(s) licensed in the State of Florida, to provide veterinary services to animals housed in the shelter. In addition, the County may, at its option, provide additional staffing through temporary employees, contracted labor, and/or St. Lucie County Jail trustees to provide supervised kennel and related services. The County shall also be responsible for the cost of materials, supplies, including veterinary supplies, and utilities for operation of the Temporary Shelter. In the alternative to operation of the Temporary Shelter by County staff, the County may enter into an emergency agreement with a third-party to operate the Temporary Shelter. The parties agree to develop a protocol for intake and final outcome procedures for animals delivered to the Temporary Shelter.

C. The parties acknowledge and agree that the County is paying the Humane Society a monthly amount of $19,583.33 under its current contract and will expend this amount or more for the operation of the Temporary Shelter. Fort Pierce and Port St. Lucie shall contribute to the County's costs, or a third-party vendor's cost, in operating the Temporary Shelter through monthly payments to the County, or a third-party vendor, in the following amounts based upon 2019 payments for such shelter services provided by the Humane Society:

(1) Fort Pierce - $11,083.33
(2) Port St. Lucie – $12,708.33

Payment shall be due without invoice on or before the fifteenth day of each month during the term of the agreement. On or before February 1, 2020, the parties shall review the actual operating costs of the Temporary Shelter to determine whether an adjustment to the parties' contribution amounts is warranted.

D. Should the parties negotiate a contract with a third-party vendor, the following shall occur:

1. The St. Lucie County Board of County Commissioners delegates authority to the County Administrator to execute an emergency agreement, by October 1, 2019, for temporary, emergency animal services which shall be ratified by the Board of County Commissioners as soon thereafter as possible. The agreement with a third-party vendor shall not exceed the amount budgeted for animal services for fiscal year 2019 – 2020.

2. The Fort Pierce City Commission delegates authority to the City Manager to execute an emergency agreement, by October 1, 2019, for temporary, emergency animal services which shall be ratified by the City Commission as soon thereafter as possible. The agreement with a third-party vendor shall not exceed the amount budgeted for animal services for fiscal year 2019-2020.

3. The City of Port St. Lucie City Council delegates authority to the City Manager to execute an emergency agreement, by October 1, 2019, for temporary, emergency animal services which shall be ratified by the City Council as soon thereafter as possible. The agreement with a third-party vendor shall not exceed the amount budgeted for animal services for fiscal year 2019-2020.

E. On or before the 30th day of the month during the term of this Agreement, the County, or third-party vendor shall provide a monthly report to the other parties indicating the number and type of animals taken into the shelter, the disposition of the animals, the jurisdiction from which the animals were received, and the expenditures related to the operations of the Temporary Shelter during the previous month.

F. In recognition of the impact the operation of the Temporary Shelter by the County may have on the function of the County's Animal Safety Division, the other parties agree to designate staff, as available, to assist the County in the staffing of the Temporary Shelter and/or Animal Safety Division operations within the unincorporated areas of the County if requested. If an agreement is reached with a third-party vendor, the parties shall decide if staff from the three parties will be needed and available to assist the third-party vendor.

3. **AGENCY REPRESENTATIVE**. Each party shall designate a member of its staff to serve as the contact person for the purposes of this Agreement.

4. **TERM; TERMINATION.** This agreement shall be effective on the date it is recorded in the public records of St. Lucie County, Florida, and shall remain in effect through and including March 31, 2020, unless extended or terminated as herein provided. This agreement may be extended or terminated upon the mutual agreement of the parties. An individual party may choose to opt out of this agreement upon providing a minimum of forty-five (45) days prior written notice delivered to the other parties.

5. **NOTICE.** All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person or sent by certified mail return receipt requested and addressed as follows:

If to County:
St. Lucie County Administrator
2300 Virginia Avenue, Annex
Fort Pierce, Florida 34982

With copies to:
St. Lucie County Attorney
2300 Virginia Avenue, Annex
Fort Pierce, Florida 34982

As to Fort Pierce:

City Manager
City of Fort Pierce
100 N US 1
Fort Pierce, FL 34950

With a Copy to:

City Attorney
City of Fort Pierce
100 N US 1
Fort Pierce, FL 34950

If to Port St. Lucie:

City Manager
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

With a copy to:

City Attorney
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

6. **ENTIRE AGREEMENT.** This Agreement constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreement between the parties with respect hereto. This Agreement may only be amended by a written document, properly authorized, executed and delivered by the parties hereto. This Agreement shall be interpreted as a whole unit. All interpretations shall be governed by the laws of the State of Florida.

7. **LIABILITY**. The parties to this Agreement shall not be deemed to have assumed any liability for the negligent or wrongful acts or omissions of the other party, or their respective officers, employees, servants or agents. Nothing contained herein shall be construed as a waiver, by either party, of the liability limits established in Section 768.28, Fla. Stat. (2019), or any other source of applicable governing law.

8. **SEVERABILITY**. Each provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

9. **AMENDMENTS**. No amendment, modification, or waiver of this Agreement or any part hereof, shall be valid or effective unless in writing and signed by all parties, and no waiver of any breach or condition of this Agreement shall be deemed to be a waiver of any other conditions or subsequent breach whether of like or different nature.

10. **FURTHER DOCUMENTS.** Each of the parties hereto agrees that it will execute and deliver such further instruments and do such further acts and things as may be

necessary or desirable to carry out the purposes of this Agreement.

11. **SECTIONS-CAPTIONS**. Sections and other captions contained in this Agreement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any provision hereof.

12. **FILING.** This Agreement and any subsequent amendments hereto shall be filed with the Clerk of the Circuit Court of St. Lucie County pursuant to Section 163.01(11), Florida Statutes.

IN WITNESS WHEREOF, the parties have caused the execution by their duly authorized officials.

ATTEST:

_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY:_____
Chair

DATE:_____

APPROVED AS TO FORM AND CORRECTNESS:

_____
County Attorney

{Remainder of Page Left Intentionally Blank}

ATTEST:

_____
Deputy Clerk

CITY OF FORT PIERCE

BY:_____
Mayor

DATE:_____

APPROVED AS TO FORM AND CORRECTNESS:

BY:_____
City Attorney

{Remainder of Page Left Intentionally Blank}

CITY OF PORT ST. LUCIE

BY: _____
City Manager

DATE: 9-30-19

NOTARIZATION AS TO EXECUTION

STATE OF FLORIDA)
) ss
COUNTY OF SAINT LUCIE)

The foregoing instrument was acknowledged before me this 30 day of September, 2019, by Russ Blackburn, who is/are [X] personally known to me, or who has/have [ ] produced the following identification _____ to be the person who executed the foregoing instrument.

Jasmin Padova
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 1/25/2022

NOTARY SEAL/STAMP

JASMIN PADOVA
Commission # GG 164245
Expires January 25, 2022
Bonded Thru Budget Notary Services

APPROVED AS TO FORM AND CORRECTNESS:

BY: _____
City Attorney

City Commission Regular Meeting **12. a.**

Meeting Date: 10/07/2019

Re: Ordinance 19-030 - Future Land Use Map Amendment - 2419-323-0001-000-1 & 2419-323-0002-000-8

SUBJECT:

Legislative Hearing - Ordinance 19-030: Adoption Hearing for an application submitted by the property owner & applicant Neill Farms FP, LLC, and representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for two (2) parcels of land, 19.07 acres in total, to change the Future Land Use designation for parcel IDs 2419-323-0001-000-1 & 2419-323-0002-000-8, from GC, General Commercial, to RM, Medium Density Residential. SECOND READING

SUMMARY:

- The applicant is requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RM, Medium Density Residential for two parcels of land that are approximately 19.07 acres in size.
- The subject site was originally set for development in 2005 for a 214 lot residential subdivision also known as Neill Farms. The developer was to be KB Homes and the Zoning and Future Land Use for six parcels of the development were changed to R-4, Medium Density Residential and RM, Medium Density Residential under ordinances K-387 & K-388.
- The Planning Board at their June 11, 2019 meeting voted 6-0 to recommend approval of the request as presented.

RECOMMENDATION:

Approval of Adoption

ALTERNATIVES:

Disapproval of Adoption

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Potential Increase in Ad-Valorem Tax Revenue.

Attachments

Draft Ordinance 19-030
Staff Report
Application & Supporting Documents
Aerial Map
Current Future Land Use Map
Proposed Future Land Use Map
Zoning Map
TRC Comments
TRC Comment Response from Applicant
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/05/2019 11:11 AM
Form Started By: Brandon Creagan		Started On: 07/03/2019
Final Approval Date: 09/26/2019		

DRAFT ORDINANCE NO. 19-030

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RM, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3184, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3184; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the two (2) properties were annexed into the City of Fort Pierce through Ordinances J-393 on March 3, 1998 and given a City of Fort Pierce Future Land Use designation of GC, General Commercial; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

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

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Parcels IDs: 2419-323-0001-000-1 & 2419-323-0002-000-8

From and after the effective date hereof, the following properties legally described as:

TOGETHER WITH (Parcel ID: 2419-323-0002-000-8)

THE WEST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY , AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION,

TOGETHER WITH (Parcel ID: 2419-323-0001-000-1)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 19.07 ACRES, MORE OR LESS.

said properties being generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial, GC to City of Fort Pierce Medium Density Residential, RM, as depicted on Exhibit “A”, attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-030 was duly advertised accordance with F.S. 163.3184 by display advertising in the St. Lucie News Tribune on June 30, 2019, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 15, 2019; and was duly introduced, read by title only, and passed on second and final reading September __, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of September, 2019.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

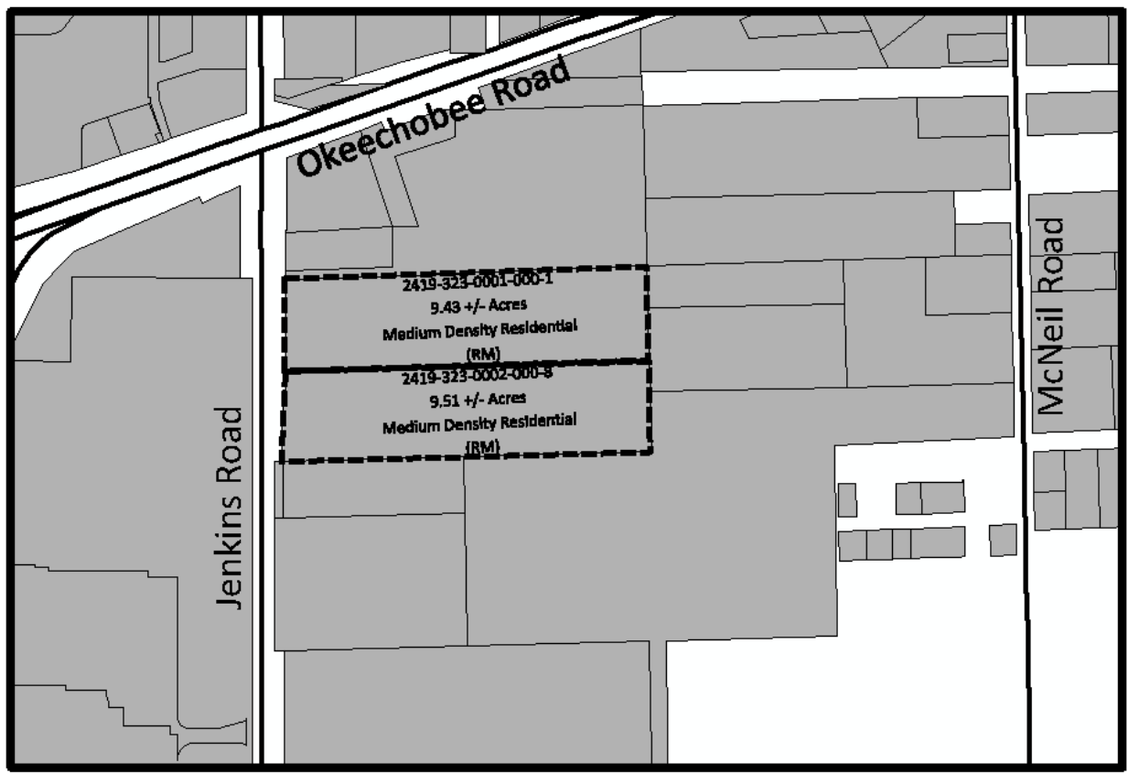
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Medium Density Residential, RM



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for a Future Land Use Map Amendment**
Neill Farms

BOARD DATE: July 15, 2019

STAFF REPORT

Property Owner Neill Farms FP, LLC
601 North Congress Avenue
Delray Beach, Florida 33445

Applicant/Representative: Brian Nolan, AICP, ASLA (Lucido & Associates)
701 Southeast Ocean Boulevard
Stuart, Florida 34994

Requested Action: Approval to change the Future Land Use of two (2) parcels from GC, General Commercial to RM, Medium Density Residential. (Large Scale Amendment)

Site Location: East side of South Jenkins Road, approximately 1,000 feet south of State Road 70.

Parcel IDs: 2419-323-0001-000-1 & 2419-323-0002-000-8

Existing Use: Vacant

Parcel Size: 19.07 Acres

Current Zoning: General Commercial (C-3)

Current Future Land Use General Commercial (GC)

Proposed Future Land-Use Medium Density Residential (RM)

Proposed Zoning: PD, Planned Development (Future City Commission Meeting)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	R-2/RL	R-1/RL

Staff Analysis:

Request

The applicant is requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RM, Medium Density Residential for two parcels of land that are approximately 19.07 acres in size.

Background

The subject site was originally set for development in 2005 for a 214 lot residential subdivision also known as Neill Farms. The developer was to be KB Homes and the Zoning and Future Land Use for six parcels of the development were changed to R-4, Medium Density Residential and RM, Medium Density Residential under ordinances K-387 & K-388.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

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

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the request for zoning change and Future Land Use change will be consistent with one another and more importantly will be consistent with the proposed use of the property. Furthermore, the amendment would not have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. This was a previously approved project by the City Commission and the applicant this time is requesting the zoning to be changed to a PD, Planned Development instead of the R-4, Medium Density Zoning district as was previously approved on the property. There are other residential developments either existing or in the process of building around this site and the services that are provided for those developments would be the same or similar in this request. The presented amendment promotes and protects the public health, safety and general welfare because this project is being used as originally intended from the request that was brought before the City Commission in 2005. When the City Commission reviewed the project back in 2005 they were charged with identifying if the project met the three criteria stated above. It is a fair assessment that since the City Commission approved both the Rezoning and Future Land Use requests back in 2005 that the project met all specifications of 22-131. Since that time nothing has changed to alter that assessment except that the Zoning will become PD, Planned Development and the Future Land Use on 2 of the parcels will be changed to RM, Medium Density Residential to become consistent with the other 6 parcels that are a part of the proposed subdivision that also carry that Future Land Use.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commercial for two of the parcels. This designation is inteded for parcels that are for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land Use designation.

The subject site is seeking a Future Land Use of RM, Medium Density Residential for two of the parcels to be consistent with the other 6 parcels in the development that already have this designation. This designation is intended for parcels for that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

When comparing both of these designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also when developing a project all parcels associated with the project should have the same Future Land Use and Zoning, so there are not any inconsistencies in the enforcement of the Land Development Code on the project. This request is an appropriate measure to ensure that the proposed subdivision can be developed under the same set of standards for its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use as is it for a Medium Density Future Land Use, especially considering the size and scale of the proposed subdivision.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for a Zoning Atlas Map Amendment and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Planning Board:

The Planning Board at their June 11, 2019 meeting voted 6-0 to recommend approval of the request as presented.

Staff Recommendation Future Land Use Map Amendment:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore Staff recommends that the City Commission **APPROVE** this Future Land Use Map Amendment to be Transmitted to State of Florida for Review.

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~~ 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 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

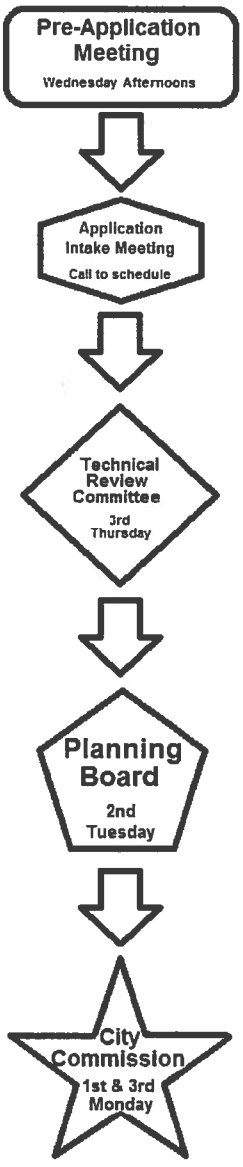
Site Information:

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
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 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

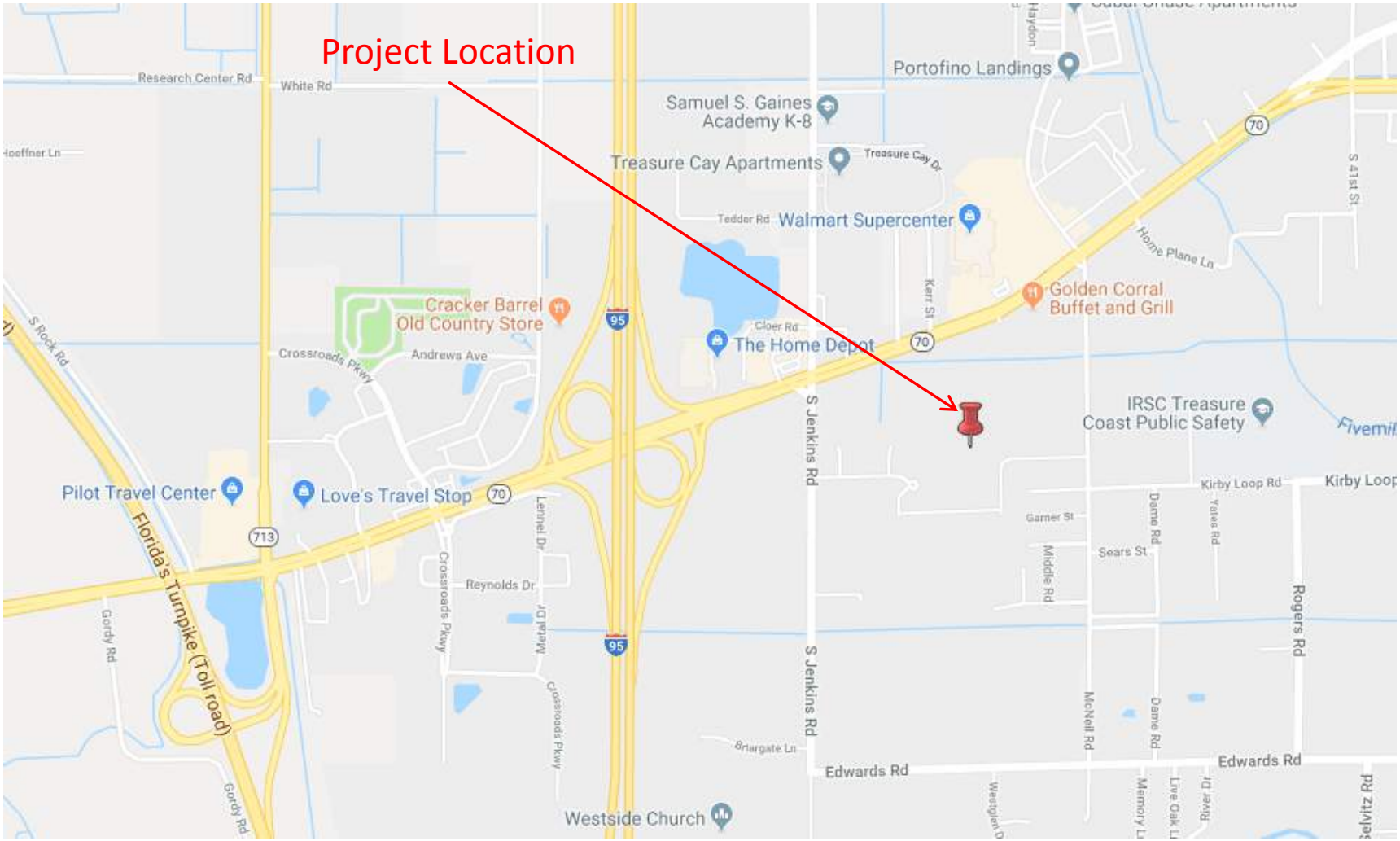
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

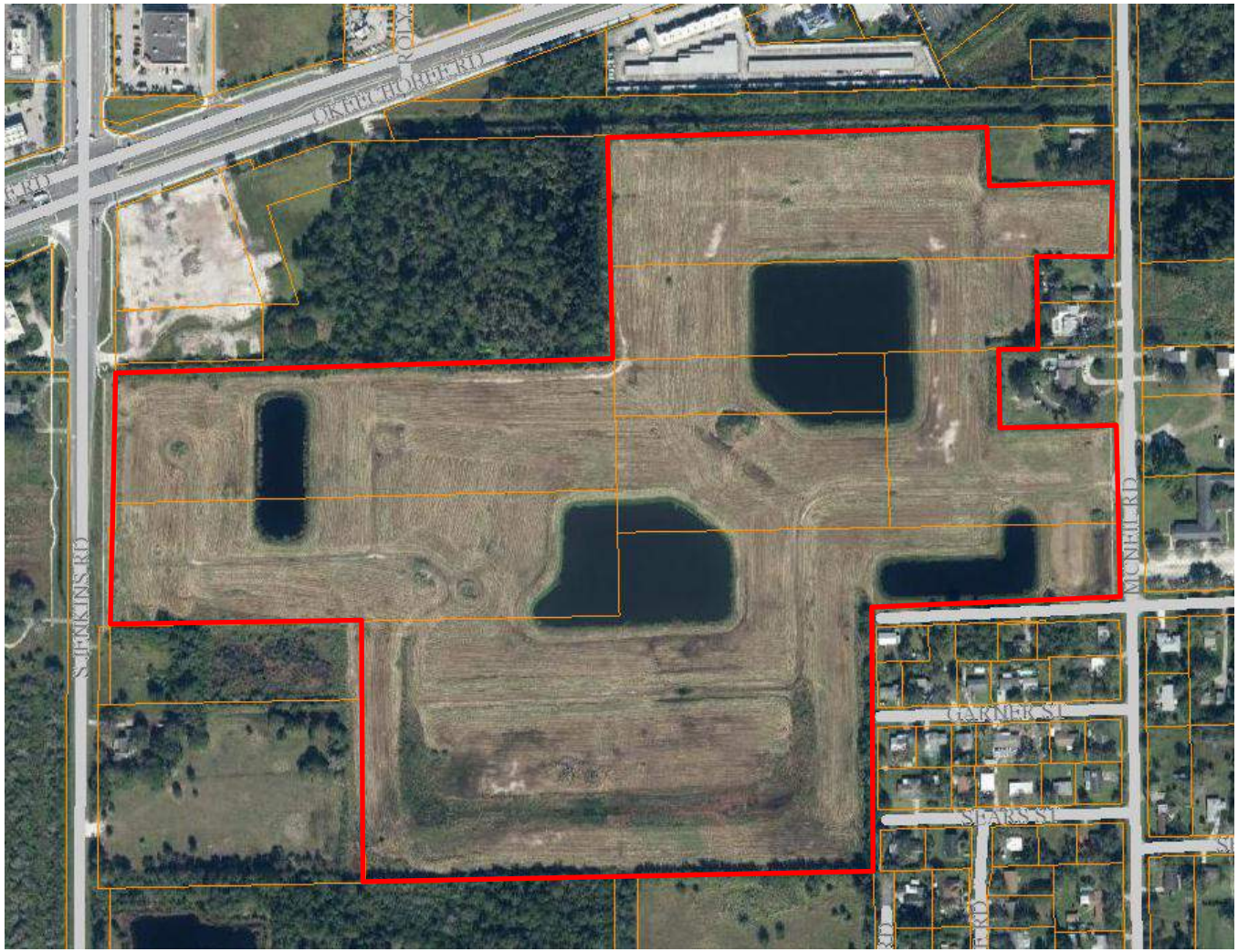
Environmental Site Assessment

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

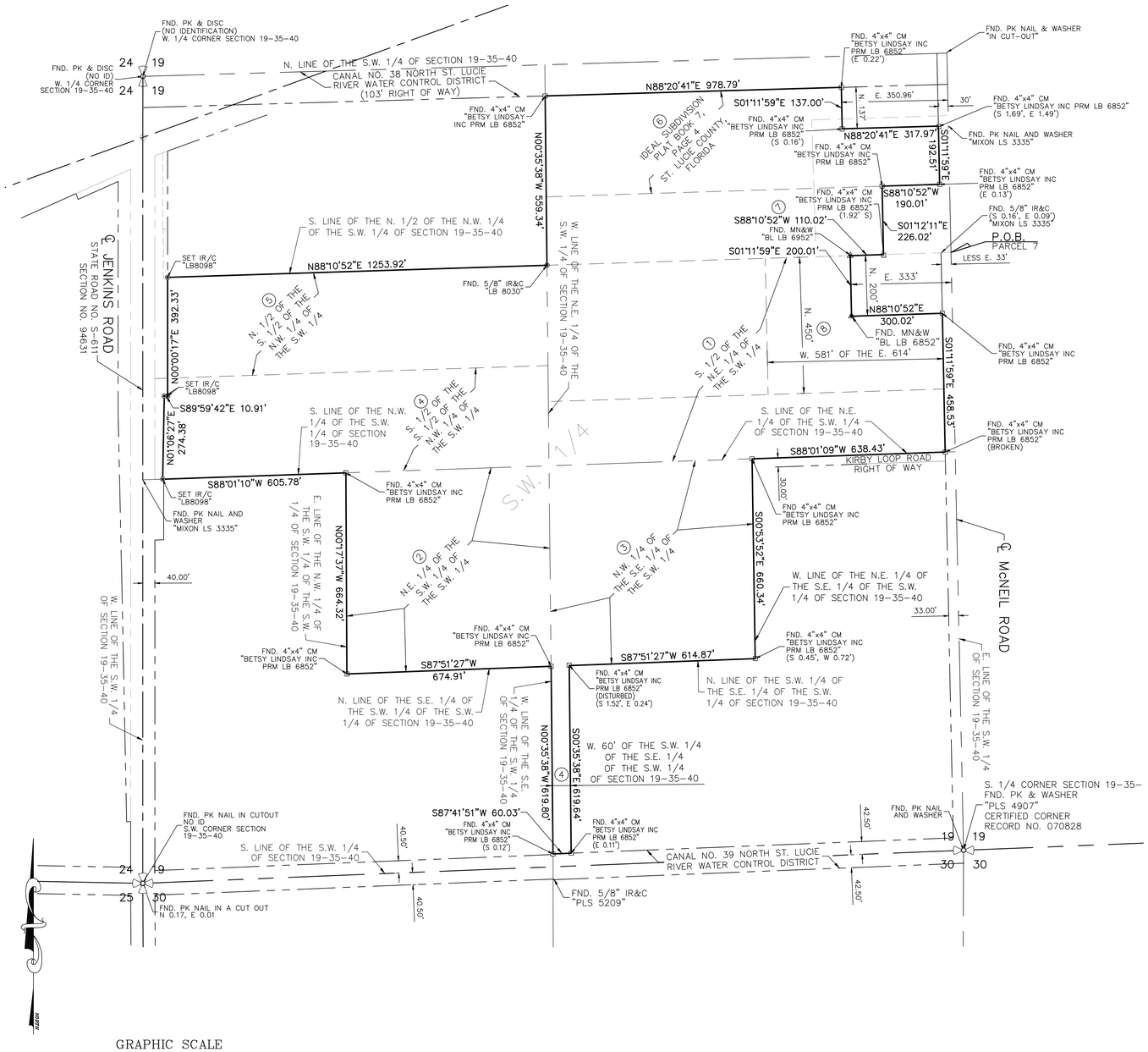
St. Lucie County, Florida (FL111)

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

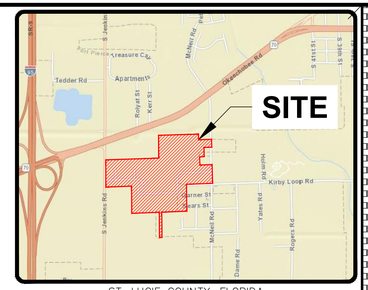


GRAPHIC SCALE

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

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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

Z:\EDC\2018\18-430_Vault Files\BNDY\DWG\Boundary 18-430 BNDY.dwg, Layout: 1, 3/27/2019 2:05 PM, Michael Owen
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 IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. ANY USE OF THIS DOCUMENT, OTHER THAN THOSE WHICH ARE CONSISTENT WITH THE CONCEPTS AND DESIGNS INTENDED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT 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.

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.

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

BY: _____

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

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
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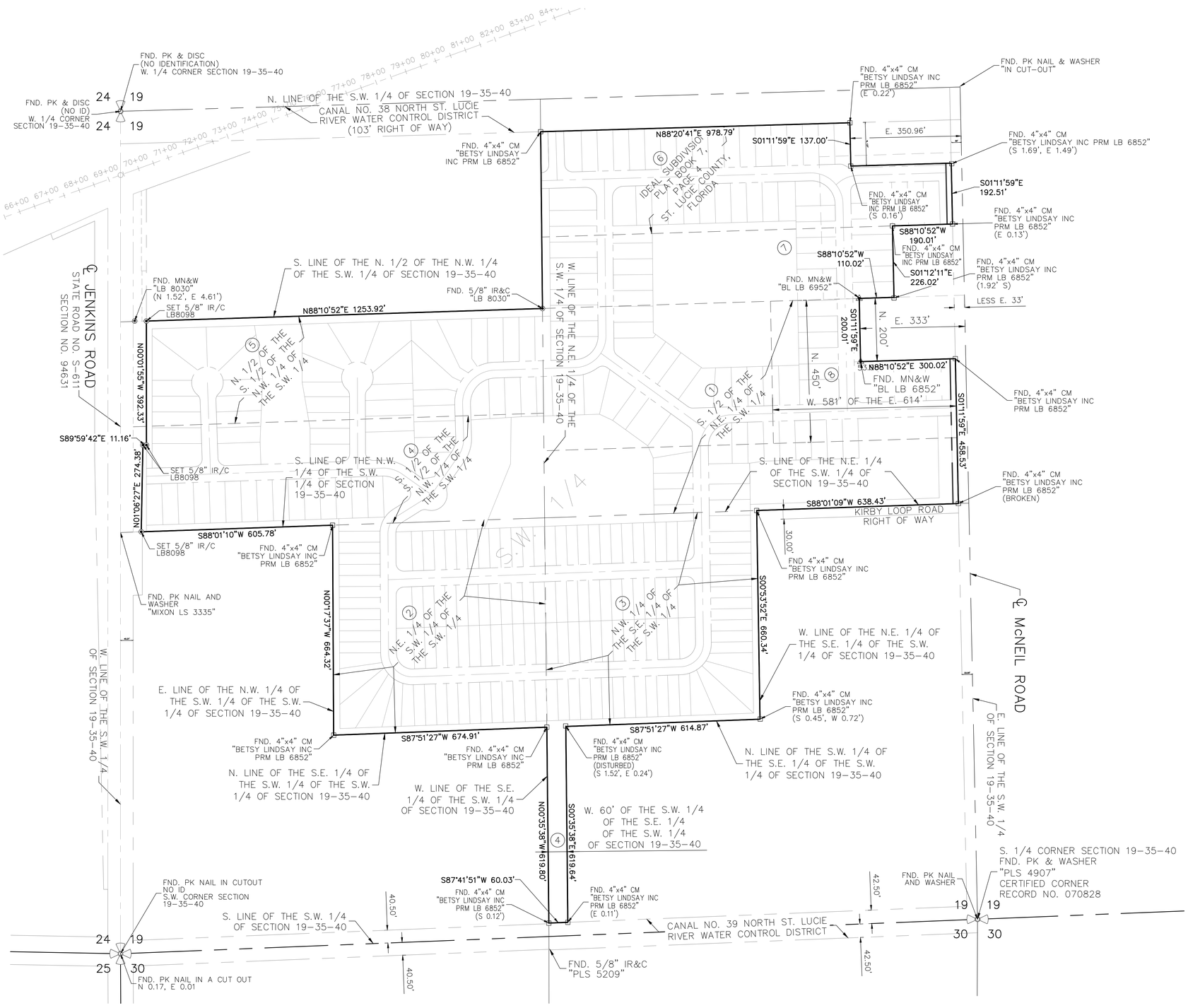
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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._____



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
		LB.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	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		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

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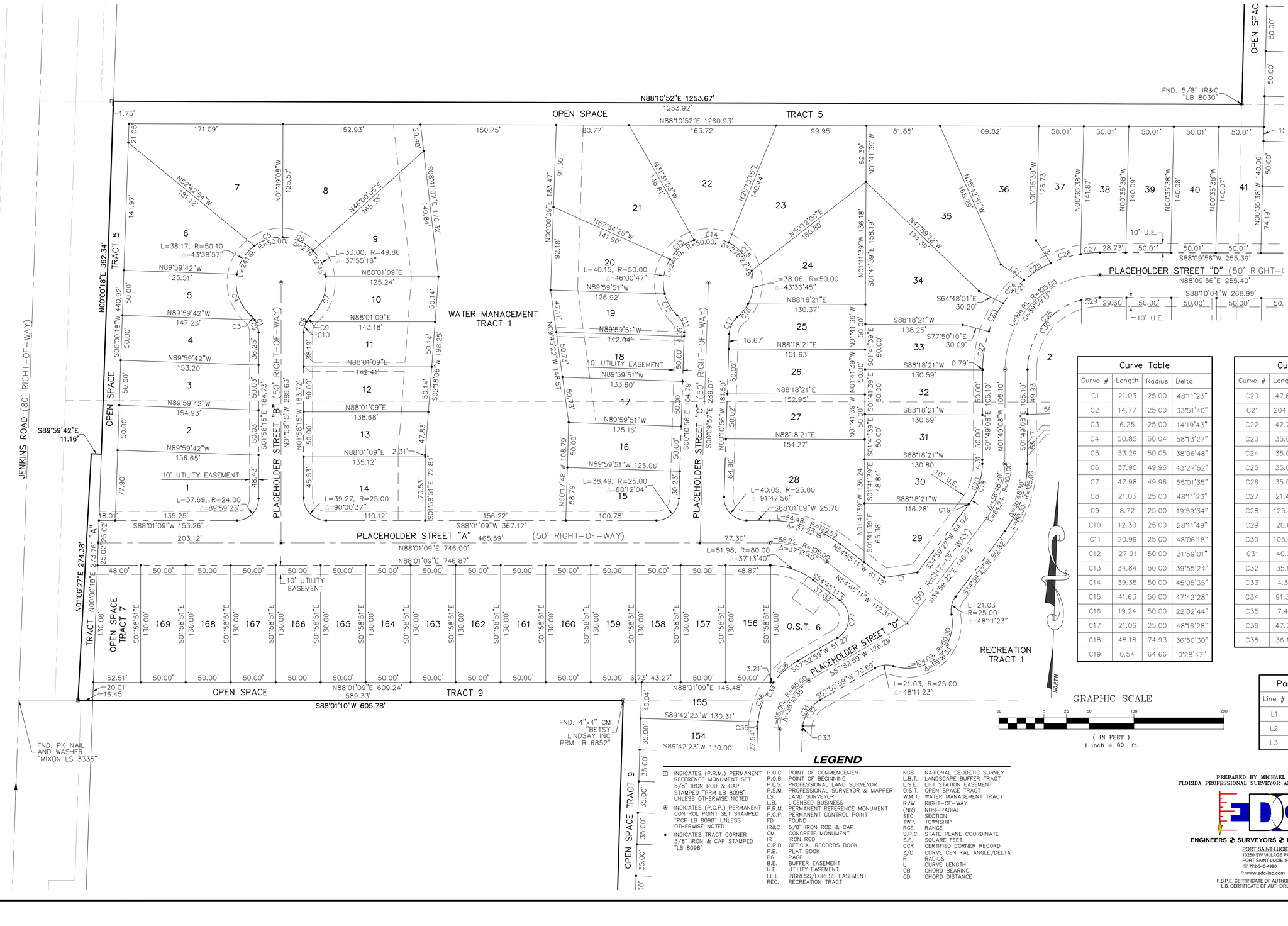
NEILL FARMS

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
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

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
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		

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

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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

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U.E.	UTILITY EASEMENT	CB	CHORD BEARING
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.

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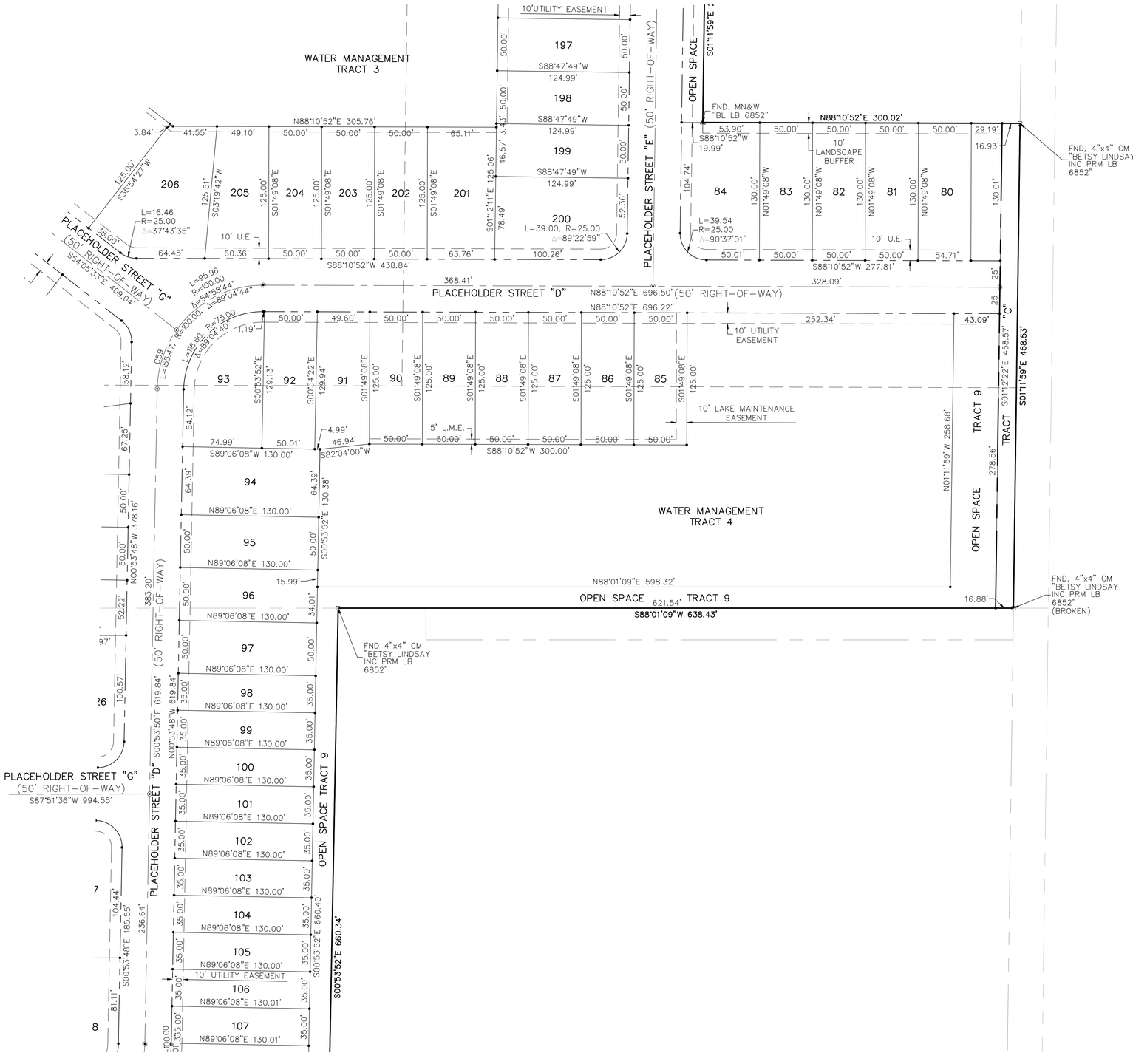

Curve Table			
Curve #	Length	Radius	Delta
C59	59.52	100.00	34°06'00"

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
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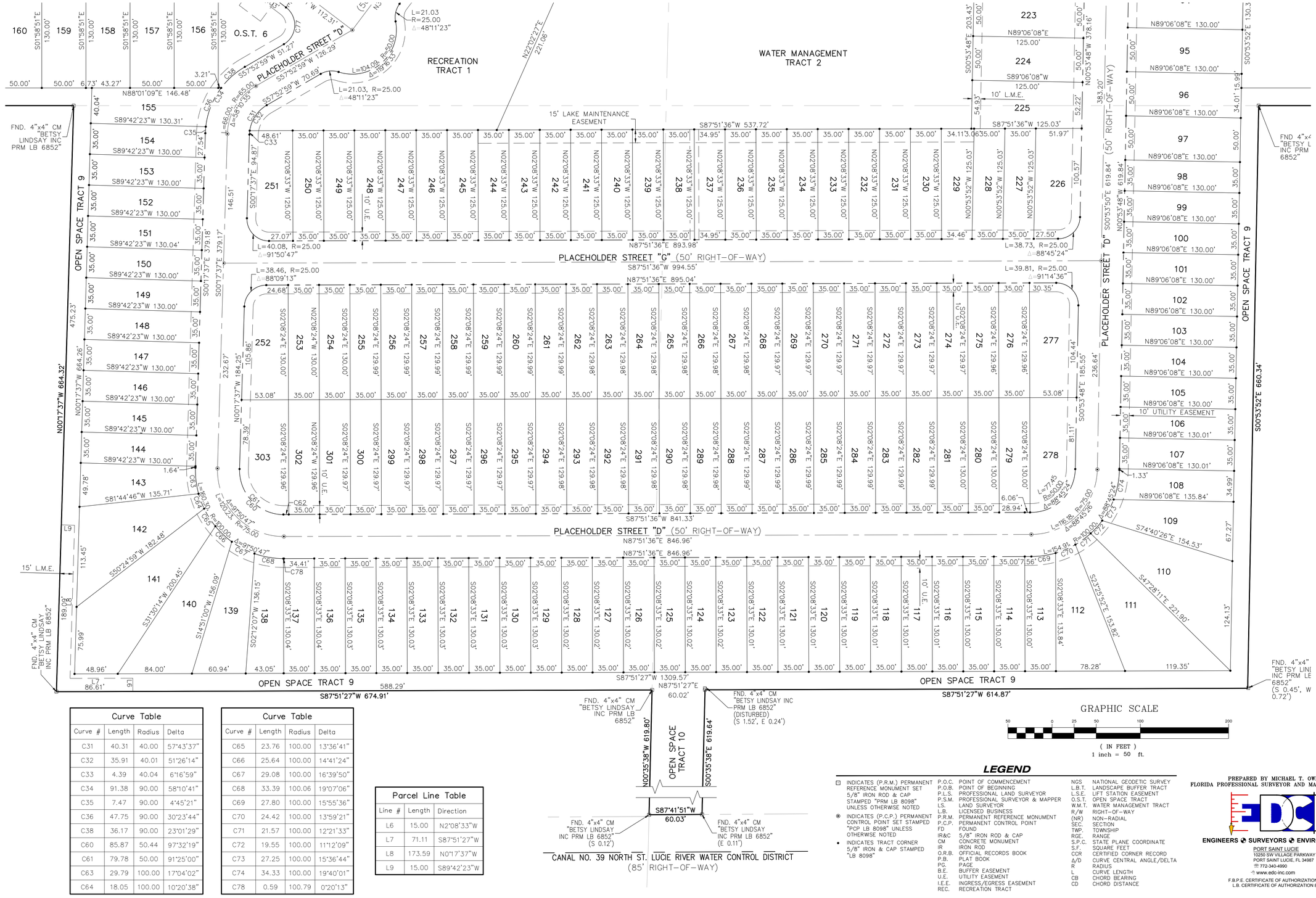

Curve Table			
Curve #	Length	Radius	Delta
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C60	85.87	50.44	97°32'19"
C61	79.78	50.00	91°25'00"
C63	29.79	100.00	17°04'02"
C64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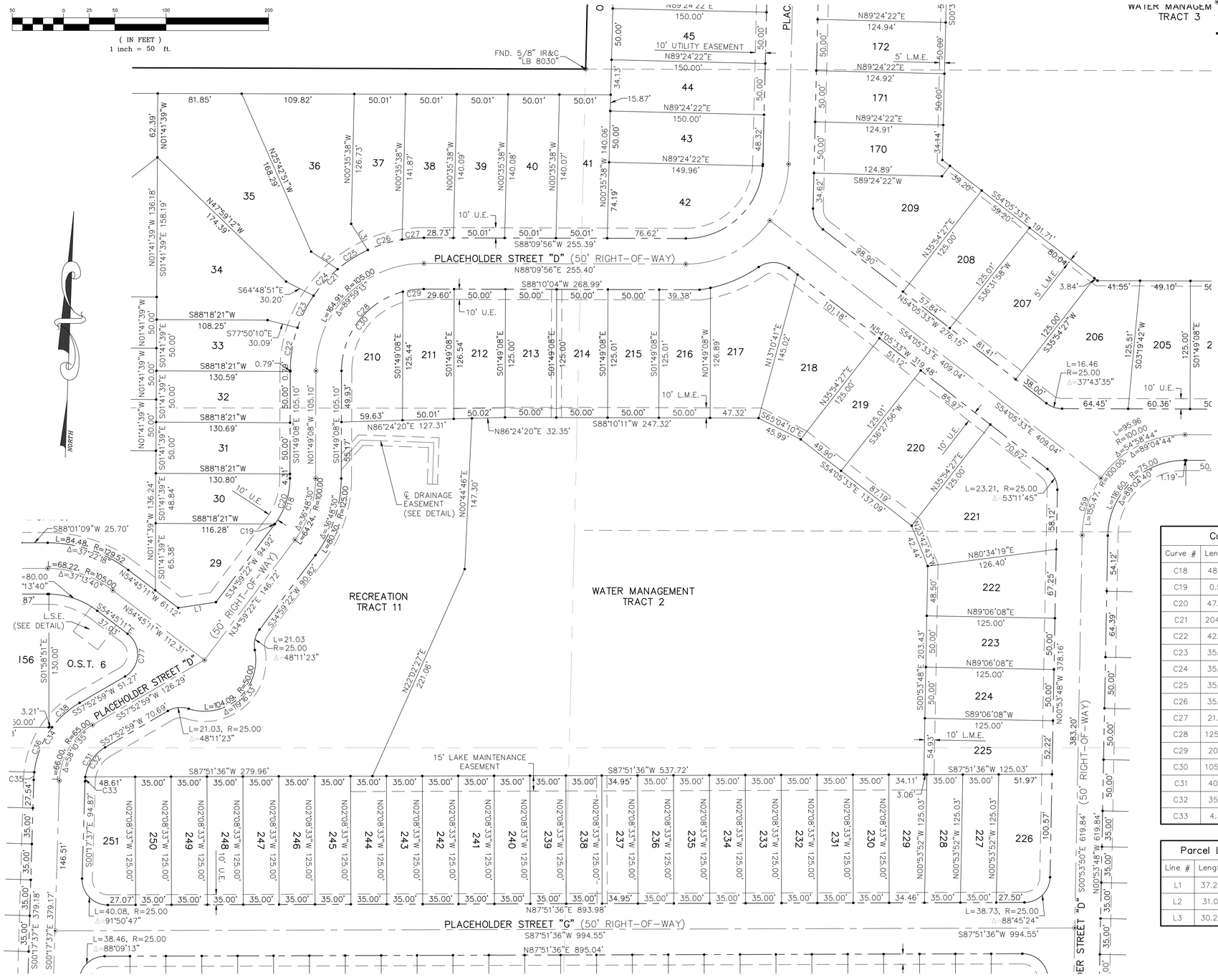

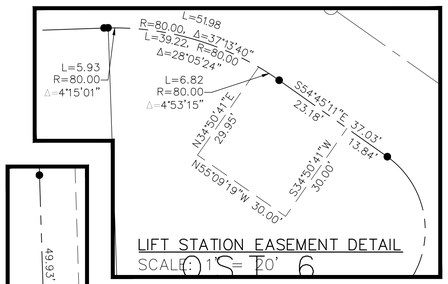

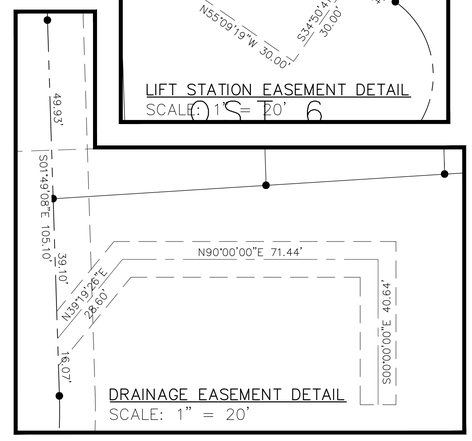

Curve Table			
Curve #	Length	Radius	Delta
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
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

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Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

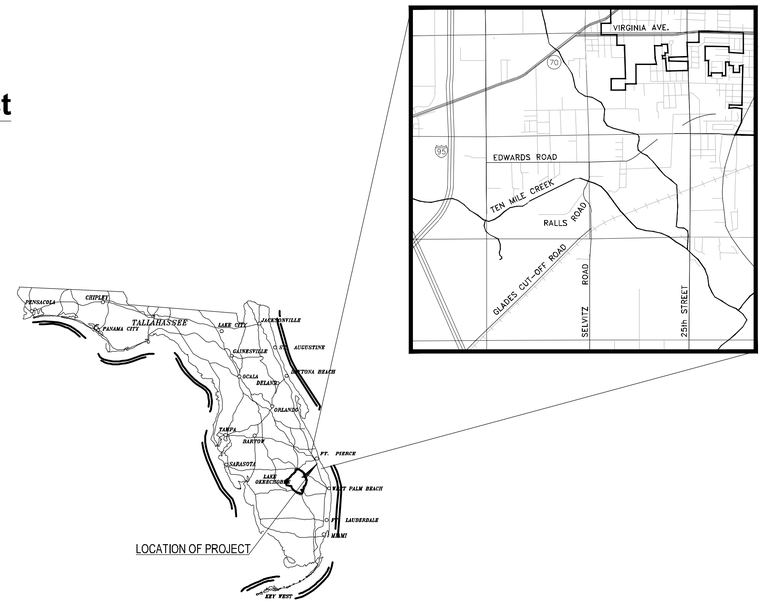
Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

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
Port Saint Lucie, Fl. 34987



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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

lucido&associates

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:

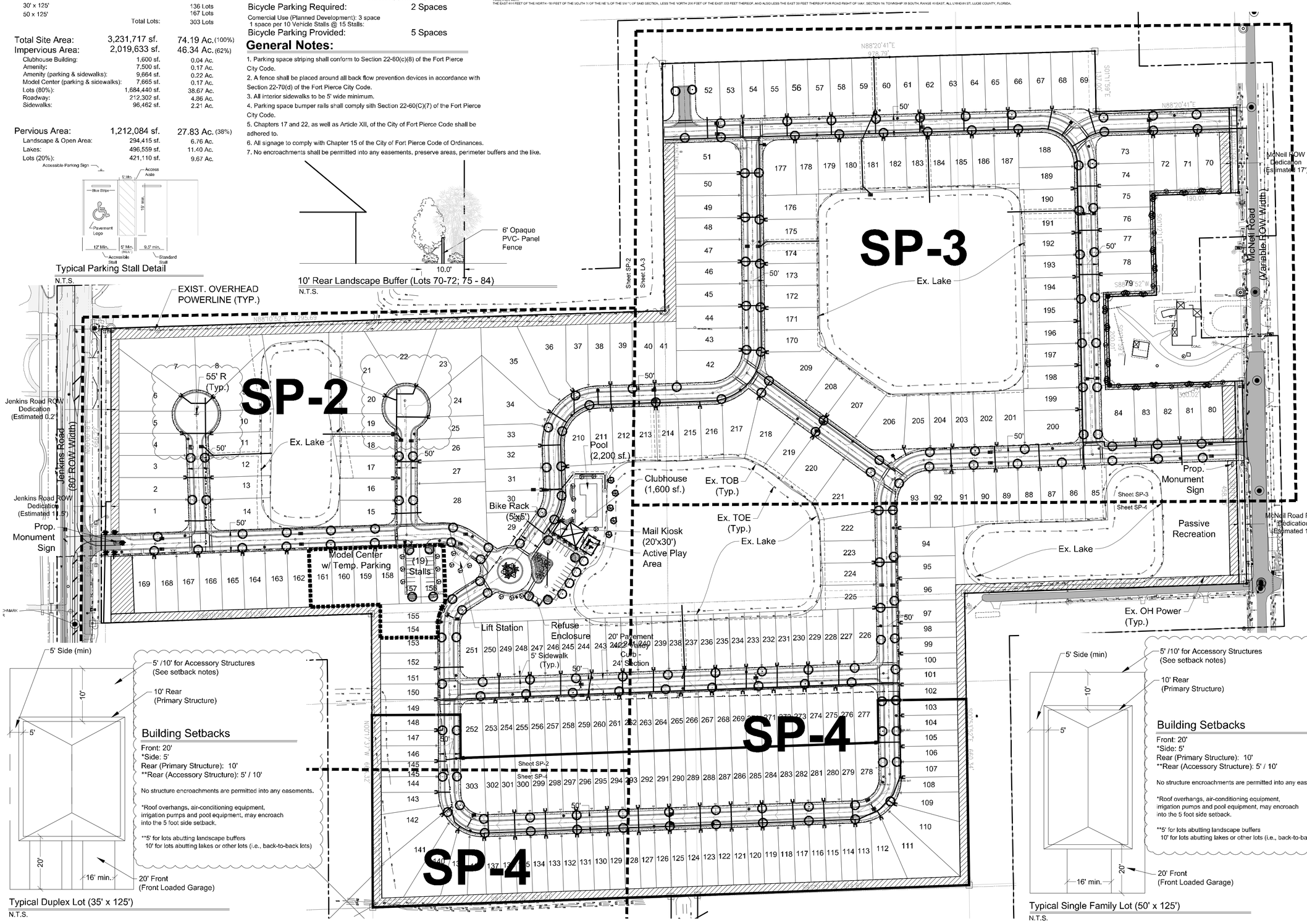
1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails 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 561 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:
THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE SOUTH 425 FEET THEREOF AND LESS THE NORTH 450 FEET OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF 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 187 FEET OF THE EAST 660.66 OF THAT CERTAIN TRACT LYING SOUTH OF A 100 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 NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 60 FEET THEREOF FOR ROAD RIGHT OF WAY.
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-FIVE AND 5/10 (225.00) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SEVEN (227.00) 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.



5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

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)

20' Front (Front Loaded Garage)

Typical Duplex Lot (35' x 125')

N.T.S.

5' /10' for Accessory Structures (See setback notes)

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N.T.S.

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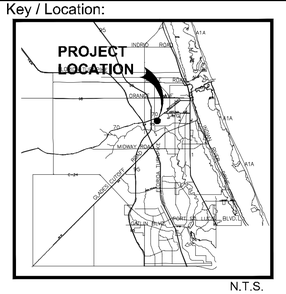

N.T.S.

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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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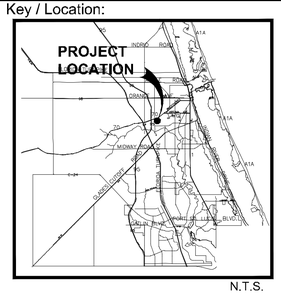

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Neill Farms
Planned Unit Development

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	Sheet
Manager	BN	**SP-2**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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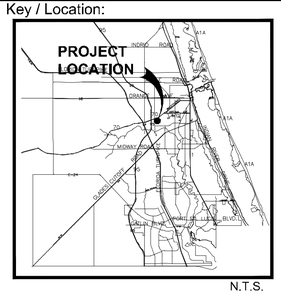

N.T.S.

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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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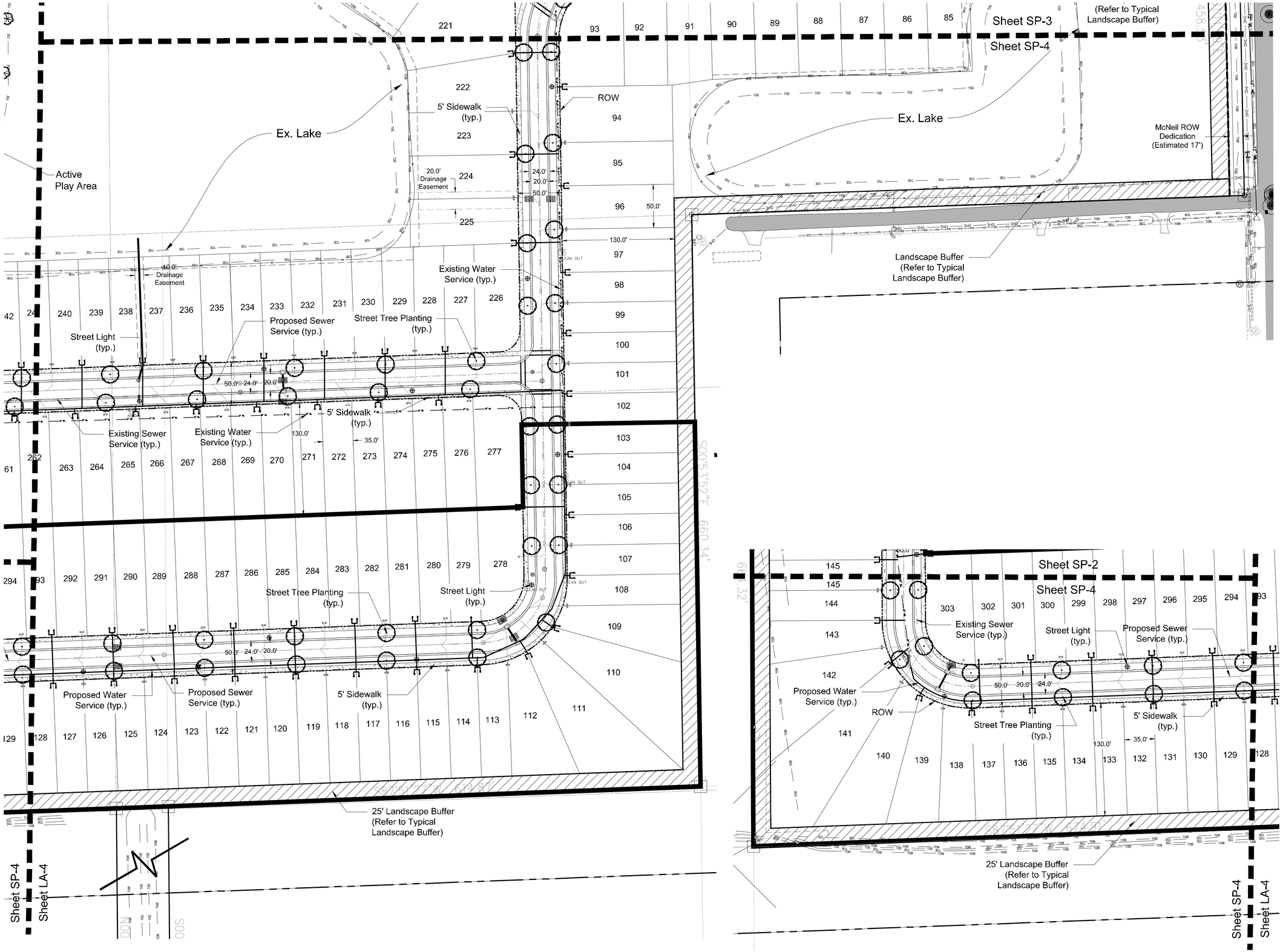

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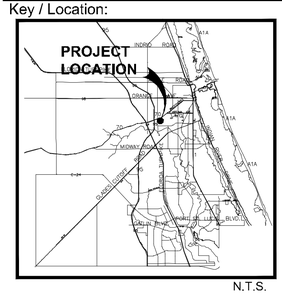
Key / Location:



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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
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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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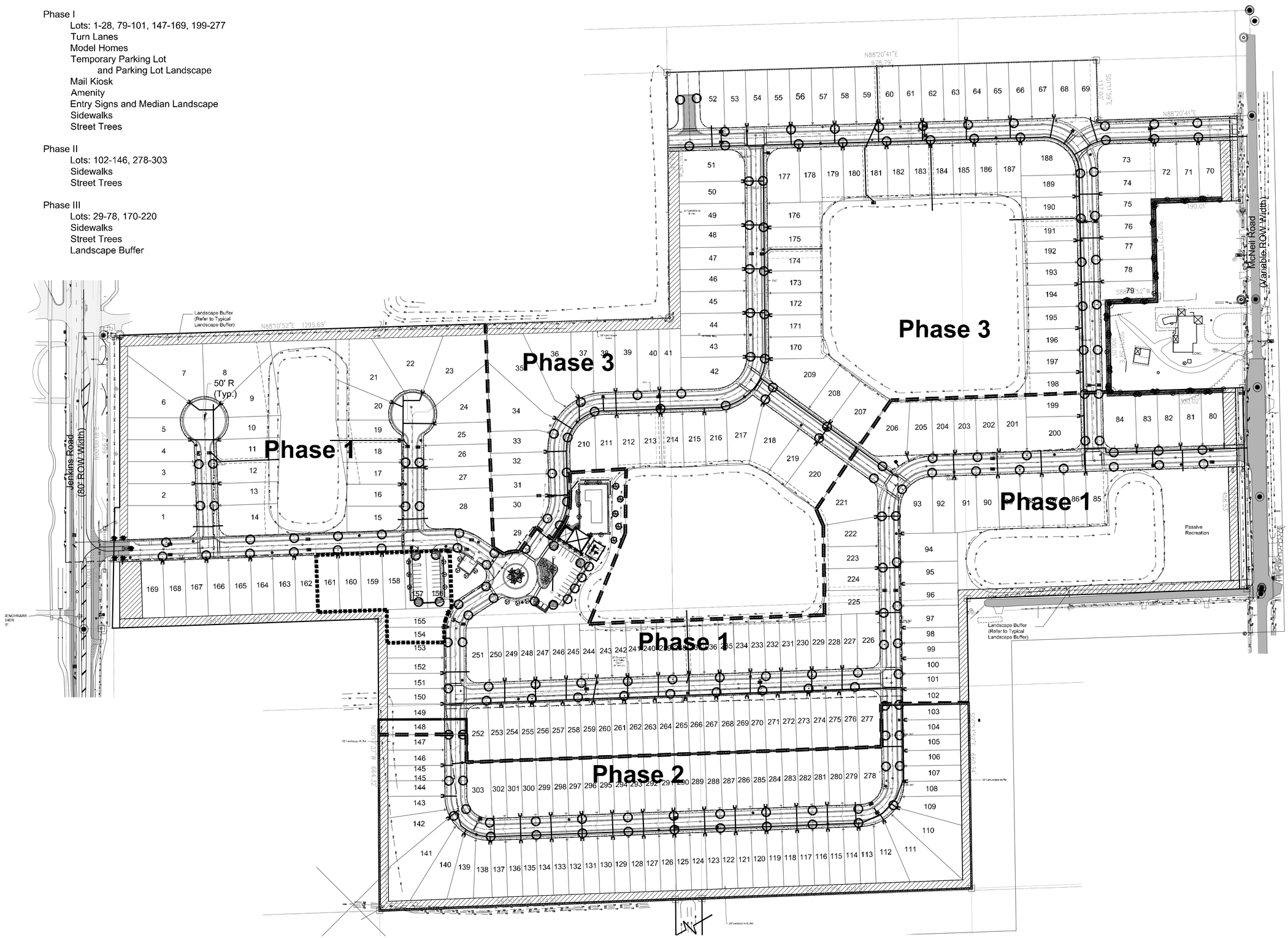
Phase Description:

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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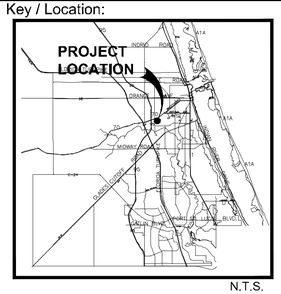

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Neill Farms

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)

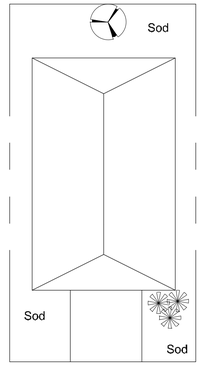
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii	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.

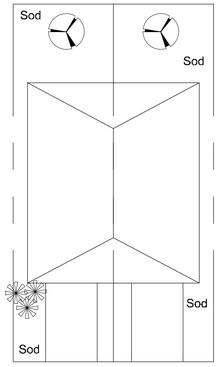


Typical Single Family Lot (50' x 125')

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')

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- Irrigation to be provided during plant establishment period, 12-months minimum.

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

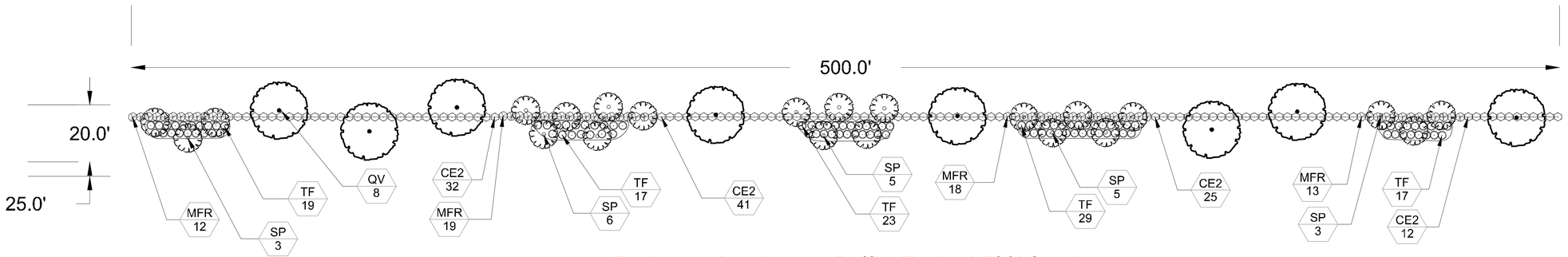
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

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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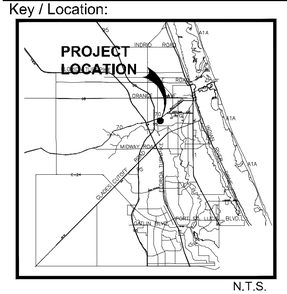

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Neill Farms

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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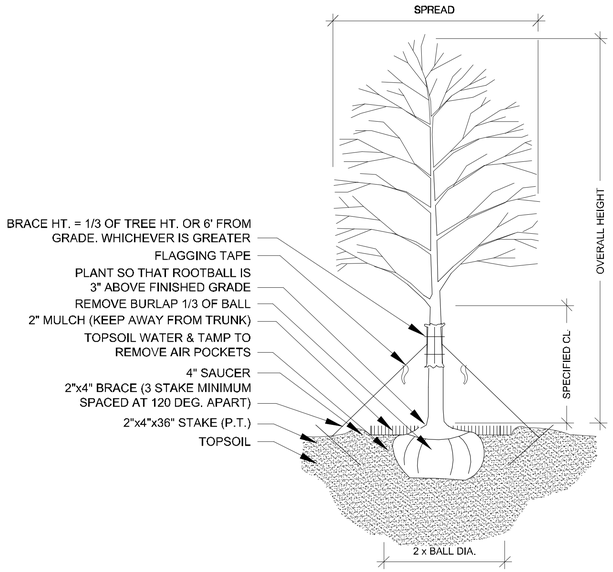
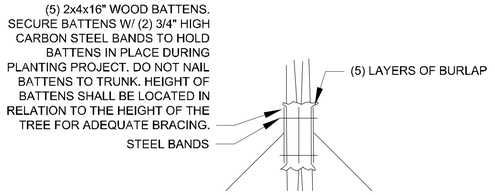


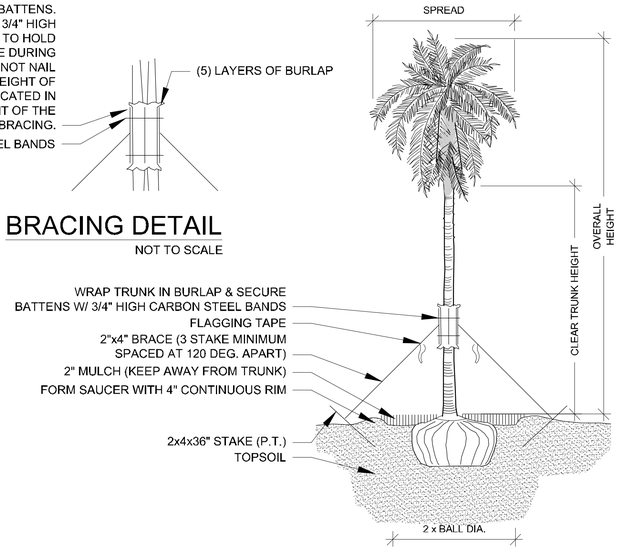
TREE PLANTING & STAKING

NOT TO SCALE



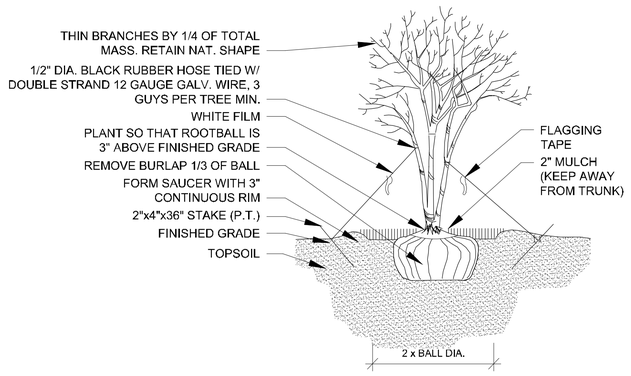
BRACING DETAIL

NOT TO SCALE



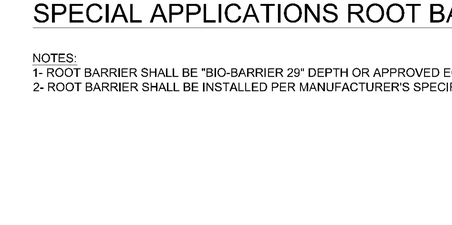
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



SHRUB PLANTING

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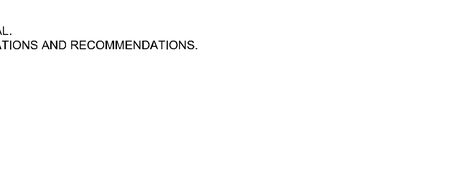
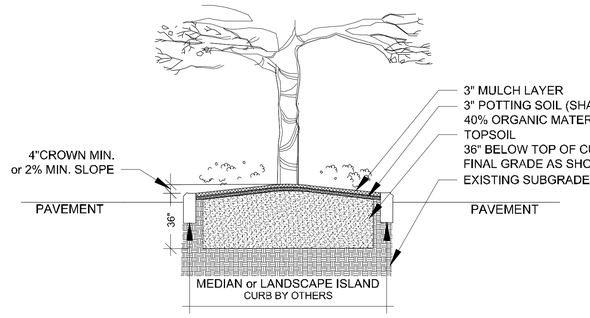


GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

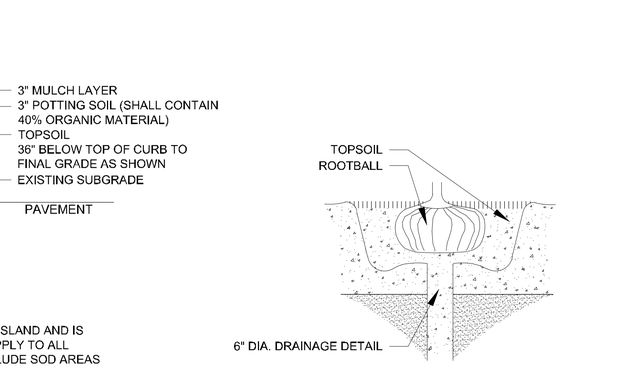


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

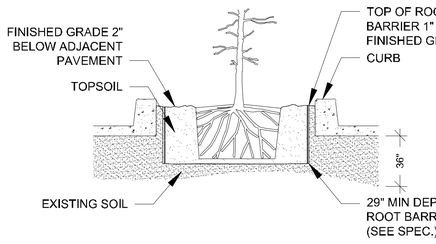
NOT TO SCALE

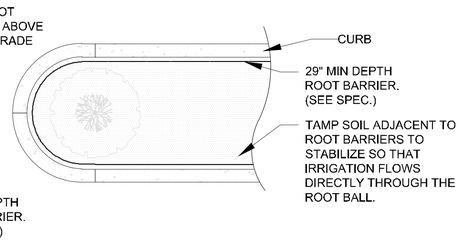
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, ΟΡ/ΟΙΣ ΧΥΣΣΑΝΣΕΣ, ΟΡ ΑΝΥ ΟΤΗΕΡ ΜΑΤΕΡΙΑΑ ΔΗΙΧΗ ΜΑΥ ΒΕ ΗΑΡΜΦΥΑ ΤΟ ΠΑΑΝΤ ΓΡΟΟΤΗ, ΟΡ ΗΙΝΔΕΡ ΠΑΑΝΤΙΝΓ ΟΠΕΡΑΤΙΟΝΣ.
- ΤΟΠΣΟΙΑ ΣΗΑΑΑ ΧΟΝΤΑΙΝ Α ΜΙΝΙΜΥΜ ΟΦ 3% ΟΡΓΑΝΙΧ ΜΑΤΕΡΙΑΑ.
- ΤΟΠΣΟΙΑ ΜΥΣΤ ΠΕΡΧΟΑΤΕ ΠΑΤΕΡ ΑΤ Α ΡΑΤΕ ΟΦ 1"– 1/2" ΡΕΡ ΗΟΥΡ (ΦΕΕ ΑΑΣΟ ΑΡΑΙΝΑΓΕ ΤΕΣΤΙΝΓ ΔΕΤΑΙΑ ΦΟΡ ΤΡΕΕΣ)
- ΑΝΑΕΣΑΤΕ ΑΡΕΑ ΣΟΑΣ ΣΗΑΑ ΒΕ ΜΗΡΡΟΣΕΔ ΡΡΡ ΑΑΡΑΣΑΑΒΕ ΑΡΧΗΙΤΕΧΤΟΡΑΕΡ ΡΡΙΟΡ ΤΟ ΠΑΑΝΤΙΝΓ



DRAINAGE TESTING DETAIL

NOT TO SCALE

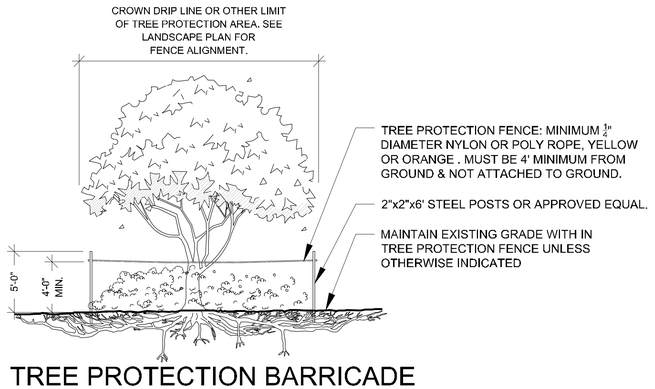




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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.

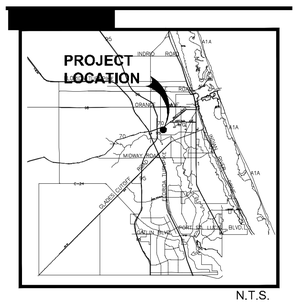
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

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.

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


PROJECT LOCATION
INDRIO ROAD
MIDWAY ROAD
ORANGE AVENUE
OKEECHOBEE ROAD
WEST MIDWAY ROAD
SUNRISE BLVD
GLADES CUT OFF RD
ROCK ROAD
ROCK ROAD
A1A
A1A
A1A

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.

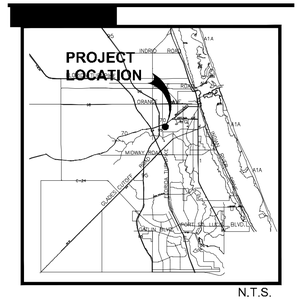
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

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.

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



N.T.S.

Project Team:

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

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

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

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

Surveyor
Betsy Lindsay Inc.
7997 Jack James Dr.
Stuart Fl, 34997

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

Neill Farms

City of Fort Pierce, FL

Landscape Specifications

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-8
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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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.

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

BUILDING SETBACKS:

FRONT: 20'
*SIDE: 5'
REAR: 10' & 0' (POOL, PATIO, STRUCTURES)

*ROOF OVERHANGS, AIR-CONDITIONING, MAY ENCROACH BY NO MORE THAN 24" INTO THE 5' SIDE SETBACK.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

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772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
18-430 preliminary engineering (3).dwg — FILENAME
Preliminary Eng-Drainage LAYOUT
AS SHOWN — SCALE
27/MAR/19 — DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY DRAINAGE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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1 OF 3

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Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Auto\CAD\DWG\18-430 Preliminary Engineering R3.dwg, Preliminary Eng-Drainage, 3/29/2019 7:42:21 AM, Jessica, EDC, Inc.

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CORNER N 40

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

JENKINS ROAD

EX. SMH RIM: 16.67

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

EX. OVERHEAD POWERLINE (TYP)

25' LANDSCAPE BUFFER

EX. LAKE

EX. 4" WM

EX. 6" FORCE MAIN TO REMAIN

PROPOSED MONUMENT SIGN

EX. 6" WM

EX. ROW VARIES

PROPOSED 164' ROW

20' LANDSCAPE BUFFER

PROPOSED MODEL CENTER W/ TEMP.PARKING

PROPOSED TO REMOVE PORTION OF EX. SANITARY SEWER

PROPOSED TO REMOVE EX. SMH

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN

AMENITY CENTER A

PROPOSED POOL (2,200 SF)

PROPOSED CLUBHOUSE (1,600 SF)

PROPOSED ACTIVE PLAY AREA

PROPOSED 20'x30' MAIL KIOSK

PROPOSED 5'x5' BIKE RACK

EX. LIFT STATION PROPOSED TO BE REFURBISHED TO SERVE NEW SITE PLAN

PROPOSED TO RELOCATE PORTION OF EX. 6" WM

PROPOSED TO RELOCATE EX. FIRE HYDRANT

PROPOSED RELOCATED 6" WATER MAIN

PROPOSED SANITARY SEWER

PROPOSED TO RELOCATE EX. FIRE HYDRANT

EX. C/O

EX. 6" WM

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

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED ROW DEDICATION LINE

PROPOSED 10' LANDSCAPE EASEMENT

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR RESTRIPING ON MCNEILL ROAD

PROPOSED WATER MAIN

EX. C/O

EX. 6" WM

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED SANITARY SEWER

PROPOSED FIRE HYDRANT

AMENITY CENTER B

EX. OVERHEAD POWERLINE (TYP)

PROPOSED ROW DEDICATION LINE

LANDSCAPE BUFFER

EX. LAKE

EX. OVERHEAD POWERLINE (TYP)

McNEILL ROAD (VARIABLE ROW WIDTH)

20' LANDSCAPE BUFFER

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING SMH
- PROPOSED SMH
- PROPOSED DOUBLE SEWER
- PROPOSED SINGLE SEWER
- PROPOSED DOUBLE WATER
- PROPOSED SINGLE WATER
- EXISTING WATER
- EXISTING WATER
- EXISTING SANITARY
- PROPOSED WATER
- PROPOSED SANITARY
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

UTILITY NOTES:

1. EXISTING UTILITIES PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES IN THE FIELD.

2. WATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING WATER MAIN MAY BE UTILIZED IF DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. WATER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. WATER MAIN EXTENSIONS AND NEW SYSTEM COMPONENTS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA. FIRE PROTECTION CONSISTENT WITH THE REQUIREMENTS OF THE ST LUCIE COUNTY FIRE DISTRICT (SLCFD) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) DURING ALL PHASES OF CONSTRUCTION.

3. WASTEWATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING GRAVITY SEWER, LIFT STATION, AND FORCE MAIN MAY BE UTILIZED FOR THE PROPOSED PROJECT WHERE THEY ARE DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. GRAVITY SEWER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WASTEWATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. NEW SEWER SERVICES AND MAIN EXTENSIONS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WASTEWATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA.

SURVEY NOTES:

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(IN FEET)
1 inch = 100 ft.

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

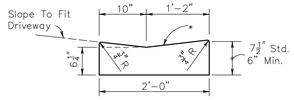
REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY UTILITY PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

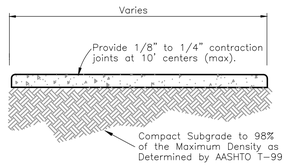
18-430



Note:

1. To be paid for as parent curb.

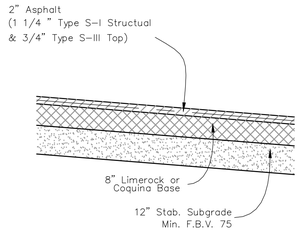
VALLEY GUTTER



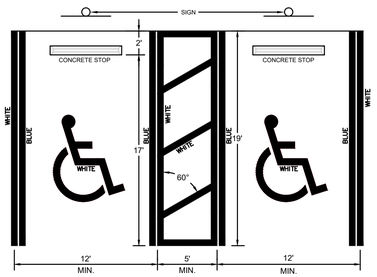
NOTES:

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.

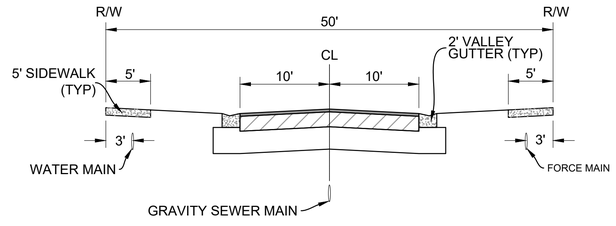
4" THICK SIDEWALK DETAIL



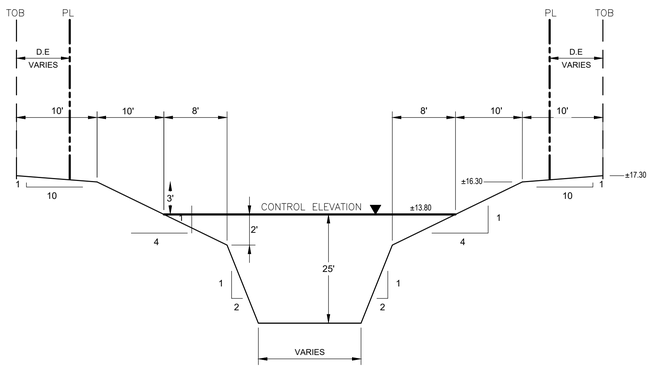
TYPICAL PAVEMENT SECTION



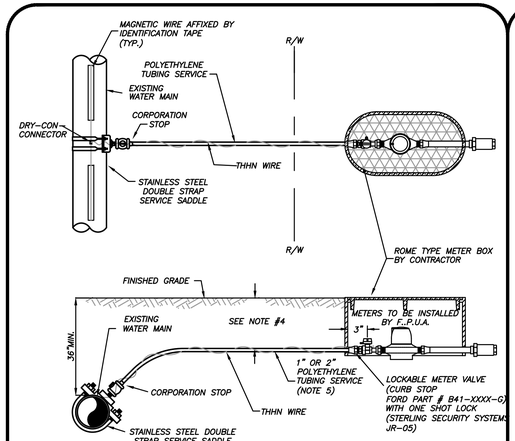
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

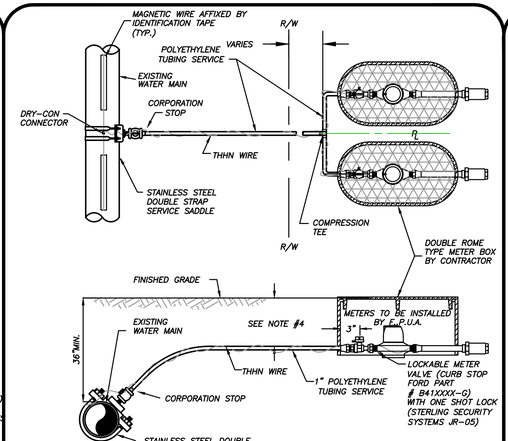


NOTES:

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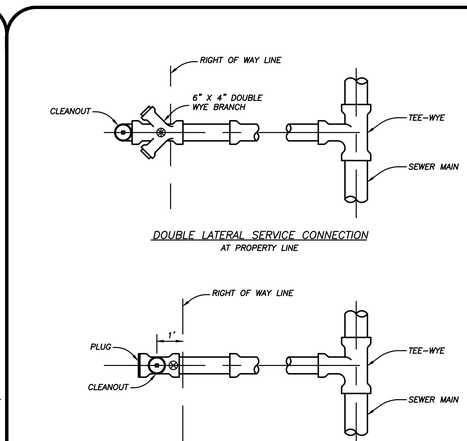
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

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

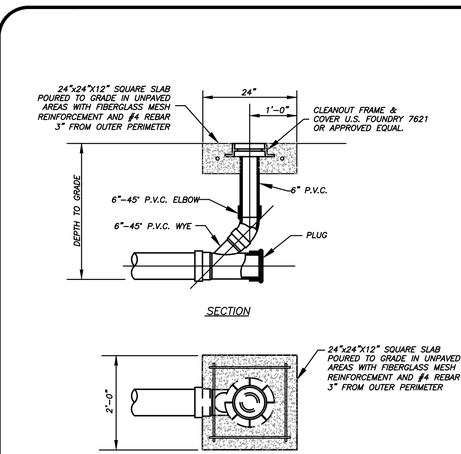
SINGLE SERVICE LATERAL CONNECTION

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

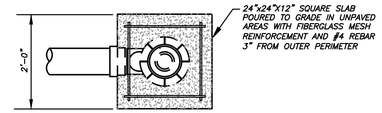
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

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: BY: APPD: RBC	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

ENGINEERS ⊛ SURVEYORS
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DCB DESIGNED BY
JLW DRAWN BY
1.8.1430 preliminary engineering (3.4).dwg FILENAME
PGD Details LAYOUT
AS SHOWN SCALE
27/MAR/19 DATE

REVISION COMMENTS

DATE

NEILL FARMS

DETAILS

FORT PIERCE FLORIDA

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

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Port St Lucie, FL 34987
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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

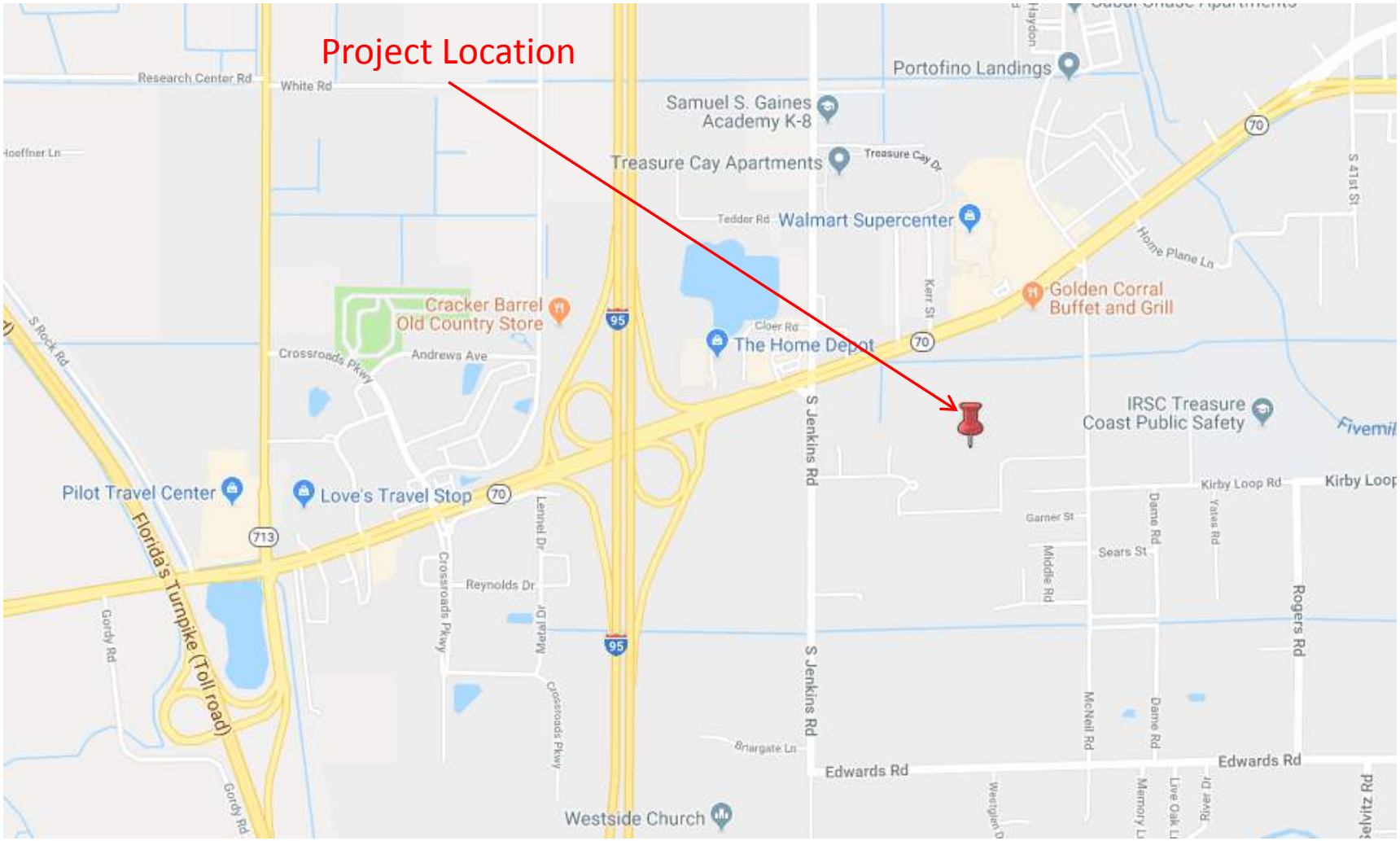
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

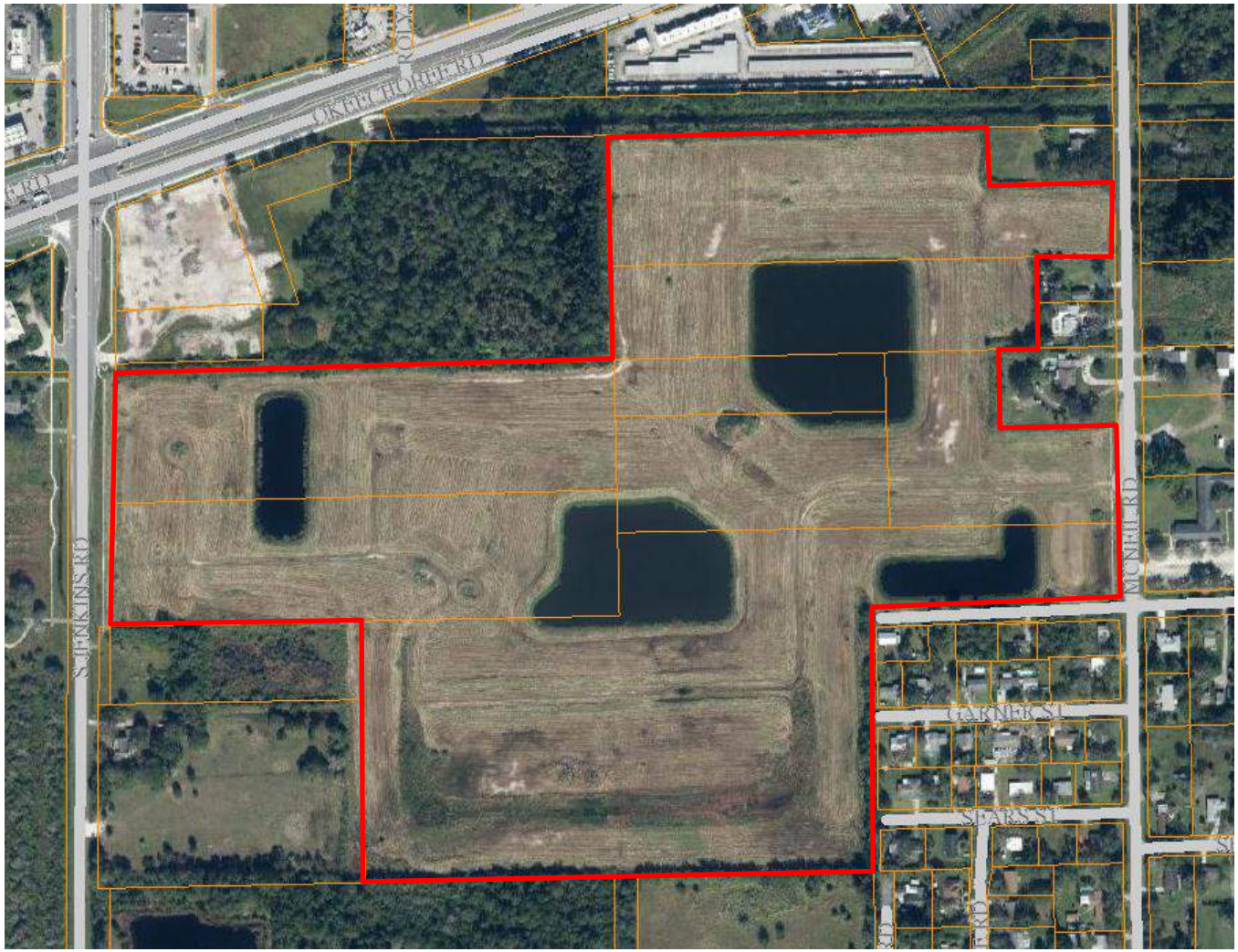
Environmental Site Assessment

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
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TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

Prepared by:
Kimley-Horn and Associates, Inc.
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January 14, 2019
Revised May 15, 2019
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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*.

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.

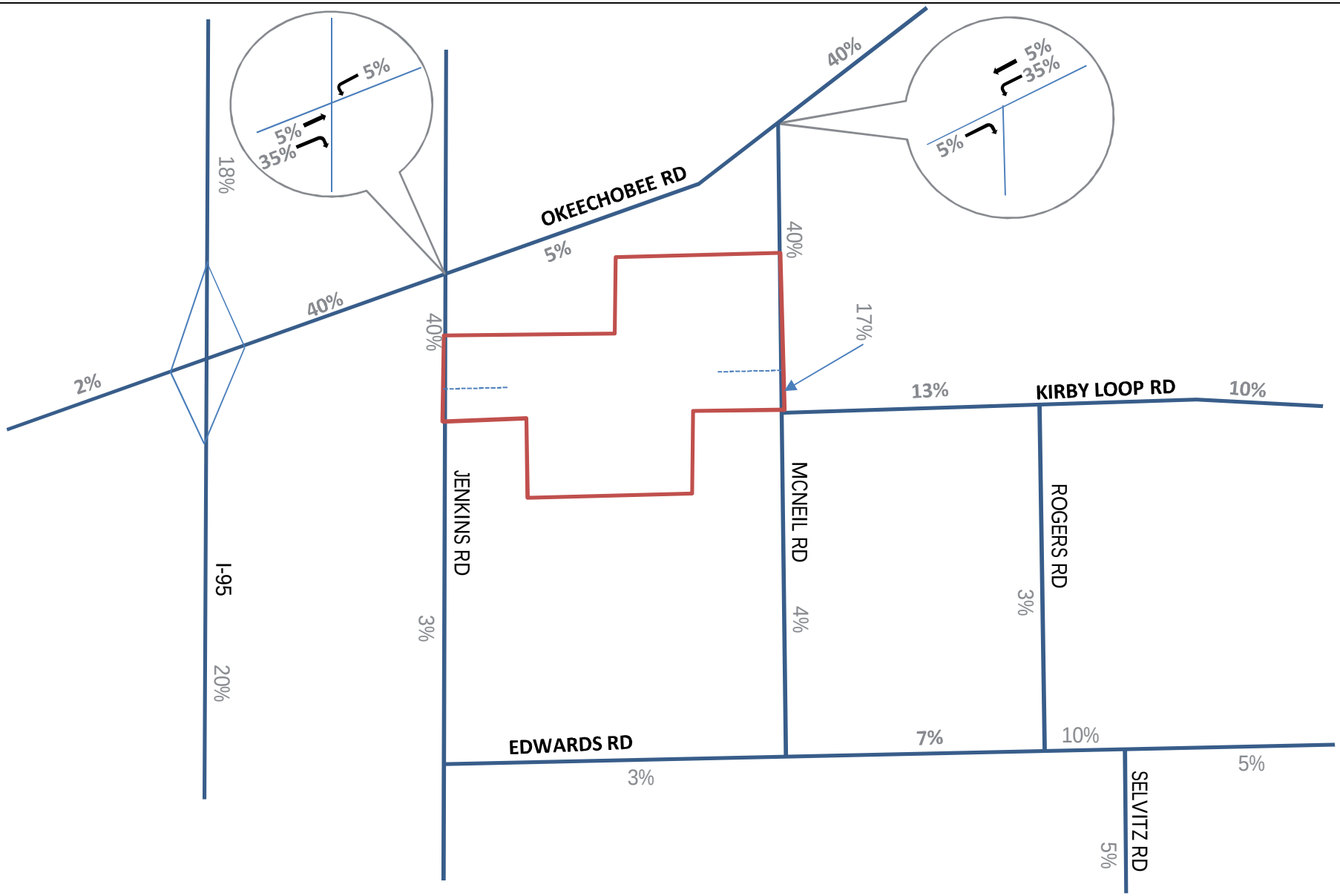
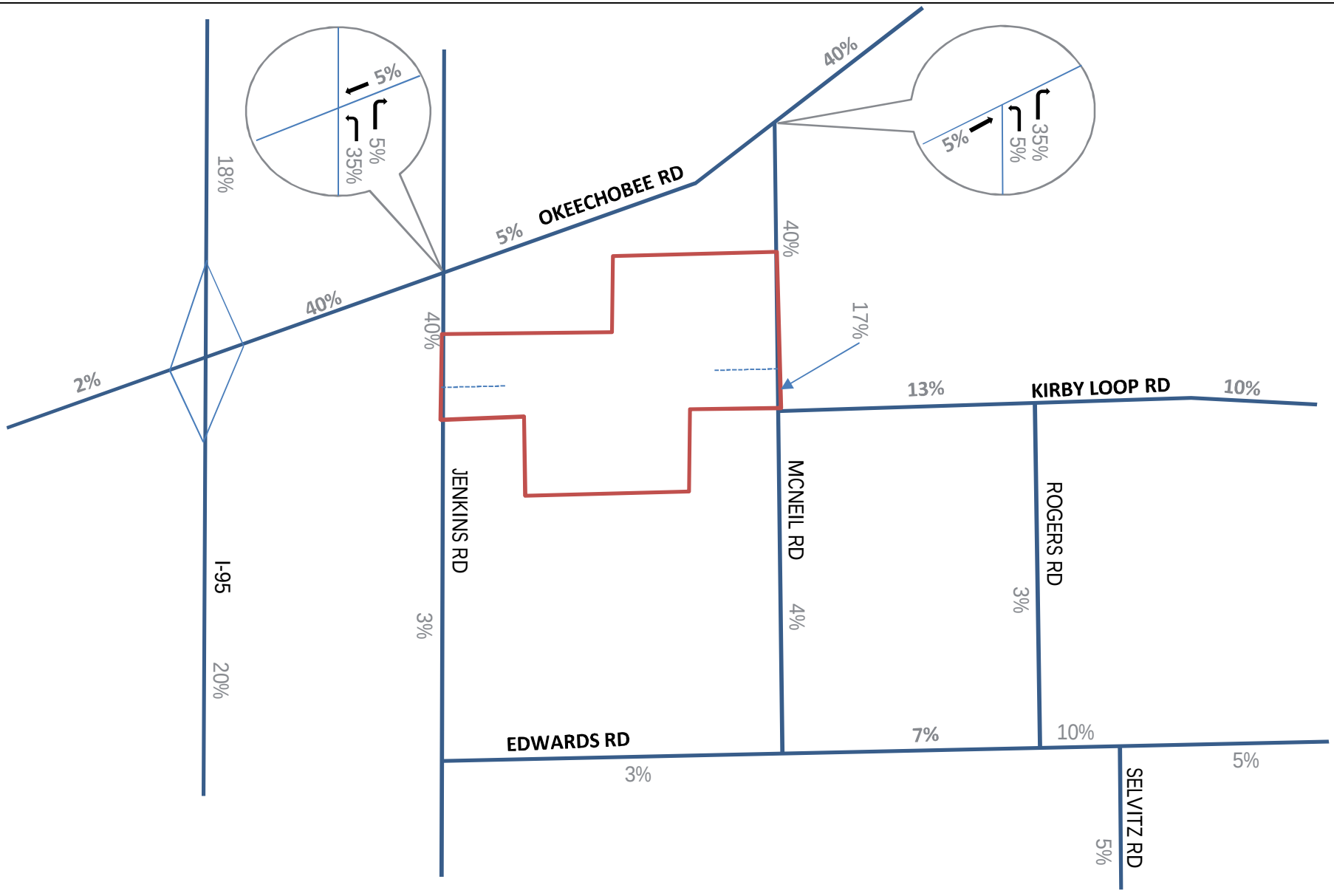


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

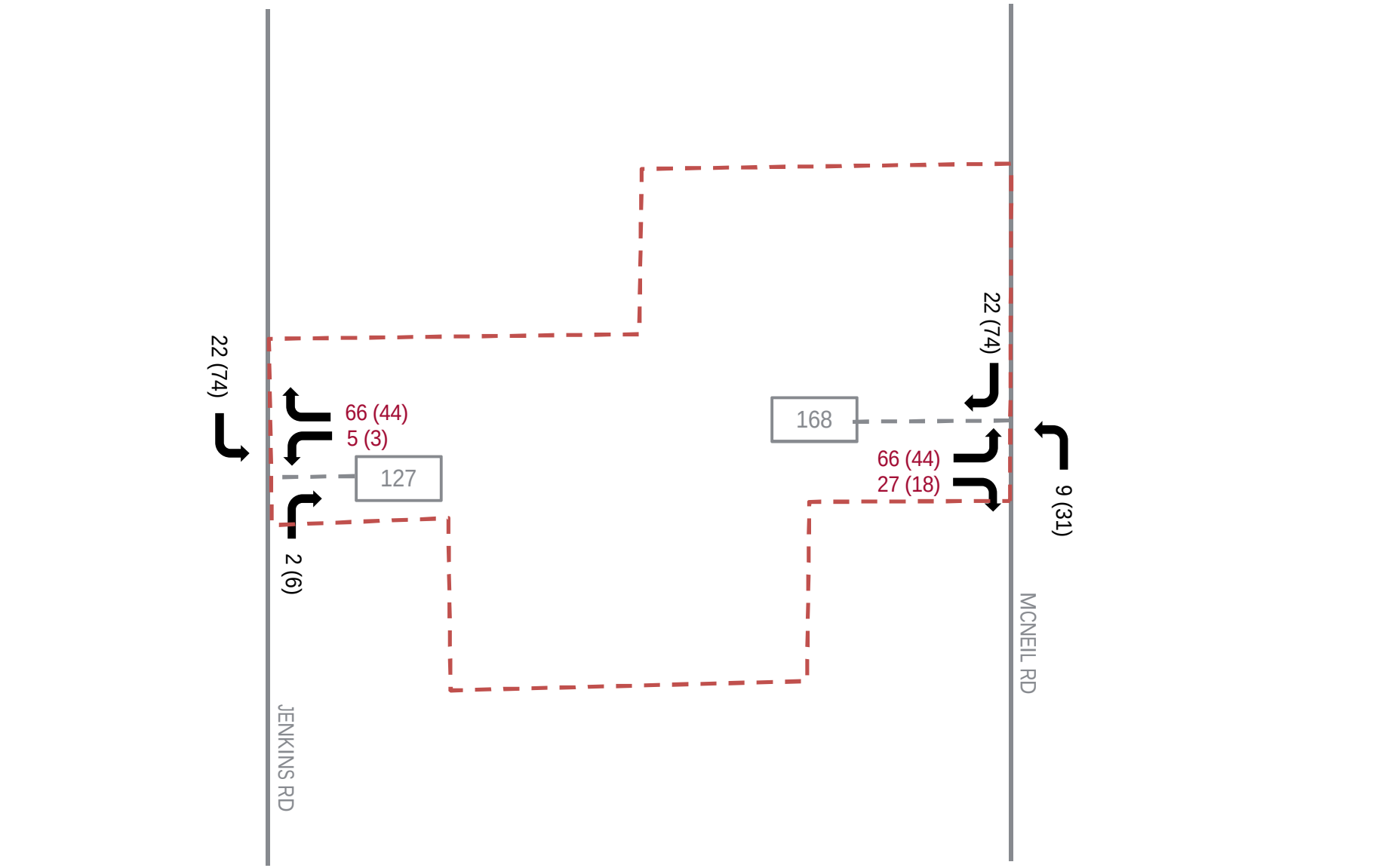
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

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.



NORTH

LEGEND

Site

XX Maximum Peak Hour Volume

XX Inbound AM Volume
(XX) Inbound PM Volume
XX Outbound AM Volume
(XX) Outbound PM Volume

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

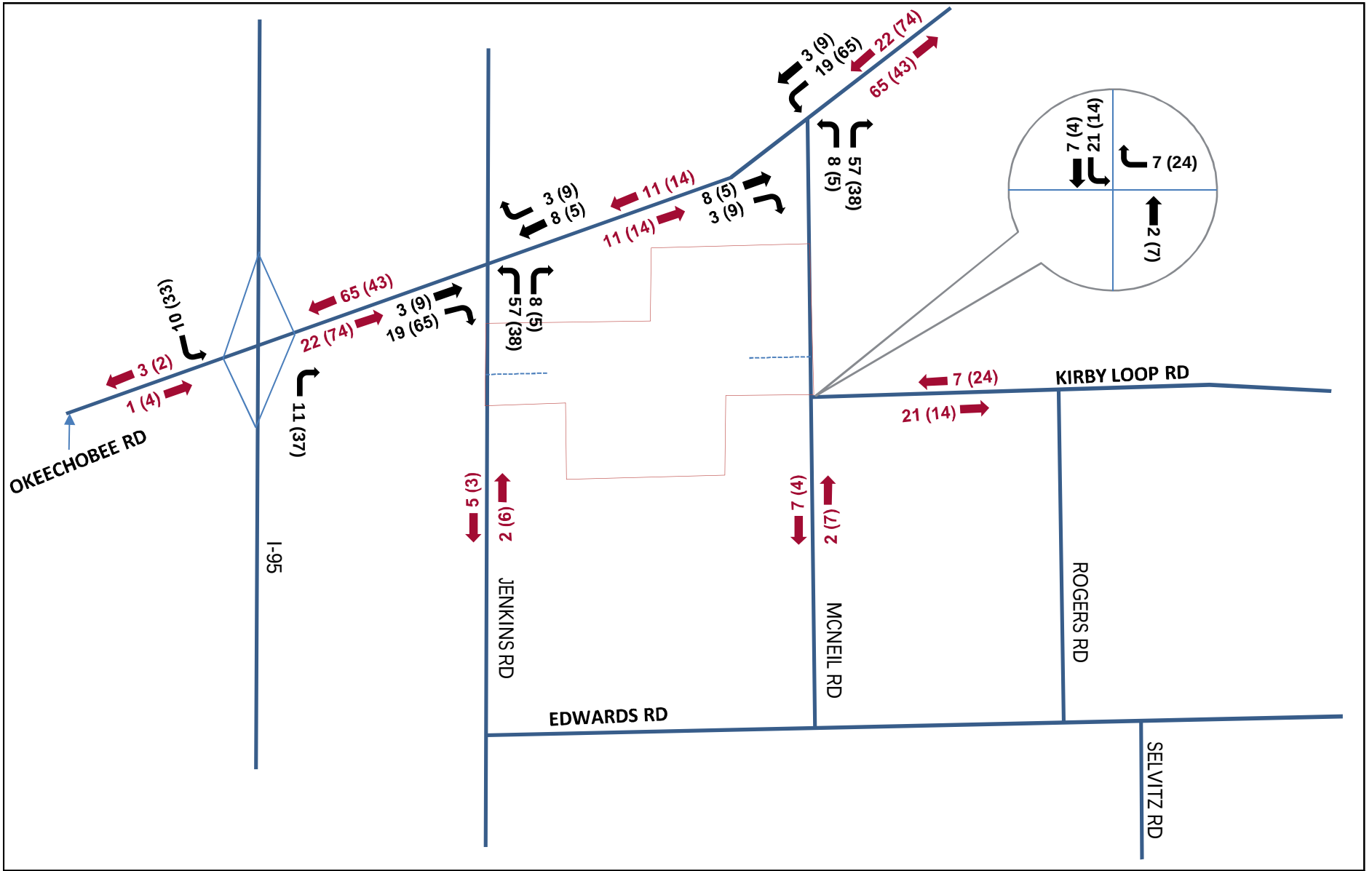


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

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

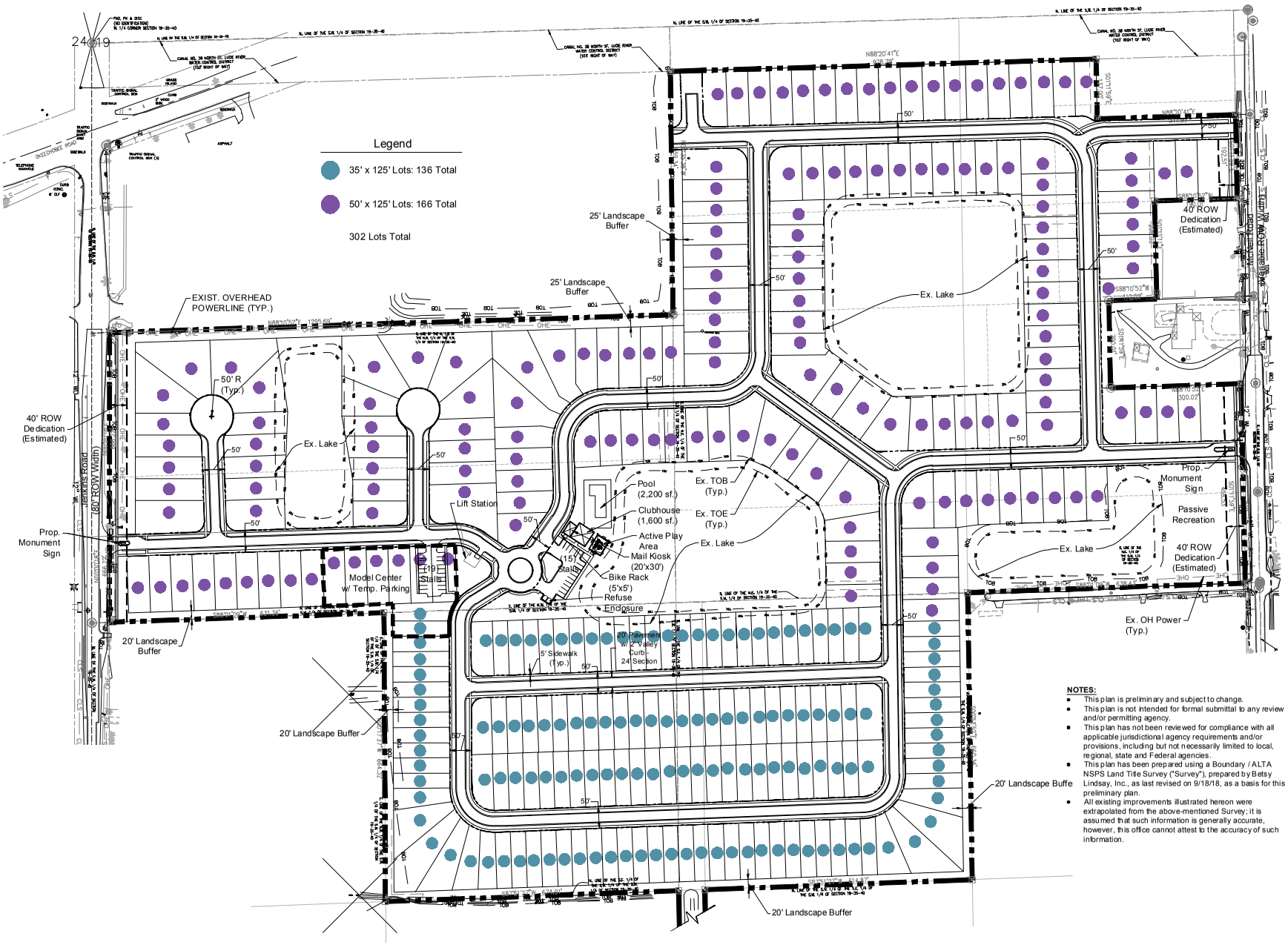
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent 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



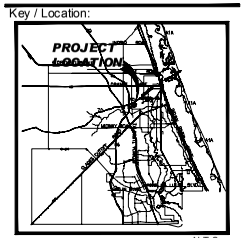
NOTES:

- 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.
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DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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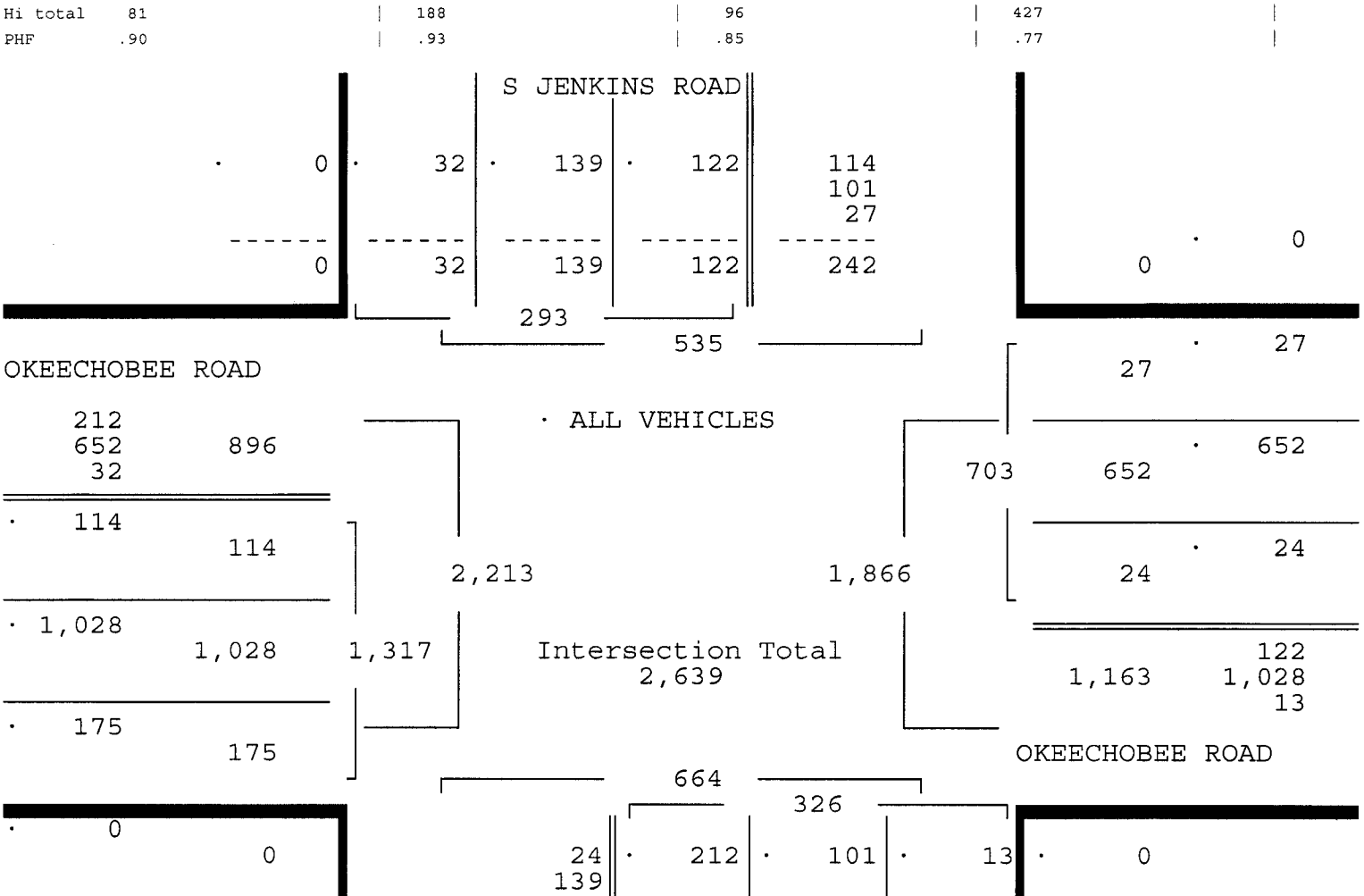
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

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				



TRAFFIC SURVEY SPECIALISTS, INC.

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

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
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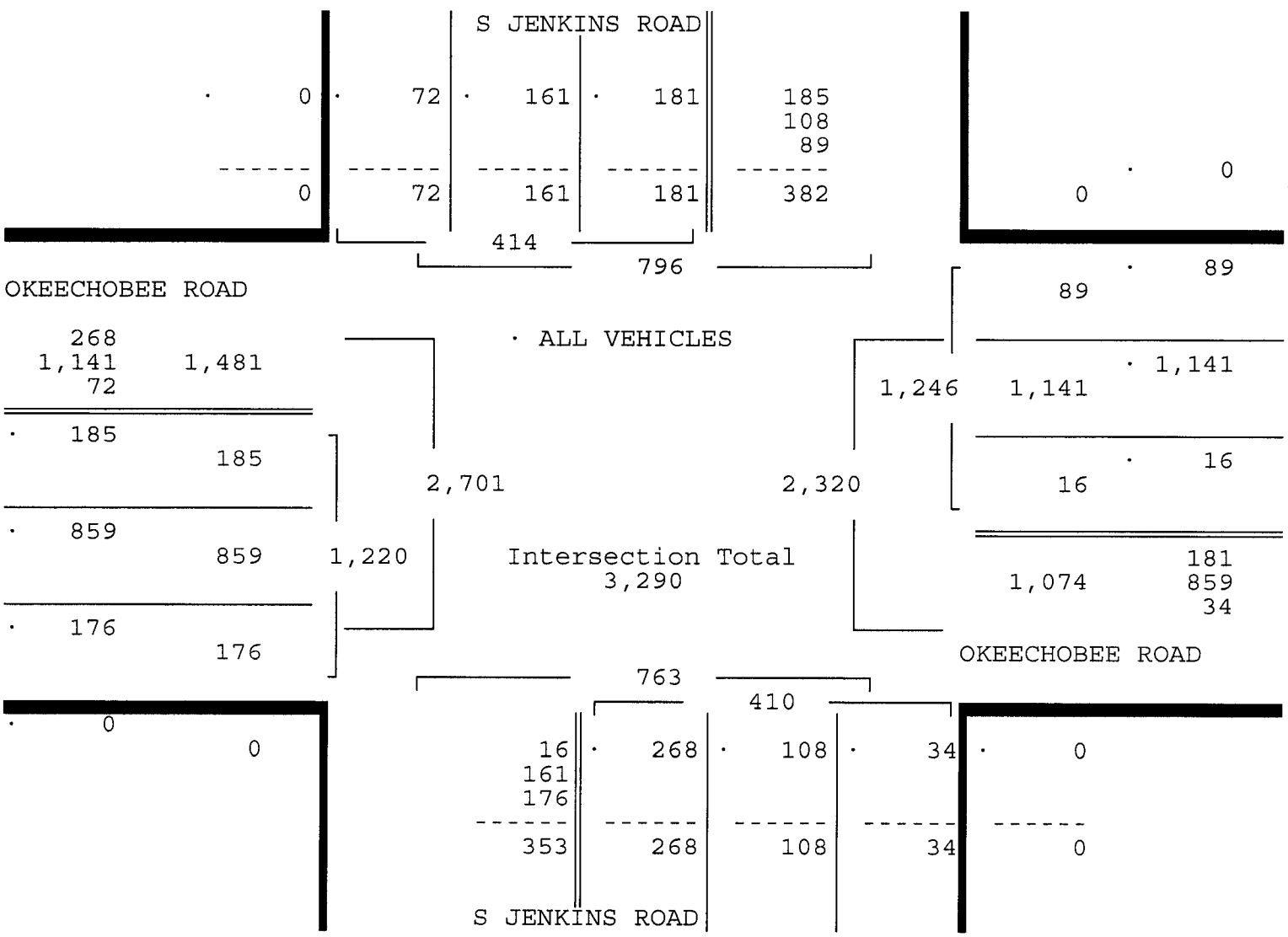
Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK

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: 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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OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
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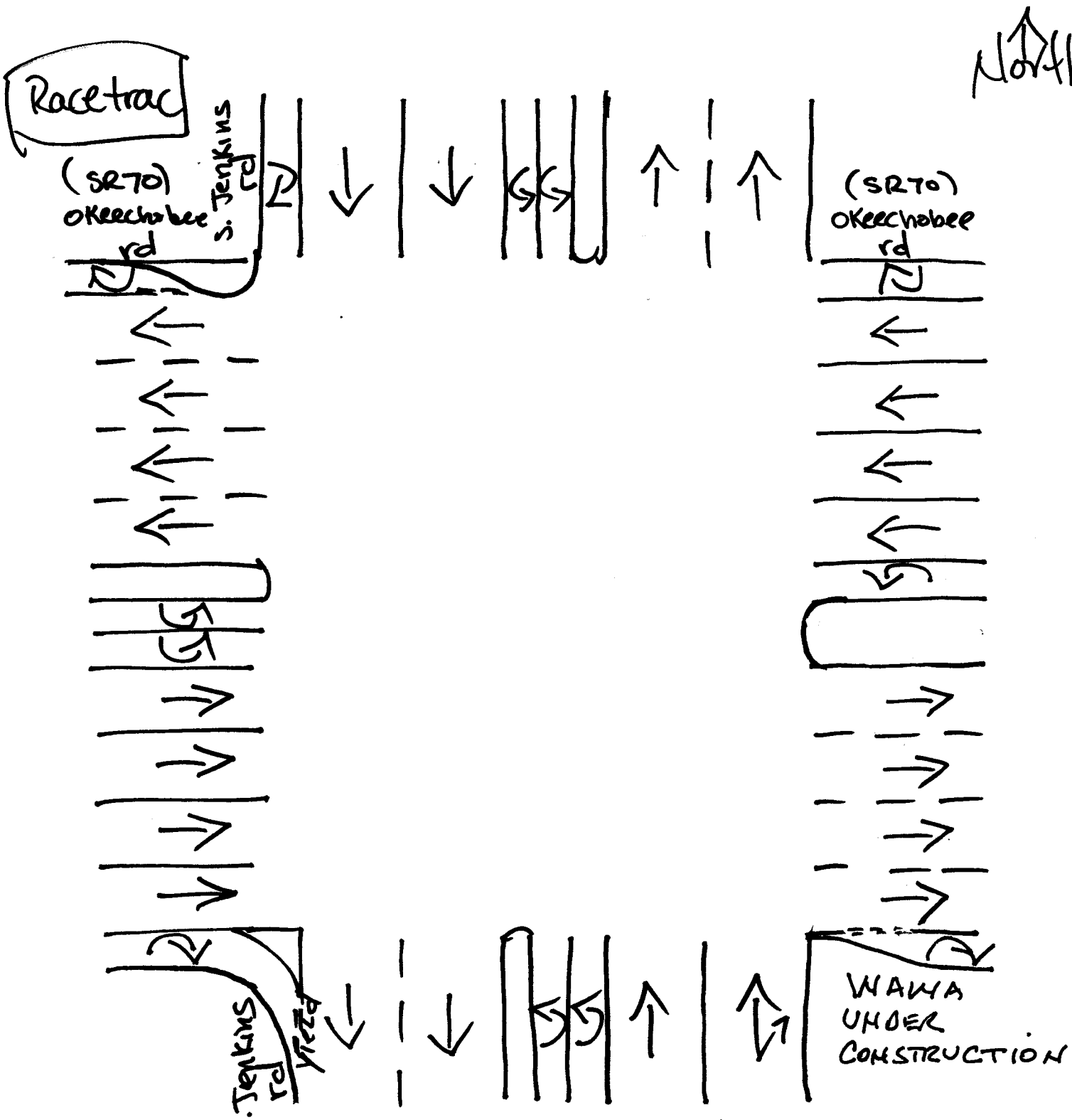
Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

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

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

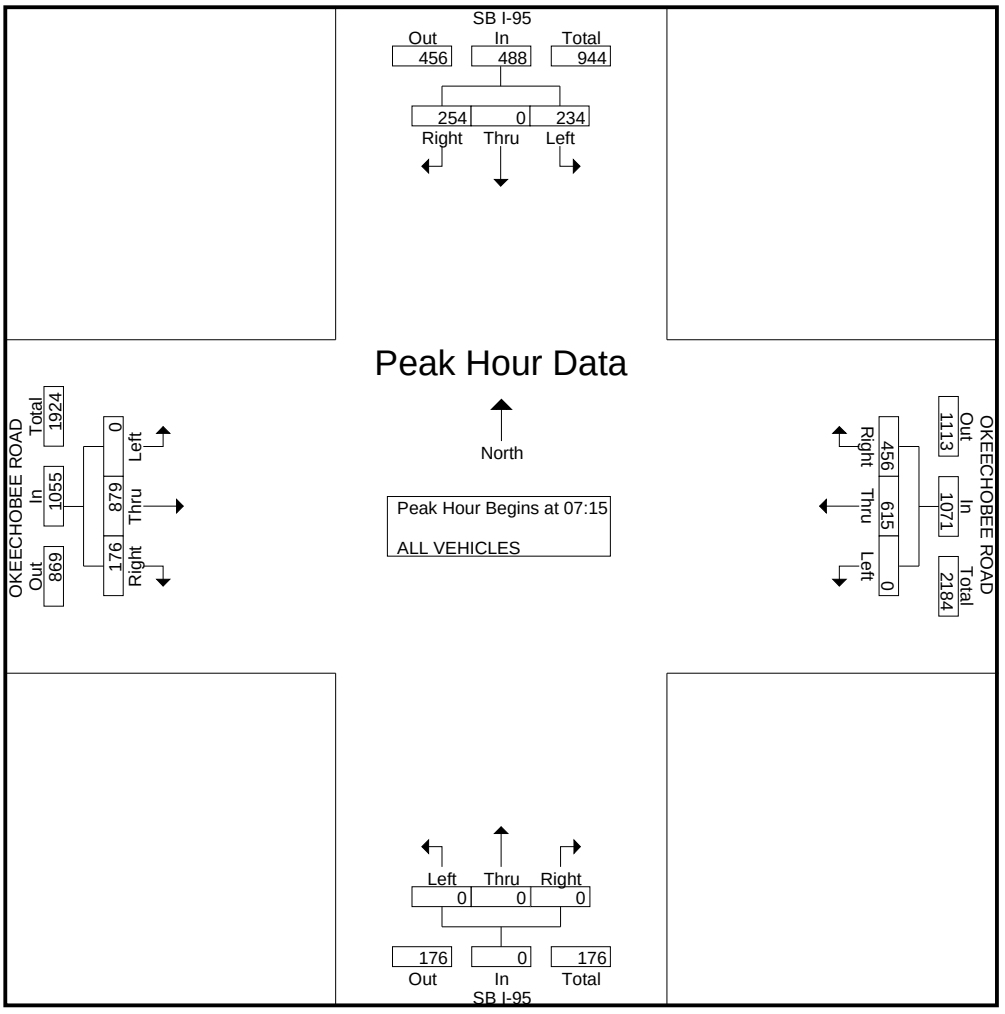
	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	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	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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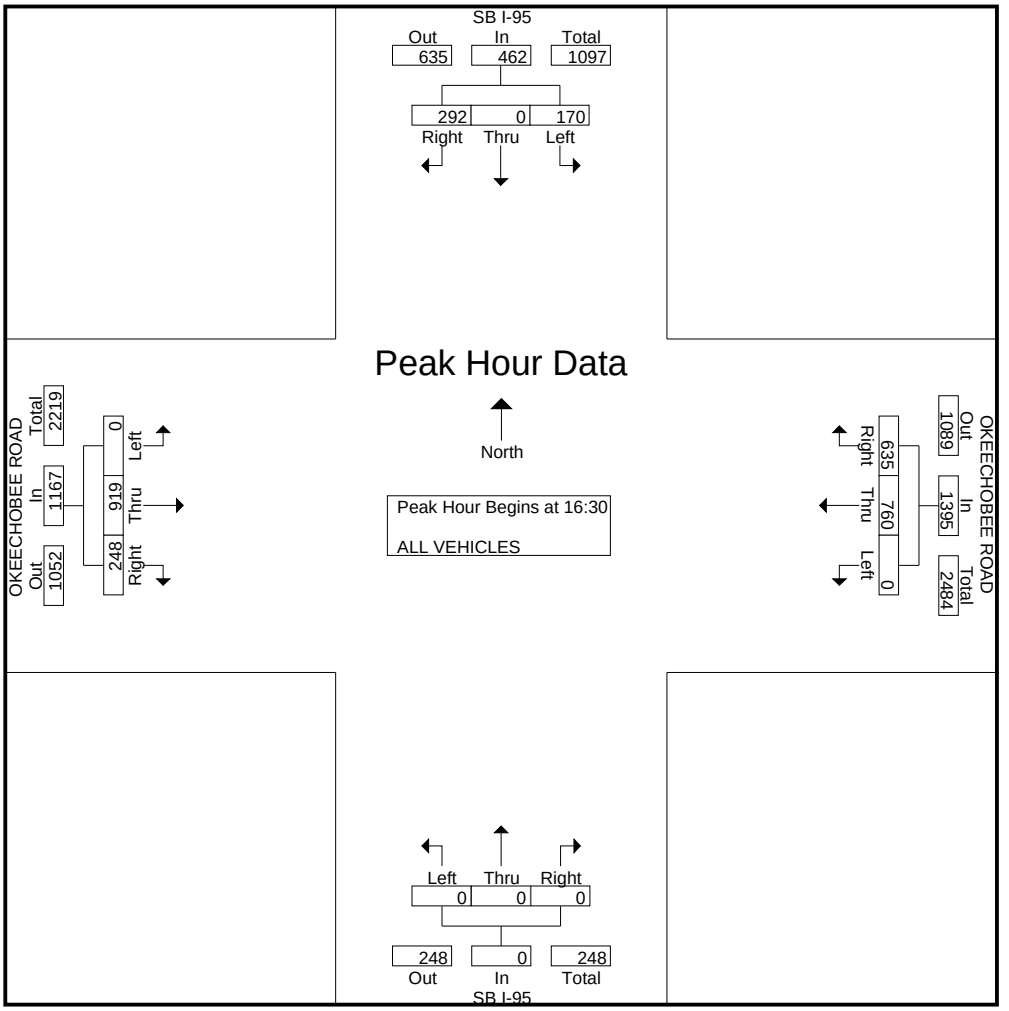
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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



Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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 : 1

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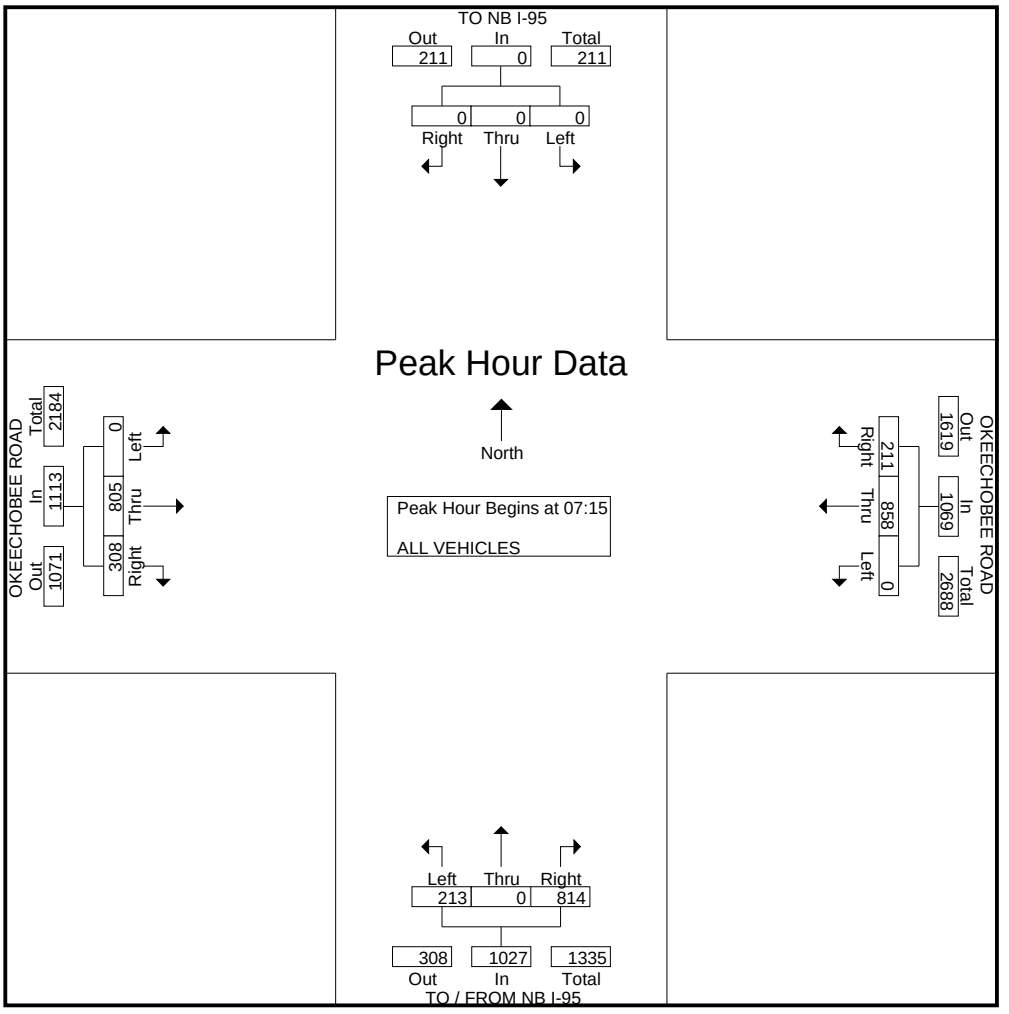
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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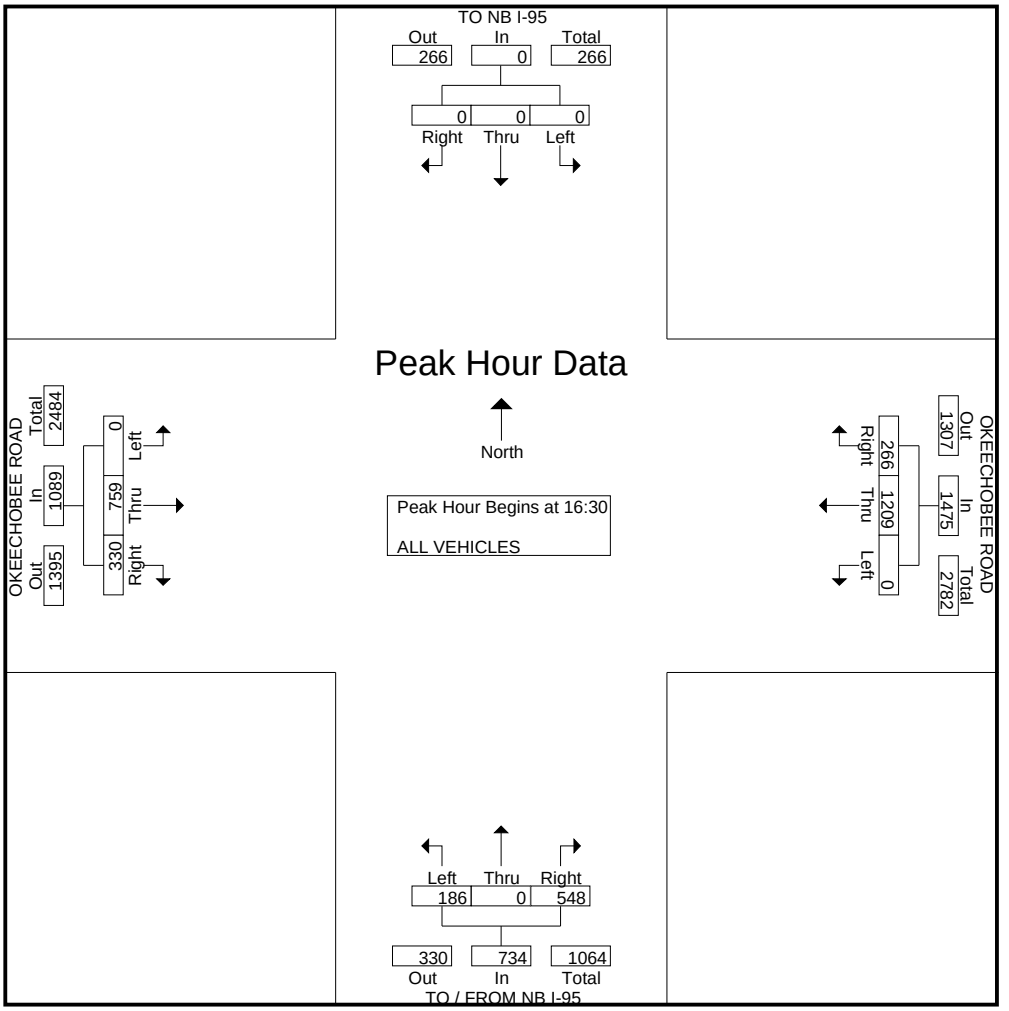
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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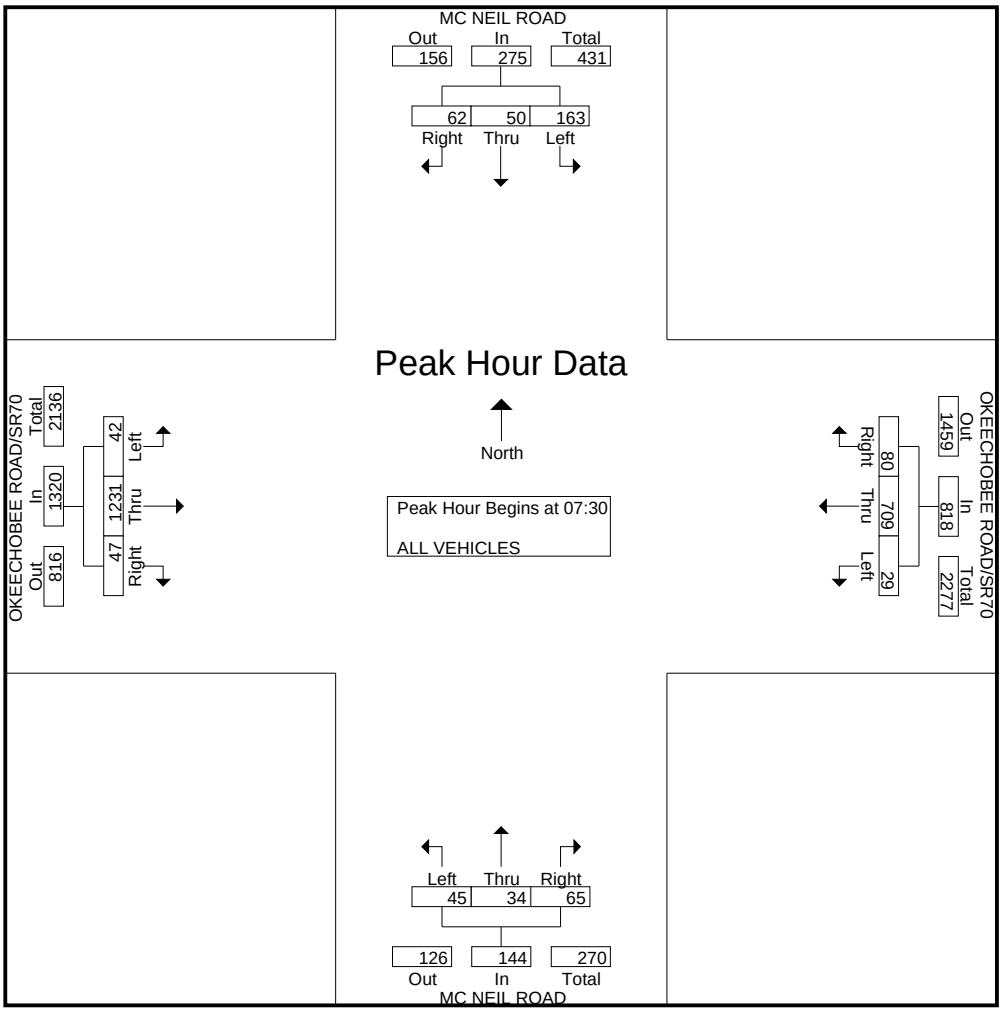
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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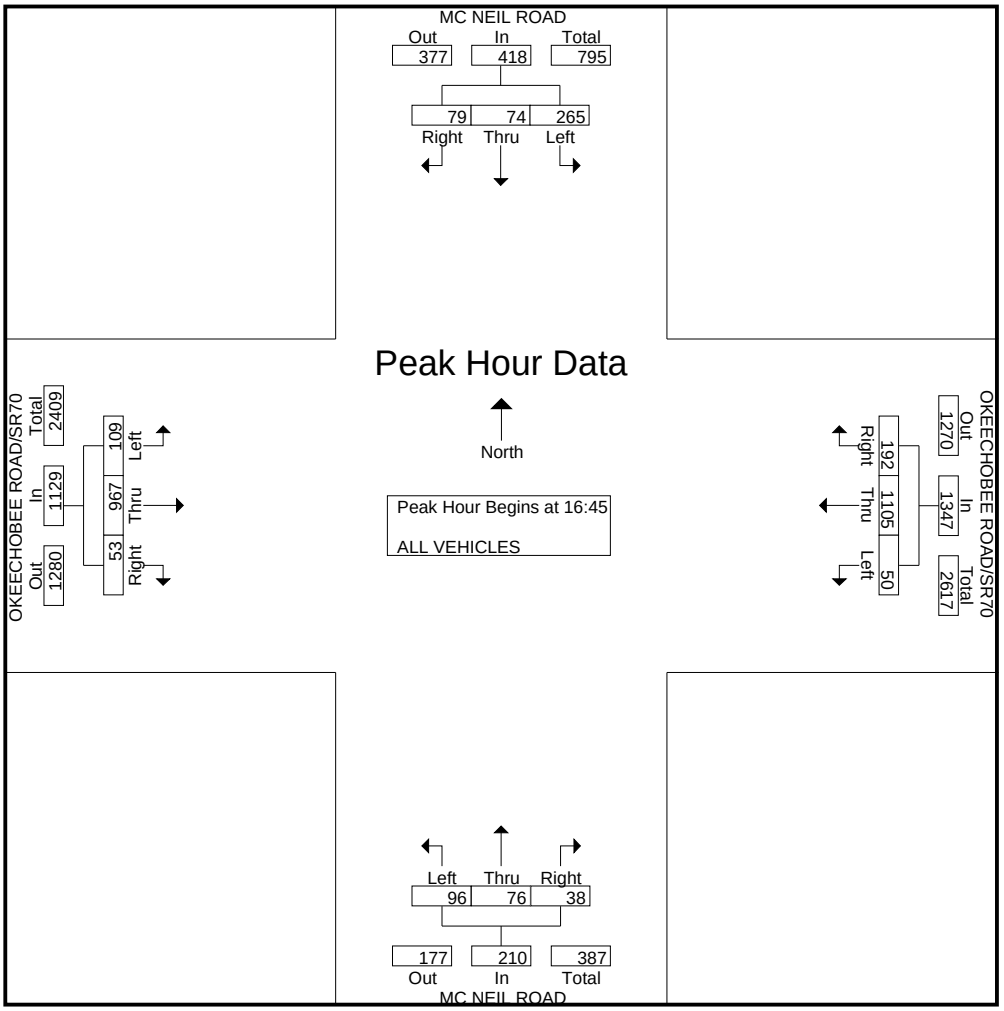
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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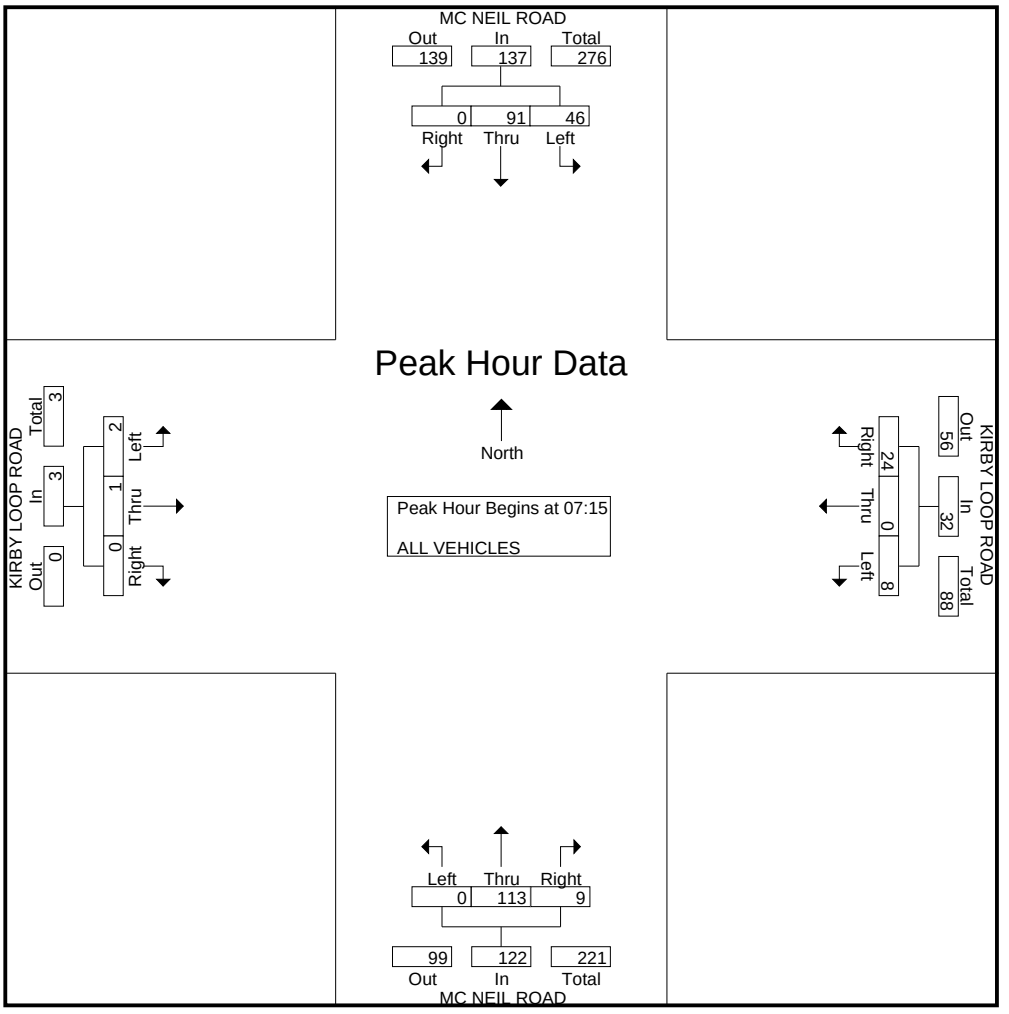
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

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)
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File Name : mcneil & kirby
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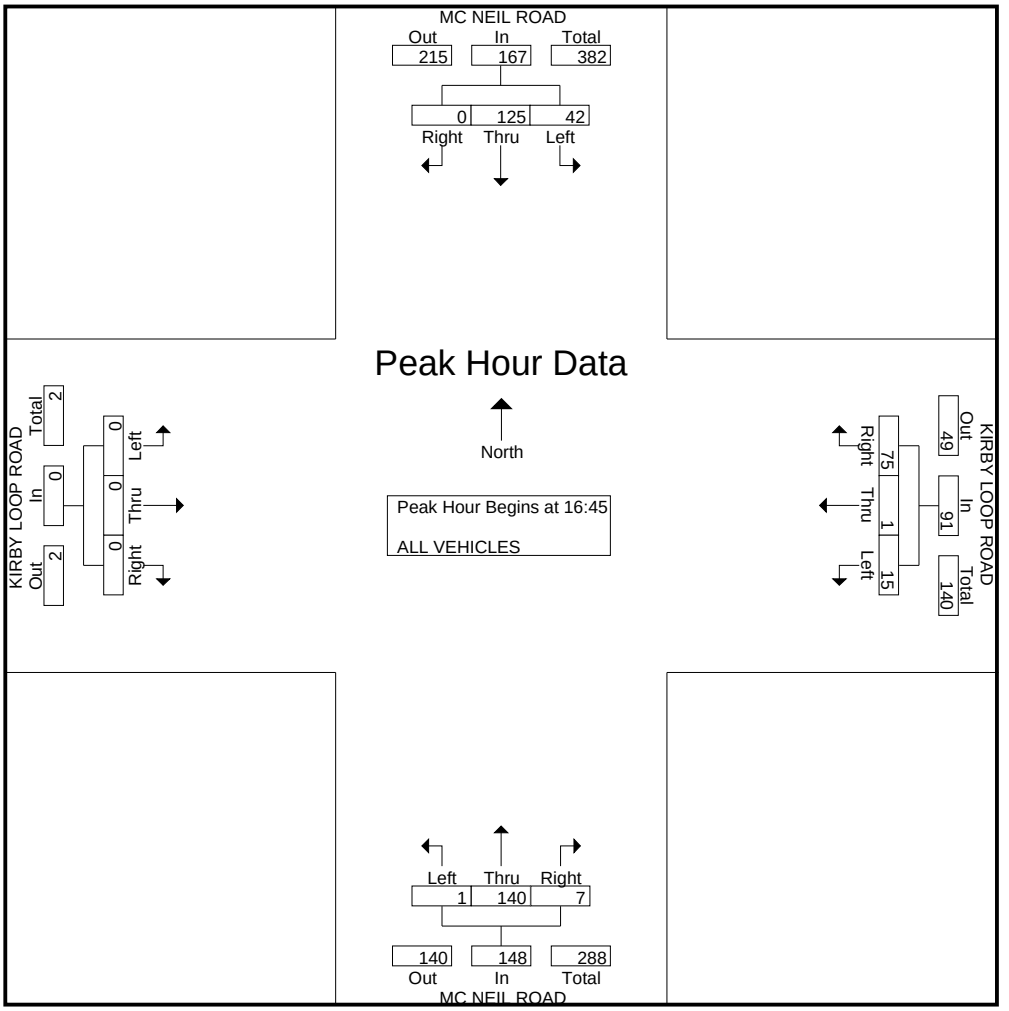
	MC NEIL ROAD From North					KIRBY LOOP ROAD From East					MC NEIL ROAD From South					KIRBY LOOP ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 16:00 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

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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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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

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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)

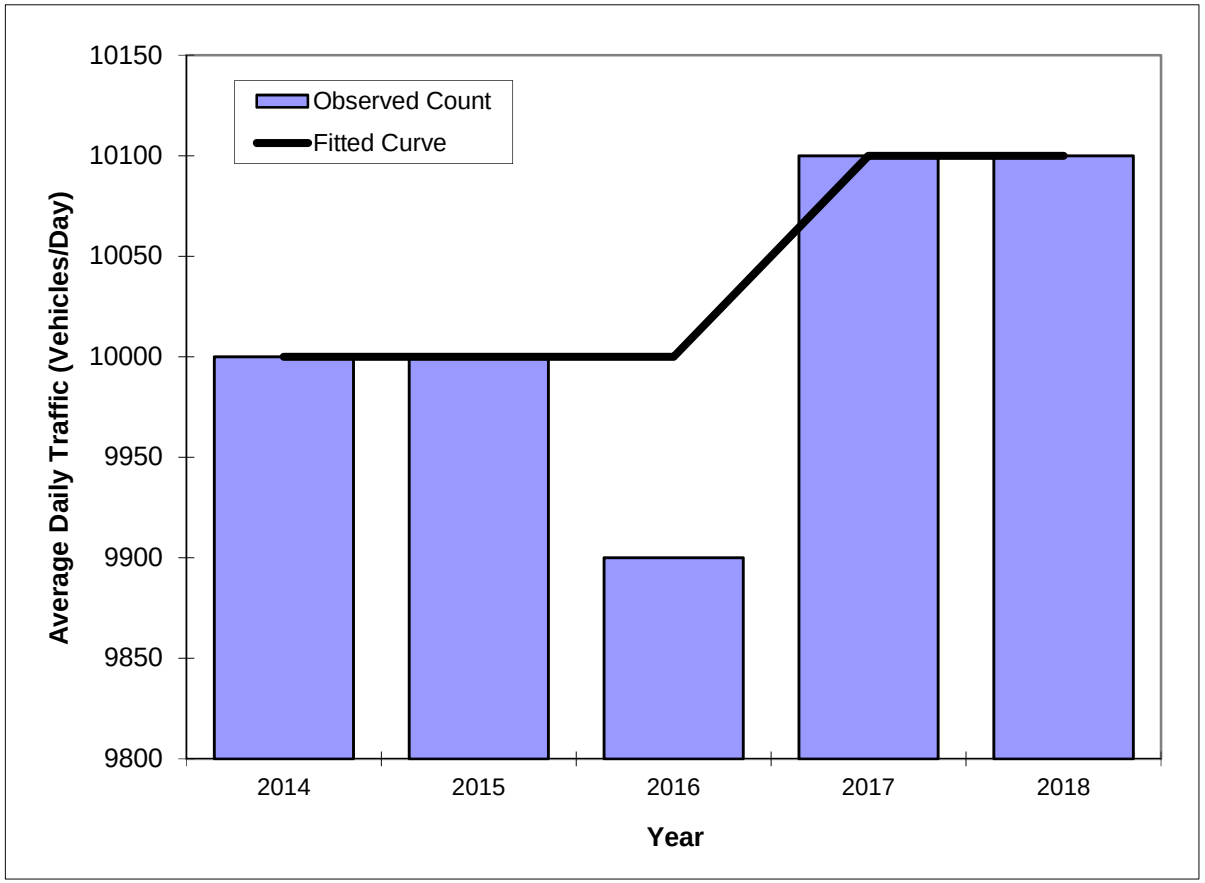
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 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)

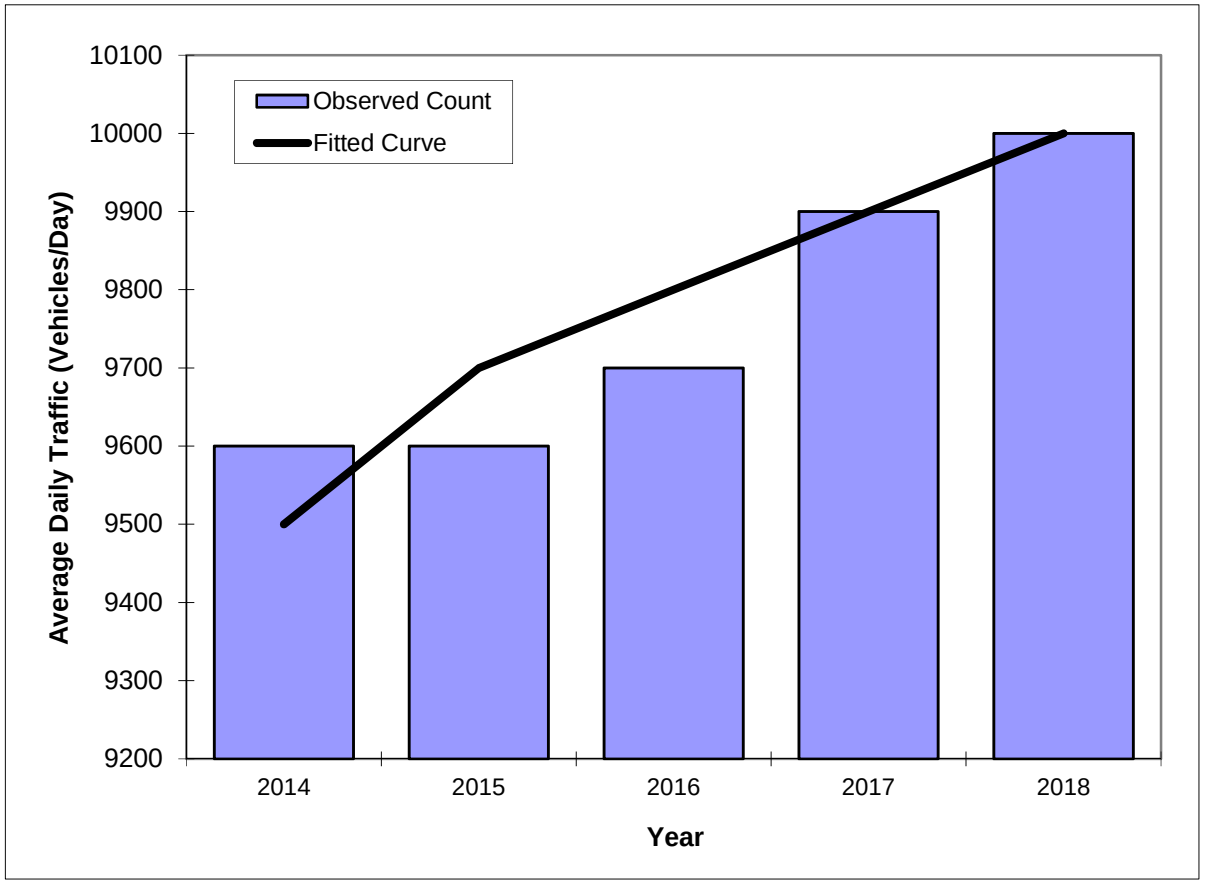
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	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)

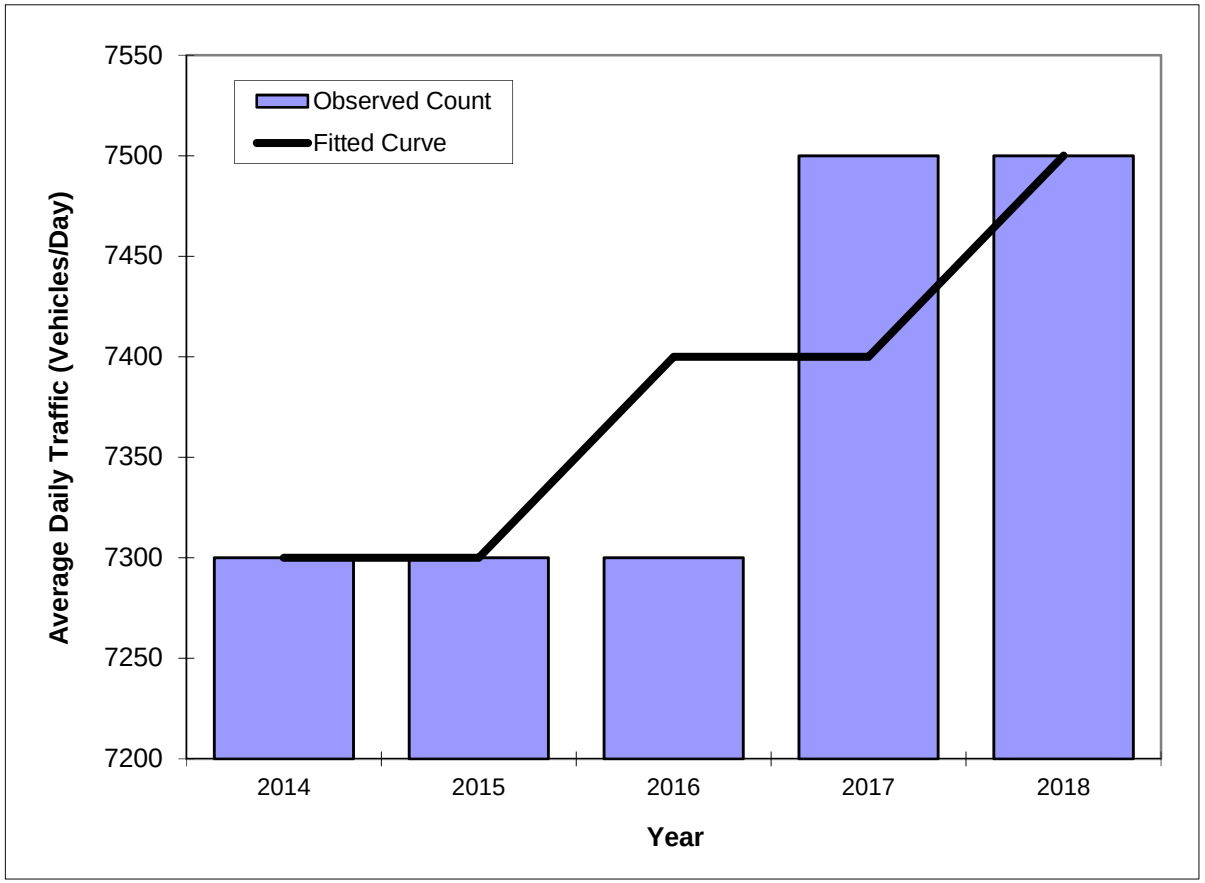
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	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

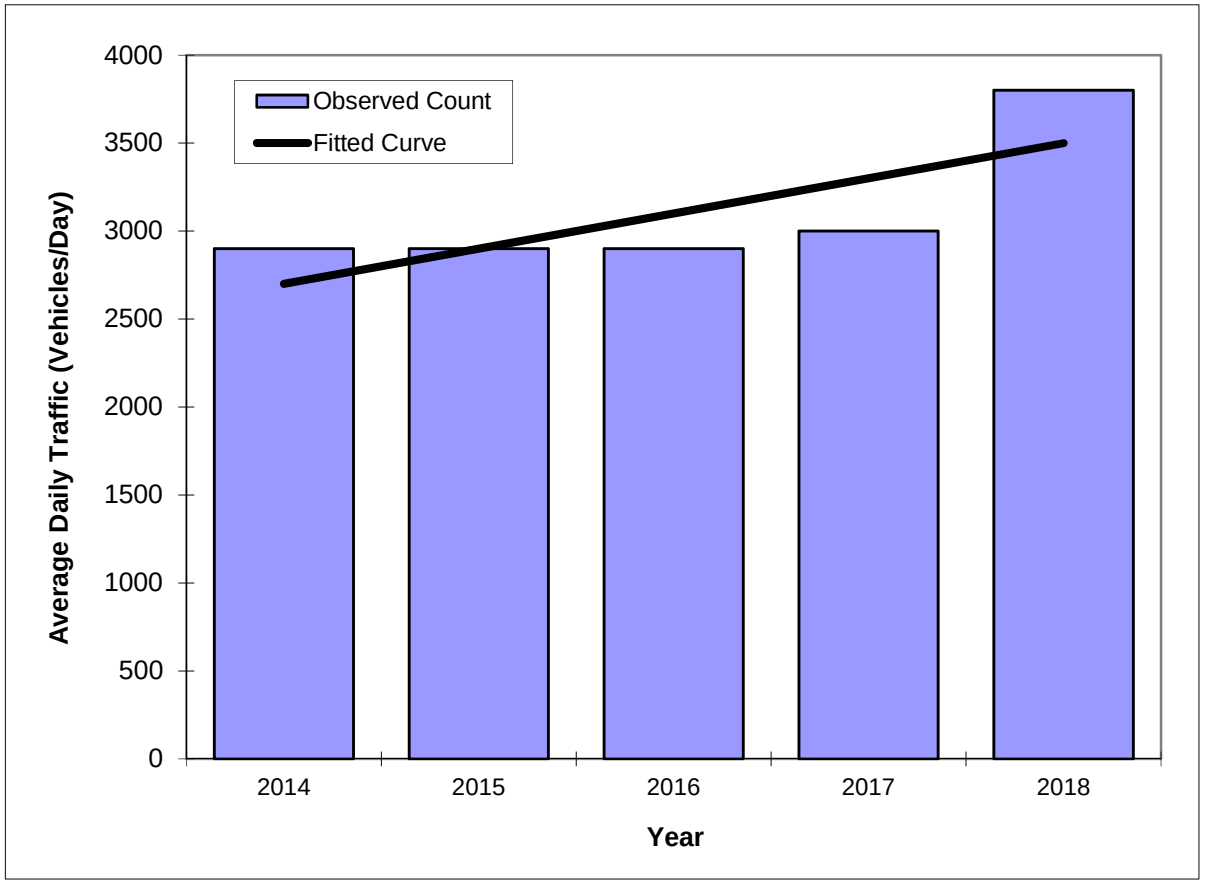
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

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)

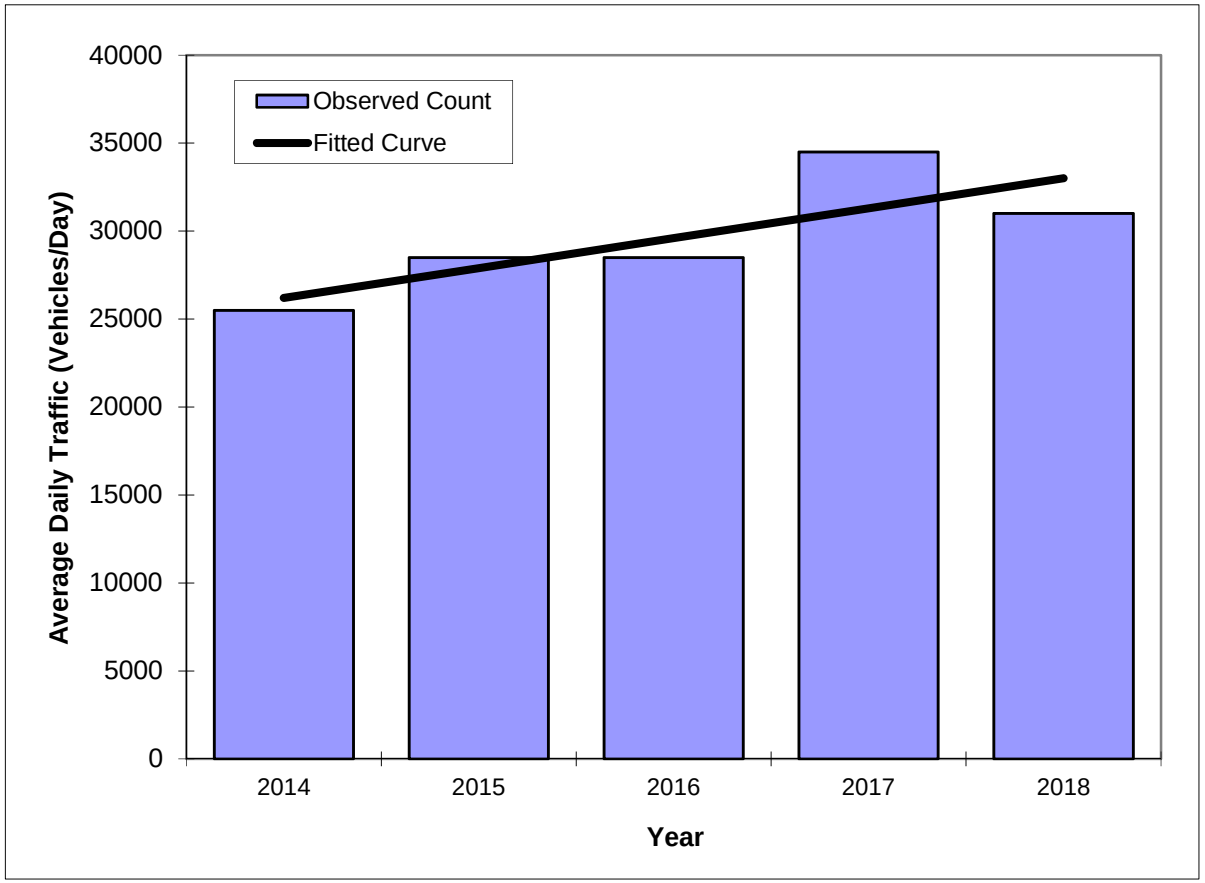
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 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)

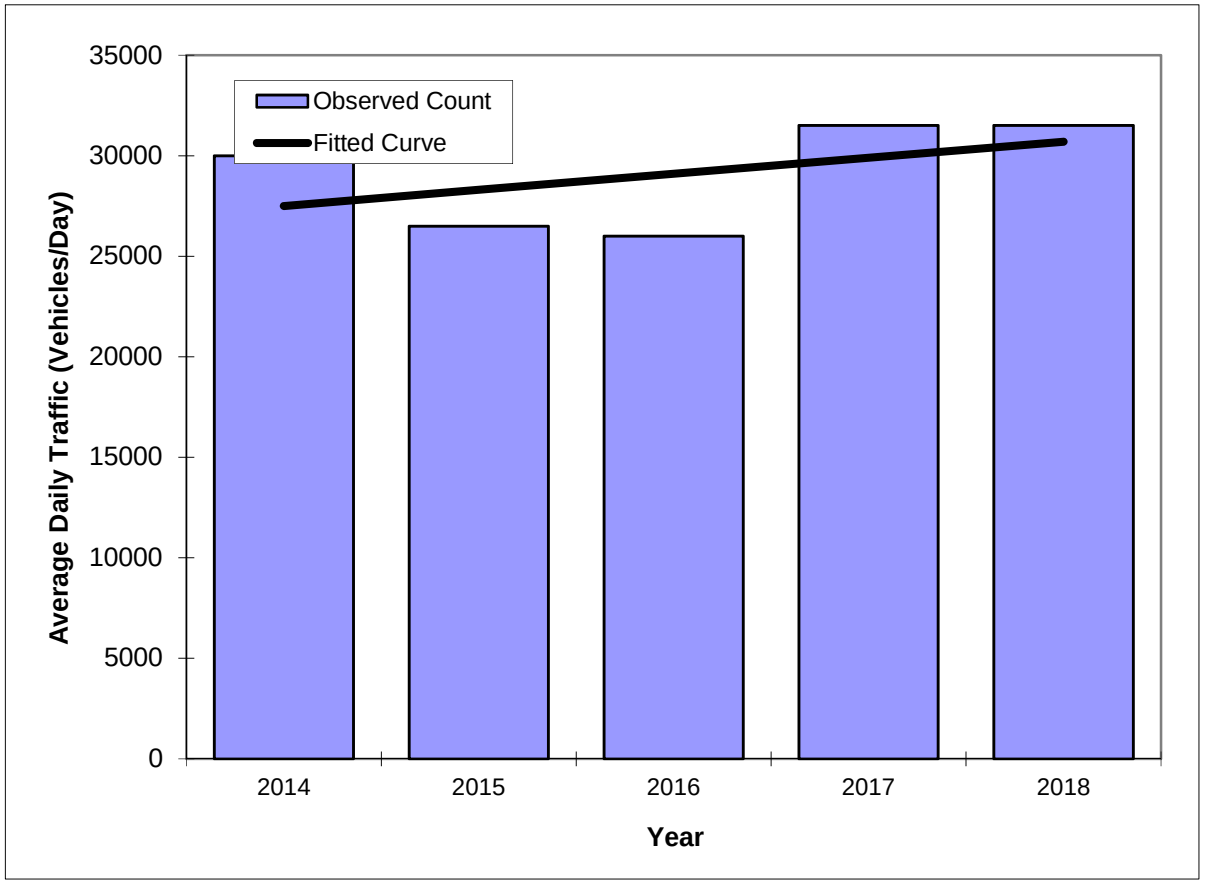
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 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

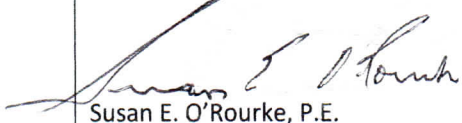
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

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

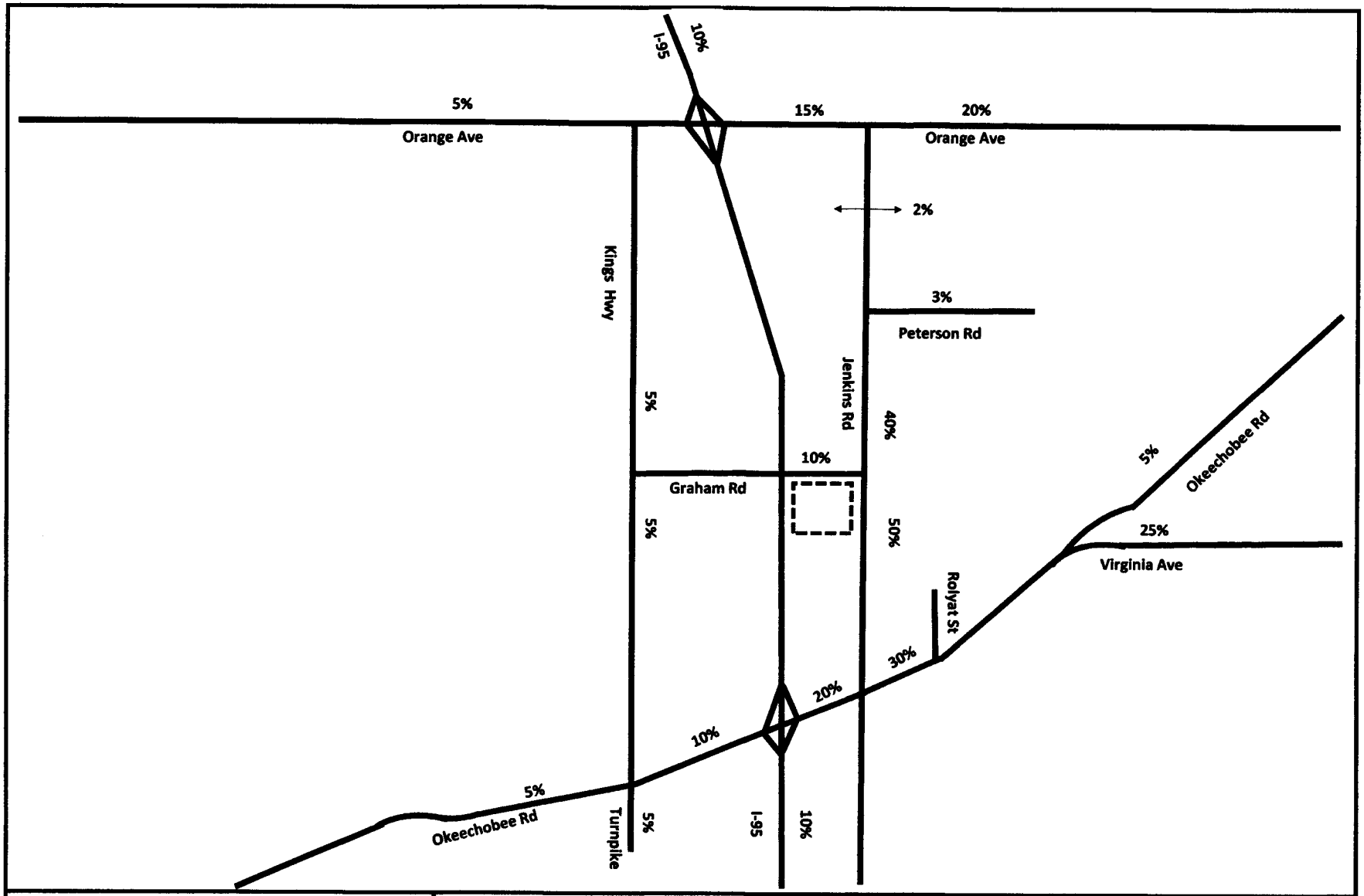
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

RECEIVED
JAN 26 2004
COMMUNITY DEVELOPMENT
ST. LUCIE COUNTY, FL

1/22/04

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

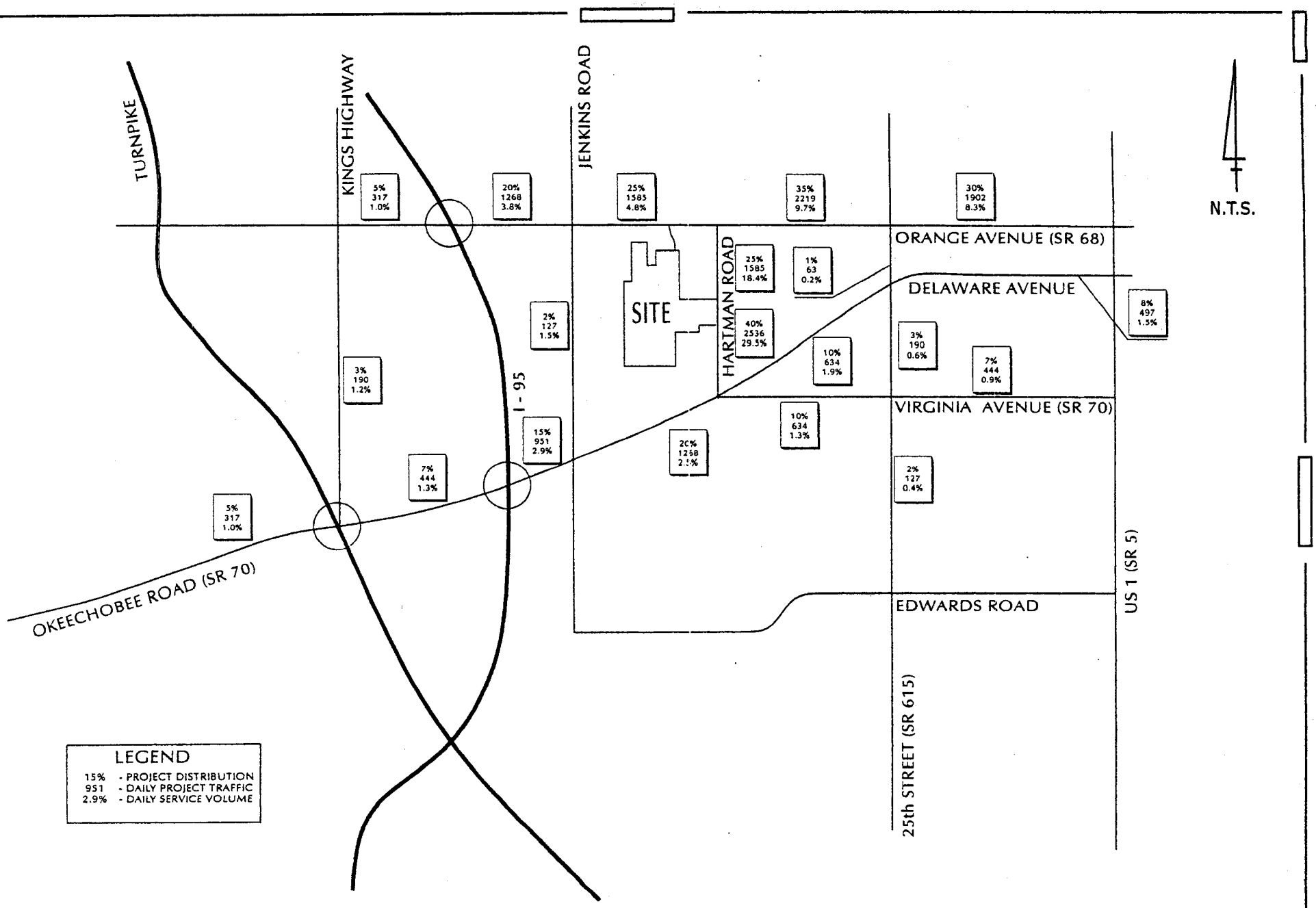
AM Peak Hour Trip Generation

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
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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%

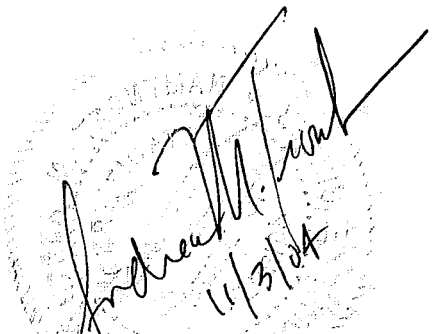
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

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

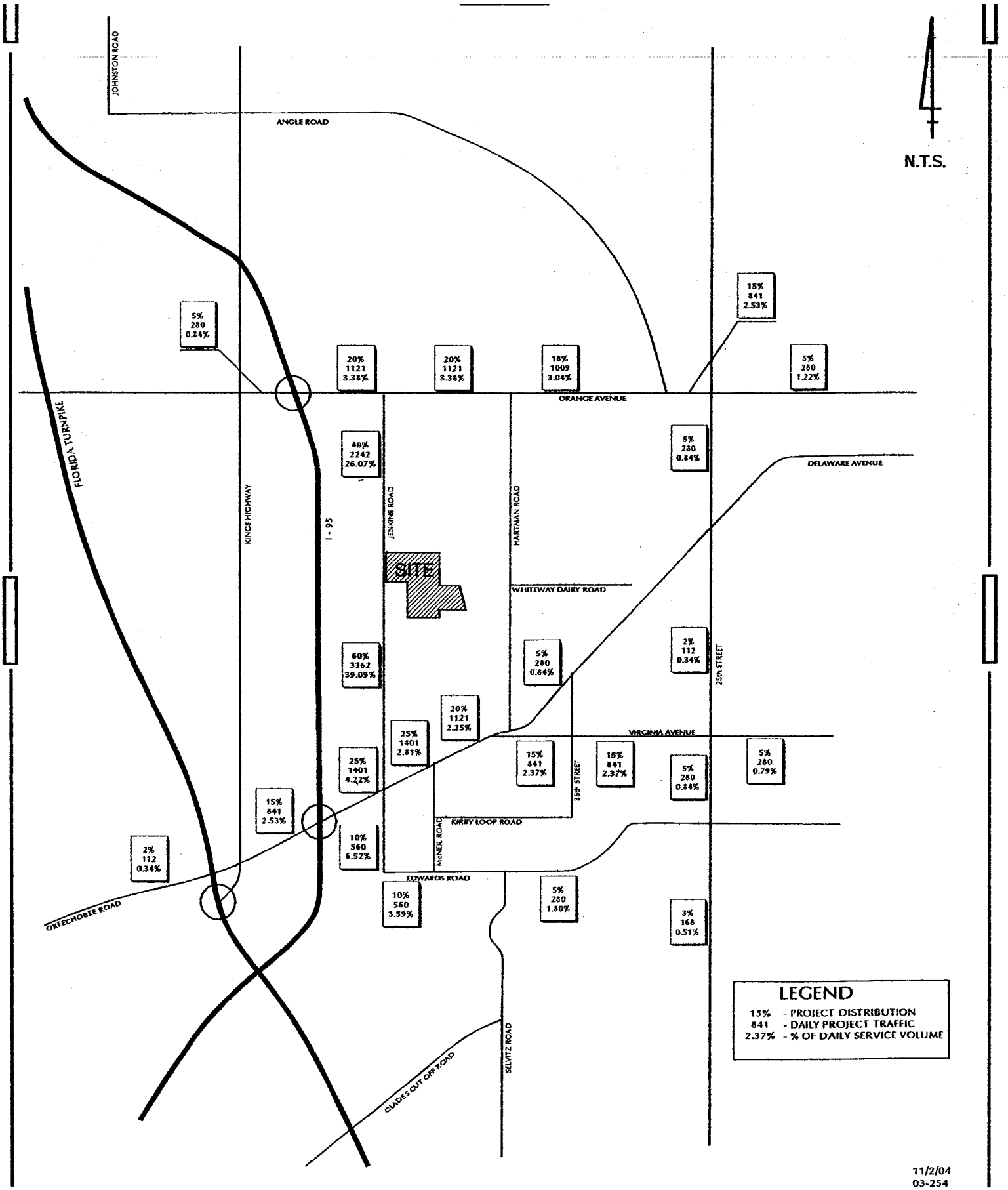
AM Peak Hour

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

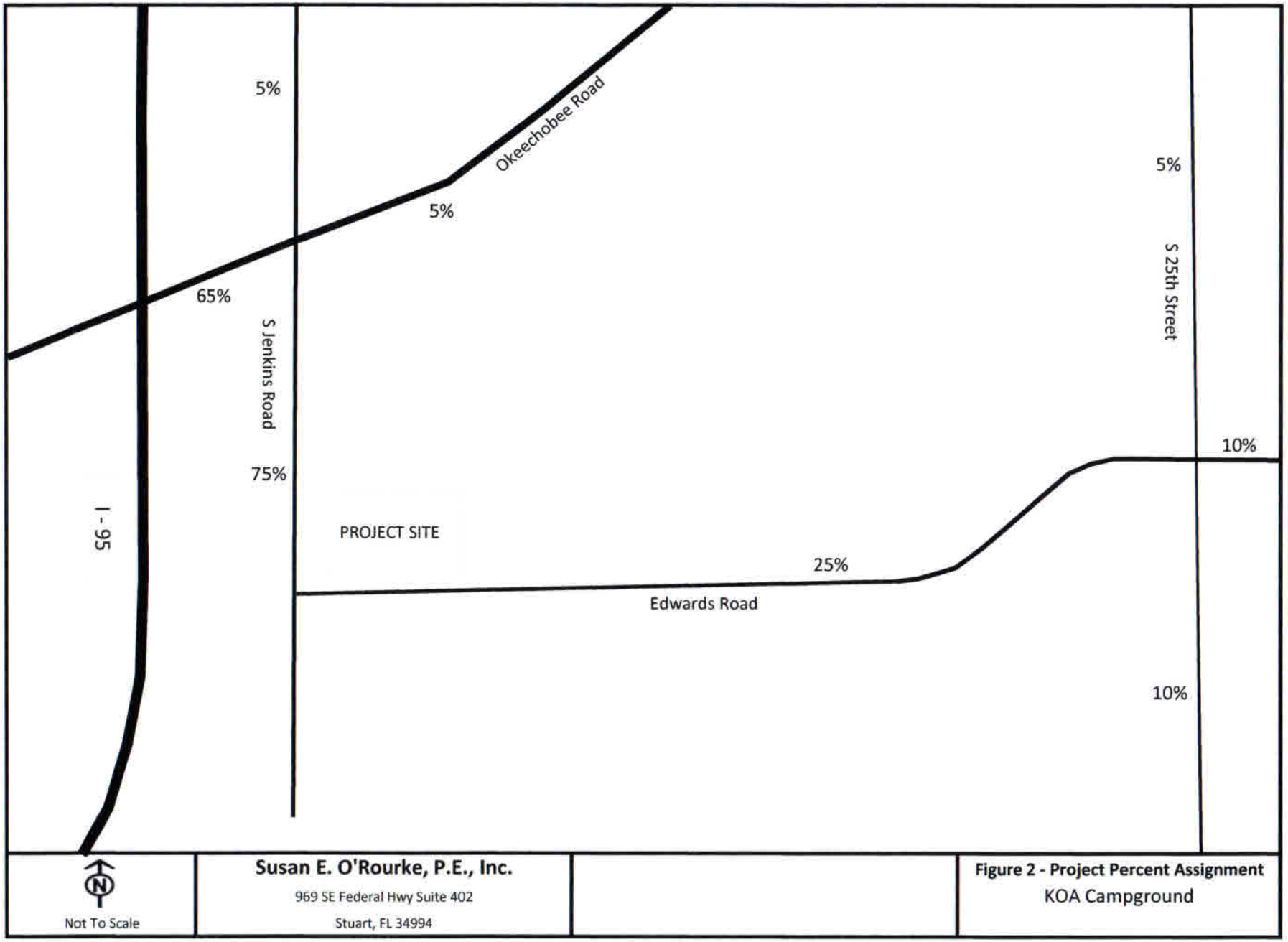
AM

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

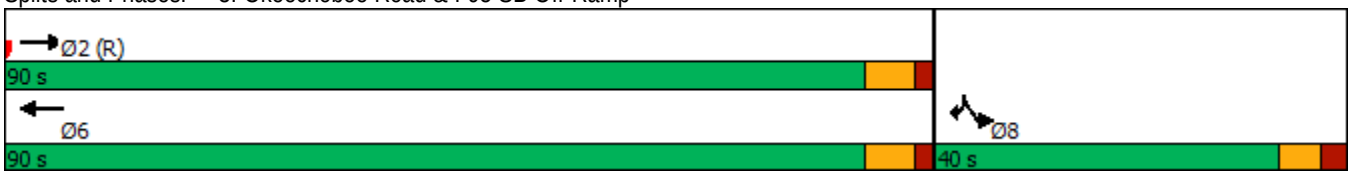
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed 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

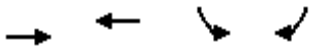
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

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	

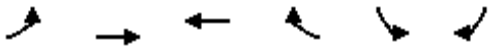
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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	

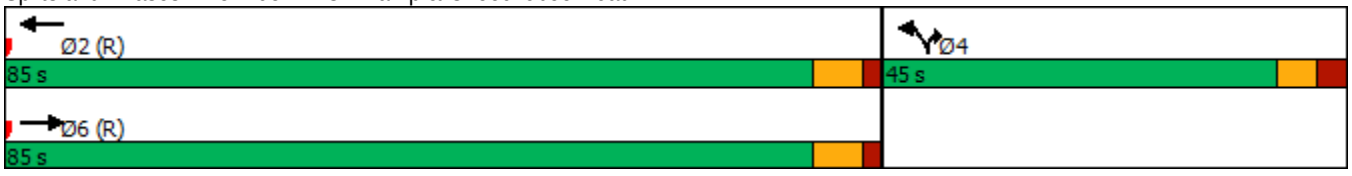
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

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	

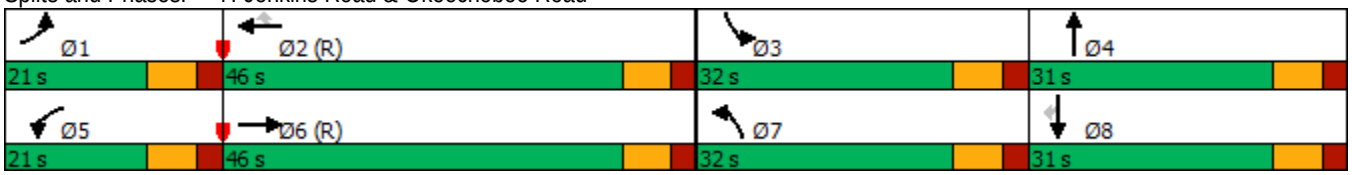
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

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	

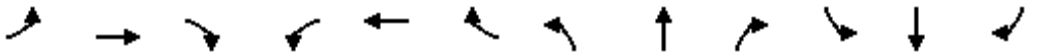
Splits and Phases: 7: Jenkins Road & Okeechobee Road



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	

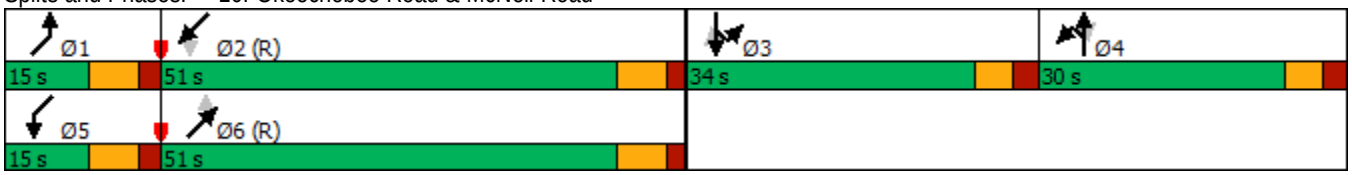
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

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	

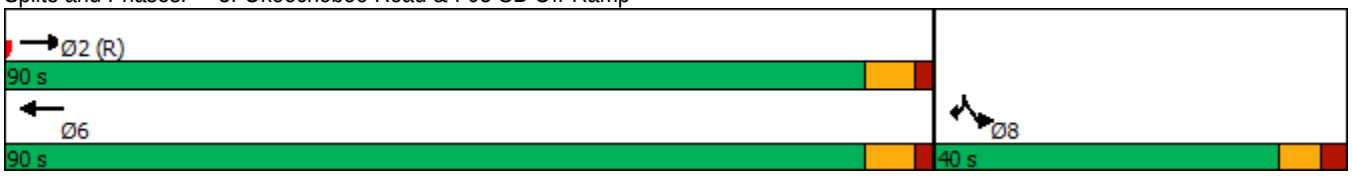
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

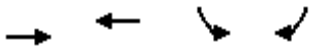
c Critical Lane Group

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	

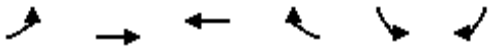
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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	

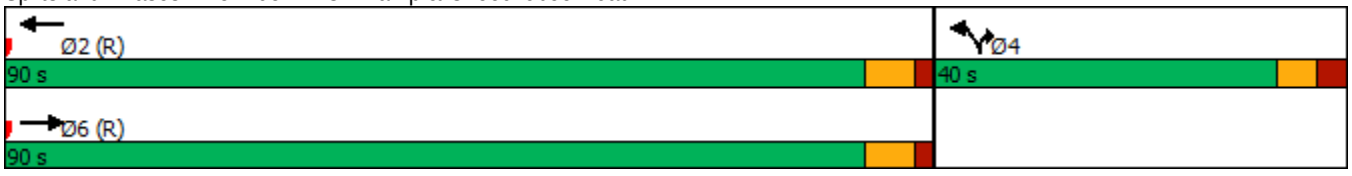
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

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	

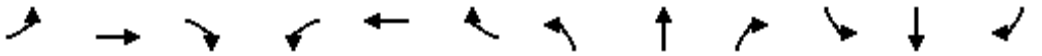
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 29.1	Intersection LOS: C
Intersection Capacity Utilization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

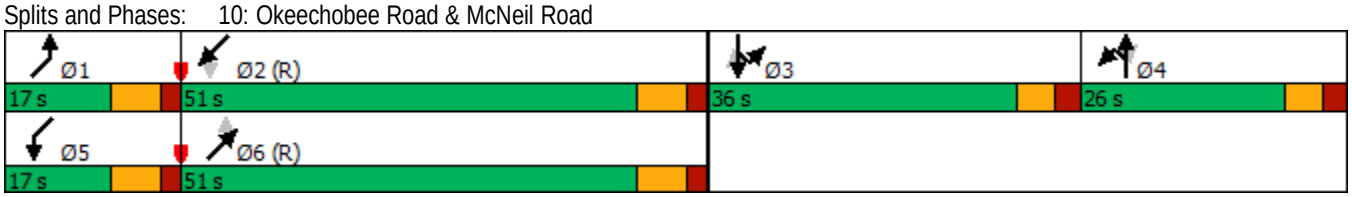
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

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

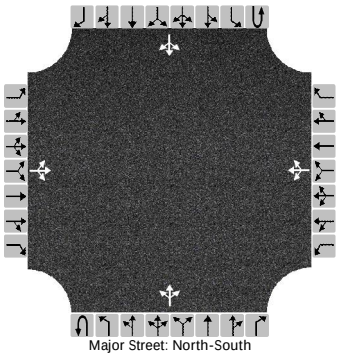
General Information

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

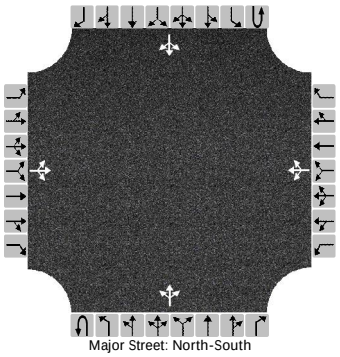
General Information

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

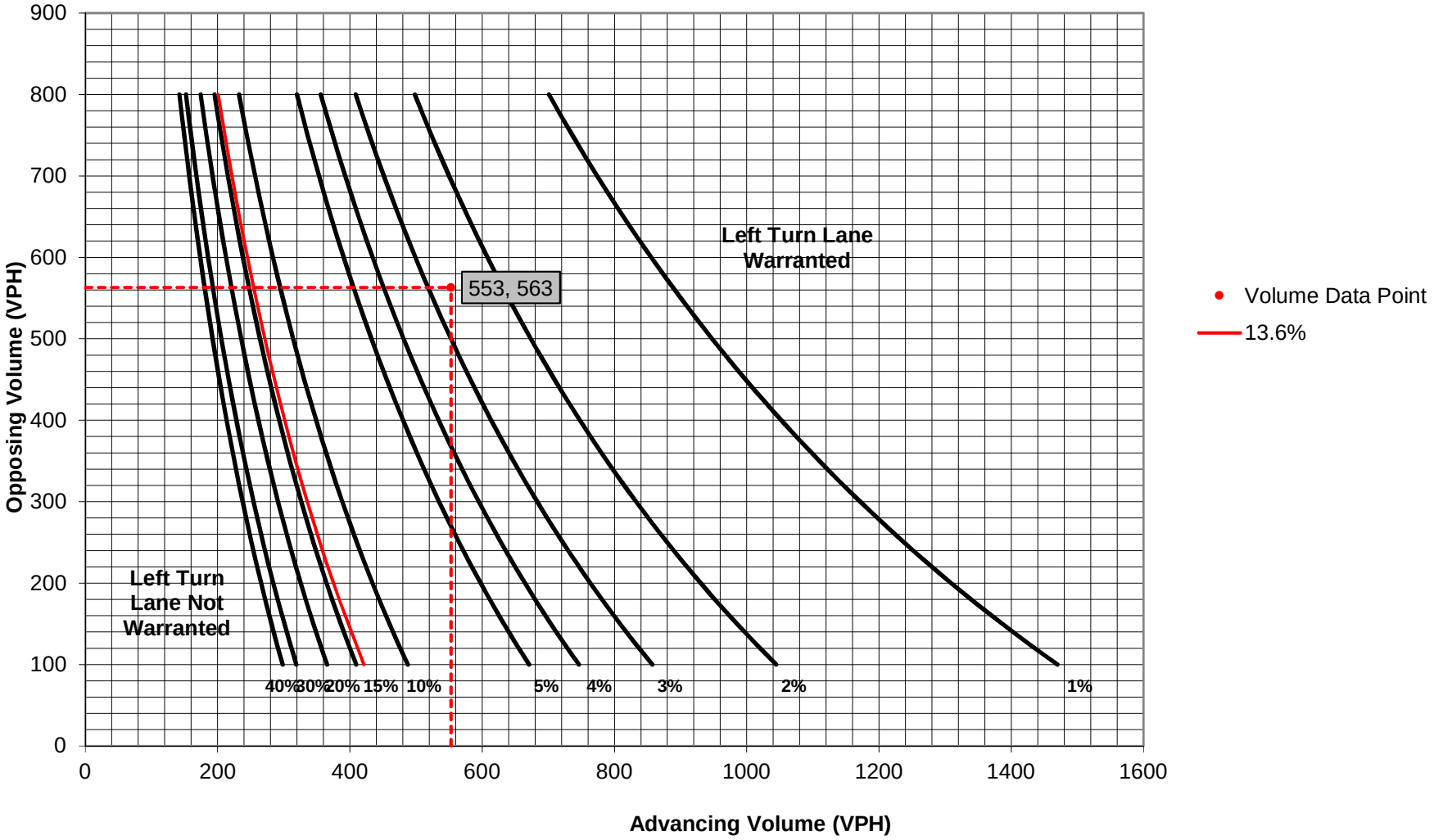
Applicable Warrant Figure: Figure 3

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

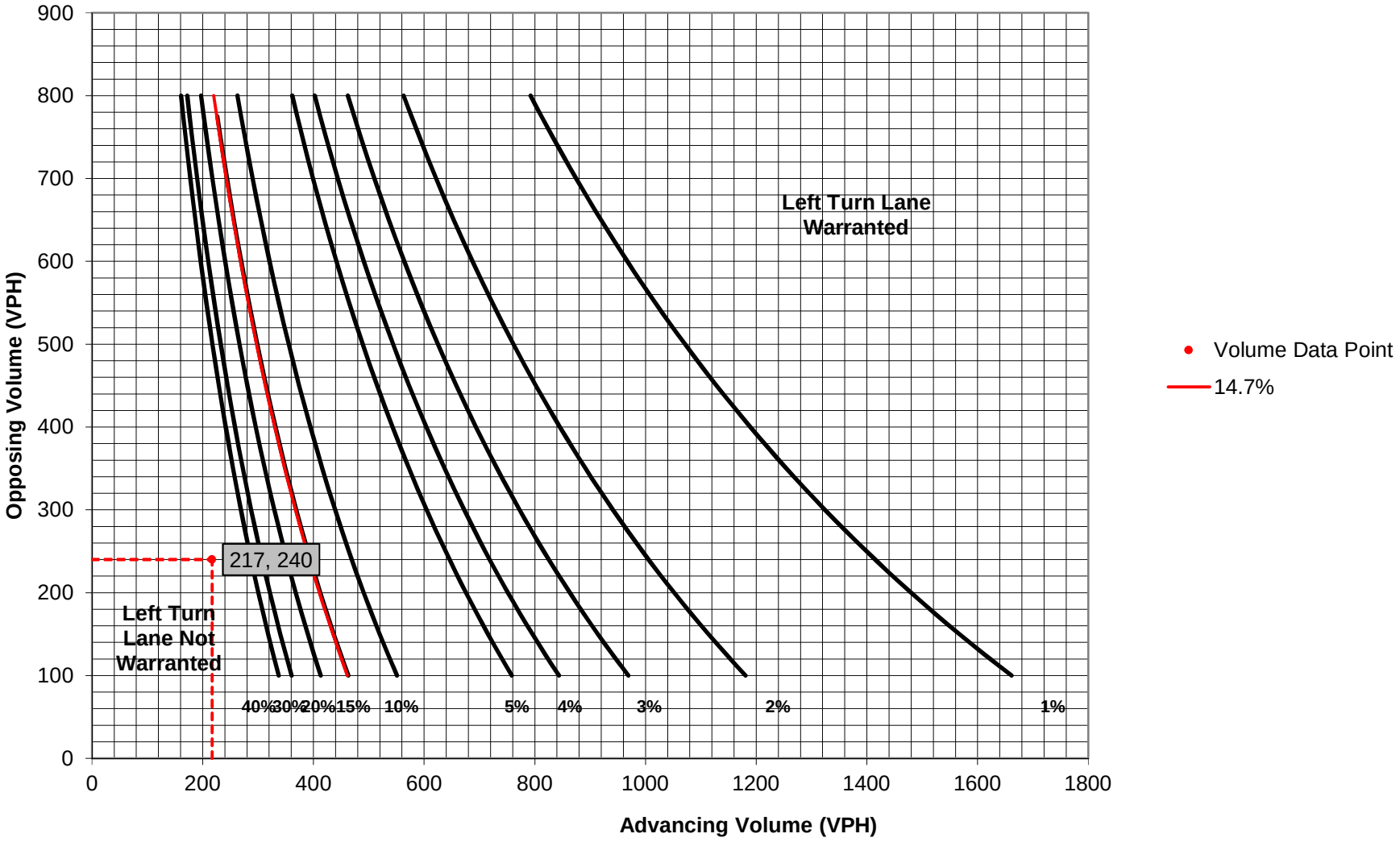
Left Turn Lane Warrant Findings

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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SUITE 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

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 rp-20 (03-28-2019).dwg
LAYOUT: J.R. TURN LANES
SCALE: AS SHOWN
DATE: 04JAN19

REVISION COMMENTS

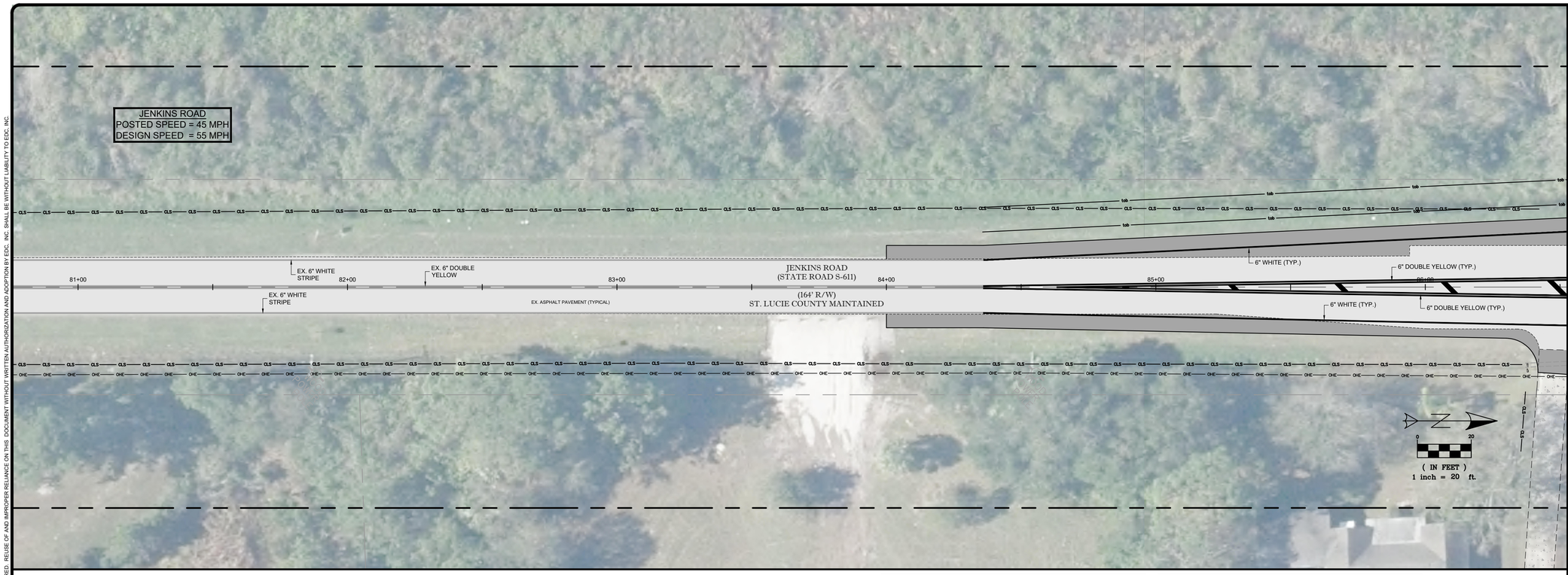
DATE

NEILL FARMS
PRELIMINARY TURN LANE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

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
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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

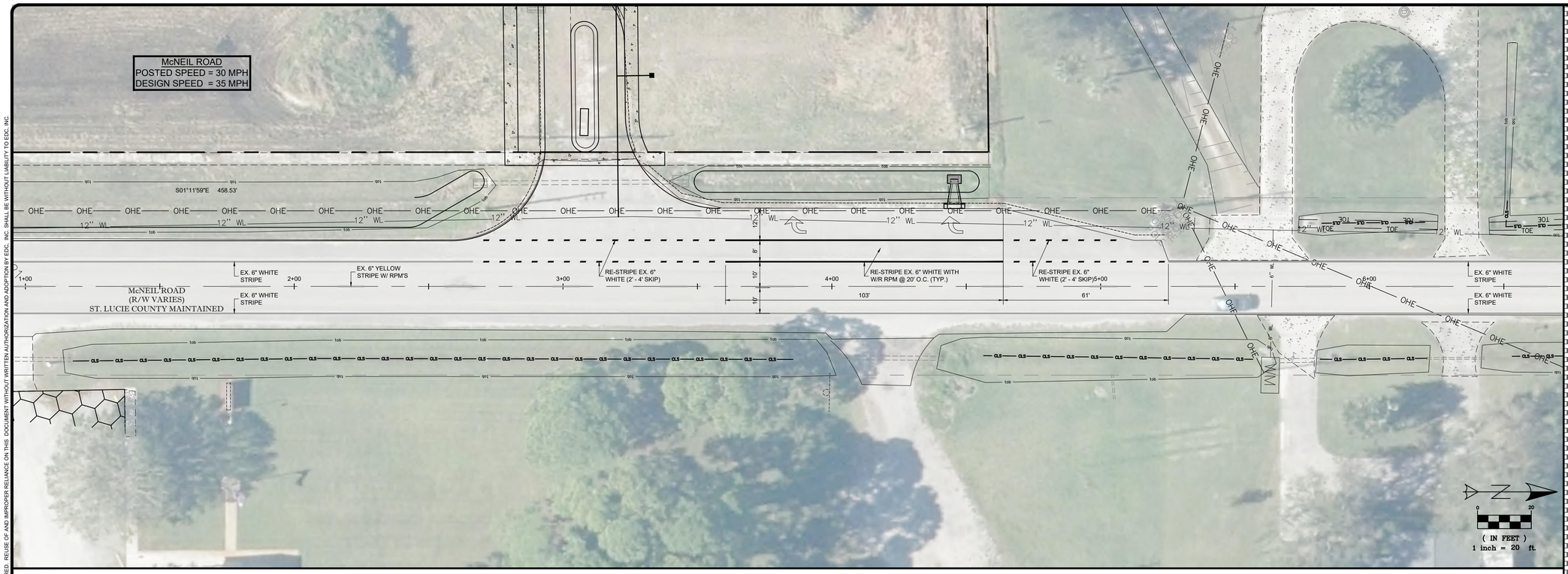
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

2 OF 3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC



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.

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
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 18-430 dp-20 (03.28.2019).dwg
LAYOUT: McNEILL TURN LANE
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
10250 SW VILLAGE PARKWAY - SUITE 201
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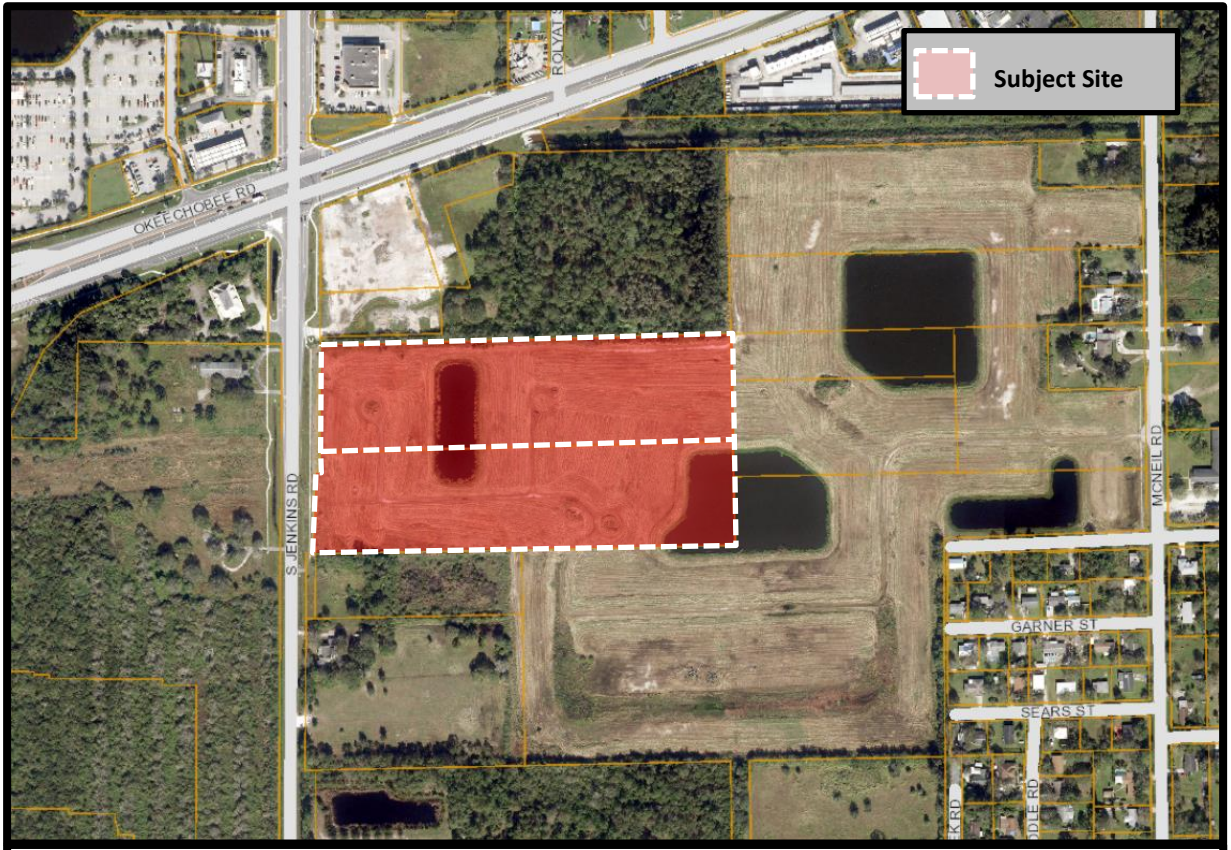
18-430

3 OF 3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Aerial Map

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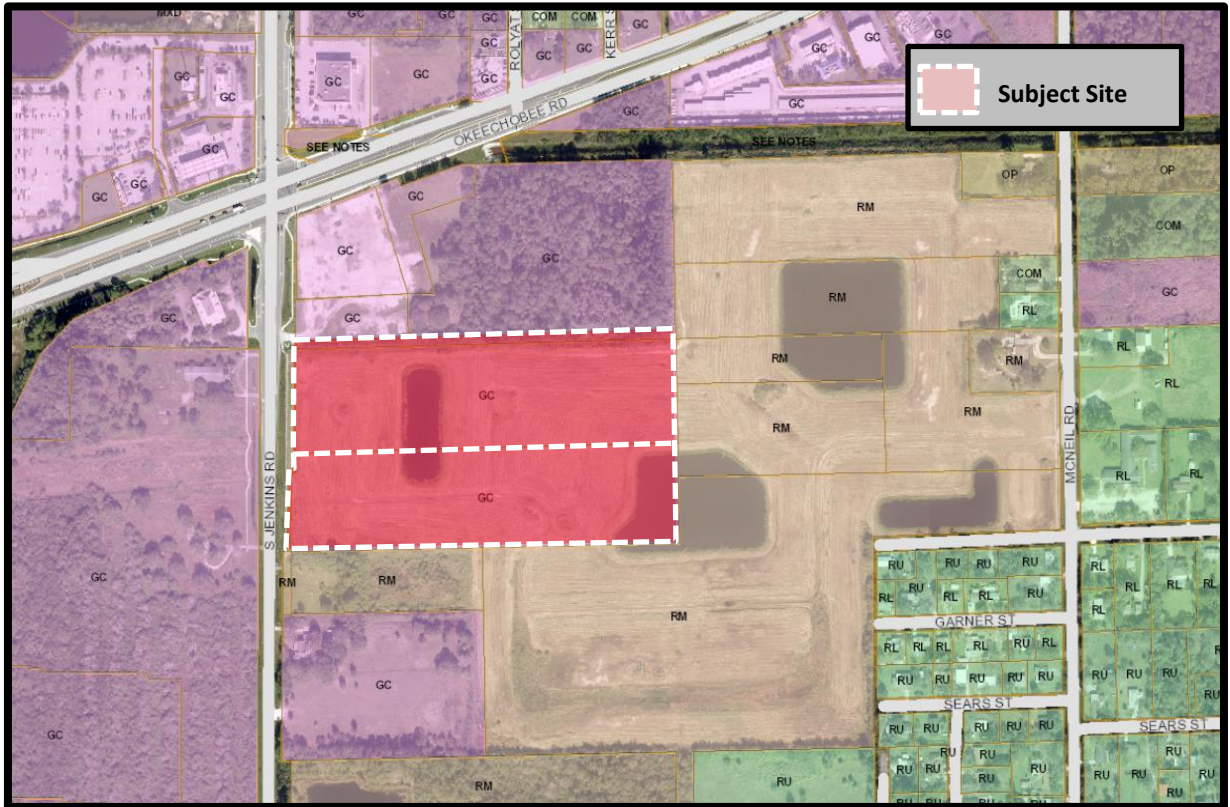

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Current Future Land Use Map

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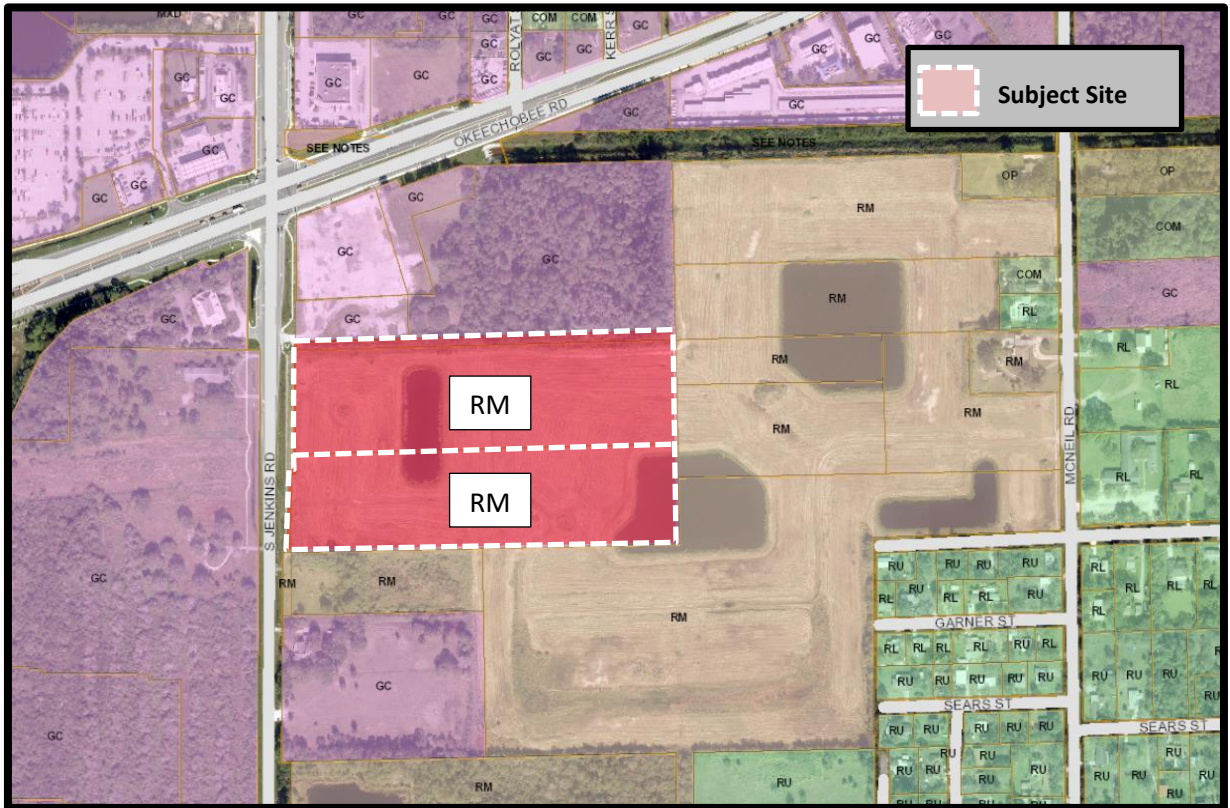

THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Proposed Future Land Use Map

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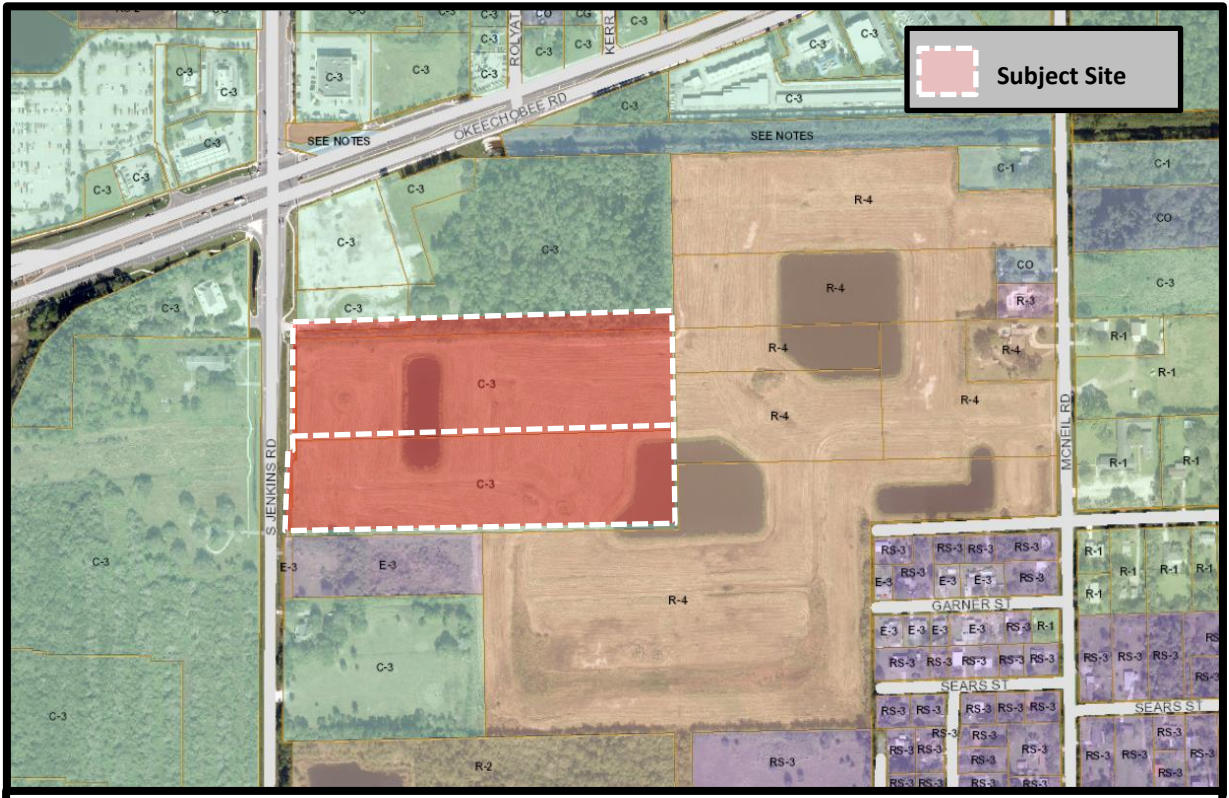

THE SUNRISE CITY FORT PIERCE Florida

Future Land Use Map Amendment
Neill Farms
Zoning Map

N W E S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 17, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. All previous comments from Planning Staff have been satisfied.

2. The plat document for the Planning Department signature line needs to read as follows:

   Planning & Zoning Approval

   IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIRMENTS 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

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by April 30, 2019 to advance to the April Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

February 21, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. Designate a minimum lot coverage for the Duplex lots and Single Family Home Lots.
2. Designate a minimum driveway width for the Duplex lots and Single Family Home Lots.
3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
4. Provide a Street Lighting Plan
5. Revise the rear yard setback for pools, patios, and structures. A 0 foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential conflicts.
6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.
7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.
8. Define the active play area, what type of equipment will it have?
9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.
10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.
11. Are there architectural renderings of the models to share and or has a home builder been chosen?
12. Develop some design standards for the development. For example roof materials to be used (shingle or barrel tile), and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by March 1, 2019 to advance to the March Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer TST

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Neill Farms Preliminary Plat – Jenkins Road
TRC No. 19-09000001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 8, 2019:

- [x] Preliminary Plat Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [ ] Do Not Recommend

- [x] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for conditions of approval

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\Plat\Submittal No. 1- 020819\Preliminary Plat Approval - 022119.docx

ENGINEERING COMMENTS:

1. The Final Plat submittal please incorporate the following addition/revisions:
    a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.
    b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.
    c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.
    d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.
    e. There are three Tract 1's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.
    f. Add the subdivision street names to the plat.
    g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.
    h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : April 12, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- [x] Preliminary PUD Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 2 - 041119\PD Comments - 041219.docx

ENGINEERING COMMENTS:

1. According to the applicant's response letter, the previous rear setback of 0' has been revised to 2'. However, the Typical Single Family Lot and Typical Duplex Lot Diagram still show 0' in places. Even with this proposed change this department still recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.
2. The previous comment *"The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements..."* was addressed with the addition of a note identified in the General Notes on page SP1. Please include this information on the Typical Single Family Lot and Typical Duplex Lot diagrams, as the current diagrams only reference no encroachments for side setbacks in this diagram.
3. The previous comment requesting the extension of the sidewalk along the frontage of lots 4 through 11 and Lots 19 through 25 was not addressed. The applicant shall update the plans to reflect the continuation of the sidewalk across these lots.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer TST

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Neill Farms Planned Development & FLUA – Jenkins Road
TRC Nos. 19-43900001 & 19-99900001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 1, 2019:

- [x] PD and FLUA Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of PUD & FLUA
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for conditions of approval

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Future Land Use Map Amd. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/20/19

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 21 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Rezoning. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 4/20/17

Technical Review Committee meeting

April 18th, 2019

Case # 19-43900001

Multiple applications, Planned development.

Neill Farms

Comments:

No additional comments for this project

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

April 18, 2019

TECHNICAL REVIEW PROJECT # 19-43900001

Multiple Applications – Neill Farms Planned Development

Comments:

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee

January 17, 2019

TECHNICAL REVIEW PROJECT #19-43900001

Application for Rezoning (PD) & Development Review – Neill Farms Planned Development

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

February 21, 2019

TECHNICAL REVIEW PROJECT #19-09000001

Subdivision – Neill Farms Planned Development - Plat

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.

April 16, 2019

Project: **Neil Farms**
Subject: **Resubmittal Comments**
To: Brandon Creagan
From: Grant Chambers

1. The traffic report provided previously by the applicant states "The results of the analysis show that a northbound left-turn lane is warranted on McNeil Road at the proposed project driveway." The plans do not currently show all turn lanes as required by the traffic report.
2. Design plans for the proposed improvements within County Right-of-Way will be required and a Road Improvement Agreement and bond will be required.
3. Additional comments may be forthcoming based on the revised traffic report and offsite construction plans.

February 20, 2019

Project: **Neil Farms**
Subject: **Plat and Planned Development**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.
2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.
3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right-of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.
4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.
5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way
6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.
7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

SLC School District Comments

The St. Lucie County School District has reviewed the above reference project and has the following comments:

1.It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development

2.The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

If you have any questions, please feel free to call.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

February 20, 2019

Mr. Brandon Creagan
Planning Department
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Rezoning & Development Review
Neill Farms Planned Development, Jenkins Road and SR 70
Fort Pierce, Florida

Dear Mr. Creagan:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials:

Traffic Impact Analysis

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms Planned Development contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

St. Lucie County Population and Growth Rate

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	**2.65%**

Date Source: U.S. Census Bureau

The St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this development review.

Sincerely,

Yi Ding
Transportation Systems Manager

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	February 21, 2019
SUBJECT:	**Application for Rezoning (PD) & Development Review – Neill Farms Planned Development** Technical Review Project: # 19-43900001

The St. Lucie County Planning & Development Services Department has completed a review of the February 4, 2019 distribution of Technical Review Project# 19-43900001.

Background

Application for Zoning Atlas Map Amendment and Development Review for property located on the east side of S. Jenkins Road, approximately 450 feet south of State Road 70 (Okeechobee Road). The entire project encompasses 74.19 acres. The project currently has a split zoning of C-3, General Commercial (19.07 acres) and R-4, Medium Density Residential (55.12 acres). The applicant would like to change the zoning for the whole entire site to PD, Planned Development. The applicant would like to develop a Single Family & Duplex Planned Development that will consist of 302 residential units. The parcel ID are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-313-0001- 000-0, 2419-313-0002-000-7, 2419-313-0001-010-3, 2419-311-0002-000-1, 2419-701-0001-000-1, 2419-314-0002-000-0.

Review Comments

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.
2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.
3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.
4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.
5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

General Note(s):

St. Lucie County Engineering will coordinate further review of the TIR as the proposed project assigns all project trips to County maintained roadways. Additional comments are reserved pending the outcome of the review.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

lucido&associates

March 26, 2019

Mr. Brandon Creagan, MCRP, LEED Green Assoc.
Planner
Planning Department
City of Fort Pierce
City Hall
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Neill Farms – Comment Response Letter
Our Reference Number: 18-896

Dear Mr. Creagan,

We are in receipt of your comment letter, as received by this office via email on February 25, 2019, wherein you included comments provided by yourself and the rest of Technical Review Committee relative to the review of our initial submittal for the above referenced project. Please find below all comments received, along with our response in ***bold italics***.

CITY OF FORT PIERCE PLANNING DEPARTMENT:

1. Designate a minimum lot coverage for the Duplex lots and Single-Family Home Lots.
Response: Minimum lot coverage will be based on a combination of factors including home size, setbacks, and drainage (impervious surface). The anticipated homes will range in footprint from 1,300 SF to 2,200 SF. Minimum driveways are 16' per response item 2 below. The proposed setbacks are acknowledged on the enclosed site plan. Lot coverage may vary but is anticipated to be between 30-50% total with homes generally not exceeding 35% of that coverage. Drainage calculations shall be provided at the time of construction level approvals in order to demonstrate the existing wet detention system is capable of serving the proposed development.

2. Designate a minimum driveway width for the Duplex lots and Single-Family Home Lots.
Response: Minimum driveway width will be 16', as now noted on the plan graphics.

3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
Response: Duplex lots are 35'x130, and is noted as such on the

4. Provide a Street Lighting Plan
Response: The general location of all proposed street lights is illustrated on the Site Plan, FPUA street lighting program will be utilized; final lighting plans shall be submitted at time of building permit.

5. Revise the rear yard setback for pools, patios, and structures. A 0-foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential

conflicts.

Response: A 2' rear yard setback for abutting back-to-back lots is now proposed, as now noted on the plan graphics.

6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.

Response: The requested revision has been made.

7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.

Response: At this time, it does not appear feasible due to site grading, proposed easements, and dimensional requirements; however, this request will be further explored.

8. Define the active play area, what type of equipment will it have?

Response: It is envisioned that the active play area will have a play structure (swings, slide, etc.) with a safe-play surface.

9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.

Response: See School District responses below.

10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.

Response: Additional landscape buffers have been provided for to the rear of lots 70 and 72, and 75 through 84, so as to provide buffering between the proposed lots and the existing single-family lot on the west side of McNeil Road; see revised plans, attached.

11. Are there architectural renderings of the models to share and or has a home builder been chosen?

Response: Product types have been determined by the builder and are attached herewith this resubmittal.

12. Develop some design standards for the development. For example, roof materials to be used (shingle or barrel tile) and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Response: At this time, it is envisioned that shingles shall be utilized as a common roofing material. Building elevations will be varied such that adjacent homes shall not have the same building elevation.

<u>CITY OF FORT PIERCE ENGINEERING DEPARTMENT (PD COMMENTS)</u>

1. This department recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks of O' be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.

Response: A 2' rear yard setback for abutting, back-to-back, lots is now proposed, as now noted on the plan graphics.

2. The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements. This may affect building and patio setback requirements as several lots have a 30' drainage easement situated along the rear of the properties.

Response: Please see revised setback notes on Sheet SP-1.

3. Remove the note on the Building setbacks that permits air conditioners, irrigation pumps and pool equipment to encroach into the 5' side lot setback as there are lots that proposed drainage easements along the side yards and this area shall remain void of equipment to allow ample room for maintenance.

Response: Please see revised setback notes on Sheet SP-1.

4. Extend the proposed 5' sidewalk across lots 4 thru 11 and lots 19 thru 25.

Response: A crosswalk has been provided for; see revised Site Plan.

5. Revise the two parking lot access aisle width from 24' to 26' for the clubhouse parking lot and the parking lot located on the east side of Lot 157.

Response: Acknowledged; the requested revision has been made.

6. Provide information as to the purpose of the proposed roadway located on the west side of Lot 52 and provide the necessary sidewalks for this street.

Response: The referenced drive way is a turn-around for emergency service vehicles, consistent with the previously approved plan.

7. Relocate the proposed monument signs from within the limits of the McNeil Road and Jenkins Road R/W donation.

Response: Acknowledged; please see revised site plan.

8. **ADVISORY COMMENT:** The applicant shall be made aware that prior to approval and recording of the plat that either all infrastructure shall be constructed and approved or said infrastructure shall be bonded.

Response: Acknowledged.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT (PRELIMINARY PLAT COMMENTS)

1. The Final Plat submittal please incorporate the following addition/revisions:
    a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.

Response: This information will be included at time of Final Plat.

    b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.

Response: Easement dedication has been revised to reflect the HOA.

    c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.

Response: R-3 has been revised to "Planned Development".

    d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.

Response: Water Management tracts and other tracts have been addressed.

e. There are three Tract l's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.

Response: The referenced tracts have been renumbered.

f. Add the subdivision street names to the plat.

Response: Street names have not been determined at this time, but shall be added to the Final Plat.

g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.

Response: Right-of-Way dedications have been added to the Preliminary Plat.

h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.

Response: Right-of-Way dedications have been added to the Preliminary Plat.

2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

Response: Acknowledged.

CITY OF FORT PIERCE BUILDING DEPARTMENT

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

Response: Acknowledged.

FORT PIERCE UTILITIES AUTHORITY (PD COMMENTS)

1. FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Response: Acknowledged.

FORT PIERCE UTILITIES AUTHORITY (PRELIMINARY PLAT COMMENTS)

1. FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.

Response: Acknowledged.

ST. LUCIE COUNTY – ENGINEERING DIVISION

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.

Response: Acknowledged.

2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.

Response: Per our conversation with the St. Lucie County Engineering Department, it would appear at this time that the referenced corridor study may not impact this project due to the County's consideration of our proposed project timeline and the stage of review of the proposed development plan, as compared to the generation and review of the referenced study.

3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right- of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.

Response: Please see revised Boundary Survey, attached; all affected plans have been updated accordingly. The as-built plans for Jenkins Road (FDOT FPID: 428984-1-52-01) have been included in this response. The as-builts indicate the maximum "proposed R/W line" for this section of Jenkins is 164' (82' from centerline). Further, there are existing dedications that are greater than the 160' suggested in the comment. As such, the proposed right-of-way dedication line has been identified on the plans as 164' to match the Jenkins Road FDOT as-builts.

4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.

Response: Acknowledged. Please see response for item 6 below.

5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way.

Response: Acknowledged. Please see the enclosed conceptual turn lane plan for McNeill Road.

6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.

Response: Relative to the existing sidewalk along the project's Jenkins Road frontage, the existing sidewalk currently lies within the County's ROW, and the existing berms appear to also lie within the County's ROW. Relative to the existing sidewalk, it is envisioned that the existing sidewalk shall remain in place unless and until the County initiates roadway construction for the expansion of Jenkins Road; during the course of such construction it is proposed that the sidewalk be reconstructed by the County, to be situated adjacent to the ultimate east ROW line of Jenkins Road. With regard to the existing berms, final site construction plans shall address the berms; it is envisioned at this time the

berms will be removed. The previously approved right-of-way plans have been included as requested (04-212 Neill Farms KB Homes).

Relative to the existing sidewalk along the southern portion of the project's McNeil Road frontage, the existing sidewalk appears to exist within the project boundary. As a ROW dedication for McNeil Road is being requested by the County, it is proposed that additional ROW be dedicated for McNeil Road such that the existing section of sidewalk, and the proposed section of sidewalk, will lie within the ultimate ROW of McNeil Road.

7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

Response: Acknowledged.

ST. LUCIE COUNTY PUBLIC SCHOOLS

1. It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non-resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development.

Response: At this time, it is acknowledged that St. Lucie Public Schools, or other public or private educational institution authorized by the state of Florida to operate in St. Lucie County, may utilize the project's internal round-a-bout as a school bus pick-up and drop-off location for students residing in the Neill Farms development; the allowance of such use shall be addressed in the POA/HOA documents. It should be noted that the Developer, his successors or assigns expressly reserves the right to suspend such use should such use be deemed to be not in the best interest of the community, as determined by the POA/HOA.

2. The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

Response: This item will be discussed further directly with the School District and St. Lucie County Engineering Department.

ST. LUCIE TPO

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms PlannedDevelopment contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the
U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

St. Lucie County Population and Growth Rate

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	**2.65%**

Date Source: U.S. Census Bureau

Response: The requested revision shall be incorporated into the TIR at such time comments are received from St. Lucie County's third-party Traffic Review Consultant.

ST. LUCIE COUNTY PLANNING DEPARTMENT:

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.

Response: The noted conflict has been resolved; please see revised plan graphics.

2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.

Response: A landscape buffer has been provided for; please see revised plan graphics.

3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.

Response: A crosswalk has been provided for at both noted locations.

4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.

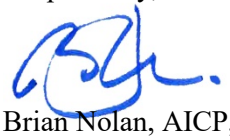
Response: Acknowledged.

5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

Response: Acknowledged; please see revised plan graphics.

We appreciate the opportunity to provide you with the above responses and look forward to working with you further in your review of our requests. Please do not hesitate to contact me directly should you need any clarification on the responses provided above, or should you require any further documentation.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Landscape Architect/Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Neill Farms - Future Land Use

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 6-30-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 7-3-2019

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK

St, Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N U.S. 1
FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Vicky Felty, who on oath says that she is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

June 30, 2019

Vicky Felty

Subscribed and sworn to before on July 1, 2019:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $567.00
Ad No: GCI0223088
Customer No: 980457
PO#:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant Sections 166.041 (3)(a) and 163.3184 of Florida State Statutes, will on Monday, July 15, 2019 hold a public hearing for the first reading (transmittal hearing) of the enactment of the proposed Ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 19-030 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM CITY OF FORT PIERCE GC, GENERAL COMMERCIAL TO CITY OF FORT PIERCE RM, MEDIUM DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance is being considered pursuant to an application submitted by the property Owner & Applicant Neill Farms FP, LLC, and Representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for two (2) parcels of land, 19.07 +/- acres in total, to change the Future Land Use designation for parcel IDs 2419-323-0001-000-1 & 2419-323-0002-000-8, from GC, General Commercial, to RM, Medium Density Residential.

Legal description of the parcel is as follows:

TOGETHER WITH (Parcel ID: 2419-323-0002-000-8)

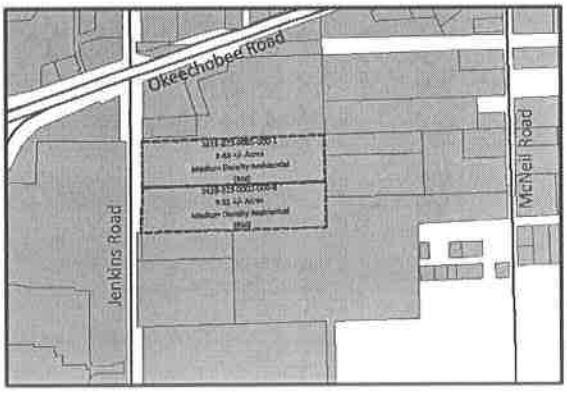
THE WEST 60 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY , AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION,

TOGETHER WITH (Parcel ID: 2419-323-0001-000-1)

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 19.07 ACRES, MORE OR LESS.

Display Map of Subject Property



All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 6/30/2019

City Commission Regular Meeting **12. b.**

Meeting Date: 10/07/2019

Re: Ordinance 19-040 - Zoning Atlas Map Amendment - Neill Farms

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Legislative Hearing - Ordinance 19-040 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Rezoning eight properties generally located at or near the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from General Commercial (C-3) and Medium Density Residential (R-4) to Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING.

SUMMARY:

- In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from General Commercial (C-3), (two parcels) and Medium Density Residential (R-4) to Planned Development (PD).
- The subject requests will allow the development of a residential subdivision known as Neill Farms containing 303 platted lots consisting of single family dwelling units and duplexes.
- The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment with one condition.
- Seventy-one letters were sent out to property owners within 500 feet of the subject property.

RECOMMENDATION:

Approve with Condition

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance #19-040
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Packet Submitted to City
Expert Witness Submittal
Affidavit of Notification & Mailing
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:35 AM

Form Started By: Brandon Creagan
Started On: 09/06/2019 10:55 AM
Final Approval Date: 09/17/2019

ORDINANCE NO. 19-040

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR THE EAST SIDE OF SOUTH JENKINS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF STATE ROAD 70 FROM C-3, GENERAL COMMERCIAL AND R-4, MEDIUM DENSITY RESIDENTIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 within the City of Fort Pierce, Florida, representing approximately 74.19 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of eight (8) properties generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 11, 2019 meeting, voted 6-0 to recommend approval of the request; and

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

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001- 000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002- 000-0, 2419-313-0002-000-7, 2419-313-0001-000-0

From and after the effective date hereof, the following properties legally described as:

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.

said properties being generally located at the east side of South Jenkins Road, approximately 1,000 feet south of State Road 70 in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial (2 properties) and R-4, Medium Density Residential (6 properties), to PD, Planned Development, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections,

sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-040 was duly advertised by title only in the St. Lucie News Tribune on Sunday, September 1, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.

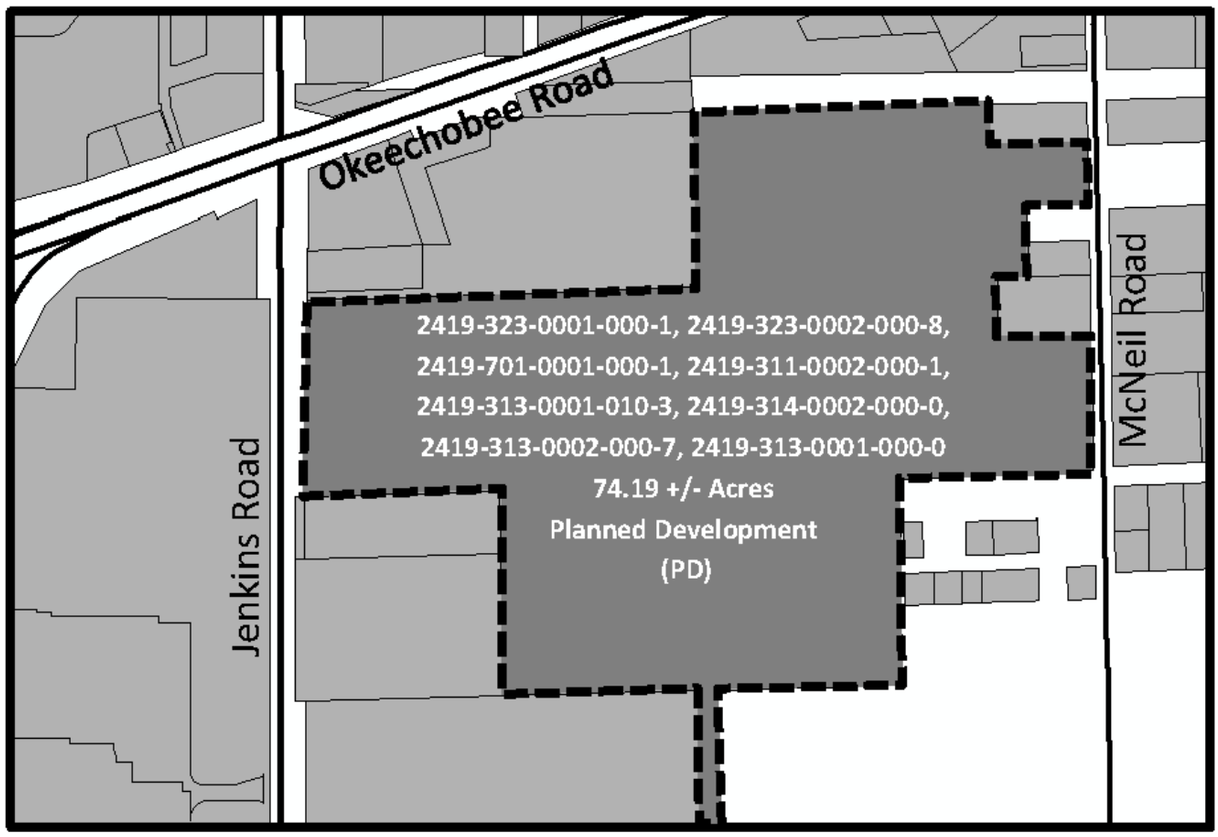
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

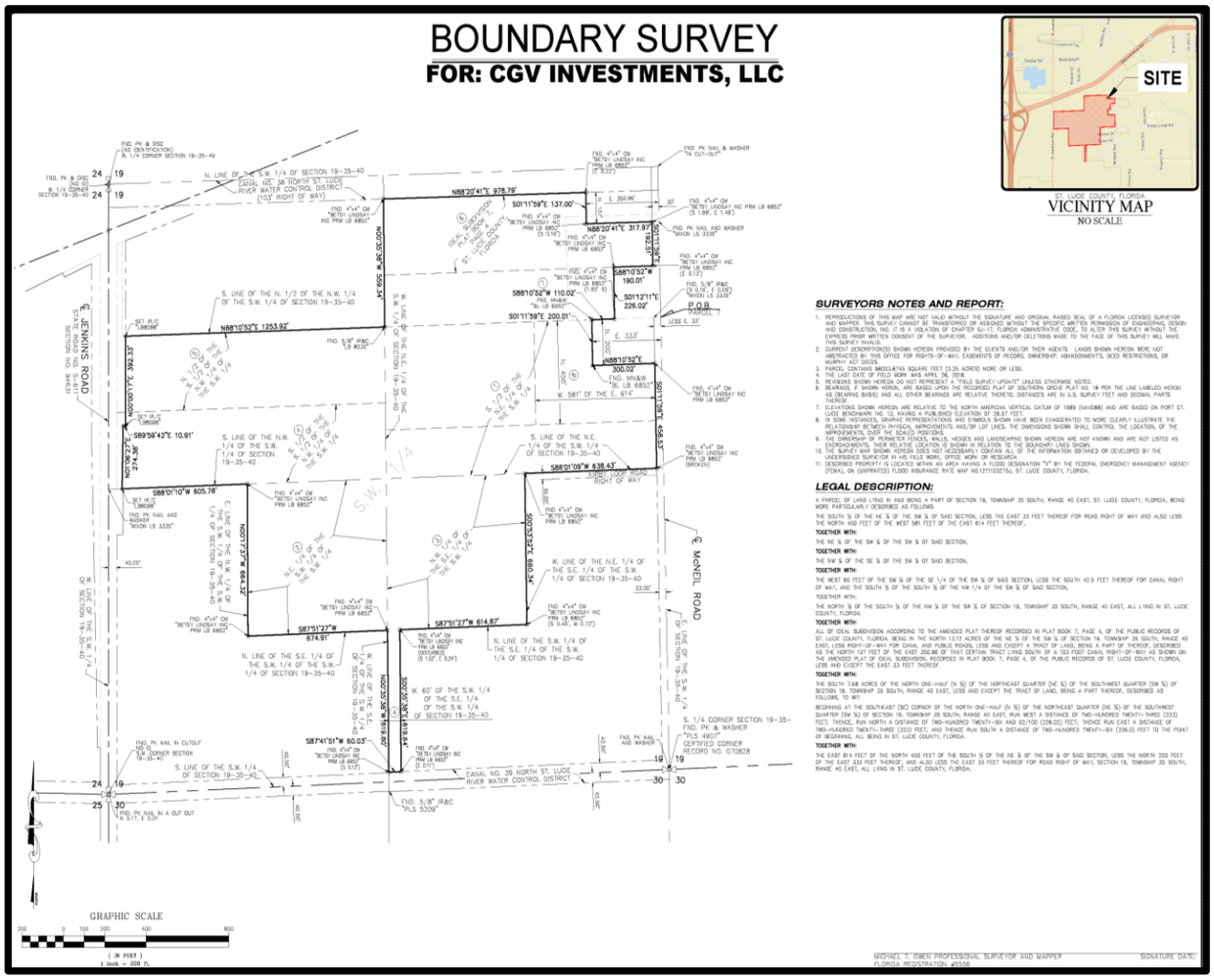
(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



The properties are rezoned from C-3, General Commercial (2 Parcels) & R-4, Medium Density Residential (6 Parcels) to PD, Planned Development

Exhibit B
Sketch and Legal Description



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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,

Exhibit B (Continued)
Sketch and Legal Description

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.

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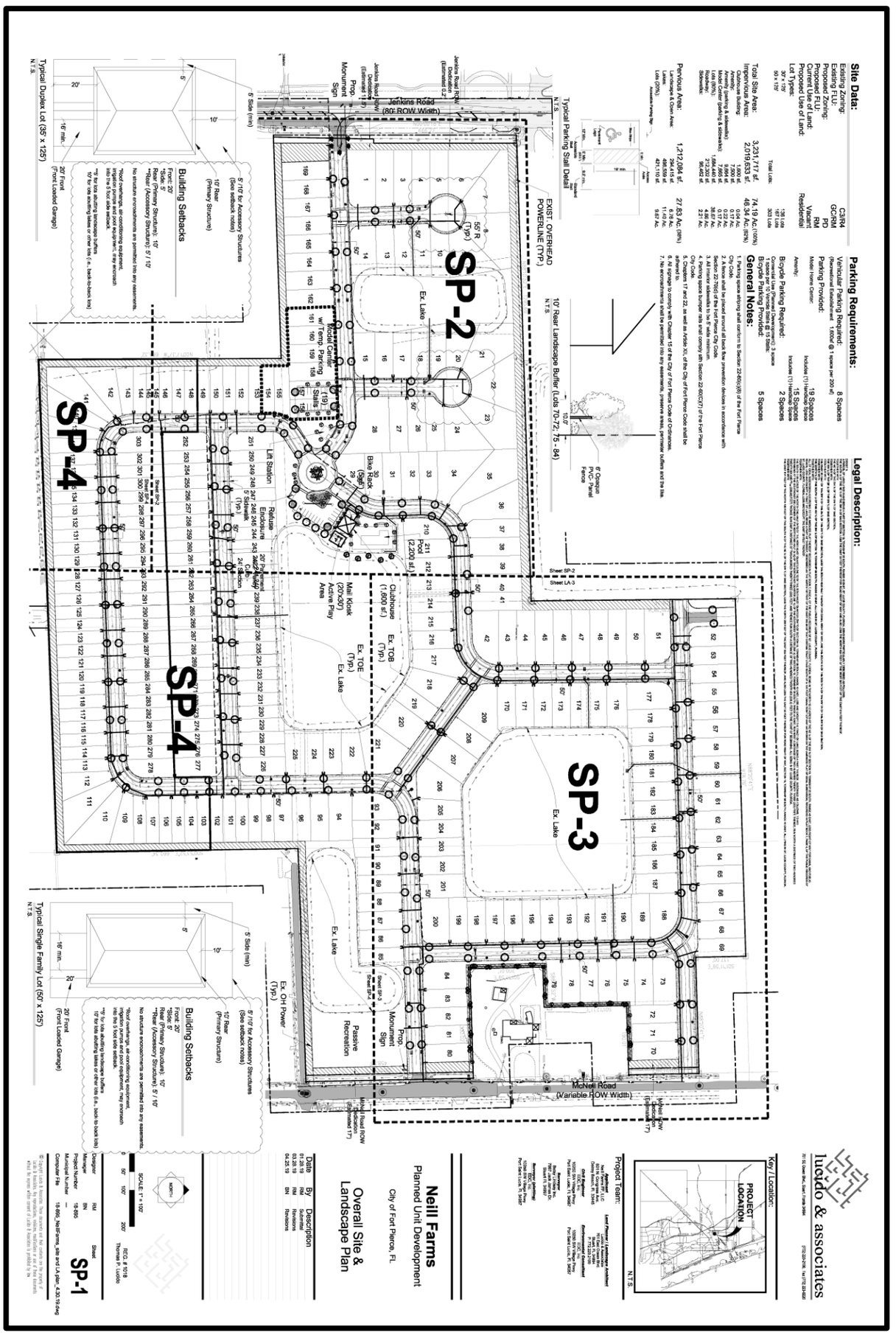
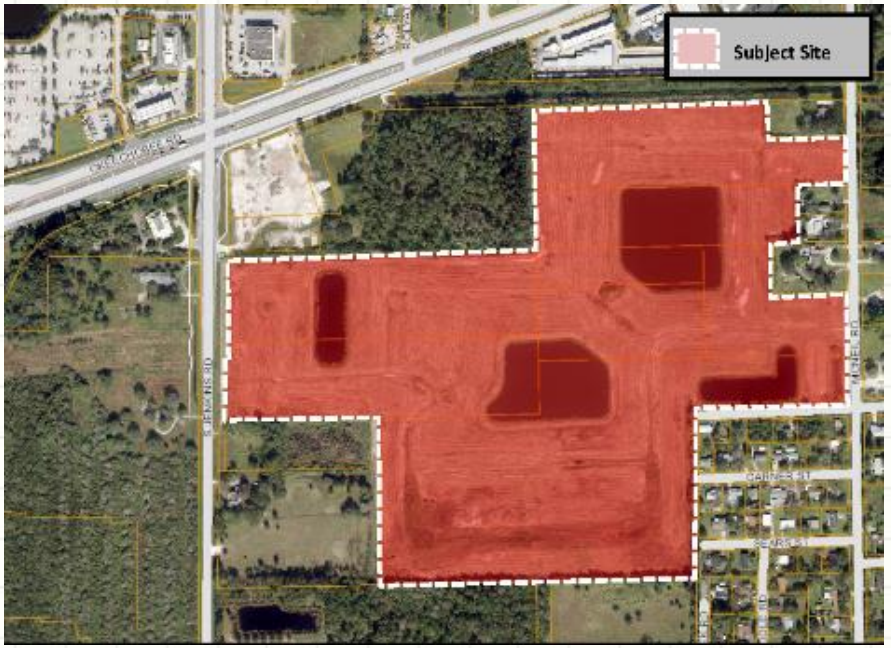
Exhibit C
Planned Development

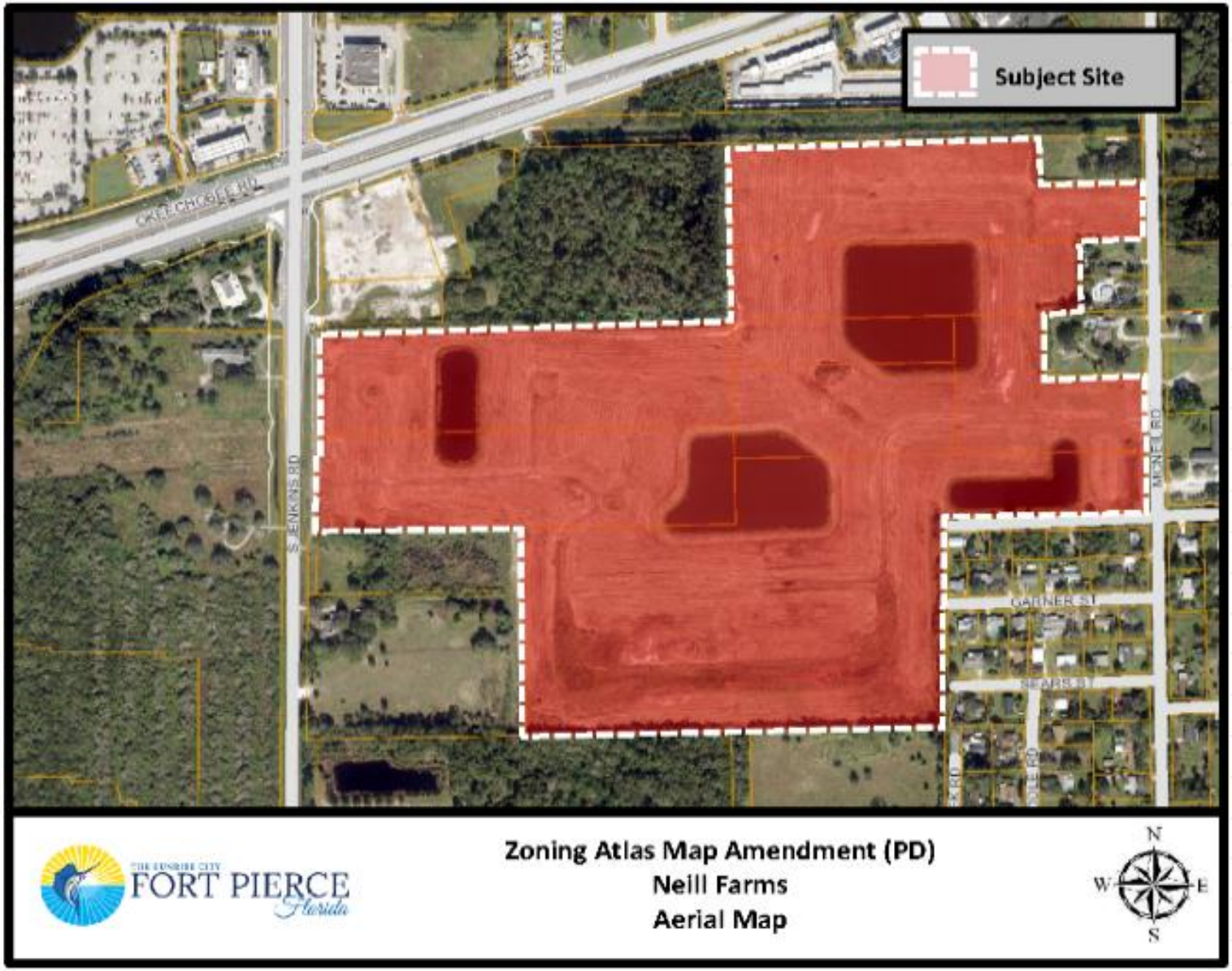


Zoning Atlas Map Amendment
&
Preliminary Plat

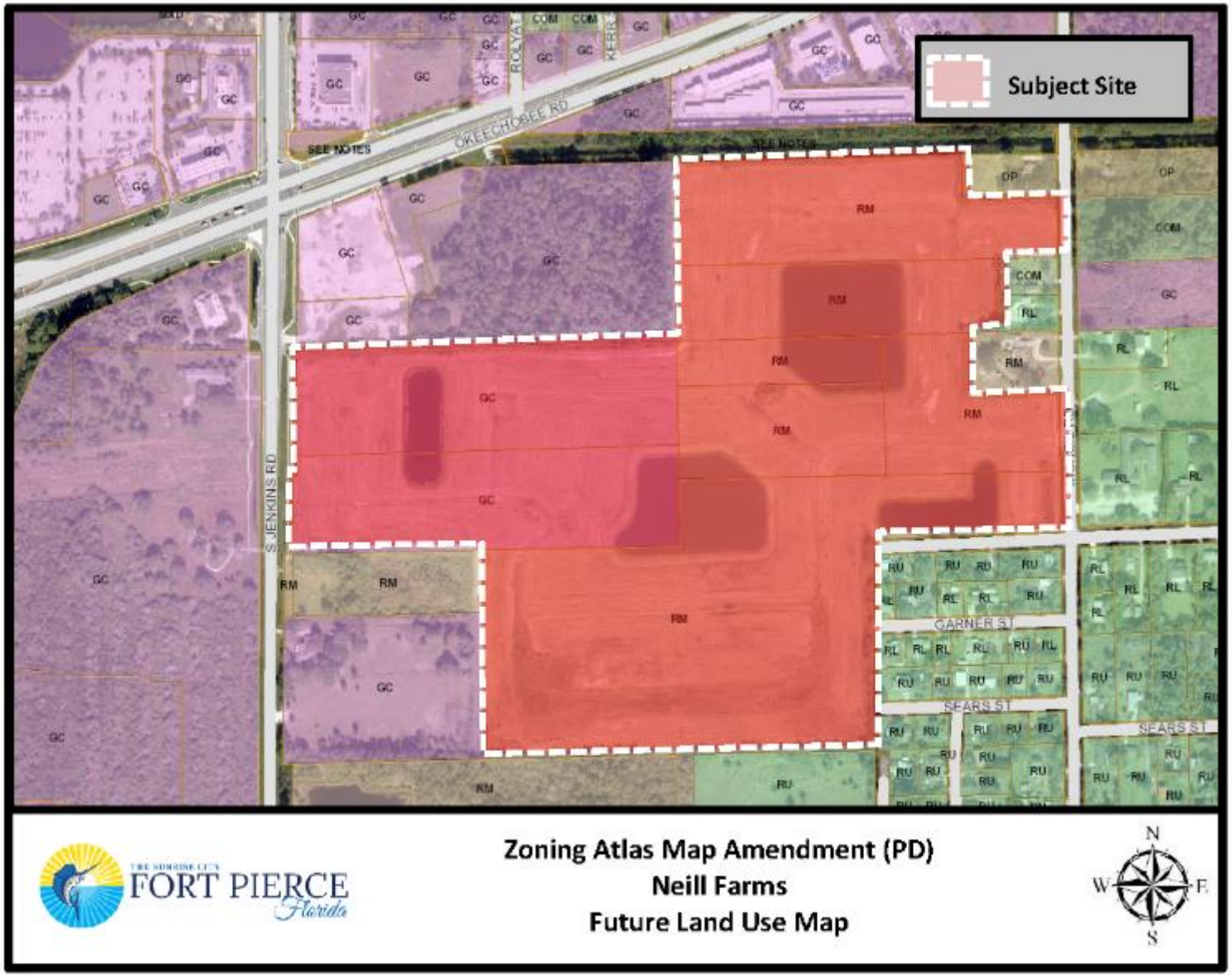


East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

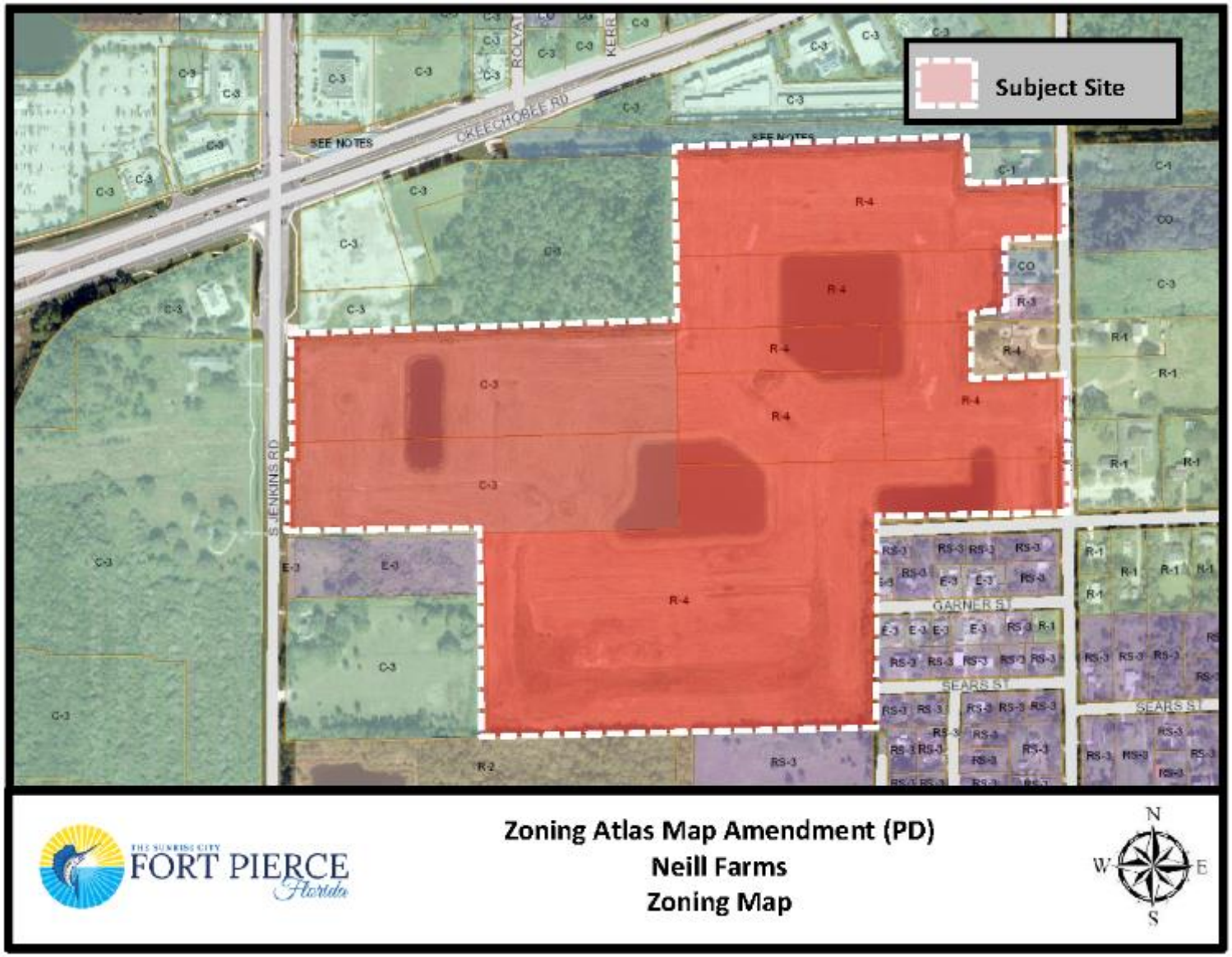
Aerial Map


Subject Site
CREECHCOBEE RD
S JENKINS RD
MCNEIL RD
GARNER ST
BEARS ST
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map

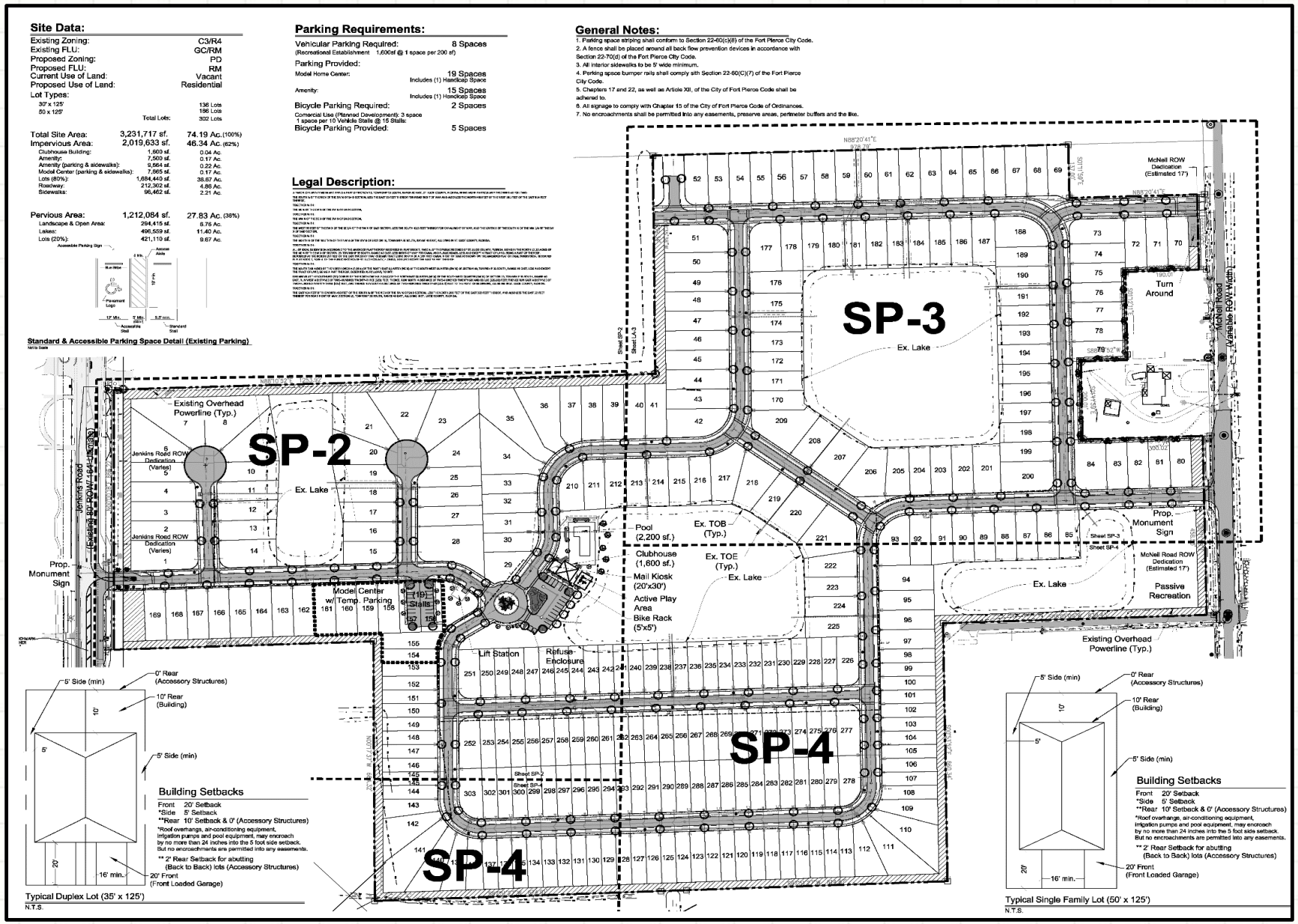

Subject Site
SEE NOTES
CREECHOBEE RD
S JENKINS RD
GARNER ST
SEARS ST
FORT PIERCE
Florida
Zoning Atlas Map Amendment (PD)
Neill Farms
Zoning Map
N
W
E
S

Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (2 parcels) & R-4, Medium Density Residential (6 parcels) to PD, Planned Development with associated Development Plan.

- Staff recommends **Approval** of the request
  - ❑ Planning Board voted to recommend approval of the request by a vote of 6-0.
  - ❑ Consistent with Section 22-40 & 22-131 of City Code & the Comprehensive Plan.
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare.

PD Development Plan



Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request with one condition.

1. An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

CC Recommendations (Zoning Atlas Amendment)

Possible actions of the City Commission:

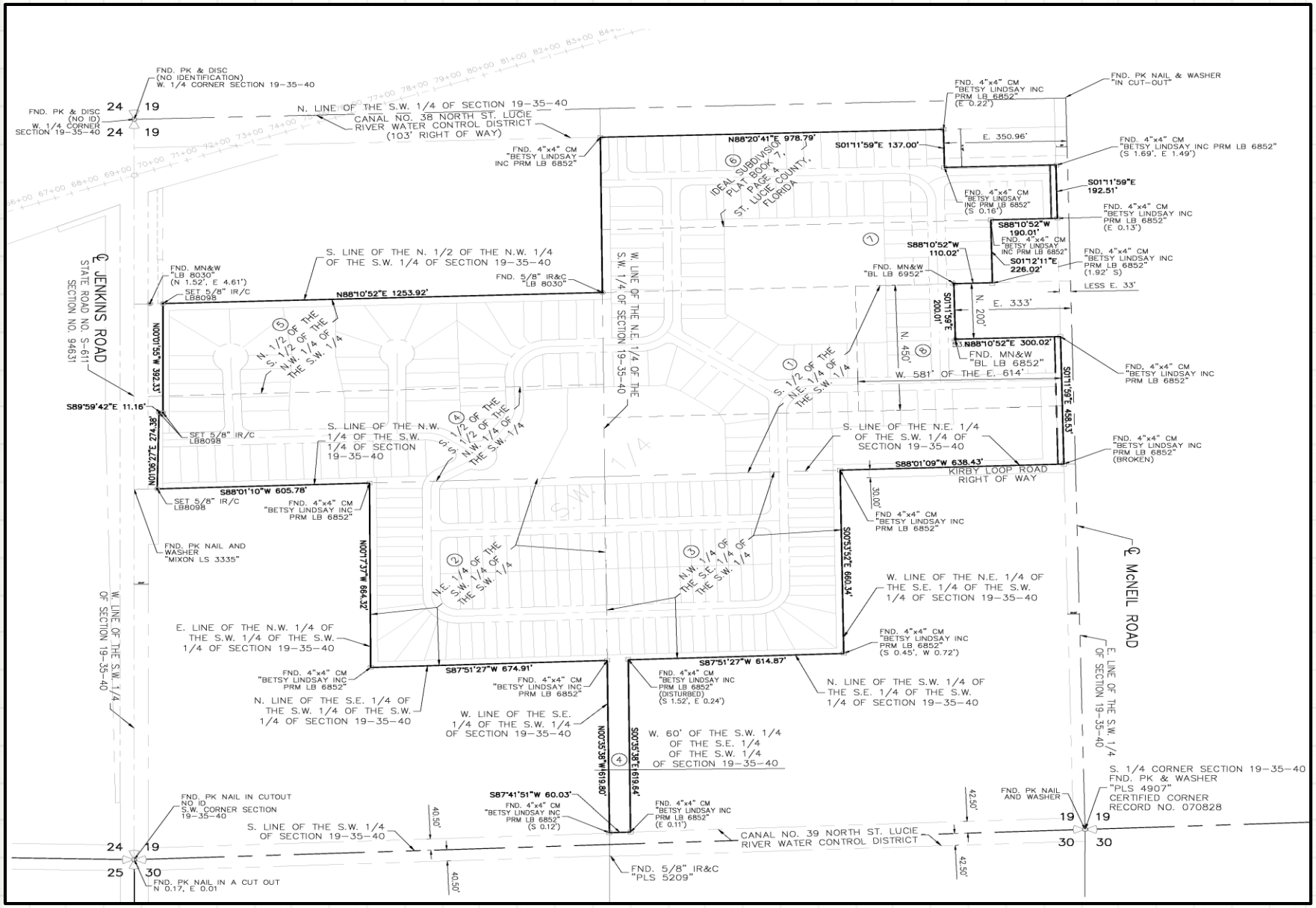
- **APPROVE** the proposed Zoning Atlas Amendment with no changes
    - Planning Board recommends approval by a vote of 6-0.
    - Staff recommends approval of the request with one condition.
- **APPROVE** the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVE** the proposed Zoning Atlas Amendment

Preliminary Plat

Preliminary Plat for a Subdivision titled “Neill Farms.”

- Staff recommends **Approval** of the request.
  - ❑ Preliminary Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
  - ❑ Consistent with Land Development Code & Comprehensive Plan

Plat



FND. PK & DISC (NO IDENTIFICATION) W. 1/4 CORNER SECTION 19-35-40
FND. PK & DISC (NO ID) W. 1/4 CORNER SECTION 19-35-40
N. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
CANAL NO. 38 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (103' RIGHT OF WAY)
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
N88°20'41"E 978.79'
S01°11'59"E 137.00'
E. 350.96'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.22')
FND. PK NAIL & WASHER "IN CUT-OUT"
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 1.69', E 1.49')
S01°11'59"E 192.51'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.16')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.13')
S88°10'52"W 190.01'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S88°10'52"W 110.02'
S01°12'11"E 226.02'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (1.92' S)
LESS E. 33'
FND. MN&W "BL LB 6952"
S01°11'59"E 200.01'
N. 200'
E. 333'
N88°10'52"E 300.02'
FND. MN&W "BL LB 6852"
W. 581' OF THE E. 614'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S01°11'59"E 458.53'
IDEAL SUBDIVISION PLAT BOOK 7, PAGE 4 ST. LUCIE COUNTY, FLORIDA
S. LINE OF THE N. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 5/8" IR&C "LB 8030"
FND. MN&W "LB 8030" (N 1.52', E 4.61')
SET 5/8" IR/C LB8098
N88°10'52"E 1253.92'
W. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N. 1/2 OF THE S. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4
S. 1/2 OF THE N.E. 1/4 OF THE S.W. 1/4
N. 450'
S. 1/2 OF THE S. 1/2 OF THE N.W. 1/4 OF THE S.W. 1/4
N00°01'55"W 392.33'
S89°59'42"E 11.16'
SET 5/8" IR/C LB8098
N01°06'27"E 274.38'
S. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
S. LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (BROKEN)
S88°01'09"W 638.43'
KIRBY LOOP ROAD RIGHT OF WAY
S88°01'10"W 605.78'
SET 5/8" IR/C LB8098
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
FND. PK NAIL AND WASHER "MIXON LS 3335"
N00°17'37"W 664.32'
N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4
N.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4
S00°53'52"E 660.34'
W. LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.45', W 0.72')
E. LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852"
S87°51'27"W 674.91'
S87°51'27"W 614.87'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (DISTURBED) (S 1.52', E 0.24')
N. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N. LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
W. 60' OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 19-35-40
N00°35'38"W 619.80'
S00°35'38"E 619.64'
S87°41'51"W 60.03'
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (S 0.12')
FND. 4"x4" CM "BETSY LINDSAY INC PRM LB 6852" (E 0.11')
S. 1/4 CORNER SECTION 19-35-40 FND. PK & WASHER "PLS 4907" CERTIFIED CORNER RECORD NO. 070828
FND. PK NAIL AND WASHER
FND. PK NAIL IN CUTOUT NO ID S.W. CORNER SECTION 19-35-40
S. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
FND. 5/8" IR&C "PLS 5209"
FND. PK NAIL IN A CUT OUT N 0.17, E 0.01
JENKINS ROAD STATE ROAD NO. S-611 SECTION NO. 94631
McNEIL ROAD
W. LINE OF THE S.W. 1/4 OF SECTION 19-35-40
E. LINE OF THE S.W. 1/4 OF SECTION 19-35-40

Staff Recommendation Preliminary Plat

Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission, subject to one (1) Condition of Approval:

1. Prior to the submittal of the Final Plat, the applicant address all of the Engineering Comments on the Plat document.

CC Recommendations (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVE** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVE** of the proposed Preliminary Plat with changes
- **DISAPPROVE** of the proposed Preliminary Plat.

Zoning Atlas Map Amendment
&
Preliminary Plat

East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for Preliminary Plat** **Neill Farms**
BOARD DATE:	September 16, 2019

STAFF REPORT

Property Owner	Neill Farms FP, LLC 601 North Congress Avenue Delray Beach, Florida 33445
Applicant/Representative:	Brian Nolan, AICP, ASLA (Lucido & Associates) 701 Southeast Ocean Boulevard Stuart, Florida 34994
Requested Action:	Approval to rezone the subject property from General Commercial (C-3), (2 parcels) and Medium Density Residential (R-4), (six parcels) to Planned Development (PD) with an associated Development Plan. Approval of a Preliminary Plat for a Subdivision to be known as Neill Farms.
Site Location:	East side of South Jenkins Road, approximately 1,000 feet south of State Road 70.
Parcel IDs:	2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-0001, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0
Existing Use:	Vacant
Parcel Size:	74.19 Acres
Current Zoning:	General Commercial (C-3)/Medium Density Residential (R-4)
Current Future Land Use	General Commercial (GC)/Medium Density Residential (RM)
Proposed Zoning:	Planned Development (PD)

Proposed Future Land-Use Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	R-2/RL	R-1/RL

Staff Analysis:

Request

In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from General Commercial (C-3), (two parcels) and Medium Density Residential (R-4),to Planned Development (PD). In conjunction with the rezoning application, the applicant is also requesting review and approval of a Preliminary Plat for 74.19 acres of land pursuant Chapter 18 of the City Code. The subject requests will allow the development of a residential subdivision known as Neill Farms containing 303 platted lots consisting of single family dwelling units and duplexes.

Background

The subject site was originally planned for development in 2005 for a 214-lot residential subdivision also known as Neill Farms. At that time, the developer, KB Homes, received approval for Zoning and Future Land Use amendments for six parcels of the development to change to R-4 and RM, respectively, under ordinances K-387 and K-388.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan.

(2) The amendment will not have an adverse effect on the ability of the city to:
a. Satisfy land and water use needs.
b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, as the request for Zoning and Future Land Use changes will be consistent with one another and more importantly will be consistent with the proposed use of the property. Furthermore, the amendment would not have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. This was a previously approved project by the City Commission and the applicant is now requesting the zoning be changed to a PD, rather than R-4, as was previously approved on the property. There are other residential developments either existing or under construction around this site. The services that are provided for those developments would be the same or similar for this request. The presented amendment promotes and protects the public health, safety and general welfare because this project is being used as originally intended from the request brought before the City Commission in 2005. At that time, the City Commission was charged with determining whether the project met

the three criteria stated above. It is a fair assessment that since the City Commission approved both the Rezoning and Future Land Use requests back in 2005 that the project met all specifications of 22-131. Since that time nothing has changed to alter that assessment except that the Zoning will become PD and the Future Land Use on two of the parcels will be changed to RM. The RM designation will provide consistency with the other six parcels within the proposed subdivision that also have a RM Future Land Use designation.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for a Zoning Atlas Map and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Planning Board:

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Zoning Atlas Map Amendment with one condition.

The Planning Board at their meeting on June 11, 2019 voted 6-0 to recommend approval of the Preliminary Plat as presented.

Public Notification:

Seventy-one letters were sent out to property owners within 500 feet of the subject property. No letters have been returned and an update will be given at the City Commission meeting.

Staff Recommendation Zoning Atlas Map Amendment:

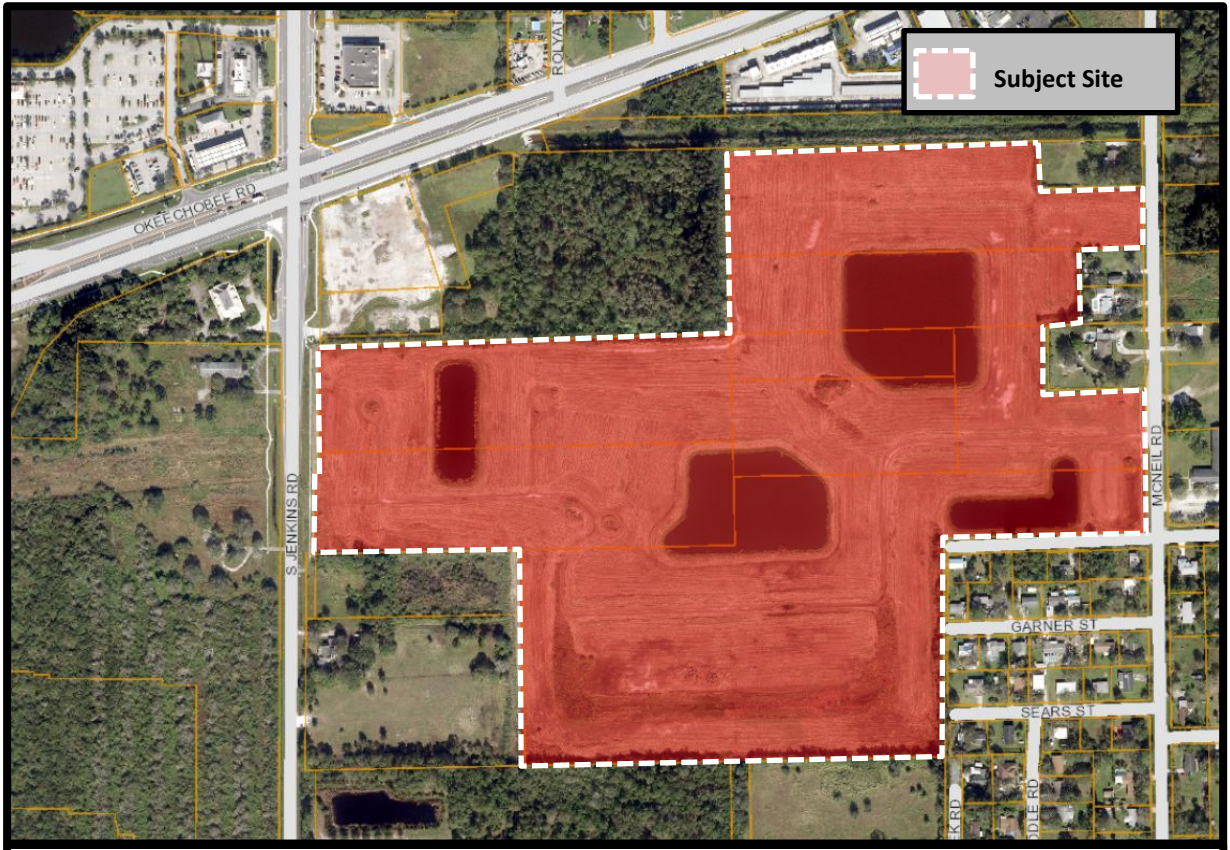
The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in Section 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore Staff recommends **APPROVAL** of the request with one condition.

1. An open accessible location within the boundaries of the Neill Farms subdivision shall be provided for the specific purpose of a designated school bus drop off/pick up site.

Staff Recommendation Preliminary Plat:

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 18 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission with one (1) condition.

1. Prior to the submittal of the Final Plat address all the Engineering Comments on the Plat document.



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Aerial Map

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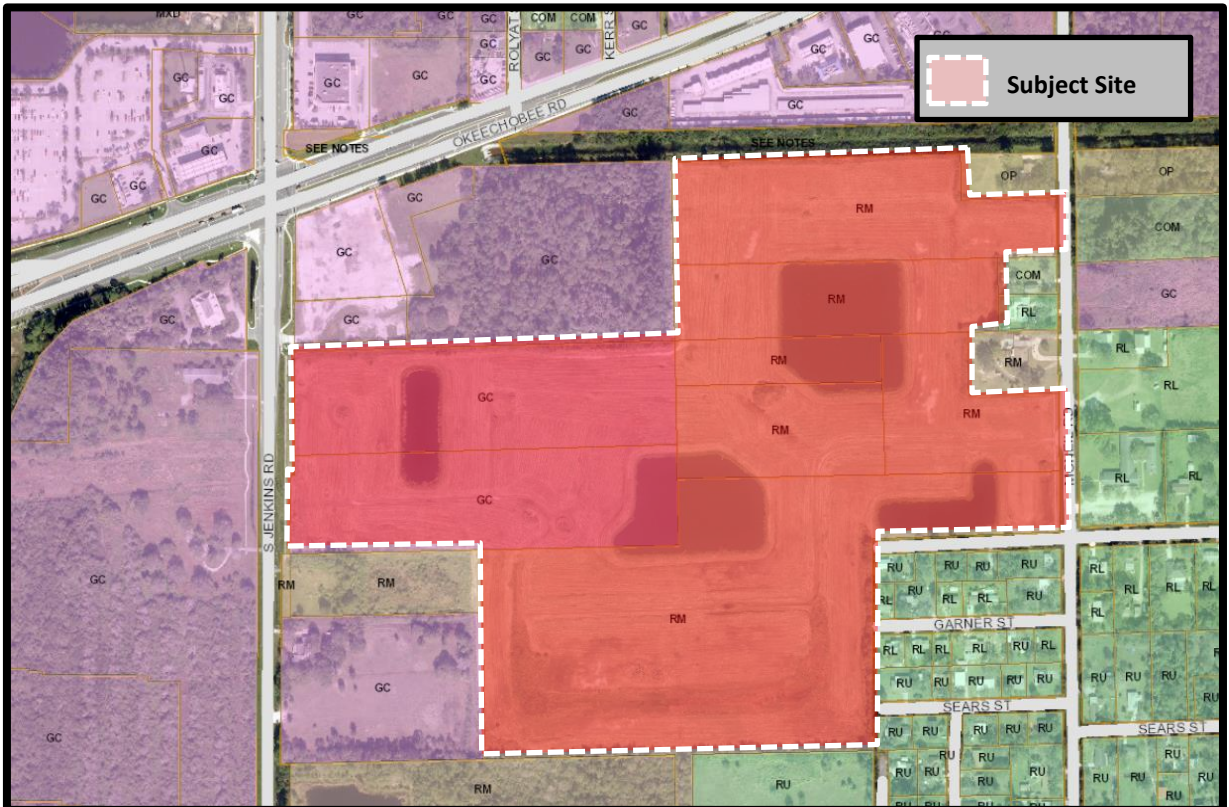

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Future Land Use Map

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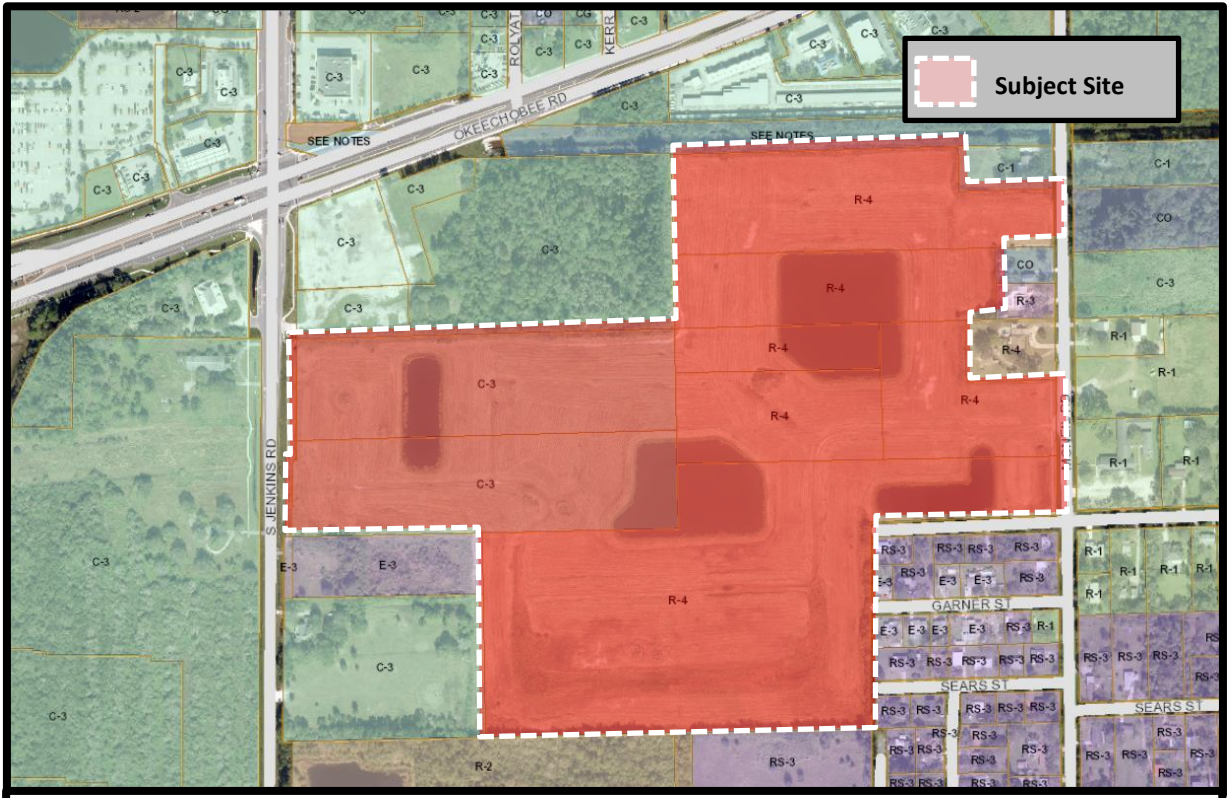

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

April 17, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. All previous comments from Planning Staff have been satisfied.

2. The plat document for the Planning Department signature line needs to read as follows:

   Planning & Zoning Approval

   IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIRMENTS 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

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by April 30, 2019 to advance to the April Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

February 21, 2019

Brian Nolan, AICP, LSLA (Lucido & Associates)
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Neill Farms**
TECHNICAL REVIEW PROJECT: # 19-99900001 & 19-09000001 & 19-43900001
FUTURE LAND USE MAP AMENDMENT, PRELIMINARY PLAT, REZONING (PD)

Comments:

1. Designate a minimum lot coverage for the Duplex lots and Single Family Home Lots.
2. Designate a minimum driveway width for the Duplex lots and Single Family Home Lots.
3. Are the Duplex lots 30 x 125 or 35 x 125, both figures are present on the plans?
4. Provide a Street Lighting Plan
5. Revise the rear yard setback for pools, patios, and structures. A 0 foot setback for those uses will cause conflict with neighboring properties especially if two neighbors would put a shed or pool on the same rear property line. Look at revising that setback to 1 or 2 feet to help minimize potential conflicts.
6. Change the word structures on the pool, patio, and structure setback line to say accessory structures.
7. What is the feasibility of adding a walking/jogging path around the lake that is next to the club house? This would be a good amenity to add for residents.
8. Define the active play area, what type of equipment will it have?
9. Coordinate with the St. Lucie County School District regarding a potential stop for children at the club house and a dedication on the plat to allow school busses protected access to utilize the internal streets of the development to allow for pickup and drop-off of children.
10. Are there any other buffers planned around the site besides the landscape buffer noted on the plans. In the areas where there is no landscape buffer what sort of buffer will be provided to separate this development from adjacent properties.
11. Are there architectural renderings of the models to share and or has a home builder been chosen?
12. Develop some design standards for the development. For example roof materials to be used (shingle or barrel tile), and look into the possibility of restricting the same elevations from being located next to, across the street, or directly diagonal to each other.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by March 1, 2019 to advance to the March Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer TST

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Neill Farms Preliminary Plat – Jenkins Road
TRC No. 19-09000001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 8, 2019:

- [x] Preliminary Plat Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [ ] Do Not Recommend

- [x] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for conditions of approval

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\Plat\Submittal No. 1- 020819\Preliminary Plat Approval - 022119.docx

ENGINEERING COMMENTS:

1. The Final Plat submittal please incorporate the following addition/revisions:
    a. Update the cover page to include specific mortgage, owner, attorney, and POA information as the current submittal does not include the names of the individuals and/or entities.
    b. Revise the Drainage Easement and Lake Easement dedications from St. Lucie County to the Homeowner's Association or provide documentation that St. Lucie County is agreeable to providing maintenance of said easements.
    c. Under the heading of Planning and Development Approval, verify that the noted zoning of R-3 is correct or whether this should be revised due to the recent PD application.
    d. The dedication notes reference the Water Management Tract, but this also needs to reference the appropriate tract numbers as identified on the plan sheets 2 thru 7.
    e. There are three Tract 1's referenced on the plat, one for the Recreation Tract, one for the Open Space and one for the Water Management Tract; please revise two of the numbers to avoid any confusion.
    f. Add the subdivision street names to the plat.
    g. It is recommended that the final plat includes the dedication of the Jenkins Road and McNeil Road Right-of-Ways to St. Lucie County as opposed to the recordation of a separate deed.
    h. It is recommended that the noted street right-of-ways be encompassed within the limits of a defined Roadway Tract as opposed to being conveyed by deed to the POA.
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to any review.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : April 12, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- [x] Preliminary PUD Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 2 - 041119\PD Comments - 041219.docx

ENGINEERING COMMENTS:

1. According to the applicant's response letter, the previous rear setback of 0' has been revised to 2'. However, the Typical Single Family Lot and Typical Duplex Lot Diagram still show 0' in places. Even with this proposed change this department still recommends that the Single Family and Duplex rear setbacks for patios, pools, and decks be revised to provide a minimum of 10' where lots abut other residential lots or lakes and 5' where abutting landscape buffers to ensure adequate area for lot grading and lake maintenance.
2. The previous comment *"The plans shall note that no structure encroachments are permitted within the limits of the proposed drainage easements..."* was addressed with the addition of a note identified in the General Notes on page SP1. Please include this information on the Typical Single Family Lot and Typical Duplex Lot diagrams, as the current diagrams only reference no encroachments for side setbacks in this diagram.
3. The previous comment requesting the extension of the sidewalk along the frontage of lots 4 through 11 and Lots 19 through 25 was not addressed. The applicant shall update the plans to reflect the continuation of the sidewalk across these lots.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 03 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer TST

RE : Neill Farms Planned Development – Jenkins Road
TRC No. 19-43900001

DATE : May 3, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 1, 2019:

- [x] Preliminary PUD Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of PD
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\N\Neill Farms\PUD\Submittal No. 3 - 043019\PD Approval - 050319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Neill Farms Planned Development & FLUA – Jenkins Road
TRC Nos. 19-43900001 & 19-99900001

DATE : February 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 1, 2019:

- [x] PD and FLUA Submittal
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of PUD & FLUA
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for conditions of approval

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 20 2019
CITY OF FORT PIERCE
PLANNING & ZONING

PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Future Land Use Map Amd. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 2/20/19

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
FEB 21 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 2.21.19
Property Address: Neill Farms – Rezoning. – Planned Dev.
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 4/20/17

Technical Review Committee meeting

April 18th, 2019

Case # 19-43900001

Multiple applications, Planned development.

Neill Farms

Comments:

No additional comments for this project

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

April 18, 2019

TECHNICAL REVIEW PROJECT # 19-43900001

Multiple Applications – Neill Farms Planned Development

Comments:

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee

January 17, 2019

TECHNICAL REVIEW PROJECT #19-43900001

Application for Rezoning (PD) & Development Review – Neill Farms Planned Development

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Approved

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

February 21, 2019

TECHNICAL REVIEW PROJECT #19-09000001

Subdivision – Neill Farms Planned Development - Plat

Comments

FPUA W/WW Engineering: Water and Wastewater are available for this site and FPUA has already been in discussions with the applicant and Engineer regarding utility planning and concerns. Certified utility plans must be submitted for review and approval prior to construction. Please continue communications with Richard Mutterback at (772) 466-1600 ext. 3425 with any ongoing questions or to schedule a pre-submittal meeting.

FPUA Electric & Gas Engineering: Electric & Gas is available for this parcel. Please contact Jason Mittler (772)466-1600x6306 for details.

April 16, 2019

Project: **Neil Farms**
Subject: **Resubmittal Comments**
To: Brandon Creagan
From: Grant Chambers

1. The traffic report provided previously by the applicant states "The results of the analysis show that a northbound left-turn lane is warranted on McNeil Road at the proposed project driveway." The plans do not currently show all turn lanes as required by the traffic report.
2. Design plans for the proposed improvements within County Right-of-Way will be required and a Road Improvement Agreement and bond will be required.
3. Additional comments may be forthcoming based on the revised traffic report and offsite construction plans.

February 20, 2019

Project: **Neil Farms**
Subject: **Plat and Planned Development**
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing. Additional Comments may be forthcoming pending the traffic review.
2. Due to the amount of development occurring on Jenkins Road, the County is working on a corridor study for the area. The conclusion of the study may identify the need for proportionate share requirements for the expansion of the roadway. The County advises that proposed developments on the corridor should wait until the study is finalized before moving forward with construction permits.
3. Jenkins Road is identified on the County's Right-of-Way Protection Plan as future 160 FT Right-of-Way. It appears that dedications may have been made in the past. Please update the survey to correctly identify the current Right-of-Way. A Right-of-Way dedication of up to 40 FT for Jenkins Road may be required depending on how much was dedicated in the past.
4. McNeil Road is identified on the County's Right-of-Way Protection Plan as future 80 FT Right-of-Way. The existing Right-of-Way is 66 FT in this location. A Right-of-Way dedication of 7 FT for McNeil Road will be required.
5. There is currently a driveway connection and right turn lane located at the McNeil Road proposed entrance. The applicant will be required to recertify the driveway, turn lane, and sidewalks located within the County Right-of-Way
6. Please verify the location of the berm and sidewalks. The sidewalks along Jenkins Road and McNeil Road should be within the County Right-of-Way, adjacent to the Right-of-Way line. The berm should be located within the development site. Please provide the previously approved plans for this project.
7. A driveway permit will be required for the proposed driveway entrance at Jenkins Road. Driveway permits should be submitted with the appropriate fee to the County's Engineering Division with attention to Grant Chambers, P.E.

SLC School District Comments

The St. Lucie County School District has reviewed the above reference project and has the following comments:

1.It appears that the area of the amenity center would be a great location for a bus stop. It would be central to the community and provide parent parking. The plat dedication language does not provide long term assurance that a future POA could non resend access. Can the language be modified to provide perpetual use for public access of school buses to service the development

2.The school is in proximity to both Samuel Gaines Academy and Fairlawn Elementary. Students walking to Fairlawn would go via McNeil. Are there any provisions to provide a sidewalk on McNeil from the Development to Okeechobee Road?

If you have any questions, please feel free to call.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

February 20, 2019

Mr. Brandon Creagan
Planning Department
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Rezoning & Development Review
Neill Farms Planned Development, Jenkins Road and SR 70
Fort Pierce, Florida

Dear Mr. Creagan:

As a member of the City of Fort Pierce Technical Review Committee (TRC), the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a review of the above-referenced proposed development. The following comments are provided based on the review of the Planned Development application materials:

Traffic Impact Analysis

The Traffic Impact Analysis (TIA), dated January 14, 2019, that was conducted by Kimley-Horn and Associates, Inc. for the proposed Neill Farms Planned Development contains unsubstantiated assumptions about the traffic volume growth rate.

Page 12 of the TIA indicates "A one percent growth rate was applied to the 2018 volumes to determine the anticipated 2023 volumes". However, no substantiation was provided for the assumed growth rate. Growth rate assumptions that are consistent with historical trends and/or from industry-accepted sources, such as the U.S. Census Bureau or Florida Bureau of Economic and Business Research (BEBR), should be used to estimate the 2023 traffic volumes.

The table below shows, despite the recession, the average annual growth rate of population in St. Lucie County from 1995 to 2017 is 2.65%. The traffic volume should change proportionally to the regional population. Therefore, 2.65% growth rate should be used to estimate the traffic volume growth rate.

St. Lucie County Population and Growth Rate

Year	1995	2000	2005	2010	2015	2017	Average Annual Growth
Population	176,229	193,433	237,569	278,277	297,929	313,506	
Annual Growth		1.88%	4.20%	3.21%	1.37%	2.58%	**2.65%**

Date Source: U.S. Census Bureau

The St. Lucie TPO looks forward to continuing to work with the developer and its representatives in addressing the transportation needs of the proposed development and the communities of the St. Lucie TPO area. Please contact me should any additional information or clarification be required with regard to this development review.

Sincerely,

Yi Ding
Transportation Systems Manager

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	February 21, 2019
SUBJECT:	**Application for Rezoning (PD) & Development Review – Neill Farms Planned Development** Technical Review Project: # 19-43900001

The St. Lucie County Planning & Development Services Department has completed a review of the February 4, 2019 distribution of Technical Review Project# 19-43900001.

Background

Application for Zoning Atlas Map Amendment and Development Review for property located on the east side of S. Jenkins Road, approximately 450 feet south of State Road 70 (Okeechobee Road). The entire project encompasses 74.19 acres. The project currently has a split zoning of C-3, General Commercial (19.07 acres) and R-4, Medium Density Residential (55.12 acres). The applicant would like to change the zoning for the whole entire site to PD, Planned Development. The applicant would like to develop a Single Family & Duplex Planned Development that will consist of 302 residential units. The parcel ID are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-313-0001- 000-0, 2419-313-0002-000-7, 2419-313-0001-010-3, 2419-311-0002-000-1, 2419-701-0001-000-1, 2419-314-0002-000-0.

Review Comments

1. In the current configuration (proposed lot design & ROW dedication on McNeil Road), Lot 79 should be reconsidered as the driveway may conflict the adjacent divided roadway entrance.
2. A supplemental buffer (wall and/or landscaping) is encourage between lot 78 and lot 83 to provide separation between the proposes internal street and adjacent residential home.
3. The two proposed cul-de-sacs do not feature sidewalk links. The applicant shall consider options to provide a safe and efficient link for pedestrians, between the two terminuses.
4. The line work for lots 15 & 16 may need revision/clean-up to ensure any applicable or intended drainage easements are accounted for.
5. The provided Traffic Impact Report (TIR) identified warrant for a south board left-turn lane on Jenkins Rd. and a north bound left-turn lane on McNeil Rd, however these off-site improvements were not reflected in the Site Plan(s). Please provide detail of these proposed (or warranted per the TIR) improvements and the associated phase of development for completion.

General Note(s):

St. Lucie County Engineering will coordinate further review of the TIR as the proposed project assigns all project trips to County maintained roadways. Additional comments are reserved pending the outcome of the review.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

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~~ 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 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

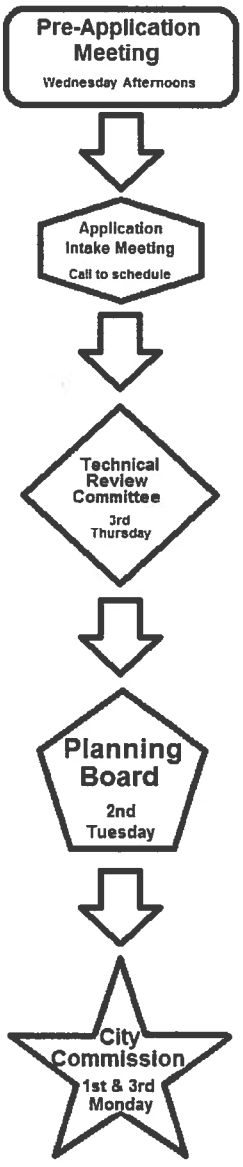
Site Information:

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
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 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

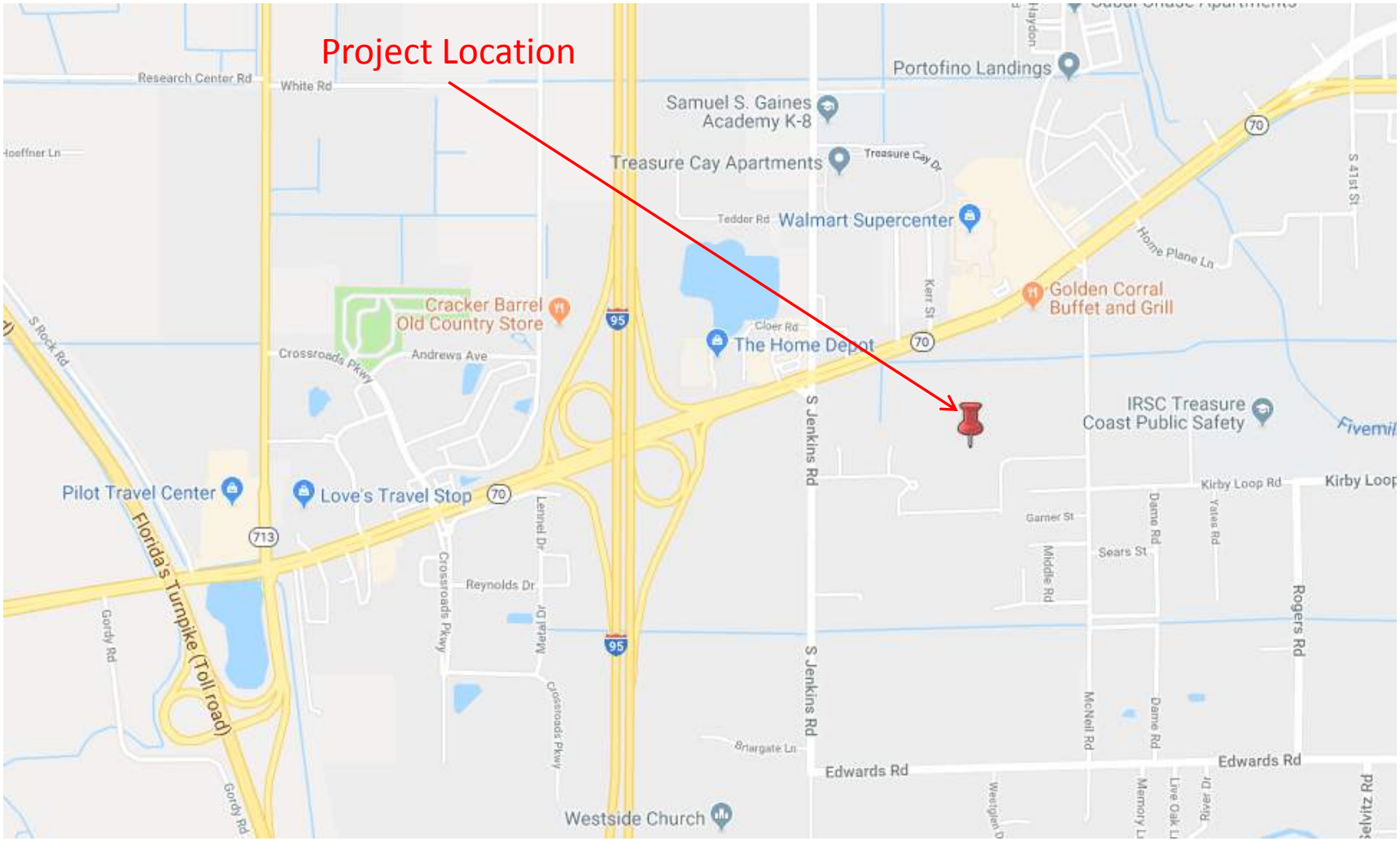
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

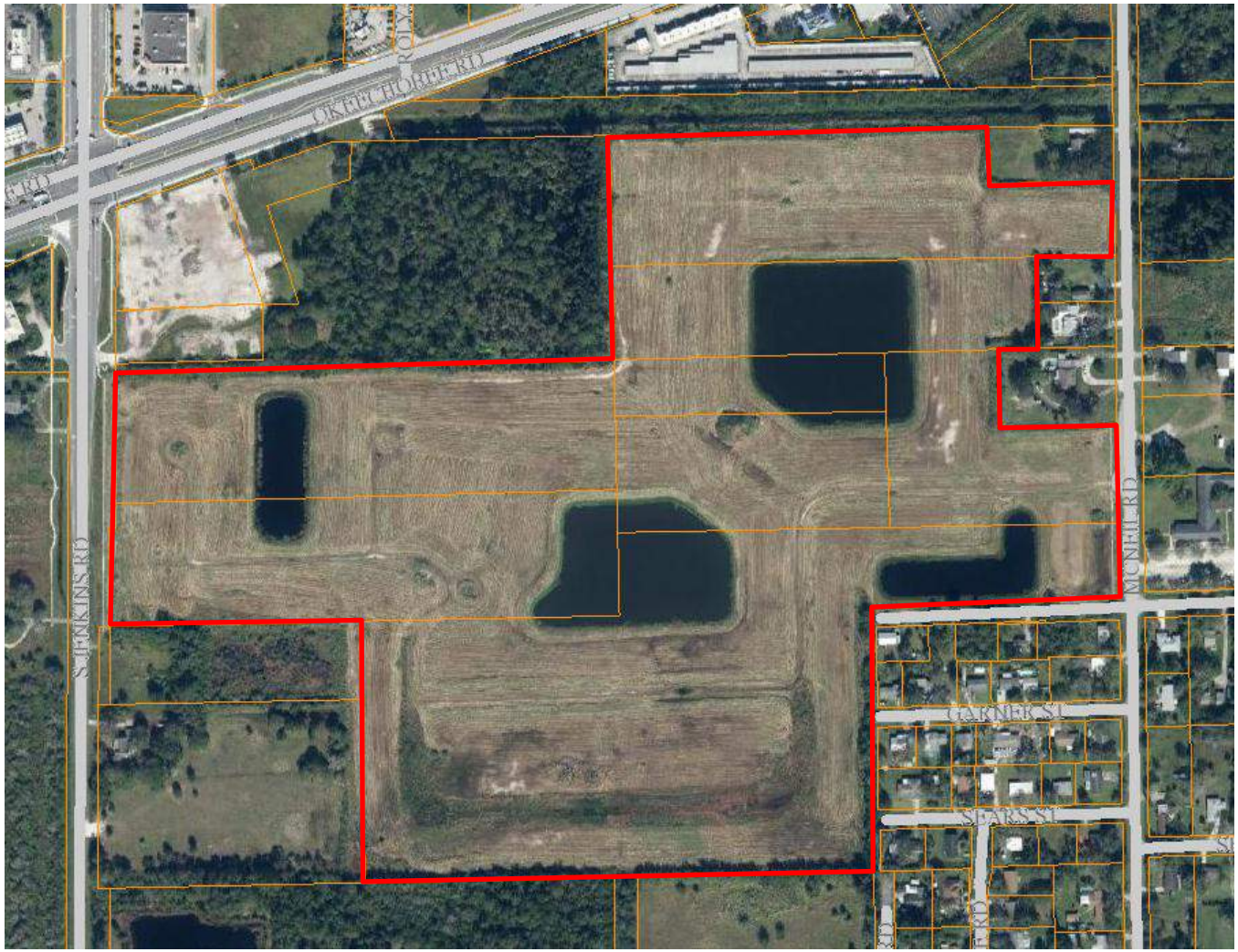
Environmental Site Assessment

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

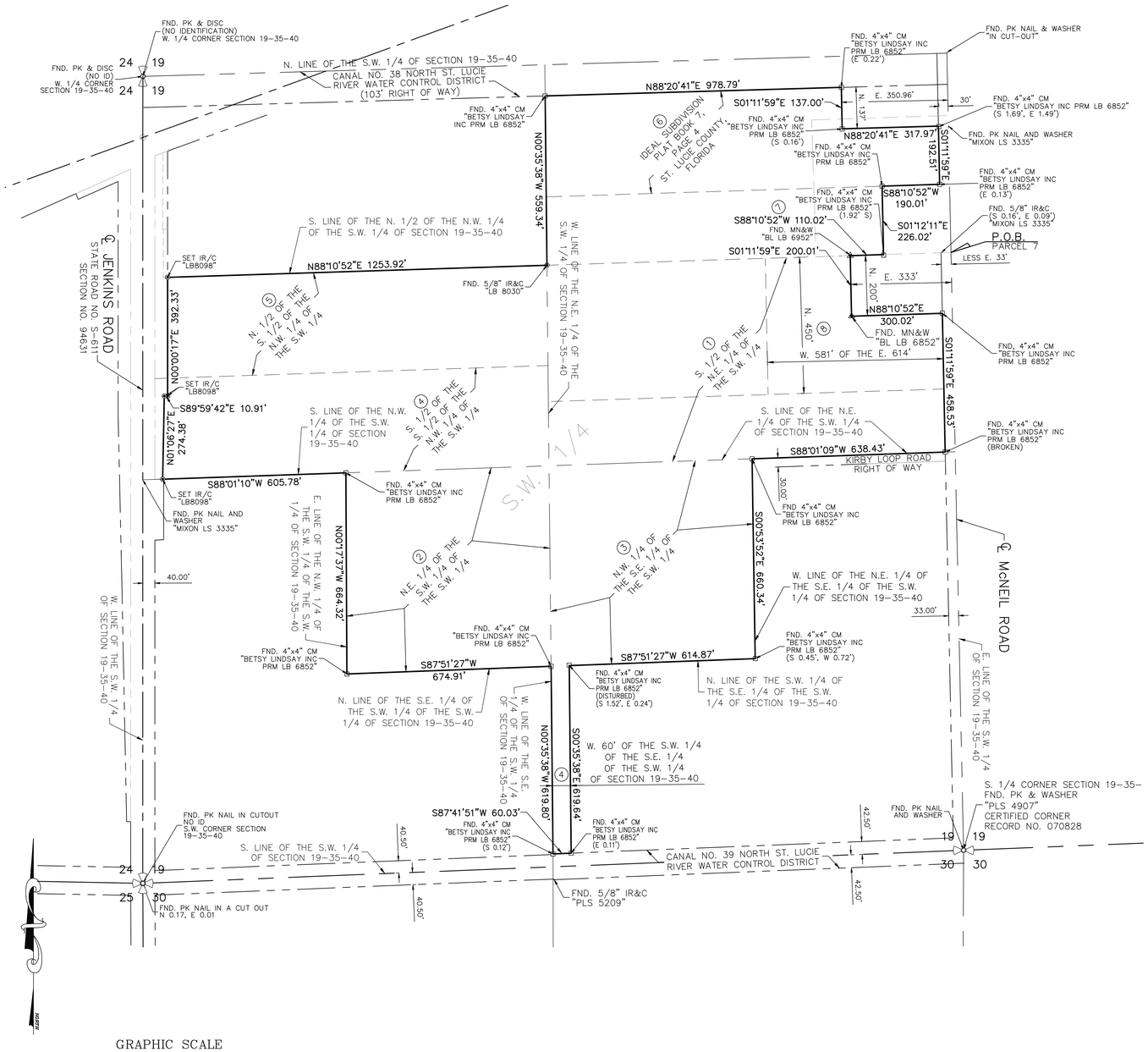
St. Lucie County, Florida (FL111)

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

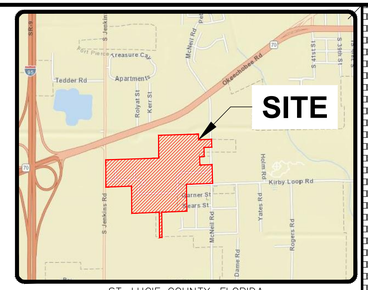


GRAPHIC SCALE

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
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	SPT
CHECKED BY	MTO
FILENAME	18-430 BNDY_rev1.dwg
SHEET	1
LAYOUT	
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

Z:\EDC\2018\18-430_land Forms\BNDY\DWG\Boundary 18-430 BNDY.dwg, 3/27/2019 2:05 PM, Shawn Thomas
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.

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.

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

BY: _____

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

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
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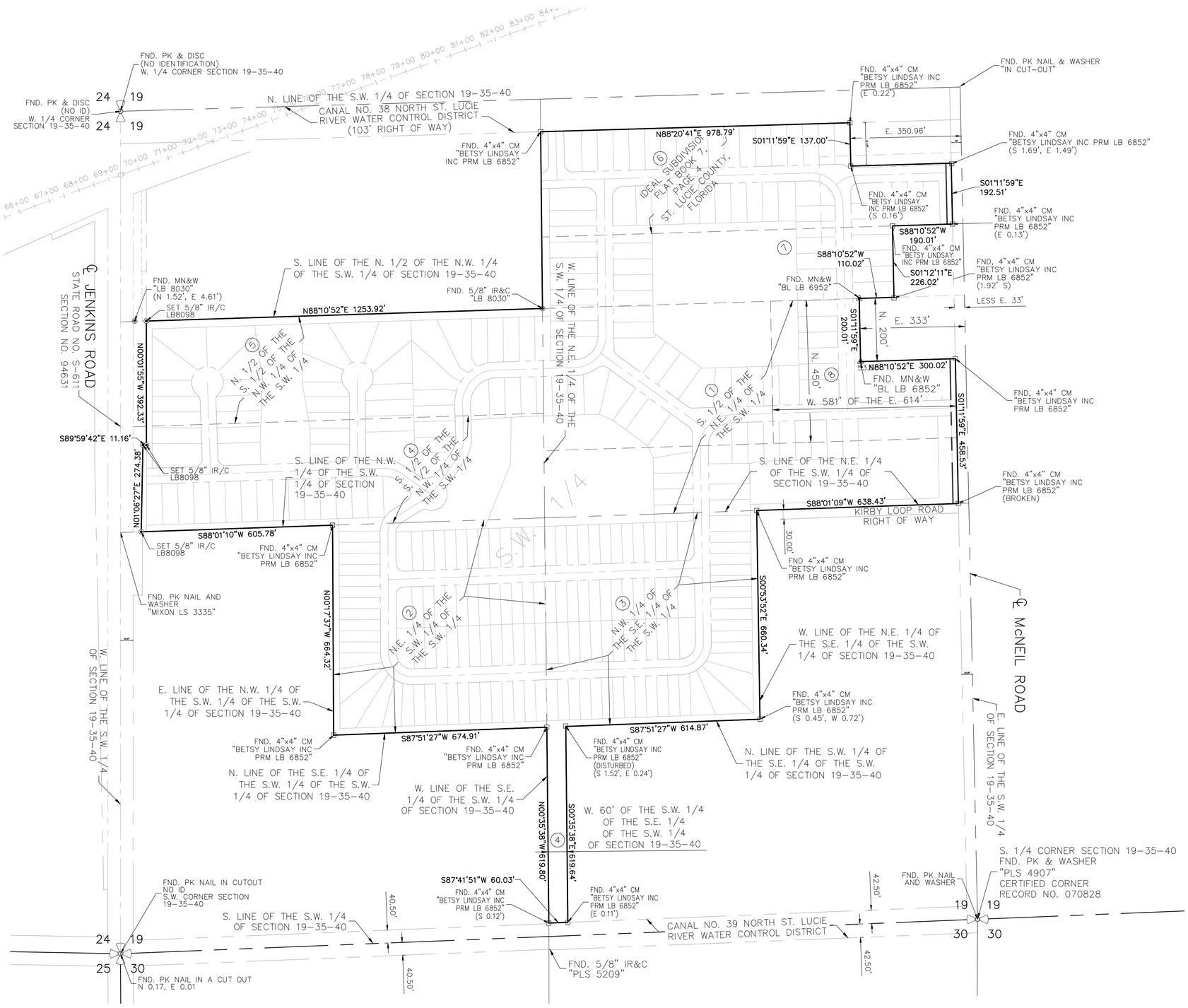
772-340-4990
www.edc-inc.com

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
		LB.	LICENSED BUSINESS	R/W	RIGHT-OF-WAY
⊙	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	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		

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

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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 _____
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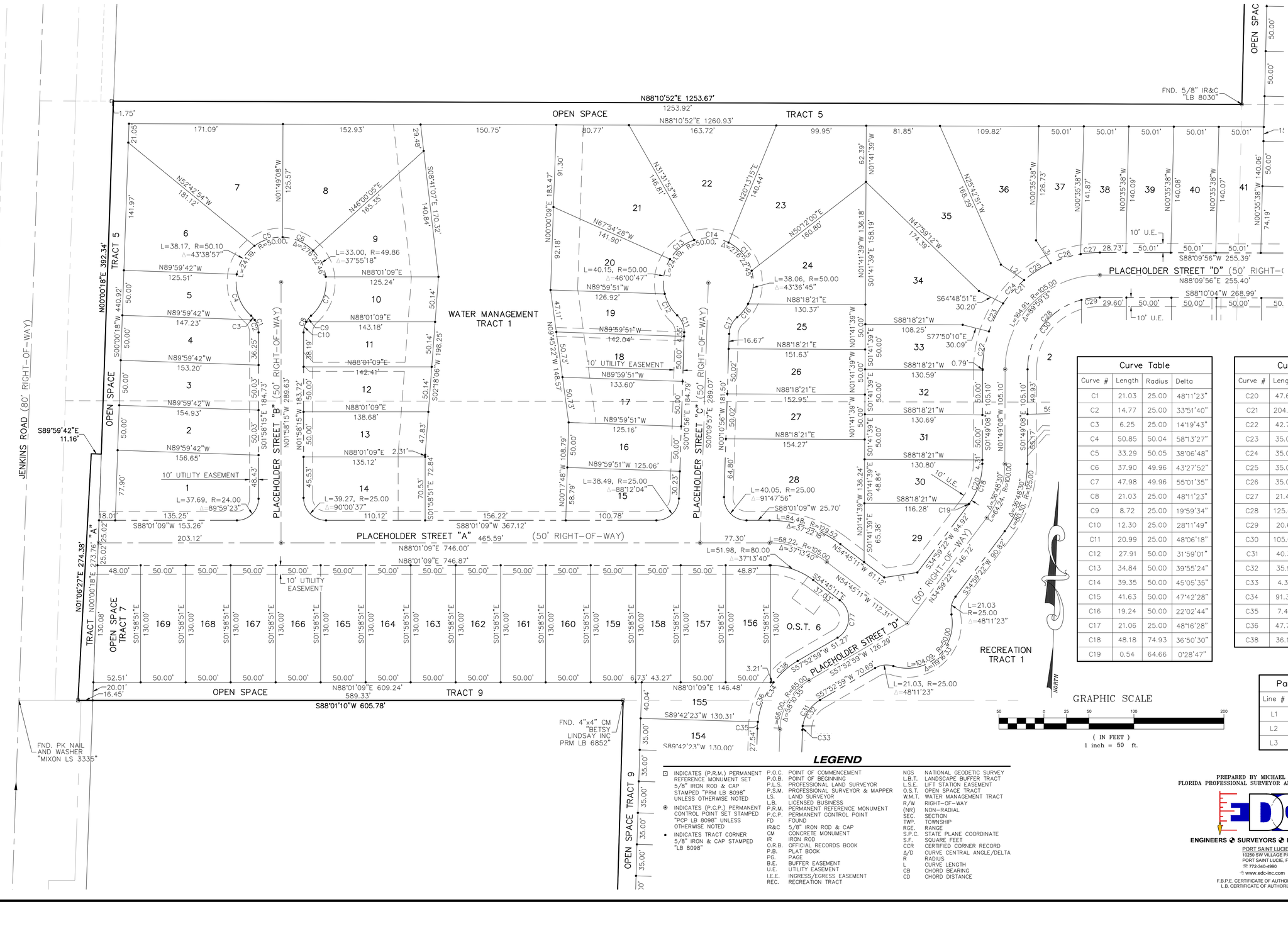

Curve Table			
Curve #	Length	Radius	Delta
C1	21.03	25.00	48°11'23"
C2	14.77	25.00	33°51'40"
C3	6.25	25.00	14°19'43"
C4	50.85	50.04	58°13'27"
C5	33.29	50.05	38°06'48"
C6	37.90	49.96	43°27'52"
C7	47.98	49.96	55°01'35"
C8	21.03	25.00	48°11'23"
C9	8.72	25.00	19°59'34"
C10	12.30	25.00	28°11'49"
C11	20.99	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

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
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		

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

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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
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U.E.	UTILITY EASEMENT	CB	CHORD BEARING
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.

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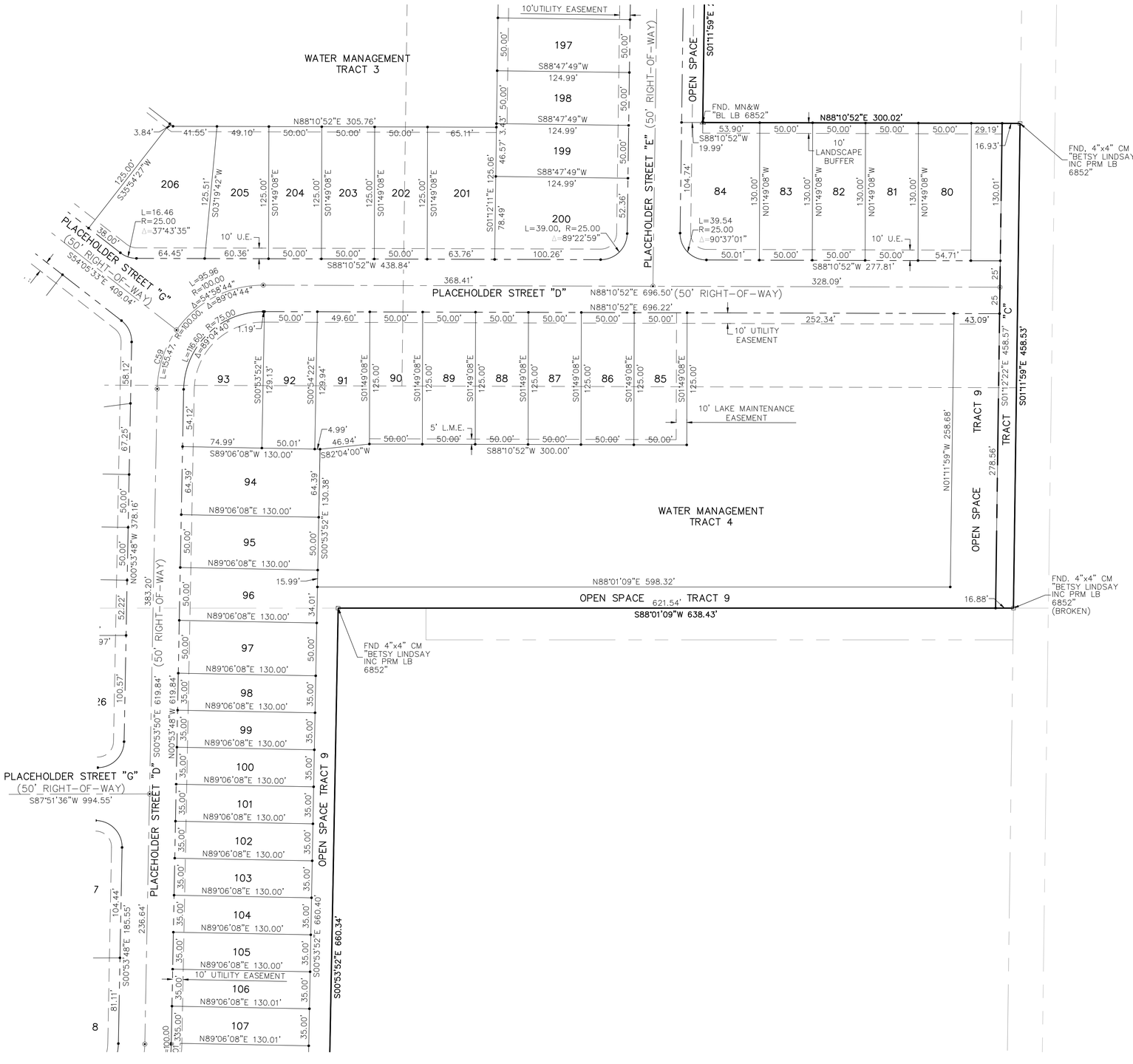

Curve Table			
Curve #	Length	Radius	Delta
C59	59.52	100.00	34°06'00"

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
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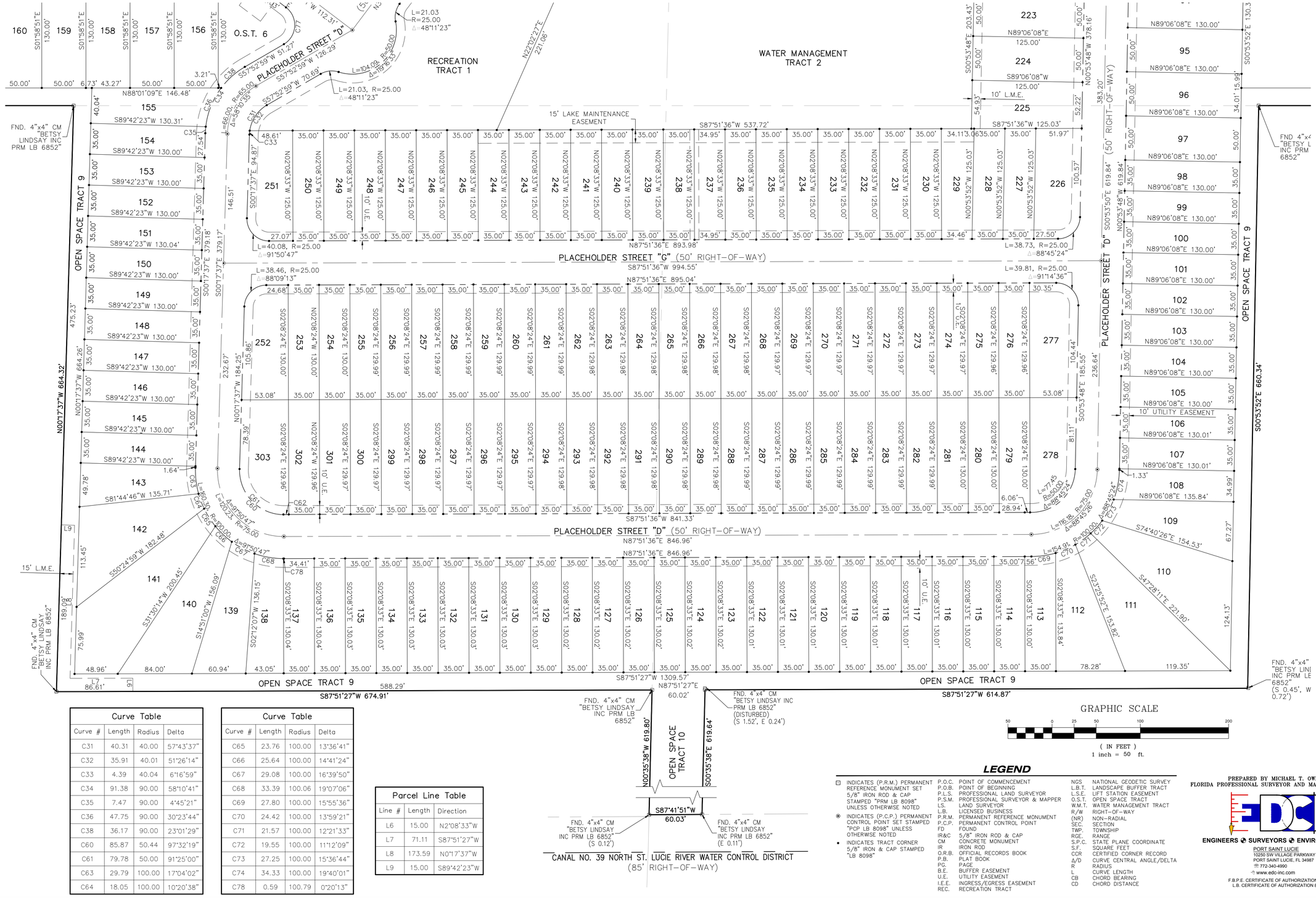

Curve Table			
Curve #	Length	Radius	Delta
C31	40.31	40.00	57°43'37"
C32	35.91	40.01	51°26'14"
C33	4.39	40.04	6°16'59"
C34	91.38	90.00	58°10'41"
C35	7.47	90.00	4°45'21"
C36	47.75	90.00	30°23'44"
C38	36.17	90.00	23°01'29"
C60	85.87	50.44	97°32'19"
C61	79.78	50.00	91°25'00"
C63	29.79	100.00	17°04'02"
C64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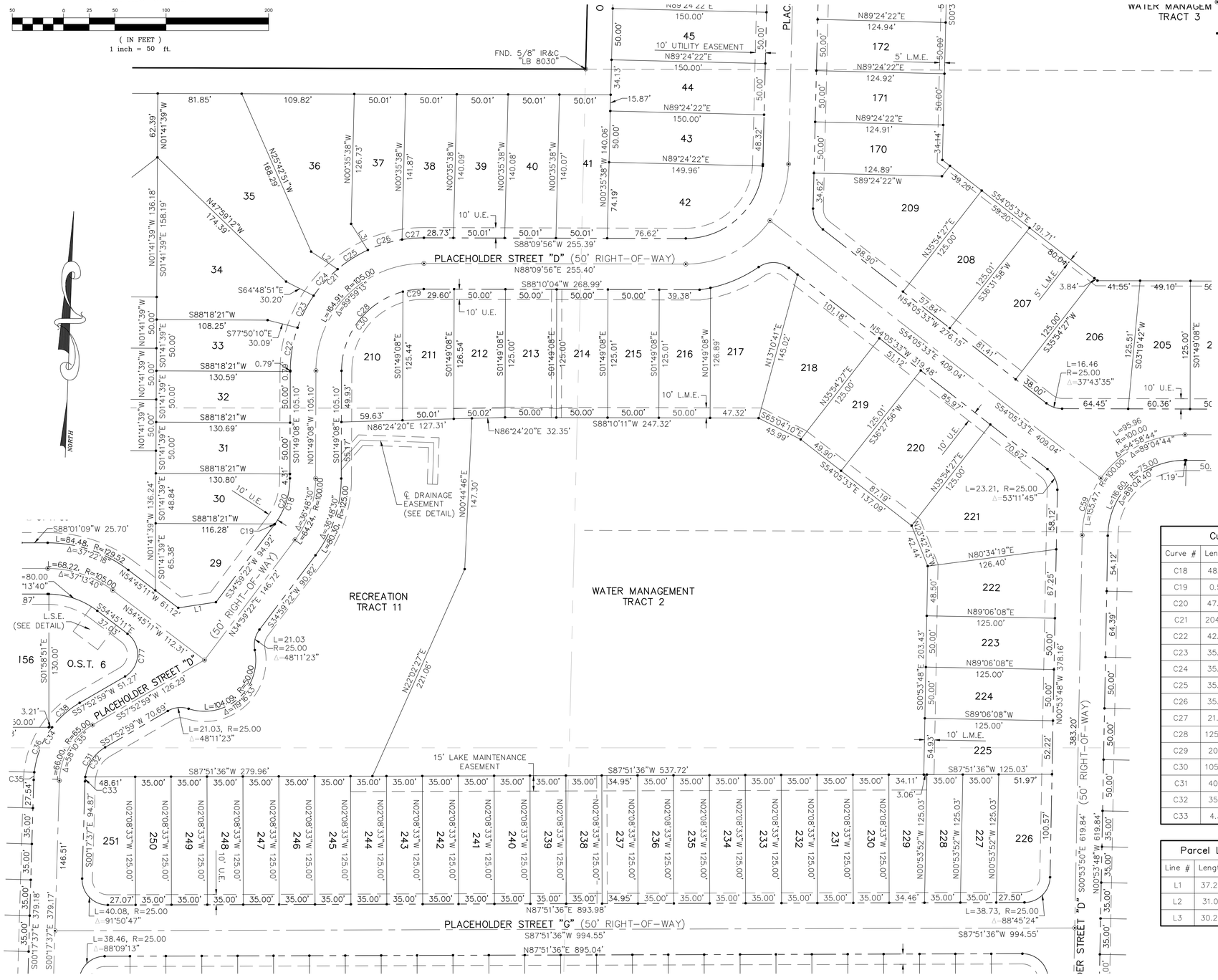

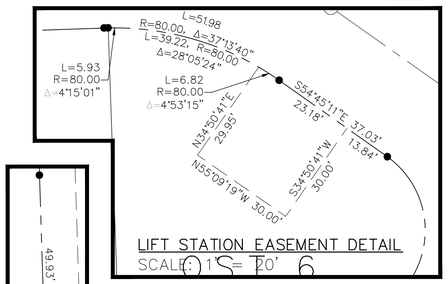

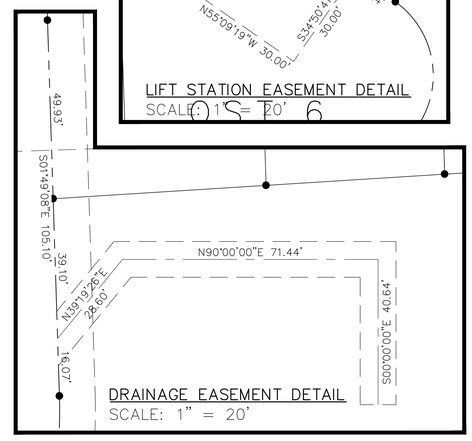

Curve Table			
Curve #	Length	Radius	Delta
C18	48.18	74.93	36°50'30"
C19	0.54	64.66	0°28'47"
C20	47.64	74.93	36°25'42"
C21	204.17	130.00	89°59'04"
C22	42.75	130.00	18°50'35"
C23	35.00	130.00	15°25'33"
C24	35.00	130.00	15°25'33"
C25	35.00	130.00	15°25'33"
C26	35.00	130.00	15°25'33"
C27	21.42	130.00	9°26'18"
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

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Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

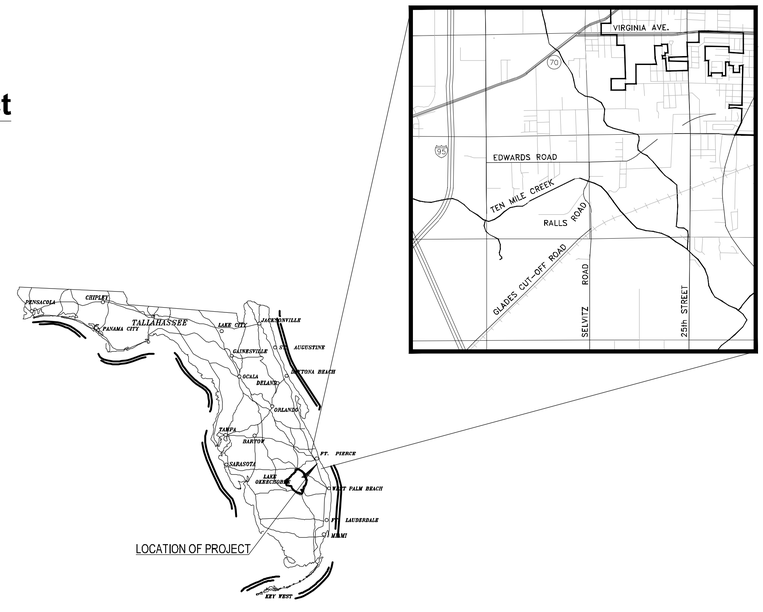
Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

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
Port Saint Lucie, Fl. 34987



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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

lucido&associates

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:

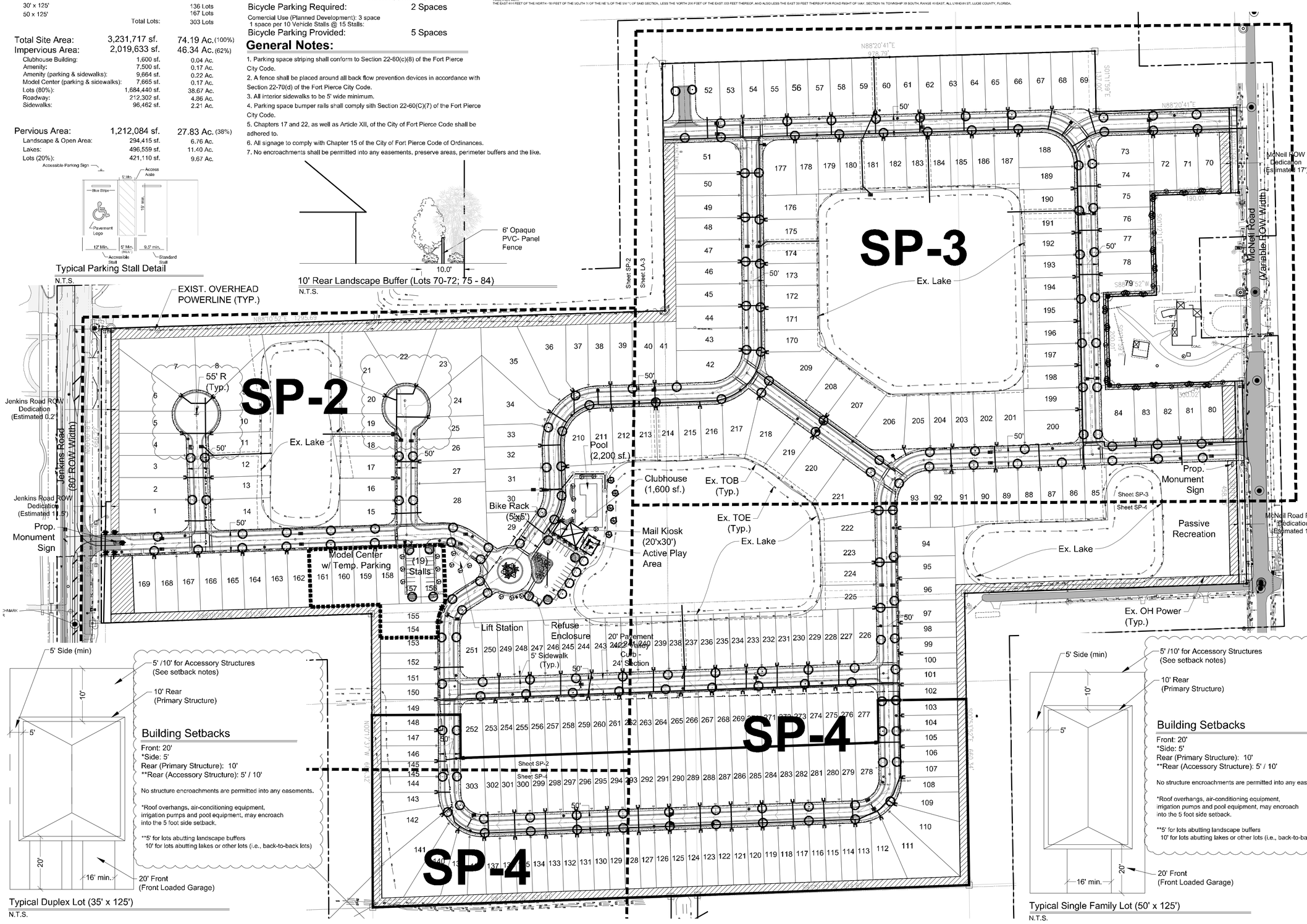
1. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
3. All interior sidewalks to be 5' wide minimum.
4. Parking space bumper rails 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 561 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:
THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE SOUTH 425 FEET THEREOF AND LESS THE NORTH 450 FEET OF SAID SECTION.
TOGETHER WITH:
THE WEST 60 FEET OF 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 167 FEET OF THE EAST 660.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 100 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 726 ACRES OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
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-EIGHT AND 9/10 (228.0) 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 150 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 20' 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.



5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

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)

20' Front (Front Loaded Garage)

Typical Duplex Lot (35' x 125')

N.T.S.

5' /10' for Accessory Structures (See setback notes)

10' Rear (Primary Structure)

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Typical Single Family Lot (50' x 125')

N.T.S.

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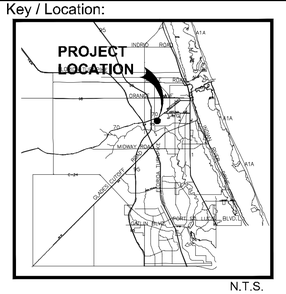

N.T.S.

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

Sheet
SP-1

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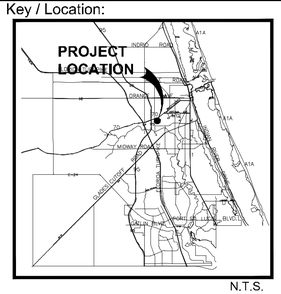

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Neill Farms
Planned Unit Development

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	Sheet
Manager	BN	**SP-2**
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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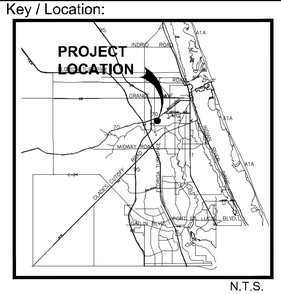

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Neill Farms

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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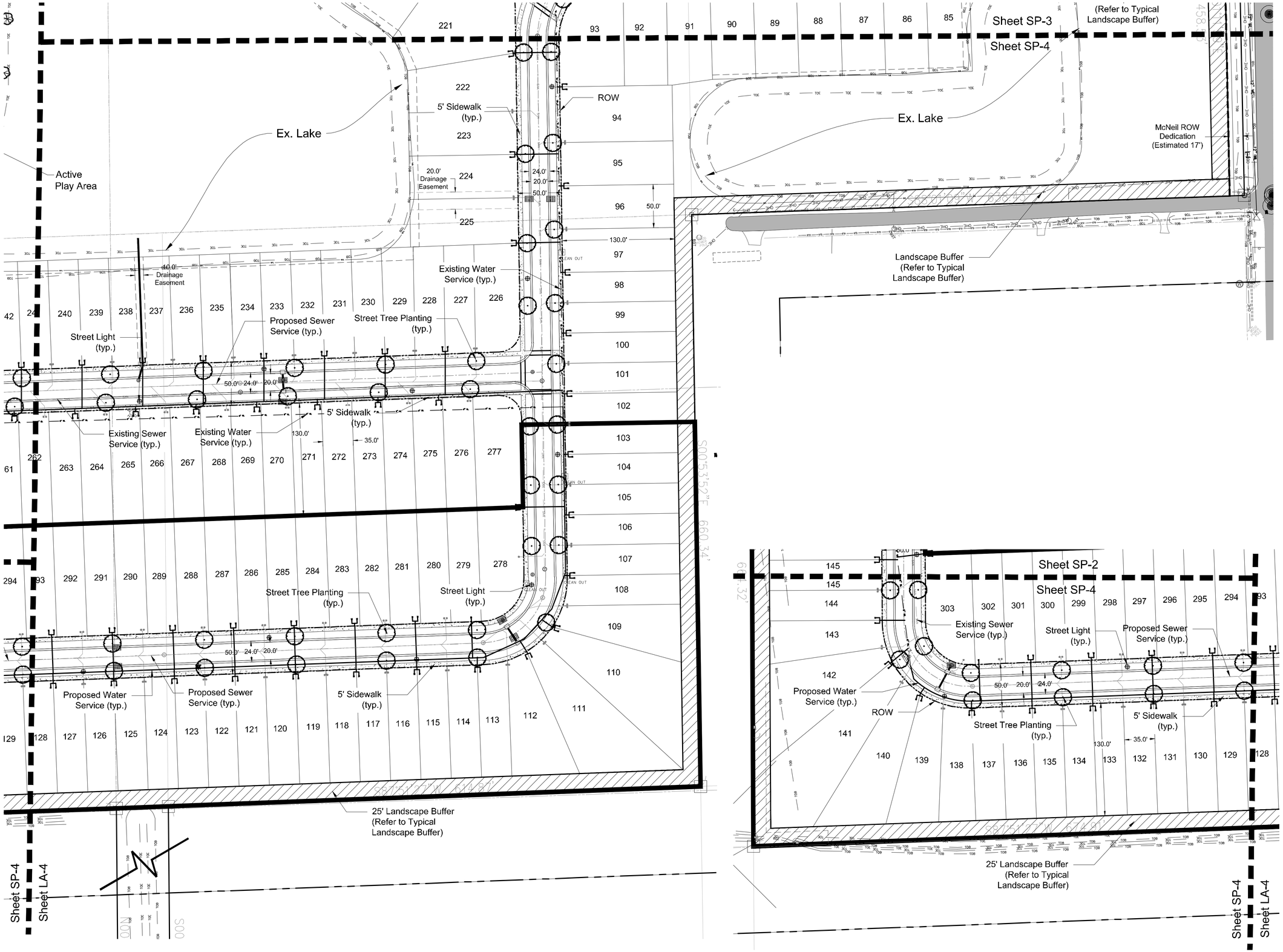

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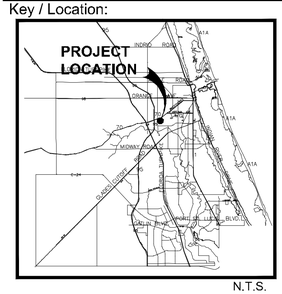

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Neill Farms

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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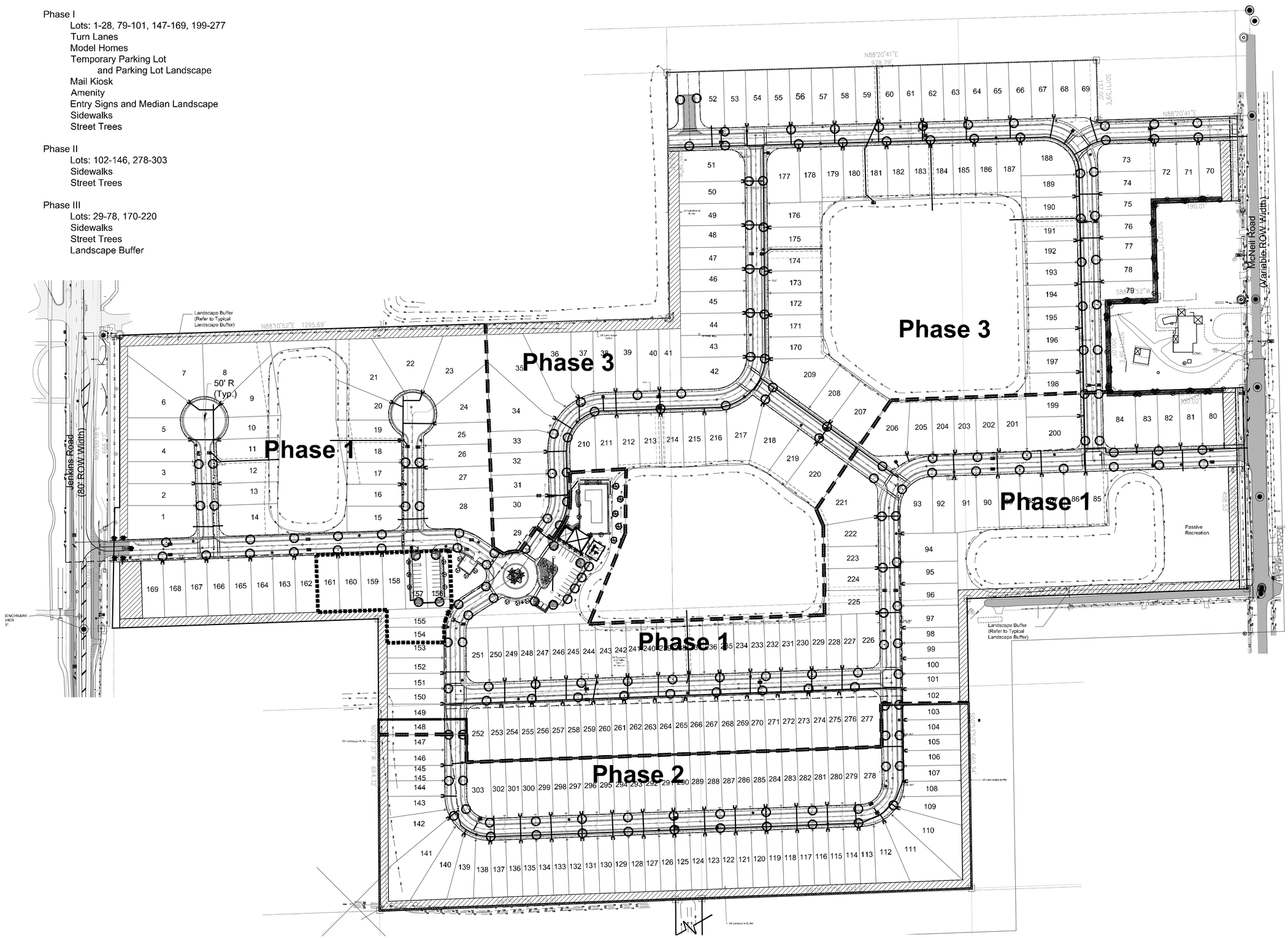
Phase Description:

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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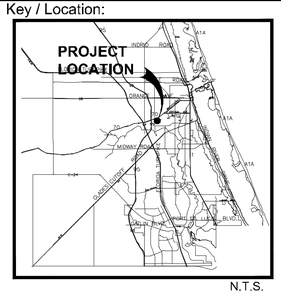

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Neill Farms

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)

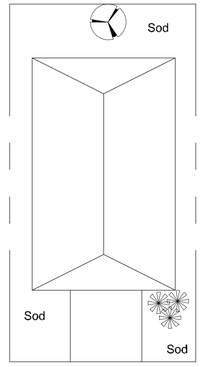
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii	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.

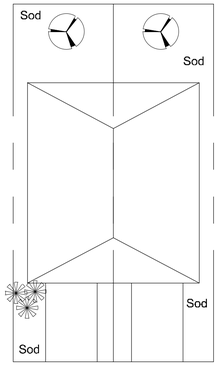


Typical Single Family Lot (50' x 125')

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')

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- Irrigation to be provided during plant establishment period, 12-months minimum.

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

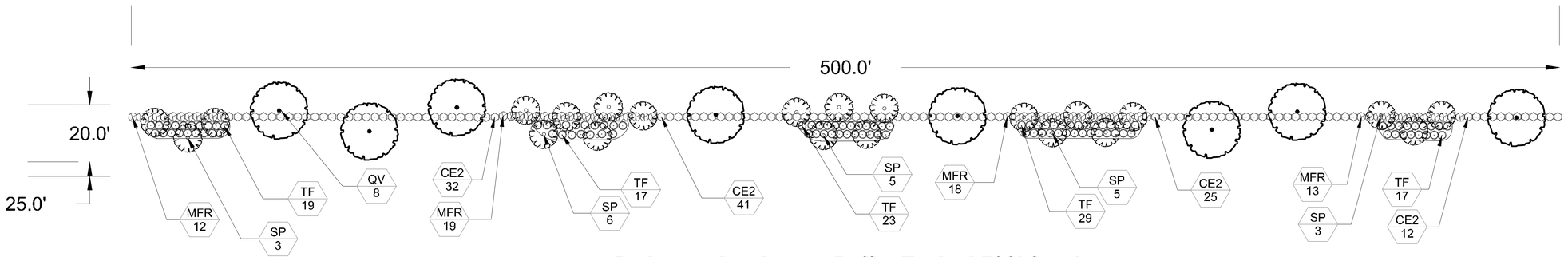
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

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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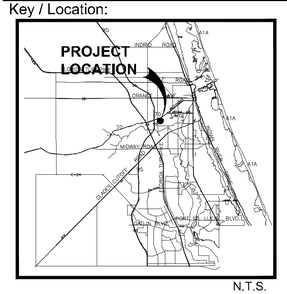

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Neill Farms

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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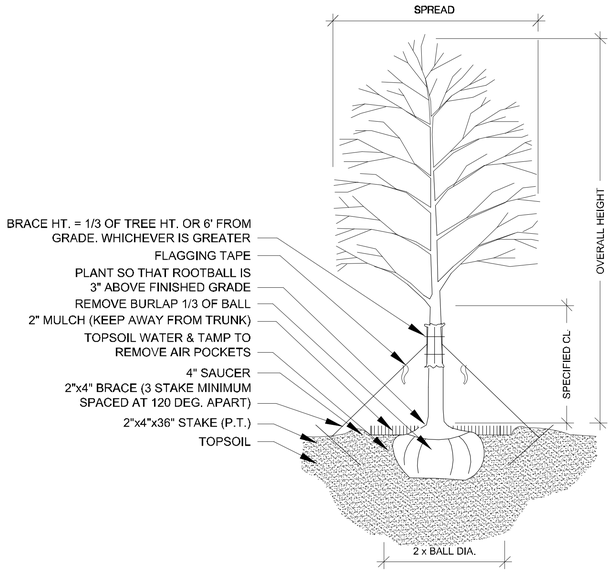
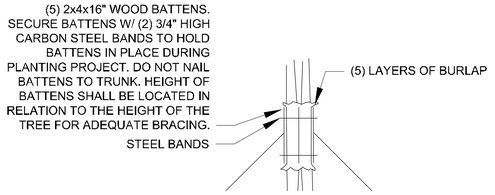


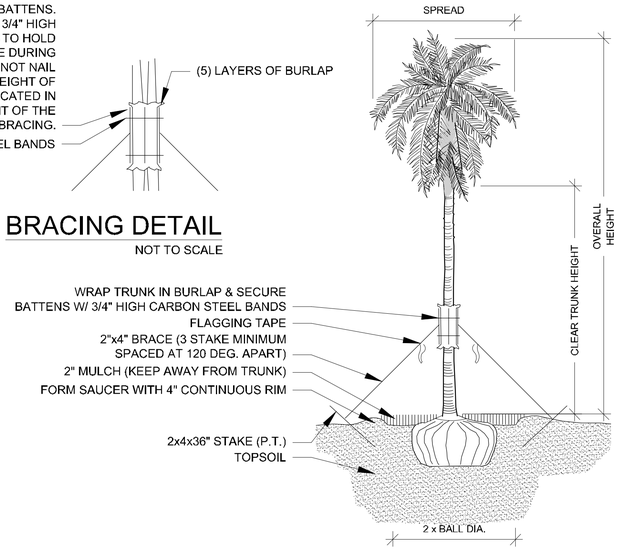
TREE PLANTING & STAKING

NOT TO SCALE



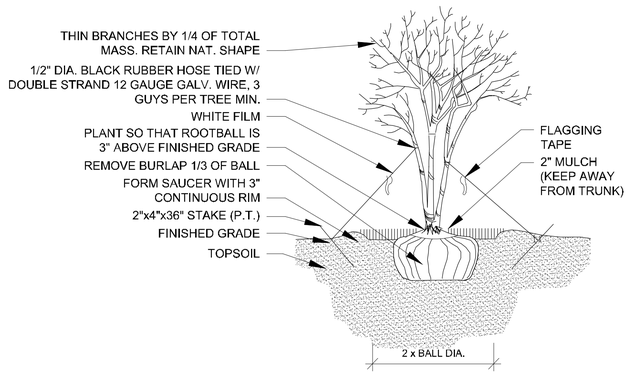
BRACING DETAIL

NOT TO SCALE



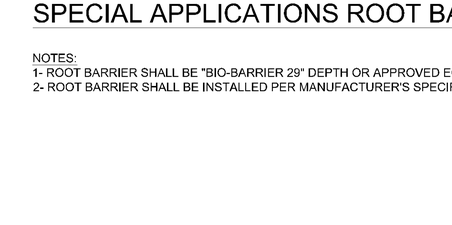
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



SHRUB PLANTING

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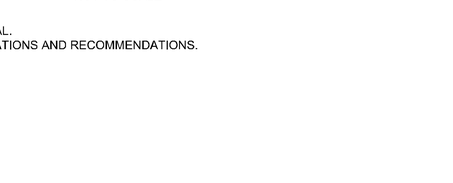
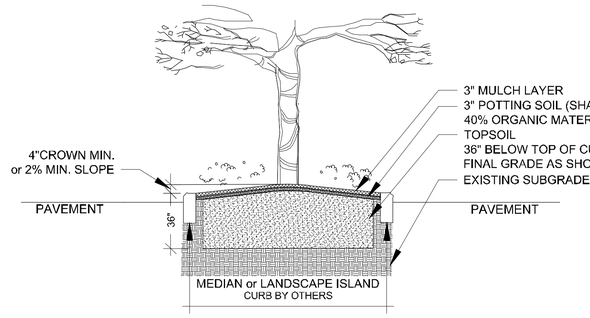


GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

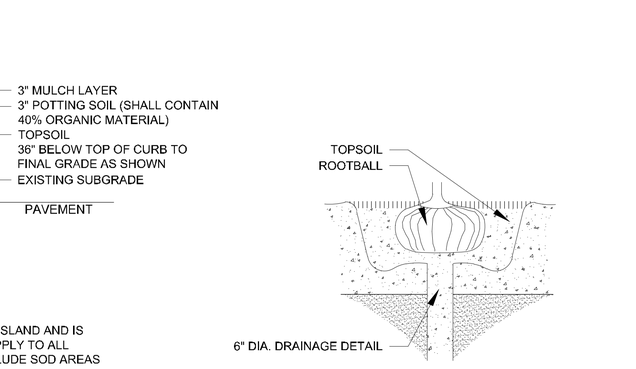


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

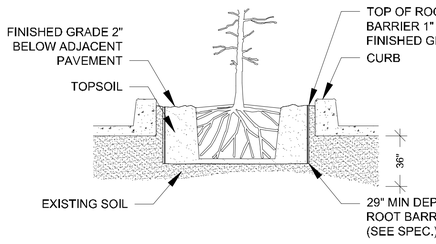
NOT TO SCALE

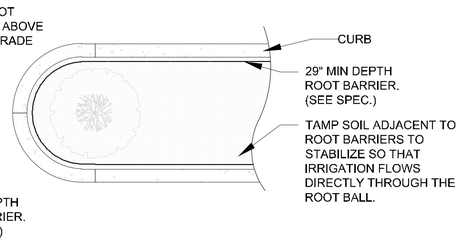
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, ΟΡ/ΟΙΣ ΧΥΣΣΑΝΣΕΣ, ΟΡ ΑΝΥ ΟΤΗΕΡ ΜΑΤΕΡΙΑΑ ΔΗΙΧΗ ΜΑΥ ΒΕ ΗΑΡΜΦΥΑ ΤΟ ΠΑΑΝΤ ΓΡΟΟΤΗ, ΟΡ ΗΙΝΔΕΡ ΠΑΑΝΤΙΝΓ ΟΠΕΡΑΤΙΟΝΣ.
- ΤΟΠΣΟΙΑ ΣΗΑΑΑ ΧΟΝΤΑΙΝ Α ΜΙΝΙΜΥΜ ΟΦ 3% ΟΡΓΑΝΙΧ ΜΑΤΕΡΙΑΑ.
- ΤΟΠΣΟΙΑ ΜΥΣΤ ΠΕΡΧΟΑΤΕ ΠΑΤΕΡ ΑΤ Α ΡΑΤΕ ΟΦ 1"– 1/2" ΡΕΡ ΗΟΥΡ (ΦΕΕ ΑΑΣΟ ΑΡΑΙΝΑΓΕ ΤΕΣΤΙΝΓ ΔΕΤΑΙΑ ΦΟΡ ΤΡΕΕΣ)
- ΑΝΑΕΣΑΤΕ ΑΡΕΑ ΣΟΑΣ ΣΗΑΑ ΒΕ ΜΗΡΡΟΣΕΔ ΡΡΡ ΑΑΡΑΣΑΑΒΕ ΑΡΧΗΙΤΕΧΤΟΡΑΕΡ ΡΡΙΟΡ ΤΟ ΠΑΑΝΤΙΝΓ



DRAINAGE TESTING DETAIL

NOT TO SCALE

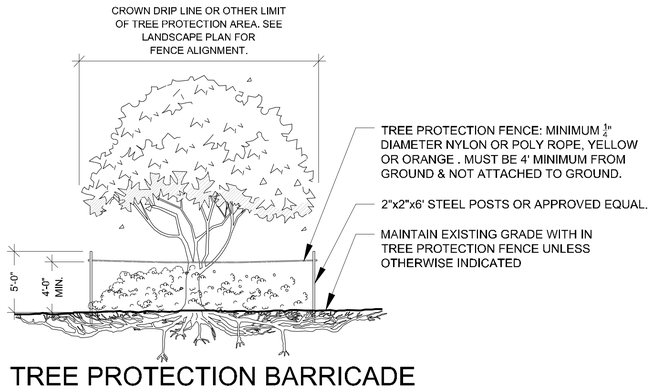




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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.

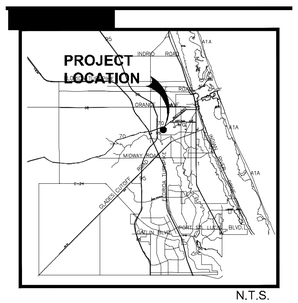
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

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.

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


PROJECT LOCATION
INDRIO ROAD
MIDWAY ROAD
ORANGE AVENUE
OKEECHOBEE ROAD
WEST MIDWAY ROAD
SUNRISE BLVD
GLADES CUT OFF RD
ROCK ROAD
ROCK ROAD
A1A
A1A
A1A

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.

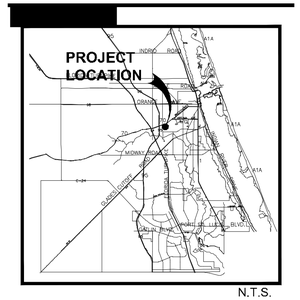
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

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.

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



N.T.S.

Project Team:

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

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

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

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

Surveyor
Betsy Lindsay Inc.
7997 Jack James Dr.
Stuart Fl, 34997

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

Neill Farms

City of Fort Pierce, FL

Landscape Specifications

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-8
Project Number	18-895	
Municipal Number	---	
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg	

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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.

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

BUILDING SETBACKS:

FRONT: 20'
*SIDE: 5'
REAR: 10' & 0' (POOL, PATIO, STRUCTURES)

*ROOF OVERHANGS, AIR-CONDITIONING, MAY ENCROACH BY NO MORE THAN 24" INTO THE 5' SIDE SETBACK.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

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772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
18-430 preliminary engineering (3).dwg — FILENAME
Preliminary Eng-Drainage LAYOUT
AS SHOWN — SCALE
27/MAR/19 — DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY DRAINAGE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-430

1 OF 3

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Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Auto\CAD\DWG\18-430 Preliminary Engineering R3.dwg, Preliminary Eng-Drainage, 3/29/2019 7:42:21 AM, Jessica, EDC, Inc.

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Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Acad\CAD\DWG\r18-430 Preliminary Engineering R3.dwg, Preliminary Eng-Util, 3/28/2019 7:42:26 AM, Jessica, EDC, Inc.

CORNER N 40

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

JENKINS ROAD

EX. SMH RIM: 16.67

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

EX. OVERHEAD POWERLINE (TYP)

25' LANDSCAPE BUFFER

EX. LAKE

EX. 4" WM

EX. 6" FORCE MAIN TO REMAIN

PROPOSED MONUMENT SIGN

EX. 6" WM

EX. ROW VARIES

PROPOSED 164' ROW

20' LANDSCAPE BUFFER

PROPOSED MODEL CENTER W/ TEMP.PARKING

PROPOSED TO REMOVE PORTION OF EX. SANITARY SEWER

PROPOSED TO REMOVE EX. SMH

PROPOSED FIRE HYDRANT

PROPOSED WATER MAIN

AMENITY CENTER A

PROPOSED POOL (2,200 SF)

PROPOSED CLUBHOUSE (1,600 SF)

PROPOSED ACTIVE PLAY AREA

PROPOSED 20'x30' MAIL KIOSK

PROPOSED 5'x5' BIKE RACK

EX. LIFT STATION PROPOSED TO BE REFURBISHED TO SERVE NEW SITE PLAN

PROPOSED TO RELOCATE PORTION OF EX. 6" WM

PROPOSED TO RELOCATE EX. FIRE HYDRANT

PROPOSED RELOCATED 6" WATER MAIN

PROPOSED SANITARY SEWER

PROPOSED TO RELOCATE EX. FIRE HYDRANT

EX. C/O

EX. 6" WM

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

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED ROW DEDICATION LINE

PROPOSED 10' LANDSCAPE EASEMENT

REFER TO NEILL FARMS PRELIMINARY TURN LANE PLANS FOR RESTRIPING ON MCNEILL ROAD

PROPOSED WATER MAIN

EX. C/O

EX. 6" WM

CONNECT WATER MAIN TO EX. 12" WATER MAIN FOR LOOPING

PROPOSED SANITARY SEWER

PROPOSED FIRE HYDRANT

AMENITY CENTER B

EX. OVERHEAD POWERLINE (TYP)

PROPOSED ROW DEDICATION LINE

LANDSCAPE BUFFER

EX. LAKE

EX. OVERHEAD POWERLINE (TYP)

McNEILL ROAD (VARIABLE ROW WIDTH)

20' LANDSCAPE BUFFER

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING SMH
- PROPOSED SMH
- PROPOSED DOUBLE SEWER
- PROPOSED SINGLE SEWER
- PROPOSED DOUBLE WATER
- PROPOSED SINGLE WATER
- EXISTING WATER
- EXISTING WATER
- EXISTING SANITARY
- PROPOSED WATER
- PROPOSED SANITARY
- PHASE I DEVELOPMENT AREA
- PHASE II DEVELOPMENT AREA
- PHASE III DEVELOPMENT AREA
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT

UTILITY NOTES:

1. EXISTING UTILITIES PER SURVEY DATA PROVIDED BY BETSY LINDSAY, INC. DATED SEPTEMBER 18, 2018. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES IN THE FIELD.

2. WATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING WATER MAIN MAY BE UTILIZED IF DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. WATER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. WATER MAIN EXTENSIONS AND NEW SYSTEM COMPONENTS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA. FIRE PROTECTION CONSISTENT WITH THE REQUIREMENTS OF THE ST LUCIE COUNTY FIRE DISTRICT (SLCFD) AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) DURING ALL PHASES OF CONSTRUCTION.

3. WASTEWATER SERVICE SHALL BE PROVIDED BY FORT PIERCE UTILITIES AUTHORITY (FPUA). THE EXISTING GRAVITY SEWER, LIFT STATION, AND FORCE MAIN MAY BE UTILIZED FOR THE PROPOSED PROJECT WHERE THEY ARE DEEMED TO BE IN ACCEPTABLE CONDITION BY THE ENGINEER OF RECORD AND FPUA. GRAVITY SEWER SERVICE CONNECTIONS WITHIN 10' OF THE PROPOSED LOTS THAT DO NOT CONFLICT WITH OTHER UTILITIES MAY BE USED FOR SERVICE. EXISTING WASTEWATER SYSTEM COMPONENTS WILL BE RELOCATED AND/OR REPLACED AS NECESSARY IN ORDER TO SERVE THE PROPOSED PROJECT. NEW SEWER SERVICES AND MAIN EXTENSIONS WILL BE INSTALL TO SERVE THE LOTS WHERE EXISTING SERVICE IS NOT CURRENTLY PRESENT. ALL WASTEWATER SYSTEM COMPONENTS (EXISTING OR PROPOSED) SHALL BE PERMITTED, INSTALLED, INSPECTED, TESTED, AND CERTIFIED IN ACCORDANCE WITH FPUA AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CRITERIA.

SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET. NGVD29 = NAVD29 + 1.475

(IN FEET)
1 inch = 100 ft.

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

REVISION COMMENTS

DATE

NEILL FARMS
PRELIMINARY UTILITY PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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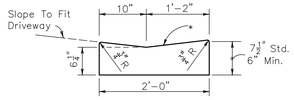
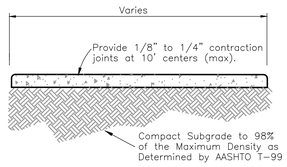
18-430



Note:

1. To be paid for as parent curb.

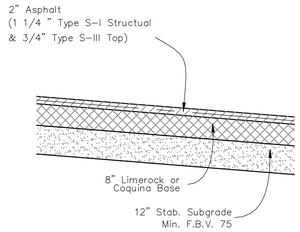
VALLEY GUTTER



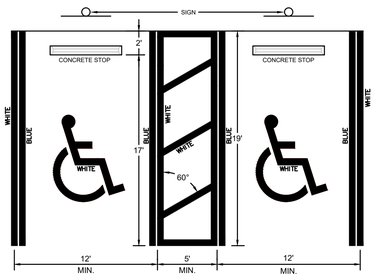
NOTES:

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.

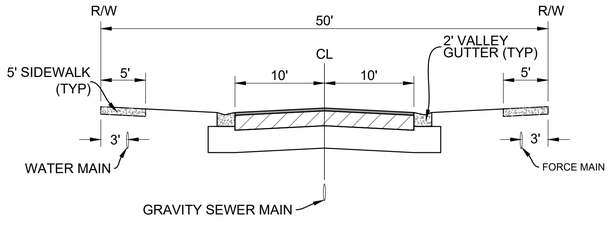
4" THICK SIDEWALK DETAIL



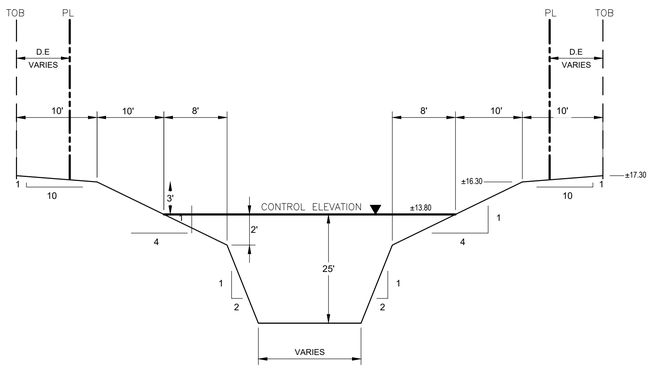
TYPICAL PAVEMENT SECTION



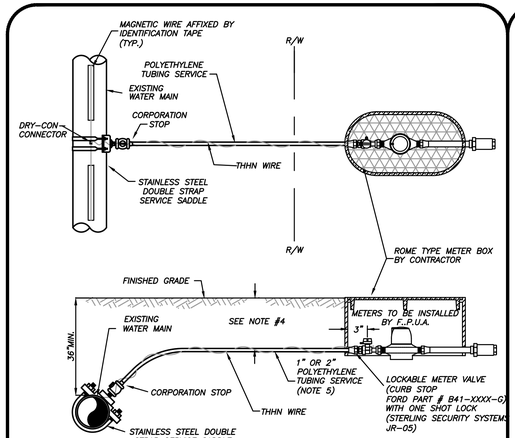
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

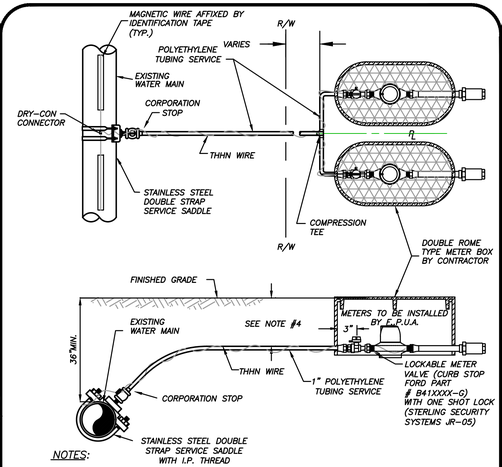


NOTES:

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.)

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



NOTES:

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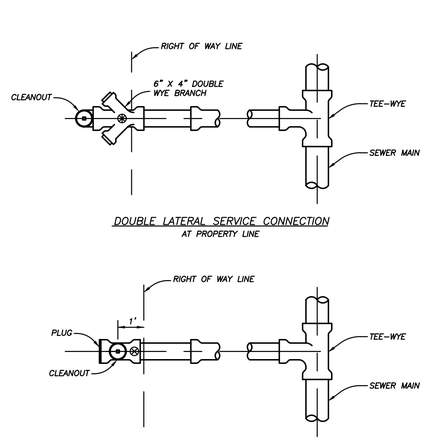
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

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

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



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

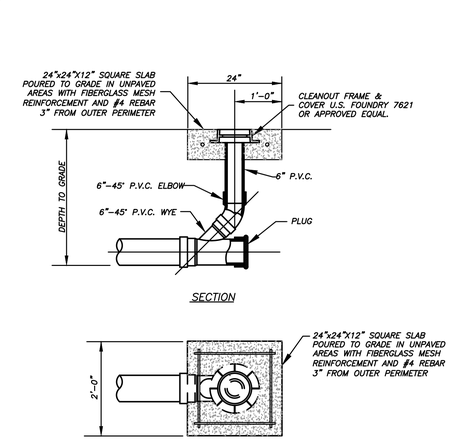
SINGLE SERVICE LATERAL CONNECTION

⊛ = 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.)

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



SECTION

PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

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

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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DCB DESIGNED BY
JLW DRAWN BY
1.8.4-30 preliminary engineering (3.4).dwg FILENAME
PGD Details LAYOUT
AS SHOWN SCALE
27/MAR/19 DATE

REVISION COMMENTS

DATE

NEILL FARMS

DETAILS

FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
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3 OF 3

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Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\AutoCAD\DWGs\18-430 Preliminary Engineering (R3.dwg, PGD Details, 3/28/2019 7:42:31 AM, Jessica, EDC, Inc.

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
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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

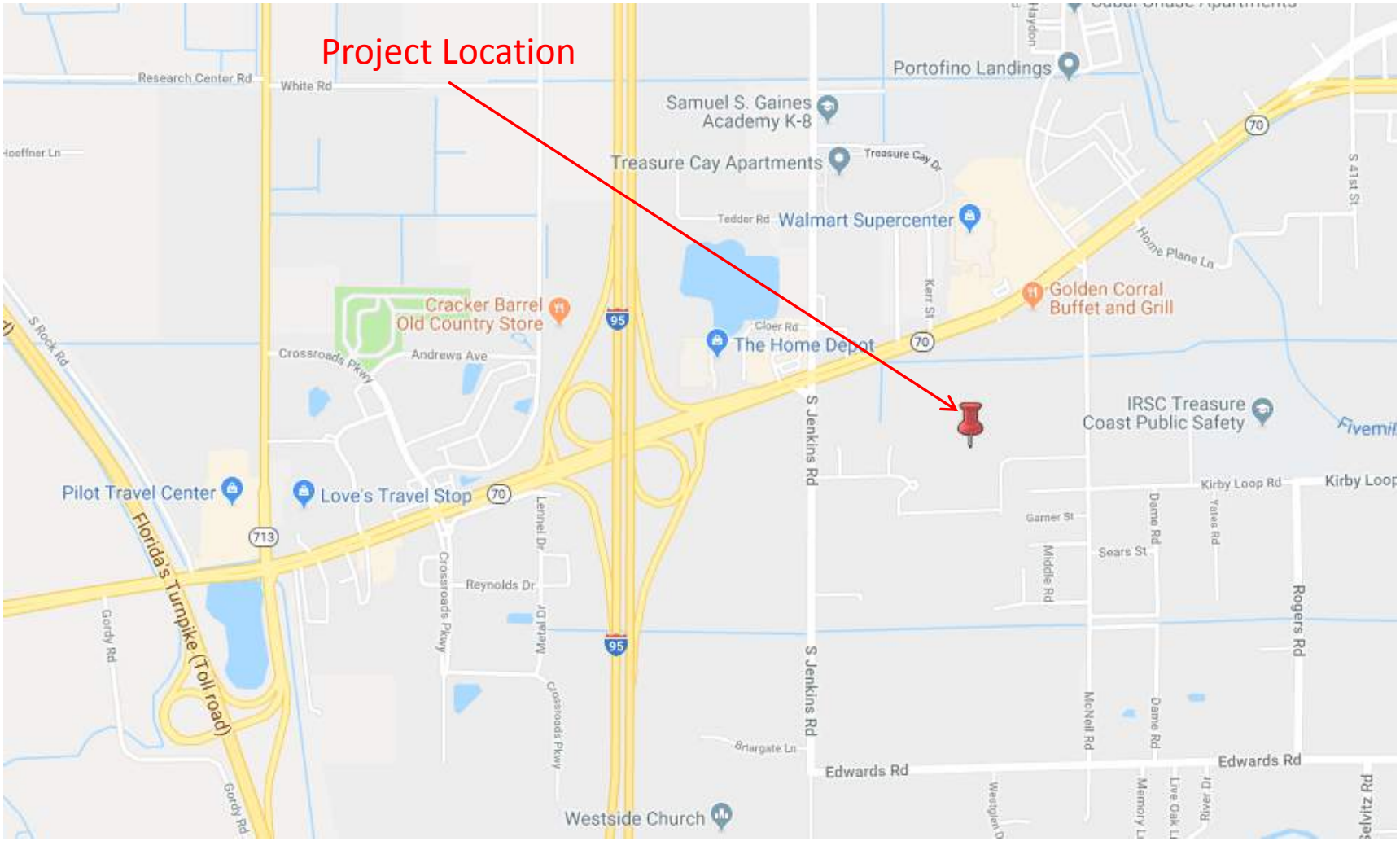
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

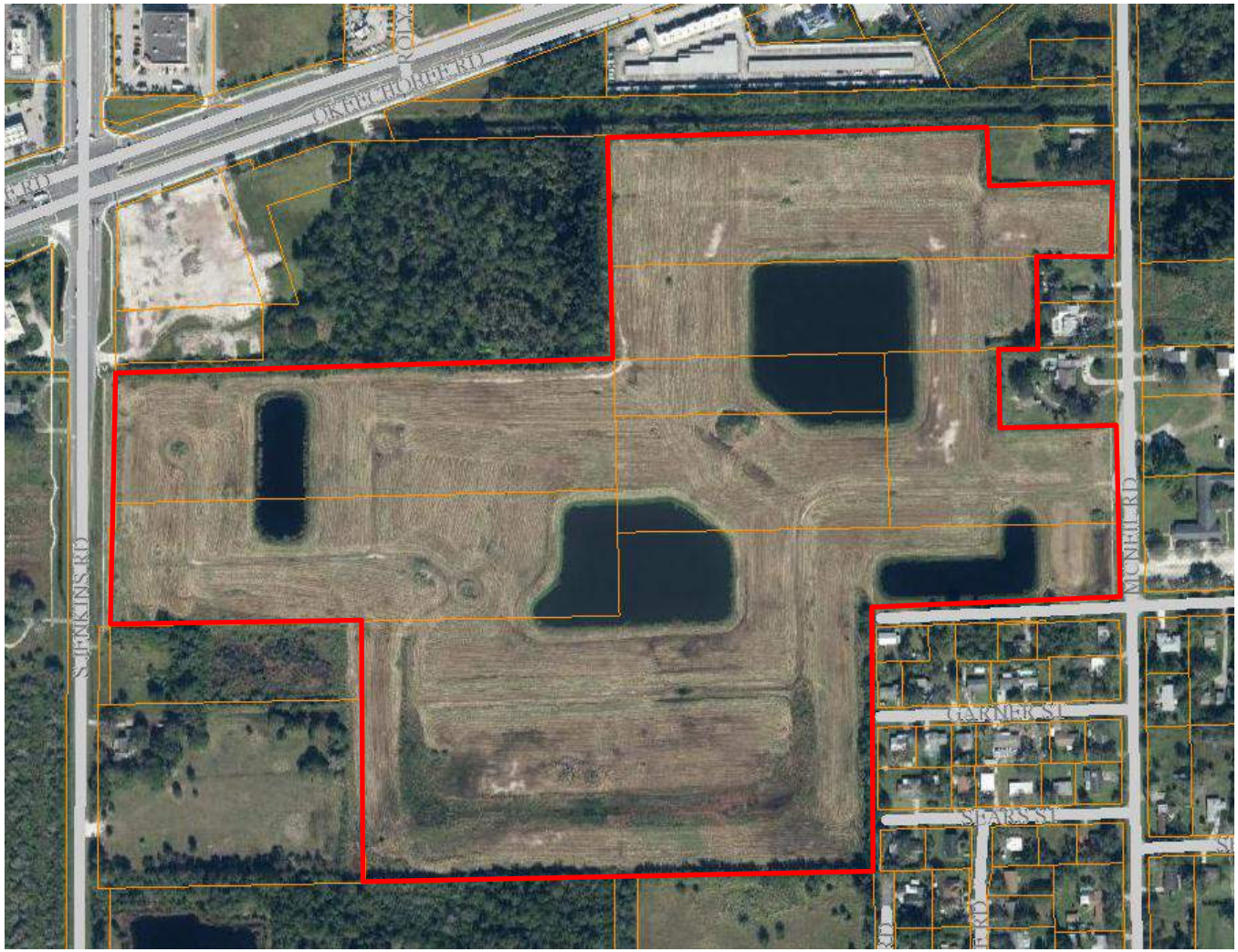
Environmental Site Assessment

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
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TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

Prepared by:
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January 14, 2019
Revised May 15, 2019
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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*.

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.

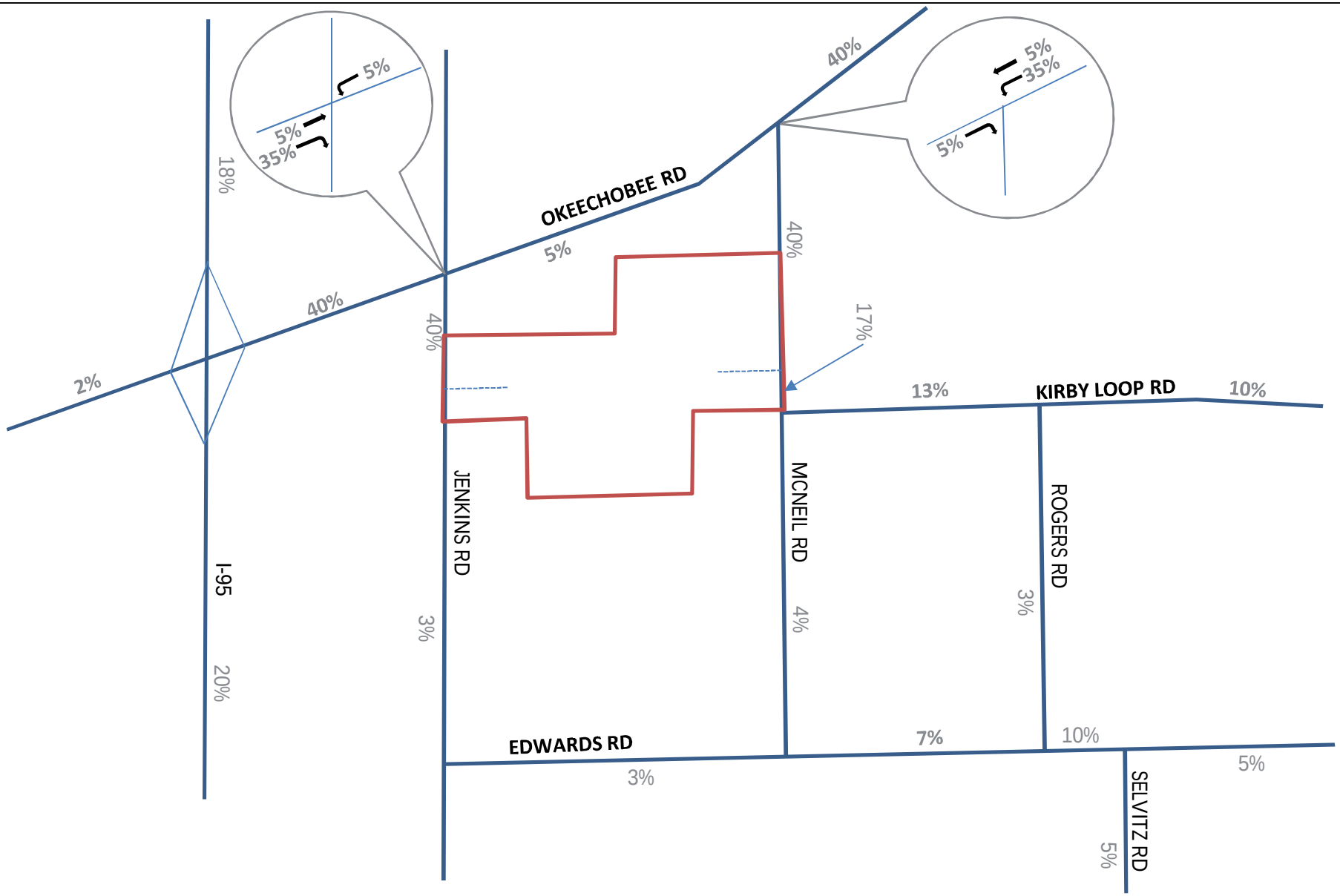
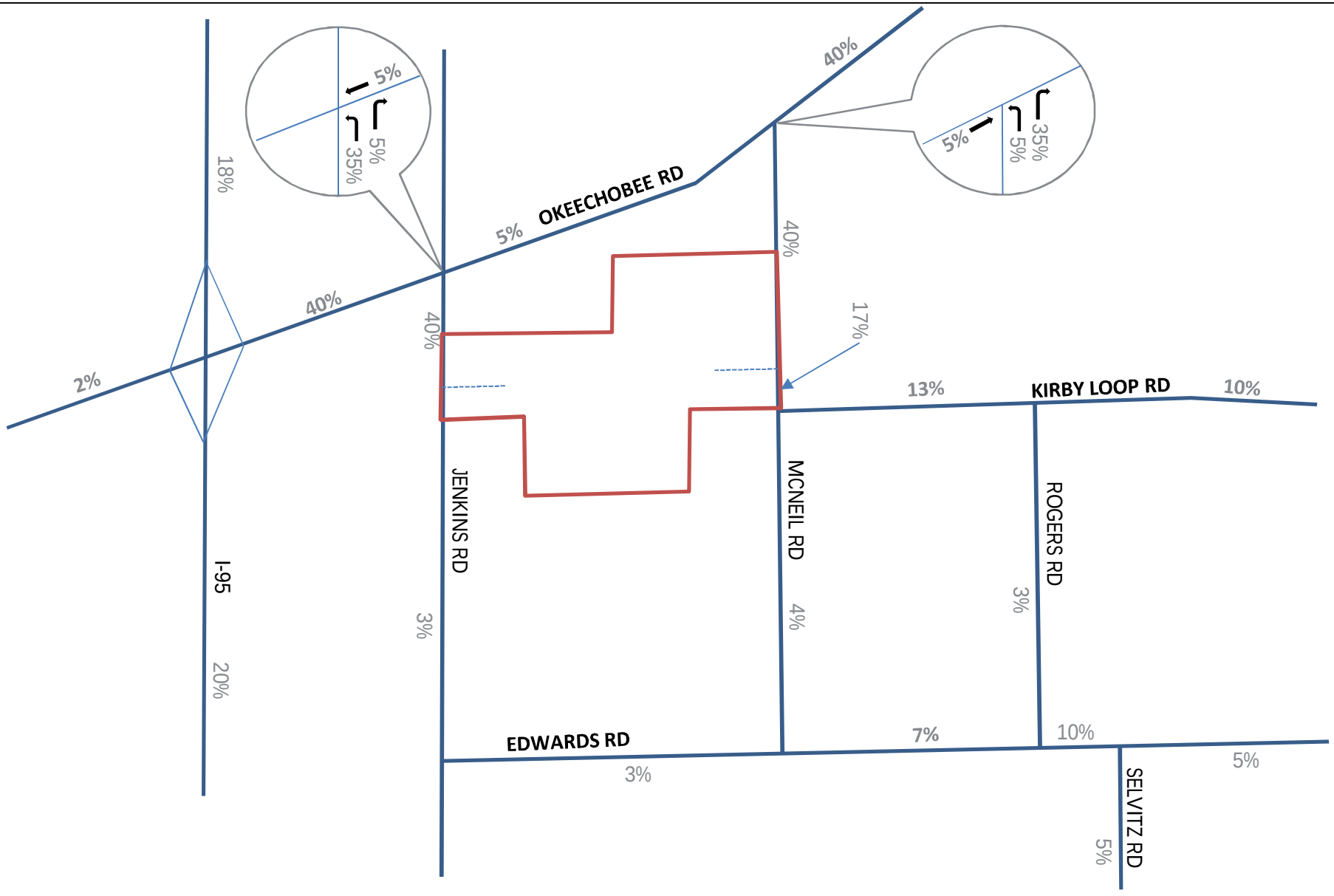


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

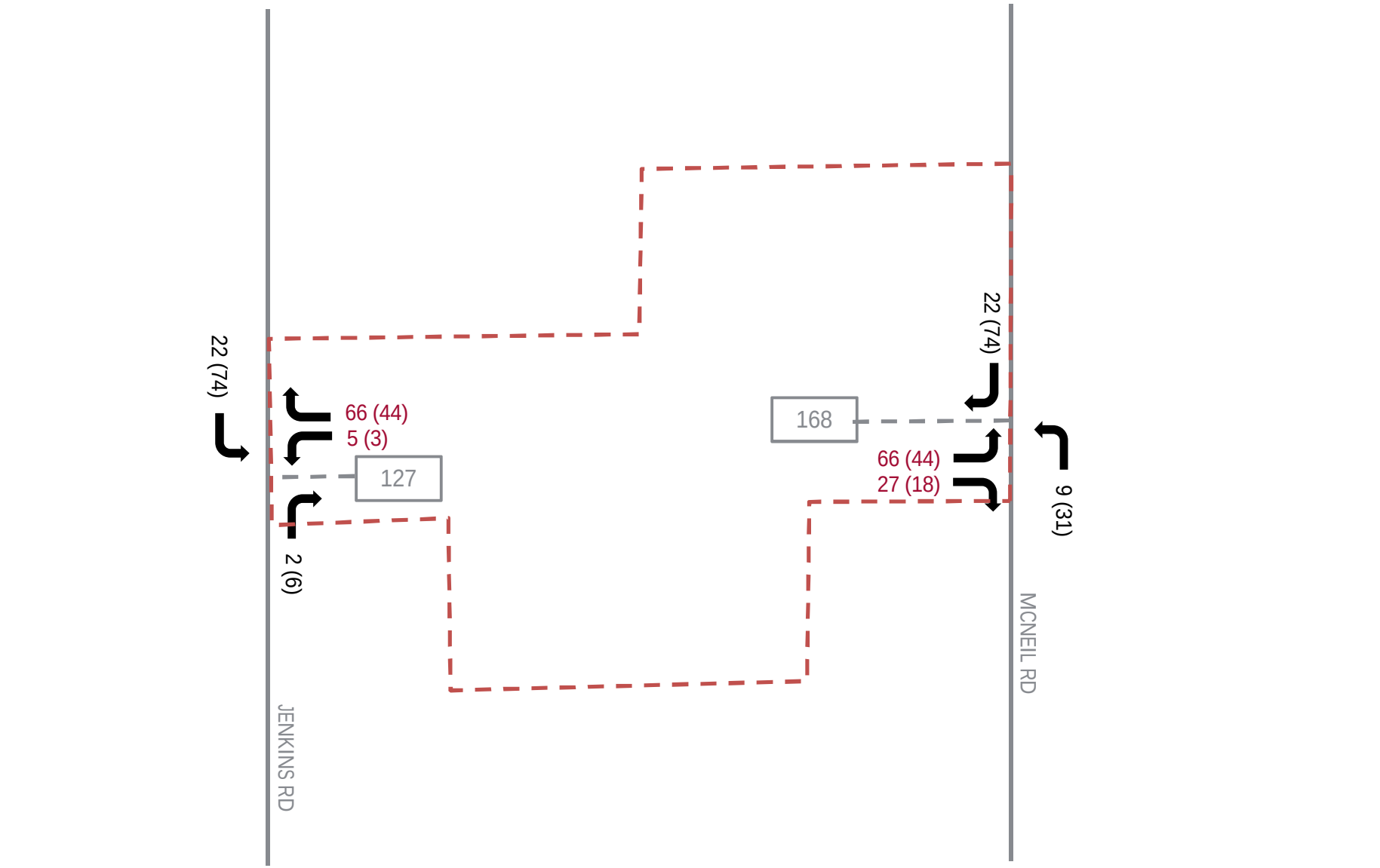
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

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.



NORTH

LEGEND

Site

XX Maximum Peak Hour Volume

XX Inbound AM Volume
(XX) Inbound PM Volume
XX Outbound AM Volume
(XX) Outbound PM Volume

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

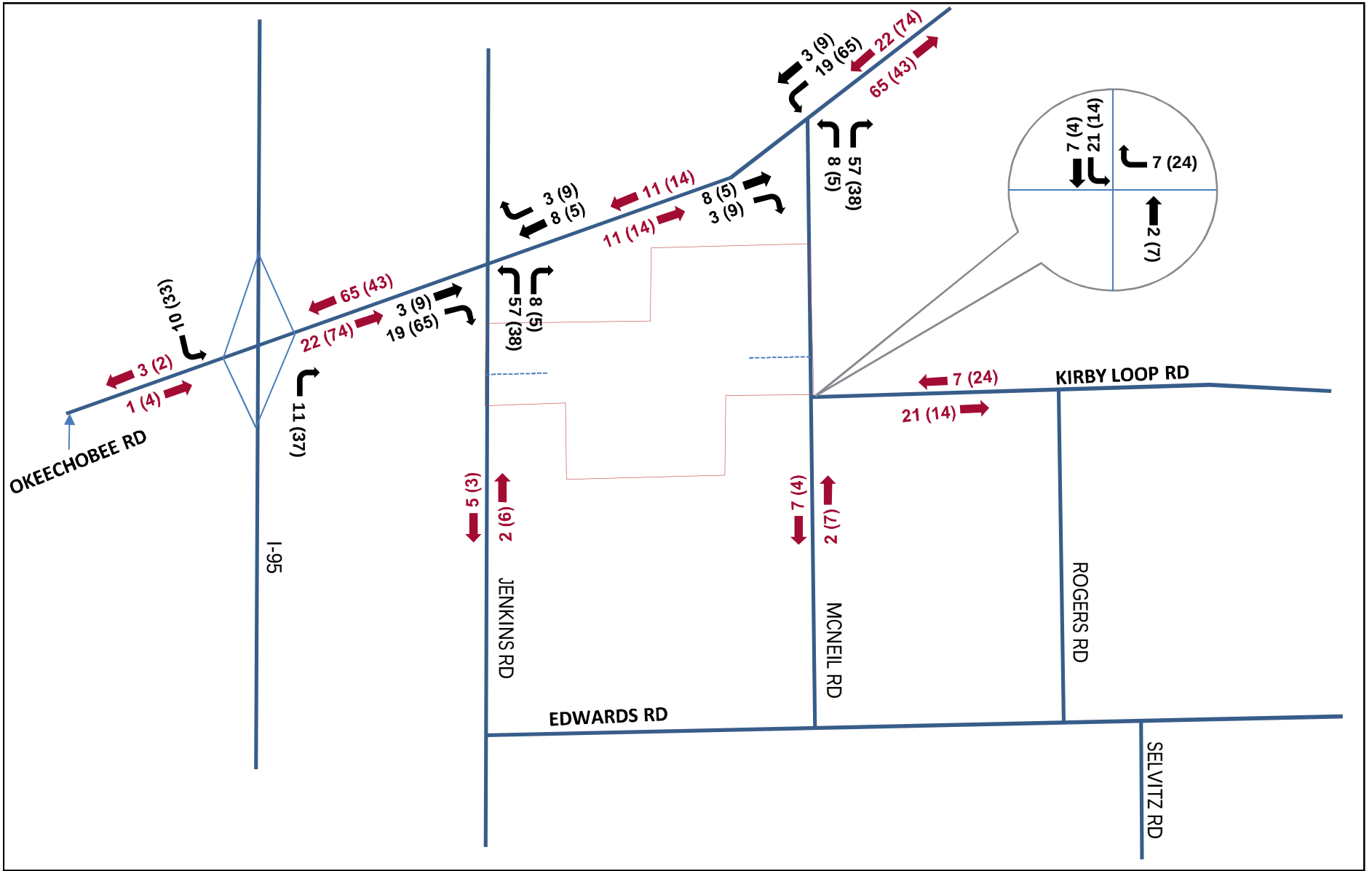


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

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

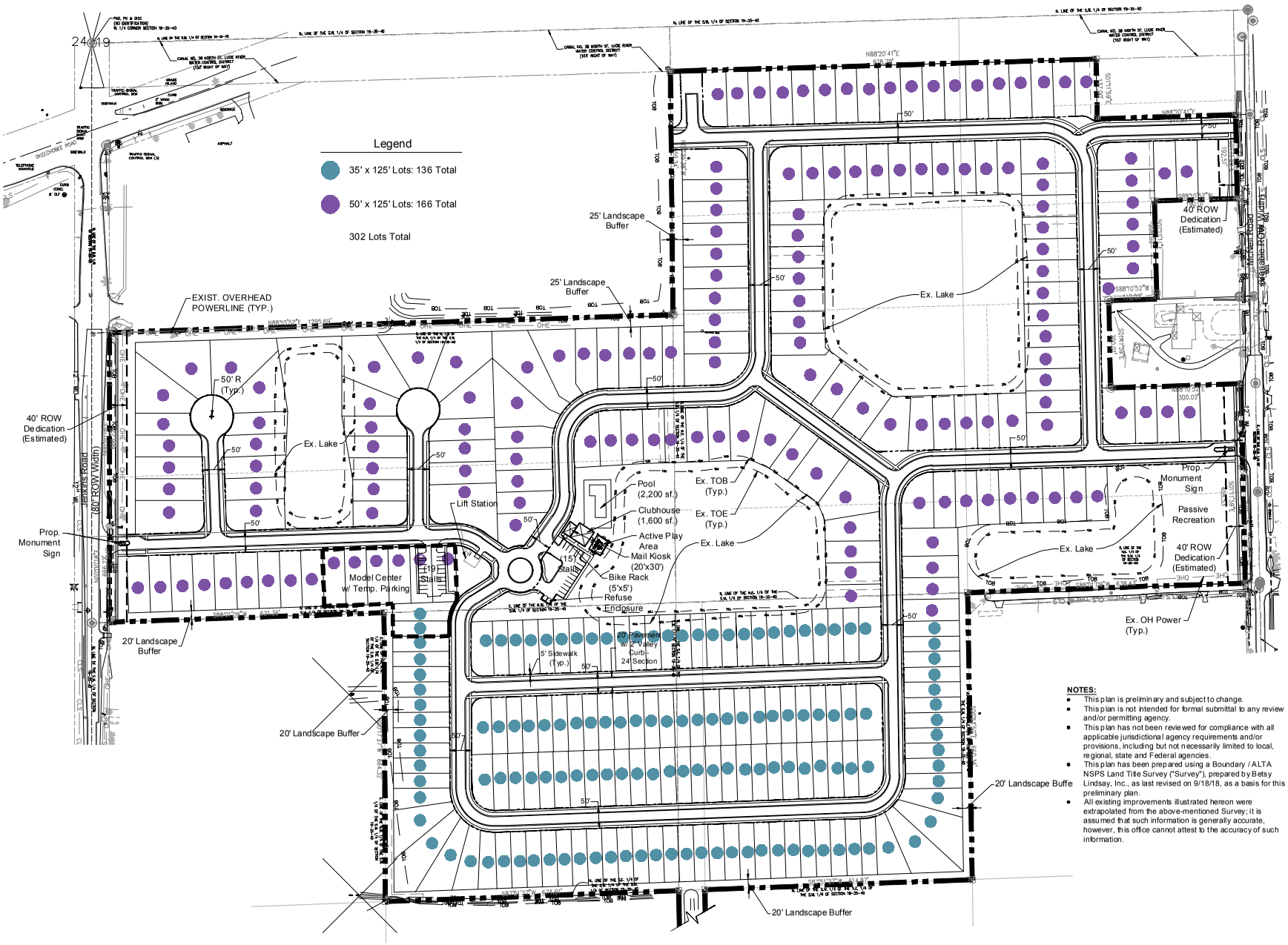
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent 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



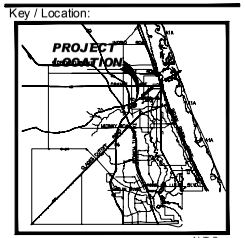
NOTES:

- 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.
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DELRAY BEACH, FLORIDA
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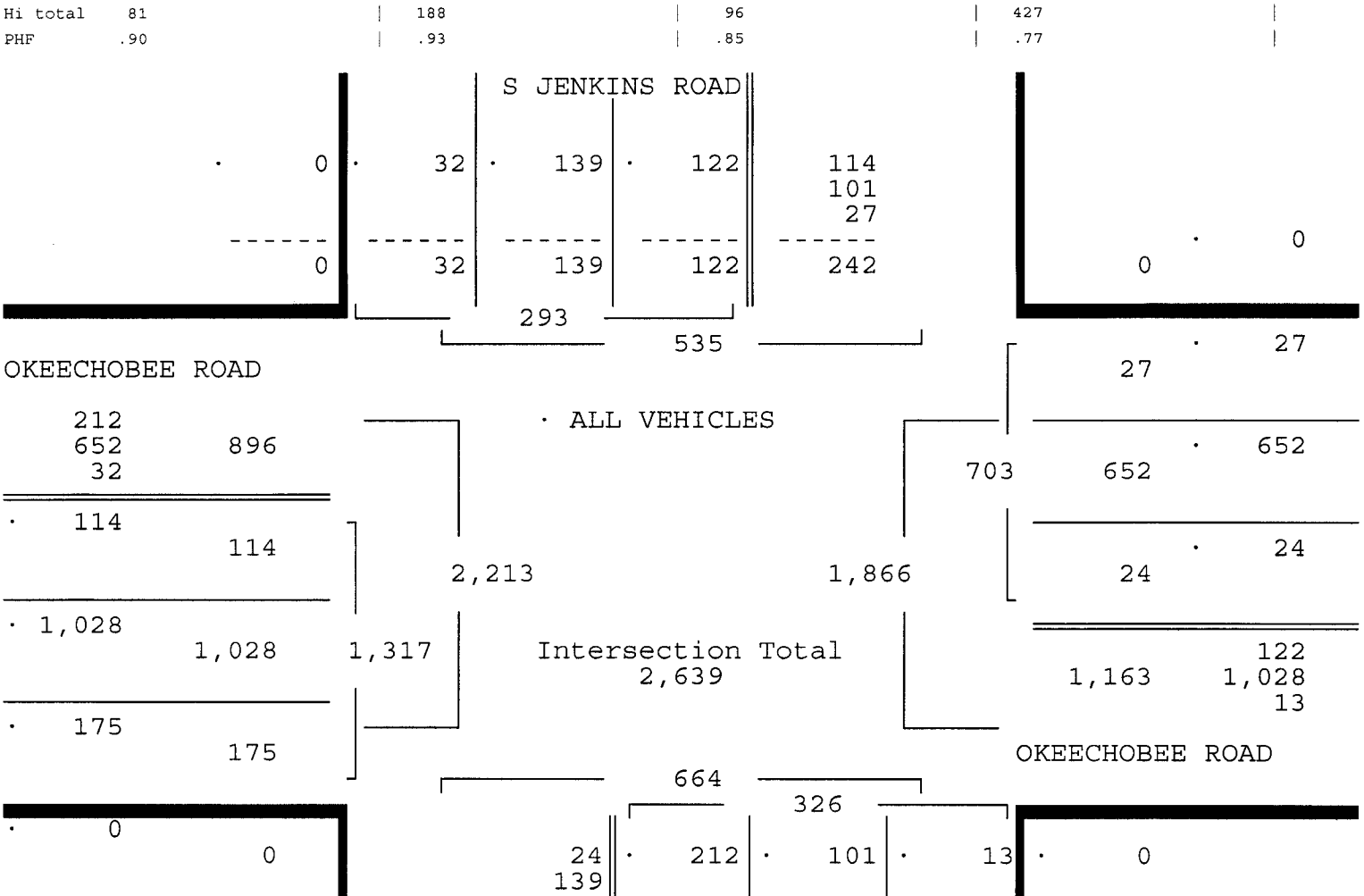
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

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				



TRAFFIC SURVEY SPECIALISTS, INC.

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

85 SE 4TH AVENUE, UNIT 109
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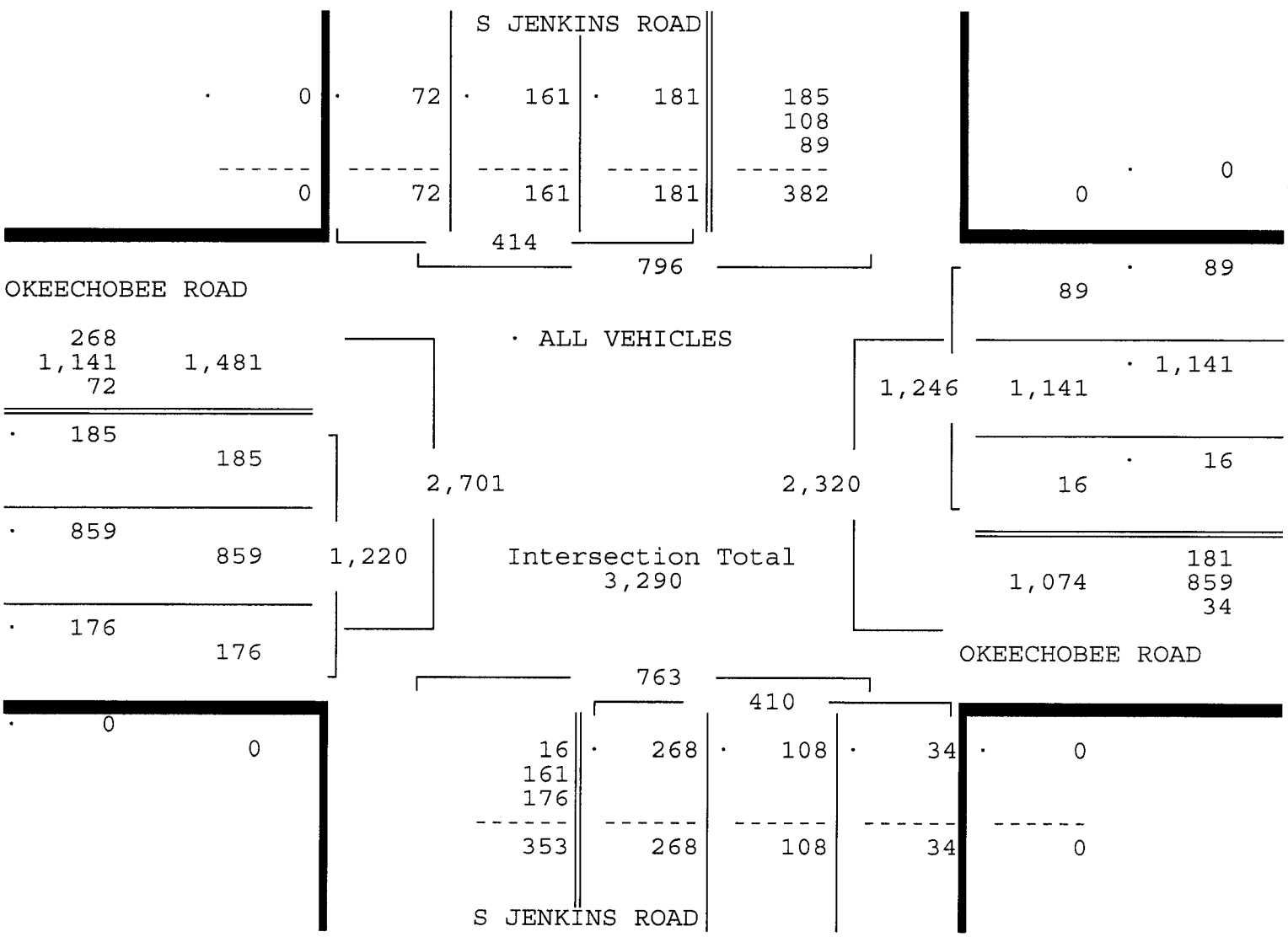
Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK

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: 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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OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
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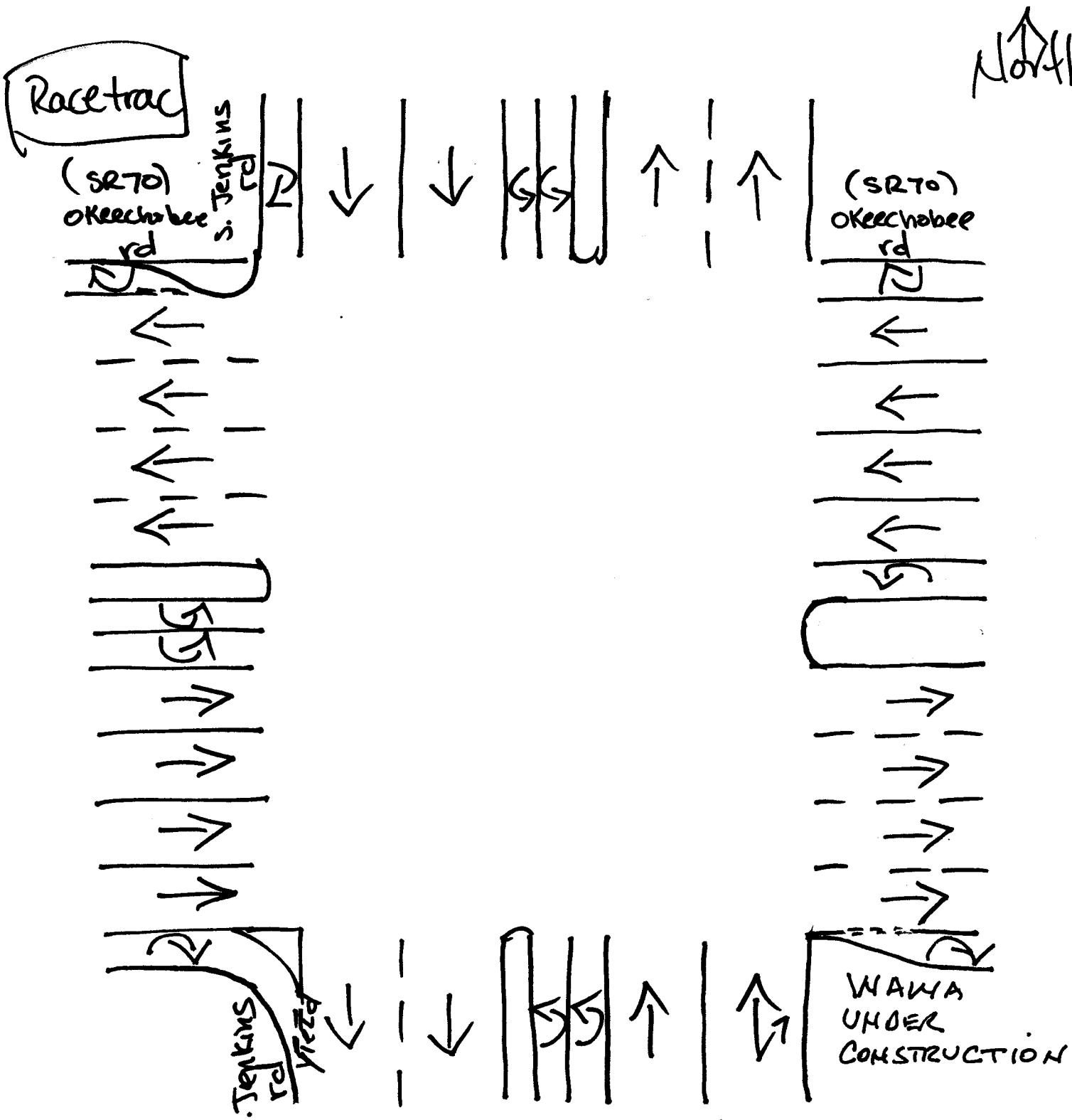
Site Code : 00180129
Start Date: 07/10/18
File I.D. : OKEEJENK
Page : 1

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

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

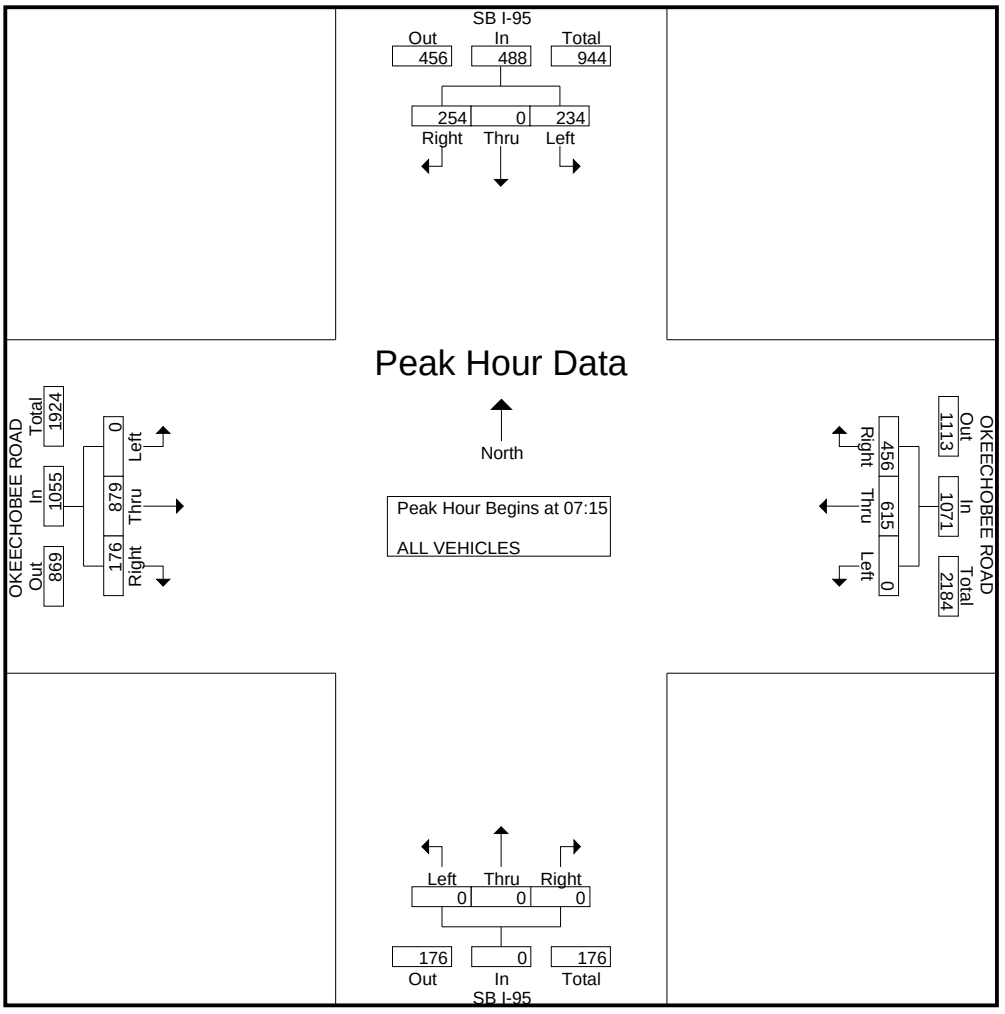
	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	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	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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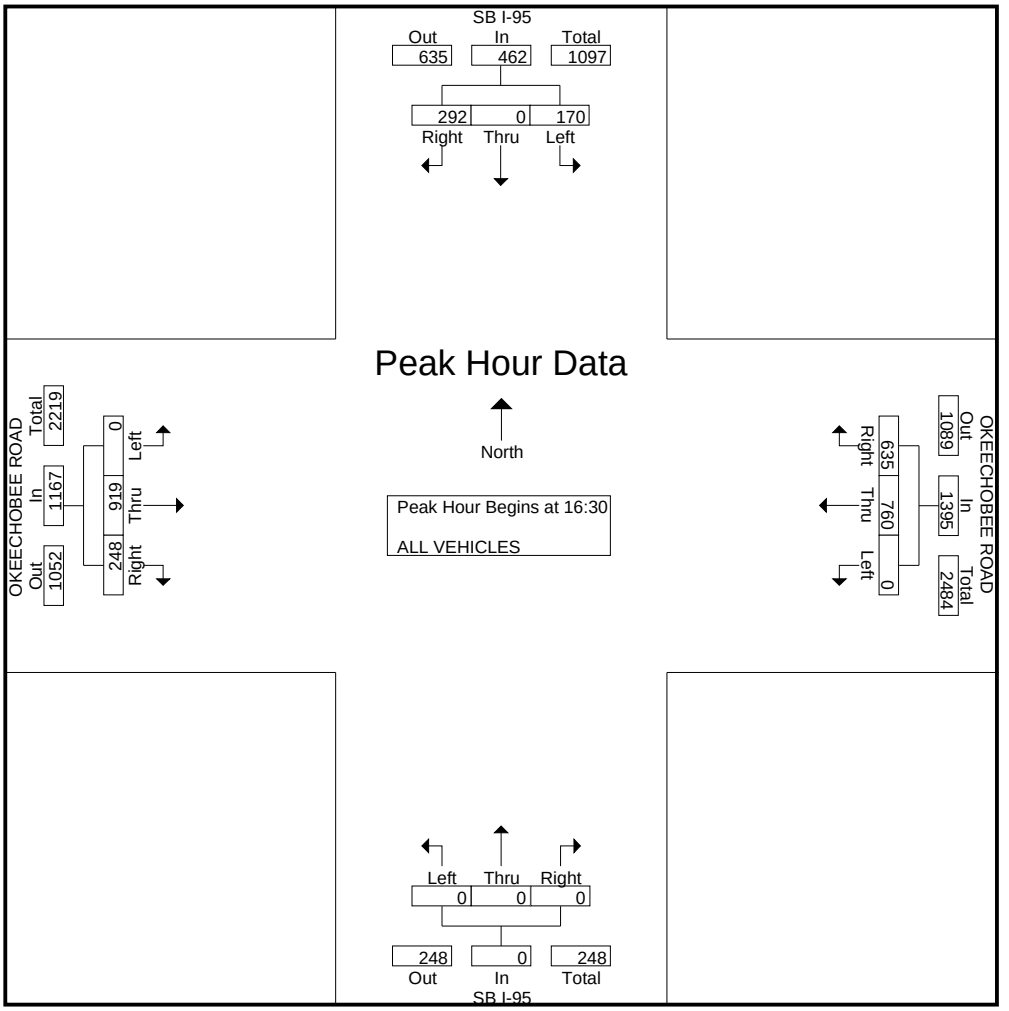
OKEECHOBEE ROAD & SB I-95 (WEST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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



Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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 : 1

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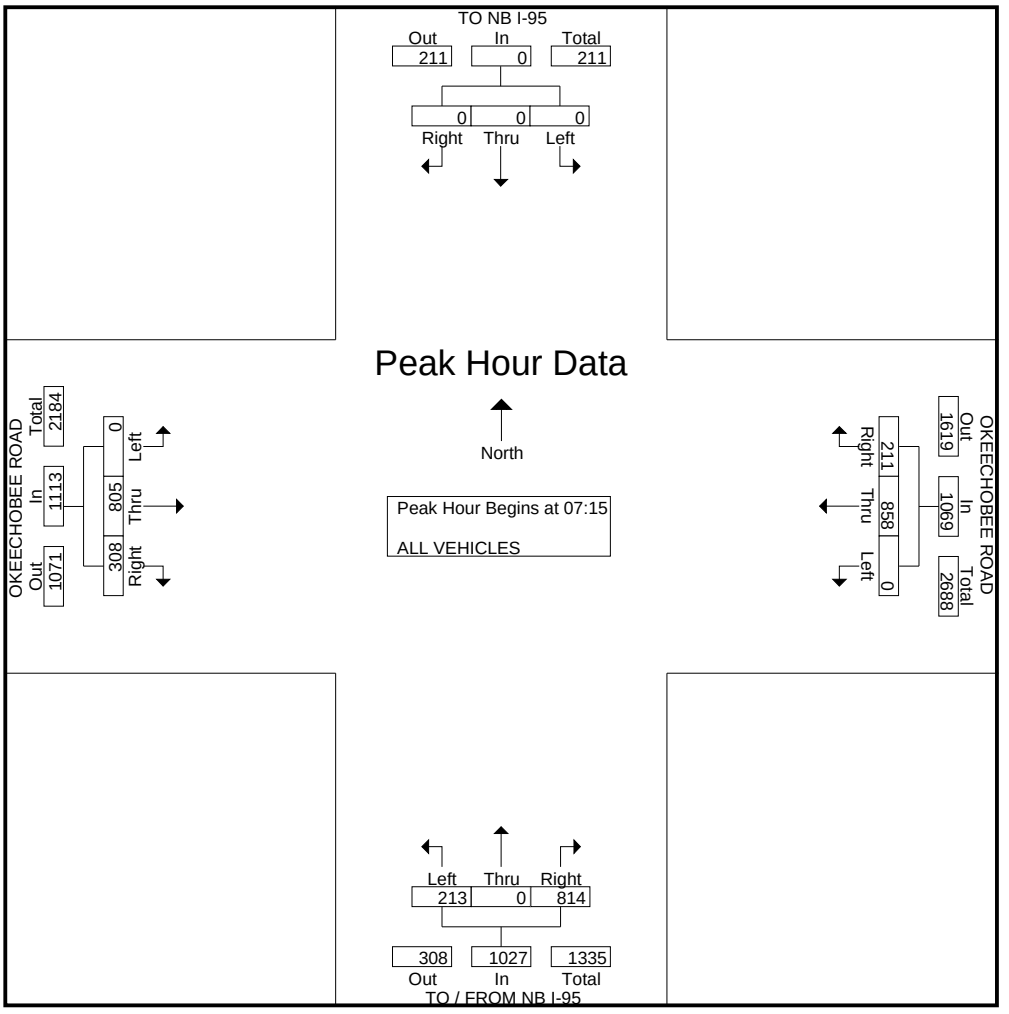
OKEECHOBEE ROAD & NB I-95 (EAST SIDE)
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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

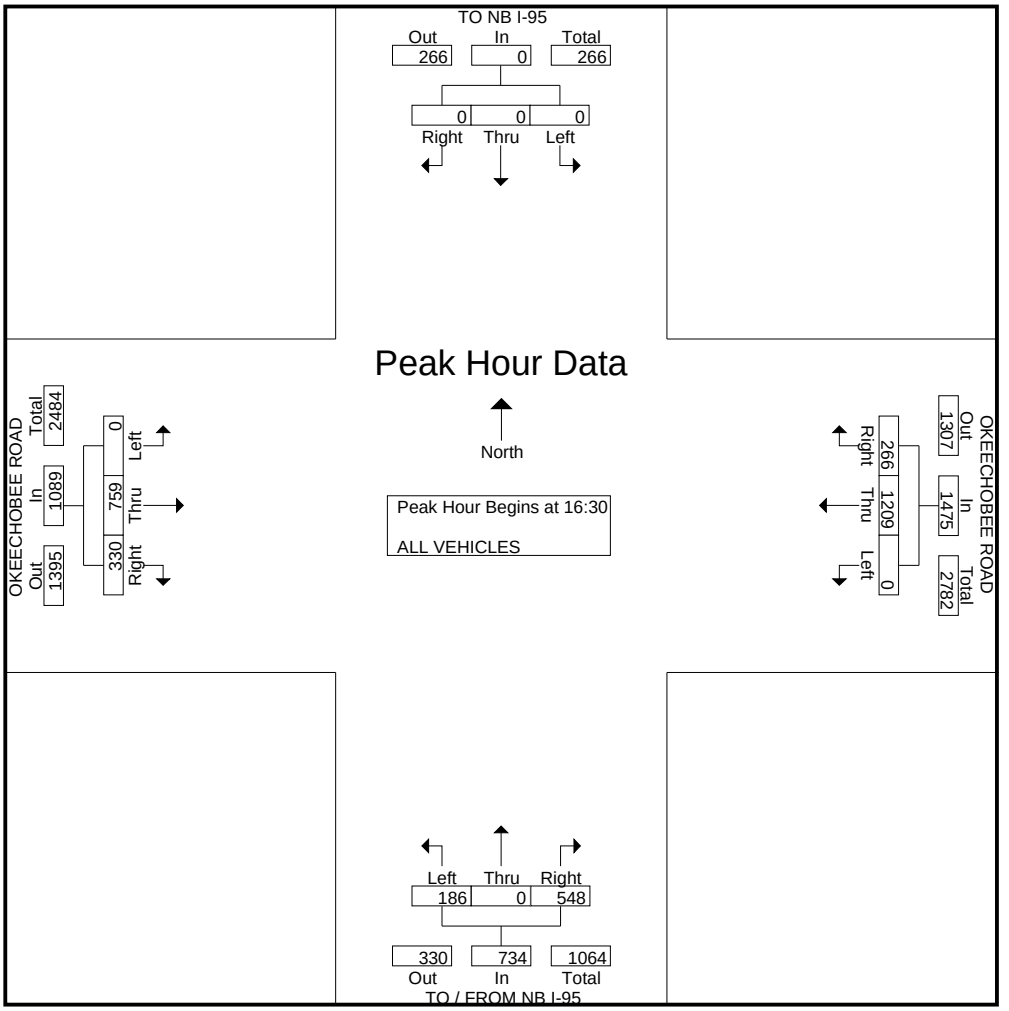


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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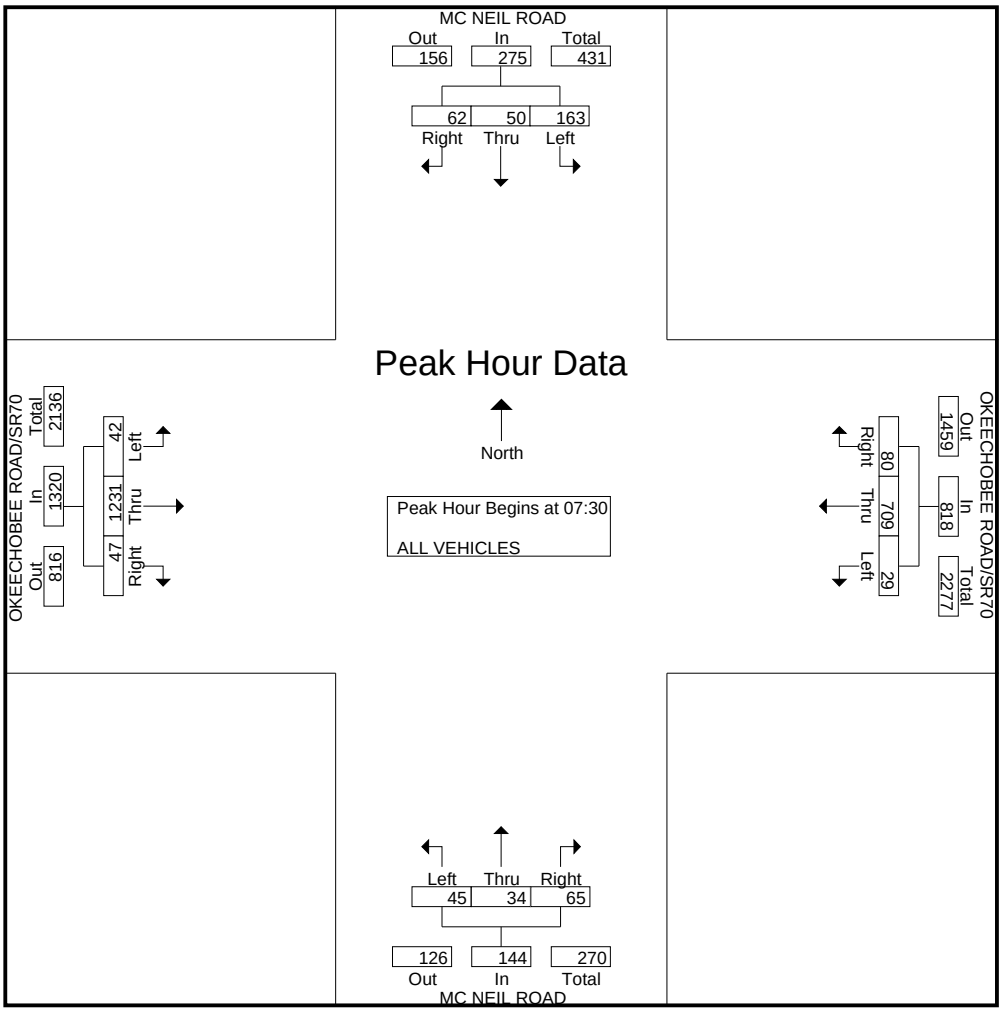
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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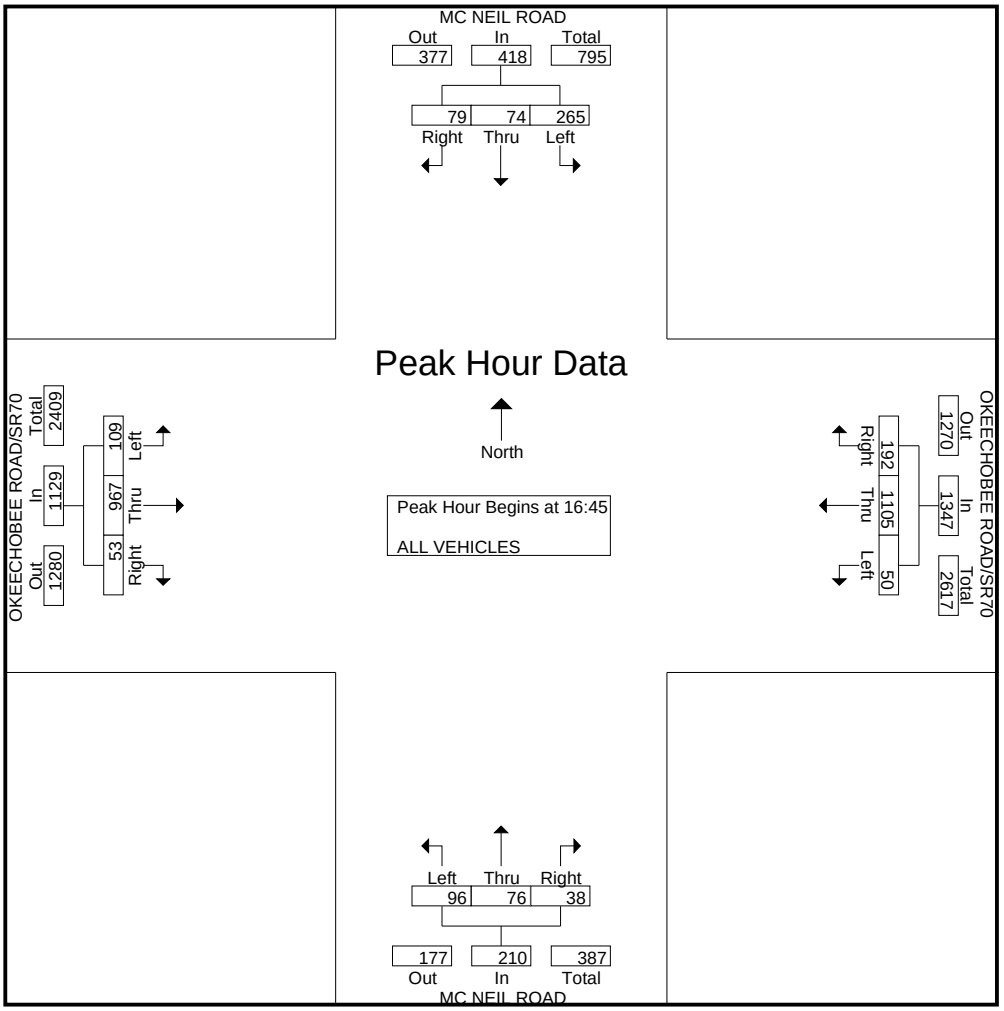
OKEECHOBEE ROAD & MCNEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO (V)
SIGNALIZED

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

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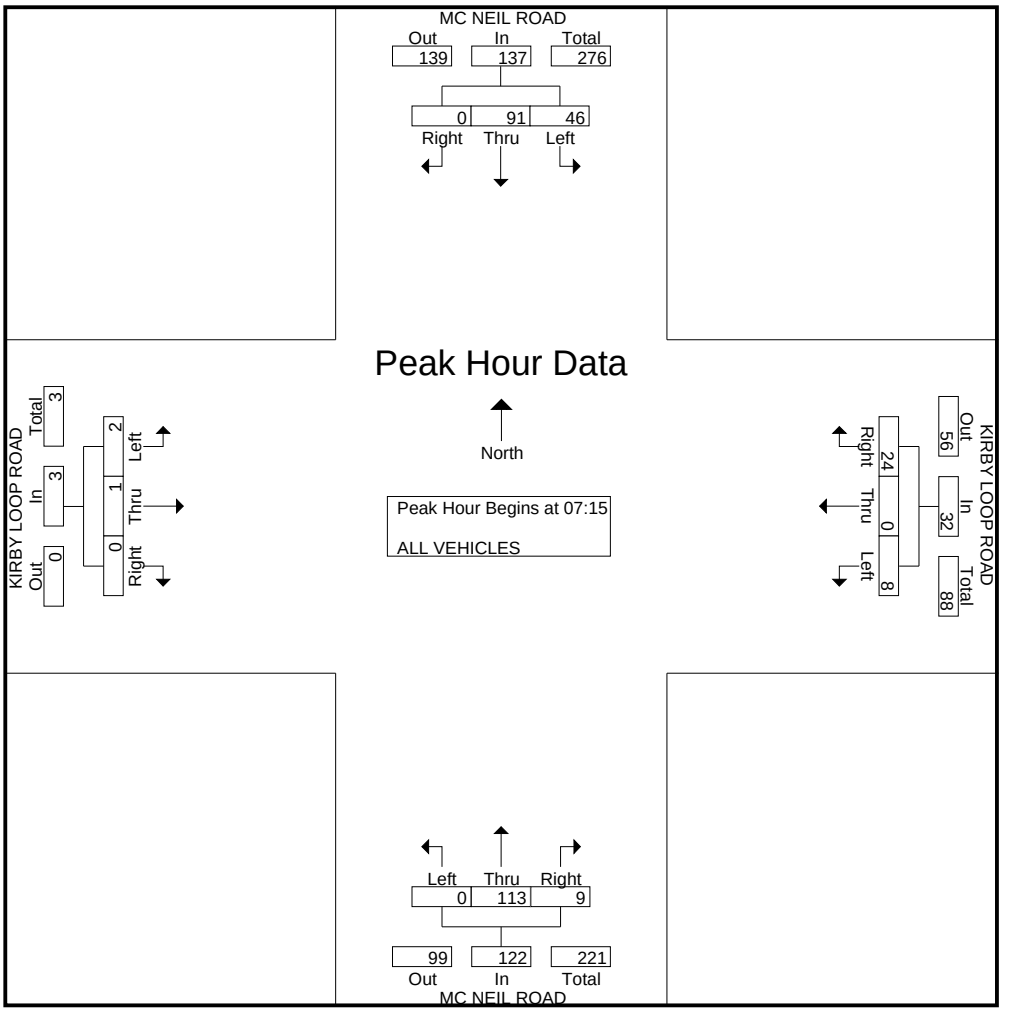
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

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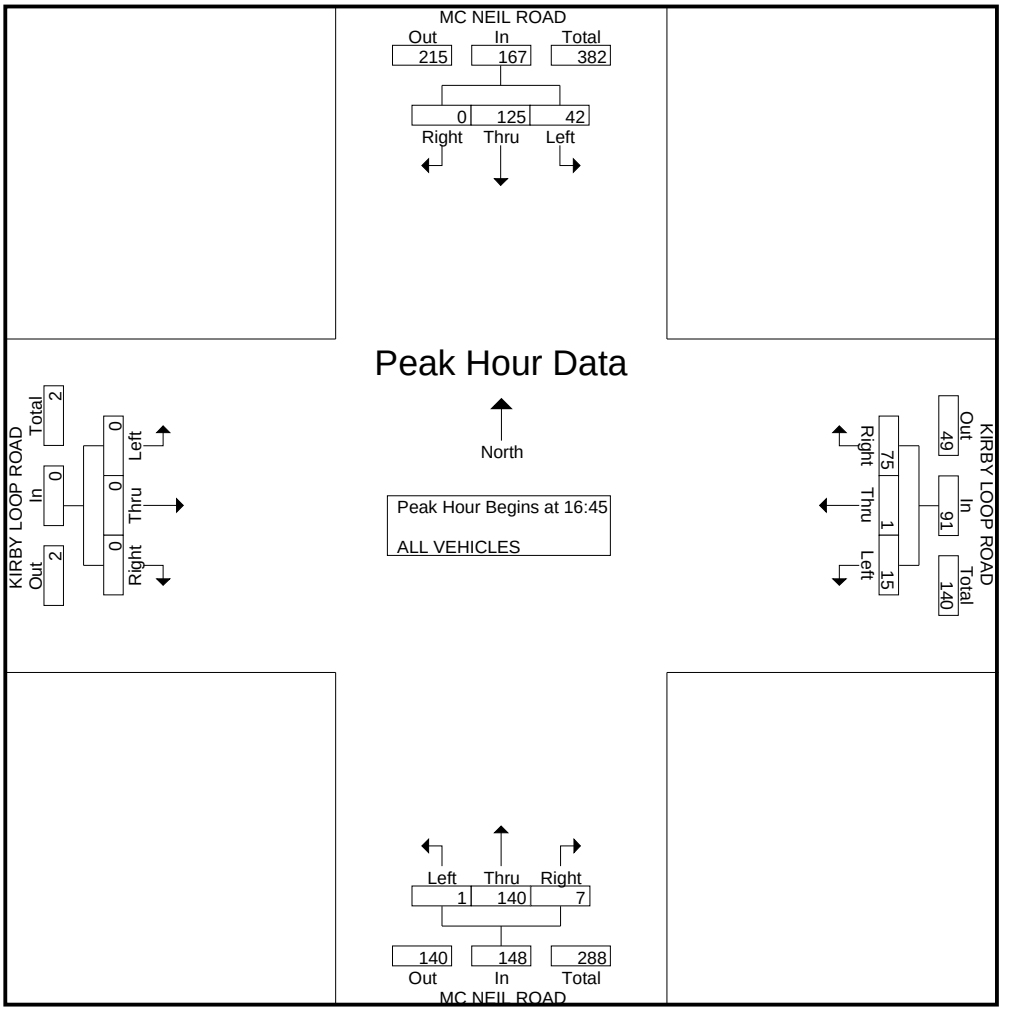
KIRBY LOOP ROAD & MC NEIL ROAD
FORT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
NOT SIGNALIZED

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

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St. Lucie Transportation Planning Organization

Coco Vista Centre
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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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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

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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)

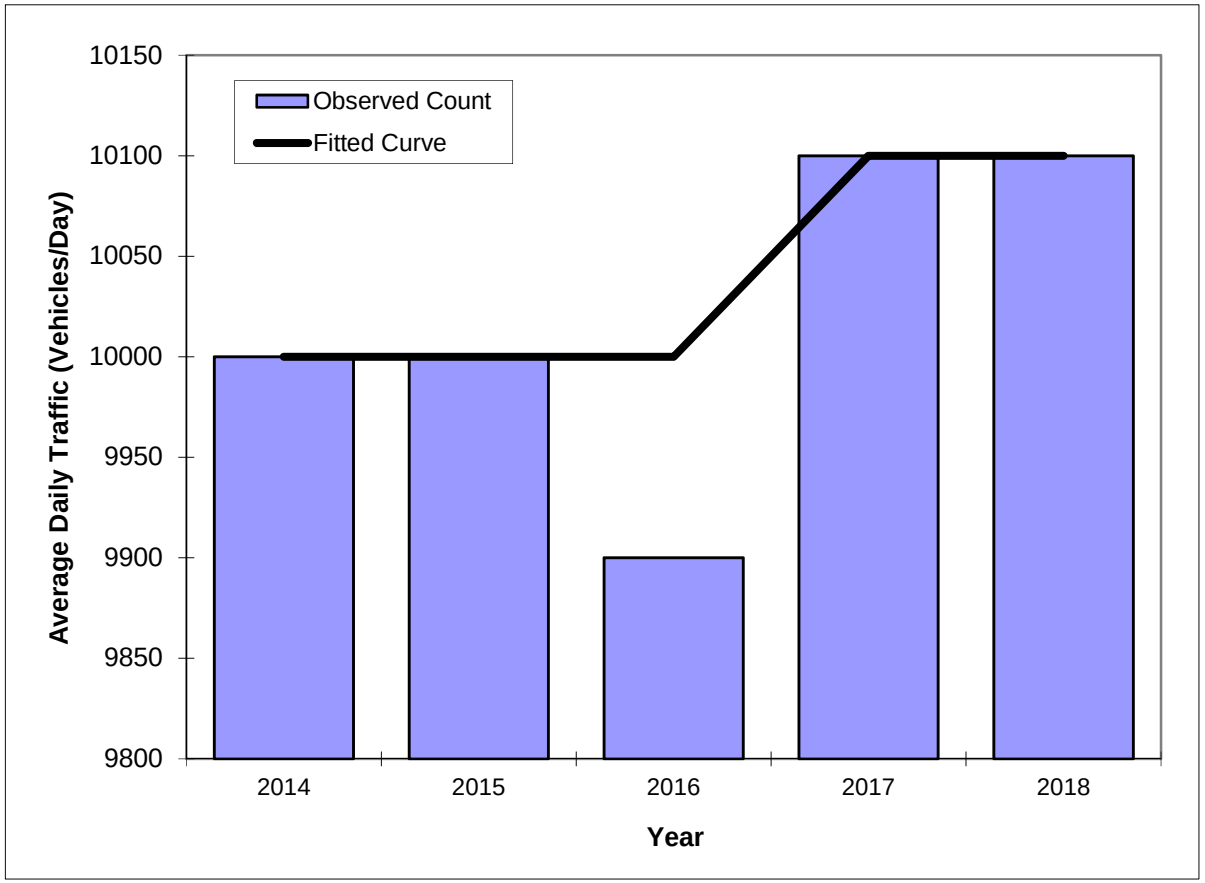
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W 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)

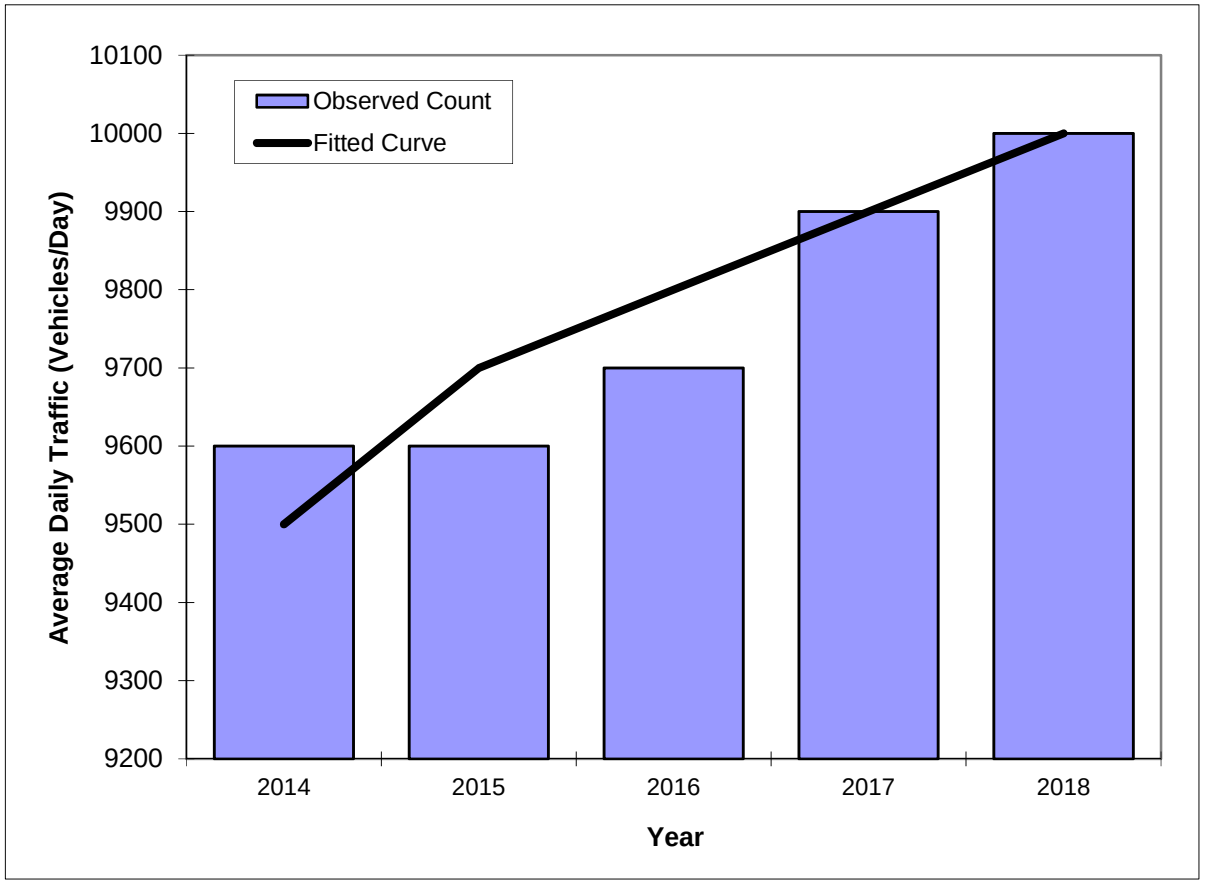
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	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)

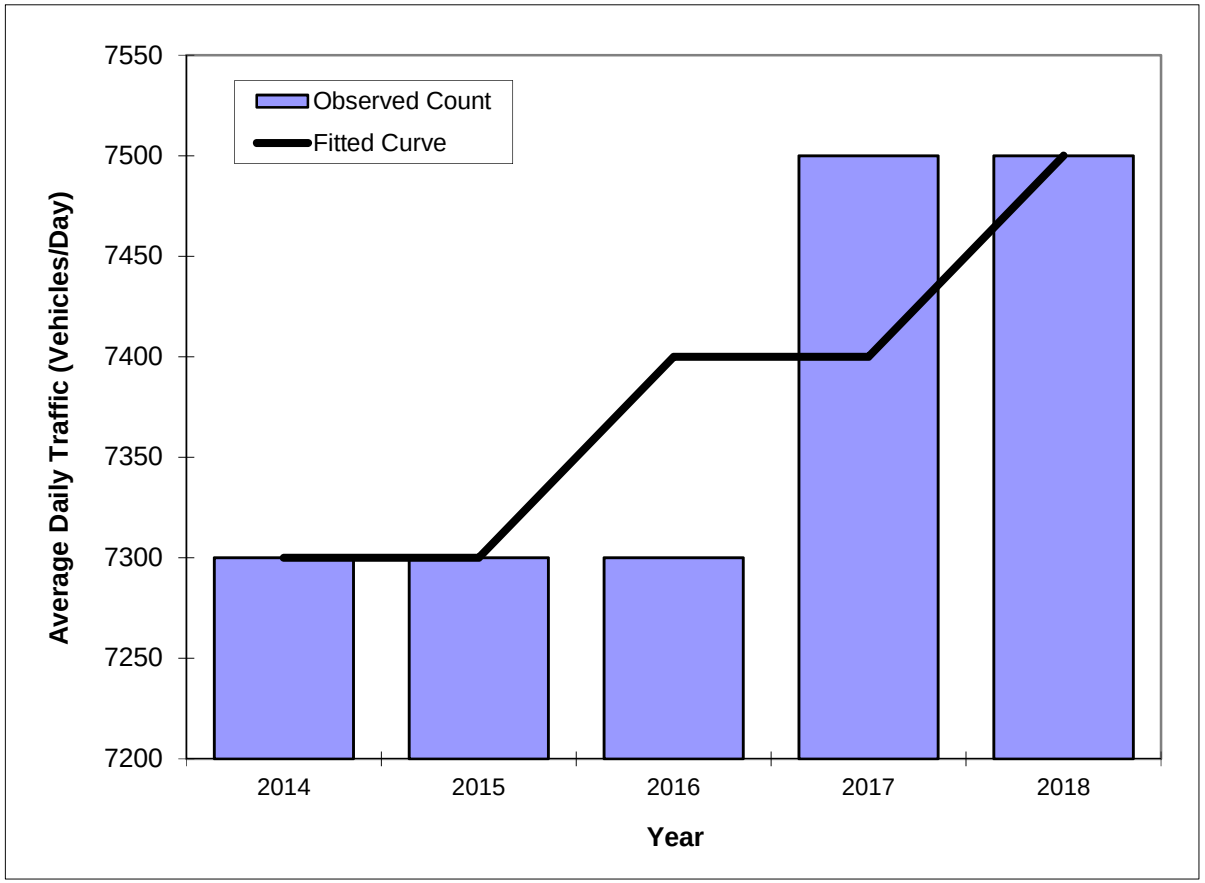
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	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

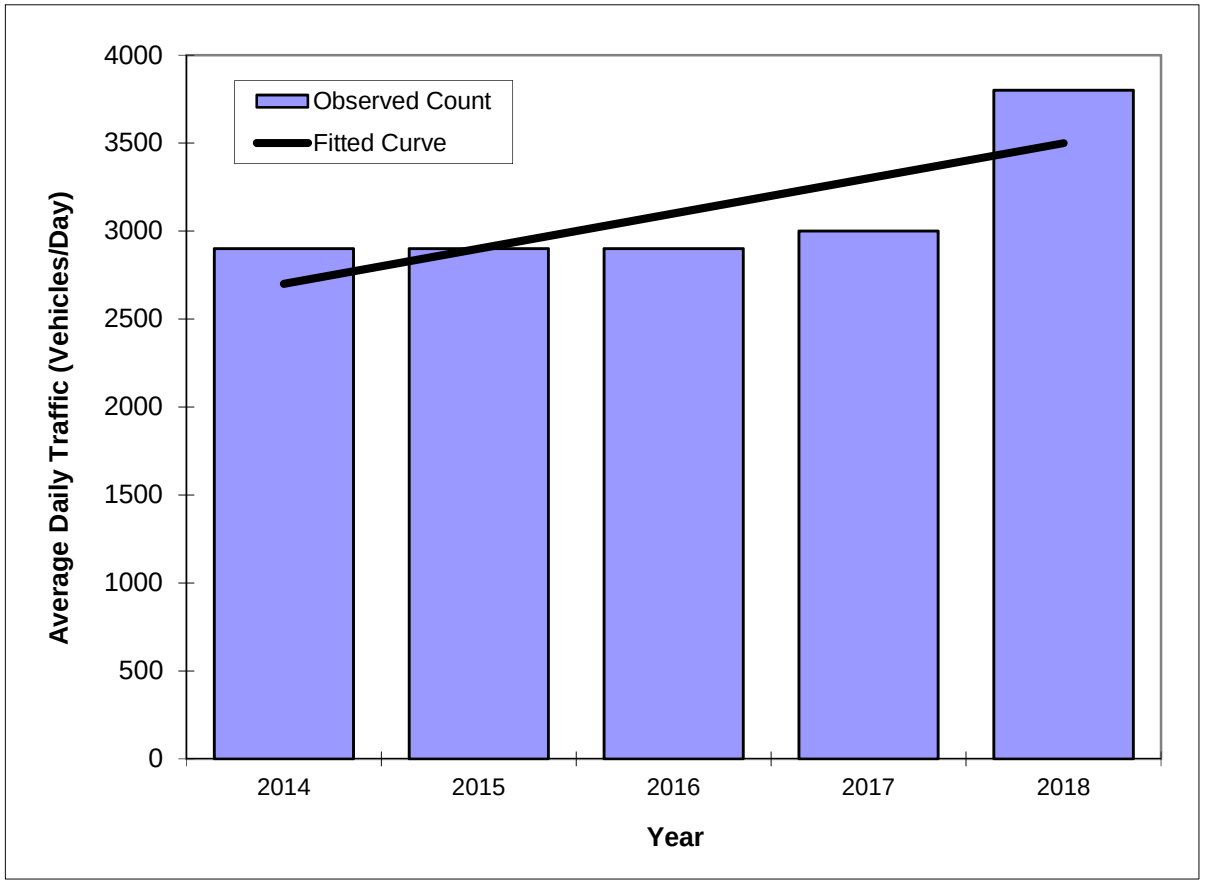
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

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)

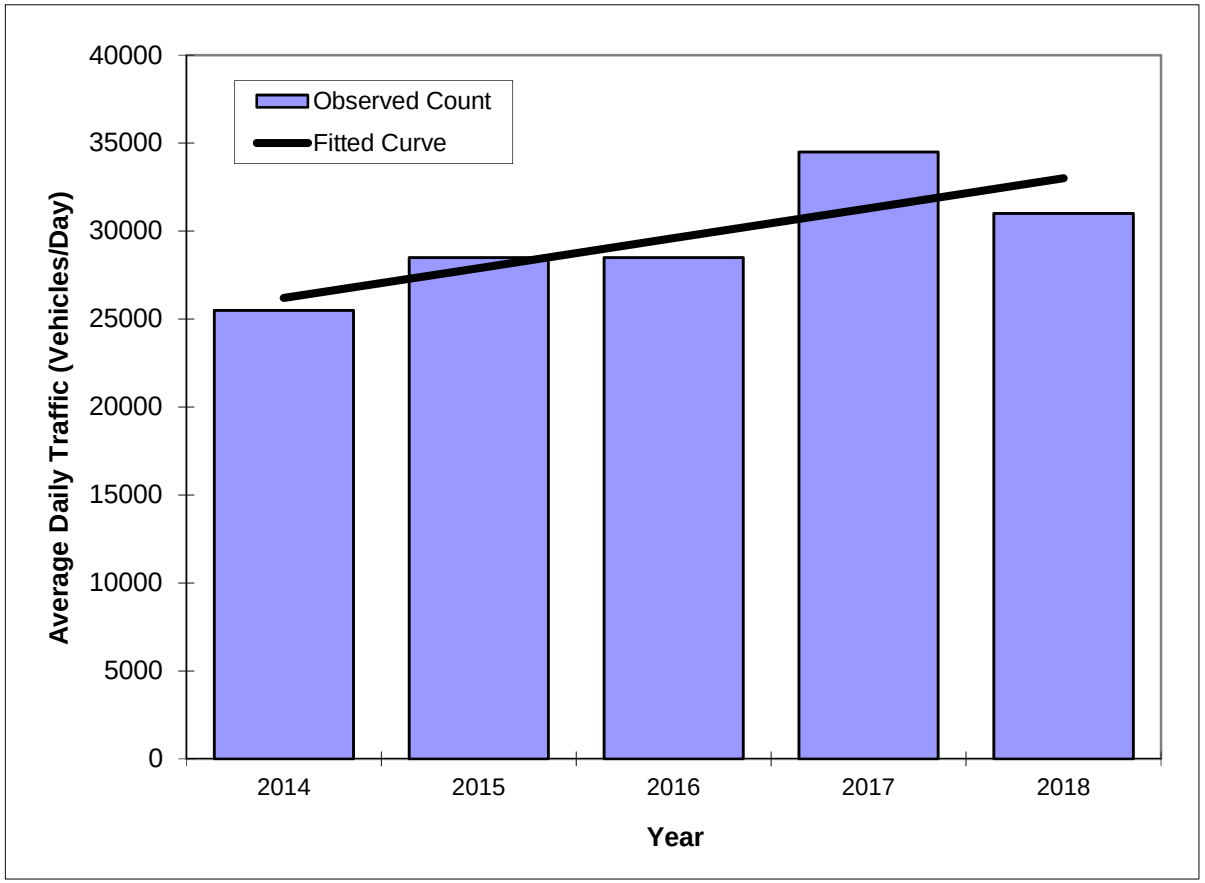
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 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)

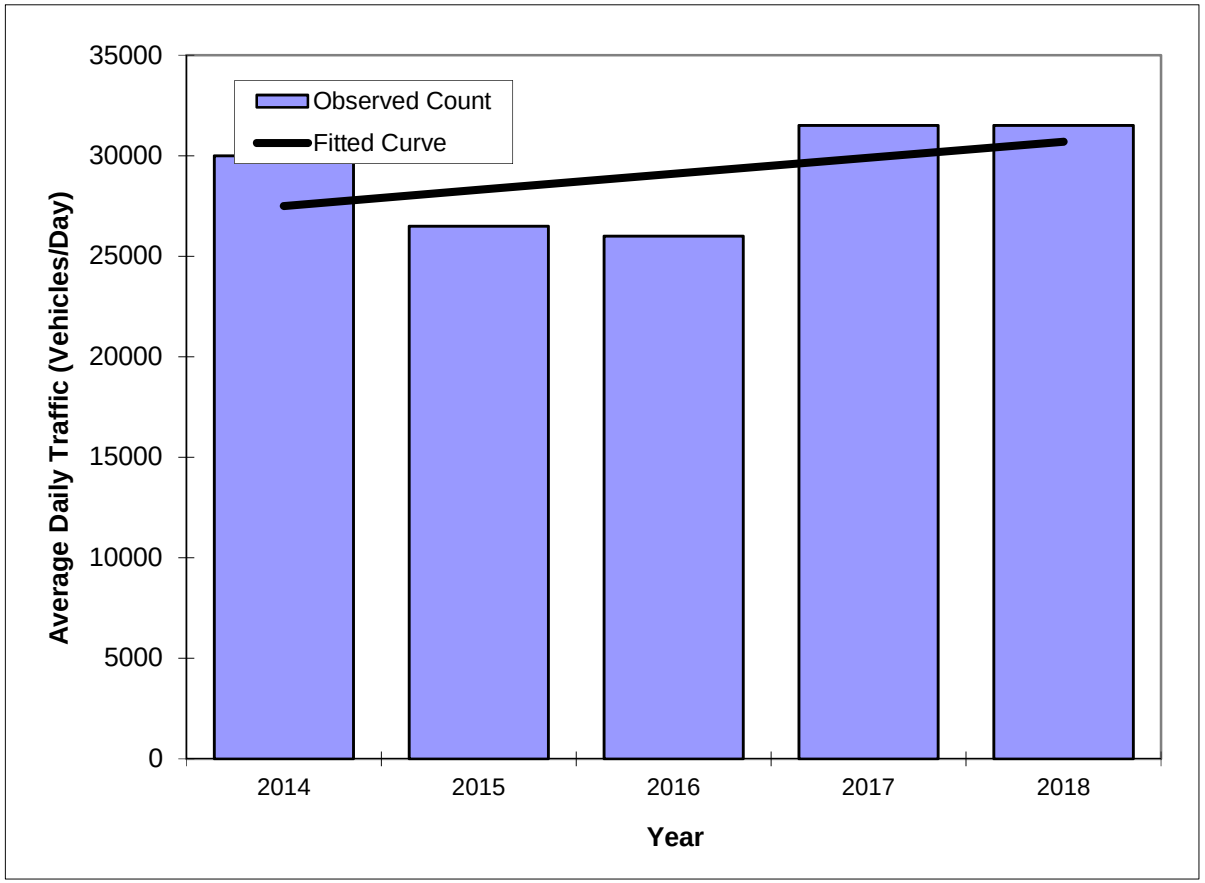
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 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

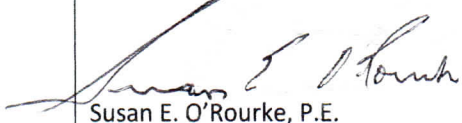
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

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

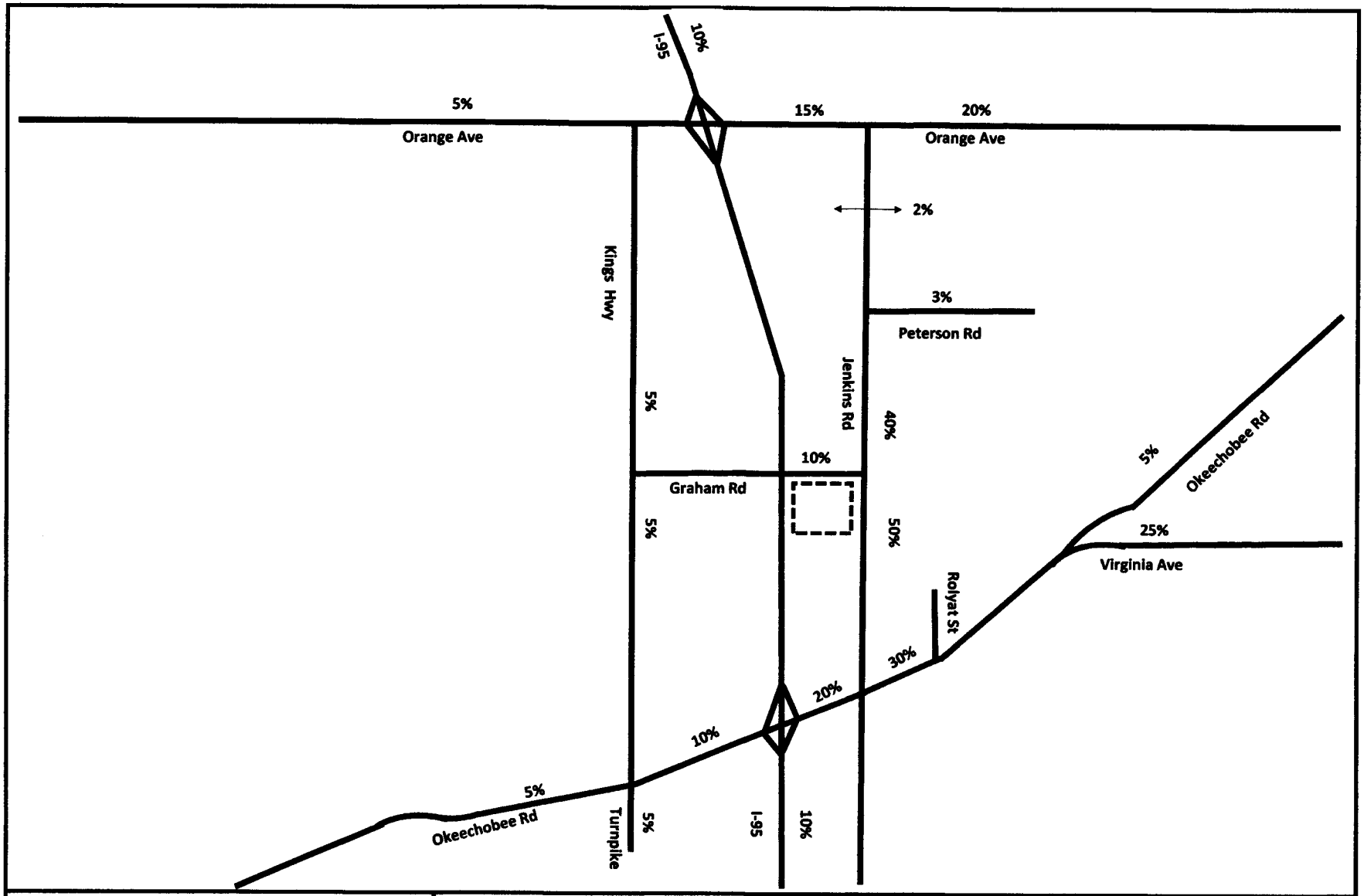
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

RECEIVED
JAN 26 2004
COMMUNITY DEVELOPMENT
ST. LUCIE COUNTY, FL

1/22/04

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

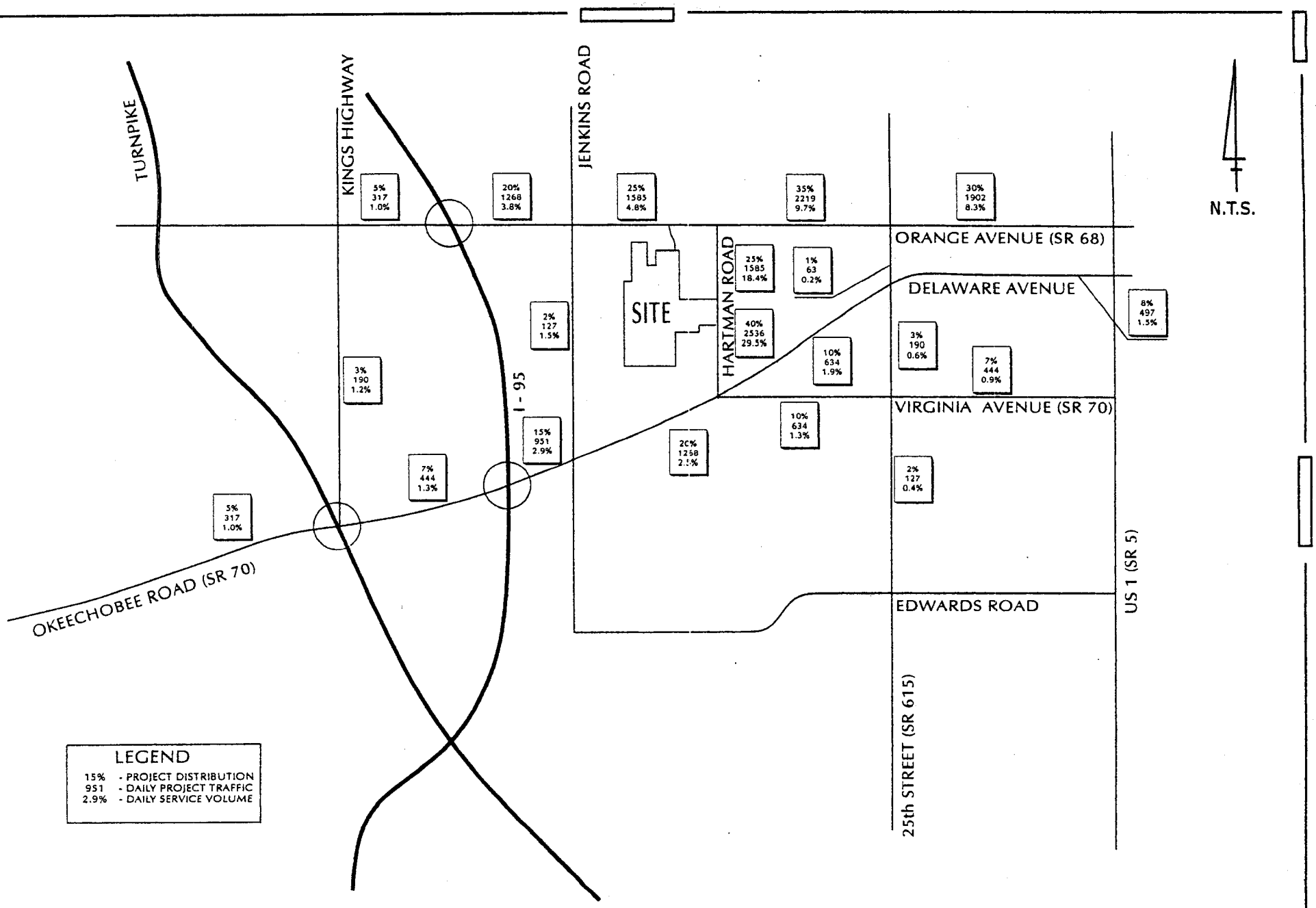
AM Peak Hour Trip Generation

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
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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%

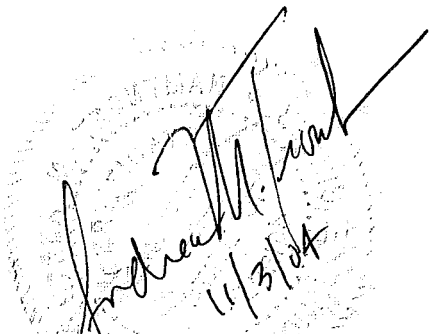
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

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

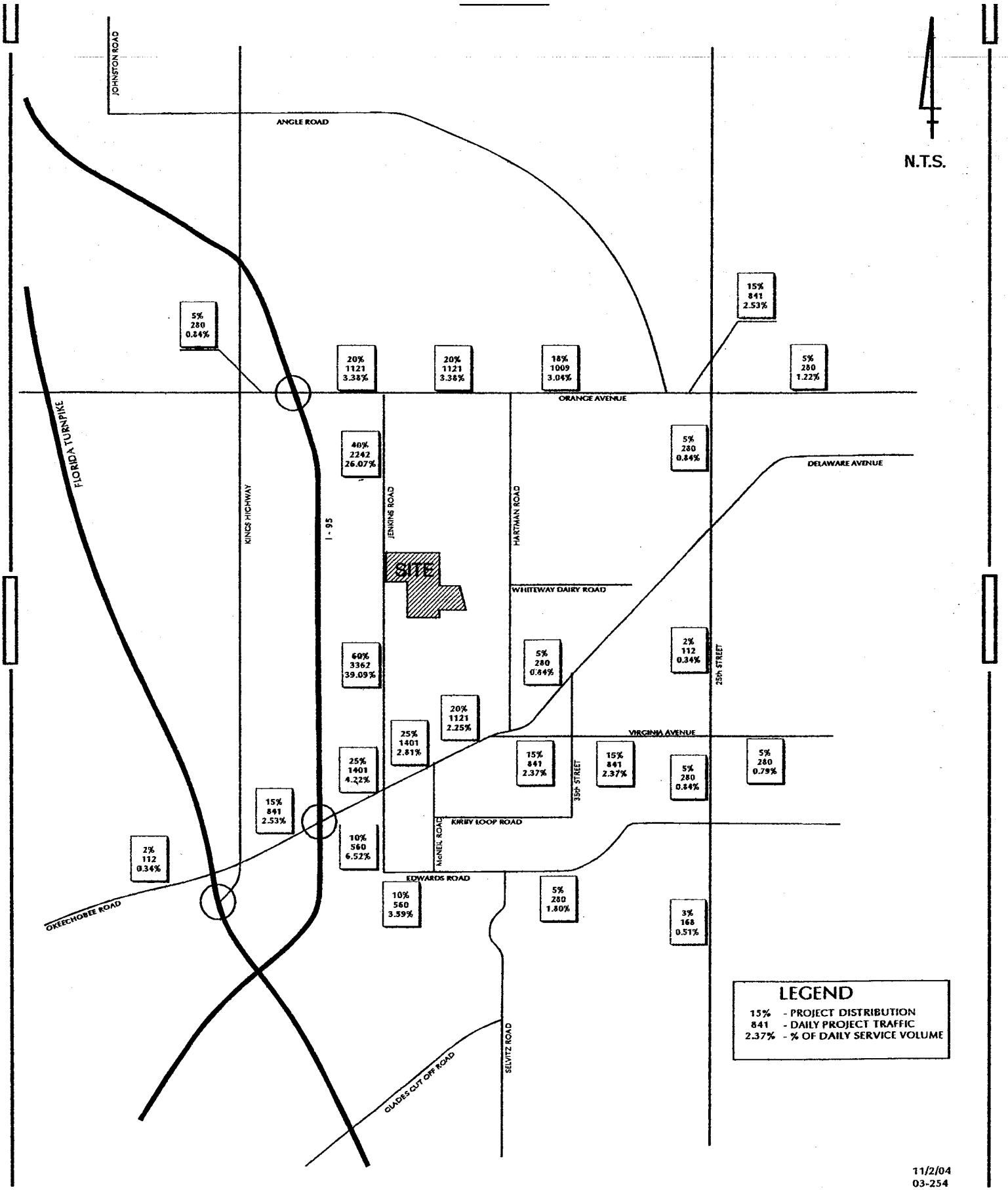
AM Peak Hour

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

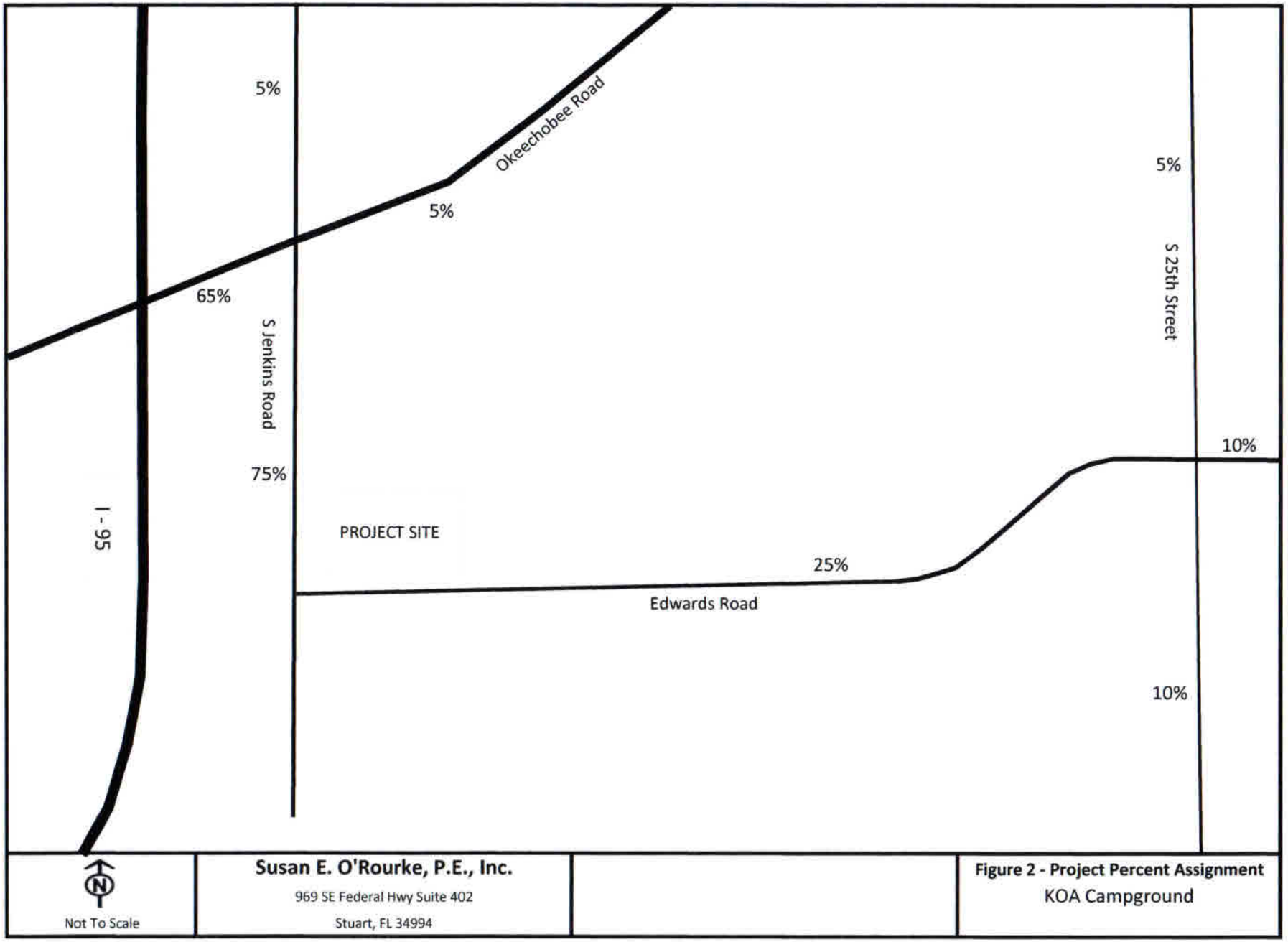
AM

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

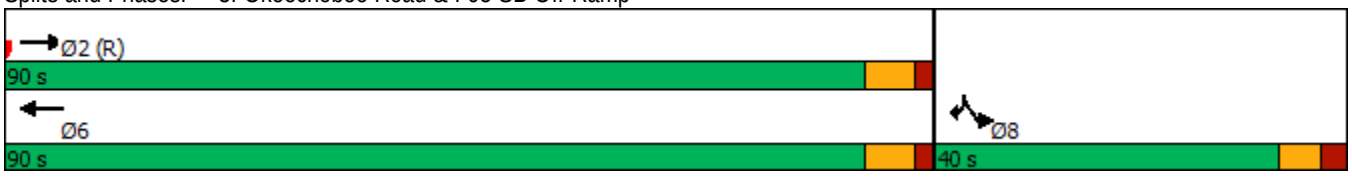
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed 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

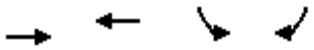
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

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	

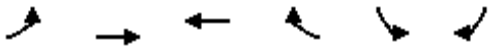
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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	

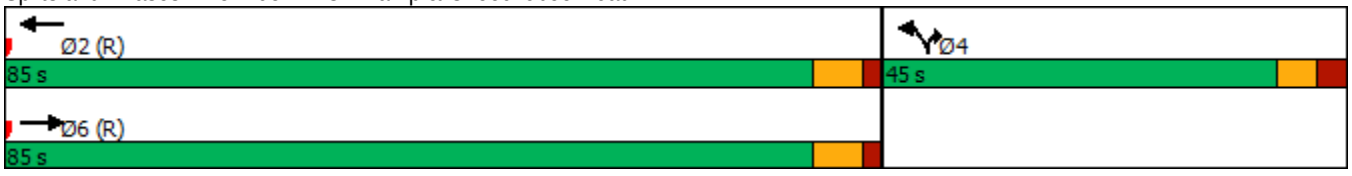
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

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	

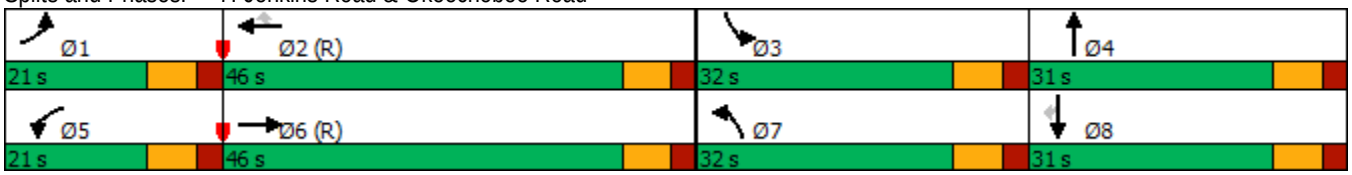
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

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	

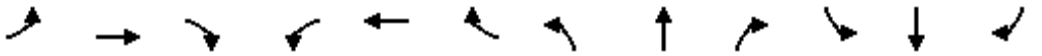
Splits and Phases: 7: Jenkins Road & Okeechobee Road



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	

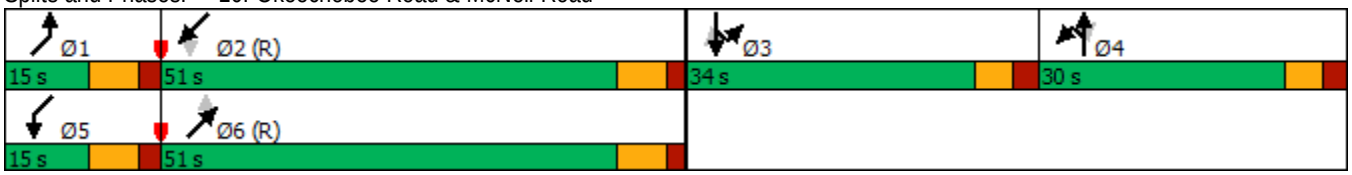
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

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	

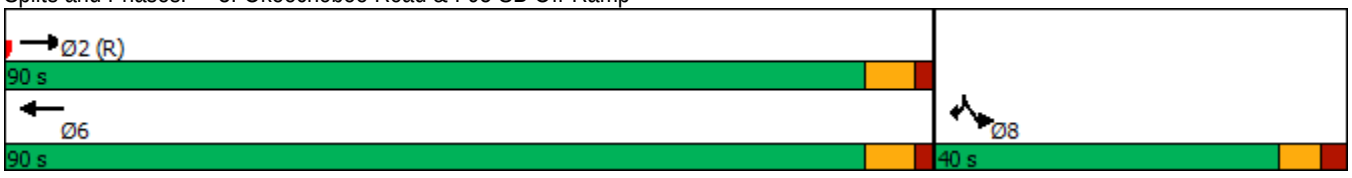
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

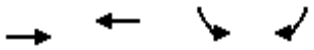
c Critical Lane Group

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	

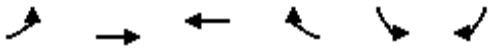
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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	

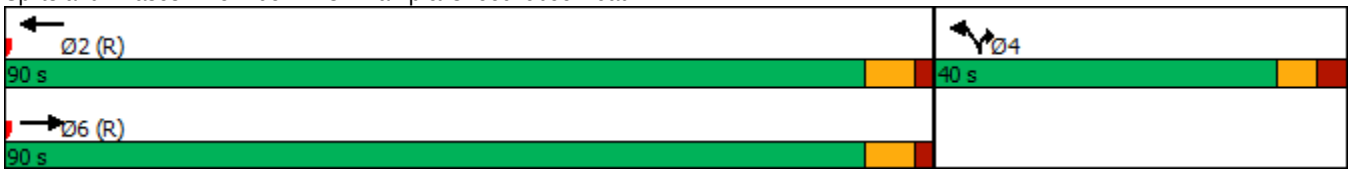
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

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	

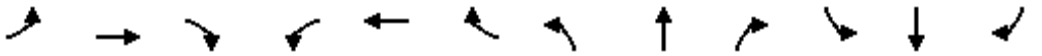
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 29.1	Intersection LOS: C
Intersection Capacity Utilization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

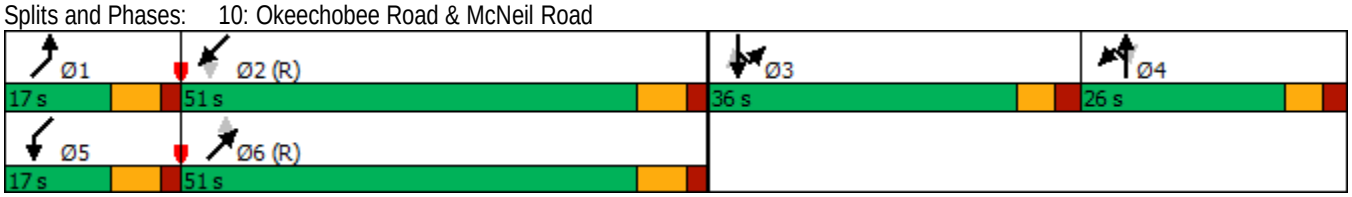
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

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

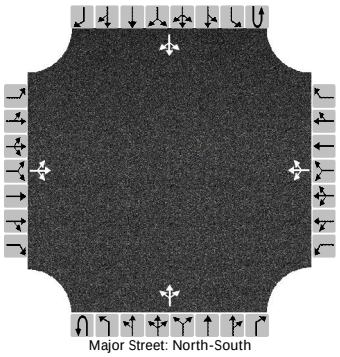
General Information

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

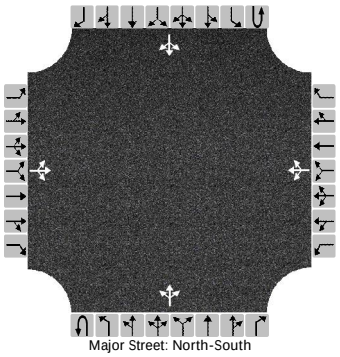
General Information

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

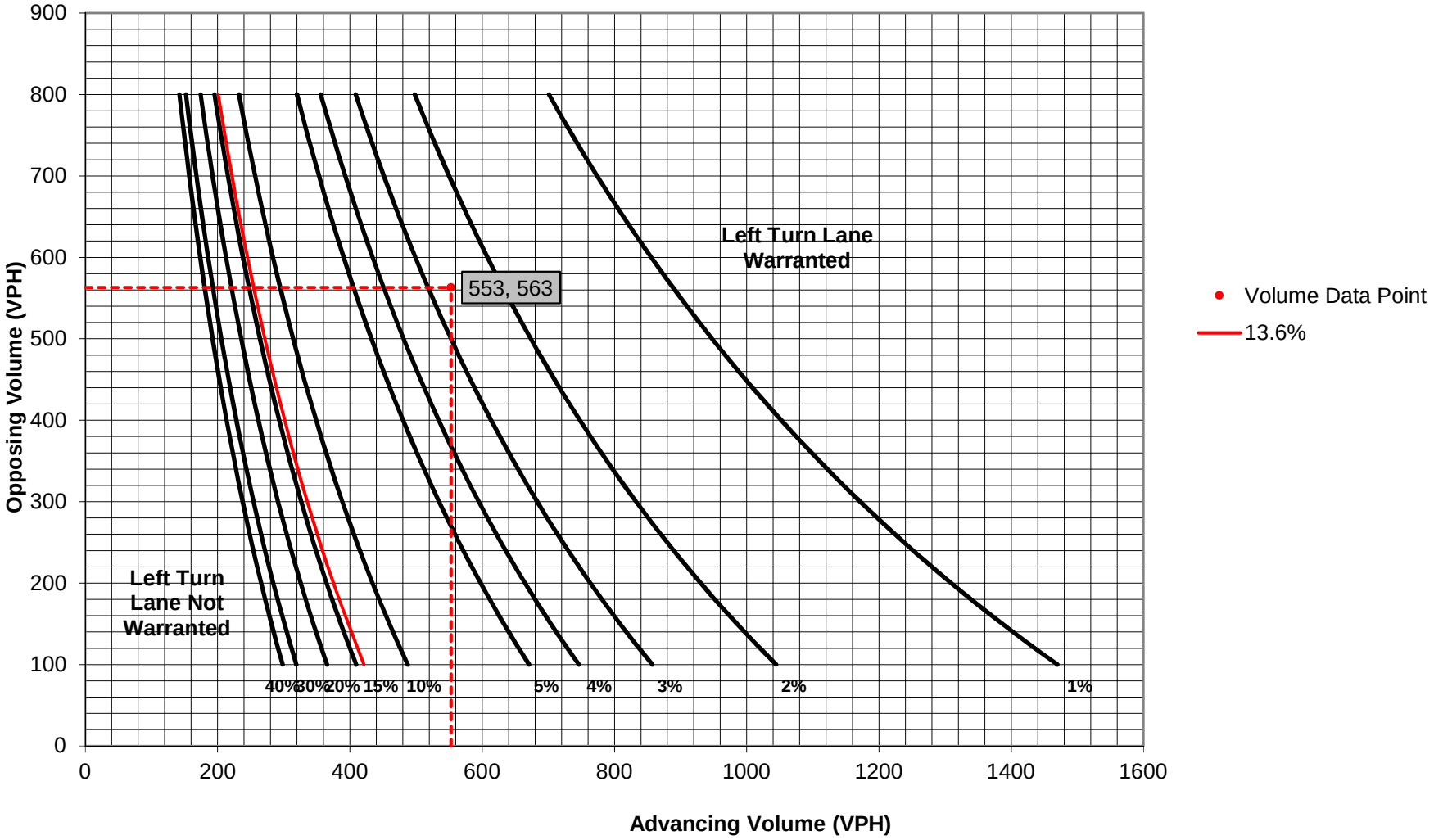
Applicable Warrant Figure: Figure 3

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

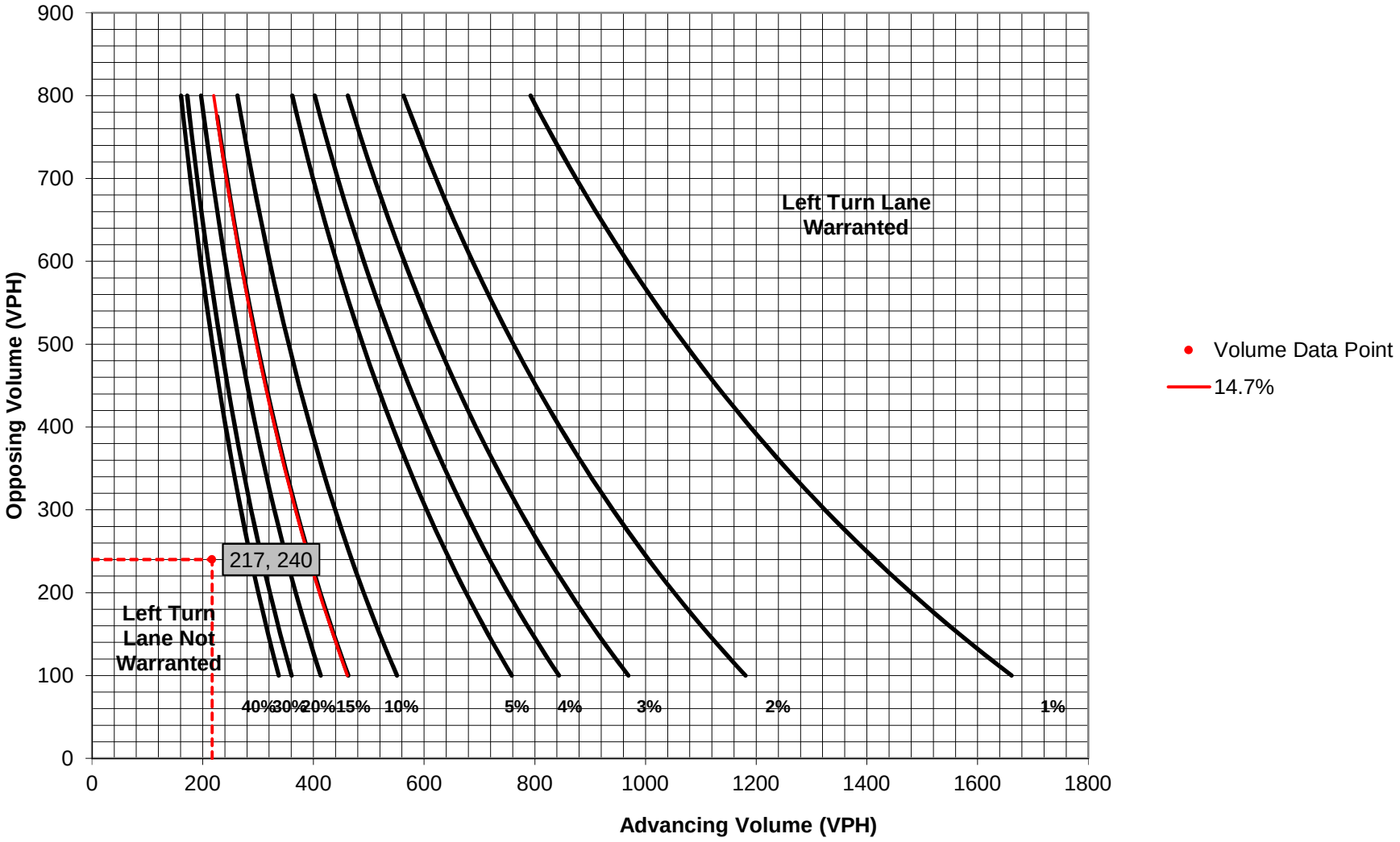
Left Turn Lane Warrant Findings

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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772-462-2455
www.edc-inc.com
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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: 04JAN19

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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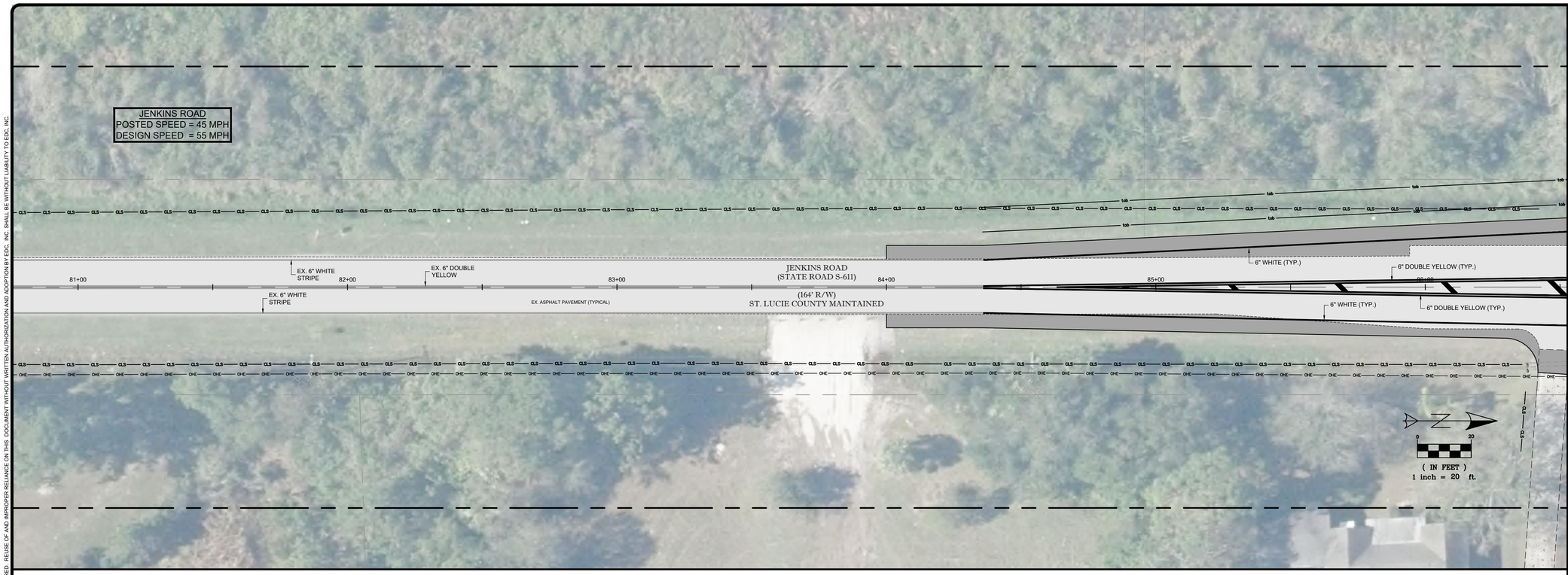
18-430

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
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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)
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2 OF 3

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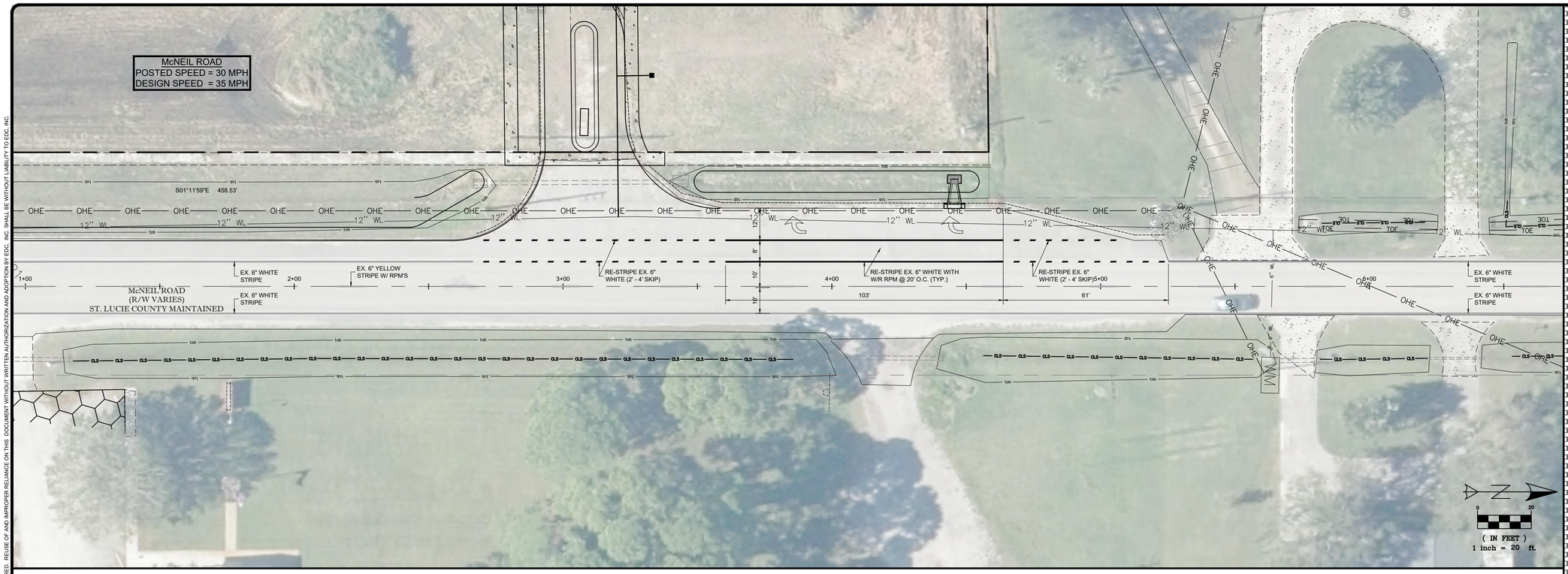

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2. THE INFORMATION PRESENTED ON THIS SHEET IS FOR SITE PLAN AND PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL DETAILS WILL BE PROVIDED ON PLANS SUBMITTALED FOR CONSTRUCTION LEVEL APPROVALS FROM ST. LUCIE COUNTY.
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Brian J. Nolan, Jr., AICP, ASLA
Senior Project Manager
Lucido & Associate
701 SE Ocean Blvd.
Stuart, FL 34994
bnolan@lucidodesign.com

Education

5-year Bachelor of Landscape Architecture
University of Florida 2000-2005
Associate in Arts Degree
Indian River State College 1998-2000

Professional Experience

Senior Project Manager – Lucido & Associates, Stuart, FL	2011-Present
Project Manager – Lucido & Associates, Fort Pierce, FL	2008-2011
Sr. Project Designer – Lucido Associates, Fort Pierce, FL	2006-2008
Project Designer – Lucido & Associates Fort Pierce, FL	2005-2006

Professional Affiliations

American Society of Landscape Architects – National and Florida Chapters
American Planning Association – National and Florida Chapters
American Institute of Certified Planners #29251
United States Green Building Council

Civic Participation

St. Lucie County Chamber of Commerce Development Review Taskforce – 2018 to Present
St. Lucie County Economic Development Council – 2017 to Present
Visiting Nurse Association Foundation – 2017 to Present

Professional Experience

While in professional practice for almost 15 years, Brian has worked on a wide array of land planning projects, ranging from feasibility studies and preliminary planning efforts, to large-scale community planning in the form of Planned Developments and Developments of Regional Impact. Brian has participated in several community planning charrettes, assisted local governments in updated and rewriting land development codes and comprehensive plans, and assisting in streamlining the development review processes for several local jurisdictions. Aside from residential development, Brian has provided professional land planning services for numerous small and large-scale commercial projects ranging from a few thousand square-feet, to projects of upwards of several million square-

feet in commercial use allocations. Brian has also provided professional land planning services for the energy sector, including solar-based energy facilities, co-generation facilities and the region's only bio-diesel generation plant.

In addition to Land Planning, Brian has extensive experience in the field of Landscape Architecture. Being a member of the American Society of Landscape Architects, Brian has worked on numerous local roadway construction and beautification projects for both local governments and the Florida Department of Transportation, public parks and open spaces, and private-sector projects ranging commercial, residential and golf courses.

With the except of attending the University of Florida, Brian has spent his entire life on the Treasure Coast, and currently resides in Jensen Beach with his wife and children.

Representative Projects

Victoria Oaks PUD – St. Lucie County, FL
Planned Unit Development comprised of 813 dwelling units consisting of Single-family, Multiple-family and Townhome units. Project also consisted of planning and designing both passive and active recreation parks internal to the project, designing the internal road network, participation in the rewriting of a St. Lucie County-sponsored Jenkins Road Overlay Zoning Ordinance as well as designating and designing open space tracts and preserves areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

Harbour Isle PUD – City of Fort Pierce, FL
Planned Unit Development consisting of 912 condominium units situated on approximately 109 acres of land on South Hutchinson Island in Fort Pierce, FL. Project program elements consist of 912 condominium dwelling units, , two club houses with pools and tennis facilities along with a 30,000 sf. on-site indoor storage building;
a 63-slip marina with marina related services such as restaurant, retail and fuel service along with commercial out parcels for additional future commercial development. Scope of work included coordinating the entitlement process including PUD rezoning, development plan approval and project representation along with production of required development plan graphics including, site plan, landscape plan and ancillary planning exhibits for submittal to the City of Fort Pierce. Additionally, upon local government approval, produced landscape and hardscape plans for bidding and installation purposes.

Miller's Plantation PUD – St. Lucie County, FL
Planned Unit Development consisting of 310 single-family lots and 96 multi-family units on approximately 202 acres of land. Proposed development consisted of internal roadways, connections to the surrounding transportation network, provision of open space and preservation of existing native upland habitat, along with passive and active recreation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence to St. Lucie County.

Village at Midway PUD – City of Fort Pierce, FL
Planned Unit Development and Comprehensive Plan Text Amendment on approximately 516 ac. of land consisting of a mix of uses, including: 1.5 mm sf. of Warehouse uses; 160,000 sf. of Shopping Center uses; 1.2 mm sf. of General Light Industrial uses; 5,000 sf. of Convenience Store uses; 10,000 sf. of Fast Food Restaurant uses; 25,000 sf. of High-Turnover Restaurant uses, and; 650 multi-family units. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

Jenkins Road KOA PUD – City of Fort Pierce, FL
Planned Unit Development and Large-scale Comprehensive Plan Amendment on approximately 56 ac. of land, consisting of 323 campground sites, on-site recreation, open spaces and tree preservation areas. Scope of work included Land Planning, local governmental coordination and approval as well as coordination of project submittals and correspondence with City of Fort Pierce.

Quail Creek Planation – Okeechobee County, FL
Provided preliminary land planning and site assessment services on over 5,000 ac. of land for the owners of Quail Creek Planation. Services included preliminary site plan and feasibility study exhibits and review of pertinent Okeechobee County Land Development Code and Comprehensive Plan goals, policies and objectives in Owner's desires to potential develop portions of their land holdings.

The Reserve Development of Regional Impact – St. Lucie County, FL
Provides on-going professional land planning services on an as-needed basis, including past redevelopment of golf-related amenities and other community improvements, current development of Mainstreet Village, and review of DRI compliance and status as it relates to current and future development projects within the DRI.

Harbour Ridge Development of Regional Impact – St. Lucie County, FL
Provides on-going professional land planning services on an as-needed basis, including past and current redevelopment of recreational amenities and other community improvements and review of DRI compliance and status as it relates to current and future development projects within the DRI.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Resume

David C. Baggett, P.E.
Project Engineer

10250 SW Village Parkway,
Suite 201
Port St. Lucie, Florida
Ph: 772-462-2455
davidbaggett@edc-inc.com

Professional Record

Mr. Baggett has over 9 years of experience in civil design, permitting, and construction ranging across Central, North, and South Florida. He has design experience with numerous commercial, industrial, and residential projects. He is a Project Engineer for the civil engineering firm of Engineering Design & Construction, Inc. (EDC) located and established in St. Lucie County, Florida. He resides in Malabar, Florida. Prior to joining EDC he worked for the Florida Department of Environmental Protection as a lead permitting engineer and inspector in Submerged Lands and Environmental Resource Program. In addition to civil engineering design, Mr. Baggett has extensive experience as an environmental specialist in wetland and surface water delineation, soils, and ecology.

Education

Univ. of Central Florida. Orlando, FL. – Masters of Science, Environ. Engineering
Univ. of Central Florida. Orlando, FL. – Bachelors of Science, Environ. Engineering

Registrations

Professional Engineer, State of Florida, PE # 81375
Stormwater Management Inspector, Certification # 29612

Notable Projects

Western Grove – Approximately 1733-acre development entailing all facets of drainage, mass grading design, basin maps, and earthwork calculations for a master planned community, including lots, lakes, and golf.
ref: Nelson Bennett, WCI Communities, LLC, 561-691-3563

Tradition – 2,500-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.
ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

Southern Grove – 3,175-acre master planned community planning, drainage design, permitting, earthwork, dewatering, and project estimating.
ref: Darren Weimer, Tradition Land Company, LLC, 772-340-3500

Oculina Bank – 37,000-sf bank site and associated infrastructure in Fort Pierce.
ref: Chris Russell, Oculina Bank, 772-563-2212

Mariner Sands – 220,000-sf tennis and pool complex at a country club in Martin County.
ref: Bill Ward, Mariner Sands Country Club, LLC, 772-283-1114

Sunshine Farms Treasure Coast – 3000-acre farm including drainage, above ground impoundment, and irrigation.
ref: Patrick B. Cheney, Colvin & Co. LLP, 651-285-6387

The Hammocks – Martin County roadway, utility, and drainage construction serving a single family residential neighborhood.
ref: Paul Quinn, D.R. Horton, Inc., 954-949-3000

409/411 Osceola – 3-story mixed use development on the St. Lucie River in Stuart, FL.
ref: Joe Slater, Four Eleven, LLC, 772-486-0719

Clarity Pointe – 60,000 SF memory care facility with interior courtyard and outparcel in Stuart, FL.
ref: Rick Olson, Olson Land Partners, LLC, 850-650-4353

FDOT/CFX (FKA OOCEA) Wekiva Parkway (multiple sections) – $1.6 billion expressway construction project spanning three counties in Central Florida.
ref: Casey Lyons, FDOT, 386-943-5479
Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000

CFX (FKA OOCEA) SR-417 & Boggy Creek Road Interchange – Expressway interchange and bridge construction project and culverted creek crossing of a major drainage conveyance and floodplain.
ref: Joseph Berenis, P.E., CFX (FKA OOCEA), 407-690-5000
Don Bernhoft, SEMA Construction, 321-251-0558

Port Canaveral – Deep water cruise, cargo, and naval port in Brevard County, Florida.
ref: Carol Noble, P.E., Canaveral Port Authority, 321-783-7831

OUC Stanton Energy Center – 930 MW coal fired power plant and solar energy facility.
ref: Charlie Doud, P.E., Orlando Utilities Commission (OUC), 407-423-9100

Brevard County Central Disposal Facility – 975-acre Class I Landfill site.
ref: Euripides Rodriguez, Brevard County Solid Waste, 321-633-2043

Ocean Place Condominium – 20,000-sf condominium site in Brevard County, Florida.
ref: Clayton Bennett, P.E., Bennett Engineering and Consulting, 321-622-4462

P&S Paving Expansion – 15.3-acre expansion to an existing asphalt plant.
ref: Tim Phillips, P&S Paving, 386-258-7911

Adena Beef – 30-acre beef harvesting and processing facility in Marion County, Florida.
ref: John Grady, Adena Meat Products, 352-246-3004

Black Gold North – 100-acre composting and bagging facility in Sumter County, Florida.
ref: Robert Michael Lange, Black Gold Compost Company, 352-748-4125

Waterford Condominium – 42,000-sf condominium site in Volusia County, Florida.
ref: Ken Eckelcamp, New Smyrna Condominium Development, LLC, 727-580-4157

Marion County Newton Recycling Center – 36-acre public recycling center.
ref: Andy Race, Marion County Board of County Commissioners, 352-671-8750

Rutowski Single Family Home – Single family residence constructed in wetlands and floodplain.
ref: Robert Robb, P.E., Robb & Taylor Engineering Solutions, 321-302-2313

Neill Farms PUD and Preliminary Plat

Public Hearing Outline

- Opening Statement
  - Thank staff and the Board for their time and attention to the pending applications
  - Introduce project team and ownership

- Statements
  - We concurrence with staff's recommendation and the TRC's review and approval of the subject plans, documents, etc.
  - Staff Report and supporting documentation speak for themselves, relative to the basis for the Board's decision on the pending requests.
  - Relative to two items that were discussed at Planning Board
    - Bus Stop: We've come to an agreement with the School Board on their ability to utilize the project's internal round-a-bout as a pick-up and drop-off location and the appropriate and agreed upon language will be added to the Final Plat – a COA stating as such is agreeable.
    - Project Name: the project will be known as "Avalon Crossing".

- Request the reservation of rebuttal
  - Request the Board to grant the Applicant the right to rebut or otherwise address the testimony given by any intervening party or parties, and that of staff and/or the Board.

lucido&associates

June 19, 2019

Mr. Marvin Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
582 NW University Blvd., Ste 500
Port Saint Lucie, FL 34986

Re: Neill Farms Subdivision – Proposed Plat Language
Our Reference Number: 18-896

Dear Mr. Sanders,

With regard to discussions had at the Planning Board meeting on the evening of June 11, 2019, regarding the School District's ability to utilize the project's internal round-a-bout as a school bus pick-up and drop-off location, we offer the following language to be added as a note in the Dedications section on the cover sheet of the Preliminary and Final subdivision Plat of Neill Farms:

> *"For the purposes of picking up and/or dropping off school children residing within this subdivision, school buses, whether servicing public or private educational institutions, may utilize "Placeholder Street 'A'" up to and including the round-a-bout at the intersection of said street and "Placeholder Street 'D'" for such purposes. All school buses shall utilize the subdivision's South Jenkins Road entrance as the primary point of ingress and egress of this subdivision."*

It should be understood that the proposed language, above, is proposed as an accommodation to the School District's request for such language to be added to the Preliminary and Final Plat of the Neill Farms subdivision. Additionally, it should also be understood that inclusion of such language on the Preliminary and Final Plat of the Neill Farms subdivision in no way constitutes an interpretation of Florida law by this office, nor of its employees, nor of the current subject property owner, it's successors or assigns.

We appreciate your efforts in this regard and we look forward to working with you further. Please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,

Brian Nolan, AICP, ASLA
Senior Project Manager

Cc: Rebecca Guerra – City of Fort Pierce
Brandon Creagan – City of Fort Pierce
Joe Paladin – Owner Representative

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Rezoning-Neill Farms

Staff Name: Brandon C. Creagan

Staff Signature: B C ...

Date Mailed: 9-5-19

Number of Mailed Letters: 71

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 5, 2019

Dear Property Owner(s):

The property owner, **Neill Farms FP, LLC**, & applicant/representative, **Lucido & Associates** are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone 8 properties from C-3, General Commercial (2 Parcels) & R-4, Medium Density Residential (6 Properties) to PD, Planned Development in Fort Pierce, Florida. The Parcel IDs are 2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0.

Legal Description: 19 35 40 N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- AND LESS ADDL RD R/W AS IN OR 3747-1961-(9.434 AC - 410,945 SF)

35 40 S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- AND LESS ADDL RD R/W AS IN OR 3747-1961- (9.513 AC - 414,386 SF)

19 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS E 33 FT FOR RD AND LESS S300 FT OF N 450 FT- AND NE 1/4 OF SW 1/4 OF SW 1/4 AND NW 1/4 OF SE 1/4 OF SW 1/4 AND W 60 FT OF SW 1/4 OF SE 1/4 OF SW 1/4-LESS S 42.5 FT FOR CANAL AND LESS N 150 FT OF W 581 FT OF E 614 FT OF S 1/2 OF NE 1/4 OF SW 1/4- (26.78 AC)

19 35 40 S 300 FT OF N 450 FT OF S 1/2 OF NE 1/4 OF SW 1/4-LESS E 614 FT- (4.98 AC) (OR 2891-2915)

19 35 40 N 150 FT OF S 1/2 NE 1/4 SW 1/4-LESS E 614 FT- (2.38 AC)

19 35 40 E 614 FT OF N 450 FT OF S 1/2 OF NE 1/4 OF SW 1/4 LESS E 333 FT OF N 200 FT OF S 1/2 OF NE 1/4 OF SW 1/4 LESS E 33 FT FOR RD R/W- (4.62 AC)

19 35 40 S 7.88 AC OF N 1/2 OF NE 1/4 OF SW 1/4-LESS E 223 FT- (59) (5.78 AC)

AMENDED PLAT OF IDEAL S/D 19 35 40 ALL SUBDIVISION-LESS E 350.96FT OF N 137 FT- (8.99 AC)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, September 16, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it, so it is received by **5 p.m**. on **Monday, September 16, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – Fort Pierce Aggregate Facility No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

_____

_____ _____

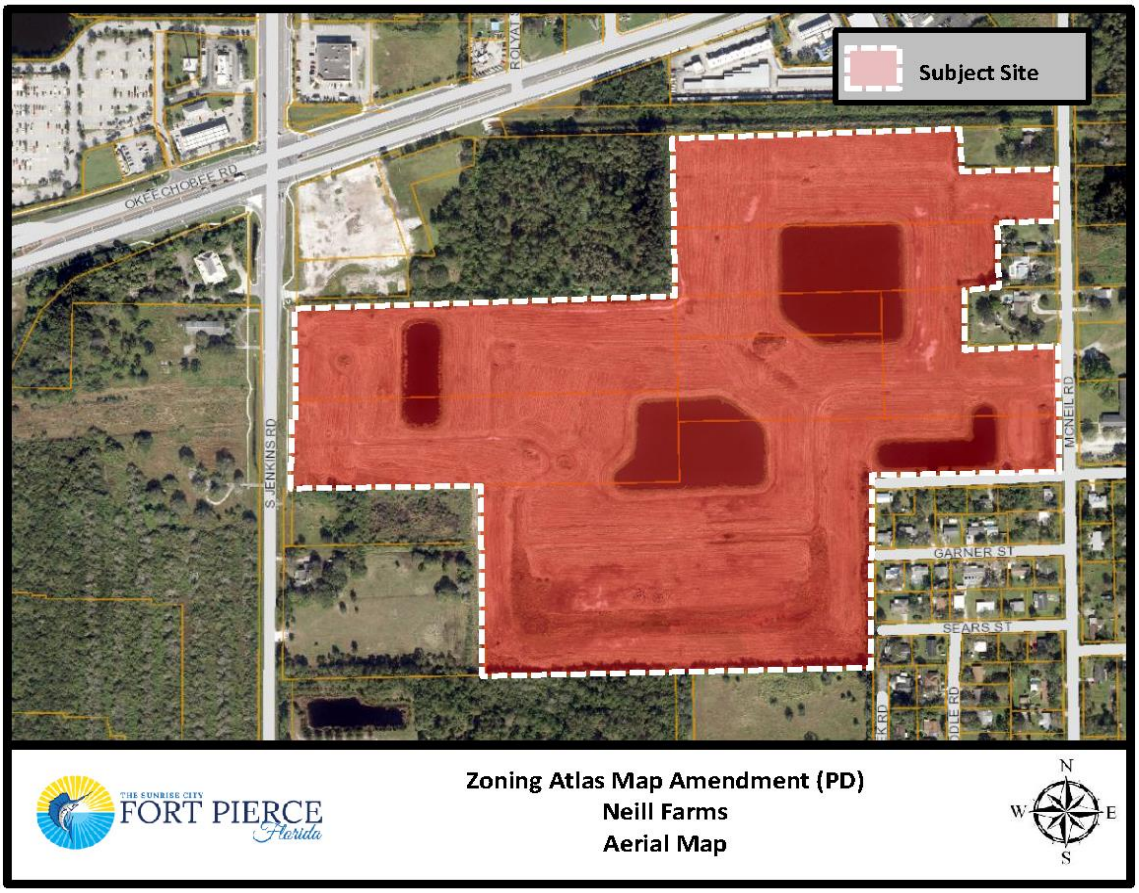
Signature **Date**

Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@cityoffortpierce.com

Aerial Map

2419-323-0001-000-1, 2419-323-0002-000-8, 2419-701-0001-000-1, 2419-311-0002-000-1, 2419-313-0001-010-3, 2419-314-0002-000-0, 2419-313-0002-000-7, 2419-313-0001-000-0



NSLRWCD 1
14666 Orange Avenue
Fort Pierce, FL 34945-4511

S And S Enterprises B LLC 2
400 High Point DR, Unit 500
Cocoa, FL 32926-6661

Centerstate Bank of Florida NA 3
42745 Highway 27
Davenport, FL 33837-6879

Twin Oil Company Inc 4
15300 NW 7th Avenue
Miami, FL 33169-6287

Rex Investors LLC 5
33 SW Flagler Avenue
Stuart, FL 34994-2140

Public Storage Inc, Dept Pt Fl 20216 6
PO Box 25025
Glendale, CA 91221-5025

Sarah E Fender 7
3 E Harbour Isle Drive, Unit PH 2
Fort Pierce, FL 34949-2755

Rebekah Dubel 8
2675 McNeil Road
Fort Pierce, FL 34981-5318

Richard H Gosser 9
2699 McNeil Road
Fort Pierce, FL 34981-5318

Neill Farms FP LLC 10
601 Congress Avenue, Unit # 201
Delray Beach, FL 33445

Bart Cox 11
2709 McNeil Road
Fort Pierce, FL 34981-5318

S and S Rentals B LLC 12
400 High Point Drive, Unit #500
Cocoa, FL 32926-6630

Acencion Covarrubias Santoyo 13
2201 Barbara Avenue
Fort Pierce, FL 34982-6443

Kronos LLC 14
1708 Coconut Drive
Fort Pierce, FL 34949-3439

St Peter Evangelical Luthern 15
2900 S Jenkins Road
Fort Pierce, FL 34981

Paul Fausnight (TR) 16
225 N Hibiscus Drive
Miami Beach, FL 33139-5121

Meghan A Young 17
3311 Hatcher Street
Fort Pierce, FL 34981-5253

Edna M Atkinson 18
3507 S 10th Street
New Castle, IN 47362-1535

Jose L Campos 19
2503 Rolyat Street
Fort Pierce, FL 34947-5323

Rockey E Blount 20
5081 Kirby Loop Road
Fort Pierce, FL 34981-5347

Kenneth Parks 21
5090 Garner Street
Fort Pierce, FL 34981

Gary L McClain 22
5020 Garner Street
Fort Pierce, FL 34981-5305

Scottie D Bennett 23
5000 Garner Street
Fort Pierce, FL 34981

Antonio Chavez 24
2719 Placid Avenue
Fort Pierce, FL 34982-5621

Larry M Taft 25
4955 Garner Street
Fort Pierce, FL 34981-5306

Rickie C Parsons 26
4937 Garner Street
Fort Pierce, FL 34981-5306

Elizabeth C Parsons (EST) 27
5005 Garner Street
Fort Pierce, FL 34981-5346

Winona L Mustaine 28
5045 Garner Street
Fort Pierce, FL 34981-5346

Mark S Lee 29
5075 Garner Street
Fort Pierce, FL 34981-5346

Edith Burney 30
5055 Garner Street
Fort Pierce, FL 34981-5346

Pennie B Lee 31
5058 Sears Street
Fort Pierce, FL 34981-5327

Robert L Moody 32
2810 Sunrise Blvd
Fort Pierce, FL 34982

Jerry R Smith 33
4980 Sears Street
Fort Pierce, FL 34981-5325

Julien R Gudger 34
4960 Sears Street
Fort Pierce, FL 34981-5325

Min Chen 35
1288 SW Moonlite Cove
Port St Lucie, FL 34986

Leland W Spells Sr 36
5061 Sears Street
Fort Pierce, FL 34981-5328

Christiana Trust (TR) 37
2901 Middle Road
Fort Pierce, FL 34982

Armando Cano Jr 38
4941 Sears Street
Fort Pierce, FL 34981-5326

Johnny J Cano 39
2917 McNeil Road
Fort Pierce, FL 34981-5322

Celina Arana 40
2920 Middle Road
Fort Pierce, FL 34981-5331

Cresencio Avellaneda 41
2913 Middle Road
Fort Pierce, FL 34981-5332

Linda Minor 42
4999 Sears Street
Fort Pierce, FL 34981-5326

Keith R Proske 43
2916 Peek Road
Fort Pierce, FL 34981-5333

Treasure Coast Land Development LLC 44
2125 SW Cape Cod Drive
Port St Lucie, FL 34953-4567

Bethel Baptist Church of Fort Pierce Fla Inc 45
2750 McNeil Road
Fort Pierce, FL 34981-5317

Raymond L Smith 46
4786 Kirby Loop Road
Fort Pierce, FL 34981-5344

Joseph C Carter 47
2712 McNeil Road
Fort Pierce, FL 34981

Juan R Lopez 48
2603 McNeil Road
Fort Pierce, FL 34981-5318

Julian Reid 49
4220 70th Avenue
Vero Beach, FL 32967-8802

Thomas L Bourn Jr 50
1301 Zephyr Avenue
Fort Pierce, FL 34982-3654

James M Lotz IV 51
4801 Kirby Loop Road
Fort Pierce, FL 34981-5345

Joanne Tavano 52
167 Lindsey Avenue
Buchanan, NY 10511-1611

Melissa R Biggles 53
4850 Sears Street
Fort Pierce, FL 34981

William W Armstrong Jr 54
2896 McNeil Road
Fort Pierce, FL 34981-5319

WestCity FP Shops LLC 55
PO Box 15697
Fort Lauderdale, FL 33318

Cornerstone Fort Pierce Dev 56
560 Epsilon Drive
Pittsburgh, PA 15238

Glenn A Barker 57
5126 Happiness Street
Fort Pierce, FL 34981

Bobby J Johnson 58
4767 Selvitz Road
Fort Pierce, FL 34981

Lorinda W Hinkle 59
5191 Happiness Street
Fort Pierce, FL 34981

Clyde M Barker 60
3303 Sunrise Blvd
Fort Pierce, FL 34982

Susan K Devereux 61
5151 Happiness Street
Fort Pierce, FL 34981

Susan W Black 62
5111 Happiness Street
Fort Pierce, FL 34981

Christina Fortunato 63
1731 Seaway Drive, Apt A
Fort Pierce, FL 34949

Elizabeth Brown 64
6100 Buchanan Drive
Fort Pierce, FL 34982

Gary D Davis 65
1535 N Messick Road
New Castle, IN 47362-8816

Carlson Family LLC 66
2103 Sunrise Blvd
Fort Pierce, FL 34950

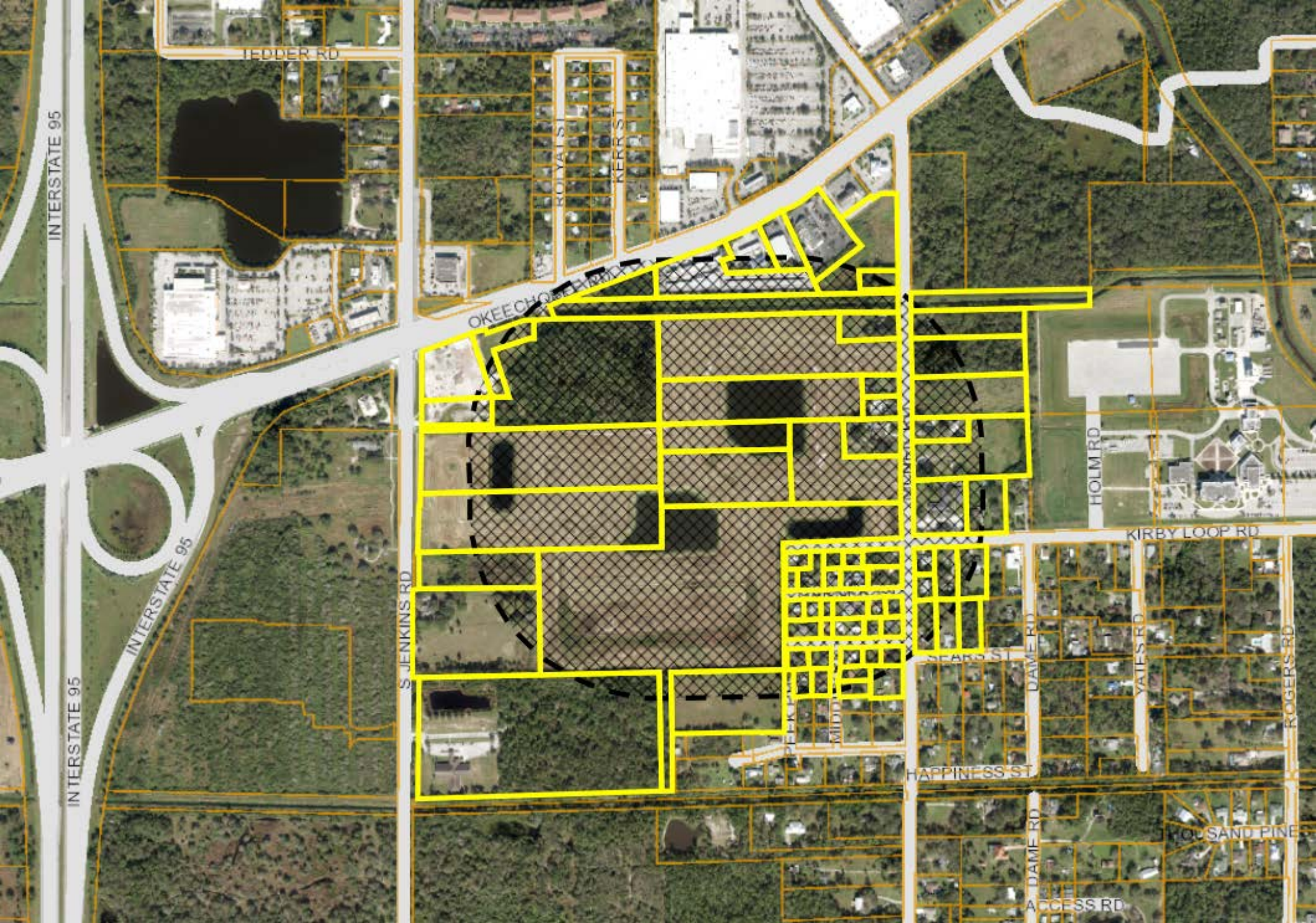
Deena E Ross 67
2940 Peek Road
Fort Pierce, FL 34981

Richard R Marinko 68
2935 Middle Road
Fort Pierce, FL 34981

Geneva Milotte 69
2930 Middle Road
Fort Pierce, FL 34981

Mary L Childs 70
4990 Happiness Street
Fort Pierce, FL 34982

William D Dykstra 71
2528 Lucy Lane
Fort Pierce, FL 34981


TEDDER RD
INTERSTATE 95
INTERSTATE 95
INTERSTATE 95
ROYAL ST
KERR ST
OKEECHOBEE BLVD
S JENKINS RD
HOLM RD
KIRBY LOOP RD
SEARS ST
DAME RD
YATES RD
ROGERS RD
HAPPINESS ST
DAME RD
THOUSAND PINES
ACCESS RD

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Rezoning - Neill Farms

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: 9-5-2019

NOTICE BY SIGNS: 9-6-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 9/6/2019

City Commission Regular Meeting **12. c.**

Meeting Date: 10/07/2019

Re: Ordinance 19-041 - Zoning Atlas Map Amendment - FP Aggregate Facility

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SUBJECT:

PLEASE POSTPONE UNTIL OCTOBER 21, 2019 - Legislative Hearing - Ordinance 19-041 - An Ordinance by the City Commission of the City Of Fort Pierce, Florida; Rezoning property generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road from St. Lucie County Industrial Heavy (IH) to City of Fort Pierce Planned Development (PD); further approving a Development Plan pursuant to Section 22-40, providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING

SUMMARY:

- In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from St. Lucie County Heavy Industrial (HI) to City of Fort Pierce Planned Development (PD). The land size for the project is approximately 52 acres.
- The subject site, in addition to seven other parcels, was annexed into the City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street that were identified as being contiguous to the municipal boundary. As such, these parcels were corresponding to FPUA annexation agreements on file with the City.
- The Planning Board at their meeting on August 13, 2019 and voted 5-0 to recommend approval of the request with 11 conditions. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).
- Thirty-one letters were sent out to property owners within 500 feet of the subject property.

RECOMMENDATION:

Approve with Conditions

ALTERNATIVES:

Approve with Alternate Conditions
Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

19-041 Final Version with Updated Conditions
19-041Original Version
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Presentation & Supporting Documents
Applicant Packet Submitted to City
Affidavit of Notification & Mailing
Public Notification Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/10/2019 09:36 AM

Form Started By: Brandon Creagan
Started On: 09/06/2019 11:45 AM
Final Approval Date: 09/17/2019

ORDINANCE NO. 19-041

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING PROPERTY GENERALLY LOCATED BETWEEN GLADES CUT OFF ROAD & BANDY BOULEVARD APPROXIMATELY 1,100 FEET EAST OF SELVITZ ROAD FROM ST. LUCIE COUNTY IH, INDUSTRIAL HEAVY, TO CITY OF FORT PIERCE PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road within the City of Fort Pierce, Florida, representing approximately 52.00 acres of land; and

WHEREAS, the owner/applicant seeks rezone the property located at 3896 Selvitz Road from St. Lucie County IH, Industrial Heavy, to City of Fort Pierce PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 13, 2019 meeting, voted 5-0 to recommend approval of the request; and

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

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 2432-123-0001-000-8

From and after the effective date hereof, the following properties legally described as:

A PARCEL OF LAND BEING A PORTION OF THE NEW ¼ OF THE NE ¼ AND A PORTION OF THE NE ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF SAID SECTION 32; THENCE NORTH 85°18’27” EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34’35” WEST, A DISTRANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34’35” WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33’45” EAST A DISTANCE OF 685.15 FEET; THENC SOUTH 01°13’27” WEST, A DISTANCE OF 785.15 FEET; THENCE NORTH 89°54’55” WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56’43” EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49’02” EAST, A DISTANCE OF 436.28 FEET; THENCE NORTH 00°47’37” EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49’03” EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10’58” EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49’02” EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

said properties being generally located between Glades Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road in Fort Pierce, Florida shall be and

the Zoning Designation is hereby changed from St. Lucie County IH, Industrial Heavy, to City of Fort Pierce PD, Planned Development, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development

SECTION 3. The following are conditions that are placed upon the Planned Development subject to the Zoning Atlas Map Amendment process.

1. The height of staked materials shall not exceed 25 feet.

2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.

3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).

4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.

5. No melting or burning of any materials shall take place on site.

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7:30 AM until 5:30 PM Monday through Friday for processing and equipment operation.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-041 was duly advertised by title only in the St. Lucie News Tribune on Sunday, September 1, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 16, 2019; and was duly introduced, read by title only, and passed on second and final reading October 7, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 7th day of October, 2019.

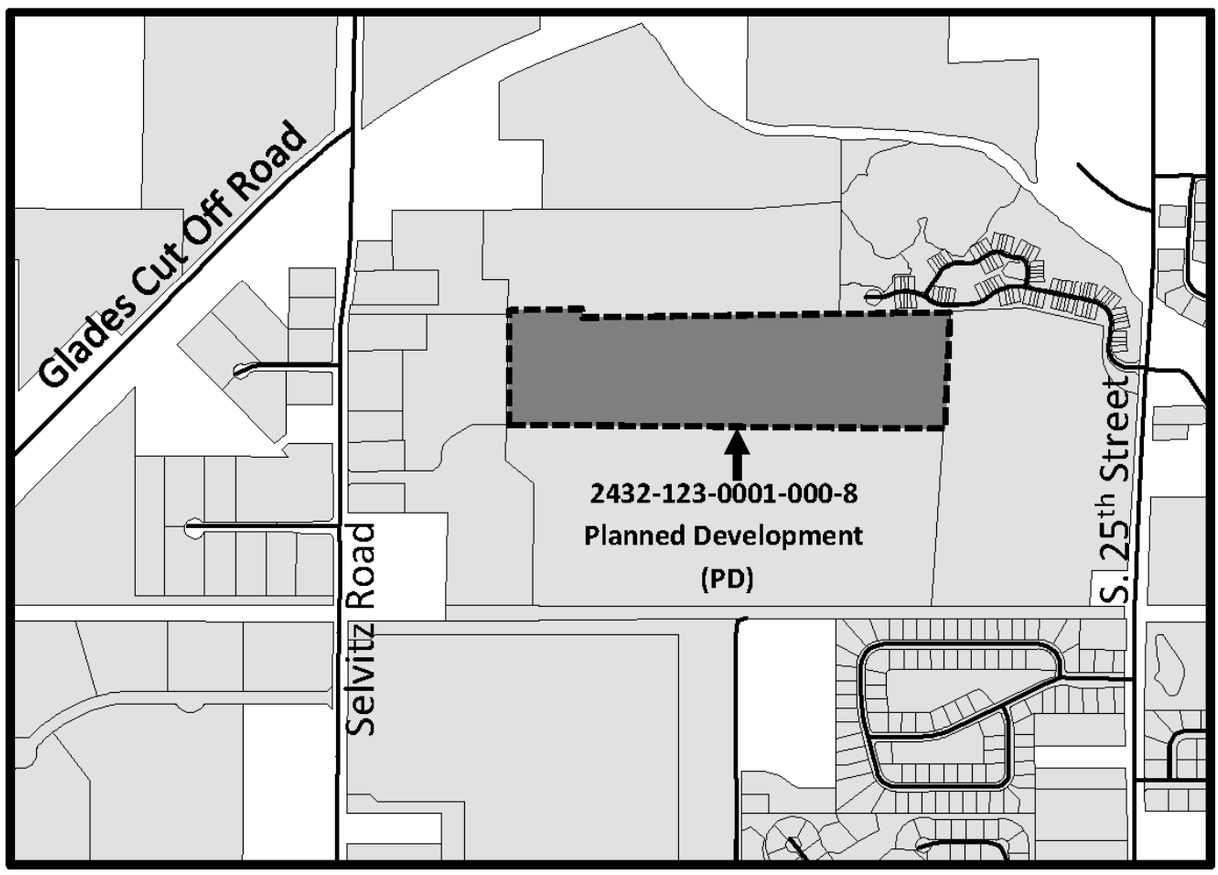
_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



The property is rezoned St. Lucie County IH, Industrial Heavy, to City of Fort Pierce PD, Planned Development

Exhibit B
Sketch and Legal Description

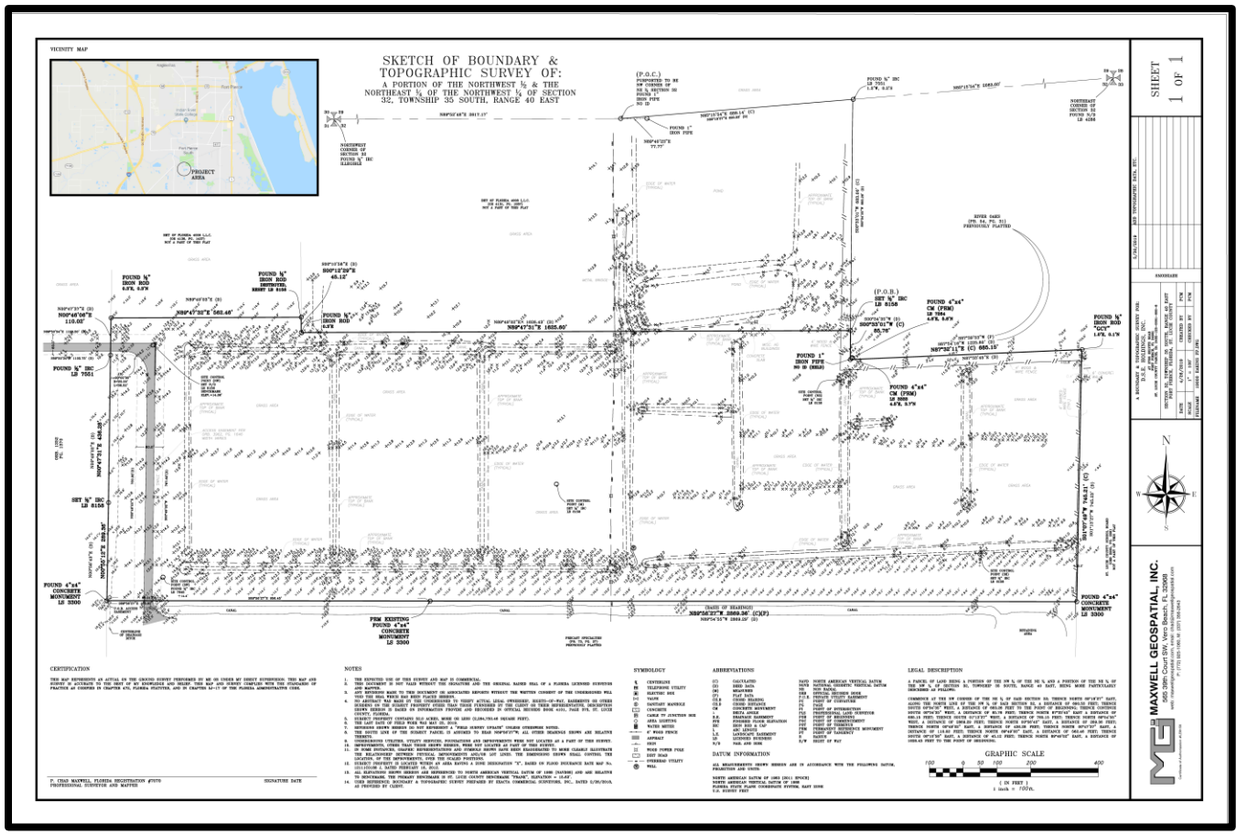


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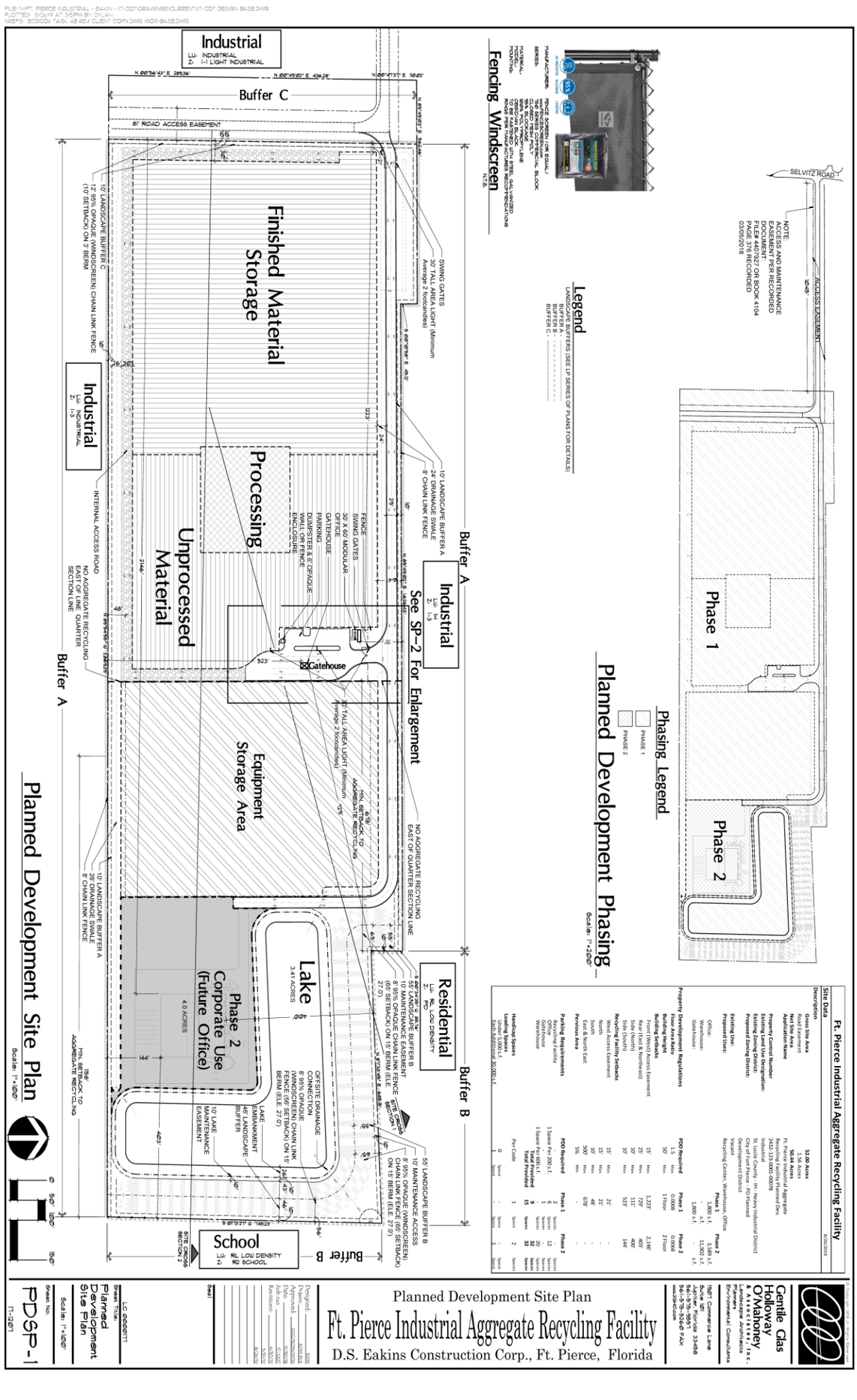
Exhibit C
Planned Development



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SECTION 3. The following are conditions that are placed upon the Planned Development subject to the Zoning Atlas Map Amendment process.

1. The height of staked materials shall not exceed 25 feet.

2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.

3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).

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City Attorney

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Linda Hudson
Mayor Commissioner

ATTEST:

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Linda W. Cox
City Clerk

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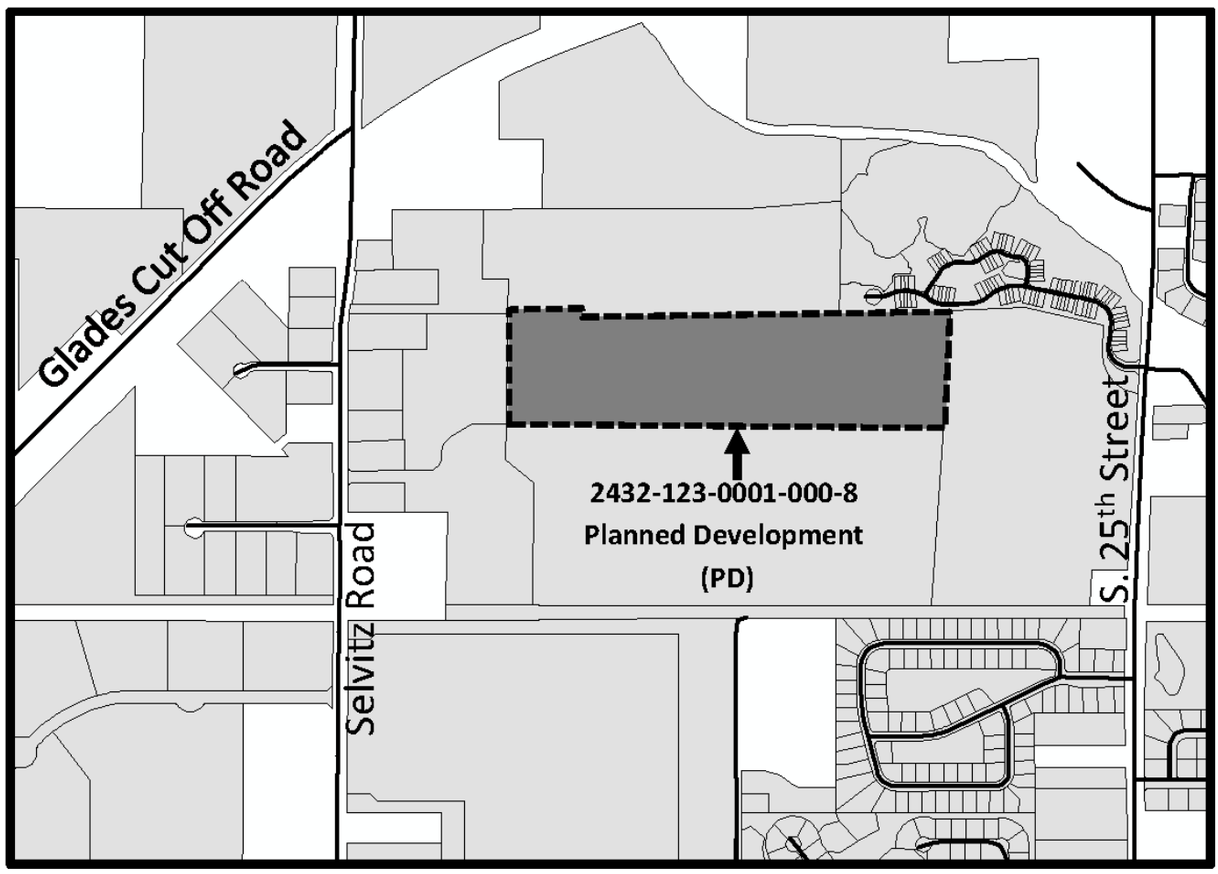

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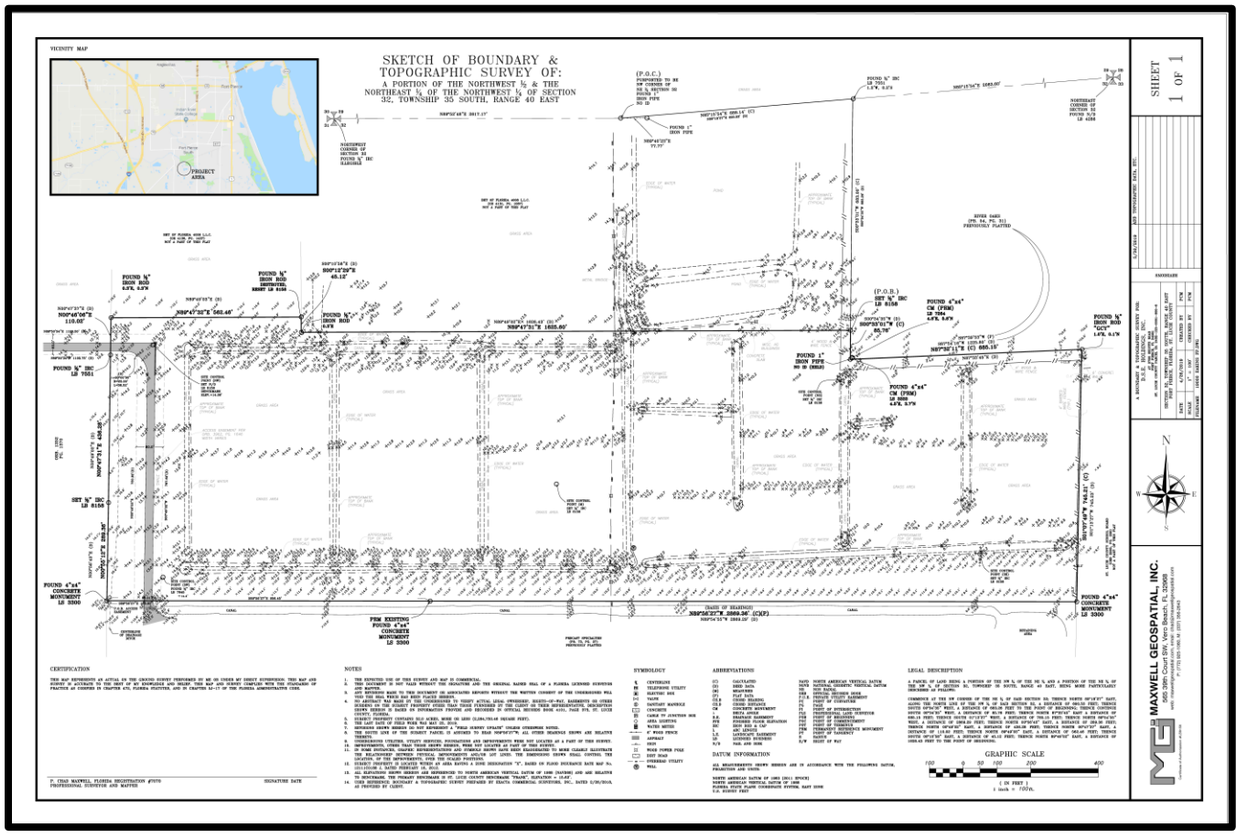
Sketch and Legal Description



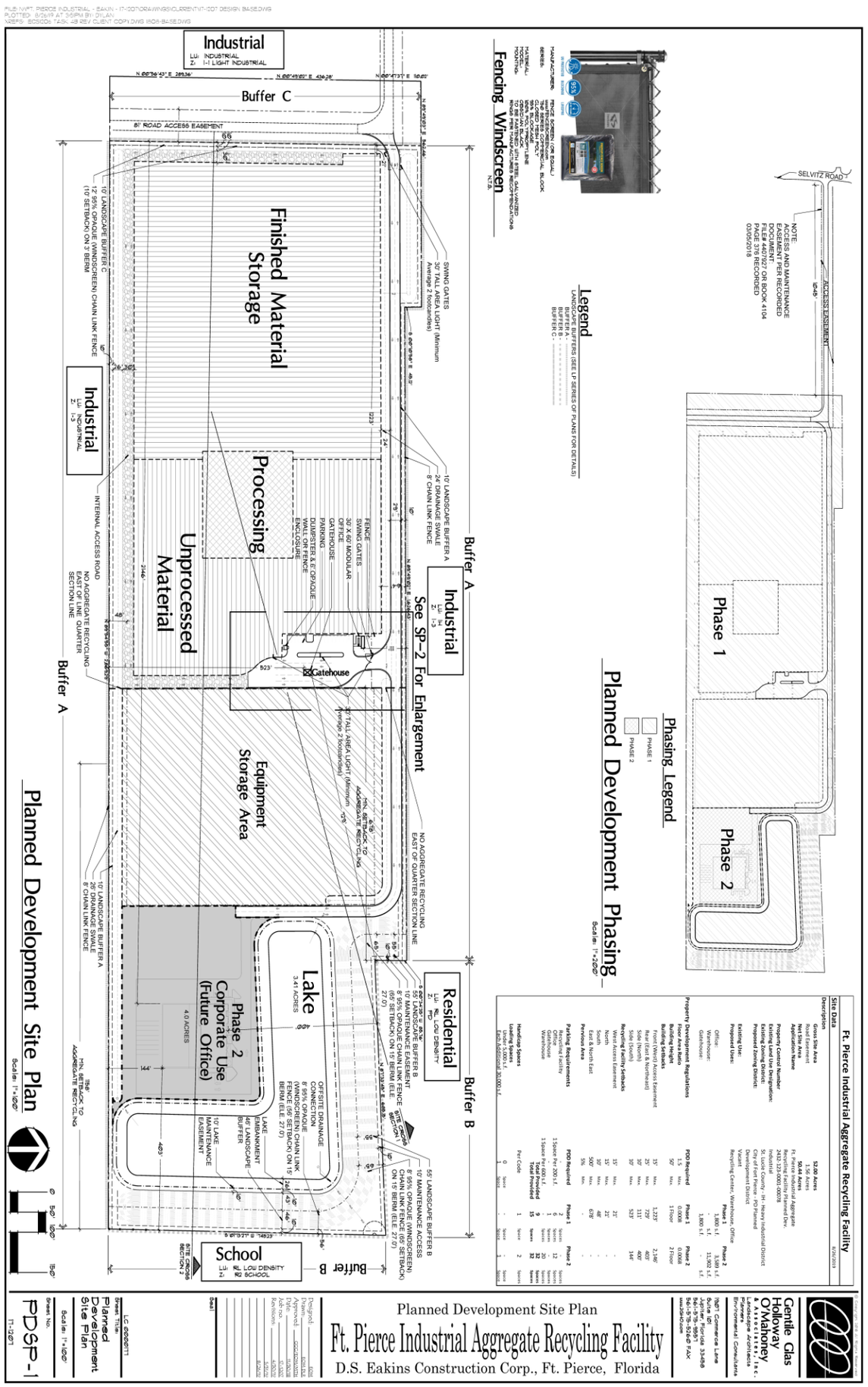
Parcels IDs: 2432-123-0001-000-8

From and after the effective date hereof, the following properties legally described as:

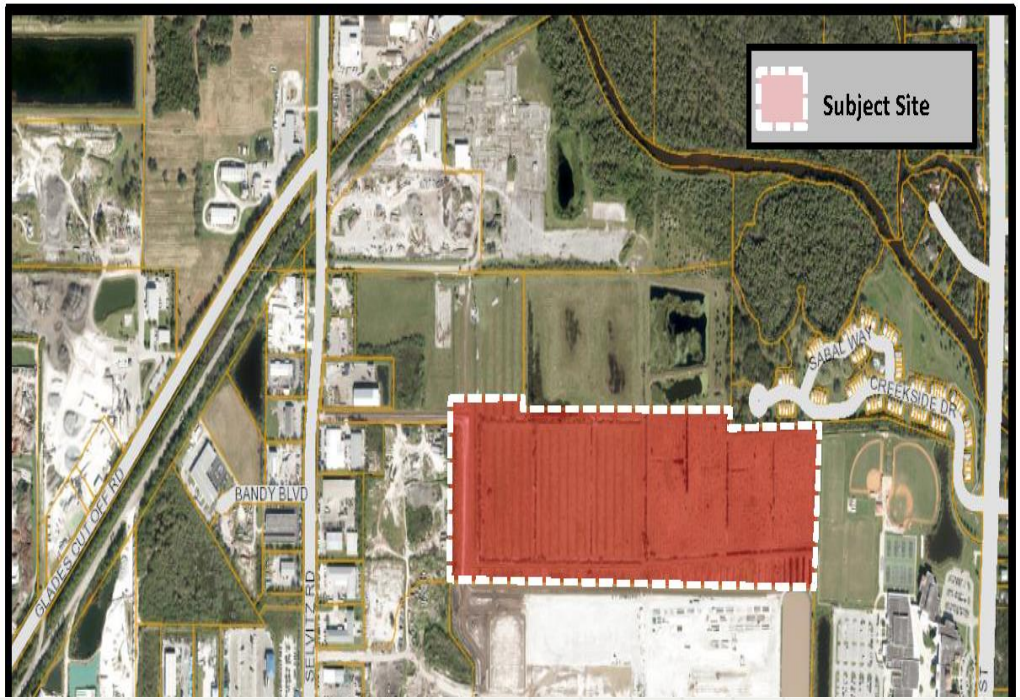
A PARCEL OF LAND BEING A PORTION OF THE NEW ¼ OF THE NE ¼ AND A PORTION OF THE NE ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF SAID SECTION 32; THENCE NORTH 85°18’27” EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34’35” WEST, A DISTRANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34’35” WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33’45” EAST A DISTANCE OF 685.15 FEET; THENC SOUTH 01°13’27” WEST, A DISTANCE OF 785.15 FEET; THENCE NORTH 89°54’55” WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56’43” EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49’02” EAST, A DISTANCE OF 436.28 FEET; THENCE NORTH 00°47’37” EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49’03” EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10’58” EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49’02” EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

Exhibit C
Planned Development

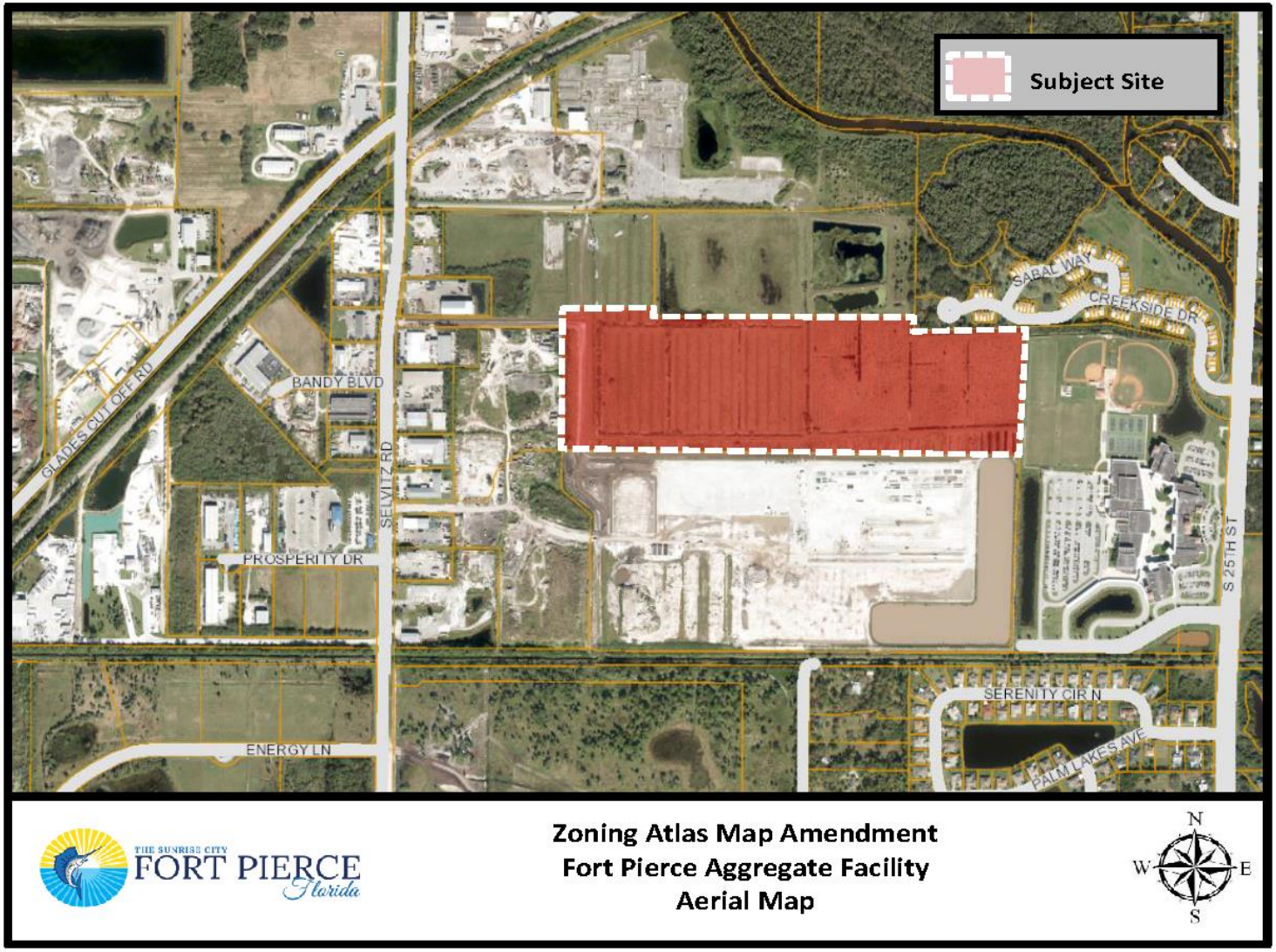


Application for Zoning Atlas Map Amendment & Final Plat

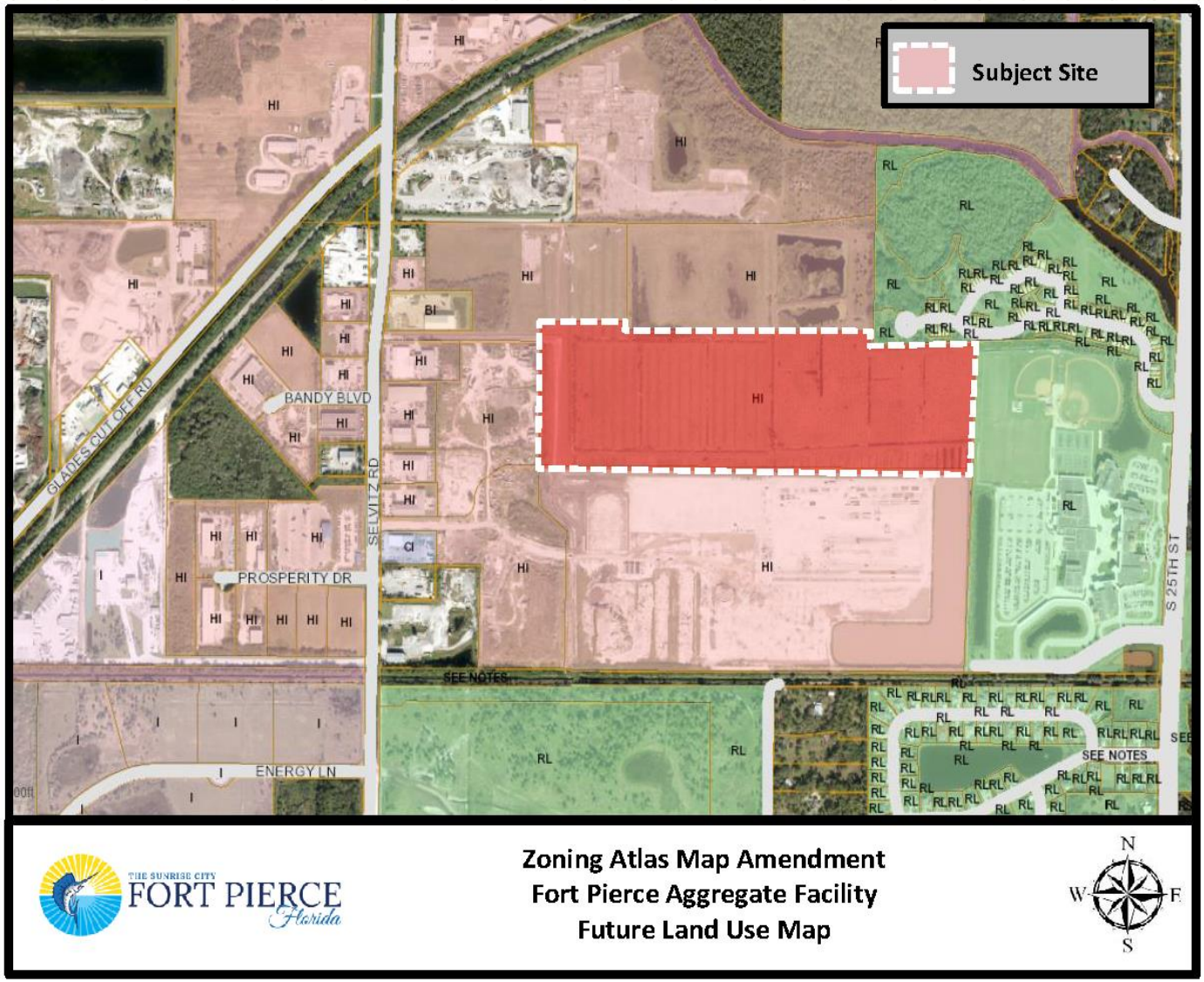


Parcel ID: 2432-123-0001-000-8

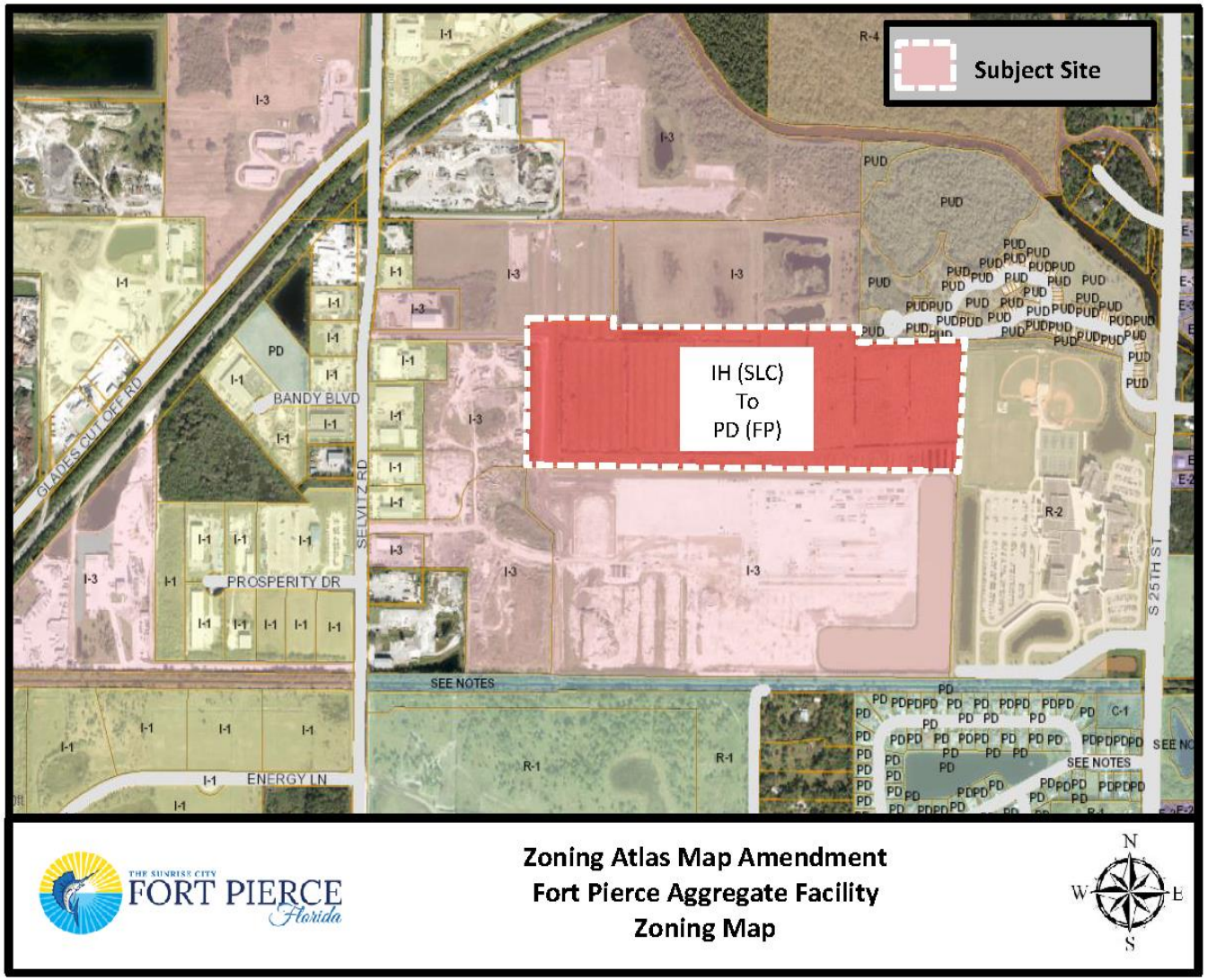
Aerial Map


Subject Site
SABAL WAY
CREEKSIDE DR
BANDY BLVD
GLADES CUT OFF RD
SELVITZ RD
PROSPERITY DR
S 25TH ST
SERENITY CIR N
PALM LAKES AVE
ENERGY LN
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map


Subject Site
IH (SLC)
To
PD (FP)
BANDY BLVD
PROSPERITY DR
ENERGY LN
SELVITZ RD
GLADES CUT OFF RD
S 25TH ST
SEE NOTES
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Zoning Map
N
W
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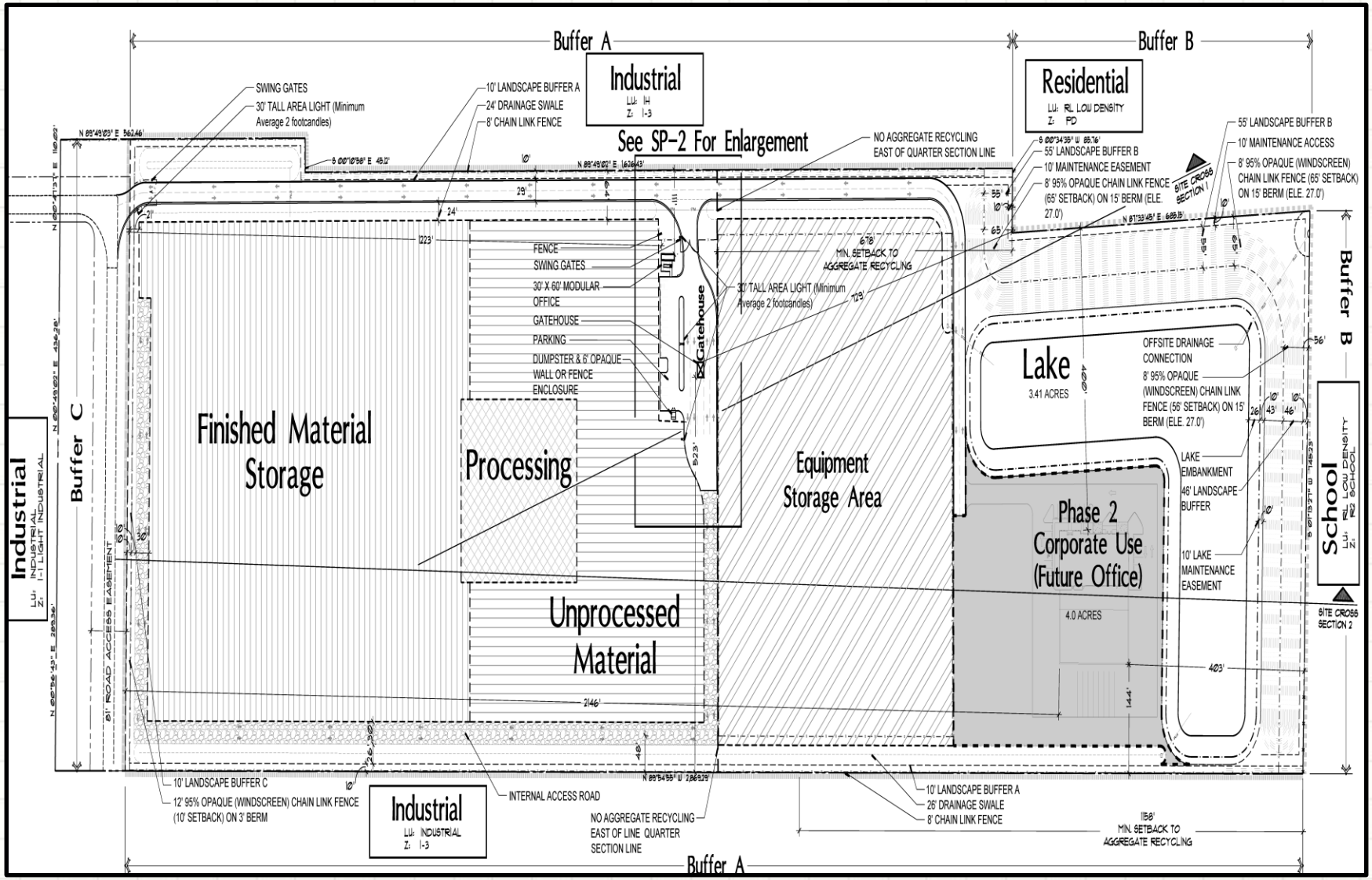
Zoning Atlas Map Amendment

Rezoning property from IH, Industrial Heavy (SLC) to PD, Planned Development (FP) with an associated development plan

- Staff recommends **Approval** with eleven (11) conditions
  - ❑ The Planning Board voted 5-0 to recommend approval with 11 conditions
  - ❑ The Future Land Use is Heavy Industrial & the operation requested is only suitable for a Heavy Industrial zone.
  - ❑ The project is consistent with the City's Land Development Code and Comprehensive Plan.

Site Plan


Buffer A
Buffer B
Buffer C
Industrial
LU: IH
Z: I-3
Residential
LU: RL LOW DENSITY
Z: PD
See SP-2 For Enlargement
SWING GATES
30' TALL AREA LIGHT (Minimum Average 2 footcandles)
10' LANDSCAPE BUFFER A
24' DRAINAGE SWALE
8' CHAIN LINK FENCE
NO AGGREGATE RECYCLING EAST OF QUARTER SECTION LINE
55' LANDSCAPE BUFFER B
10' MAINTENANCE EASEMENT
8' 95% OPAQUE CHAIN LINK FENCE (65' SETBACK) ON 15' BERM (ELE. 27.0')
10' MAINTENANCE ACCESS
8' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (65' SETBACK) ON 15' BERM (ELE. 27.0')
SITE CROSS SECTION 1
FENCE
SWING GATES
30' X 60' MODULAR OFFICE
GATEHOUSE
PARKING
DUMPSTER & 6' OPAQUE WALL OR FENCE ENCLOSURE
678' MIN. SETBACK TO AGGREGATE RECYCLING
30' TALL AREA LIGHT (Minimum Average 2 footcandles)
Gatehouse
Finished Material Storage
Processing
Equipment Storage Area
Unprocessed Material
Lake
3.41 ACRES
OFFSITE DRAINAGE CONNECTION
8' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (56' SETBACK) ON 15' BERM (ELE. 27.0')
LAKE EMBANKMENT
46' LANDSCAPE BUFFER
10' LAKE MAINTENANCE EASEMENT
Phase 2 Corporate Use (Future Office)
4.0 ACRES
School
LU: RL LOW DENSITY
Z: SCHOOL
SITE CROSS SECTION 2
Industrial
LU: INDUSTRIAL
Z: I-1 LIGHT INDUSTRIAL
81' ROAD ACCESS EASEMENT
10' LANDSCAPE BUFFER C
12' 95% OPAQUE (WINDSCREEN) CHAIN LINK FENCE (10' SETBACK) ON 3' BERM
INTERNAL ACCESS ROAD
Industrial
LU: INDUSTRIAL
Z: I-3
NO AGGREGATE RECYCLING EAST OF LINE QUARTER SECTION LINE
10' LANDSCAPE BUFFER A
26' DRAINAGE SWALE
8' CHAIN LINK FENCE
158' MIN. SETBACK TO AGGREGATE RECYCLING
Buffer A

Staff Recommendation

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 & 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends **APPROVAL** with the following eleven (11) conditions:

1. The height of staked materials shall not exceed 25 feet.
2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.
3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).
4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.
5. No melting or burning of any materials shall take place on site.

Staff Recommendation

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7 AM until 7 PM Monday thru Saturday.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the Zoning Atlas Map Amendment to PD with no changes.
    - Planning Board voted 5-0 to recommend approval with 11 conditions.
    - Staff recommends APPROVAL with seven (11) Conditions
- **APPROVE** of the proposed Zoning Atlas Map Amendment to PD with changes or additional Conditions.
- **DISAPPROVE** of the proposed Zoning Atlas Map Amendment to PD.

Final Plat

Final Plat for a Subdivision titled “D.S.E Holdings.”

- Staff recommends **Approval** of the request.
  - ❑ Final Plat meets the criteria as specified in Chapter 18 of the Code of Ordinances.
  - ❑ Consistent with Land Development Code & Comprehensive Plan

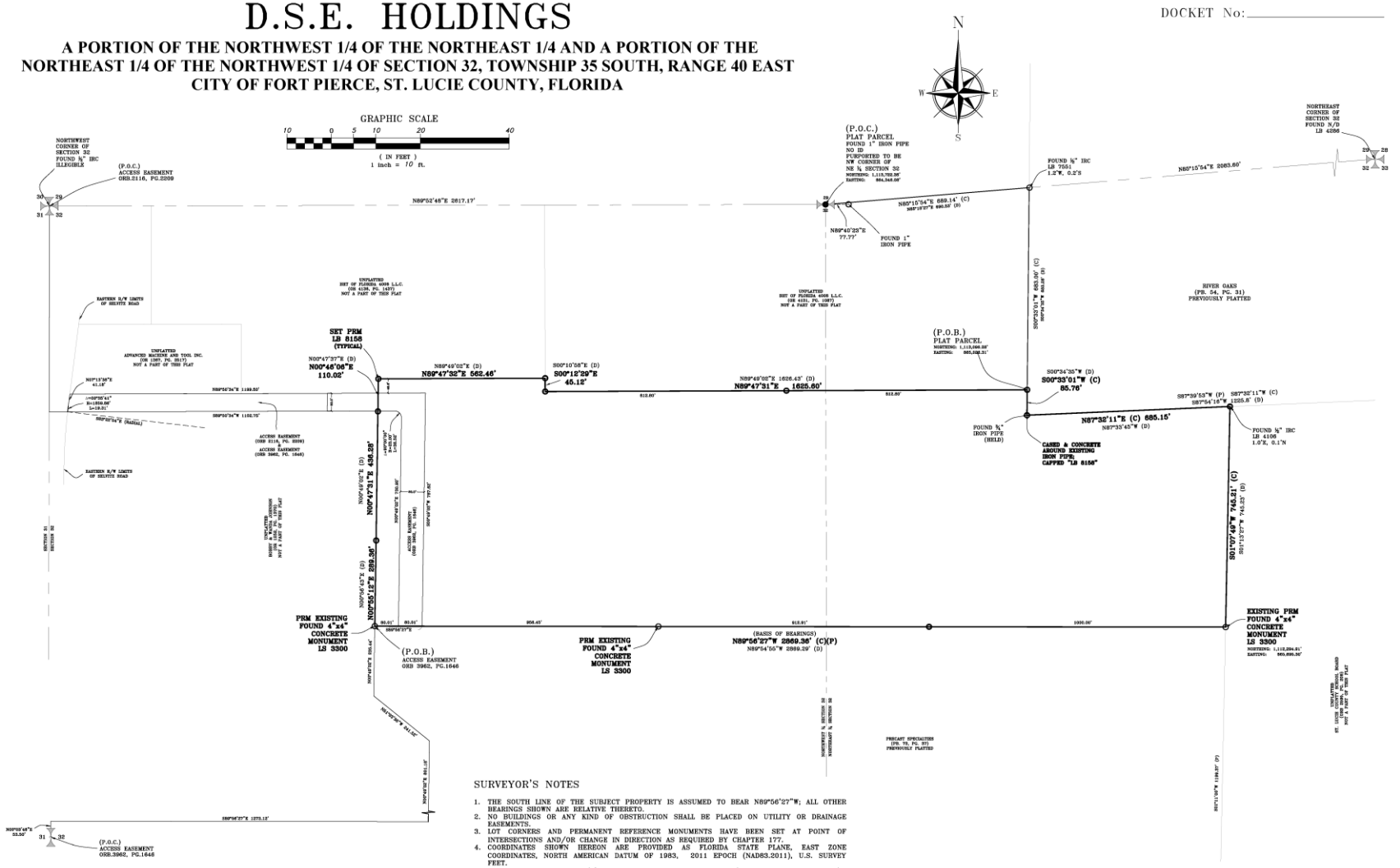
Plat

PLAT BOOK:_____ PAGE:_____

DOCKET No:_____

D.S.E. HOLDINGS

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. THE SOUTH LINE OF THE SUBJECT PROPERTY IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177.
4. COORDINATES SHOWN HEREON ARE PROVIDED AS FLORIDA STATE PLANE, EAST ZONE COORDINATES, NORTH AMERICAN DATUM OF 1983, 2011 EPOCH (NAD83.2011), U.S. SURVEY FEET.
5. THIS PLAT CONTAINS ONE (1) LOT WITH AN AREA OF 52.0 ACRES (2,264,730.46 SQUARE FEET).
6. ABBREVIATIONS AND SYMBOLS USED AS FOLLOWS:

(P) PLAT DATA
CM CONCRETE MONUMENT
IRC IRON ROD & CAP
LB LICENSED BUSINESS
N/D NAIL AND DISK
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT

○ 4"x4" CONCRETE MONUMENT WITH N/D "LB 8156"

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158

Staff Recommendation

Staff **APPROVAL** to the City Commission, subject to one (1) Condition:

1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** of the proposed Final Plat subject to 1 Condition with no changes
- **APPROVE** of the proposed Final Plat with changes
- **DISAPPROVE** of the proposed Final Plat.

Application for Zoning Atlas Map Amendment & Final Plat

Parcel ID: 2432-123-0001-000-8

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nicholas Mimms, P.E., City Manager

THROUGH: Jennifer Hofmeister, AICP, LCAM Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for a Zoning Atlas Amendment (Rezoning)**
IH, Industrial Heavy (County) to PD, Planned Development (City)
Application for Subdivision (Final Plat)
FP Aggregate Recycling Facility – 2432-123-0001-000-8

BOARD DATE: September 16, 2019

STAFF REPORT

Property Owner/Applicant: D.S.E. Holdings Inc.
1483 Kinetic Road
West Palm Beach, FL 33403

Representative: 2GHO (Emily O'Mahoney)
1907 Commerce Lane, Suite 101
Jupiter, FL 33458

Requested Action: Approval to rezone the subject property from Industrial Heavy (IH), (St. Lucie County Zoning) to Planned Development (PD), (City of Fort Pierce Zoning) with an accompanying development plan

Approval of a Final Plat

Site Location: Between Glade Cut Off Road & Bandy Boulevard approximately 1,100 feet east of Selvitz Road

Parcel IDs: 2432-123-0001-000-8

Existing Use: Vacant

Parcel Size: 52 Acres

Current Zoning: Industrial Heavy (IH) – St. Lucie County Zoning

Future Land-Use Heavy Industrial (HI)

Proposed Zoning: Planned Development (PD)

Surrounding Zoning:

North	East	South	West
I-3/PD	R-2	I-3	I-3

Staff Analysis:
Request

In accordance with Sections 22-40, 22-128, and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from St. Lucie County Heavy Industrial (HI) to City of Fort Pierce Planned Development (PD). The land size for the project is approximately 52 acres.

In conjunction with the Zoning Atlas Map Amendment application, pursuant to Chapter 18, the applicant is also requesting review and approval of a Final Plat for 52 acres of property.

History

The subject site, in addition to seven other parcels, was annexed into the City limits in 2004 via Ordinance K-310 for the purpose of annexing property generally located between Selvitz Road and 25th Street that were identified as being contiguous to the municipal boundary. As such, these parcels were corresponding to FPUA annexation agreements on file with the City.

Three of the seven parcels annexed were designated with an IH zoning classification by St. Lucie County at the time of annexation. However, the City Code did not include a heavy industrial zoning classification until several years after annexation in December of 2008 via Ordinance L-63. The property was originally annexed into the City as I-1. In the absence of an equivalent City of Fort Pierce zoning designation to assign, the property reverted back to its original zoning with St. Lucie County of IH in 2011 through Ordinance L-226. The purpose of this reversion was that it was deemed that the City zoning that was given to the parcel in 2004 was incorrect. Even though the City had a Heavy Industrial Zoning designation by 2011, it could not assign this zoning district to the parcel because it did not exist at the time of annexation in 2004. The only option was to return to the previous zoning that was in place in 2004. This places the onus on any future property owners to go through the City's rezoning process in order to allow the property to be used for its intended purpose.

Future Land Use Designation & Comprehensive Plan

The subject site has a Future Land Use designation of HI. This designation is intended for parcels suitable for industrial development to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum Floor Area Ratio (FAR) of 2.0.

The requested zoning designation and proposed development plan are consistent with the Future Land Use Element of the Comprehensive Plan.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan;

(2) The amendment will not have an adverse effect on the ability of the City to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan, and Future Land Use designation of HI. Furthermore, the amendment will not have an adverse an effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the designation of lands; when location and characteristics are appropriate, to provide manufacturing and processing facilities, distribution facilities, warehousing, and intensive commercial uses to promote the City's position as a major employment center. Specific uses and developments shall comply with established land development regulations, and seek to ensure minimal impacts to neighboring uses or districts.

Planned Development Overview:

The Applicants are seeking a PD to operate a facility that will be known as the "Fort Pierce Industrial Aggregate Recycling Facility." The uses of this facility will be office, warehouse, and a recycling center. The recycling facility will be used for unused and retired concrete and asphalt materials. The project will be developed in two phases, with the recycling facility portion being Phase 1 and the office/warehouse facility being Phase 2 of the project. During Phase 1, a small office will be utilized as the applicant has indicated there is not an immediate need for a full office complex at this time.

The applicant has stated that the site plan is laid out in such a way that the storing and processing of aggregate materials is as far away as possible from any residential structures or the adjacent school. Between the stored material and the residential buildings/school, there will be an equipment storage area, the future office complex, and a retention pond. All of these areas will act as separate buffers from the residential buildings and the school. To further this buffer, the applicant is providing a heavy landscaping buffer and opaque fencing along all areas of the property that it shares with the residential and school properties. This particular landscape buffer ranges between 33 feet to 42 feet in width. The standard requirement for a landscape buffer in the City is 10 feet, and the applicant is providing more than the requirement in an attempt to mitigate any potential impacts of the development on adjacent property owners.

The applicants are requesting as part of the subject PD that the outdoor storage of materials be stacked as high as 30 feet tall. Staff opposes this request and has placed a condition that the outdoor storage of material comply with a maximum height of 15 feet, as outlined in City Code 22-67(e)(5). With the close proximity to a school and residential communities, Staff would not recommend increasing the height above what City Code currently allows in other commercial and industrial zoning districts.

The applicants have provided a dust control plan and expressed that they have almost 30 years of experience in operating a facility like this without a dust problem. A watering truck will be kept on site to keep all areas moistened to prevent excess dust from occurring. The specialized recycling equipment also uses a water feature to prevent the creation of dust.

The hours of operation for the site will be Monday through Friday, from 7am to 7pm, with the concrete recycling portion of the development occurring Monday through Thursday and maintenance and repairing of equipment taking place on Fridays. Saturdays are reserved for either recycling or maintenance activities.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Zoning Atlas Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board:

The Planning Board at their meeting on August 13, 2019 and voted 5-0 to recommend approval of the request with 11 conditions. The Planning Board does not review Final Plats pursuant to City Code 18-9 (b).

Public Notification:

Thirty-one letters were sent out to property owners within 500 feet of the subject property. There have not been any letters returned and an update will be given at the City Commission meeting.

Staff Recommendation:

The requested Application for Zoning Atlas Amendment meets the criteria specified in Sections 22-40 and 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare, Therefore Staff recommends **APPROVAL** of the request with the following 11 conditions.

1. The height of staked materials shall not exceed 25 feet.

2. At time of Building Permit submittal, a copy of the FDEP Air General Permit shall be forwarded to the City's Engineering Department.

3. The Phase 2 parking lot shall include appropriate curbing at landscaped islands, as per the requirements listed in Section 22-187(12)(d).

4. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180, except for such bond being for a period of 60 months.

5. No melting or burning of any materials shall take place on site.

6. The operations shall adhere to the submitted and approved truck route to and from the site. Any deviation from this approved truck route shall be subject to review and approval by the Planning Department.

7. The operation shall adhere to the noise Ordinance, as outlined in Sections 11-52 through 11-52.22.

8. The eastern limit of the aggregate recycling facility shall now become the quarter section line.

9. The operator shall adhere to the D. S. Eakins Construction Corporation Dust Mitigation Plan for the Fr. Pierce Industrial Aggregate Recycling Facility, provided with the application submittal May 31, 2019. The operator shall maintain records of the actions taken to control dust in the plan. The records shall be available to the City of Fort Pierce and the School Board of St. Lucie County.

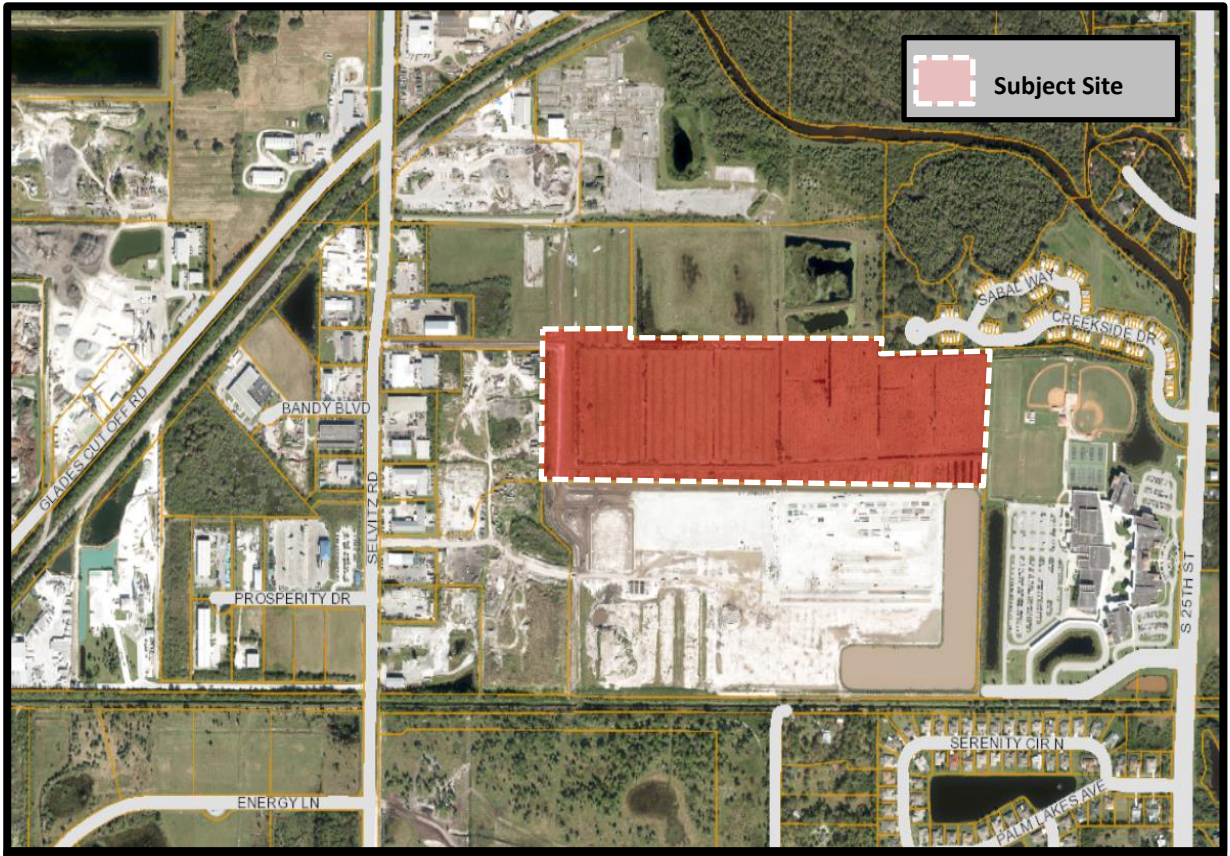
10. Landscape on the East/Northeast buffers shall be properly maintained, and any dead or nonproductive plant material shall be replaced. It shall be provided with a permanent irrigation system. The landscaping shall be comprised of a berm of at least 15 feet in height with opaque fencing a minimum 8 feet in height erected on top.

11. The work hours shall be 7 AM until 7 PM Monday thru Saturday.

Staff Recommendation: Final Plat

The Final Plat meets the above standards of the City's Land Development Code and Comprehensive Plan; therefore, Staff recommends **APPROVAL** of the request with the following condition:

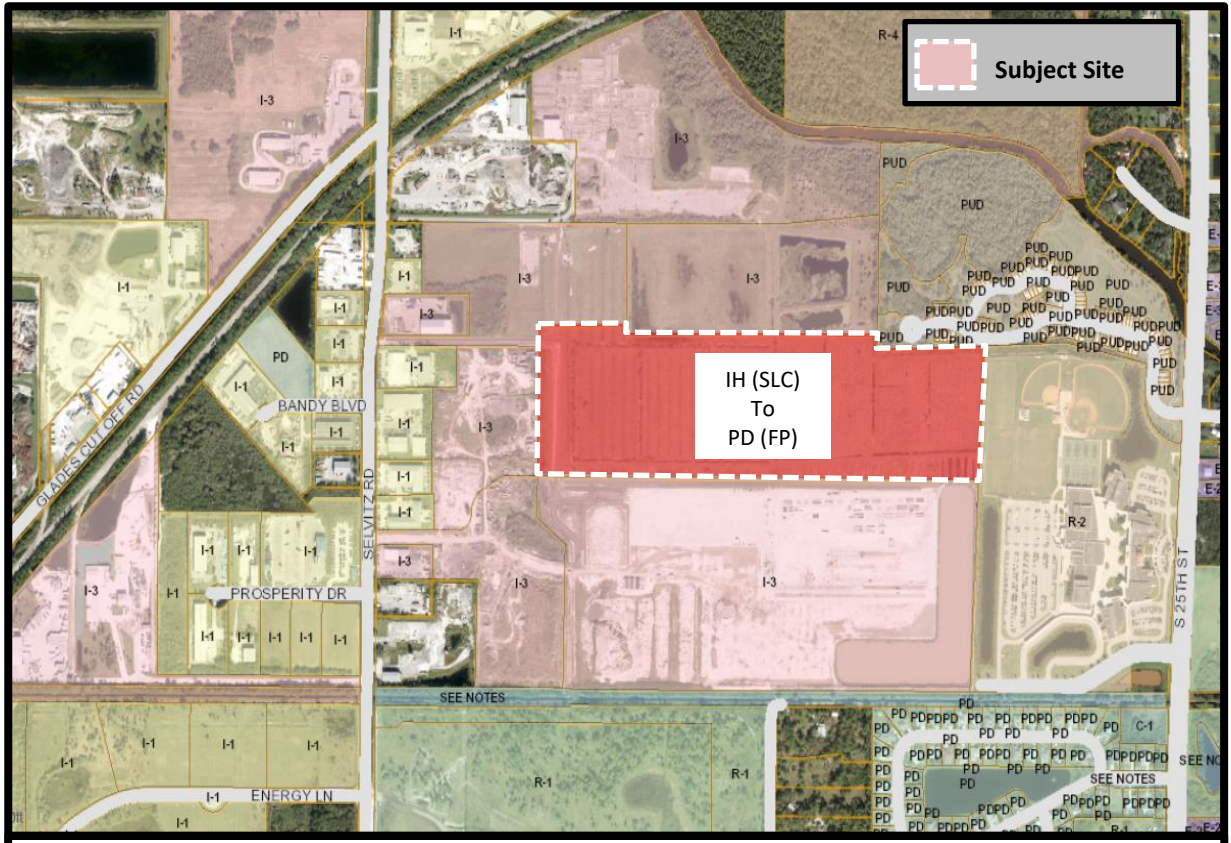
1. The applicant will supply two (2) Mylars before the City Commission meeting for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.



THE SUNRISE CITY FORT PIERCE Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Aerial Map

N W E S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Zoning Map

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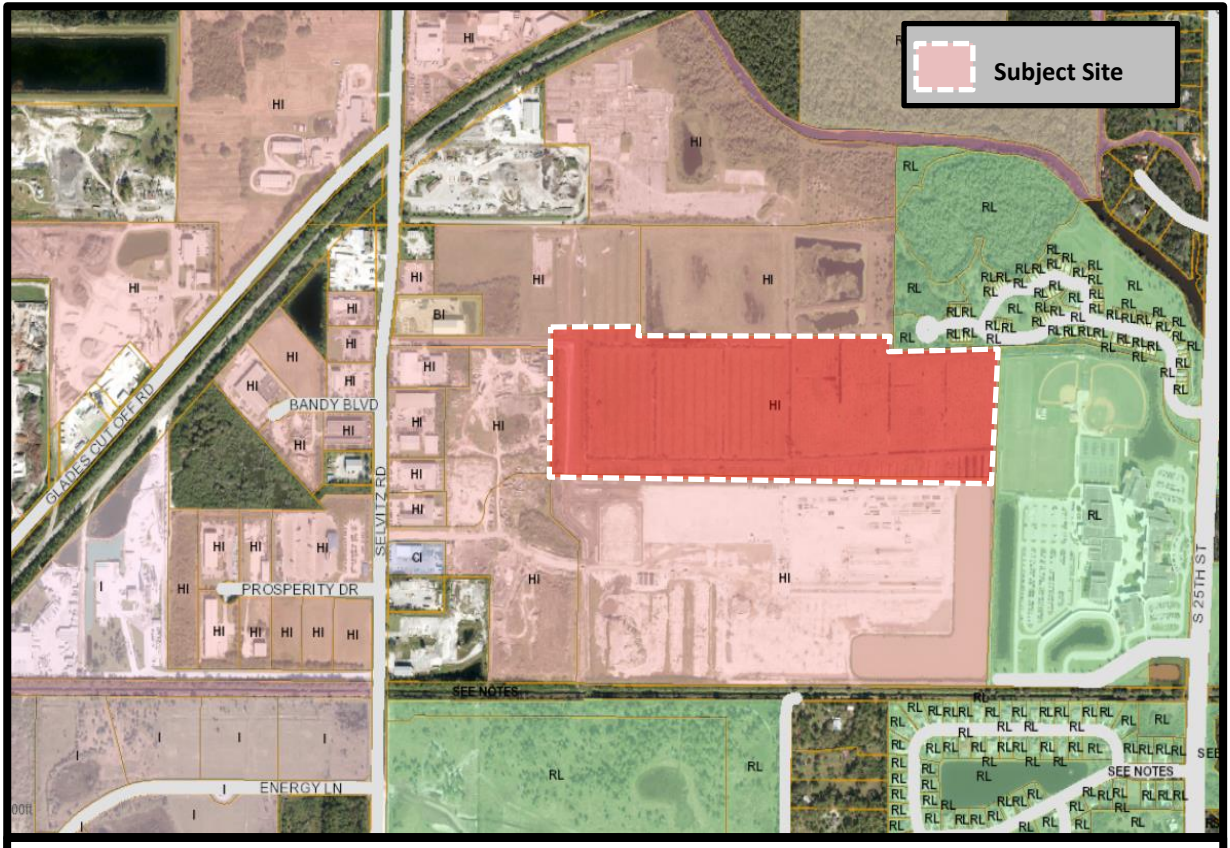

THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
Fort Pierce Aggregate Facility
Future Land Use Map

N
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

May 16, 2019

Emily O'Mahoney, (Gentile, Glas, Holloway, O'Mahoney & Associates Inc.)
1907 Commerce Lane
Jupiter, FL 33458

SUBJECT: **FP Aggregate Facility – 3896 Selvitz Road**
TECHNICAL REVIEW PROJECT: # 19-43900003
ZONING ATLAS MAP AMENDMENT TO PD

Comments:

1. Staff cannot support the storage of outdoor materials at 30 feet as proposed. Staff would support between 8-15 feet, but all fences around the storage site would need to be at the height of stored material.
2. As the City Commission decides the thresholds for site plan review. The proposal of review for all site plans 25,000 square feet & over cannot be supported. Please note that the City now has a minor and major site plan review. All major site plan review is 4,000 square feet & over, with minor site plan review being 3,999 square feet & under.
3. The opaque fence should be 100% not 95% as shown. Adjust the plans to show this change.
4. All irrigation of landscaping & vegetation should be a permanent system and not temporary as proposed. With a temporary system how would the plants get watered if the system were to be discontinued? Adjust the system to a permanent system to allow for continued watering of all onsite landscaping & vegetation.
5. As a note the parking standards are located in City Code 22-60 and not the I-3 zoning district code as laid out in the proposed PD plan. Make this minor adjustment to your PD Zoning Plan.
6. As a note the property still has a St. Lucie County zoning of IH, Industrial Heavy and not a City zoning of I-3, Heavy Industrial. Adjust the plans and Narrative where I-3 is mentioned as the zoning on the property.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by May 31, 2019 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED

JUN 04 2019

CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

DATE : June 4, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 31, 2019:

- [x] Planned Development Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend w/ Conditions
- [ ] Do not Recommend

- [x] Approval of PD
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering conditions of approval

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
2. The Phase II parking lot shall include the appropriate curbing at all landscaped islands as per the requirements listed in the City of Fort Pierce Code of Ordinances Section 22-187(12)(d).

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

DATE : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] Planned Development Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\F\Fort Pierce Industrial Aggregate Recycling\Plat and PD\Submittal No. 1 - 050319\Planned Development\Plannned Development Comments - 051519.docx

ENGINEERING COMMENTS:

1. Update the survey to include the total acreage of the property and include existing grade elevations extending a minimum of 50' off-site.
2. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
3. Update the site plan to include parking lot dimensions for the Gatehouse parking stalls and access aisle.
4. What is the composition of the material utilized to construct the 30' access road?

JRA/TST/tst

TST

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 3896 Selvitz Rd.
Property Name: DSE Holdings
Project Name:
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/13/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-09000003 & 19-43900003

Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Electric is available, but I need more info on service size and operating voltage

Technical Review Committee meeting

May 16th, 2019

Case # 19-09000003 / 19-43900003

Final Plat and planned development

D.S.E Holdings, 3896 Selvitz Rd., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

May 15, 2019

Project: **D.S.E. Holdings Selvitz Road**
Subject: **Design Review Comments**
To: Brandon Creagan
From: Grant Chambers

1. Are improvements to the driveway on Selvitz road proposed? Please identify the existing driveway on the survey and dimension the radius of return to verify the driveway will be functional for the intended uses.
2. A review of the traffic report may be required by an outside consultant at the cost of the applicant.

ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	May 15, 2019
SUBJECT:	**Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road** Technical Review Project#s 19-09000003 & 19-43900003

The St. Lucie County Planning & Development Services Department has completed a review of the distribution (resubmittal) of Technical Review Projects 19-09000003 & 19-43900003.

Background

Application for a Zoning Atlas Map Amendment and Final Plat for the construction and operation of a Concrete Aggregate Recycling Facility located at 3896 Selvitz Road. The property is zoned St. Lucie County IH, Industrial Heavy with a City of Fort Pierce Future Land Use of HI, Heavy Industrial. The property size is approximately 52 acres. The rezoning would seek to change the zoning to City of Fort Pierce PD, Planned Development. The Final Plat would seek to plat the property as this property has been split off more than once from the former parent tract and platting is required per Chapter 18 of the Fort Pierce City Code and Florida State Statue Chapter 177.

Review Comments

Thank you for providing responses to previous comments and notes. The redesigned development plan presents notable improvements in layout and orientation, with adjacent uses.

General Notes:

- The City may encouraged to use an alternative to chain link fence with an opaque screen or appropriate conditions applied to maintenance.
- The small modular office facility (permanent) is encouraged to meet any applicable design review guidelines.
- In the absence of the property featuring any roadway/street frontage, the City may consider requesting the applicant detail this waiver/deviation as part of the proposed PD, Planned Development.
- The Traffic Report references TPO counts for 2017, whereas the 2018 counts may be available. Is the TPO standard evaluation for this project, 1-mile (used) or 2-miles? The City of Fort Pierce may consider any vested or committed trips from the LTC Ranch Project to review potential impacts.
- The landscape plan (current or revised) could not be located within the transmitted packet.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

May 16, 2019

Emily O'Mahoney, (Gentile, Glas, Holloway, O'Mahoney & Associates Inc.)
1907 Commerce Lane
Jupiter, FL 33458

SUBJECT: **FP Aggregate Facility – 3896 Selvitz Road**
TECHNICAL REVIEW PROJECT: # 19-43900003
ZONING ATLAS MAP AMENDMENT TO PD

Comments:

1. Staff cannot support the storage of outdoor materials at 30 feet as proposed. Staff would support between 8-15 feet, but all fences around the storage site would need to be at the height of stored material.
2. As the City Commission decides the thresholds for site plan review. The proposal of review for all site plans 25,000 square feet & over cannot be supported. Please note that the City now has a minor and major site plan review. All major site plan review is 4,000 square feet & over, with minor site plan review being 3,999 square feet & under.
3. The opaque fence should be 100% not 95% as shown. Adjust the plans to show this change.
4. All irrigation of landscaping & vegetation should be a permanent system and not temporary as proposed. With a temporary system how would the plants get watered if the system were to be discontinued? Adjust the system to a permanent system to allow for continued watering of all onsite landscaping & vegetation.
5. As a note the parking standards are located in City Code 22-60 and not the I-3 zoning district code as laid out in the proposed PD plan. Make this minor adjustment to your PD Zoning Plan.
6. As a note the property still has a St. Lucie County zoning of IH, Industrial Heavy and not a City zoning of I-3, Heavy Industrial. Adjust the plans and Narrative where I-3 is mentioned as the zoning on the property.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by May 31, 2019 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-43900003

DATE : May 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] Planned Development Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [x] Approval of PD
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\F\Fort Pierce Industrial Aggregate Recycling\Plat and PD\Submittal No. 1 - 050319\Planned Development\Plannned Development Comments - 051519.docx

ENGINEERING COMMENTS:

1. Update the survey to include the total acreage of the property and include existing grade elevations extending a minimum of 50' off-site.
2. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
3. Update the site plan to include parking lot dimensions for the Gatehouse parking stalls and access aisle.
4. What is the composition of the material utilized to construct the 30' access road?

JRA/TST/tst

TST

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

From : John R. Andrews, P.E., City Engineer

Re : D.S.E. Holdings Final Plat
3896 Selvitz Road
TRC No. 19-09000003

Date : May 16, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- [x] Final Plat Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Final Plat
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for comments

Q:\ENGINEERING\Site Development Projects\D\DSE Holdings\Final Plat and PD\Submittal No. 1 - 050219\Plat Comments - 051619.docx

ENGINEERING COMMENTS:

1. Please make the following modifications to the submitted plat:
    a. Sheet 1 of 2 – Add the City Attorney's Certification
    b. Sheet 1 of 2 – Under the description revise the bearing noted as N 87°33'45" E to match the bearing identified on Sheet 2 of 2 which identifies the bearing as N 87°33'45 W
    c. Sheet 1 of 2 – Under the City Commission Certificate revise the plat from preliminary to final.
    d. Sheet 1 of 2 – Remove the reference to Preliminary as stamped at the bottom of the page.
    e. Sheet 1 of 2 – Rename the "Certification of City Surveyor" to read "Certification of City's Reviewing Surveyor".
    f. Sheet 1 of 2 – Under the Certification of City Surveyor, update the surveyor's name to Gregory S. Fleming, Florida Registration No. 4350, City of Fort Pierce.
2. Advisory Comment: Additional review comments may be forthcoming once the City's reviewing surveyor has completed his review. His review of the plat will commence once review fees have been paid, see attached invoice.

JRA/TST/tst

TST

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

NORTHSTAR GEOMATICS

SURVEYING/MAPPING
GEOGRAPHIC INFORMATION SYSTEMS
ASSET INVENTORY

P.O. Box 2371
Stuart, FL 34995

Invoice

Date	Invoice #
5/13/2019	6356

Bill To:
City of Ft. Pierce Engineering Attn: Tracy Telle P O Box 1480 Ft. Pierce, FL 34954-1480

NS Proj # / Location	P.O. Number:	Terms
19-029		Due on Receipt

Item	Description	Hours/Qty	Rate	Amount
Lump Sum	Professional Plat Review and PRM Inspection --- D.S.E. Holdings Plat		1,200.00	1,200.00

Total	$1,200.00
Payments/Credits	$0.00
Balance Due	$1,200.00

Phone #	Fax:
772-781-6400	772-781-6462

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 3896 Selvitz Rd.
Property Name: DSE Holdings
Project Name:
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

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- ☐ Accessible route
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- ☐ to include a signed and sealed Life Safety Plan
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☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/13/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-09000003 & 19-43900003

Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Electric is available, but I need more info on service size and operating voltage

Technical Review Committee meeting

May 16th, 2019

Case # 19-09000003 / 19-43900003

Final Plat and planned development

D.S.E Holdings, 3896 Selvitz Rd., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

May 15, 2019

Project: **D.S.E. Holdings Selvitz Road**
Subject: **Design Review Comments**
To: Brandon Creagan
From: Grant Chambers

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ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO:	Brandon Creagan, LEED Green Associate, Planner
FROM:	Kori Benton, Senior Planner
DATE:	May 15, 2019
SUBJECT:	**Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road** Technical Review Project#s 19-09000003 & 19-43900003

The St. Lucie County Planning & Development Services Department has completed a review of the distribution (resubmittal) of Technical Review Projects 19-09000003 & 19-43900003.

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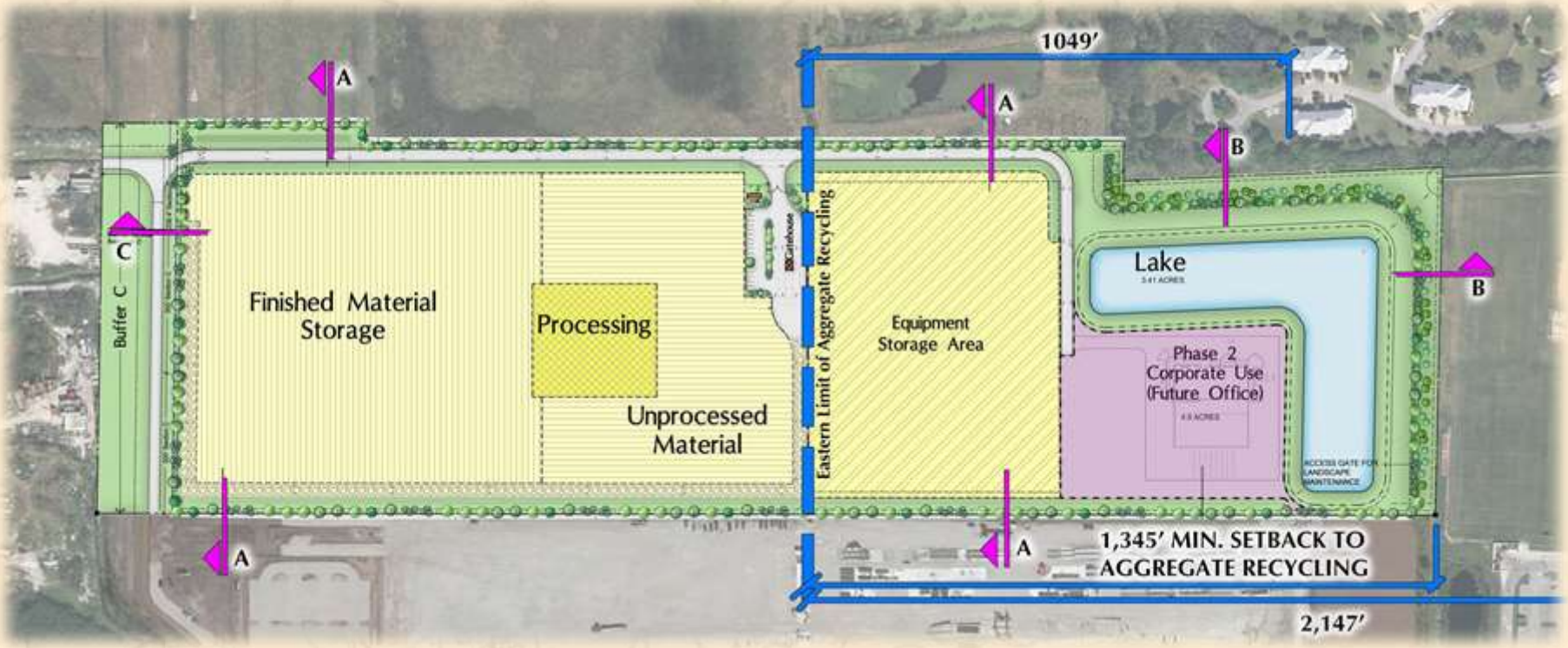
- The landscape plan (current or revised) could not be located within the transmitted packet.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

Ft. Pierce Industrial Aggregate Recycling Facility Planned Development

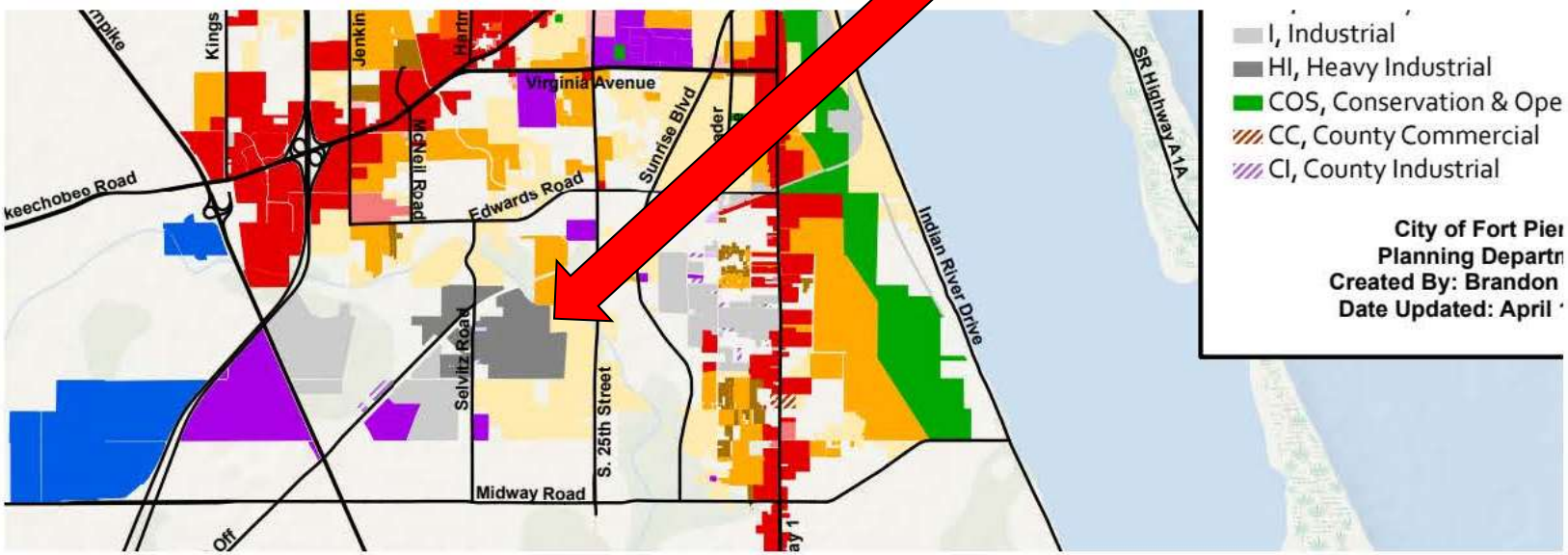


DSE Holdings

Our Family

Our Story

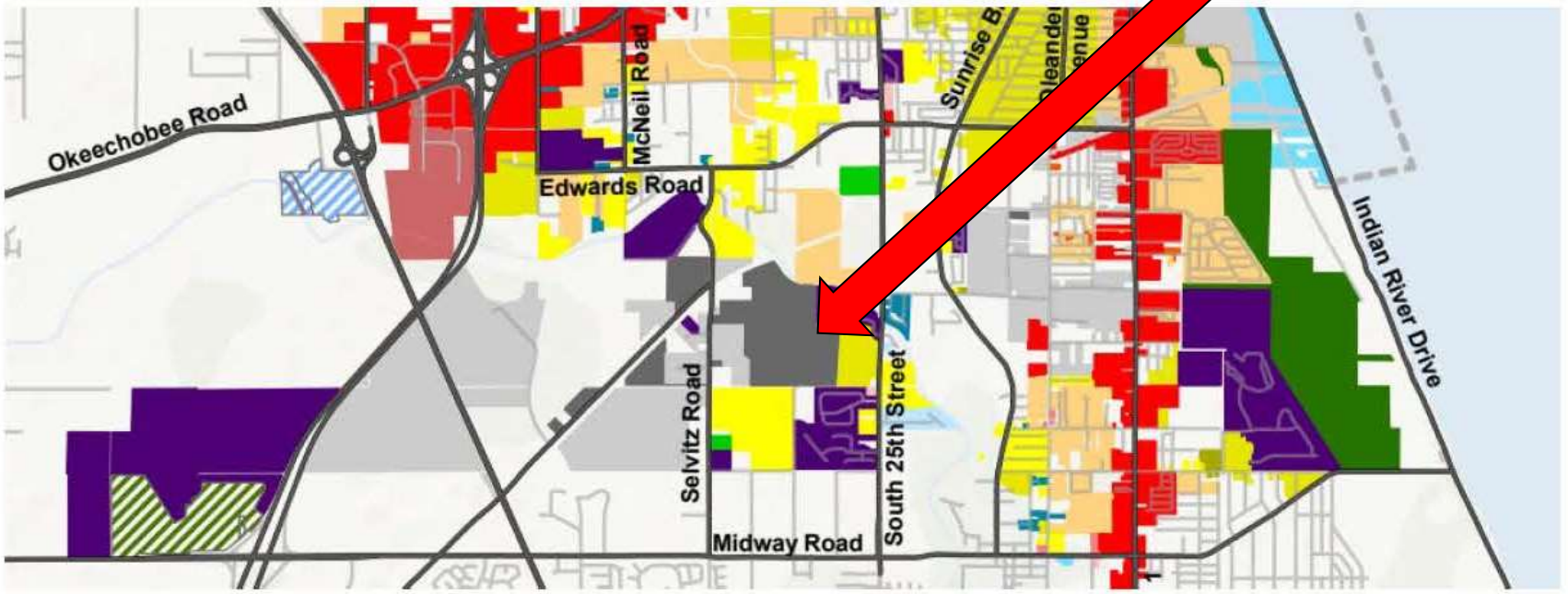
- 2017 - DSE Holdings looked for a piece of land with Heavy **Industrial** FLU & Zoning in Ft. Pierce



Future land use 2019

Our Story

- 12/19/2017 - Zoning Confirmation from the City - *a 31 page document*



Zoning Map 2019

Our Story

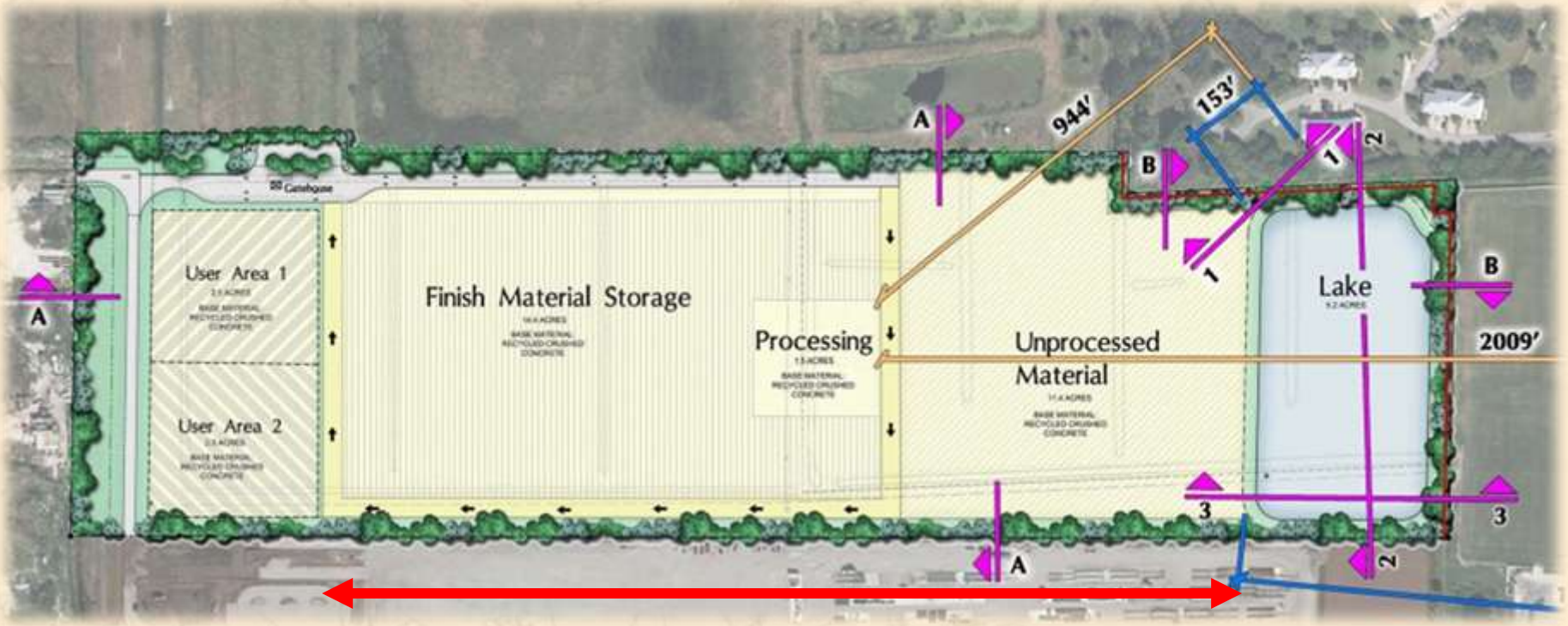
- DSE Holdings – bought property in 03/02/2018

Our Story

- In an Industrial Area

Our Story

- Original Application Submittal – Conditional Use Application – 11/30/2018



Our Story

- Neighborhood Public Workshop – 01/20/19

  We listened and acted to:

  - Moved the recycling to the west
  - Increased the buffer height and density

Our Story

- 1st Resubmittal – Changing Application to Planned Development – 04/30/2019 *public record*
- DSE Website Launched – 05/09/2019 *all plans available*
- 2nd Resubmittal – to address comments from staff regarding the PD Application – 05/31/2019 *public record*
- Project Door Hangers – 06/25/2019

  in prep for Planning and Zoning Hearing –July 9, 2019

Our Story

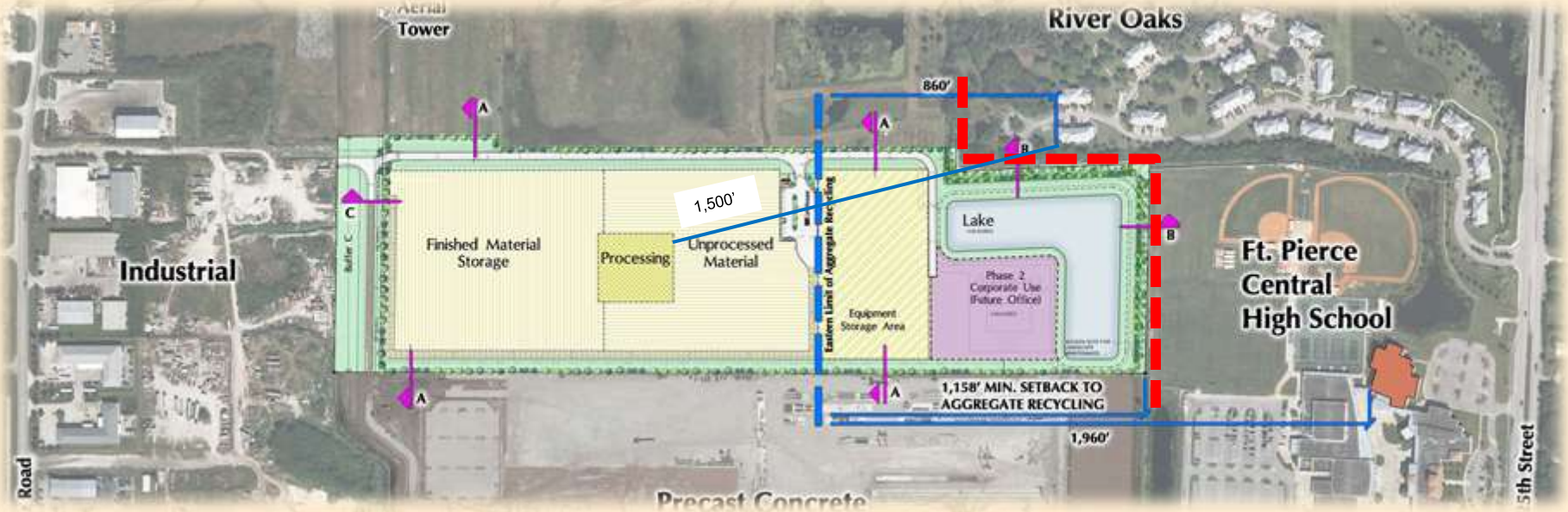
- Planning and Zoning Hearing – July 9, 2019 POSTPONED
- 2nd set of DOORHANGERS 8/6/19

Version 2

P&Z Meeting – 08/13/2019

Increased Buffers

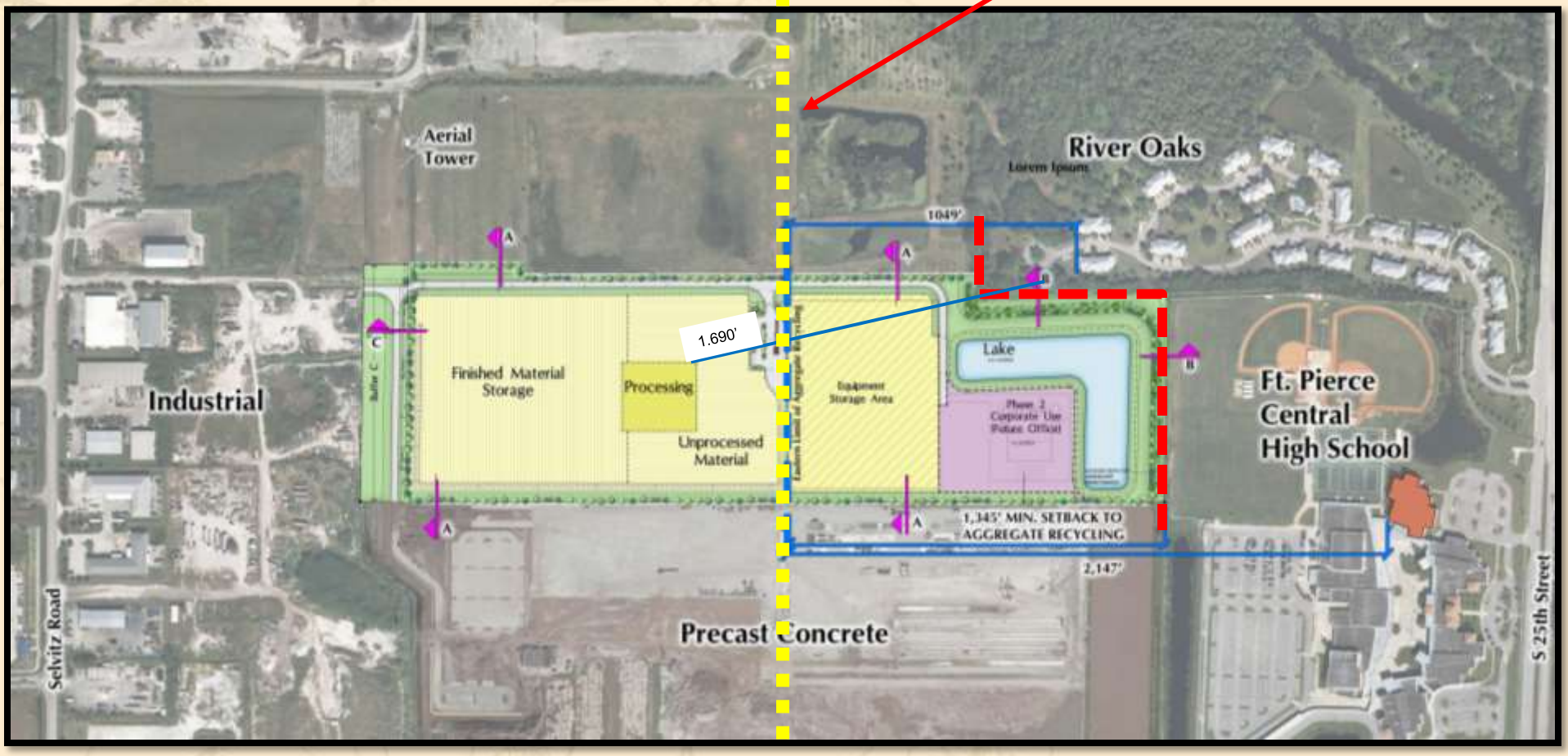
Separation of aggregate recycling



Project Request

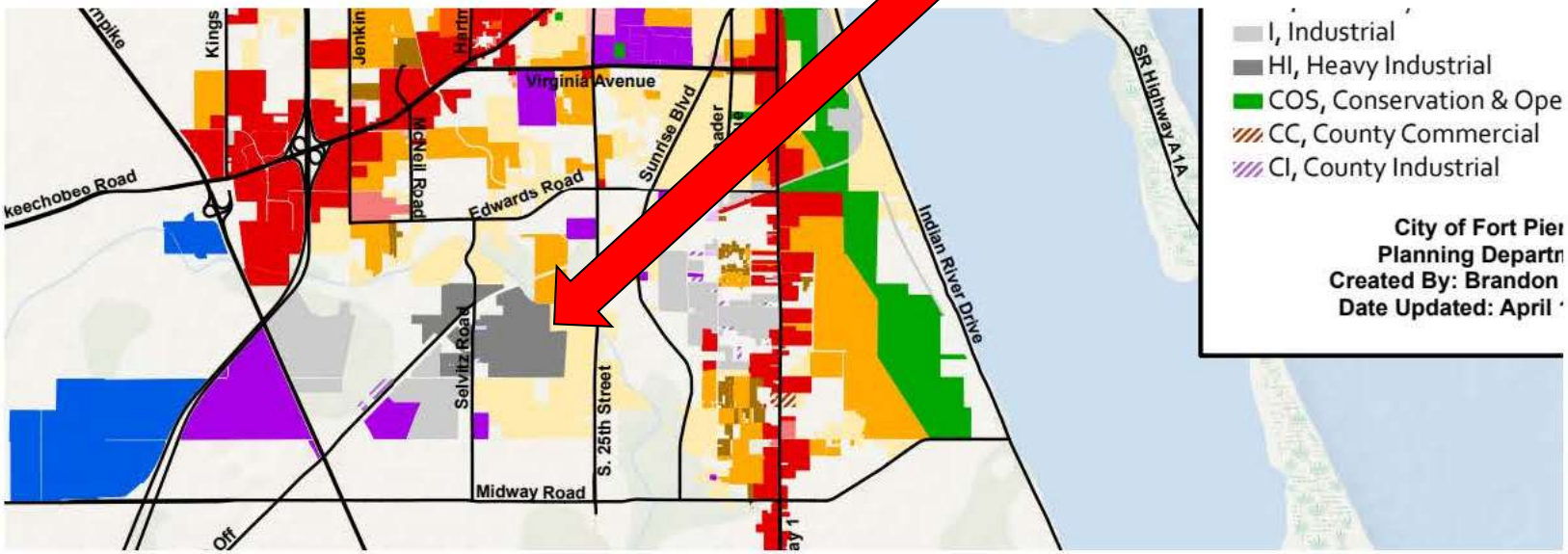
- Rezoning from IH (County) – Heavy Industrial to Planned Development (PD) to allow an aggregate recycling facility on 52.00 acres of land.
  - Includes a request to have outdoor storage of materials at 25 feet;
  - Hours of operation – 7am to 7pm Monday through Saturday, and;
  - Modified buffers to increased screening to residential & high school uses

Aerial



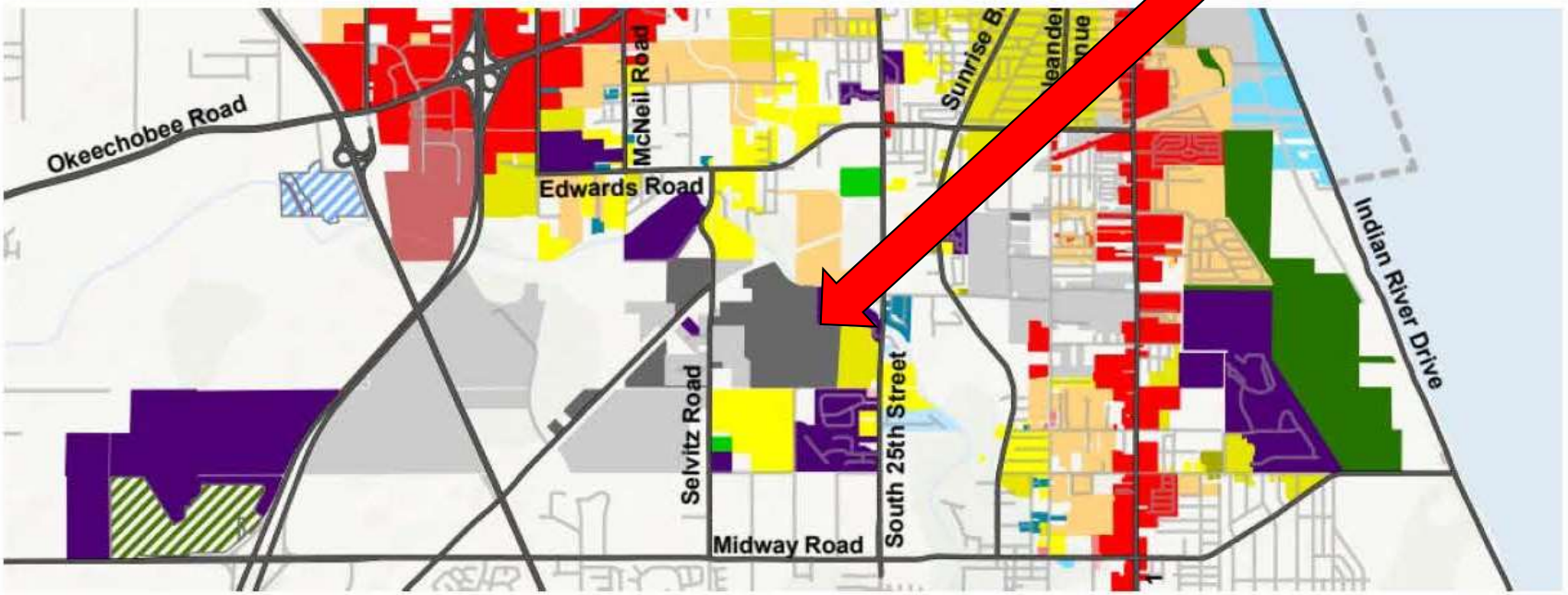
Moved Recycling 188’ west to ¼ Section Line

Fort Pierce Land Use



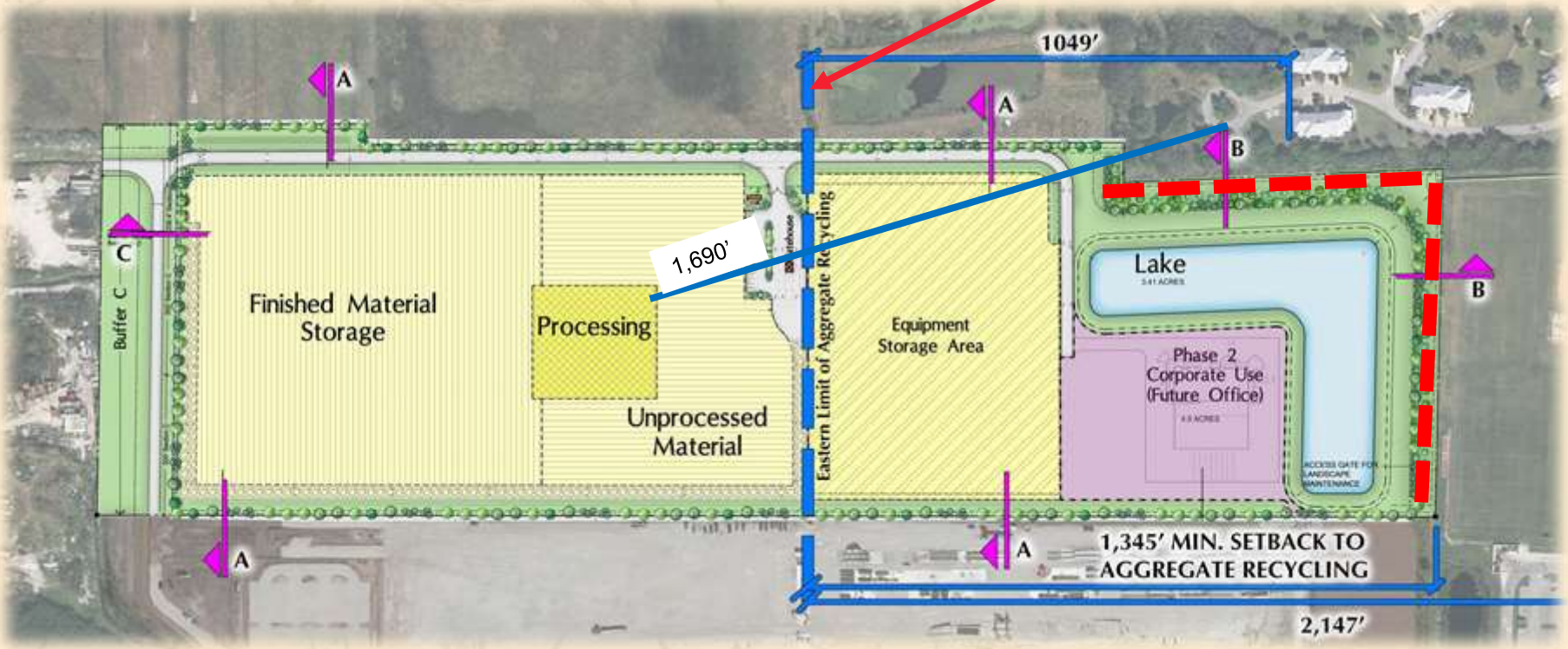
Future land use 2019

Fort Pierce Zoning Map



Zoning Map 2019

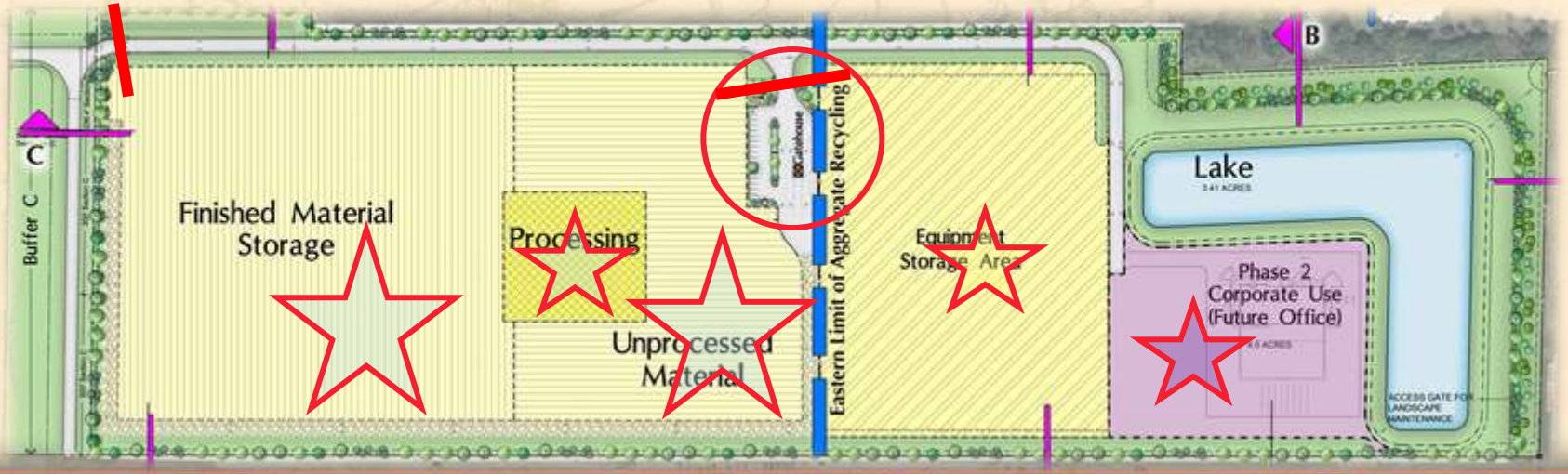
Proposed Site Plan



Recycling Area

Project Uses

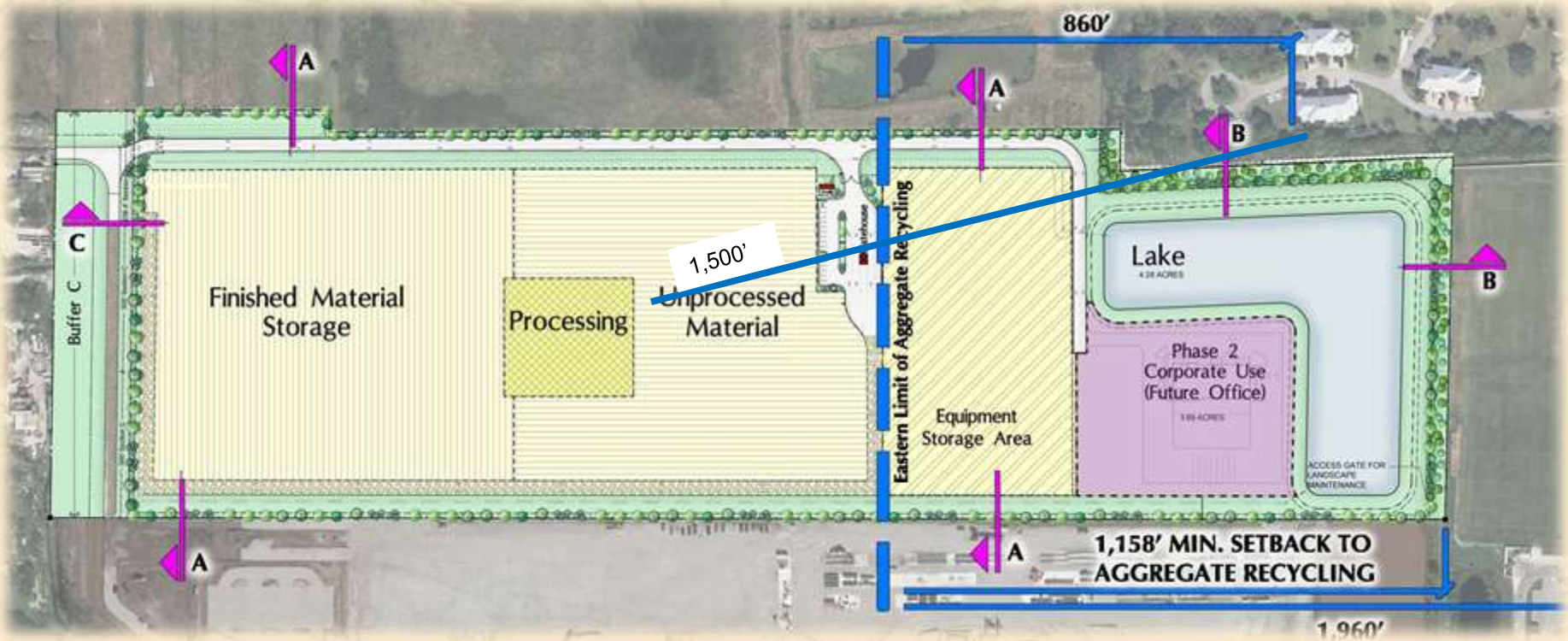
- **The following is a list of the areas on the PDD Development Plan:**
  - Finished material storage area – approximately 11.15 acres
  - Unprocessed materials area – approximately 6.13 acres;
  - Processing area – approximately 1.48 acres;
  - Equipment storage area – approximately 8.57 acres; and
  - Phase 2 office/warehouse area – approximately 3.69 acres.



Original Site Plan

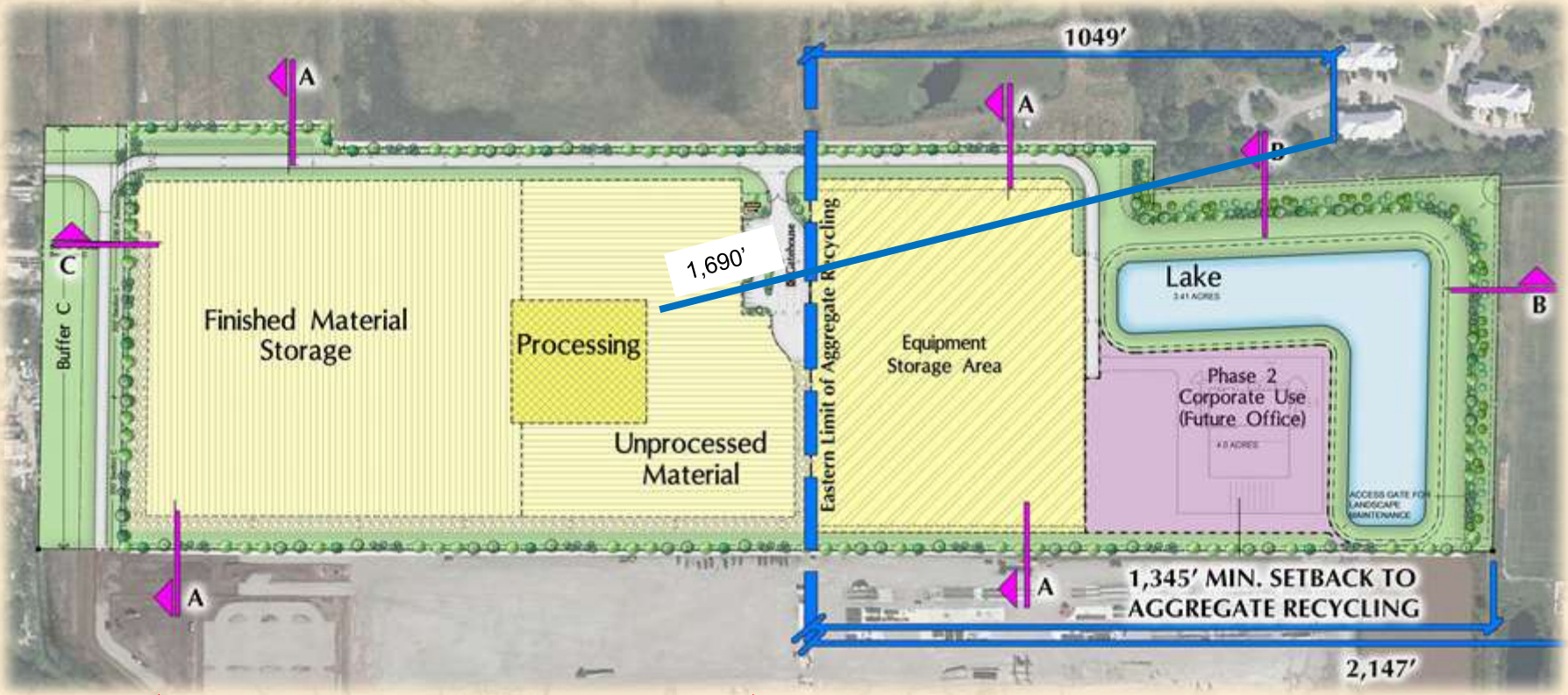
Recycling Area

P&Z Site Plan



Recycling Area

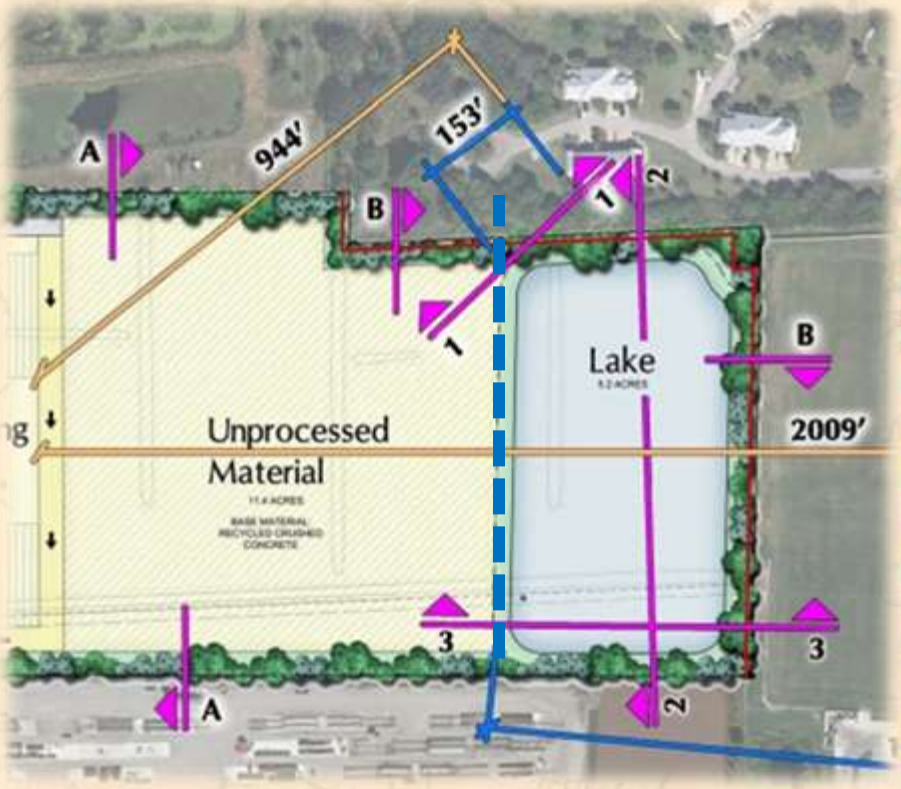
Current Proposed Site Plan



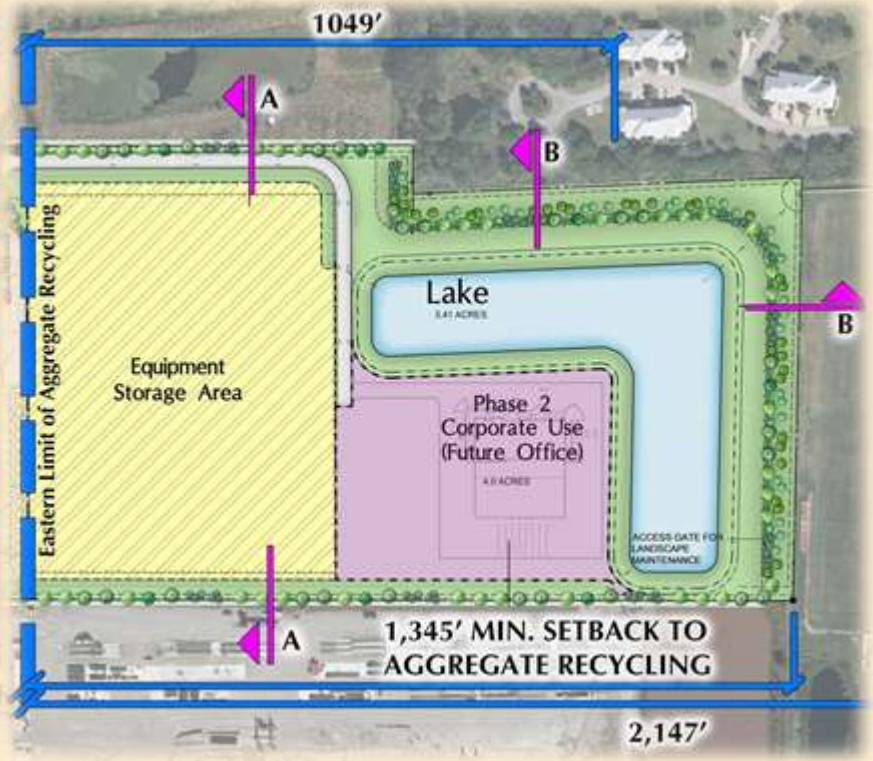
Recycling Area

Comparisons

Original Site Plan



Current Proposed Site Plan

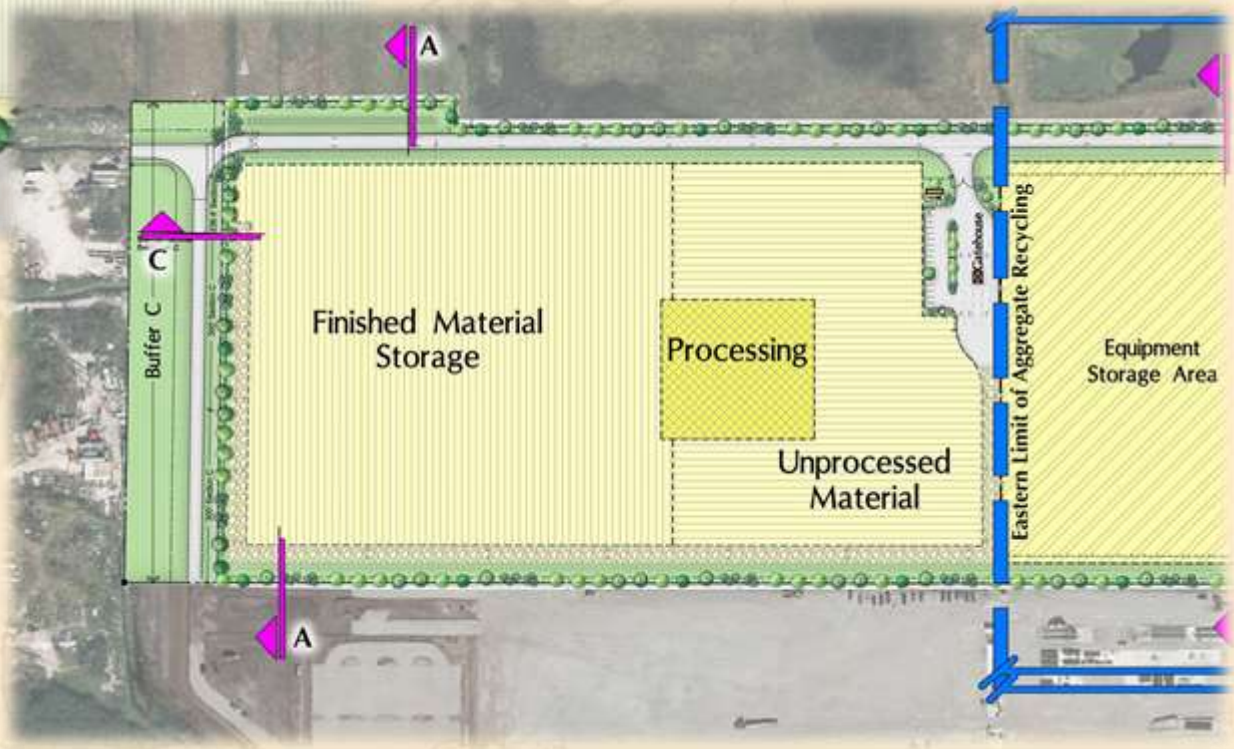


Unprocessed material is closer to the residential and the school

Unprocessed material is 1,345' setback from the school

Comparisons

Old Site Plan



Proposed Landscaping

- **Buffer A** (North and South) – 10 foot buffer with **1 tree per 30** linear feet.
- **Buffer B** (east and northeast) – 56 foot to 65 foot wide with 12 foot tall **trees 1 per 30** linear feet, plus 6 foot tall **trees at 1 per 15** linear feet, plus **shrubs at 1 per 2 linear feet**;
- **Buffer C** (west) – 10 foot buffer with 1 tree per 30 linear feet and shrubs.

Proposed Security

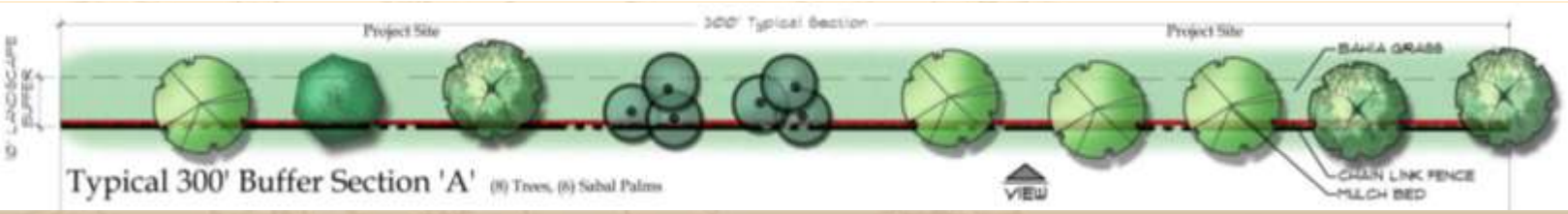
- **Buffer A** (North and South) – **8 foot** chain link fence on property line;
- **Buffer B** (east and northeast) – **8 foot** chain link fence with 95% sight obscuring wind screen on **15 foot high berm** – 56 foot or 65 foot inside the property line;
- **Buffer C** (west) – **12 foot** chain link fence with sigh obscuring wind screen on **3 foot high berm** set 10 feet inside the access easement.

300’ Buffer A

Typical Elevation A Buffer (at Maturity)

Typical Elevation A Buffer (at 5 years)

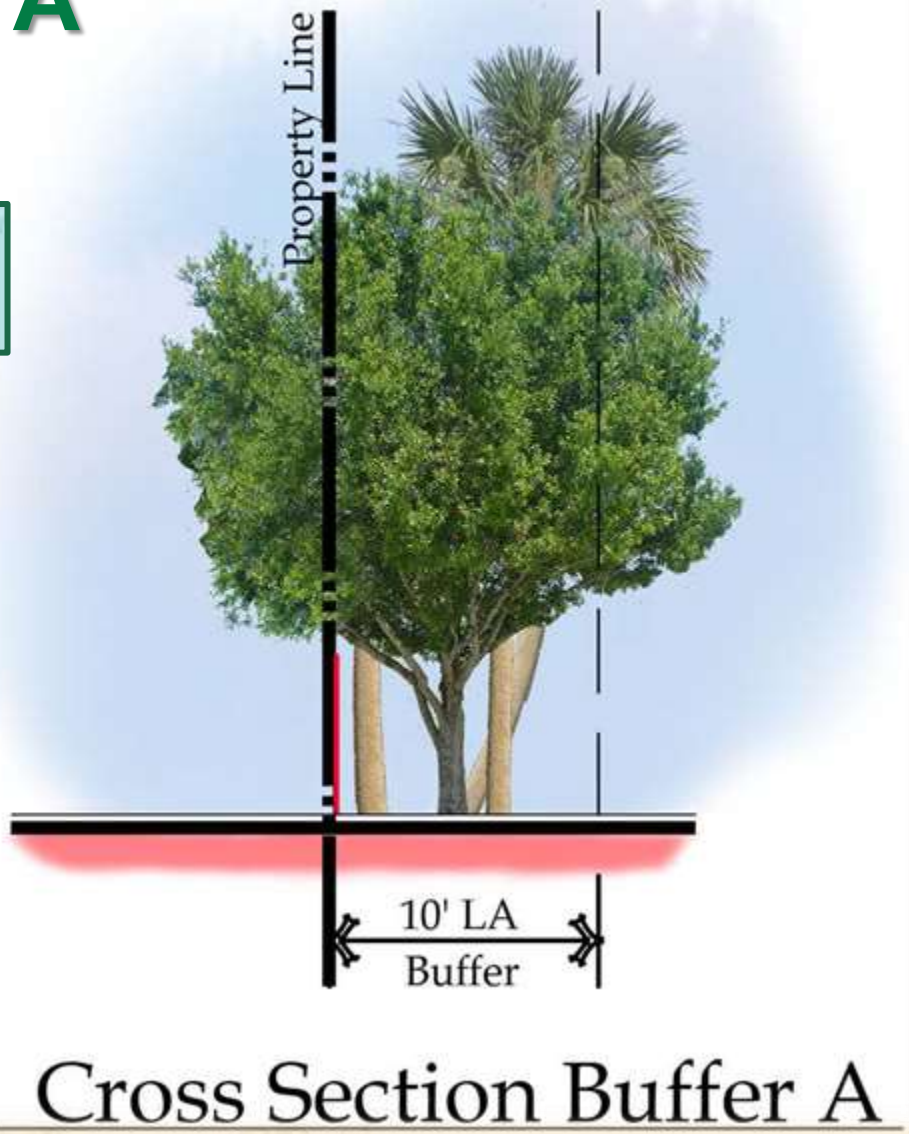
Typical Elevation A Buffer (at Initial Install)



Cross Section A

NO Fence Screening with Compatible Industrial Use

North and South Sides

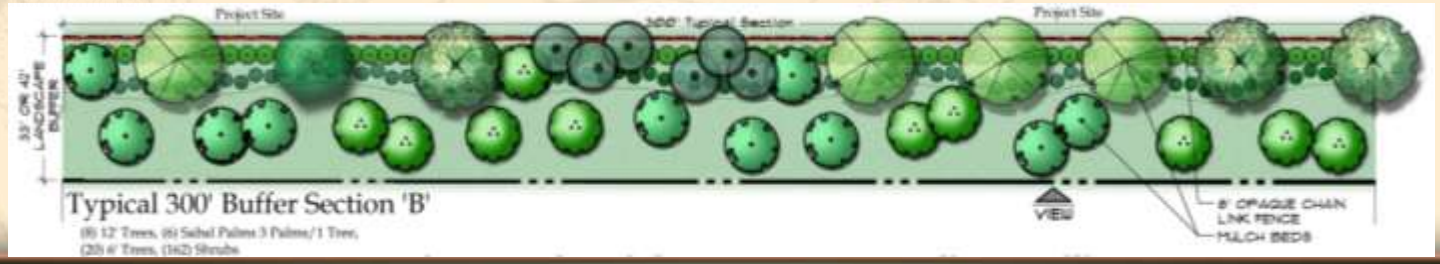


300’ Buffer B

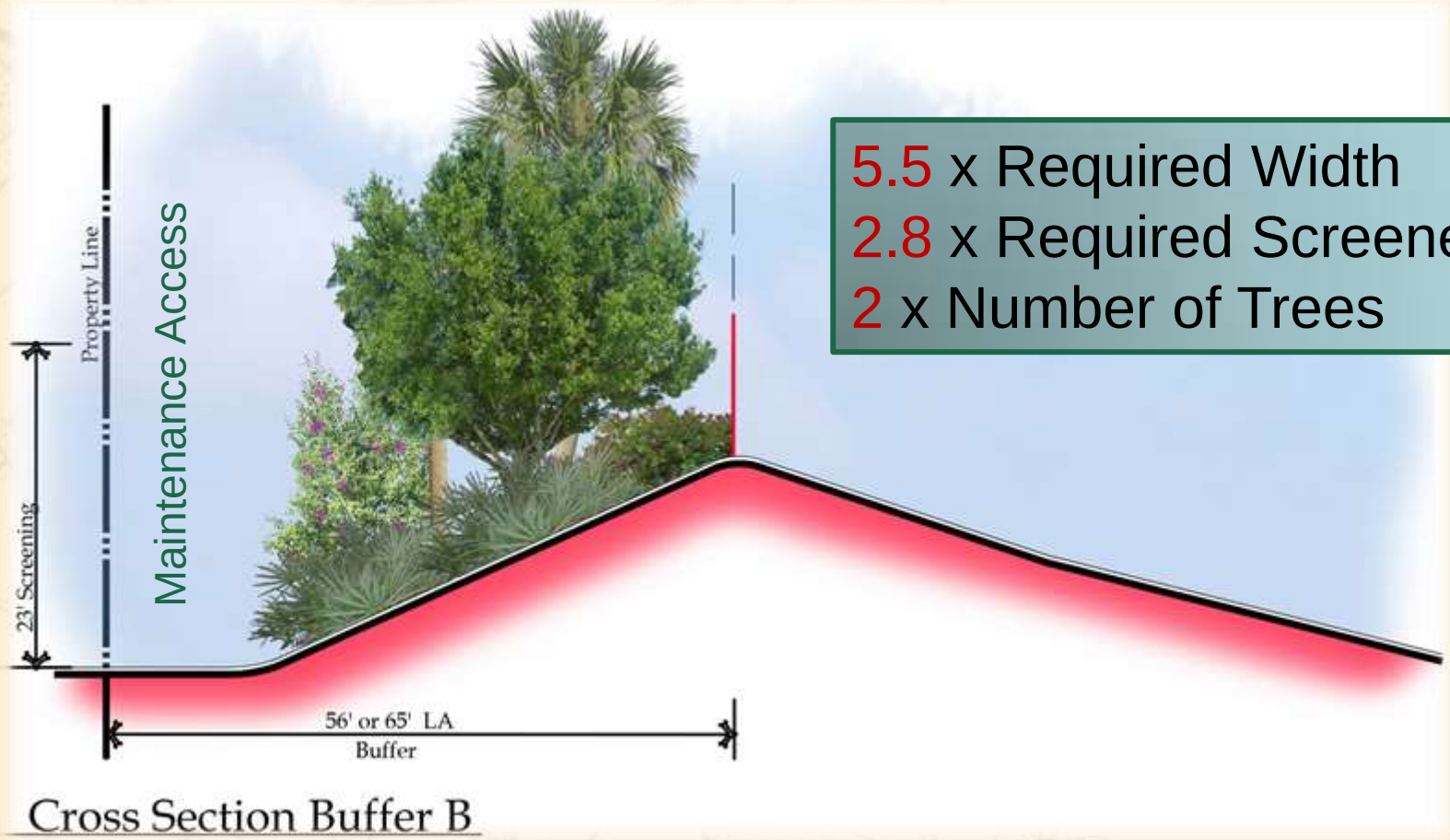
ypical Elevation B Buffer (at Maturity)

ypical Elevation B Buffer (at 5 years)

ypical Elevation B Buffer (at Initial Install)



Cross Section B



5.5 x Required Width
2.8 x Required Screened Ht.
2 x Number of Trees

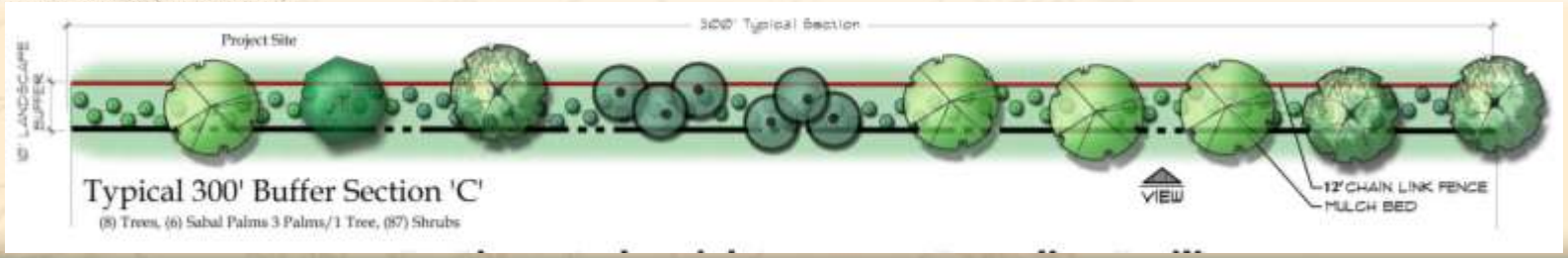
Northeast and East Sides

300’ Buffer C

Typical Elevation C Buffer (at Maturity)

Typical Elevation C Buffer (at 5 years)

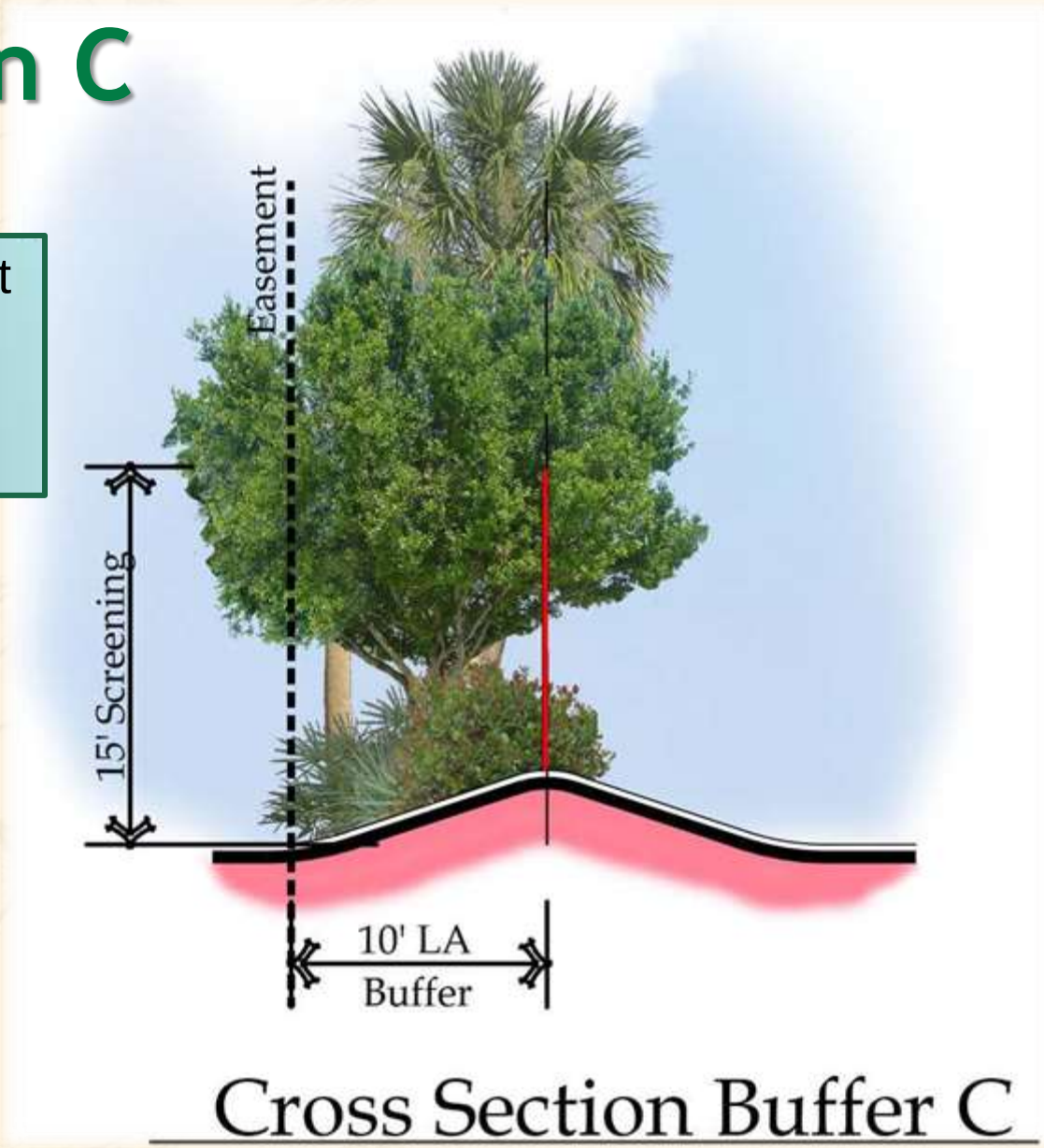
Typical Elevation C Buffer (at Initial Install)



Cross Section C

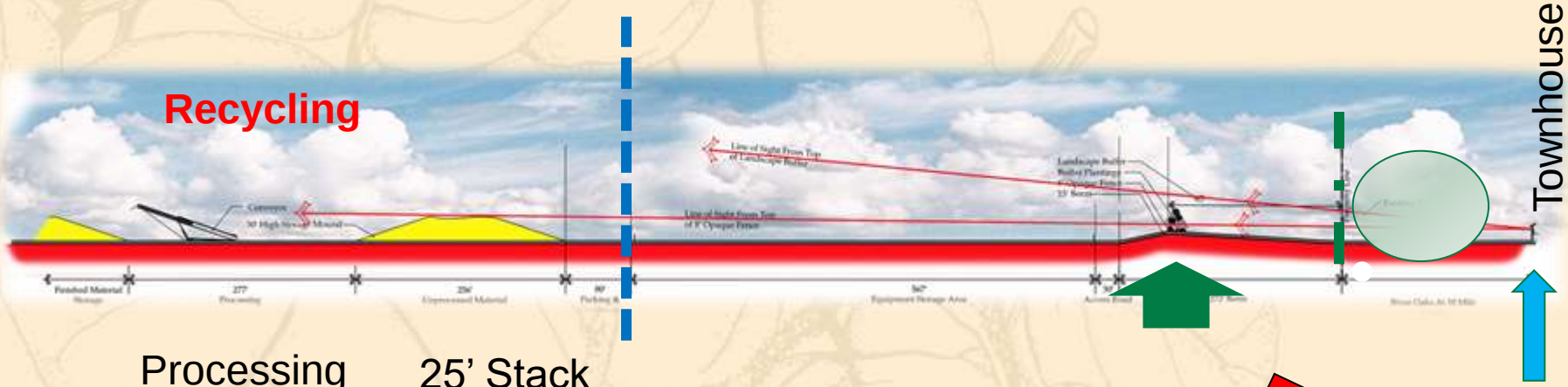
Against Access Easement

Planted per Right-of-Way Criteria

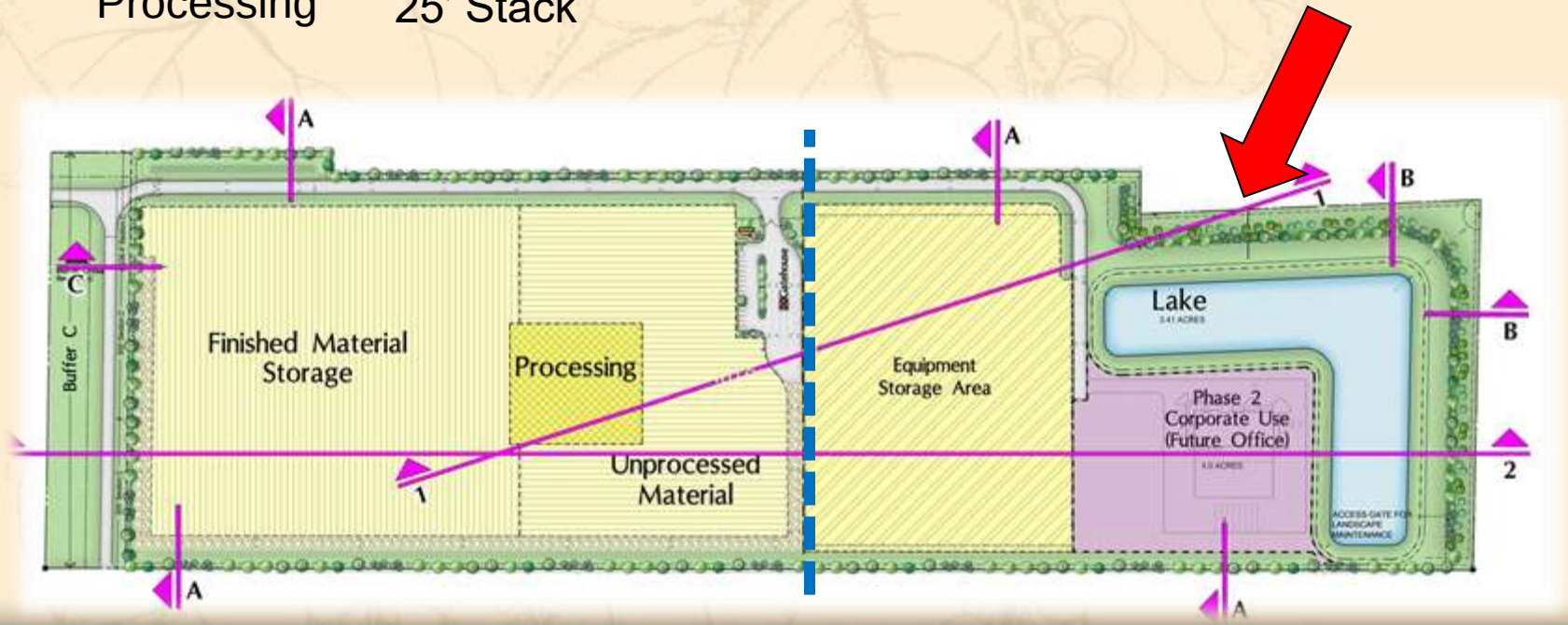


West Side

Visual Impact from Residential

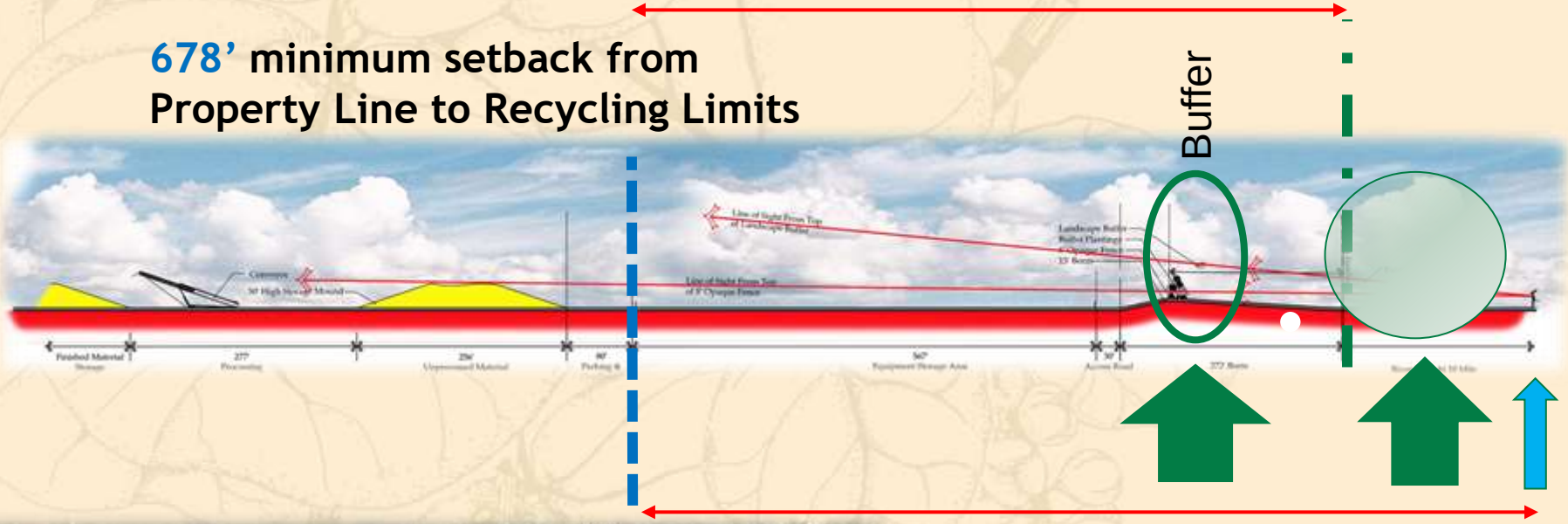


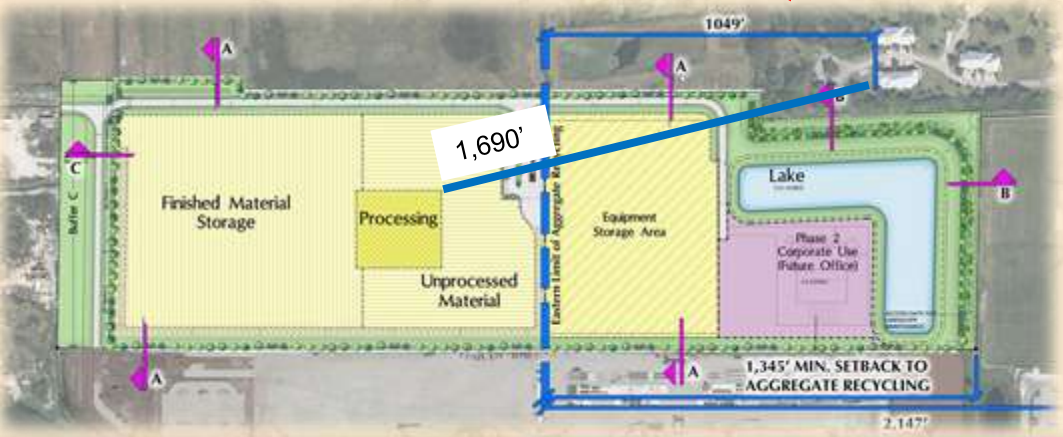
Processing 25’ Stack



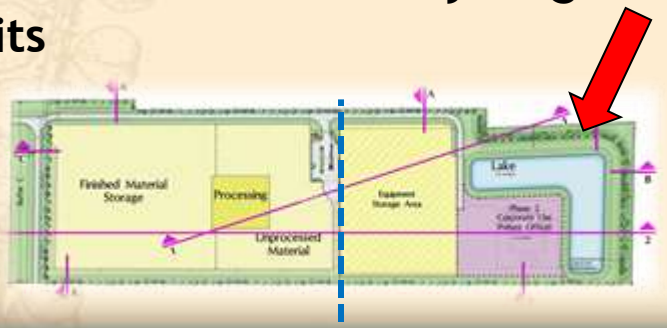
Visual Impact from Residential

678’ minimum setback from Property Line to Recycling Limits





1,049’ min. setback from Residential Units to Recycling Limits

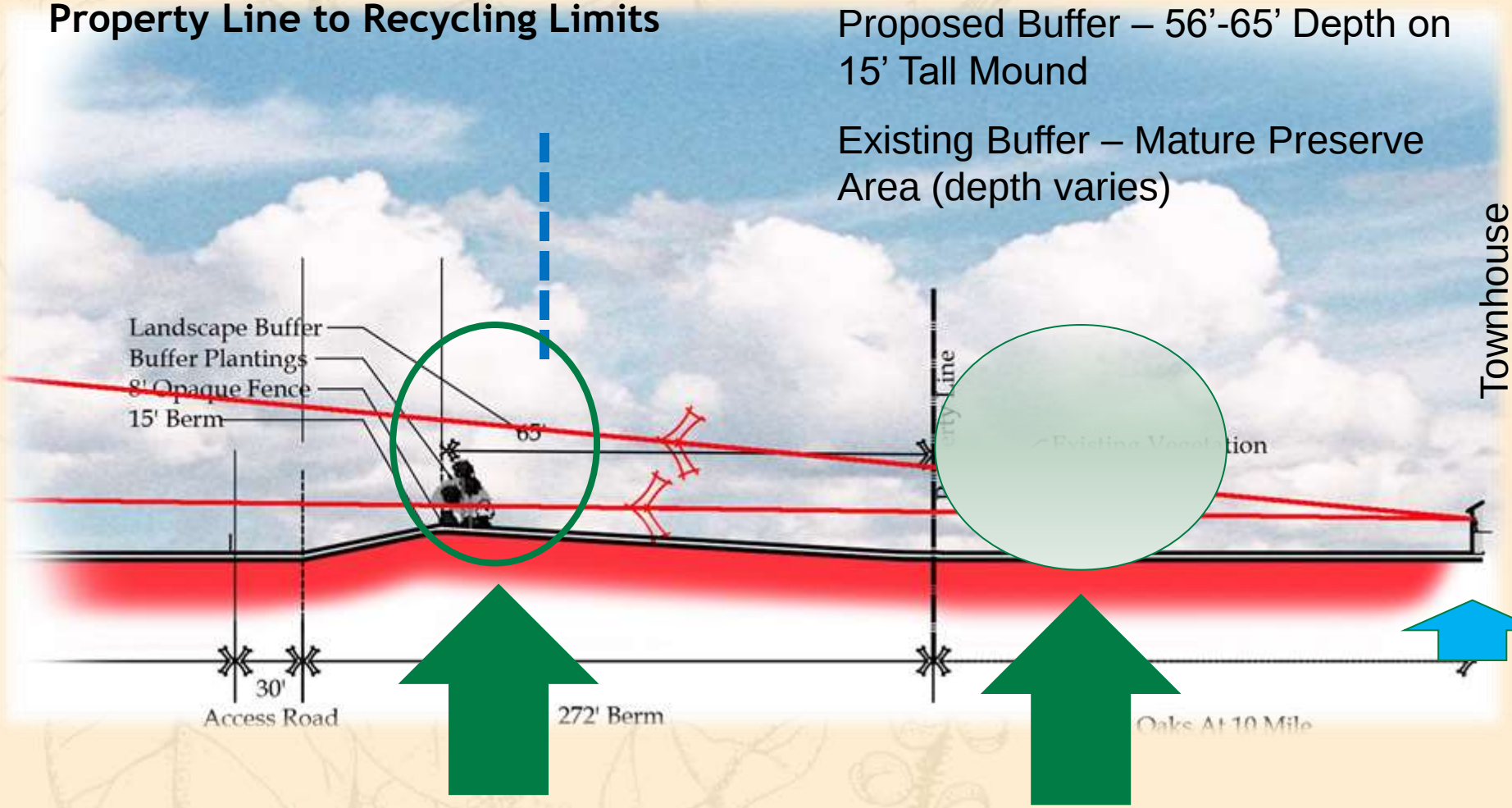


Visual Impact from Residential

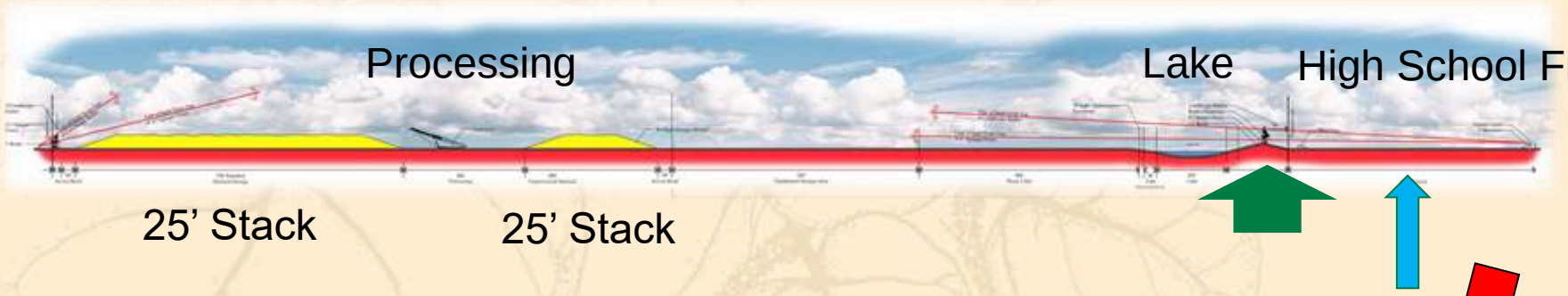
678’ minimum setback from Property Line to Recycling Limits

Proposed Buffer – 56’-65’ Depth on 15’ Tall Mound

Existing Buffer – Mature Preserve Area (depth varies)



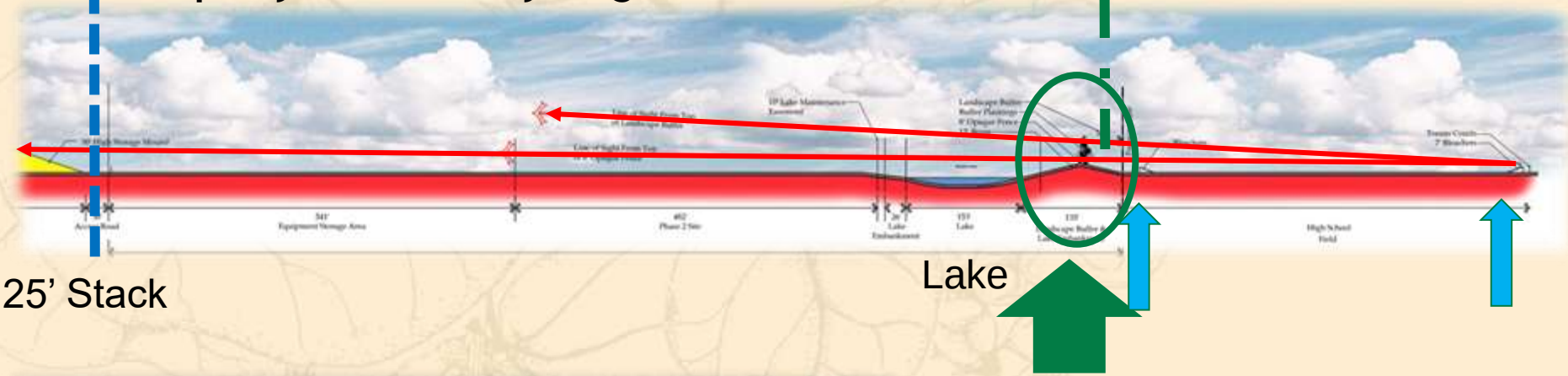
Visual Impact from School



Visual Impact from School

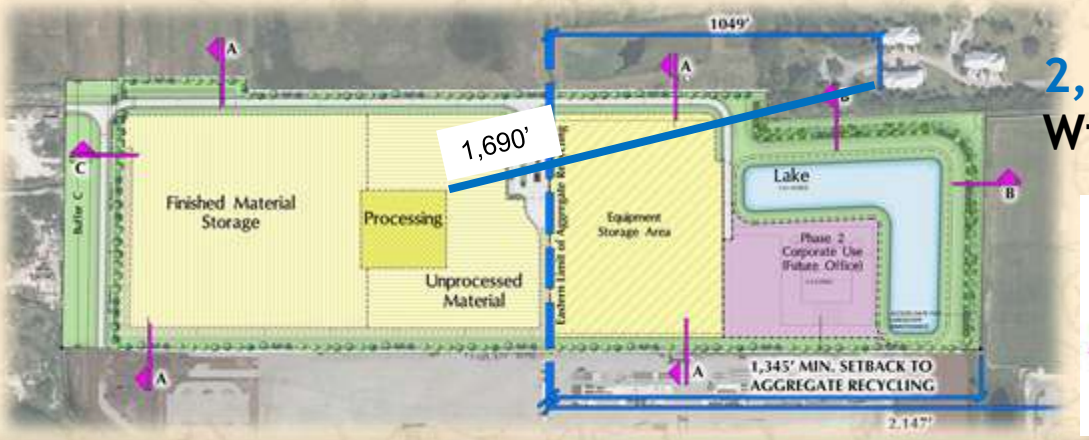
1,345’ minimum setback from Property Line to Recycling Limits

High School Field

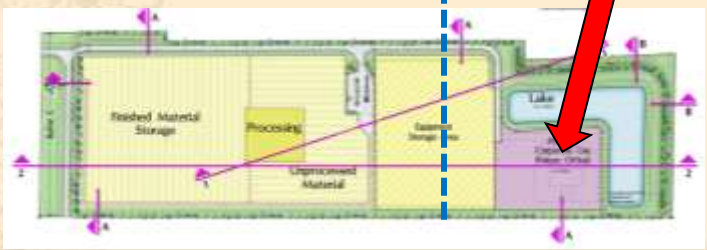


25’ Stack

Lake

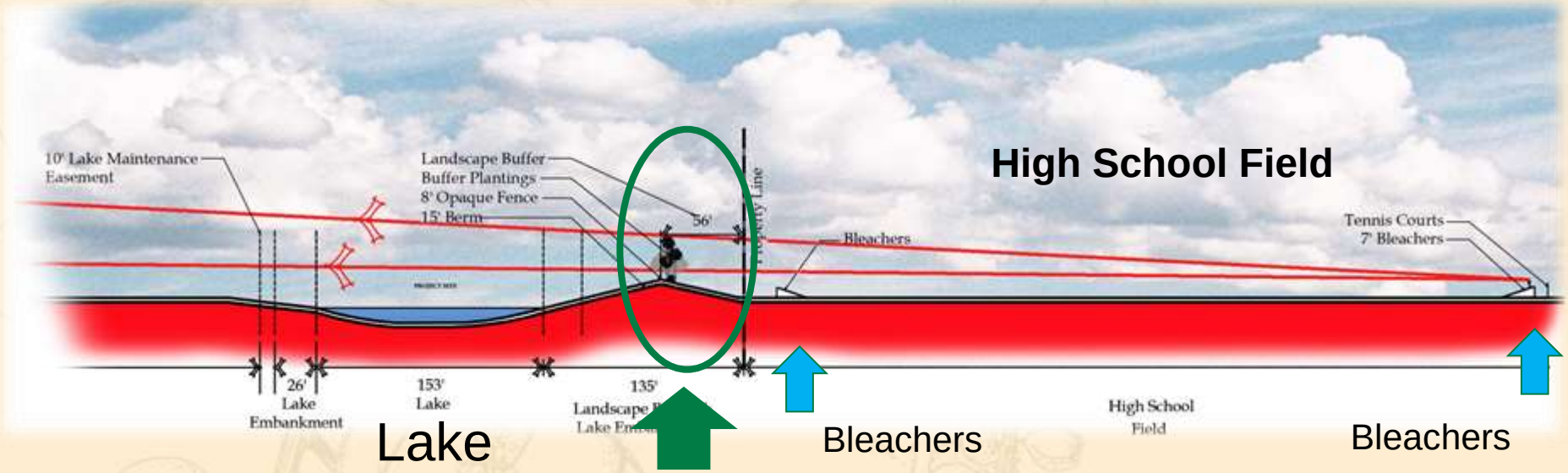


2,147’ min. setback from Classroom Windows to Recycling Limits

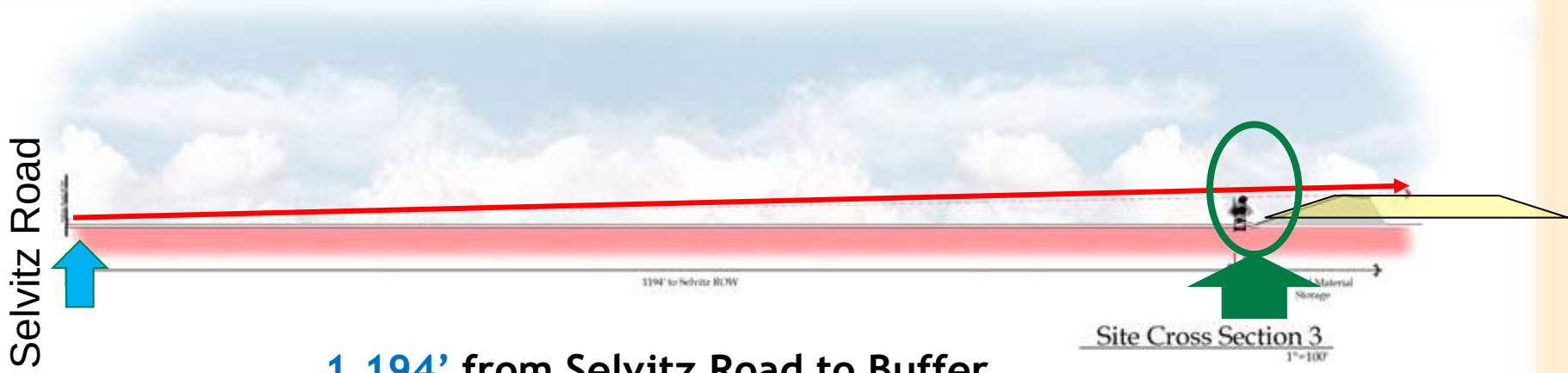


Visual Impact from School

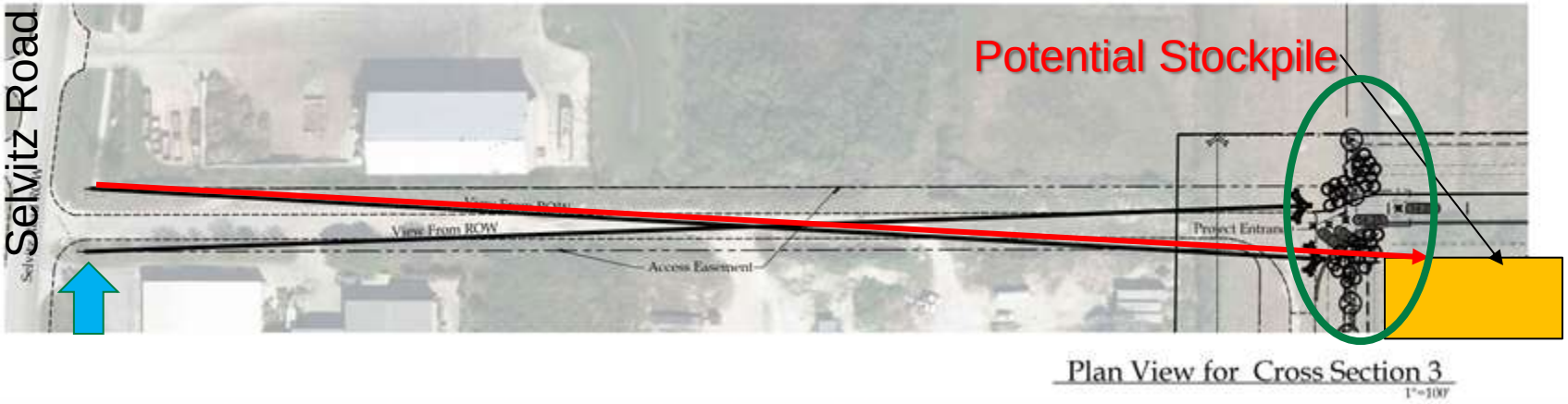
1,345' minimum setback from Property Line to Recycling Limits



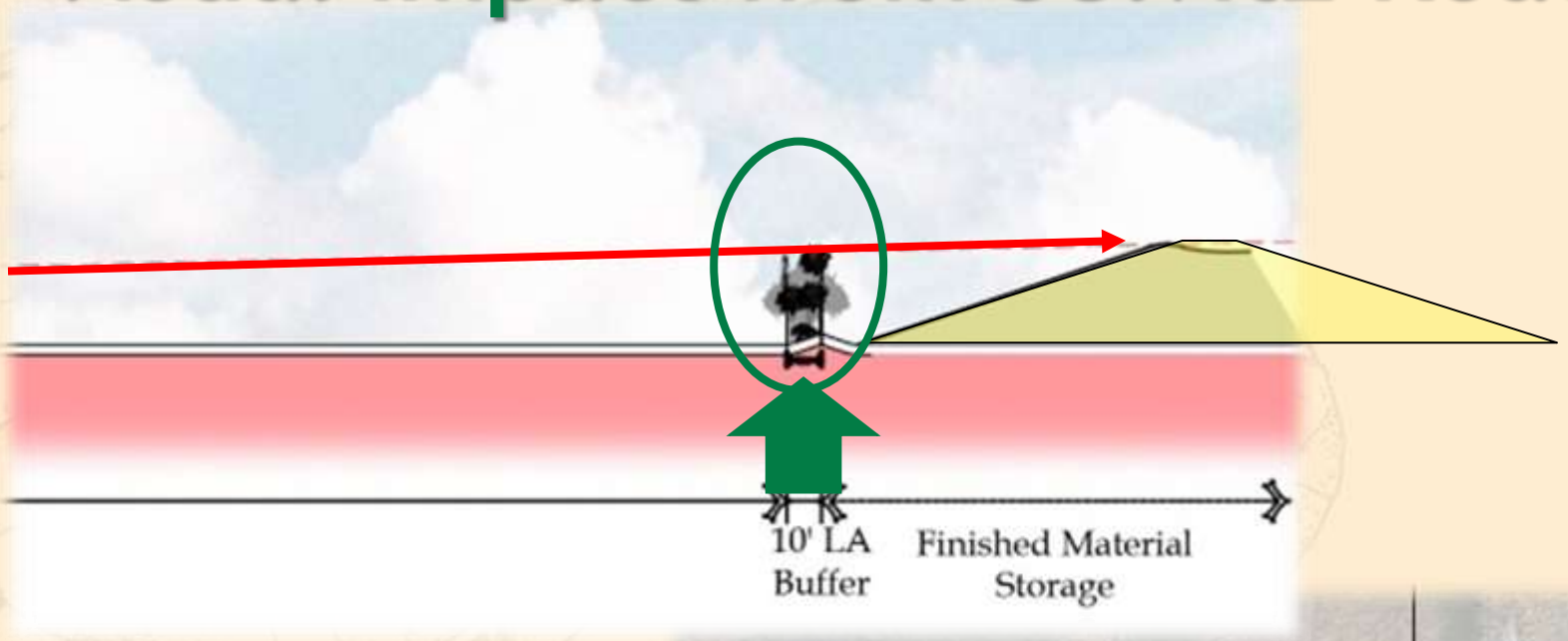
Visual Impact from Selvitz Road



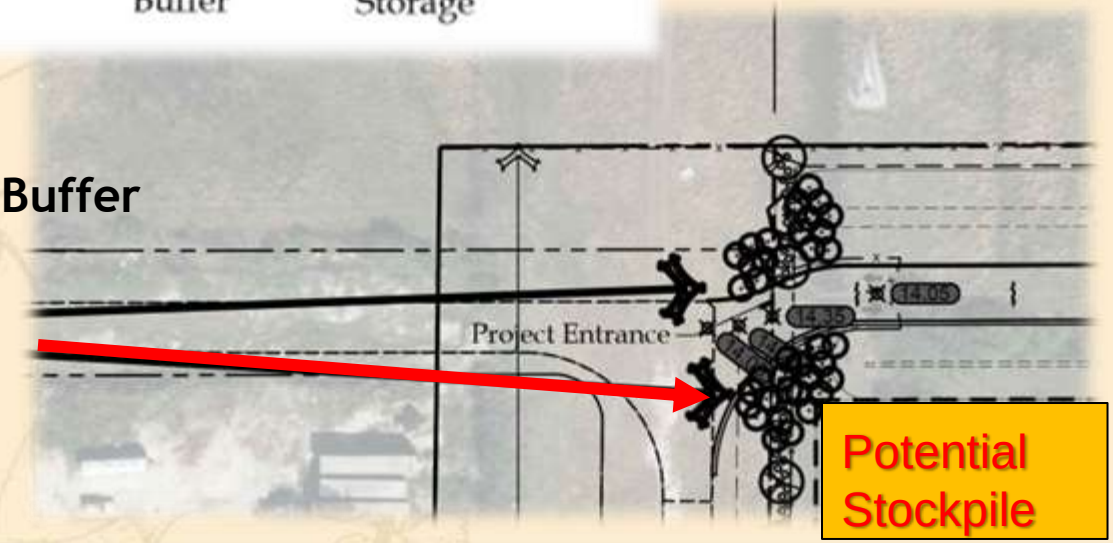
1,194' from Selvitz Road to Buffer



Visual Impact from Selvitz Road



1,194' from Selvitz Road to Buffer



Public Benefit

- Enhanced landscape buffers along the northeast adjacent to River Oaks at Ten Mile Creek Residential and Fort Pierce Central High School.
  - 15 foot tall Berm
  - 8 foot tall Screened Fence
  - 56 foot to 65 foot Landscape Buffer width
  - At maturity, 45-55 foot tall thick buffer

Public Benefit

- Recycling to meet the County's state targeted percentages (DEP Website)
- Not considered waste (source separated material)

Recycling

FDEP targeted 75% recycling by 2020

2018 Tonnages in St Lucie County (including Ft. Pierce):

- **Total waste stream – 2018** **534,059 tons**
- **Recycled percentage – 2018** **53%**
- **SHORTFALL for 2020 goal** **22% or 117 tons**

Recycling

FDEP targeted 75% recycling by 2020

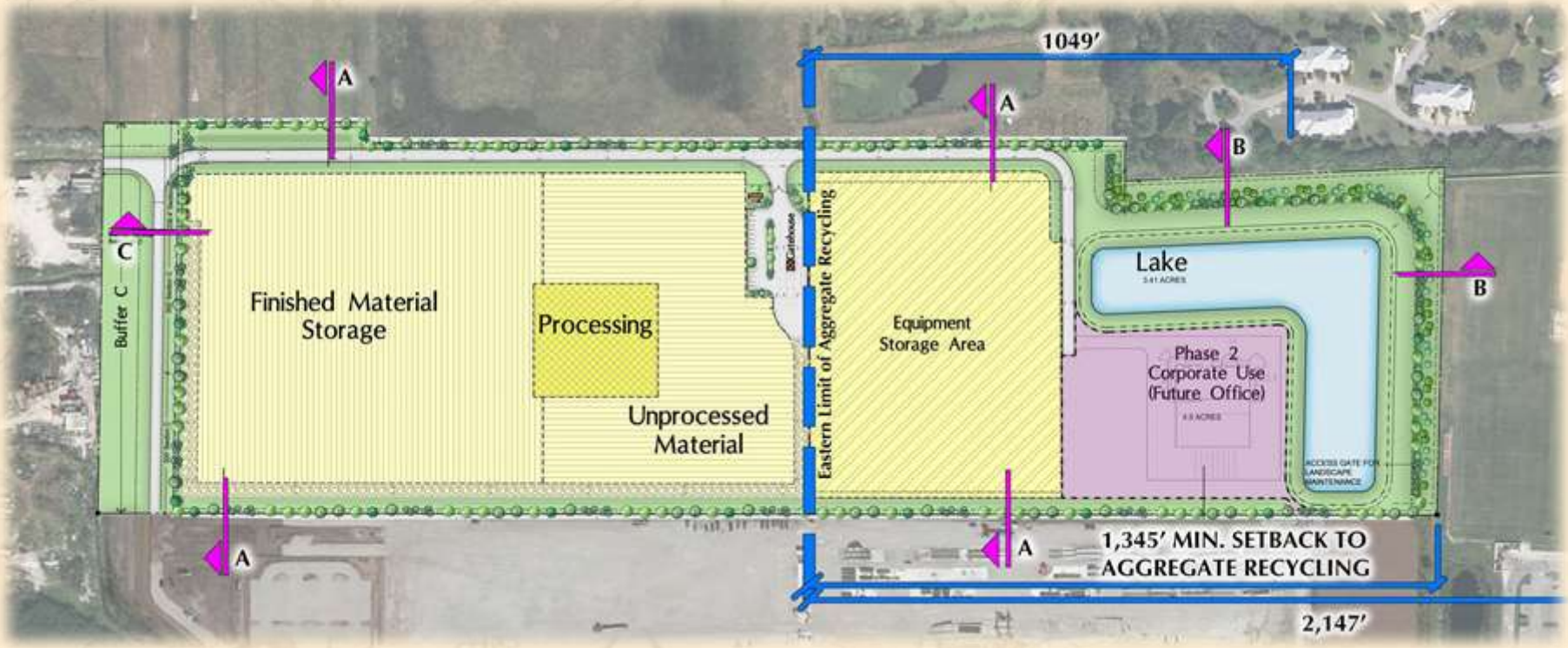
Projected Volumes at DSE Holdings:

- **Initially –** **30,000 tons**
- **At Capacity –** **+100,000 tons**

DSE Holdings will help the County and the City with FDEP goal providing 100,000 of the 117,000 tons needed.

Public Concerns

- Dust
  - Monitored through DEP Air Permit
- Water quality
  - Material being recycled is concrete – a product that carries drinking water.
- Noise
  - There is little to no noise from the processing other than the truck back-up
  - The stacked material actually buffers noises


1049'
A
A
B
C
Buffer C
Finished Material Storage
Processing
Unprocessed Material
Eastern Limit of Aggregate Recycling
Equipment Storage Area
Lake
B
Phase 2 Corporate Use (Future Office)
A
A
1,345' MIN. SETBACK TO AGGREGATE RECYCLING
2,147'

THANK YOU!

Landscape Architects ■ Planners ■ Environmental Consultants
LC-0000177
GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.
George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

Ft. Pierce Industrial
Aggregate Recycling Facility
Planned Development
City Commission – 1st Reading
September 16, 2019

1. Introduction of project and team;
2. History of DSE Holdings;
3. Our story
    a. Land use and Zoning
    b. DSE Holding purchase
    c. Original application submittal
    d. Neighborhood meeting
    e. Resubmittal as a Planned Development
4. Application request
5. Proposed development plan
    a. Discuss changes from the Planning Board Conditions of approval
6. Proposed landscape plan and additional landscaping to be a good neighbor and security
    a. Discussion on proposed landscape and buffering
7. Visual impact to the neighbors
    a. Discussion on berms and fences
8. Public Benefits
9. Information on recycling
10. Conditions of approval

1907 Commerce Lane, Suite 101 | Jupiter, Florida 33458 | 561-575-9557 | 561-575-5260 Fax | www.2gho.com

Dennis G. Corrick

Shareholder
Office: Fort Pierce, Stuart

Mr. Corrick is a member of Dean Mead's Agribusiness Industry team, and practices in our Treasure Coast office. He practices in the areas of commercial real estate, zoning and land use, and general business law. He has experience in every element of real estate purchase, ownership, governance and sale. In addition, he assists clients in land use and zoning matters, permitting and licensing, and in agreements governing the use of property such as covenants and restrictions, commercial and agricultural leases, easements and licenses.

Mr. Corrick has extensive experience working with issues unique to agricultural businesses and properties. These include conservation easements, grazing leases and matters related to water use and environmental permitting, as well as financing, operation, sale and purchase of farm and ranch properties.

1. Additional Representative Experience

- Negotiated a lease for building a wetland system for delivering environmental services in Highlands County.
- Represented a Fortune 200 company in obtaining a contract for municipal solid waste and in permitting and building a municipal solid waste transfer station.
- Negotiated terms of a Wetland Reserve Program (WRP) easement in Glades County.
- Obtained large consumptive use permit for strawberry farming in Highlands County, and negotiated lease.
- Participated (with Dean Mead Agribusiness Industry Team) in certification of portfolio of agricultural properties with certificated water and wastewater utility.
- Negotiated disbursed water storage ("water farming") contract with water management district.
- Negotiated and closed contracts for sale of a portfolio of properties which included ranches in Okeechobee and St. Lucie Counties.
- Advised a large row crop farm on general day-to-day operations issues.
- Negotiated and closed a contract for the sale and purchase of a row crop farm in Suwannee County which included post-closing fertigation contracts with a neighboring dairy farm.
- Prepared grazing leases for properties in most of Florida's agricultural regions.
- Negotiated and closed contracts for sale of property to the South Florida Water Management District (SFWMD).
- Negotiated financing and security arrangements with large agricultural lenders and farm equipment providers.

2. Professional and Civic Activities

- The Florida Bar
  - Business Law Section
  - Environmental and Land Use Section

    - Real Property, Probate and Trust Section
- The Florida Bar Foundation, Inc. – Fellow
- Florida Cattleman's Association – Allied Member
- Florida Farm Bureau – Member
- Economic Council of Okeechobee - Member, 2009 – 2017
- Leadership St. Lucie XIX – Graduate
- Lincoln Park Academy, Student Advisory Council - Business Community Representative, 2009 - 2012
- St. Lucie County Agricultural Development Steering Committee
    - Chair, 2007 – 2008 (County Commission Appointment)
- St. Lucie County Bar Association – Member
- St. Lucie County Chamber of Commerce - Board of Directors, 2005 – 2015
- Superintendent's Business Advisory Committee – Member, 2009 – 2015 (Superintendent Appointment)

3. Charitable and Pro Bono Service

- Children's Services Council of St. Lucie County – Member, 2008 – 2012 (Gubernatorial Appointment)
- United Way of St. Lucie County, Inc.
    - Board of Directors, 2002-2008
    - Chairman, 2006-2007

4. Education

- Juris Doctor: University of Florida Levin College of Law, Gainesville, Florida, *with honors*, 1998
- Bachelor of Science Degree in Journalism: University of Florida, Gainesville, Florida, 1983

5. Bar Admissions

- Florida

6. Prior Legal Experience

- Peterson & Myers, Winter Haven, Florida, 1998-2000

7. Recognition & Awards

- Named one of St. Lucie County's 'Beautiful People' in the area of community activism, 2013, 2014 and 2015
- Kathryn Basile Champion for Children Award – Children's Services Council of St. Lucie County, 2015
- Chairman of the Board Award - United Way of St. Lucie County, 2008
- Community Impact Award - United Way of St. Lucie County, 2004-2005
- Florida Constitution Revision Commission, Style and Drafting Committee; Student Staff Member, 1998

Douglas Steven Eakins JR
North Palm Beach, Florida
(561) 346-1549
Steve@DSEAKINS.com

Employment:

D.S. Eakins Construction Corporation 1998 – Present

- -2008 to Present Supervisor/VP – Overseeing numerous projects 20K to 3M, ordering materials, scheduling, bidding jobs, ect.
- 2004-2008 Worked as a foreman running a pipe crew & operating equipment. Completed projects from 20K to 2M
- 2000-2004 (summers) Operated tractor trailer transport & dump trailers. Also operated equipment on jobs and helped out on pipe crews
- 1998 (After School & Breaks) Worked on pipe crews as a laborer, operated equipment and work with mechanic on equipment in yard after School

Education:

2000-2004 Received a Bachelor of Science Degree in Interdisciplinary Engineering & Management from Clarkson University located in Potsdam, New York.

2000 Received Diploma from The Benjamin School, located in North Palm Beach, Florida

Clarkson University

BE IT KNOWN THAT

THE BOARD OF TRUSTEES ON THE NOMINATION AND APPROVAL OF THE FACULTY

HEREBY CONFERS UPON

DOUGLAS STEVEN EAKINS JR

WHO HAS SATISFACTORILY COMPLETED THE REQUIRED COURSE OF STUDY

APPROPRIATE FOR THIS DISTINCTION THE DEGREE OF

BACHELOR OF SCIENCE

Interdisciplinary Engineering and Management

TOGETHER WITH ALL THE RIGHTS, PRIVILEGES AND HONORS WHICH APPERTAIN THERETO.

GIVEN UNDER THE SEAL OF THE UNIVERSITY AT POTSDAM, NEW YORK,

DECEMBER 31, 2005

PRESIDENT

CLARKSON UNIVERSITY · FOUNDED 1896 TO HONOR THOMAS S. CLARKSON

CHAIRMAN, BOARD OF TRUSTEES

Don Scott & Associates

"Building a Safer Workplace"

Certifies to all that

Steven Eakins

Has successfully completed Boomlift & Rough Terrain Forklift Operator Training

Dated 1/6/12 Signed Don Scott

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 6189641
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CUC1224753 07/06/12 120014654

CERT UNDERGROUND & EXCAV CNTR
EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP

IS CERTIFIED under the provisions of Ch.489 FS
Expiration date: AUG 31, 2014 L12070601227

DETACH HERE

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC# 6189641

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L12070601227

DATE	BATCH NUMBER	LICENSE NBR
07/06/2012	120014654	CUC1224753

The UNDERGROUND UTILITY & EXCAVATION CO
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

EAKINS, DOUGLAS STEVEN JR
D S EAKINS CONSTRUCTION CORP
1481 KINETIC ROAD
LAKE PARK FL 33403

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

CERTIFICATE OF COMPLETION

Supervisor Compliance
Training Department
Supervisor Course

REASONABLE SUSPICION:
Drug & Alcohol Awareness Training

Douglas Steven Eakins Jr.

has completed the Mandatory 2-Hour Training

on

60 Minutes Alcohol Awareness

60 Minutes Drug Education

Test Score: 100%

Graduation Date: 7/13/2011

Satisfies the Department of Transportation
49 CFR Part 382.603 for Mandatory Supervisor Training

CERTIFICATE OF ATTENDANCE

FDEP GENERIC CONSTRUCTION STORMWATER PERMIT CONTRACTOR'S SHORT COURSE/MEET THE REGULATORS

The Undersigned Hereby Acknowledges That

STEVEN EAKINS

Attended the above 6 hour training in Stormwater Permit Compliance, BMP Selection and Installation and Stormwater Inspections.

Material covered meets the requirements of Chapter 62.621.300, Part II.12 for Inspector qualification

NOVEMBER 16, 2010

Florida East Coast Chapter

Program Instructor—Jo Moore, Environmental Director
Ranger Construction Industries, Inc.
FDEP Qualified Stormwater Instructor #90
FDEP Qualified Stormwater Inspector #1120

Michelle Anaya DePotter—Executive Director

GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc
Landscape Architects
Environmental Consultants
Planners

EMILY O'MAHONEY, PLA, FASLA

PARTNER

Education
University of Florida,
Bachelor of Landscape Architecture 1980

Honors & Recognitions
Fellow, American Society of Landscape Architects (2017)
ASLA National Service Award (2016)
University of Florida Alumni Service Award (2011)
FNGLA Award of Excellence Meditation Garden (2008)
FL/ASLA Award of Merit Meditation Garden (2008)
FL/ASLA Award of Merit Pahokee Eco-Island Study (2008)
FL/ASLA Award of Honor Limestone Creek Elementary Children's Planting Program (2002)
FL/ASLA Award of Excellence in Residential (1998)
FL/ASLA Service Awards (1995, 1996, 1997, 1998)
Faculty Award, Department of Landscape Architecture University of Florida (1980)
ASLA Certificate of Merit in the Study of Landscape Architecture (1980)
ASLA President's Recognition for Outstanding Contribution (1980)
Howard Sebolt Award (1980)
Elected to the Gargoyle National Architectural Honor Society

Registrations
Professional Landscape Architect since 1980: Florida #684
LEED®AP BD+C

Affiliations
American Society of Landscape Architects
Council of Landscape Architecture Registration Boards
Florida Redevelopment Association
Florida Riverwalk Exchange
Palm Beach County Planning Congress
Professional Women's Network
The Nature Conservancy
National Society of Historic Preservation
The Native Plant Society
The Northern Palm Beaches Chamber of Commerce
International Society of Arboriculture
U.S. Green Building Council (USGBC)
Chamber of the Palm Beaches (Trustee)

Positions Held
Florida Chapter ASLA Trustee (2013-2016)
Florida Chapter ASLA President (2011-2012)
FL/ASLA Conference Co-Chair (2011)
ASLA Florida Section Chair (1994-1997)
FL/ASLA Annual Convention Chair (1998)
FL/ASLA Review Seminar Coordinator (1996-Present)
Professional Women's Network President (2004-2006)
Habitat for Humanity Landscape Coordinator
Homeowner Association President/Board Member (1996-Present)
FLASLA Education Chair (2007-2010)
FLASLA Member at Large (2007-2008)
Women in Business Steering Council (2003-Present)
Women in Business Council Chair (2008 & 2012 to present)
Citizen Advisory Board for Town of Jupiter Police (2008-Present)

Publishing and Speaking Engagements:
Accessibility: Co-Author and Instructor to Florida specific and national accessibility (ADA) standards, Since 2009. LA CES, FBOLA and FBC approved.
Miscellaneous Sustainable Design and Green Infrastructure lectures and panel discussions.

Professional Experience
Ms. O'Mahoney has over 38 years of experience in landscape architecture and site planning with emphasis on conceptual and detailed design for all scales. Since 1993 she started her own company and then joined with George G. Gentile & Associates, Inc. in 1999 as a partner to combine professional skills and abilities in one company. Prior professional experience has been with private landscape architecture firms in the South Florida Area. Sustainability is not only reflected in Emily's design and professional work but carries over at home with a photovoltaic array reducing the family's carbon footprint.

Emily views landscape architecture as design of outside space, creating a strong sense of place and working with nature to create beautiful places and spaces. Every day and with every project, she approaches design and problem solving from an artistic angle in a sustainable manner.

Mixed Use

Harbourside — *Project Manager*
Location: Jupiter, Florida (within CRA District)
Client: Allied Capital & Development
Scope: Site Planning & Landscape Architecture
As the entertainment district of the Jupiter Riverwalk and a special district, this 8 acre PUD project contains 33,000SF restaurant, 65,000SF retail, 54,000SF office space and 219 hotel rooms within a new urbanism context. Wrote noise ordinance modifications. Developed special signage packages. Completed in 2014.

Parks and Environmental Studies

Cinquez Park – *Principal-in-Charge, Project Manager*
Location: Jupiter, Florida
Client: Town of Jupiter
Scope: Landscape Architecture
2GHO procured approvals and developed site, landscape and irrigation for this new Open Space and Park in the Cinquez neighborhood in Jupiter. The vacant 13 acres of property off Indiantown Road has been transformed into a beautiful local park for the entire community with walkways, a lake, open grass activity areas, a grass prairie natural area, and a large three-range dog park.

Facilities

Palm Beach County Fire Rescue Training Facility – *Principal-in-Charge*
Location: Palm Beach County, Florida
Client: Palm Beach County Facilities
Scope: Landscape Architecture & Site Design
2GHO worked under the Architect for this County Training Facility built in and around an old garbage dump site requiring unique conditions to deal with for planting and buffering.

Bio-Tech Projects

Harbor Branch Research Institute Lab II – *Principal-in-Charge, Principal Designer*
Location: Harbor Branch FAU Campus, Ft. Pierce, Florida
Client: Florida Atlantic University
Scope: Landscape Architecture and Site Planning
With completion in early 2011, this 43,000 square foot research center is striving for Silver LEED rating. State of the art irrigation system has been designed for the all native landscape, providing large beds of grasses and very little sod. All trees were saved on site or relocated near by.

Max Planck Florida Institute for Neuroscience – *Principal-in-Charge, Principal Designer*
Location: FAU Campus, Jupiter, Florida
Client: Max Planck Institute
Scope: Landscape Architecture and Site Planning
This is the first cluster expansion from the Scripps Institute development. The construction will be complete by the end of 2011 bringing many new jobs in the 100,000 square foot facility on 6 acres of the FAU Campus. The landscape plan emphasizes native plantings in bioswales and planted detention areas to ease the drainage solutions. Irrigation is via re-use water. The project received LEED Gold Certification.

JONATHAN T. RICKETTS, P.E.

RESUME

EDUCATION Bachelor of Science in Civil Engineering, Tulane University, 1983

REGISTRATION Registered Professional Engineer
Florida License #38799
North Carolina License #26154

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers
Palm Beach Branch President 1990-1991
Architectural Engineering Institute National Executive Committee 1995-1996
National Society of Professional Engineers
Florida Engineering Society
American Water Works Association
Leadership Palm Beach County
Chairman, Loxahatchee River Management Coordinating Council – including local, state and federal representatives

PUBLICATIONS AND AWARDS
Senior Editor of Building Design and Construction Handbook, Sixth Edition by McGraw-Hill (2001)
Senior Editor of **Standard Handbook for Civil Engineers,** Fifth Edition, McGraw-Hill (2004)
Civil Engineer of the Year, American Society of Civil Engineers, Palm Beach Branch, 1998

REPRESENTATIVE EXPERIENCE

Mr. Ricketts has over 30 years of professional engineering experience throughout multiple states where he holds professional engineer licenses and is the senior editor of two engineering handbooks. Mr. Ricketts specializes in all facets of planning, design, permitting, and project management services for a broad range of civil engineering projects including water resources, environmental design, and land development. Mr. Ricketts' representative work includes the following projects:

Phosphate Corporation of Saskatchewan (PCS): Design, permitting and construction management involving wetland restoration and headwater stream design (includes a series of projects totaling 5,500 acres). Permitting work involves the Army Corps of Engineers and the North Carolina Department of Environmental Water Quality. Project involves one of the largest environmental projects in the Army Corps of Engineer's Wilmington District.

Boynton Beach Community Redevelopment Agency: Construction management and utility coordination for a $10 million urban redevelopment project, including master planning, streetscape design/construction, upgrade and reconstruction of public utilities, and wetland permitting within the Intracoastal Waterway, resulting in a new tax base of $500 million dollars.

Northern Palm Beach County Improvement District (NPBCID): Analysis of seepage and long term secondary impacts to existing facilities due to various operating schedules of the G-160 structure in coordination with the South Florida Water Management District, South Indian River Water Control District, and NPBCID.

Benjamin Upper School: (North Palm Beach and Palm Beach Gardens) Construction management and lead consultant for a 50-acre, $30 million turnkey school campus including site planning, design construction, interior finishes, furniture, and information technology infrastructure.

M/I Homes: Complete oversight for client's development work in Palm Beach County including: due diligence on properties prior to purchase, master budget preparation, estimating costs for project delivery, hiring, supervising and payment to design team members, bidding of plans to contractors, oversight of construction work and closeout of construction with agencies.

Gaeta Development: Led the development team in budgeting, design, bidding and construction for projects including: Philips Electronics North American headquarters, Brooklyn Bow and Ribbon, Tire Kingdom corporate headquarters, Adelphia Cable, Illinois Tool Works, Charles Brown Oil Company, Riviera Beach recycling facility and Velda Farms. Land development work included a 100-acre mixed use project with a six lane section of Congress Avenue.

MERCHANT STRATEGY

Sharon J. Merchant, CEO

Public Involvement Project Manager

Professional Credentials

Bachelor of Science
International Affairs
Florida State University 1986
Former Member, Florida House of Representatives, 4 terms

Basis for Team Selection

Statewide relationships with City, County, State and Federal Elected Officials and Key Decision Makers.

Focused on Customer satisfaction and Positive outcomes. Consensus Builder and Team Player.

Experienced Leader

Public Involvement: 15 years
Government Relations: 26 years
Business Development: 15 years

Ms. Merchant brings 30 years of public and private leadership experience as a Member of the Florida House of Representatives and CEO of The MS Factor (MSF) offering clients public involvement, governmental relations, and community relations services.

Public Involvement Experience:

City of Boynton Beach: Sharon is the Public Involvement Manager on two current projects with the City, The Lakeside Gardens Neighborhood Drainage Improvements and Water Main Replacement Scope and Central Seacrest Phase II Scope. She oversees all public involvement activities, including meetings with stakeholders, maintaining project hotline and preparation of collateral materials.

T.Y. Lin International: Sharon developed the stakeholder database and is spearheading all public involvement, including but not limited to meetings with stakeholders, City Council meetings, and preparation of collateral materials.

Riviera Beach Community Redevelopment Agency: Sharon provided Professional and Consultation services for marketing and public relations. This included but was not limited to attending all CRA meetings, promoting events, and press releases. Sharon's team also prepared collateral material such as brochures, flyers and handouts.

Carollo Engineers, Inc: Sharon provided quality assurance and supervision for the Palm Beach County Coastal Resiliency Partnership Multi-Jurisdictional Vulnerability Assessment Phase I project. MSF Team provided all public involvement, including but not limited to all social media updates.

CES Consultants: Sharon provided all leadership with the City of West Palm Beach elected officials and staff on behalf of our client. She supervised all staff Public Involvement activities for the City of West Palm Beach Washington Road Utility and Stormwater Improvements project.

Snubbs Consulting, Inc.: Sharon led the MSF Public Involvement Team assuring all collateral material, CAP plan, stakeholder data bases and printed material were top quality for the FDOT, District 4 Design Services contract.

Boynton Beach Town Square, Phase I: For this unique public private partnership downtown recreation, Sharon was the team lead on both public involvement activities and the Boynton Beach Building Wealth program, designed to encourage local hiring.

Sharon J. Merchant, continued:

Parsons: Sharon is providing quality assurance on all team documents for this Florida Turnpike Enterprise project, including the CAP plan, stakeholder database, newsletter and all printed materials. She will be the key contact for all constituent and agency meetings.

Allegro Boca: This project requires community involvement and acceptance for a new senior living facility. Sharon provided quality control on all MSF activities.

ATM: TMS arranged a public meeting for residents, town officials and local media to unveil the newly improved Phipps Park beach in the Town of Palm Beach. Sharon provided quality control.

Johnson – Davis: PIO for North South Roads Harbor Estates. This project provided improved swales in Boynton Beach. TMS provided social media and other services. Sharon provided quality control.

Chen Moore: Sharon provided QAQC for the Lake Worth Neighborhood Street program. We created a public involvement plan, database and all printed materials including door hanger.

VIA: Sharon provided quality assurance on all team documents for this FDOT D4 Jupiter Island project, including the CAP plan, stakeholder database, newsletter and all printed materials. She was the key contact for all constituent and agency meetings.

Craven Thompson: Sharon met with Lake Worth city and team leaders and provided quality assurance on all team documents, including an informal public involvement plan, stakeholder database, newsletter and all printed materials prepared for door hangers.

CDM Smith: Sharon provided quality assurance for the Palm Beach County Collection System Rehabilitation project. Tasks include database management, editing project letters and door hangers, logistics and meeting coordination.

WGI: Sharon provided public involvement services and quality assurance on all team documents for FDOT D4 / Palm Beach County Four Off-System Bridge Replacements project, including the CAP plan, stakeholder database, newsletter and all printed materials.

CDM Smith: Sharon provided all supervision, and quality assurance for the Boynton Beach Ion Exchange Resin Plan and East Water Treatment Plant Improvement projects. MSF provided all necessary public involvement, including frequent social media to advise residents of constant MOT changes.

Stanley Consultants: Sharon created a Public Involvement Plan for this I-95/SR-9 PD&E from south of South West High Meadows Avenue to north of Becker Road. project to inform residents and business owners in north Martin stakeholders, built data bases, and kept local elected officials informed. MSF worked on this project through August of 2013.

B&W / BE&K / CDM Team: Sharon assisted the team in securing the largest contract ever granted by Palm Beach County – a $500,000,000 net present value - to build a waste to energy facility. She worked with environmentalists, disgruntled union workers, and all stakeholders, keeping them informed, defining the needs and goals of all parties.

CDM: Sharon guided stakeholders through sticky issues and prepared the public to accept a decision re the siting of a new landfill in Western Palm Beach County. She developed collateral materials and a strategy to meet with all impacted government leaders in proximity to the sites, re
distance to residents, expenses, and the pros and cons of each. She minimized objections and addressed NIMBY problems before they occurred.

Calvin, Giordano and Associates: Sharon facilitated stakeholder meetings to alleviate residents' fears that the character of the area would be negatively impacted. Press releases were written, meetings recorded and minutes provided. She interacted with residents, engineers and County Commission.

Stanley Consultants, FDOT District 6: Sharon developed a handout for stakeholders, built a database, identified stakeholders, developed responses to concerned citizens, held webinars, took minutes and secured meetings for FDOT with elected officials for Multi Model Planning Enhancement Activities throughout Miami-Dade and Monroe Counties, including milling, paving, and widening the northbound shoulder for emergency evacuation, in Key Largo.

City of West Palm Beach, Public Involvement Consultant: Sharon helped solve challenges, such as strained internal and external relationships. Weekly meetings strengthened communications between the City and FDOT, Palm Beach County, and the community. Merchant delivered a variety of public involvement processes and activities comprising the blueprint to ensure awareness of all new construction.

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 of Selvitz Road

2. Property Tax ID(s): 2432-1230001-000-8

3. Total Acreage: 52

4. Existing Future Land Use Designation: Heavy Industrial

5. Existing Zoning Classification: SLC - HeavyIndustrial

6. Proposed Zoning Classification: City of Ft. Pierce - Planned Development

7. Other applications being submitted concurrent with this application, if any: N/A

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

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

10. The reason for making this request: Rezoning to a Planned Development to allow a recycling facility

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial	Industrial - Heavy	I-3
South	Industrial	Industrial - Heavy	I-3
East	residential and school	RL	PD School
West	Industrial	Industrial - Light	IL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HI	SLC- IH	N/A	52	
Proposed	same	PD	Phase 1 - 1,800 s.f. office Phase 2 - 15,491 s.f. office/warehouse	52	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 x 1800 s.f. = 180 gpd
Demand Analysis	Maximum 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 424,710 gpd
Current Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 4, 248 gpd
Proposed Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.125 gpd/sf x 1.5 FAR = 4,248 gpd
Change in Demand	**Total gallons per day** 0 gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person x 1800 s.f. = 180 gpd (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 339,768 gpd
Current Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 3,398 gpd
Proposed Zoning	Total gallons per day 52 acres x 43560 Sf/acre x 0.1 gpd/sf x 1.5 FAR = 3,398 gpd
Change in Demand	**Total gallons per day** 0 gallons/day

C. Parks and Recreation (Residential Classifications Only): Not Applicable
(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			

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) Not Applicable

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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 52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Current Zoning	52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Proposed Zoning	52 acres x 43560 sf/acre x 1.5 FAR x .02 ppsf/yr =67,954 ppy
Change in Demand	0 ppy - actual demand will be negative as site is expected to recycle 50,000 tons per year

F. Stormwater:
Water quality will be improved with the addition of fully compliant stormwater management system which will use dry pretreatment for stormwater runoff.

Impact	Presently the site discharges with no control structure to the St. Lucie River. The proposed system will retain the first 0.75" from storm events which reduces the volume discharged on at least 88% of all events.

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	351	103/112
Proposed Zoning	351	103/112
Change in Demand	Trips 0	Trips 0
Impact to Capacity	No Change	

12. Name of Owner(s): D.S.E. Holdings Inc.
Mailing Address: 1483 Kinetic Road
City West Palm Beach State FL Zip 33403
Phone # 561-842-0001
E-mail: steve@dseakins.com

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

14. Name of Representative: Emily O'Mahoney and Gentile Glas Holloway O'Mahoney & Associates, Inc.
Mailing Address: 1907 Commerce Lane Suite 101
City Jupiter State FL Zip 33458
Phone # 561-575-9557 Fax # 561-575-5260
E-mail: emily@2gho.com/pat@2gho.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

1481 Kinetic Road, Lake Park	FL	33403
Address	State	Zip

561-842-0001	561-842-0009	steve@dseakins.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.

D,.S.E. Holdings, Inc.	561-842-0001
Property Owner's Name (Please Print)	Phone

1481 Kinetic Road, Lake Park	Florida	33403
Address	State	Zip

D Steven Eakins 11/29/2018

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 29th day of November, 2018, by D. Steven Eakins, Jr. who is personally known to me or has produced _____ as ident

Esther L. Collins

Signature of Notary (Seal)

ESTHER L. COLLINS
Notary Public - State of Florida
Commission # FF 199747
My Comm. Expires May 2, 2019
Bonded through National Notary Assn.

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 Selvitz Road

Parcel ID #(s) 2432-123-0001-000-8

Project description Rezoning to PD for a recycling facility

D.S.E. Holdings, Inc./Douglas S. Eakins, President	Emily O'Mahoney/2GHO.com
Property Owner(s)	**Applicant/Representative, Title, Company**
1483 Kinetic Road	1907 Commerce Lane Suite 101
Street Address	Street Address
West Palm Beach FL 33403	Jupiter FL 33458
City State Zip	City State Zip
561-575-9557	561-575-9557
Phone Number	Phone Number
emily@2gho.com	emily@2gho.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 26 day of April, 2019, by Douglas S. Eakins who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

PATRICIA Y LENTINI
Notary Public – State of Florida
Commission # GG 117506
My Comm. Expires Oct 18, 2021
Bonded through National Notary Assn.

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 November 14, 2018 Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

Landscape Architects ■ Planners ■ Environmental Consultants

LC 0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney ASLA
Dodi Buckmaster Glas AICP

Fort Pierce Industrial Aggregate Recycling Facility
Planned Development
Justification Statement
Original Submittal: November 30, 2018
Revised as Planned Development Application: April 30, 2019
Resubmittal: May 31, 2019

On behalf of the owner and applicant, D.S.E. Holdings, Inc., Gentile Glas Holloway O'Mahoney & Associates, Inc. is submitting an application for Zoning Atlas Map Amendment from St. Lucie County Heavy Industrial Zoning to City of Fort Pierce as a Planned Development District (PDD) for the purpose of a mixed industrial/commercial use allowing a Recycling facility with a contractor's storage yard. Additional permitted uses include a two story - 15,491 square foot office/warehouse (3,589 s.f. office and 11,902 s.f. of warehouse space). The subject site is 52 acres of land and is located east of Selvitz Road in the City of Ft. Pierce Florida.

Based on Section 22-40 (c).1.e, of the Planned Development Code, when applying for a Planned Development code exceptions are allow for developments. The applicant is proposing code amendments, named PD requirements, for the proposed development as it relates to the height of fences, height of outdoor storage and landscape code for both the north and south sides which are industrial uses and the northeast and east side with residential and institutional uses, along with the west side with an access easement/paved roadway.

The purpose of applying for a Planned Development District (PDD) will allow this unique use to be provided; and

- Reduces screening and changes trees from 1 tree per 200 square feet to 1 tree per 30 linear feet as the current codes are onerous and unnecessary for like to like heavy industrial uses;
- the Planned Development (PD) requirements will go above code to screen the site and buffer sound to make a good neighbor for the residential development and school, heavily vegetating a much deeper buffer on an earth berm 10' high for a total (there are 2 times the number of trees) of 15' height of non-vegetative screen/buffer and 40' minimum mature vegetative buffer;
- The Planned Development (PD) requirements will allow increased height of outdoor storage to 30' in clean organized piles which will provide for a sound barrier to the surrounding properties.

Please see the attached letter with the requested code exceptions that are part of this application.

UPDATE: Since the initial submittal on November 30, 2018, there have been several things that have happened which has resulted in changes to the site plan as resubmitted.

1. On January 22, 2019, the Applicant held a public meeting inviting property owners within a 500' radius of the site.
    a. Approximately 50 people attended

   i. School Board/School staff – represented by Ft. Pierce Central Principal Todd Smith and Executive Director of Growth Management Marty Sanders plus 4 others.
   ii. River Oaks homeowners – represented by HOA President John Cherveny
   iii. Palm Gardens (further than 500' from the site) – represented by HOA President Jay Stewart.
   b. The general consensus of the attendees was that the pre-cast facility to the south of the subject property is a nuisance. Their feelings towards that facility colored how they looked at the proposal of the Applicant.
   c. Concerns voiced included air quality (dust), noise and water quality.
   d. The Applicant presented that they had had no complaints against their West Palm Beach facility, by either residents or controlling agencies.
2. Keeping stakeholder concerns in mind, the Applicant redesigned the site to place the recycling processing facility as far west as possible and reduced the footprint. There is no recycling closer than 500 feet to the adjacent Residential and Institutional Uses.
3. Based on meeting with the City, the applicant is amending the application to Zoning Atlas Map amendment to allow a Planned Development.
4. Additional use of Office and Warehouse has been added to the most eastern area, closest to the stakeholders. This places non-conditional type uses on the site in an area that then becomes a buffer for the recycling facility.
5. The Applicant, his Engineer and Attorney met with Marty Sanders, representing the School Board on February 25, 2019. A copy of the email from Mr. Sanders is included with his notes from the site visit after reviewing the revised plan.
6. On March 12, 2019, Mr. Sanders and Rebeca Guerra, Assistant Planning Director (now Interim Director) visited the D.S.E. Holdings West Palm Beach Facility to observe the process. A copy of the email from Mr. Sanders is included with his notes from the site visit (same email referenced above).
7. The March 27, 2019 meeting with staff resulted in a redirection of the Conditional Use Application and possible variances, to a request by the Applicant to a Zoning Atlas Amendment to a Planned Development.

Site History:

The subject site was annexed into the City limits in 2004 via Ordinance K-310, which annexed a collection of properties generally located between Selvitz Road and 25th Street. The subject property, in a group of seven parcels, was annexed as it was identified as being contiguous to the municipal boundary, and corresponding FPUA annexation agreements were on file with the City. Based on conversation with the City of Fort Pierce staff, the subject site was annexed into the City of Fort Pierce and received a Future Land Use Designation of HI – Heavy Industrial Land Use, however, the zoning remained under the County designation as LI – Heavy Industrial Zoning. The surrounding properties listed below were approved as follows:

Fort Pierce Central High School was approved in 2008;
River Oaks at Ten Mile Creek was approved in 2007; and
Palm Lake Gardens was approved in 2004.

Currently, both the property to the north and to the south (all part of the original group) have been rezoned into the City's I3 – Industrial designation in 2017. The south property has been approved to operate as a precast concrete manufacturing facility.

Applicant & Use:
D.S.E. Holdings has a long, successful history of providing benefit to communities and to the environment. The company has been recognized and applauded as a premiere recycler for its work in reducing materials to be landfilled. Leftover or retired materials in the form of concrete and asphalt are recycled into concrete aggregate of different sizes which will be used in new concrete applications by others. This is a private company doing a public service. Their primary facility in West Palm Beach, located at 550 Benoist Farms Road in West Palm Beach, has been in operation since 1990. During that time they have recycled 13 million tons of concrete. In Palm Beach County, they are second only to SWA. D.S.E. Holdings has other operations at 800 Railroad Avenue in Lake Park and 500 Rinker Way in Lake Worth, indicating their wealth of experience.

Recycling of leftover or retired concrete and asphalt keeps these materials out of our landfills while lessoning use of raw resources which leads to a more sustainable community. Adding such a facility in Ft. Pierce REDUCES the trip length for heavy trucks to deliver rubble or pick up aggregate, therefore reducing the carbon footprint when compared to using other facilities far afield. *There is a small facility that does many things, including some concrete recycling, which is around the corner at 4880 Glades Cut-Off Road (East Coast Recycling).*

SETBACKS: The Applicant is dedicated to being a good neighbor and has such a reputation at their other facilities. It is important to **visually** block operations from the adjacent townhome owners to the north and the high school to the west by providing a generous setback for the facility, far exceeding code. With the modified Planned Development Site Plan, the operation has been pushed back west, into the site and further away from residential and institutional uses.

Table 1

Setbacks	Facility Limits*	PDD Requirement
River Oaks Property Line	489 Feet	+ 489 Feet
River Oaks Building Line	850 Feet	
High School Property Line	1,157 Feet	1,157 to 1,173 Feet
High School Classrooms	2000 Feet	

- Includes the drive aisle

By the nature of the facility, an aggregate recycling facility is an outdoor storage facility for unprocessed and processed material. This operation accepts and stores large amounts unused or retired concrete (large rubble coming off demolition of buildings and roadways) and sometimes asphalt. They then process the material into different sized aggregate by crushing. The addition of the office/warehouse and the storage yards for equipment and supplies will act as a buffer to the residential/school areas to the east and northeast.

Surrounding Zoning and Land Use:

Table 2

	North	South	East	West
Land Use	**Industrial**	**Industrial**	**RL**	**Industrial**
Zoning	**I-3**	**I-3**	**PD & R2/School**	**IL**

Site:
The site is currently vacant agriculture land as evident by the drainage ditches crossing the property. These drainage ditches will be filled as part of the proposed use. The environmental report indicates that this land was in agriculture for over 25 years. Per the report, 'The primary vegetative cover is comprised of common non-native pasture grasses, ruderal weeds, and sparse native and non-native vegetation. Field reconnaissance conducted in November 2018 indicated that there are no wetlands or native upland habitats present on the subject property.'

DRAINAGE: Please see the Drainage Statement from Jonathan T. Ricketts, Inc. Generally, the site will drain north and south to perimeter swales. These swales will drain to a retention lake on the east side of the property.

ENTRY: The entry to this site is via an easement road from Selvitz Road running east/west. It is a shared easement with the property to the south of the subject property. The access easement continues north/south across the subject property with the agreement that the property to the south would bring water and sewer through this easement which will then serve both properties.

ADJACENT LAND:

- Property to the west is developed as industrial with no landscape buffers. A canal runs within the subject property long this property line.
- The eastern portion of the north side is a townhouse development under a homeowner association called River Oaks at Three Mile Creek. There is a preserve buffer ranging from 100 to 350 feet between the subject property and improvements in the residential community. This preserve consists of large Laurel Oaks and Sabal Palms with various understory vegetation. With the re-configured site, the aggregate recycling activity is further away. See Table 1 for distances.
- The property to the east is the Ft. Pierce Central High School. Recreation fields abuts the subject property. With the re-configured site, see Table 1 for distances.
- The property to the south is a recently approved built and operational precast concrete manufacturing facility on a piece of land of similar size to the subject property. There is no landscape buffer to the north (subject property's south) as no buffer was required, at the time, adjacent to agriculture.

Function & Use:
Ft. Pierce Industrial Aggregate Recycling Facility is a recycling facility for unused and retired concrete and asphalt materials with a well-defined process and set of procedures. Part of the project, future Phase 2, will be an office warehouse building serving as the headquarters for D.S.E. Holdings, similar to their Lake Park Facility.

Bringing Waste to the Site:

1. Trucks with concrete debris arrive at the gatehouse, commonly called the ticket booth, to check in, pay, and get directed where to dump.
2. They travel on the paved road to the Unprocessed Material Area on the east side of the property and dump in pile as directed by the ticket booth.
3. Trucks then depart on the two-way roadway back towards the gatehouse and exit.

Collecting Recycled Material:

1. Trucks buying recycled material enter through the gatehouse, pay, get ticket and are directed where to go.
2. They travel along the unpaved road to the Finish Material Storage Area on the West side of the property as directed by the ticket booth and are loaded by a Wheel Loader.
3. Trucks then depart on the roadway back towards the gatehouse and exit

Process:

1. The processing occurs in the area labeled 'Processing' in the middle of the property (see Image A below).
2. Materials are taken from the Unprocessed Materials Storage Area to the Processing Area for processing.
3. Once the material is processed, it is then stacked in the Finish Material Storage Area.

Operations:

STOCK PILES | OUTDOOR STORAGE

While the code allows outdoor storage and stock piling, it is typically a condition of approval, recommended by staff, that there be no outdoor storage on industrial projects.

> Sec. 22-67 (e)(5) *Commercial and industrial buffers*. Outside storage of materials for commercial and industrial uses shall be screened ……

We respectfully request that this condition not be placed on the PDD. The whole concept of aggregate recycling is a large-scale outdoor operation which includes outdoor stockpiling of unprocessed material delivered by large trucks and processed material to be picked up by large trucks. The entire operation is outdoors baring a small office. In addition, we are proposing an area for outdoor storage yards as a complimentary use for equipment and construction materials. The operation is organized and clean, not unsightly. As mentioned in other parts of the Statement, the recycling facility has moved further west allowing for a much greater buffer distance with some use by right in between the property line on the east / northeast and the aggregate recycling facility.

DUST CONTROL PLAN

Dust control is an everyday on-going process for recycler which is mandated through licensing by the Florida Department of Environmental Protection via the Health Department. The operators of this facility have a nearly a 30 year record of successfully operating aggregate recycling facilities without a dust problem. A watering truck will be on-site to keep all of the operating areas

moistened which prevents dust from occurring. The specialized recycling equipment used to convert the larger pieces of concrete into aggregate also uses water to prevent the creation of dust on the site. All of the operators of the key equipment needed for the recycling operation are trained in monitoring keys factors that prevent dust from occurring.

Please see the DEP Operating Permit for the West Palm Beach facility attached.

HOURS OF OPERATION

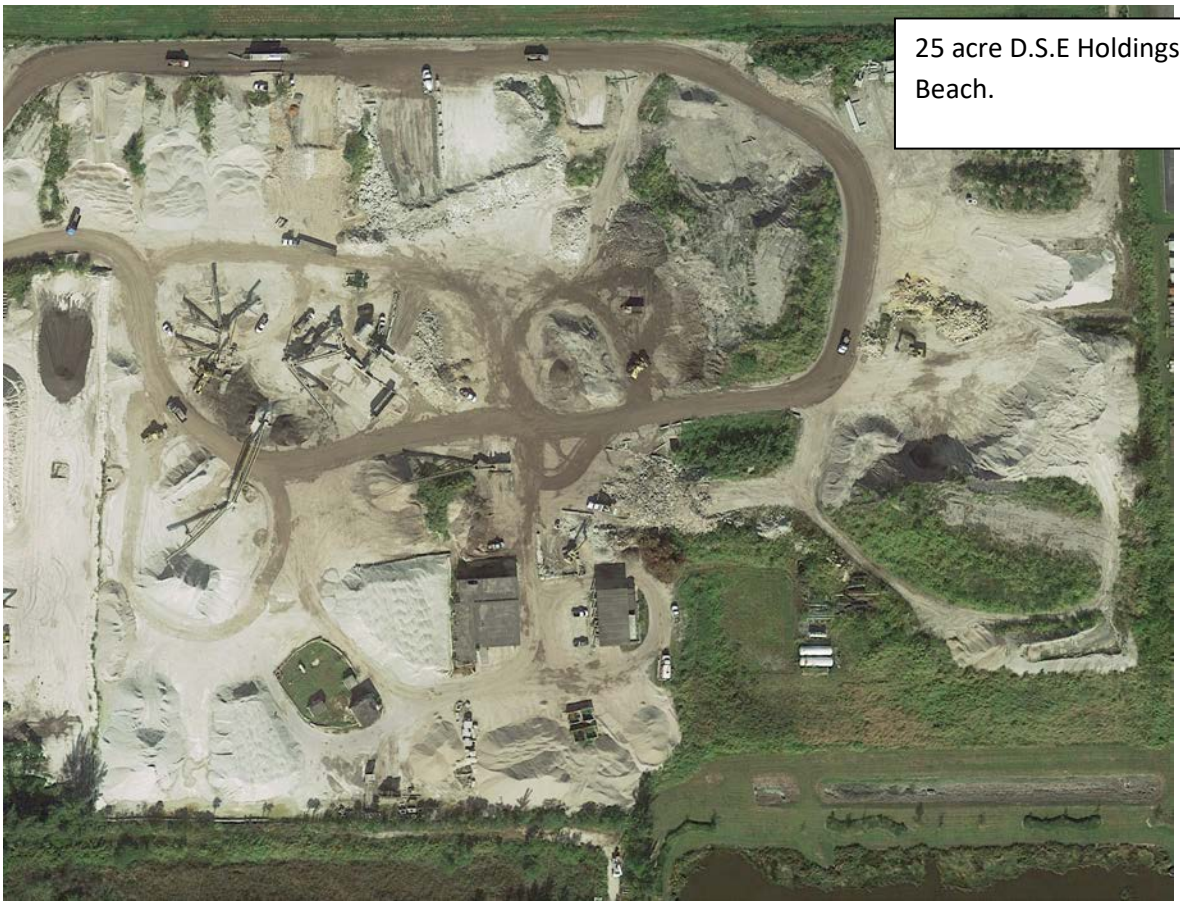
The maximum working hours for the facility will be 7 AM to 7 PM Monday through Saturday, with a typical week consisting of concrete recycling and processing occurring on Monday through Thursday 7 AM to 7 PM. One day during the week, typically Friday will be used for maintenance and repairs on the equipment. On weeks where rain prevents recycling during some portion of the week, Saturdays may be used for either recycling or maintenance.

Employees:

The gatehouse/ticket booth is manned by one employee during operating hours. The office modular building will be used by a site manager and office assistant for site coordination and dispatch. The processing equipment requires one person to run. Between 1 and 4 equipment operators will operate onsite equipment (Wheel Loaders, Track Excavators, Water Truck and Off Road Trucks).

IMAGE A

Wheel front end loader placing material into the crusher. Crushed material exits onto conveyor belts to send the material to the appropriate pile.



25 acre D.S.E Holdings facility in West Palm Beach.

The following is a list of the areas on the PDD Development Plan:

- Finished material storage area – approximately 10.74 acres
- Unprocessed materials area – approximately 8.65 acres;
- Processing area – approximately 1.48 acres;
- Equipment storage area – approximately 6.15 acres; and
- Phase 2 office/warehouse area – approximately 3.69 acres.

Landscape Buffers:

SIZE & LOCATION: The landscape buffers for this property are required to be 10' wide and run the perimeter on all sides per code. With this PDD application, the following buffers are proposed for the District:

- Buffer A (north and south) 10' wide
- Buffer B (east and northeast) 33' or 42' wide - Enhanced
- Buffer C (west) 10' wide*

*On the west side, the buffer has been placed on the east side of the road access easement.

SECURITY:

- Buffer A (north and south) 8’ chain link fence on property line
- Buffer B (east and northeast) 8’ chain link fence with a 95% sight obscuring wind screen on 10’ high berm 33’ or 42’ inside the property line.
- Buffer C (west) 12’ chain link fence with sight obscuring wind screen on 3’ berm set 10’ inside the access easement.

LANDSCAPE MATERIAL:

The landscape material is all native plant material planted in a casual, natural pattern. To avoid a monoculture in the plant material, various types of trees have been specified minimally to meet the PD requirements. The understory shrubs have been planted in a staggered meandering pattern 5-feet on-center which will allow them to reach a healthy thick plant in the 6-10’ height range.

- Buffer A (north and south) 1 tree per 30 linear feet.
- Buffer B (east and northeast) 12’ tall trees 1 per 30 linear feet, plus 6’ tall trees at 1 per 15 linear feet, plus shrubs at 1 per 2 linear feet.
- Buffer C (west) 1 tree per 30 linear feet.

Please Note: The proposed 95% opaqueness screening that we have indicated is a heavy-duty commercial grade screening with a 5-year guarantee and 8 to 10-year life expectancy. The material that gets to 98% or 100% opaqueness has a life span of 3 to 5 years and appears to be designed for temporary construction installations. The plant material on this buffer has been planted to provide full screening from top of berm to 20-30’ in the air which will greatly exceed 5% opaque missing.

Conclusion:

On behalf of the applicant, Gentile Glas Holloway O'Mahoney & Associates, Inc. respectfully request approval of the Rezoning and Conditional Use request. The Project Team at Gentile Glas Holloway O'Mahoney & Associates, Inc. are Emily O’Mahoney, Dylan Roden and Pat Lentini.

Attachments:

- Revised Planned Development District (PDD) Code Language;
- Response Letter to May 16, 2019 TRC comments;
- Revised Justification Statement;
- Proposed PDD Development Plan and Landscape plans including cross sections;
- Revised Drainage Statement and Engineering Plans;
- Revised Survey.

Landscape Architects ■ Planners ■ Environmental Consultants

LC-0000177

GENTILE | GLAS | HOLLOWAY | O'MAHONEY & Associates, Inc.

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA
Dodi Buckmaster Glas AICP

May 31, 2019

Mr. Brandon C. Creagan, MCRP,
LEED Green Associate/Planner
City of Fort Pierce Planning Department
100 North U.S.1 Fort Pierce, FL 34950

RE: **FORT PIERCE INDUSTRIAL AGGREGATE RECYCLING FACILITY - PROPOSED PLANNED DEVELOPMENT CODE EXCEPTIONS**

Dear Mr. Creagan:

Pursuant to Section 22-40 (c).1.e., please find below a list of the current code reference and proposed Planned Development (PD) criteria for the proposed Fort Pierce Industrial Aggregate Recycling Facility Planned Development District (PDD):

It is our goal to amend the City's Heavy Industrial (I-3) Zoning District, Section 22-67 for fencing and wall; and Section 22-187 for landscaping to the follow regulations for the Fort Pierce Aggregate Recycling Planned Development (PD):

Please note: the Current zoning on the property is St. Lucie County IH, Heavy Industrial, if we were not doing a PD application we would be requesting a City Heavy Industrial Use (I-3) as the compatible use.

a) *Purpose:* The Fort Pierce Aggregate Recycling Planned Development District (PDD) classification is intended as a guide for the future development of the property located on Selvitz Road, Fort Pierce, Florida (Parcel ID 2432-123-0001-000-8). Allowable uses within this District include all Heavy Industrial (I-3) uses permitted (as of date of this approval) plus aggregate recycling center.

b) *Basic use standards:* Property Development standards for Fort Pierce Aggregate Recycling Planned Development District must meet the following requirements of the I-3 District and PDD.
   1. *Lot size*.
      a. The minimum lot width shall be one hundred (100) feet;
      b. The minimum lot depth shall be one hundred (100) feet;
   2. *Yards:* The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet. Additionally:
      a. Rear Setback/incompatible uses Twenty Five (25) feet;
      b. Side Setback (north/south): Ten (10) feet;

c. Recycling Facility Setbacks:
   1. Compatible Uses: Ten (10) feet;
   2. Access Easement: Fifteen (15) feet;
   3. Non-Compatible Uses: Per line on site plan (480) feet.

c) Other applicable use standards.

1. Minor Site Plan review shall be required for uses which have buildings with less than 3,999 square feet of floor area; Major Site Plan review shall be required for uses which have buildings with more than 4,000 square feet of floor area.
2. Accessory buildings shall comply with all yard, lot coverage and building height requirements.
3. Every lot shall abut a street other than an alley for at least fifty (50) feet.
4. Signage requirements will comply with the standards located in Chapter 15 of the Lan Development Regulations of the City of Fort Pierce.
5. Outdoor storage of recycling materials at a maximum height of thirty (30) feet;
6. Fence and Landscape requirements are indicated below.
   a. North & South buffers – perimeter fencing landscape buffers adjacent to the same Future Land Use as follows:
      1. Eight (8) foot chain link fence on property line;
      2. Ten (10) foot wide landscape buffer;
      3. Trees thirty (30) feet on center;
      4. No shrubs or opaque screening.
      5. Irrigation of trees only through establishment or a minimum of a year.
   b. East/Northeast buffers – perimeter fencing and landscape buffers adjacent to residential or institutional land use and zoning as follows:
      1. Thirty-three (33) or forty-two (42) foot wide landscape buffer;
      2. Eight (8) foot chain link fence with a 95% opaque screen;
      3. Ten (10) foot berm with a 3:1 slope (thirty-three (33) linear feet minimum) for an elevation of twenty-two (22) feet;
      4. Twelve (12) foot tall trees thirty (30) feet on center; plus
      5. Six (6) foot tall trees fifteen (15) feet on center;
      6. Shrubs – one (1) every two (2) linear feet to create a continuous shrub mass;
      7. Two (2) foot side swale at property line; and
      8. One (1) foot wide flat area at top prior to the eight (8) foot chain link fence attached with 95% opaque screen.
      9. Permanent 100% irrigation.
   c. West buffer – perimeter fencing and landscape buffers adjacent to east side of access easement as follows:
      1. Ten (10) foot wide landscape buffer;

2. Twelve (12) foot chain link fence with 95% opaque screen at 10 foot setback, on top of three (3) foot berm with a 3:1 slope for fifteen (15) feet of screening;
3. Trees thirty (30) feet on center;
4. Continuous shrub mass;
5. Permanent 100% irrigation.

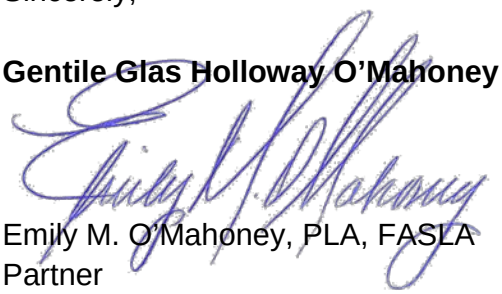
7. PDD Pervious area requirements – The minimum pervious area requirement is the area of the PDD required landscape buffers.

d) *Parking and Loading standards* will comply with the City's Code Section 22-60.

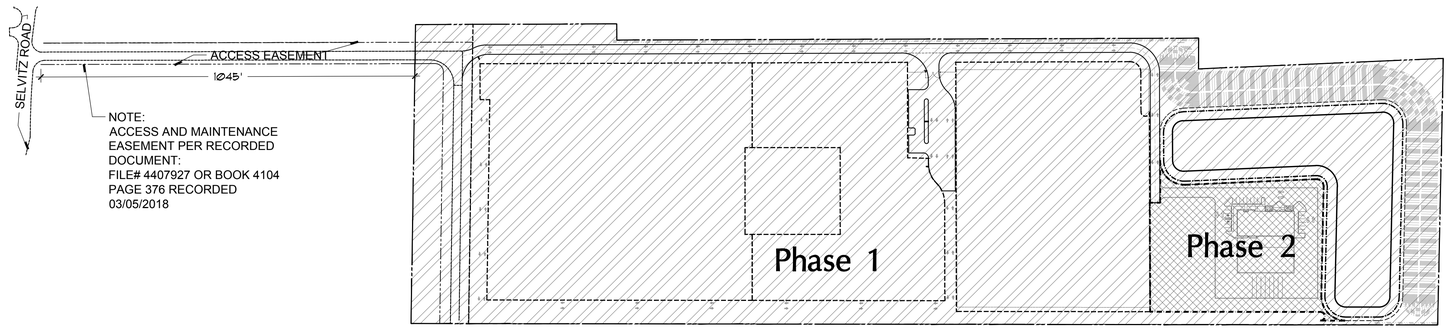
Should you have any questions regarding the above, please feel free to contact me at 561-575-9557 or email at Emily@2gho.com

Sincerely,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



Emily M. O'Mahoney, PLA, FASLA
Partner



Phasing Legend

PHASE 1

PHASE 2

Planned Development Phasing

Scale: 1"=200'

MANUFACTURER: FENCE SCREEN (OR EQUAL) www.FENCESCREEN.com
SERIES: 150 SERIES COMMERCIAL BLOCK CLOSED MESH POLY 95% BLOCKAGE
MATERIAL: 100% POLYPROPYLENE
MODEL: OBSIDIAN BLACK
MOUNTING: TO BE FASTENED WITH STEEL GALVANIZED RINGS PER MANUFACTURES RECOMMENDATIONS

Fencing Windscreen

N.T.S.

Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

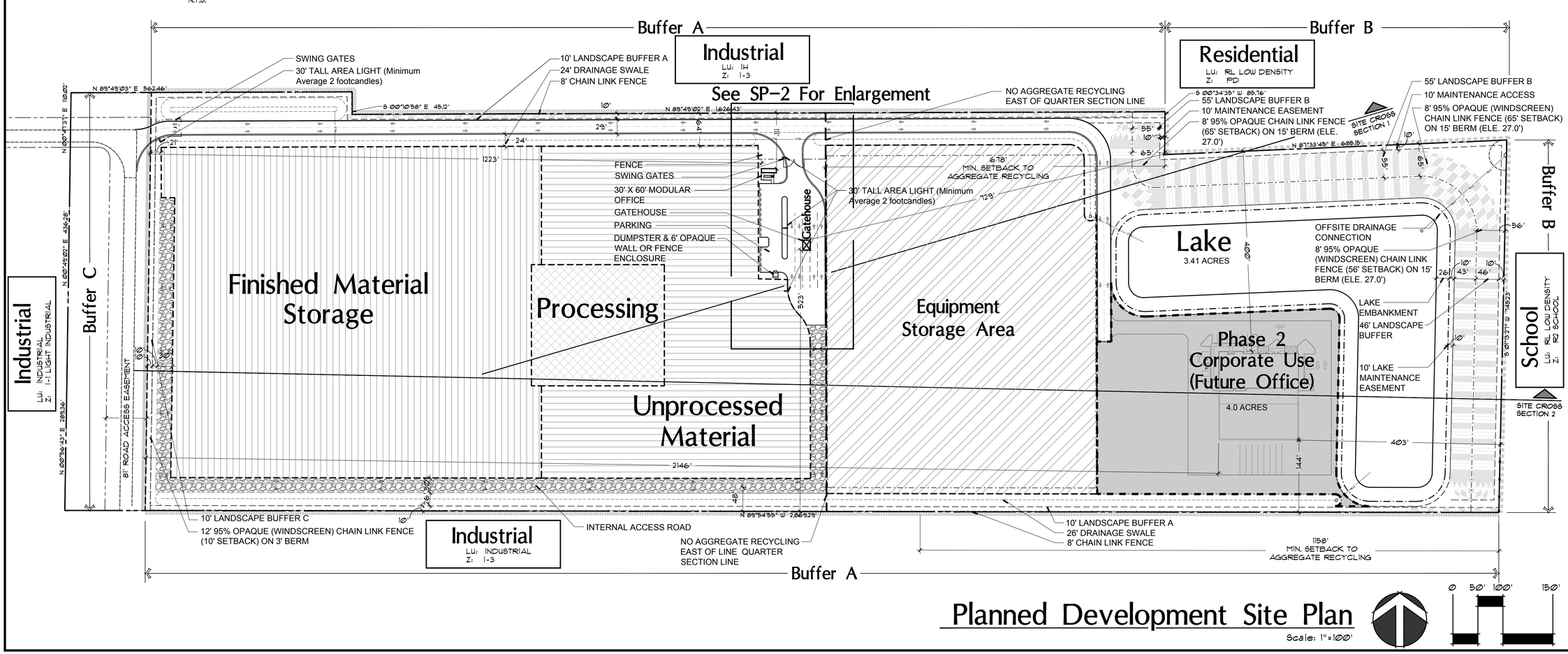
BUFFER B -

BUFFER C -

Ft. Pierce Industrial Aggregate Recycling Facility

Site Data 8/26/2019

Description						
Gross Site Area	**52.00 Acres**					
Road Easement	1.56 Acres					
Net Site Area	**50.44 Acres**					
Application Name	Ft. Pierce Industrial Aggregate Recycling Facility Planned Dev.					
Property Control Number	2432-123-0001-00078					
Existing Land Use Designation:	Industrial					
Existing Zoning District:	St. Lucie County - IH - Heavy Industrial District					
Proposed Zoning District:	City of Fort Pierce - PD Planned Development District					
Existing Use:	Vacant					
Proposed Uses:	Recycling Center, Warehouse, Office					
			Phase 1		**Phase 2**	
Office:			1,800	s.f.	3,589	s.f.
Warehouse:			-	s.f.	11,902	s.f.
Gatehouse:			1,800	s.f.	-	s.f.
Property Development Regulations	**PDD Required**		**Phase 1**		**Phase 2**	
Floor Area Ratio	1.5	Max.	0.0008		0.0068	
Building Height	50'	Max.	1 Floor		2 Floor	
Building Setbacks						
Front (West) Access Easement	15'	Max.	1,223'		2,146'	
Rear (East & Northeast)	25'	Max.	729'		403'	
Side (North)	10'	Max.	111'		400'	
Side (South)	10'	Max.	523'		144'	
Recycling Facility Setbacks						
West Access Easement	15'	Max.	21'		-	
North	15'	Max.	21'		-	
South	10'	Max.	48'		-	
East & North East	500'	Max.	678'		-	
Pervious Area	5%	Min.	-		-	
Parking Requirements	**PDD Required**		**Phase 1**		**Phase 2**	
Recycling Facility	-		2	Spaces	-	Spaces
Office	1 Space Per 200 s.f.		6	Spaces	12	Spaces
Gatehouse	-		1	Spaces	-	Spaces
Warehouse	1 Space Per 600 s.f.		-	Spaces	20	Spaces
			Total Provided		**32**	**Spaces**
			Total Provided	**Spaces**	**32**	**Spaces**
Handicap Spaces	Per Code		1	Space	2	Spaces
Loading Spaces						
Under 5,000 s.f.	0	Space	-	Space	-	Space
Each Additional 30,000 s.f.	1	Space	-	Space	1	Space



Planned Development Site Plan

Scale: 1"=100'

0 50' 100' 150'

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Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Planned Development Site Plan
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: EOM DLR
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19
8/26/19

Seal

LC 0000177

Sheet Title: Planned Development Site Plan

Scale: 1"=100'

Sheet No. PDSP-1

17-1207

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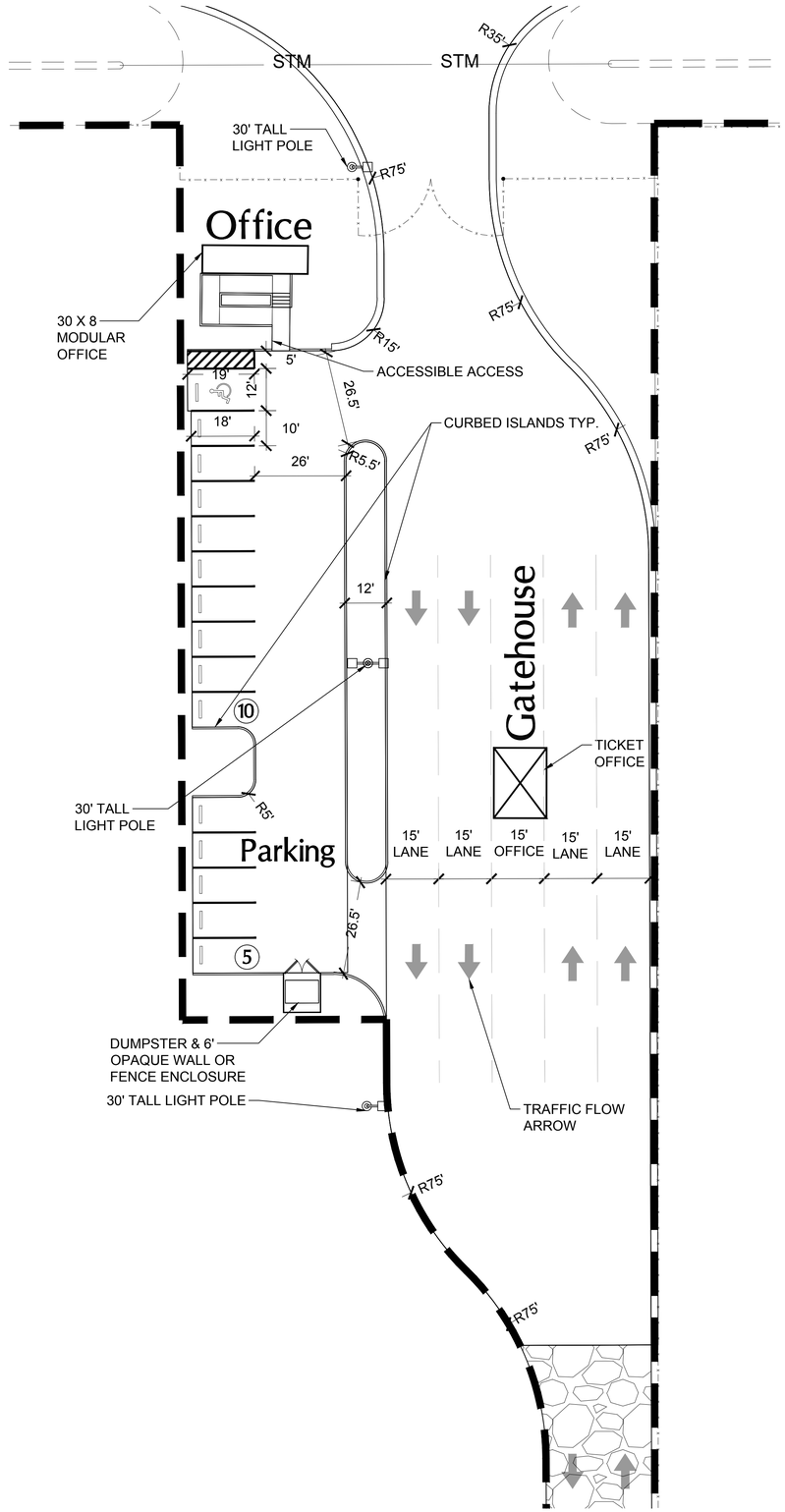

Parking & Gatehouse Enlargement

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Planned Development Site Plan Enlargement
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM AJ
Drawn: PLR EOM AJ
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Planned Development Site Plan

Scale: 1"=20'

Sheet No.
PDSP-2

17-1207

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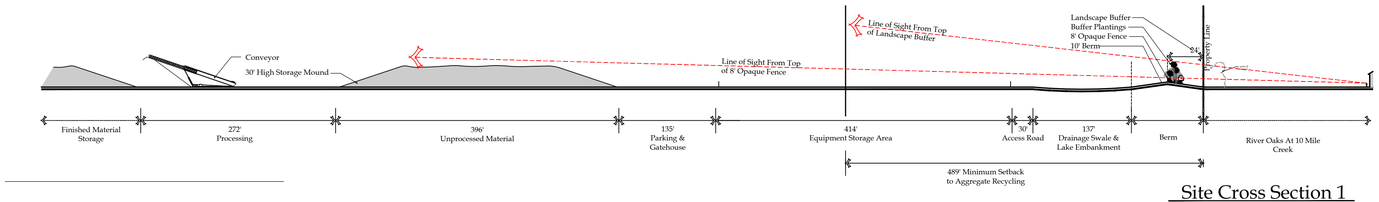
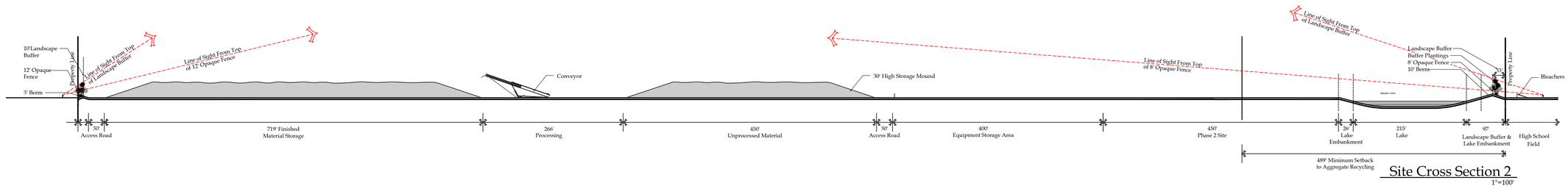


Site Cross Section 1

1"=100'

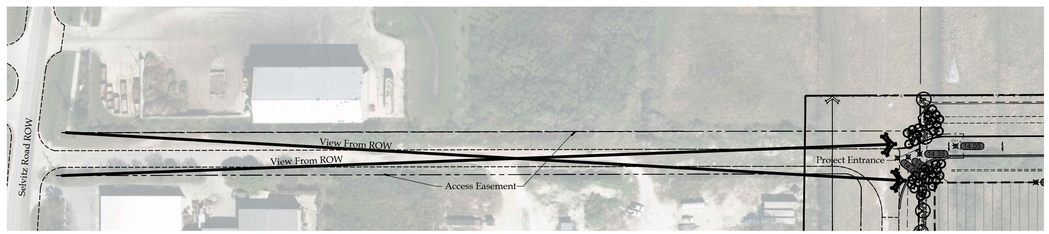


Site Cross Section 2

1"=100'

Site Cross Section 3

1"=100'



Plan View for Cross Section 3

1"=100'

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Planned Development Site Cross Sections
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 4/30/19
Job no. 17-1207
Revisions: 5/31/19

Seal

LC 0000177

Sheet Title: Planned Development Site Cross Sections

Scale: As Noted

Sheet No.

PDSP-3

17-1207

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Landscape Tabular

BUFFER LANDSCAPE See Plan For Calculations			Planned Development Landscape Standards	Required	Provided
North Buffer	I-3	10' Buffer	1 Tree/30 LF	69 Trees	69 Trees
	Residential	24' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees
			2 (6') Trees/30 LF	52 Trees	52 Trees
East Buffer	Medium Density Residential	24' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees
	Ft. Pierce Community High School Retention Pond		2 (6') Trees/30 LF	52 Trees	52 Trees
South Buffer	I-3	10' Buffer	1 Tree/30 LF	90 Trees	90 Trees
West Buffer (Easement)	I-3	10' Buffer 15' Solid Screen	1 Tree/30 LF	26 Trees	26 Trees

INTERIOR LANDSCAPE	Area	Calculation	Landscape	Trees		
Vehicular Use Area - Paved	7,571 SF	1 SF/30 SF	252 SF	1 Tree/100 SF =	3 Trees	3 Trees
Parking Islands					1 Tree	1 Tree
Interior Trees					-	11 Trees
TOTAL TREES					345 Trees	356 Trees

Legend

LANDSCAPE BUFFERS (SEE LP SERIES OF PLANS FOR DETAILS)

BUFFER A -

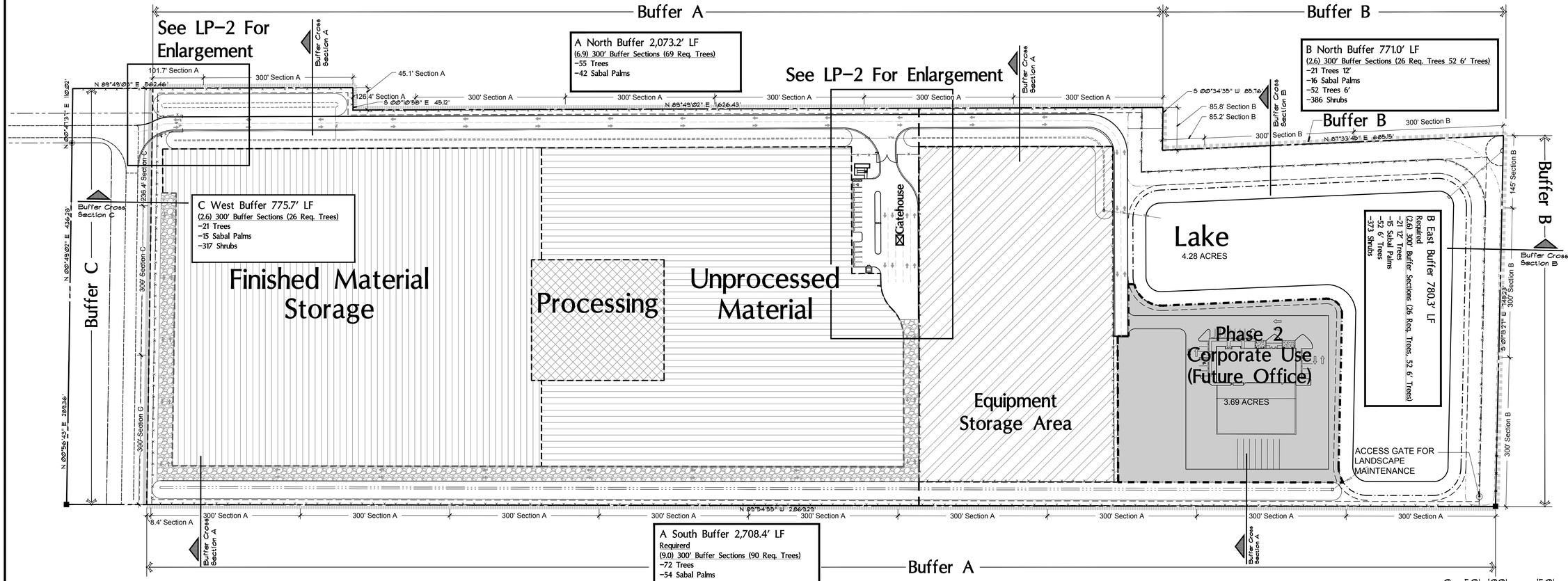
BUFFER B -

BUFFER C -

Notes:

-ALL INTERNAL PLANTING AREAS, BUFFERS B & C, SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

-BUFFER A TREES SHALL RECEIVE IRRIGATION THROUGH ESTABLISHMENT OR FOR A MINIMUM OF 1 YEAR



Overall Landscape Plan

Scale: 1"=100'

0 50' 100' 150'

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Overall Landscape Plan
Ft. Pierce Industrial Aggregate Recycling Facility
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5/31/19

Seal

LC 0000177

Sheet Title: Overall Landscape Plan

Scale: 1"=100'

Sheet No. LP-1

17-1207

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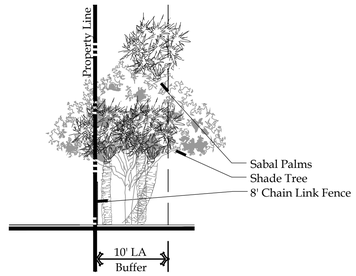

Cross Section Buffer A
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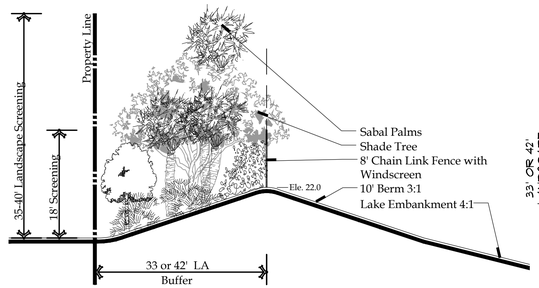
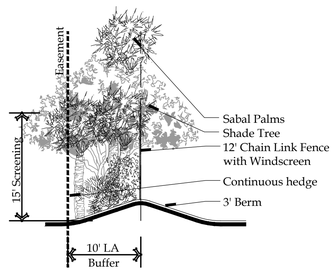


Cross Section Buffer B
Scale: 1"=10'



Cross Section Buffer C
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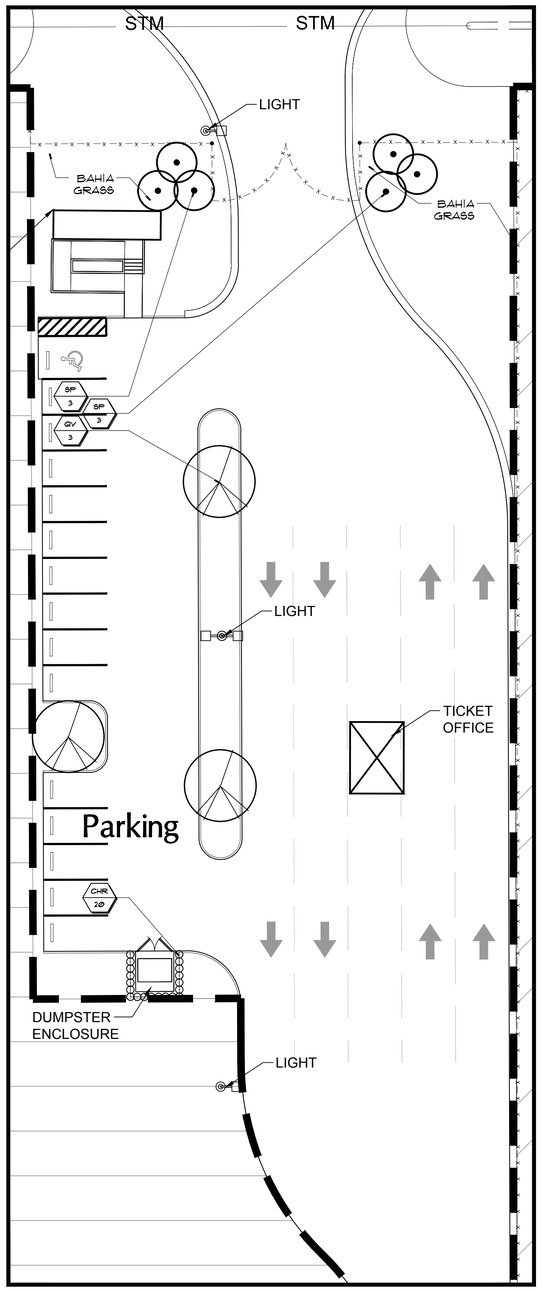
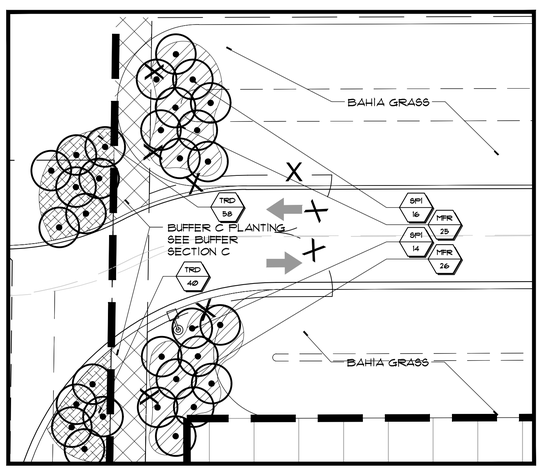
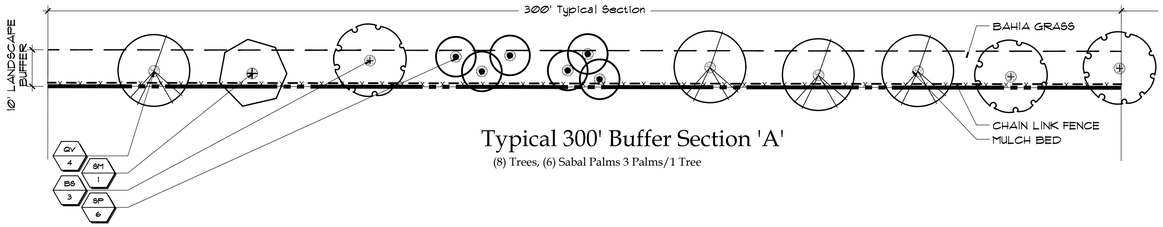


Parking/Gatehouse Enlargement
Scale: 1"=20'

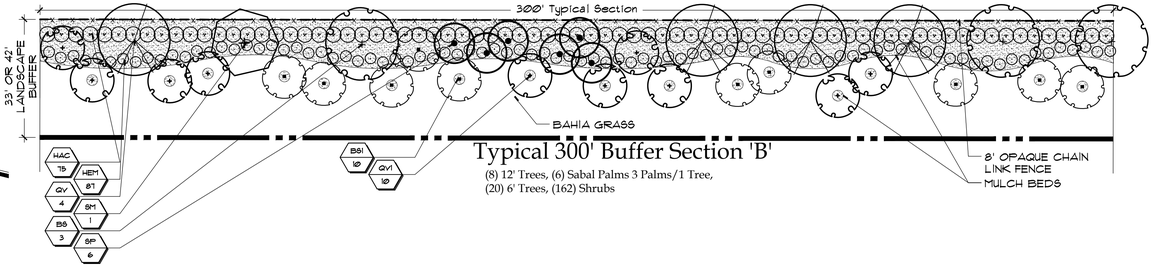


Entry Gate Enlargement
Scale: 1"=20'

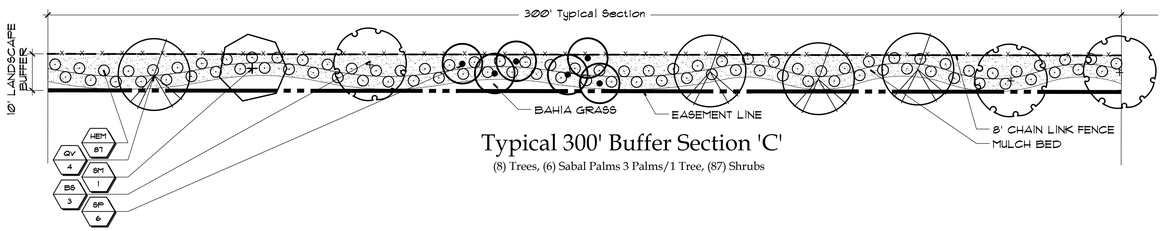
Typical Elevation A buffer (at initial install)



Typical 300' Buffer Section 'A'
(8) Trees, (6) Sabal Palms 3 Palms/1 Tree



Typical 300' Buffer Section 'B'
(8) 12' Trees, (6) Sabal Palms 3 Palms/1 Tree,
(20) 6' Trees, (162) Shrubs



Typical 300' Buffer Section 'C'
(8) Trees, (6) Sabal Palms 3 Palms/1 Tree, (87) Shrubs

Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

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Suite 101
Jupiter, Florida 33458
561-575-9557
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Landscape Development Plan Enlargement
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: EOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Landscape Development Plan

Scale: AS NOTED

Sheet No.
LP-2

17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKIN - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASE.DWG
PLOTTED: 5/30/19 AT 5:39PM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1806-BASE.DWG 17-1207 DESIGN BASE.DWG

Overall Plant List

KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
BS	20	8	8	27	8	-	71	BURSERA SIMARUBA	GUMBO LIMBO	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER
BS1	-	26	26	-	-	-	52	BURSERA SIMARUBA	GUMBO LIMBO	6'	3'	-	A.S.	V	Y	SINGLE LEADER
QV	28	10	10	36	10	3	97	QUERCUS VIRGINIANA	LIVE OAK	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER
QV1	-	26	26	-	-	-	52	QUERCUS VIRGINIANA	LIVE OAK	6'	3'	-	A.S.	V	Y	SINGLE LEADER
SM	7	3	3	9	3	-	25	SWIETENIA MAHAGONI	MAHOGANY	12"	5'	2.5"	A.S.	V	Y	4' CLEAR TRUNK - SINGLE LEADER

PALMS

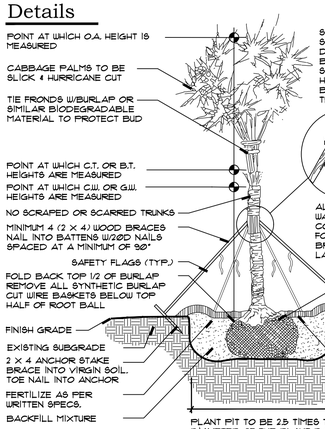
KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
SP	42	15	15	54	15	6	147	SABAL PALMETTO	CABBAGE PALMETTO	12-24'	C.T.	24" MIN.	A.S.	V	Y	1/3 CURVED - HURRICANE CUT - SLICK TRUNKS; STAGGER HEIGHTS
SP1	-	-	-	-	-	30	30	SABAL PALMETTO	CABBAGE PALMETTO	12-24'	C.T.	24" MIN.	A.S.	V	Y	1/3 STRAIGHT 12-16' C.T.; 1/3 CURVED SLICK 14-24' C.T.; 1/3 "S" CURVE COLLECTED 24-32' C.T.; STAGGER HEIGHTS

SHRUBS

KEY	NORTH BUFFER A	NORTH BUFFER B	EAST BUFFER B	SOUTH BUFFER A	WEST BUFFER C	INTERIOR	TOTAL	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CHR	-	-	-	-	-	20	20	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	30"	18"	-	2' O.C.	V	Y	FULL TO BASE
HAC	-	195	195	-	-	-	390	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3'	3'	-	4' O.C.	V	Y	FULL TO BASE
HEM	-	226	226	-	226	-	678	HEDGE MIX	HEDGE MIX 5 SPECIES 35 CHRYSOBALANUS ICACO 'RED TIP' 25 CONOCARPUS ERECTUS 12 CONOCARPUS ERECTUS 'SERICUS' 10 CLUSIA GUTTIFERA 5 MYRCIA CERIFERA	24"	18"	- RED TIP COCOPLUM GREEN BUTTONWOOD SILVER BUTTONWOOD SMALL LEAF CLUSIA WAX MYRTLE	3.5' O.C.	V	Y	FULL TO BASE - TO BE PLANTED IN GROUPS OF 3-9
MFR	-	-	-	-	-	51	51	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	5'	3'	-	5' O.C.	V	Y	FULL TO BASE
TRD	-	-	-	-	-	56	56	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	30"	30"	-	3' O.C.	V	Y	FULL CLUMP

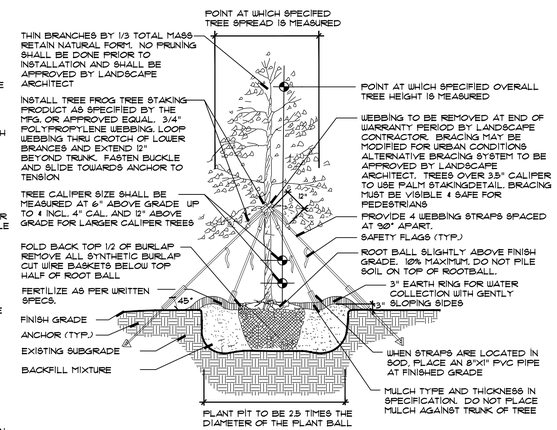
ABBREVIATIONS:
D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW
NATIVE: Y= YES, N= NO
G.W.=GREY WOOD, C.T.= CLEAR TRUNK, O.A.=OVERALL, A.S.= AS SPECIFIED, O.C.=ON CENTER

Details



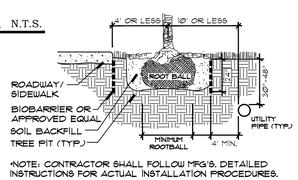
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.



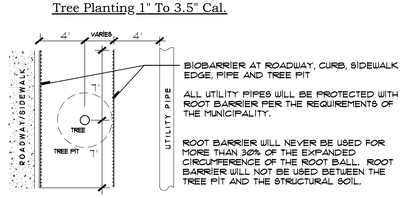
Tree Planting Detail N.T.S.

Tree Planting 1" To 3.5" Cal.

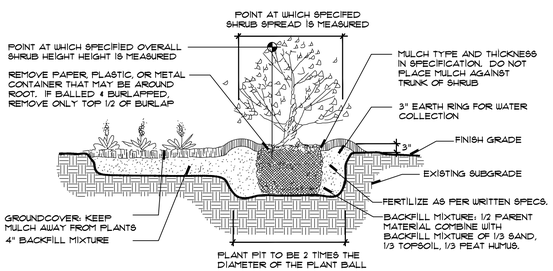


*NOTE: CONTRACTOR SHALL FOLLOW MFG'S. DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES.

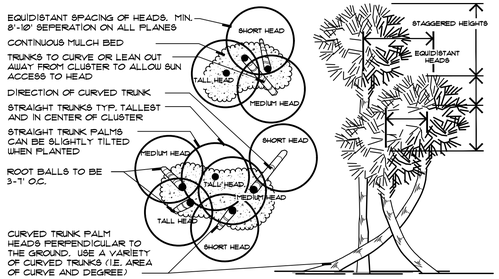
Tree Root Barrier Section N.T.S.



Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:
2.2:
2.3:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI
ECTOMYCORRHIZAL FUNGI
BENEFICIAL BACTERIA
HUMIC ACID
SOLUBLE SEA KELP
AMINO ACIDS
HORTA-SORB WATER MANAGEMENT GEL
TRICHODERMA
YUCCA PLANT EXTRACTS
VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16' MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8' MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2: SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE BAHIA GRASS EITHER SOD OR SEED

ALL INTERNAL PLANTING AREAS, BUFFERS B & C, SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

BUFFER A TREES SHALL RECEIVE IRRIGATION THROUGH ESTABLISHMENT OR FOR A MINIMUM OF 1 YEAR

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

Know what's **below.**
Call before you dig.

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Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2GHO.com

Landscape Development Specifications & Details
Ft. Pierce Industrial Aggregate Recycling Facility
D.S. Eakins Construction Corp., Ft. Pierce, Florida

Designed: FOM
Drawn: DLR EOM
Approved: GGG/EOM/MTH
Date: 11/30/18
Job no. 17-1207
Revisions: 4/30/19
5/31/19

Seal

LC 0000177

Sheet Title:
Landscape Specifications & Details

Scale: N.T.S.

Sheet No.
LP-3
17-1207

FILE: N:\FT. PIERCE INDUSTRIAL - EAKINS - 17-1207\DRAWINGS\CURRENT\17-1207 LANDSCAPE BASEDWG
PLOTTED: 5/30/19 AT 5:23PM BY: DYLAN
XREFS: ECS1206 TASK 4B REV CLIENT COPY.DWG 1806 BASEDWG 17-1207 DESIGN BASEDWG

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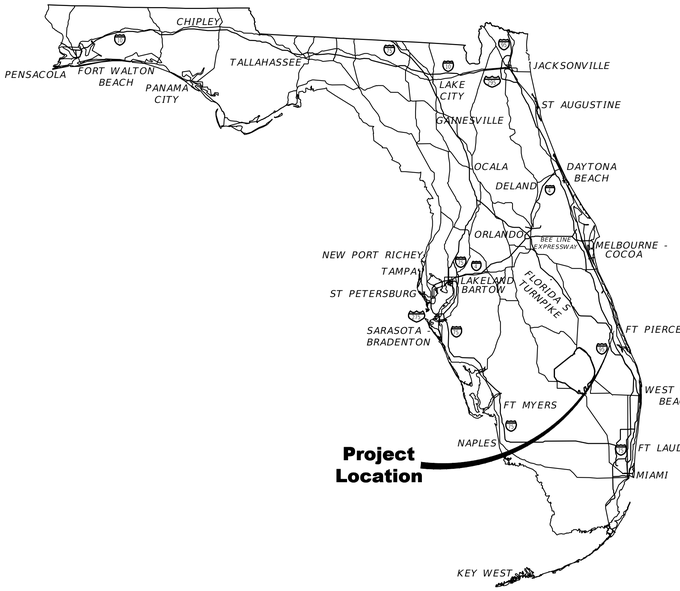
PROPOSED FACILITY FOR

D.S. EAKINS CONSTRUCTION CORPORATION

D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY

SELVITZ ROAD, FORT PIERCE
IN
ST. LUCIE COUNTY, FLORIDA



LOCATION SKETCH
not to scale

VICINITY MAP
SECTION 29, TOWNSHIP 35S, RANGE 40E
NOT TO SCALE

INDEX OF SHEETS	
Sheet Number	Sheet Title
C1.1	COVER SHEET
C2.1	EROSION CONTROL & DEMOLITION PLAN
C3.1	MASTER DRAINAGE PLAN
C4.1	SELVITZ ROAD EXISTING TURN LANE
C4.2	PAVING GRADING & DRAINAGE PLAN
C4.3	PAVING GRADING & DRAINAGE PLAN
C4.4	PAVING GRADING & DRAINAGE PLAN
C5.1	POTABLE WATER & SANITARY SEWER PLAN
C5.2	POTABLE WATER & SANITARY SEWER PLAN
C5.3	POTABLE WATER & SANITARY SEWER PLAN
C6.1	SECTIONS
C7.1	PAVING GRADING & DRAINAGE DETAILS
C8.1	WATER & WASTEWATER DETAILS

PROJECT INFORMATION

DEVELOPER: DS Eakins Construction
1481 Kinetic Rd, West Palm Beach,
FL 33403
Tel. (561) 842-0001

SURVEY PREPARED BY: MAXWELL GEOSPATIAL, INC.
565 39th Court SW
Vero Beach, Fl 32968
Tel. (772) 925-1060
Date 02/12/2019

PLANNER: Gentile Glas Holloway O'Mahoney & Associates
1907 Commerce Lane, Suite 101
Jupiter, Florida 33458
Tel. (561) 575-9557

AERIAL : Bing: 2018

PROJECT ADDRESS : 3798 Selvitz Road, Fort
Pierce, FL 34981

NOTES:

1. ELEVATIONS SHOWN HEREON ARE SHOWN IN FEET AND DECIMAL PARTS THERE OF AND ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Always call 811 two full business days before you dig

Sunshine811.com

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NOTE: PLANS MAY BE PRINTED IN DIFFERENT PAGE SIZES - ALWAYS CONFIRM SCALE USING SCALE BAR.

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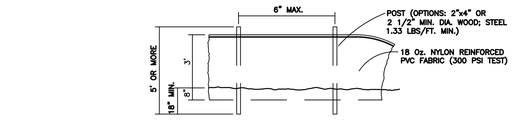
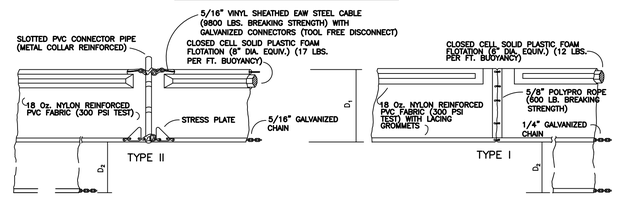
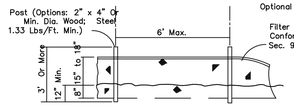


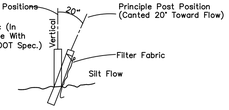
STAKED TURBIDITY BARRIER



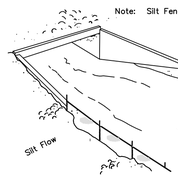
D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS)
D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

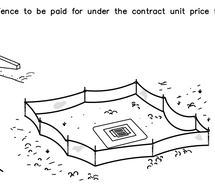
NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

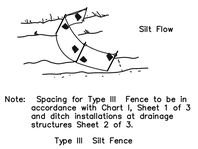




Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).





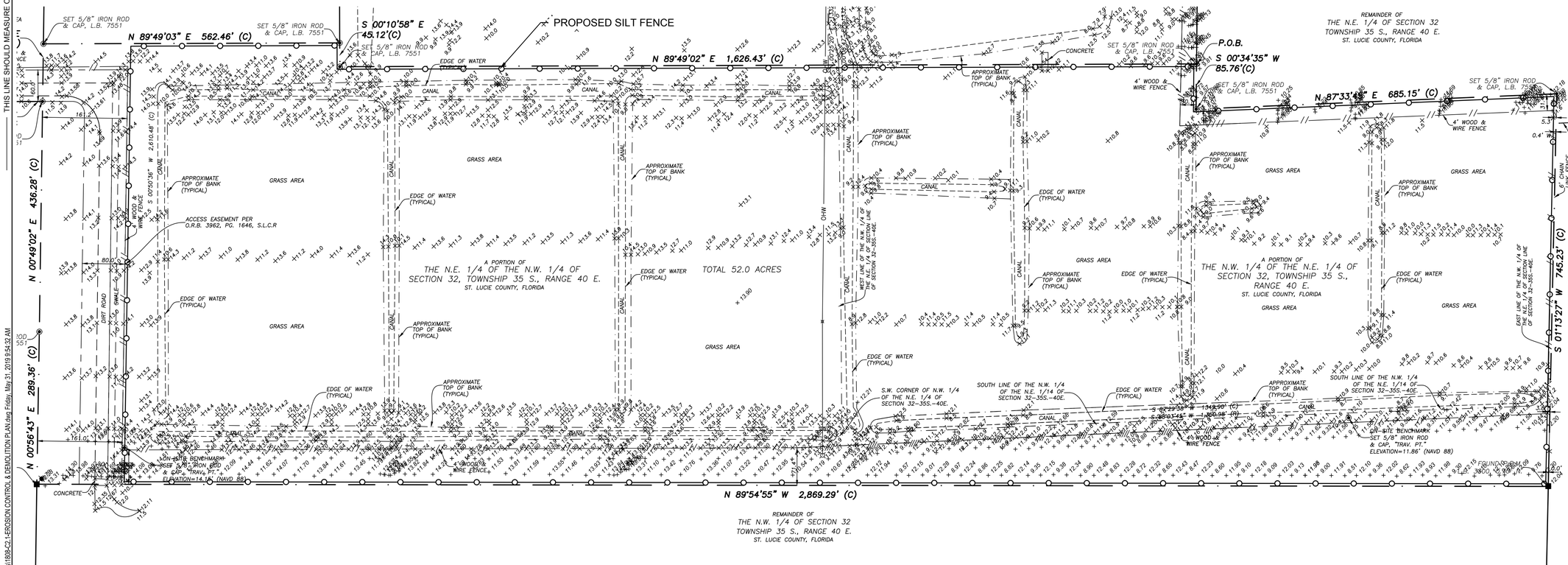


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

(FDOT INDEX NO. 102, SHT. 3)

NOTES

1) PIPES SHOWN TO BE REMOVED WITHIN THE INTERIOR OF THE SILT FENCE AREA ARE TYPICAL - CONTRACTOR TO REMOVE ALL INTERIOR PIPES.
2) ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3) AREAS WITHIN SILT FENCE SHALL BE CLEARED.
4) DISTURBED AREAS SHALL BE SODDED AFTER GRADING IS COMPLETE.
5) CLEARED AREAS NOT GRADED WITHIN 10 DAYS SHALL BE SEEDED TO ESTABLISH TEMPORARY STABILIZATION.
6) PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENTS PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
7) AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THE AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, ITS LOCATION SHOWN ON THIS PAGE.
8) NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
9) ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
10) PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.



LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 100' 200' 300'
SCALE IN FEET

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Fax: (561) 625-2770
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Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

EROSION CONTROL & DEMOLITION PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET: C2.1

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C2.1-EROSION CONTROL & DEMOLITION PLAN.dwg Friday, May 31, 2019 9:54:32 AM

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FLORIDA AUDUBONS SOCIETY

SOUTH FLORIDA WATER MANAGEMENT DIST

TEN MILE CREEK

BHT OF FLORIDA

DICKERSON ASPHALT

ISOLA BELLA DR

RIVER OAKS

GEORGE L SOUTHWORTH (TR)

BHT OF FLORIDA

20.0' EXISTING DRAINAGE EASEMENT (O.R. 1878, PG. 315,316)

WASTE MANAGEMEN INC OF FLORIDA

SHEET C4.1

CREEKSIDE DR

ADVANCED MACHINE AND TOOL

SHEET C4.4

LAKE 4.28 A.C.

EXISTING 60' DRAINAGE CANAL

RETENTION / DETENION SWALE

SHEET C4.2

EAKINS

SHEET C4.3

DRAINAGE PIPE AND STRUCTURE (TYP.)

BANDY BLVD

BOBBY JOHNSON

RETENTION / DETENION SWALE

EXISTING DITCH AND DRAINAGE FLOW

SELVITZ RD

S 25TH STREET

FORT PIERCE CENTRAL HIGH

BOBBY JOHNSON

PRECAST SPECIALITIES LLC

PROPERITY DR

NSLRWCD

0 100' 200' 300'

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

MASTER DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C3.1

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PRESTIGE CORP HQ–FORT PIERCE
PARCEL ID.: 2432–222–0002–000–9
(O.R.B. 1904/803, S.L.C.R.)

PRESTIGE MOBILE CONCRETE
PARCEL ID.: 2431–505–0007–000–9
LOT 7

FORT PIERCE BUSINESS PARK
(P.B. 27/6, S.L.C.R.)

PRIME REALTY CAPITAL LLC
PARCEL ID.: 2432–222–0003–000–6
(O.R.B. 3316/701, S.L.C.R.)

STEWART AND STEVENSON FDDALLC
PARCEL ID.: 2431–505–0006–000–2
LOT 6

EAST LINE OF SECTION 31
WEST LINE OF SECTION 32

200.2'

CONCRETE WALK

CONCRETE WALK

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222
–0004–000–3
PARCEL I
(O.R.B. 3432/1908, S.L.C.R.)

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222–
0004–000–3
PARCEL I
(O.R.B. 3432/1908, S.L.C.R.)

WASTE MANAGEMENT INC.
OF FLORIDA
PARCEL ID.: 2432–222–0004–000–3
PARCEL II
(O.R.B. 3432/1908, S.L.C.R.)

CARGILL JUICE N AMERICA INC.
PARCEL ID.: 2432–221–0002–000–6
(O.R.B. 2116/2200, S.L.C.R.)

R30.0'

SELVITZ ROAD

24.0'

EXISTING PRIVATE ROAD

R30.0'

176.8'

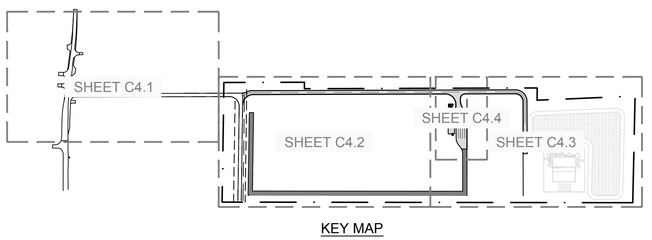
FIREHOUSE YOUTH CENTER INC
PARCEL ID.: 2431–505–0005–000–5
LOT 5

ADVANCED MACHINE AND TOOL INC.
PARCEL ID.: 2432–223–0002–000–2
(O.R.B. 1367/2517, S.L.C.R.)

ADVANCED MACHINE AND TOOL INC.
PARCEL ID.: 2432–223–0002–000–2
(O.R.B. 1367/2517, S.L.C.R.)

DON L COPELAND (TR);
ANN G COPELAND (TR)
PARCEL ID.: 2431–505–0004–000–8
LOT 4

JOON S MOON
PARCEL ID.: 2432–223–0003–000–9
(O.R.B. 420/1093, S.L.C.R.)



KEY MAP

SEC. 31 & 32 - TWP. 35 S - RGE. 40 E
LOCATION MAP
N.T.S.

MATCH LINE - See Sheet C4.2

NOTES:

1.THIS TURN LANE IMPROVEMENT PLAN WAS DESIGNED BY CIVIL DESIGN, INC. 1400 CENTREPARK BLVD, SUITE 905 WEST PALM BEACH, FL 33401, T: 561.659.5760. CONSTRUCTION OF THE TURN HAS BEEN COMPLETED

0 50' 100' 150'
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JONATHAN T. RICKETTS

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Phone: (561) 630-8700
Toll Free: (877) 630-8777
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NC Certificate of Authorization: C-2761

JTR
Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
LAT 27°23'35.64"N
LON 80°21'32.61"W

SELVITZ ROAD EXISTING TURN LANE

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.1

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SECTION (R1-R1)

2' BERM TOP WIDTH

10' LANDSCAPE BUFFER

SECTION (R2-R2)

26' ROAD SECTION

10' LANDSCAPE BUFFER

SECTION (R1-R1)

CONSTRUCT 65 LF - 18" HDPE

36' WIDTH SWALE

SECTION (R2-R2)

PROPOSED SWALE @ INV. = 9.0

ASPHALT ACCESS ROAD

SILT FENCE (TYP.)

CRUSHED CONCRETE ACCESS ROAD

30' WIDTH INTERNAL ACCESSWAY

SECTION (R4-R4)

SECTION (R4-R4)

10' LANDSCAPE BUFFER

10'

2' WIDTH BERM

EXISTING ASPHALT DRIVE

161' TO PROPERTY LINE

EXIST. 81' ACCESS EASEMENT

PROCESSING AREA

30' WIDTH INTERNAL ACCESSWAY

SECTION (R3-R3)

36' WIDTH SWALE

PROPOSED SWALE @ INV. = 9.0

2' WIDTH BERM

10' LANDSCAPE BUFFER

SECTION (R3-R3)

MATCH LINE - See Sheet C4.1

MATCH LINE - See Sheet C4.3

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'

SCALE IN FEET

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Toll Free: (877) 630-8777
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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

REV. No.	DATE	DESCRIPTION

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.2

DATE: 5/31/2019 10:22:43 AM

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MATCH LINE - See Sheet C4.2

PROPERTY LINE

26' PAVED ROAD

12.44 | 12.72 | 12.44

13.75

LANDSCAPE BUFFER

41' TO TOP OF BERM

2' BERM TOP WIDTH

27'

SECTION (L2-L2)

EXISTING DRAINAGE DITCH & OUTFALL

LANDSCAPE BUFFER

CONSTRUCT 138 LF - 24" HDPE

41' TO TOP OF BERM

36' WIDTH SWALE

30' X 60' MODULAR OFFICE

CONSTRUCT 140 LF - 18" HDPE

SHEET C4.4

DS-3

10' L.M.A (TYP.)

CONSTRUCT 115 LF - 18" HDPE

SECTION (L2-L2)

CS-1

LAKE 4.28 A.C.

DUMPSTER

TICKET OFFICE

13.70

13.50

EQUIPMENT STORAGE AREA 6.06 A.C.

13.50

13.75

PHASE 2 CORPORATE USE (FUTURE OFFICE) 4.3 ± A.C.

SECTION (L1-L1)

LANDSCAPE BUFFER

2' BERM TOP WIDTH

SECTION (L1-L1)

32' TO TOP OF BERM

27

30' WIDTH INTERNAL ACCESSWAY

PROPERTY LINE

36' WIDTH SWALE / DETENTION @ INV. = 9.0

CONSTRUCT 84 LF - 18" HDPE

28' LAKE EMBANKMENT

10' L.M.E

2' BERM TOP WIDTH

DS-2

2' BERM TOP WIDTH

10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'

SCALE IN FEET

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SEAL

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NC Certificate of Authorization: C-2761

JTR Jonathan T. Rickets, Inc. Consulting Engineers • Construction Managers

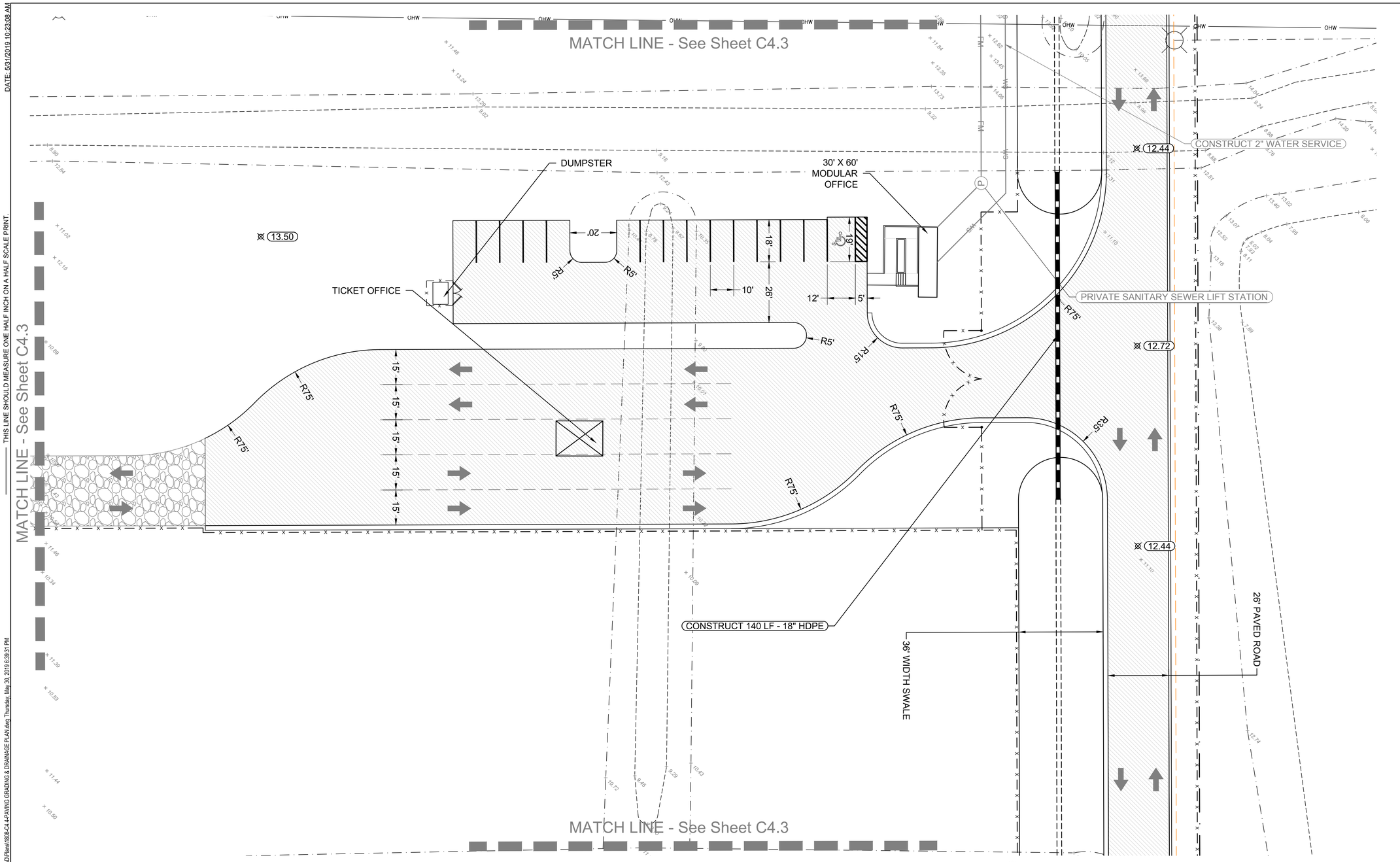
LAT 27°23'35.64"N
LON 80°21'32.61"W

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.3

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C4.3-PAVING GRADING & DRAINAGE PLAN.dwg, Friday, May 31, 2019 9:23:21 AM



LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 20' 40' 60'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

SEAL
05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-6700
Toll - Free: (877) 630-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761
JTR Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C4.4

DATE: 5/31/2019 10:23:08 AM
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DATE: 5/31/2019 10:23:31 AM

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FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C5.1-POTABLE WATER & SANITARY SEWER PLAN.dwg Thursday, May 30, 2019 6:39:28 PM

PROPOSED 8" PVC WATER MAIN (BY OTHERS)

PROPOSED 4" PVC FORCE MAIN (BY OTHERS)

CONSTRUCT 2" WATER SERVICE

CONSTRUCT 2" METER & BACKFLOW DEVICE

CONSTRUCT 2" PVC FORCE MAIN

CONSTRUCT 2" PVC FORCE MAIN

PROCESSING AREA

MATCH LINE - See Sheet C5.2

0 50' 100' 150'
SCALE IN FEET

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

REV. No.	DATE	DESCRIPTION

SEAL

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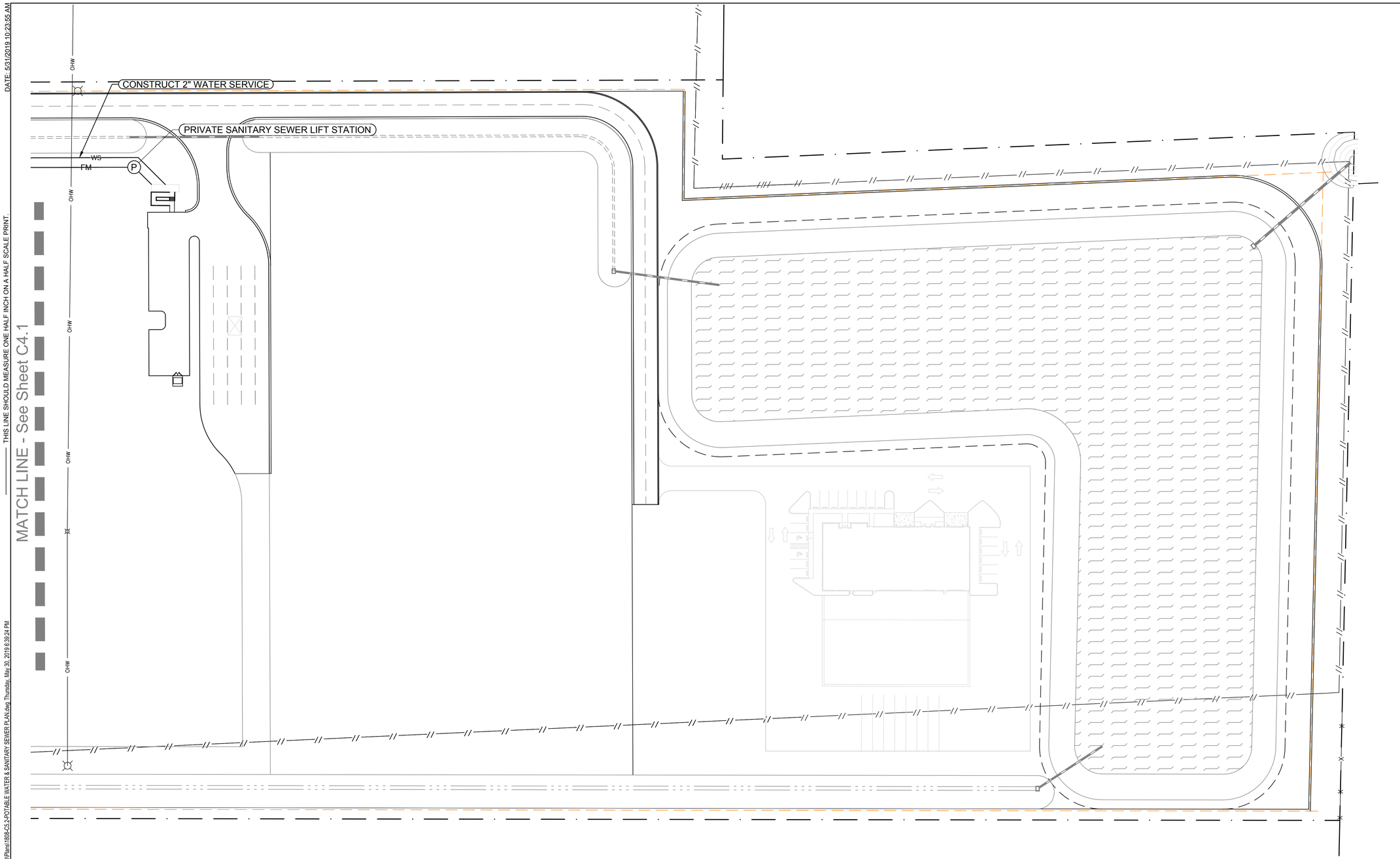
PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.1



LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

0 50' 100' 150'
SCALE IN FEET

REV. No.	DATE	DESCRIPTION

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET: C5.2

DATE: 5/31/2019 10:23:55 AM
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DATE: 5/31/2019 10:24:23 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

MATCH LINE - See Sheet C5.2

MATCH LINE - See Sheet C5.2

MATCH LINE - See Sheet C5.2

CONSTRUCT 2" WATER SERVICE

PRIVATE SANITARY SEWER LIFT STATION

FM

WS

OHW

0 20' 40' 60'

SCALE IN FEET

LEGEND

- PROPERTY LINE / ROW LINE
- SILT FENCE
- EXISTING FENCE
- EXISTING EDGE OF WATER
- EXISTING APPROX. TOP OF BANK
- EXISTING EASEMENTS
- EXISTING OVERHEAD UTILITIES
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED FORCE MAIN
- PROPOSED WATER SERVICE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED FENCE

REV. No.	DATE	DESCRIPTION

SEAL

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W

ST. LUCIE COUNTY, FLORIDA

POTABLE WATER & SANITARY SEWER PLAN

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C5.3

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C5.3-POTABLE WATER & SANITARY SEWER PLAN.dwg, Thursday, May 30, 2019 6:39:23 PM

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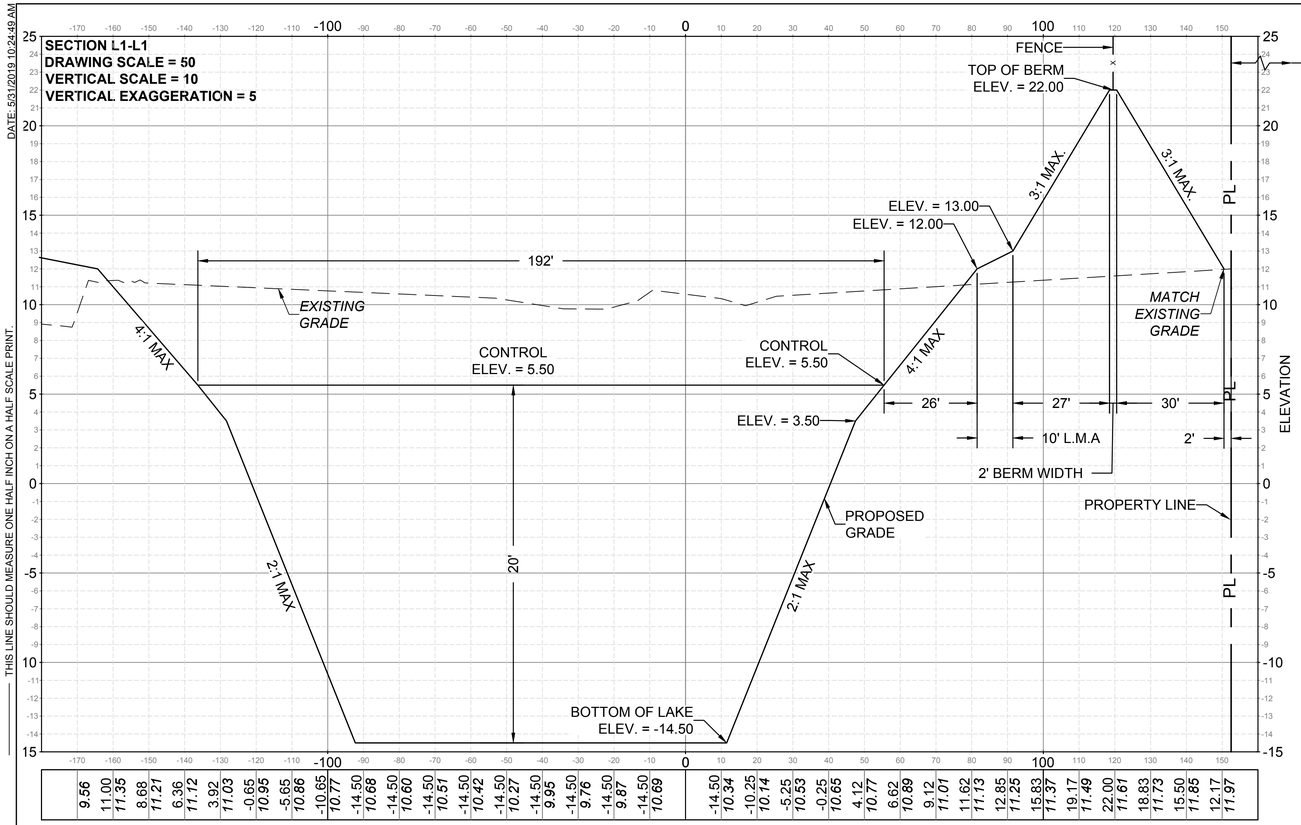
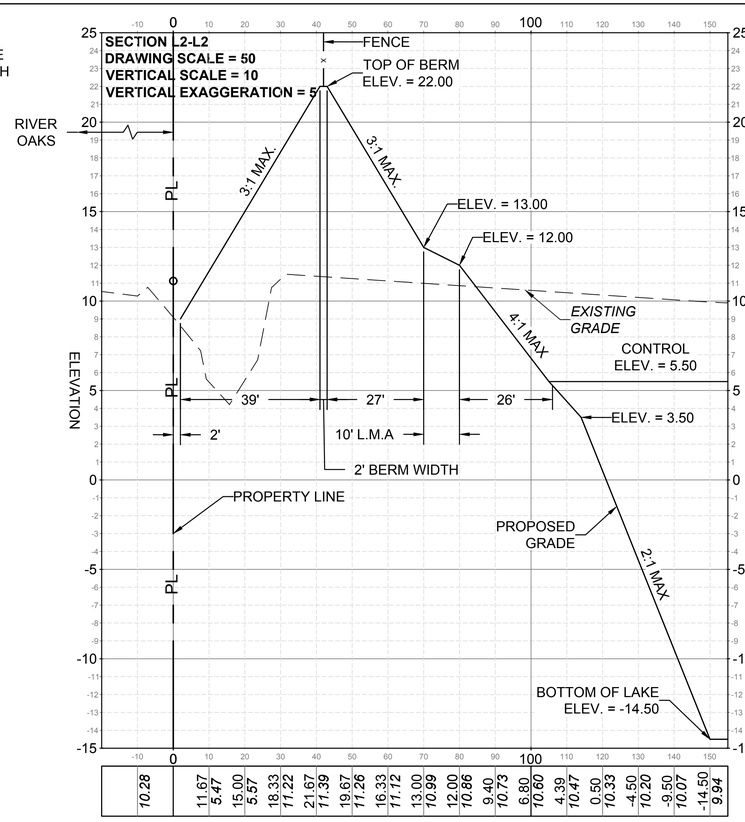
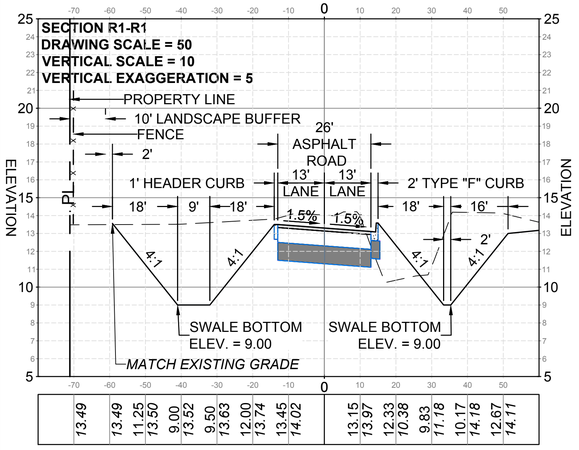
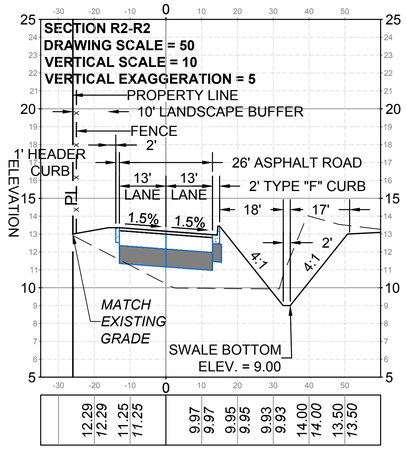




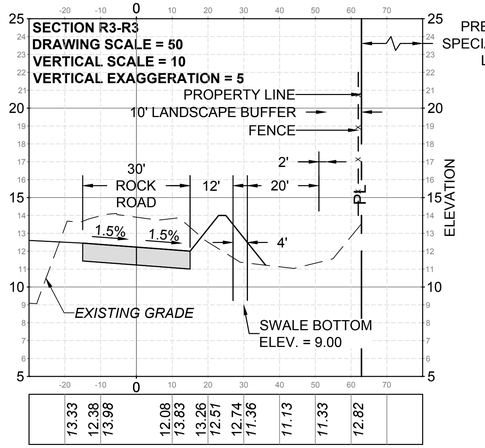
STATION 1+64.58



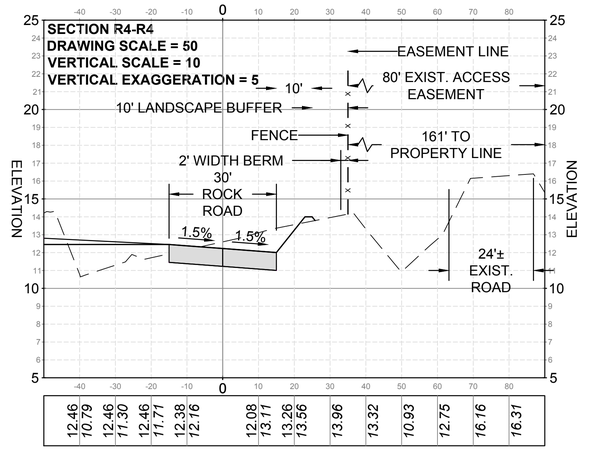
STATION 5+74.62



STATION 10+30.00



STATION 1+90.03



REV. No.	DATE	DESCRIPTION

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05/31/19
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JTR
Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

LAT 27°23'35.64"N
LON 80°21'32.61"W

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

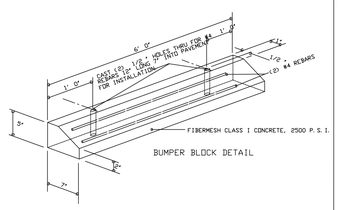
SECTIONS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C6.1

DATE: 5/31/2019 10:24:58 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C7.1-PAVING GRADING & DRAINAGE DETAILS.dwg Thursday, May 30, 2019 6:44:52 PM



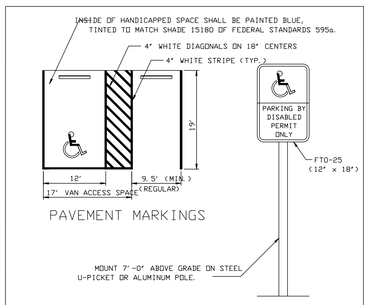
BUMPER BLOCK DETAIL

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

REVISIONS
SHEET No. PL1

SCALE: N.T.S. | ISSUED AUGUST 1998



HANDICAPPED PARKING SIGN

NOTE:

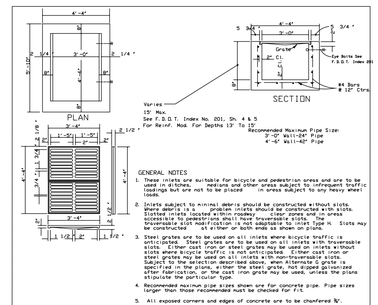
FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

REVISIONS
SHEET No. PL2

SCALE: N.T.S. | ISSUED AUGUST 1998



GENERAL NOTES

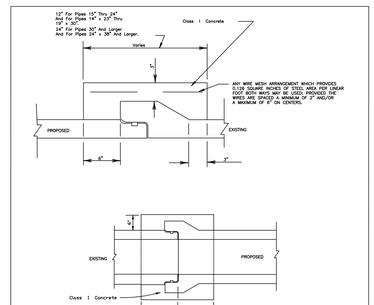
1. These inlets are suitable for bicycle and pedestrian areas and are to be used in sidewalks, medians and other areas not subject to traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is expected, problem inlets should be constructed with slots. Inlets located in sidewalks, medians and other areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is expected. Steel grates may be used on inlets with non-traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on inlets with traversable slots. Subject to the selection described above, when alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Pipe sizes and locations shown are for concrete pipe. Pipe sizes larger than those shown should not be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans. Not required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as "Inlet, Modify" and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "E" INLET

REVISIONS
SHEET No. DRA 8

SCALE: N.T.S. | ISSUED AUGUST 1998



(All Pipe Sizes)

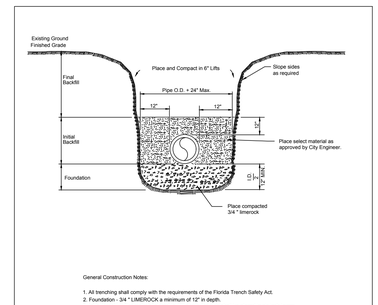
BELL AND SPIGOT

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BELL AND SPIGOT JOINT DETAIL

REVISIONS
SHEET No. DRA 1

SCALE: N.T.S. | ISSUED AUGUST 1998



General Construction Notes:

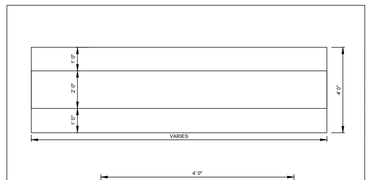
1. All trenching shall comply with the requirements of the Florida Trench Safety Act.
2. Foundation - 3/4 " LIMEROCK a minimum of 12" in depth
3. Initial backfill - The material placed to 12" above the pipe shall be placed in six inch layers and compacted with mechanical tampers to at least 95% maximum density as determined by AASHTO T-99.
4. Final Backfill - To be placed in layers not to exceed one foot in thickness and compacted with appropriate equipment to at least 95% maximum density as determined by AASHTO T-99

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TRENCH DETAIL

REVISIONS
SHEET No. DRA 4

SCALE: N.T.S. | ISSUED AUGUST 1998



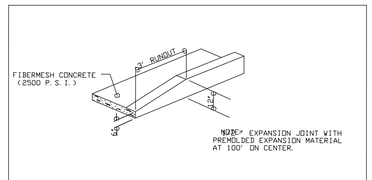
NOTE: CONCRETE SHALL BE 4" MIN. THICKNESS, 2500 PSI, WITH FIBERMESH REINFORCING. LENGTH OF FLUME TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPICAL FLUME DETAIL

REVISIONS
SHEET No. DRA 21

SCALE: N.T.S. | ISSUED AUGUST 1998

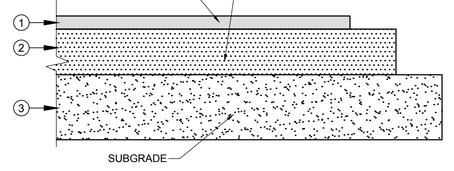


CITY OF FORT PIERCE ◆DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TERMINAL CURB DETAIL WITH JOINT DETAILS

REVISIONS
SHEET No. CG4

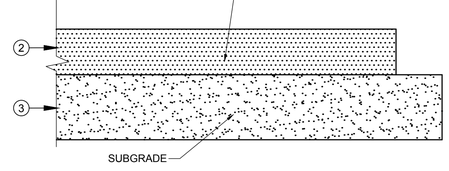
SCALE: N.T.S. | ISSUED AUGUST 1998



PROPOSED MEDIUM DUTY ASPHALT PAVEMENT SECTION 26' ACCESS ROAD

N.T.S

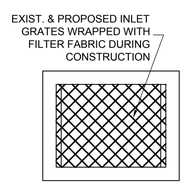
DRIVEWAY PAVEMENT SECTION				
	LAYER	MATERIAL 1	LBR/ FBV	MATERIAL THICKNESS
1	SURFACE	TYPE S	N/A	1.5"
2	BASE	CRUSHED CONCRETE	LBR=100	8"
3	SUBGRADE	COMPACTED	T-180	12"



PROPOSED SECTION FOR MATERIAL PROCESSING & STORAGE

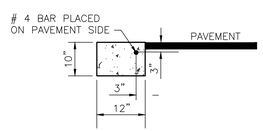
N.T.S

PAVEMENT SECTION				
	LAYER	MATERIAL 1	LBR/ FBV	MATERIAL THICKNESS
2	BASE	CRUSHED CONCRETE	LBR=100	10"
3	SUBGRADE	COMPACTED	T-180	12"



INLET PROTECTION

N.T.S.



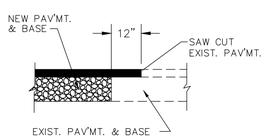
SECTION VIEW

NOTES:

1. Saw cut contraction joints on 10' centers max. within 48 hours after pouring curb.
2. All materials and construction shall be in accordance with FDOT Specifications Section 520 and FDOT Roadway & Traffic Design Standards index number 300.

FLUSH HEADER CURB

NTS



SAW CUT DETAIL

N.T.S.

REV. No.	DATE	DESCRIPTION

SEAL

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PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE DETAILS

PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C7.1

NOTES:

1) THE CONTR-CTOR SH-LL COMPLY WITH REQUIREMENTS OF THE FLORID- TRENCH SI-FETY -CT.
2) INITI-L B-CKFILL SH-LL BE H-ND PL-CED TO 12" -BOVE THE PIPE. B-CKFILL SH-LL BE MECH-NIC-LLY T-MPED TO - MINIMUM OF 100% OF M-X. DENSITY -S DETERMINED BY -SHTO METHOD T-99.

TYPIC-L TRENCH DET-IL
N.T.S.

TYPICAL TRENCH DETAILS	M-1
03-08 NOTES REVISIONS BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AM	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

B-CKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERT-IN SOIL CONDITIONS - FOUND-TION M-Y BE REQUIRED.
2) BEDDING IS REQUIRED PRIM-RILY TO BRING THE TRENCH BOTTOM UP TO GR-DE. BEDDING M-TER-LS SH-LL PROVIDE - UNIFORM -ND -SEDI-TE LONGITUDIN-L SUPPORT UNDER THE PIPE.
3) H-UNCHING M-TER-L SH-LL BE H-ND PL-CED TO THE SPRINGLINE OF THE PIPE. M-TERI-L SH-LL BE CONSOLID-TED UNDER THE PIPE -ND H-ND T-MPED TO PROVIDE -DEQU-TE SIDE SUPPORT.
4) INITI-L B-CKFILL M-TERI-L SH-LL BE H-ND PL-CED TO 12" -BOVE THE TOP OF PIPE. THE SOIL SH-LL BE COMPF-CTED TO 100% M-X. DENSITY.(-SHTO T-99)
5) B-CKFILL SH-LL BE COMPF-CTED TO 100% OF M-X. DENSITY -S PER -SHTO T-99, TO - POINT 30" BELOW PROPOSED PROFILE GR-DE OR EXISTING GR-DE. THE FIN-L 30" OF B-CKFILL SH-LL BE COMPF-CTED TO 95% OF M-X. DENSITY -S PER -SHTO T-180.
6) DENSITY TEST SH-LL BE PERFORMED -T -RE-S DETERMINED BY THE UTILITIES ENGINEER OR PERMIT -GENCY H-VING JURISDICTION, -T THE CONTR-CTOR'S EXPENSE.
7) CONTR-CTOR TO COMPLY WITH -LL FEDER-L, ST-TE -ND LOC-L TRENCH S-FETY REGUL-TIONS.

BACKFILLING REQUIREMENTS	M-2
03-08 NOTES REVISIONS BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AM	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-08 NOTES REVISIONS BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AM	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

NOTE:

PLE-SE REFER TO FORT PIERCE UTILITIES ST-ND-RD SEP-R-TION ST-TEMENT FOR W-TER / SEWER CONFLICTS.

UTILITY CROSSING DET-IL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-08 NOTES REVISIONS BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AM	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX SETAIL	M-6
2019 RPM PLACEMENT REVISION BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AC	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

SECTION ---

NOTES

1) C-SING INSUL-TORS SH-LL BE M-DE WITH SPECI-L RUNNER HEIGHTS SO -S NOT TO INTERFERE WITH PIPE JOINTS.
2) -LL C-RRIER PIPES MUST H-VE MECH-NIC-LLY RESTR-INED JOINTS.
3) INSUL-TOR SP-CING SH-LL BE -S REQUIRED BY THE M-NUF-CTURER, HOWEVER, NO LESS TH-N THREE (3) C-SING INSUL-TORS SH-LL BE INST-LLED PER LENGTH OF PIPE.
4) C-SING LENGTH SH-LL EXTEND - MINIMUM OF 8 FEET BEYOND THE EDGE OF P-VEMENT OR CURBING.

J-CK & BORE DET-IL
N.T.S.

JACK & BORE DETAIL	M-7
03-08 NOTES REVISIONS BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AM	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

NOTES:

1. L-NDSC-PING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDIN-NCE. NO PL-NTS OR TREES WITHIN 18" -ROUND METER OR B-CKFLOW. NO SOLDER JOINTS.
2. -SSEMBLY TO BE 29" FROM FINISH GR-DE TO CENTERLINE OF THE FL-NGED 90° BEND.

W-TER METER/BACKFLOW PREVENTER -SSEMBLY
DOMESTIC SERVICE (COMMERCI-L)
(N.T.S.)

W-TER METER/B-CKFLOW PREVENTER -SSEMBLY DOMESTIC SERVICE (COMMERCI-L)	W-8
03-08 NOTES REVISIONS BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # W-TER DET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AC	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
03-08 NOTES REVISIONS BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AM	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

M-TERI-L UPGR-DE NOTES

M-TERI-L UPGR-DES -RE REQUIRED FOR UTILITY INST-LL-TIONS TH-T -RE IN CLOSE PROXIMITY TO S-LT W-TER (FOR EX-MPLE, HUTCHINSON ISL-ND, INDI-N RIVER FLOOD PL-IN -ND -RE-S E-ST OF U.S. HIGHW-Y 1) -ND -S DIRECTED BY FPU- W-TER/W-STEW-TER ENGINEERING DEP-RTMENT.

1) PIPE – -LL DUCTILE IRON PIPE SH-LL BE EPOXY CO-TED (EXTERIOR)
2) FITTINGS – -LL DUCTILE IRON FITTINGS SH-LL BE EPOXY CO-TED (EXTERIOR). PVC FITTINGS C-N -LSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING -LL -WW- REQUIREMENTS. NO F-BRIC-TED FITTINGS WILL BE -LLOWED. -LL NUTS -ND BOLTS SH-LL BE 316SS ONLY.
3) RESTR-INTS – -LL MECH-NIC-L JOINT RESTR-INTS SH-LL BE EPOXY CO-TED. -LL H-RDW-RE (RODS, NUTS, BOLTS, W-SHERS) SH-LL BE 316SS ONLY.
4) FIRE HYDR-NTS – -LL NUTS -ND BOLTS SH-LL BE 316SS ONLY.
5) V-LVES – -LL V-LVES SH-LL BE EPOXY CO-TED. -LL NUTS -ND BOLTS SH-LL BE 316SS. V-LVE STEM -ND 2-INCH OPER-TING NUT SH-LL BE C-ST BRONZE.
6) H-RDW-RE – 316 SS, -4-70 -ND -4-80 -RE -CCEPT-BLE NONMEVL-TURES SEEN ON F-STENERS
7) -LL OTHER M-TERI-LS SH-LL BE PROVIDED WITH M-NUF-CTURER'S ST-ND-RD UPGR-DES FOR USE IN CORROSIVE ENVIRONMENTS.

MATERIAL UPGRADE NOTES	M-13
2019 REVISION BY APPD.	W-TER/W-STEW-TER ENGINEERING
COMPUTER FILE # ARC_RET-A3_2008SQ.DWG	FT. PIERCE UTILITIES -UTHORITY
DRAWN BY: AC	N.T.S.
APPROVED: AC	DATE: 2019
	SHEET 1 OF 1

REV. No.	DATE	DESCRIPTION

SEAL

05/31/19
FL P.E. No. 38799
JONATHAN T. RICKETTS

3450 Northlake Boulevard - Suite 200
Palm Beach Gardens, Florida 33403
Phone: (561) 630-8700
Toll Free: (800) 226-6777
Fax: (561) 625-2770
FL Certificate of Authorization: 6173
NC Certificate of Authorization: C-2761

JTR
Jonathan T. Ricketts, Inc.
Consulting Engineers • Construction Managers

PROPOSED FACILITY FOR
D.S.E. HOLDINGS AGGREGATE RECYCLING FACILITY
SELVITZ ROAD, FORT PIERCE

LAT 27°23'35.64"N
LON 80°21'32.61"W
ST. LUCIE COUNTY, FLORIDA

WATER & WASTEWATER DETAILS

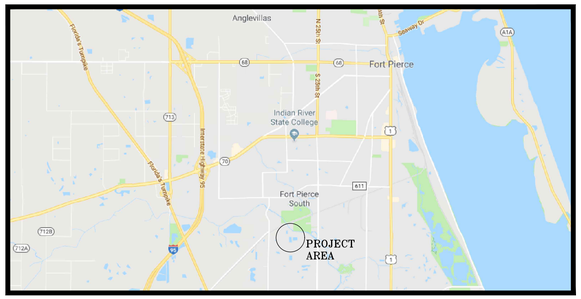
PROJ. NO.: 1808
DRAWN BY: RC
SHEET:
C8.1

DATE: 5/31/2019 10:25:06 AM

THIS LINE SHOULD MEASURE ONE HALF INCH ON A HALF SCALE PRINT.

FILE: R:\Projects\1808 Eakins\CAD\Plans\1808-C2-1-WATER & WASTEWATER DETAILS.dwg Thursday, May 30, 2019 6:44:59 PM

VICINITY MAP



SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF:

A PORTION OF THE NORTHWEST ½ & THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(P.O.C.)
PURPORTED TO BE NW CORNER OF NE ¼ SECTION 32
FOUND 1" IRON PIPE
NO ID

N89°52'48"E 2617.17'

NORTHWEST CORNER OF SECTION 32
FOUND ½" IRC
ILLEGIBLE

FOUND 1" IRON PIPE
N89°40'23"E 77.77'

N85°15'54"E 689.14' (C)
N85°18'27"E 690.53' (D)

FOUND ½" IRC
LB 7551
1.2'W, 0.2'S

N85°15'54"E 2083.60'

NORTHEAST CORNER OF SECTION 32
FOUND N/D
LB 4286

BHT OF FLORIDA 4008 L.L.C.
(OR 4136, PG. 1437)
NOT A PART OF THIS PLAT

BHT OF FLORIDA 4008 L.L.C.
(OR 4131, PG. 1097)
NOT A PART OF THIS PLAT

RIVER OAKS
(PB. 54, PG. 31)
PREVIOUSLY PLATTED

FOUND ½" IRON ROD
DESTROYED, RESET LB 8158

S00°10'58"E (D)
S00°12'29"E
45.12'

N89°49'03"E (D)
N89°47'32"E 562.46'

N00°47'37"E (D)
N00°46'06"E
110.02'

FOUND ½" IRON ROD
0.3'E

N89°49'02"E 1626.43' (D)
N89°47'31"E 1625.60'

FOUND ½" IRC
LB 7551

S89°50'34"E 1102.75' (D)

(D)
r=90°00'00"
R=23.00'
L=36.52'

SITE CONTROL POINT (NW)
SET N/D
LB 8158
BENCHMARK
ELEV.=14.06'

(P.O.B.)
SET ½" IRC
LB 8158

S00°34'35"W (D)
S00°33'01"W (C)
85.76'

FOUND 4"x4" CM (PRM)
LB 7264
4.6'E, 5.8'N

S00°33'01"W 683.05' (C)
S00°34'35"W 683.26' (D)

FOUND 1" IRON PIPE
NO ID (HELD)

S87°54'16"W 1225.80' (D)
S87°39'53"W (P)
N87°32'11"E (C) 685.15'
N87°33'45"E (D)

FOUND ½" IRON ROD "GCY"
1.0'E, 0.1'N

FOUND 4"x4" CM (PRM)
LS 3333
4.5'E, 3.7'N

SITE CONTROL POINT (NE)
SET ½" IRC
LB 8158

ORB. 1252 PG. 1370

N00°49'02"E (D)
N00°47'31"E 436.26'

730.92'(D)
787.62'(D)

ACCESS EASEMENT PER ORB. 3962, PG. 1646 WIDTH VARIES

80.0'

SET ½" IRC
LB 8158

N00°49'02"E

S00°49'02"W

N00°56'43"E (D)
N00°55'12"E 288.36'

SITE CONTROL POINT (SW)
FOUND ½" IRC
LB 7645
+14.4'

FOUND 4"x4" CONCRETE MONUMENT
LS 3300

S89°56'27"E 85.01'(D)
85.00'

P.O.B. ACCESS EASEMENT

S89°56'27"E 956.45'

PRM EXISTING FOUND 4"x4" CONCRETE MONUMENT
LS 3300

SITE CONTROL POINT (M)
SET ½" IRC
LB 8158

SITE CONTROL POINT (SE)
SET ½" IRC
LB 8158

S01°07'49"W 745.21' (C)
S01°13'27"W 745.33' (D)

ST. LUCIE COUNTY SCHOOL BOARD
(OR 4131, PG. 1097)
NOT A PART OF THIS PLAT

FOUND 4"x4" CONCRETE MONUMENT
LS 3300

(BASIS OF BEARINGS)
N89°56'27"W 2869.36' (C)(P)
N89°54'55"W 2869.29' (D)

GRASS AREA
EDGE OF WATER (TYPICAL)
POND
APPROXIMATE TOP OF BANK (TYPICAL)
METAL BRIDGE
CANAL
MISC. AG. BUILDINGS
CONCRETE SLAB
4' WOOD & WIRE FENCE
4' BARBED WIRE FENCE (TYP)
6' CONCRETE WALL
CENTERLINE OF DRAINAGE DITCH
PRECAST SPECIALTIES (PB. 73, PG. 37) PREVIOUSLY PLATTED
RETAINING AREA

CERTIFICATION

THIS MAP REPRESENTS AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS MAP AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP AND SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS CODIFIED IN CHAPTER 472, FLORIDA STATUTES, AND IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

P. CHAD MAXWELL, FLORIDA REGISTRATION #7070
PROFESSIONAL SURVEYOR AND MAPPER

SIGNATURE DATE

NOTES

1. THE EXPECTED USE OF THIS SURVEY AND MAP IS COMMERCIAL.
2. THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ANY REVISIONS MADE TO THIS DOCUMENT OR ASSOCIATED REPORTS WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED WILL VOID THE SEAL WHICH HAS BEEN PLACED HEREON.
4. NO ABSTRACT WAS MADE BY THE UNDERSIGNED TO VERIFY ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER BURDENS ON THE SUBJECT PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE. DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION PROVIDE AND RECORDED IN OFFICIAL RECORDS BOOK 4101, PAGE 373, ST. LUCIE COUNTY, FLORIDA.
5. SUBJECT PROPERTY CONTAINS 52.0 ACRES, MORE OR LESS (2,264,730.46 SQUARE FEET).
6. THE LAST DATE OF FIELD WORK WAS MAY 23, 2019.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. THE SOUTH LINE OF THE SUBJECT PARCEL IS ASSUMED TO BEAR N89°56'27"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
9. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
10. IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON, WERE NOT LOCATED AS PART OF THIS SURVEY.
11. 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.
12. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", BASED ON FLOOD INSURANCE RATE MAP No. 12111C0188 J, DATED FEBRUARY 16, 2012.
13. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE RELATIVE TO BENCHMARK. THE PRIMARY BENCHMARK IS ST. LUCIE COUNTY BENCHMARK "FRANK", ELEVATION = 15.63'.
14. USED REFERENCE: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC., DATED 2/26/2018, AS PROVIDED BY CLIENT.

SYMBOLOGY

- ℄ CENTERLINE
- FH TELEPHONE UTILITY
- ▣ ELECTRIC BOX
- ⋈ VALVE
- Ⓢ SANITARY MANHOLE
- CONCRETE
- TV CABLE TV JUNCTION BOX
- AREA LIGHTING
- WM WATER METER
- 6' WOOD FENCE
- ASPHALT
- SIGN
- WOOD POWER POLE
- DIRT ROAD
- OVERHEAD UTILITY
- W WELL

ABBREVIATIONS

(C)	CALCULATED
(D)	DEED DATA
(M)	MEASURED
(P)	PLAT DATA
CH.B	CHORD BEARING
CH.D	CHORD DISTANCE
CM	CONCRETE MONUMENT
Δ	DELTA ANGLE
D.E.	DRAINAGE EASEMENT
FFE	FINISHED FLOOR ELEVATION
IRC	IRON ROD & CAP
L	ARC LENGTH
L.E.	LANDSCAPE EASEMENT
LB	LICENSED BUSINESS
N/D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NR	NON RADIAL
ORB	OFFICIAL RECORDS BOOK
P.U.E.	PRIVATE UTILITY EASEMENT
PC	POINT OF CURVATURE
PG	PAGE
PI	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY

DATUM INFORMATION

ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE FOLLOWING DATUM, PROJECTION AND UNITS:

NORTH AMERICAN DATUM OF 1983 (2011 EPOCH)
NORTH AMERICAN VERTICAL DATUM OF 1988
FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE
U.S. SURVEY FEET

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NW ¼ OF THE NE ¼ AND A PORTION OF THE NE ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF SAID SECTION 32; THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 32, A DISTANCE OF 690.53 FEET; THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET; THENCE NORTH 87°33'45" EAST A DISTANCE OF 685.15 FEET; THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 765.15 FEET; THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2869.29 FEET; THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET; THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.26 FEET; THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FEET; THENCE NORTH 89°49'03" EAST, A DISTANCE OF 562.46 FEET; THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET; THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1626.43 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SHEET 1 OF 1

REVISIONS

DATE	DESCRIPTION
5/30/2019	ADD TOPOGRAPHIC DATA, ETC.

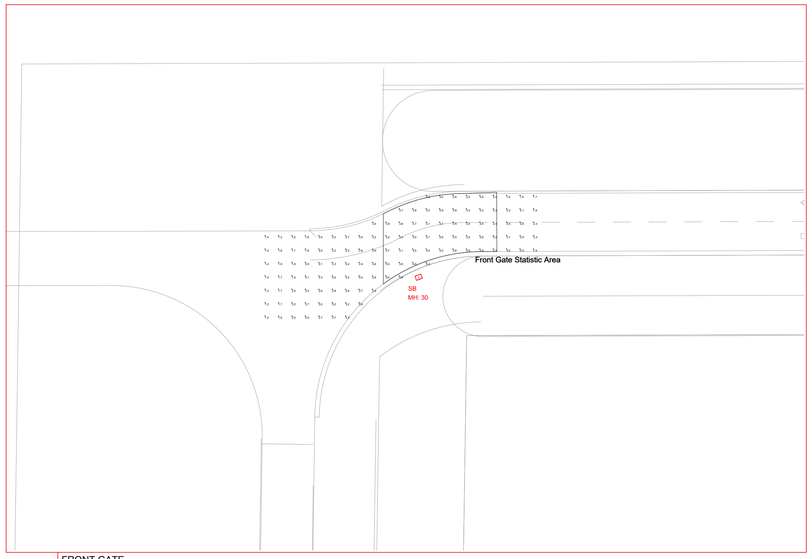
A BOUNDARY & TOPOGRAPHIC SURVEY FOR:
D.S.E. HOLDINGS, INC.
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

ST. LUCIE COUNTY PARCEL ID: 3435-125-0001-000-8

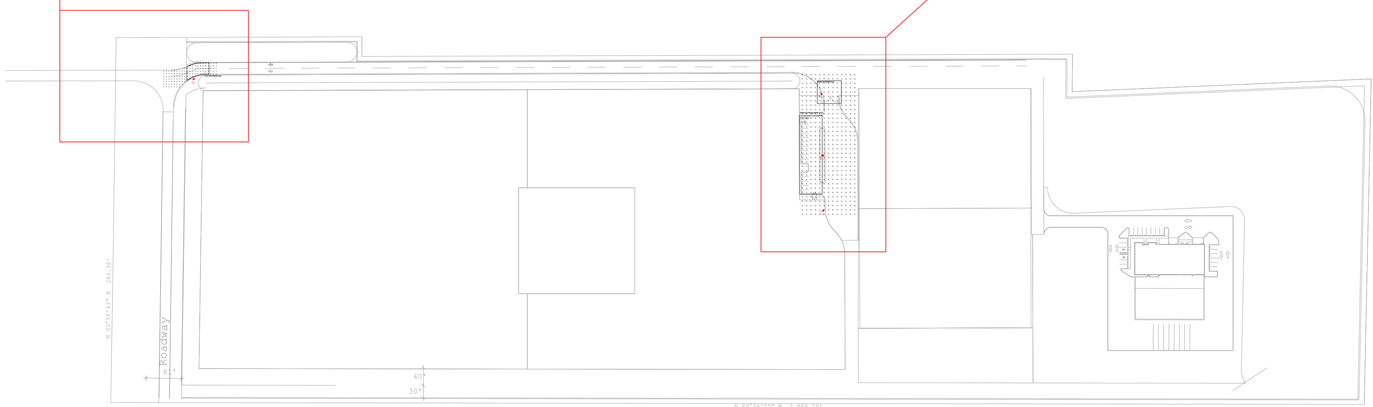
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FORT PIERCE, FLORIDA, ST. LUCIE COUNTY

DATE	4/26/2019	CREATED BY	PCM
SCALE	1" = 100'	CHECKED BY	PCM
FILENAME	19000 EAKINS FP.DWG		

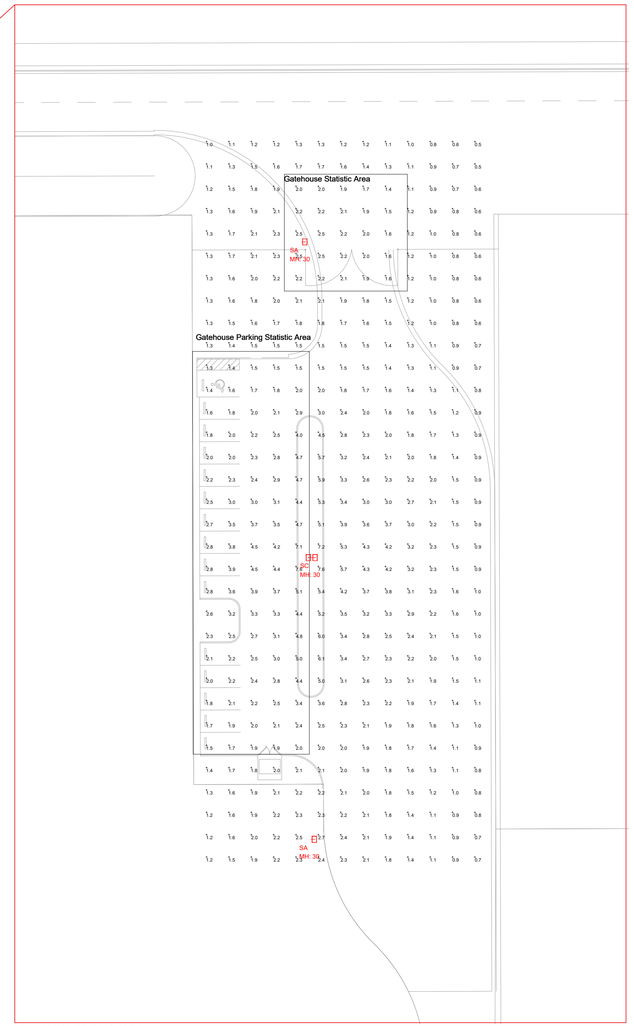
MAXWELL GEOSPATIAL, INC.
565 39th Court SW, Vero Beach, FL 32968
web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com
P: (772) 925-1060, M: (337) 356-2643
Certificate of Authorization #LB8158



FRONT GATE
1/32"=1'-0"



SITE PROPERTY
NOT TO SCALE



GATEHOUSE & PARKING AREA
1/32"=1'-0"

FT PIERCE INDUSTRIAL

LIGHTING FIXTURE SCHEDULE

TYPE	DECRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	WATTS	MOUNTING	DIMMING (If Req)	NOTES
SA	LED SITE HEAD	McGRAW-EDISON	GLEON-AF-06-LED-E1-5WQ-FINISH / MA1036-XX	UNV	LED	333W	30' CONCRETE POLE	N/A	NOTE 1
SB	LED SITE HEAD	McGRAW-EDISON	GLEON-AF-06-LED-E1-T4W-FINISH/ MA1036-XX	UNV	LED	333W	30' CONCRETE POLE	N/A	NOTE 1
SC	BACK-TO-BACK LED SITE HEAD	McGRAW-EDISON	2 x GLEON-AF-06-LED-E1-T4W-FINISH/ MA1037-XX	UNV	LED	666W	30' CONCRETE POLE	N/A	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: MOUNTED ON USI CONCRETE POLE 30' AFG # USI40TIII-11686

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	2	SA	SINGLE	37499	0.900	333	GLEON-AF-06-LED-E1-5WQ
	1	SB	SINGLE	35352	0.900	333	GLEON-AF-06-LED-E1-T4W
	1	SC	BACK-BACK	35352	0.900	333	GLEON-AF-06-LED-E1-T4W

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Gate	Illuminance	Fc	2.53	4.8	1.2	2.11	4.00
Parking Area	Illuminance	Fc	2.12	7.6	0.5	4.24	15.20
Front Gate Statistic Area	Illuminance	Fc	2.93	4.8	2.0	1.47	2.40
Gatehouse Parking Statistic Area	Illuminance	Fc	2.86	7.6	1.3	2.20	5.85
Gatehouse Statistic Area	Illuminance	Fc	2.02	2.5	1.4	1.44	1.79

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
2	REVISION	04/23/19
1	PHOTOMETRIC STUDY	03/27/19

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

FT. PIERCE INDUSTRIAL SITE LIGHTING
Lighting Study: Site Revision
Ft. Pierce, FL

FILE P:\PROJECTS\2018\NOV
CLIENT 2GHO

Project: Ft. Pierce Industrial Site
Date: 04/23/19
Scale: 1/32" = 1'-0"
Sheet: L1
DRAWN BY: SR / RH

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4407927 OR BOOK 4104 PAGE 376, Recorded 03/05/2018 11:02:25 AM

Prepared By and Return To:
Steven K. Platzek, Esq.
Graner Platzek & Allison, P.A.
720 East Palmetto Park Road
Boca Raton, Florida 33432

ACCESS AND MAINTENACE AGREEMENT

This Access and Maintenance Agreement ("Agreement") entered into on this 2nd day of March, 2018, by and between BHT of Florida 4008, LLC, a Florida limited liability company (hereinafter "BHT"), with an address of 5081 SW 48th Street, Suite 103, Davie, FL 33314 and D.S.E. Holdings, Inc., a Florida corporation (hereinafter "Eakins"), with an address of 1481 Kinetic Road, West Palm Beach, FL 33403.

RECITALS

A. BHT owns a parcel of real property identified and set forth on Exhibit "A" ("Parcel A").

B. On this date, Eakins acquired from BHT a certain parcel of real property identified and set forth on Exhibit "B" ("Parcel B").

C. Parcel B is located adjacent to Parcel A.

D. A private road (hereinafter the "Roadway") was constructed on portions of Parcel A which is identified and set forth on Exhibit "C" ("Easement Parcel").

E. Part or all of the Easement Parcel is subject to those easements granted in the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida (collectively the "Existing Easements").

F. As part of the sale of Parcel B to Eakins, BHT agreed to provide for access and maintenance to Eakins over the Easement Parcel.

NOW, THEREFORE, in consideration of the mutual promises, terms, and conditions herein, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, BHT and Eakins agree as follows:

1. **RECITALS**. The above recitals are hereby ratified, adopted and incorporated herein.

2. **DECLARATION OF EASEMENTS**. BHT hereby grants to Eakins, his successors and assigns or its officers, directors, members, guests, employees, agents, contractors, subcontractors, vendors, customers and invitees, a perpetual but non-exclusive easement for pedestrian and vehicular traffic and the installation of utilities over and across the Easement Parcel to and from Parcel B.

3. **MAINTENANCE/REPAIR**. BHT shall have a perpetual obligation to maintain and repair the Easement Parcel. Notwithstanding the foregoing, BHT and Eakins agree that the cost and expense of any maintenance and repair of any portion of the Easement Area shall be shared proportionately by BHT and Eakins based on acreage. Should a party fail or refuse to perform any needed material maintenance or repairs within fifteen (15) days after the other party delivers written notice of the need for such maintenance or repairs, or if such maintenance or repairs are of a nature that they cannot be completed within such fifteen (15) day period and thereafter pursue such maintenance or repairs to completion, then Eakins have the right, but not the obligation, to perform such maintenance and repairs and it shall be entitled to recover the costs of such maintenance and repairs from the other party, together with interest thereon from the date advanced until paid in full at the rate of eighteen percent (18.00%) per annum.

Notwithstanding the foregoing, nothing herein shall affect or diminish the repair, maintenance and other obligations of the grantees and the grantees' successors and assigns under any existing easements, including, but not limited to the Easement Agreement dated October 25, 2004, and recorded December 15, 2004, in Official Record Book 2116, Page 2209, Public Records of Saint Lucie County, Florida; and the Access and Easement Agreement dated January 27, 2017, and recorded February 10, 2017, in Official Record Book 3962, Page 1646, Public Records of Saint Lucie County, Florida.

4. **NON-EXCLUSIVE GRANT**. Notwithstanding the grant of easement contained herein, such easement shall be non-exclusive and BHT retains all rights to utilize the Easement Parcel and grant additional easements as long as such use and easements do not impede, prohibit, deter, or any in way interfere with Eakins' use of the easement herein. If BHT grants additional parties similar ingress/egress rights over the Easement Parcel, the parties agree that such future grantees shall be legally bound to share in the maintenance and repair of access improvements such that all parties shall equally share in the costs thereof.

5. **AGREEMENT RUNS WITH THE LAND**. All terms and conditions of this Easement Agreement and all rights and burdens hereby created shall run with the lands to which they refer, and all rights granted hereunder shall be appurtenant to the interests of the parties hereto and the lands benefitted thereby. This Easement Agreement shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, heirs and personal representatives.

6. **ACCESS AVAILABILITY.** Neither BHT or Eakins nor any subsequent owner of any portion of the Easement Parcel granted herein shall construct, maintain or permit any

improvement or condition on any portion of the Easement Parcel which would impede pedestrian or vehicular traffic over, across or upon the easement granted herein.

7. **ATTORNEY'S FEES**. In connection with any litigation, including appellate proceedings, arising out of this Easement Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

8. **RECORDATION OF AGREEMENT**. This Easement Agreement shall be recorded in the Public Records of St. Lucie County, Florida.

signatures appear on the following pages

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written above.

Printed Name: Kristin Albrecht

Printed Name: State Patrol
Steven Platzek

BHT OF FLORIDA 4008 LLC,
a Florida limited liability company,

By: BHT Manager, LLC,
a Florida limited liability company,
Its Manager

Name: Ariel Edry
Title: Manager

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of ~~March~~ February, 2018, by Ariel Edry, as Manager of BHT Manager, LLC, the Manager of **BHT OF FLORIDA 4008 LLC**, who is personally known to me or who has produced FL D/L as identification and who did take an oath.

KRISTIN ALBRECHT
MY COMMISSION # FF 243088
EXPIRES: June 22, 2019
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida

(Seal)

WITNESSES:

Christopher Kammerer

D.S.E. Holdings, Inc., a Florida corporation

By: D. Steven Eakins, Jr.

STATE OF FLORIDA)
) ss
COUNTY OF Palm Beach)

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of March, 2018, by D. Steven Eakins, Jr. who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC, State of Florida
Commission # [illegible]225
Expires June 10, 2018
Bonded Thru Troy Fain [illegible] 395-7019

(Seal)

EXHIBIT "A" - PARCEL A

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North 89 degrees 50'34" East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North 89 degrees 50'34" East along said North line, a distance of 604.07 feet; thence South 00 degrees 47'49" West, a distance of 460.07 feet; thence North 89 degrees 52'58" East, a distance of 170.02 feet; thence South 00 degrees 47'37" West, a distance of 234.76 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North 07 degrees 18'48" East; thence Northerly along the arc of said curve through a central angle of 00 degrees 35' 09", a distance of 19.02 feet; thence North 07 degrees 36'23" East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North 89 degrees 50'34" East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North 00 degrees 03'48" East, a distance of 235.93 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North 00 degrees 04'06" East, a distance of 398.93 feet to the Point of Beginning.

AND

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East, along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in Official Records Book 328, at Page 1222, of the public records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/ 4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest

1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.98 feet, to the Southwest corner of the said Northwest 1/ 4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet, to the POINT OF BEGINNING; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The Northeast 1/ 4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida.

AND

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

EXHIBIT "B" - PARCEL B

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 AND A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 32;

THENCE NORTH 85°18'27" EAST, ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 32, A DISTANCE OF 690.53 FEET;

THENCE SOUTH 00°34'35" WEST, A DISTANCE OF 683.26 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°34'35" WEST, A DISTANCE OF 85.76 FEET;

THENCE NORTH 87°33'45" EAST, A DISTANCE OF 685.15 FEET;

THENCE SOUTH 01°13'27" WEST, A DISTANCE OF 745.23 FEET;

THENCE NORTH 89°54'55" WEST, A DISTANCE OF 2,869.29 FEET;

THENCE NORTH 00°56'43" EAST, A DISTANCE OF 289.36 FEET;

THENCE NORTH 00°49'02" EAST, A DISTANCE OF 436.28 FEET;

THENCE NORTH 00°47'37" EAST, A DISTANCE OF 110.02 FET;

THENCE NORTH 89°49'03" EAST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 45.12 FEET;

THENCE NORTH 89°49'02" EAST, A DISTANCE OF 1,626.43 FEET TO THE POINT OF BEGINNING

Said lands situate, lying and being in St. Lucie County, Florida.

TOGETHER WITH an access easement as set forth in Access Easement from BHT of Florida 4008, LLC, a Florida limited liability company, to D.S.E. Holdings, Inc., a Florida corporation, recorded in Official Records Book ____, Page ____, of the public records of St. Lucie County, Florida.

EXHIBIT "C" - EASEMENT PARCEL

A parcel of land lying in Section 32, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie, County, Florida, described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 32; thence N00°03'46"E, along the West line of said NW 1/4, a distance of 53.50 feet; thence S89°56'27"E, departing said West line, a distance of 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie River Water Control District (NSLRWCD) Canal No. 101; thence continue S89°56'27"E, along said North right-of-way line of NSLRWCD Canal No. 101, a distance of 1223.12 feet to the West line of the Official Records Book 1814, Page 1541, of the Public Records of St. Lucie County, Florida; thence N00°49'02"E, departing said North right-of-way line of NSLRWCD Canal No. 101 and running along the West line of the said Official Records Book 1814, Page 1541, a distance of 801.18 feet; thence N51°03'36"W, 241.52 feet; thence N00°49'02"E, 235.44 feet; thence S89°56'27"E, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding four courses and distances being along the Northerly and Westerly limits of the proposed PRECAST SPECIALTIES Plat); thence N00°49'02"E, departing the North line of the said Official Records Book 1814, Page 1541 and being 80.00 feet East of and parallel to the East line of the Official Records Book 1252, Page 1370, of the Public Records of St. Lucie County, Florida, a distance of 703.92 feet, to the beginning of a curve concave to the Southwest having a radius of 23.00 feet; thence Northwesterly 36.52 feet along said curve through a central angle of 90°58'28"; thence S89°50'34"W, being along the North line of the said Official Records Book 1252, Page 1370, a distance of 1102.75 feet to the East right-of-way line of Selvitz Road and to the beginning of a curve concave to the Southeast having a radius of 1,859.86 feet; thence Northeasterly 19.31 feet along said curve through a central angle of 00°35'41" and having a radial bearing of S83°22'04"E; thence N07°13'38"E, continuing along the East right-of-way line of Selvitz Road, a distance of 41.18 feet; thence N89°50'34"E, leaving the East right-of-way line of Selvitz Road and being 60.00 feet North of and parallel to the North line of the said Official Records Book 1252, Page 1370, a distance of 1199.50 feet; thence S00°49'02"W, being 160.00 feet East of and parallel to the East line of the said Official Records Book 1252, Page 1370, a distance of 787.62 feet to the North line of the said Official Records Book 1814, Page 1541; thence N89°56'27"W, along the North line of the said Official Records Book 1814, Page 1541, a distance of 80.01 feet to the POINT OF BEGINNING (the preceding course and distance being along the Northerly limits of the proposed PRECAST SPECIALTIES Plat).

Jonathan T. Ricketts, Inc. 3450 Northlake Boulevard, #200, Palm Beach Gardens, FL 33403
Phone: (561) 630-6700 Fax: (561) 625-2770 Toll Free (877) 630-6777 FL CA Lic. #6173 NC Lic. #C-2761

DRAINAGE STATEMENT

Prepared for
DSE Holdings Ft. Pierce
Aggregate Recycling Facility
Selvitz Road
St. Lucie County , FL
Section 11, Township 43 South, Range 41 East

DSE Holdings Aggregate Recycling is a proposed project to be operated on a portion of the former Cargill property located east of Selvitz Road and west of South 25th Street. The property was previously used by Cargill as both a citrus nursery and processing facility.

The Cargill facility operated the plant under South Florida Water Management District's Permit No. 56-00334-S, issued in March in 1980. The staff report contained in the permit documents that the "applicant has operated a citrus processing plant at its present location for a number of years". The site has several documented outfall routes including due north directly into Ten Mile Creek, to the east and then through a pump station and later a gravity connection to Ten Mile Creek and to the south to the North St. Lucie River Water Control District's Canal 101.

The proposed DSE Holdings Aggregate Recycling facility is located on the middle and eastern portions of the existing permitted project and has a historical drainage connection to the east and then north to the St. Lucie River. The proposed facility will have a modern and substantial water management system. The water quality element of the system will provide 150% of the standard treatment required by rule. This will greatly improve the drainage water quality which leaves the site. The majority of the water quality treatment will be in dry detention/retention swales which will be located on the north and south boundaries of the site. A lake on the east end of the property will be constructed to detain the drainage during large rainfall events and a control structure will be used to limit the site's discharges to less than the historic rates.

The project will be designed to meet or exceed all the requirements from the City of Fort Pierce, the North St. Lucie River Water Control District, the South Florida Water Management District and the Environmental Protection Agency's National Pollution Discharge Elimination System (NDPES).

8-19-2019
Jonathan T. Ricketts
FL. P.E. License No. 38799
FL. CA. License No. 6173

D.S. EAKINS CONSTRUCTION CORPORATION

Dust Mitigation Plan

For

Ft. Pierce Industrial Aggregate Recycling Facility

OVERVIEW

DS Eakins (the company) proposes to build a recycling facility at Selvitz Road in Ft. Pierce, FL. The total operating area is approximately 32 acres. The site will include the following areas:

- Unprocessed Material Area (11.4 ac.) this where offsite hardened concrete will be dumped and stored.
- Finish Material Storage Area (14.4 ac.) this where finished processed aggregate will be stored.
- Processing Area (1.5 ac.) this is where the crushing, screening and segregating of material will commence.

OPERATIONS

Dump trucks will enter the facility and dump hardened concrete from demolition projects onto the Unprocessed Material Area. The hardened concrete will then be taken to the Processing Area for crushing and screening. The finished product will then be stockpiled within the Finish Material Storage Area. Customers will enter one of the User Areas where the loading of finished product will take place.

FUGITIVE DUST EMISSIONS POTENTIAL

There are several best management practices that can eliminate or significantly reduce fugitive emissions These include the use of spraying the work areas of the site to prevent any dust from being generated and the use of spray bars within the processing equipment to keep any dust created within the confines of the equipment. All of these methods are proposed to be used

AIR GENERAL PERMIT

The company has applied for and received an Air General Permit for the processing at this site. This permit is issued by the Florida Department of Environmental Protection.. The permit contains conditions that must be met to reduce emissions both visible and fugitive. One of the conditions states that the crusher must conduct an EPA Method 9 Visible Emissions Test on an annual basis. The process equipment had such a test on October 8, 2018 and was found to be "in compliance". The permit also states what measures must be taken to reduce or eliminate visible and/or fugitive emissions. The site does propose dust control methods during the plants operation.

DUST EMISSIONS REDUCTION ENHANCEMENTS

DS Eakins is committed to be a good neighbor and has put several enhancements to reduce dust emissions. These enhancements include both mechanical as well as operation plans that all employees, vendors and customers must adhere to.

MECHANICAL ENHANCEMENTS

- Vegetation Buffers – The site will be surrounded by trees and scrubs along the outer boundaries. This vegetation will be maintained and watered to ensure the survival of the plantings. The primary job of the vegetation is to provide a wind break to prevent dust from becoming airborne. The vegetation will also help in reducing sound as well as provide a visible barrier that can enhance the ascetic appeal of the facility.
- Most of the site will be surrounded by a dirt mound to prevent stormwater from leaving the facility. All stormwater is detained onsite. The site elevations are such that stormwater will migrate to the stormwater lake that is located at the east side of the property. The lake is approximately 5 acres in size.
- While most of the site will be ,open graded base there will be paved roadways that will be maintained and cleaned on a regular basis to prevent dust both onsite and traveling offsite at the entrance and exit of the facility
- A water truck will be onsite to periodically wet roadways and work areas to prevent dust from becoming airborne.
- Speed limits signs will be posted at roadways to enforce a 15 mph limit for all vehicles. Drivers failing to adhere to the speed limit may be banned from the facility.
- The crushing and screening machinery are equipped with spray bars to reduce dust when processing material.
- All roadways will be cleaned periodically to remove residual material to prevent dust becoming airborne.

OPERATIONAL ENHANCEMENTS

- Speed limits will be strictly enforced.
- During extreme dry conditions and high winds, operations will either cease or change until conditions become more favorable.
-
- The company will install TV cameras around the facility to best manage conditions and operations to prevent the accumulation of dust and debris.
- Employees will be trained on Best Management Practices and are expected to use the BMPs to reduce the amount of dust.

In conclusion, as mentioned earlier the company is committed to operating is such as way as to be a leader in dust control as well as recycling. They have operated 3 other facilities in Palm Beach County and have done so while successfully meeting the conditions for their air permits.

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Trucks Entering Site @ Ticket Booth

(Picking up ticket to get loaded or instructed where to unload)

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Mixer Trucks Unloading Excess Concrete @ Specified Area

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

DSE truck unloading material picked up from mixer cleanout @ concrete plants

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Contractor unloading of concrete from project into stockpile

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Track Excavator processing large concrete and concrete with rebar

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Wheel Loader feeding screen to remove dirt from concrete

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Wheel Loader Feeding Processing Plant

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Plant processing concrete

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

Operational Photos

Additional Material Processing to Make Multiple Materials

(No. 4 Stone, No. 57 Stone, No. 89 Stone & Screenings)

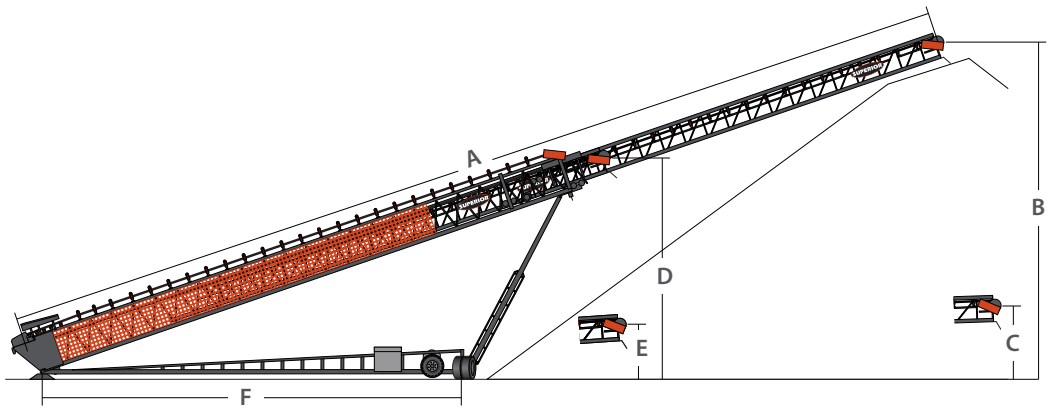
POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

D.S. EAKINS
CONSTRUCTION CORPORATION

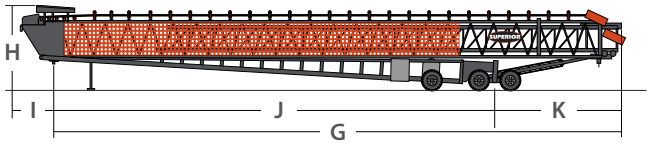
Operational Photos

Wheel Loader loading Dump Trucks with a finished product

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009



XTP SWING AXLE (TSSA) SPECIFICATIONS				
OPERATING DIMENSIONS	130′	150′	170′	190′
(A) Conveyor Length (m)	130′-0″ (39.6)	150′-0″ (45.7)	170′-0″ (51.8)	190′-0″ (57.9)
(B) Highest Extended Discharge Height (m)	44′-4″ (13.5)	52′-6″ (16.0)	61′-0″ (18.5)	67′-8″ (20.5)
(C) Lowest Extended Discharge Height (m)	14′-2″ (6.0)	15′-10″ (6.0)	14′-11″ (4.5)	16′-1″ (5.0)
(D) Highest Retracted Discharge Height (m)	26′-5″ (8.0)	31′-3″ (9.5)	38′-6″ (11.0)	38′-7″ (11.0)
(E) Lowest Retracted Discharge Height (m)	9′-7″ (2.9)	10′-9″ (3.2)	10′-8″ (3.2)	10′-9″ (3.2)
(F) Anchor Pivot to Center of Axle (m)	48′-6″ (14.5)	56′-4″ (17.0)	73′-10″ (22.5)	73′-10″ (22.5)



XTP SWING AXLE (TSSA) SPECIFICATIONS				
TRAVEL DIMENSIONS	130′	150′	170′	190′
(G) Travel Length - Kingpin to Rear (m)	69′-9″ (21.2)	80′-0″ (24.3)	100 -0″ (30.5)	100′-1″ (30.5)
(H) Travel Height (m)	12′-7″ (3.8)	13′-9″ (4.2)	13 -9″ (4.2)	14 -0″ (4.2)
Travel Width (m)	11′-11″ (3.6)	11′-11″ (3.6)	11′-11″ (3.6)	11′-11″ (3.6)
(I) Kingpin to End of Tow Eye (m)	5′-10″ (1.7)	5′-11″ (1.8)	5′-11″ (1.8)	5′-11″ (1.8)
(J) Kingpin to Axle (m)	52′-3″ (15.9)	59′-9″ (18.2)	77′-3″ (23.5)	77′-3″ (23.5)
(K) Axle to Head Pulley (m)	17′-5″ (5.3)	20′-4″ (6.1)	22′-10″ (6.9)	22′-10″ (6.9)
Weight at Axle - 36″ Belt Width (kg)	37,500 (17,000)	38,000 (17,235)	46,000 (20,865)	47,000 (21,318)
Weight at Kingpin - 36″ Belt Width (kg)	13,600 (6,168)	18,550 (8,414)	20,865 (9,464)	22,500 (10,205)

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

EAKINS SELVITZ ROAD PROPERTY

Environmental Assessment

Prepared For:
DSE Holdings, Inc.

Prepared By:
EW Consultants, Inc.

November 2018

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

INTRODUCTION

This Environmental Assessment documents and summarizes natural resource features present on a 52 +/- acre property referred to as the Eakins Selvitz Road Property. The subject site is located east of Selvitz Road, west of South 25th Street, north of Devine Road, and south of Edwards Road. The site is bordered to the north by improved pasture and residential development, to the east by Ft. Pierce Central High School, to the south by a concrete precast plant, and to the west by a mixed use commercial/industrial center. The site falls within Section 32, Township 35 south, Range 40 east within the city of Ft. Pierce, St. Lucie County, Florida. A Location Map (Figure 1), USGS Quad Map (Figure 2), and Aerial Photo (Figure 3) depicting the parcel boundaries and the immediate surrounding area are provided in the Appendix.

The site is undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation, and has since been converted to improved pasture. A chronological review of historical aerial imagery indicates that the property has been in agricultural use for more than 25 years. The pattern of ditches and furrows as well as an area previously used as a reservoir for drainage and irrigation remain in place on the site. The primary vegetative cover is comprised of common non-native pasture grasses, ruderal weeds, and sparse native and non-native vegetation. Field reconnaissance conducted in November 2018 indicated that there are no wetlands or native upland habitats present on the subject property.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) provides complete descriptions of all soil types within the subject property along with acreage summaries and soil descriptions.

VEGETATIVE COMMUNITIES

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial imagery interpretation were employed in the mapping of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

There were four different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed vegetative community types is included as Figure 4 in the Appendix of this report. The land cover types observed on the property are described as follows:

211 – Improved Pasture –

This is the predominant land cover type on the property. Vegetation assemblages within this land cover type consist of short, herbaceous grasses and ruderal weeds with dominant species including bahia grass, smut grass, cogon grass, guinea grass, dog fennel, ragweed, shrubby false button weed, and Caesar weed. Scattered taller vegetation occurs mostly along the edges of the ditches and consists of Brazilian pepper, earleaf acacia, and cabbage palms which were observed most commonly as seedlings.

510 – Ditches –

A system of man-made linear surface waters built for the purpose of controlling the drainage and irrigation extends throughout the property. The ditches are approximately 10 to 15 feet wide and are generally un-vegetated with the exception of invasive nuisance and exotic species including cattails, Cuban bulrush, and Peruvian primrose willow, as well as scattered Carolina willow and patches of floating duckweed.

740 – Disturbed –

A portion of land extending along the western property boundary is classified as disturbed lands due to the absence of native habitat or alternative land use and dominance of exotic and invasive species. Vegetation includes Brazilian pepper, guinea grass, beggar ticks, castor bean, ragweed, jack-in-the-bush, and sandspur grass.

814 – Roads –

A portion of an access road and associated swale extends along the western portion of the property.

WILDLIFE

Observations for wildlife presence and signs of utilization were made during the November, 2018 field survey. Several common avian species were observed within the property and several others are likely to occur on a foraging or migratory basis. The following avian species were observed during site reconnaissance of the property: great blue heron, great egret, mourning dove, northern cardinal, boat tailed grackle, and northern mockingbird.

Signs of utilization by mammals were observed during the site reconnaissance including raccoons, marsh rabbits, feral hogs, and coyotes.

There were no gopher tortoises or potentially occupied gopher tortoise burrows found on the site. The land use, lack of natural habitat, and network of ditches on site makes the presence of this species unlikely.

Reptile observations include black racers, southern leopard frogs, and anoles.

Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess the relative quality and wildlife utilization of the property. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species with potential to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgment and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
				State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	M	FT/SA
Bald Eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	L	No longer listed Nest trees protected
Florida Burrowing Owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	M	ST/-
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	L	FT
Florida Sandhill Crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	L	ST/-
Sherman's fox squirrel	*Sciurus niger shermanii*	Pine flatwoods, mixed oak forest	L	SSC/-
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	L	ST/-
Audubon's crested caracara	*Polyborus plancus audbonii*	Nest in cabbage palms, dry prairie and pastures	M	FT
Little Blue Heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Red-cockaded Woodpecker	*Picoides borealis*	Mature pine woodlands	L	FE
Roseate Spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	L	ST/-
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	M	ST/-
Southeast American Kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and	M	ST/-

Common Name	Scientific Name	Preferred Habitat	Occurrence*	Listed Status**
		abandoned woodpecker nests		
Tricolored Heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	M	ST/-
Wood Stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	M	FT

[1] Observed transient
[2] Observed nesting and/or resident
[3] Observed utilization
*O= Observed; H= High probability; M= Medium probability; L= Low probability; **USFWS; 50 CFR 17.11-12; FFWCC: Chapter 68A-27.002-004 F.A.C.; FE = Federal Endangered; FT = Federal Threatened; FT/SA = Federal Threatened due to similarity of appearance; SSC = Species of Special Concern; ST = State Threatened;

The preferred nesting habitat for Florida sandhill cranes is native freshwater marsh habitat, which does not occur on the property. Although there is potential for sandhill cranes to frequent the site for foraging or in a transient nature, it is highly unlikely that sandhill cranes would nest on the site.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. No bald eagles were observed on site likely due to the absence of large open waterbodies for foraging and lack of mature pine trees for nesting. According to the FFWCC database the closest documented bald eagle nest is located approximately 1.5 miles northwest of the subject property.

The subject site is within the consultation area of the Audubon's crested caracara. Although the preferred habitat for crested caracara includes prairies with scattered cabbage palms, most cabbage palms found on the site are immature and too short to be suitable for caracara nesting. Use of the site by caracara for foraging and the potential of caracara nesting in the areas surrounding the site warrants further evaluation. No crested caracara were observed during the initial site review.

The wood stork is an endangered species that is considered likely to forage on site. The property does not provide suitable nesting habitat due to the absence of natural forested wetlands. The site is, however, within the 18.6-mile core forage area of wood stork rookeries as per USFWS, thus forage maintenance measures will be taken to support this species.

There is potential for several species of wading birds that are listed as State Threatened to utilize the site for foraging opportunities. These species include the little blue heron, reddish egret, roseate spoonbill, and tri-colored heron. Their occurrence would likely be limited to transient foraging as no evidence of nesting or habitat conducive to nesting was observed on the site.

The absence of pine flatwoods on the property and the current land use of the property does not provide habitat for gopher tortoises and associated commensal species. The gopher tortoise is listed as a threatened species by the FFWCC. Any gopher tortoises that may occur on the site in proposed development areas will be relocated to avoid impacts from development activity. As survey results are only valid for 90 days, a follow-up survey will be required prior to any land development activity.

A listed reptile species that was not observed but has some potential to occur on the site is the threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Nevertheless, the absence of xeric habitats or of a significant gopher tortoise population on site is such that indigo snakes are less likely to occur on the subject property. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

WETLANDS

This preliminary evaluation did not identify any areas that would be considered jurisdictional wetlands under State or Federal criteria. However, final regulatory decisions as to the presence or absence of jurisdictional wetlands is determined by the relevant state (South Florida Water Management District) and Federal (US Army Corps of Engineers) agencies. The existing ditches on the site will be considered "other surface waters" in accordance with South Florida Water Management District rules and will be considered "non-wetland waters of the U.S." by the U.S. Army Corps of Engineers.

APPENDIX

LEGEND

- SITE (52.0+/- AC)

0 2,000 Feet

N

EAKINS - FORT PIERCE
LOCATION MAP

EW CONSULTANTS, INC.

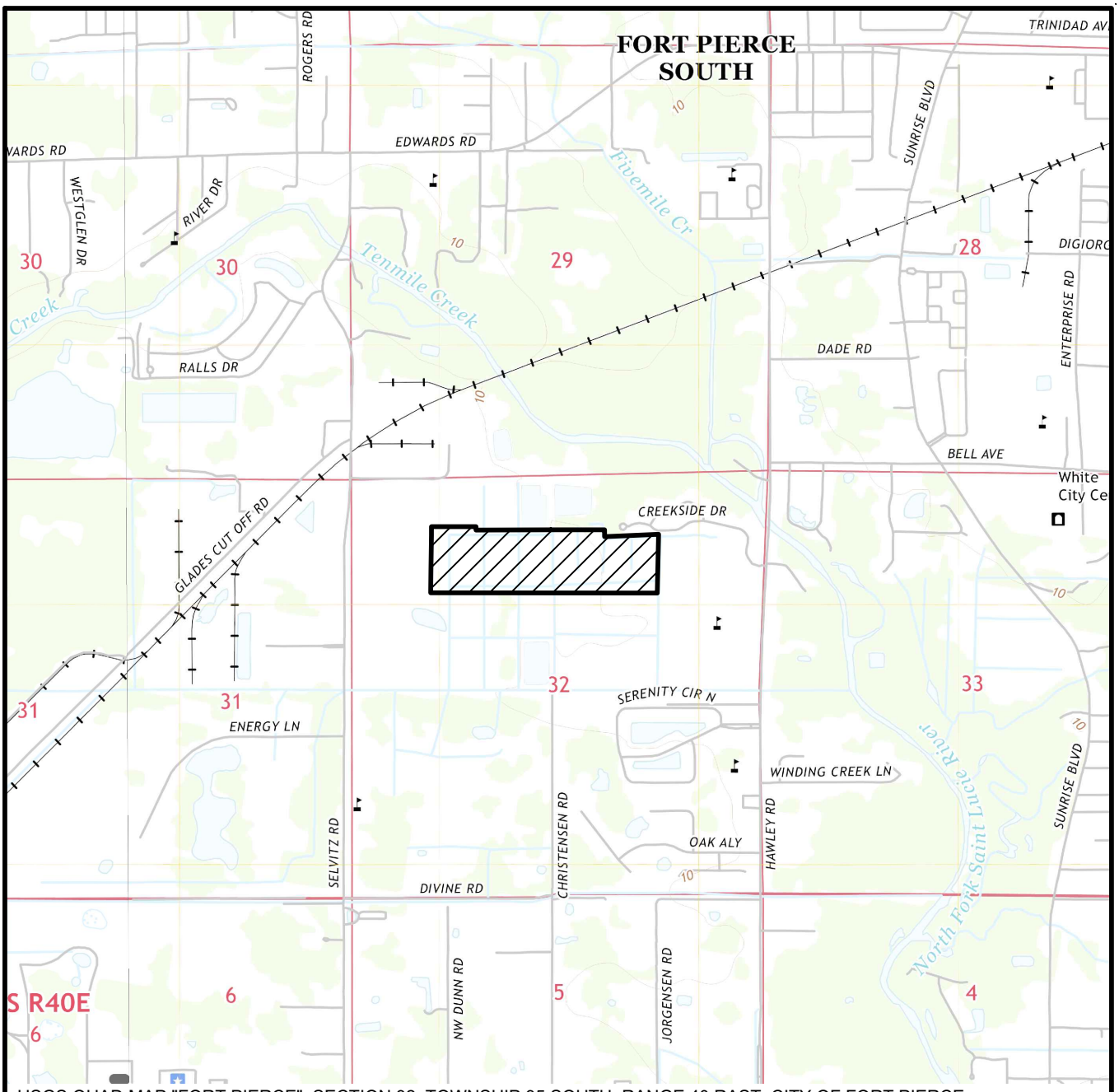
EW Consultants, Inc.

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

NOV 2018

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 RAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'36" LONGITUDE -80°21'32"

LEGEND

▨ - SITE (52.0± AC)

0 2000

SCALE IN FEET

EAKINS - FORT PIERCE QUAD

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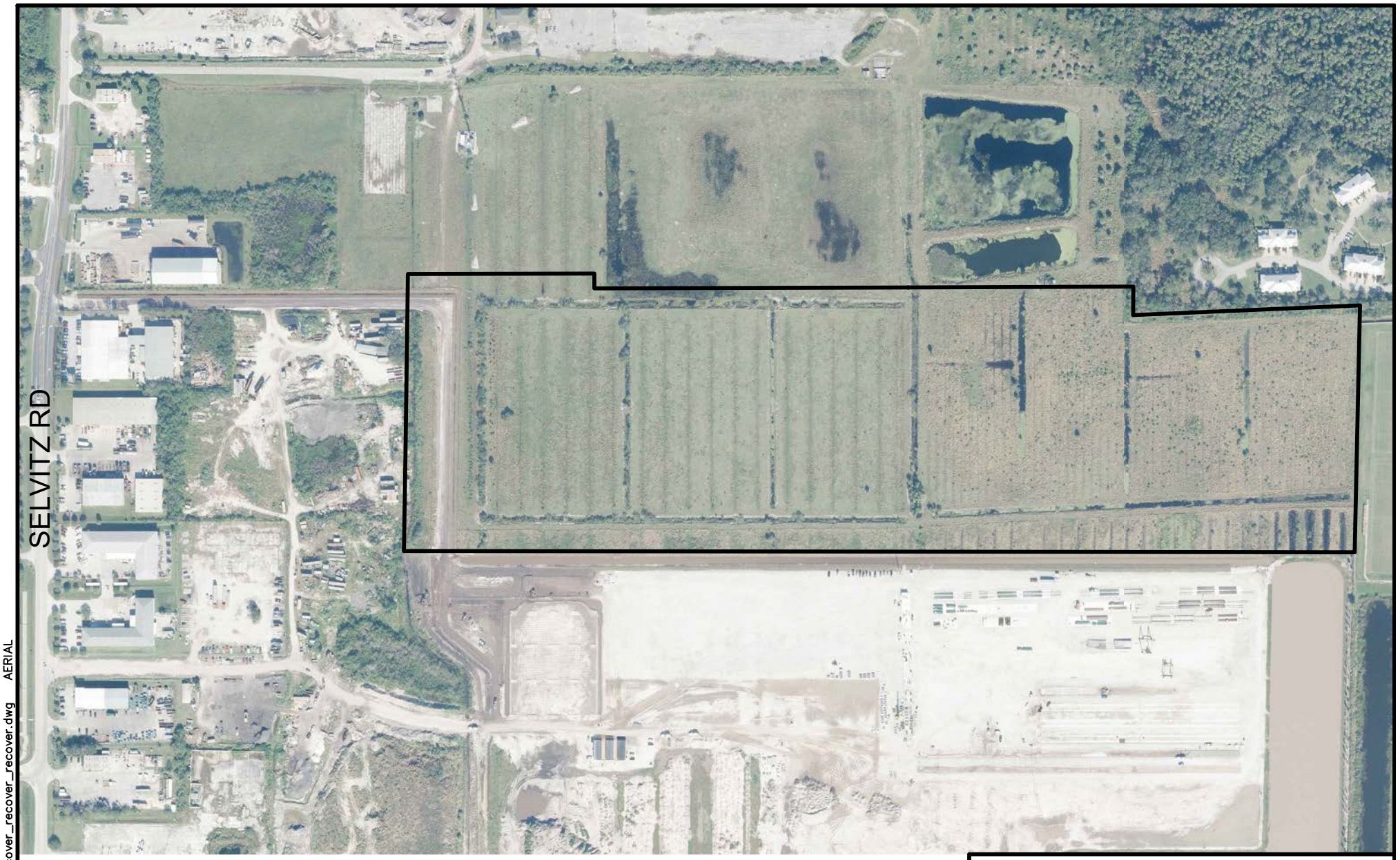
NOV 2018

FIGURE 2

EAKINS – FT.PIERCE_recover_recover_recover.dwg QUAD



FDOT AERIAL DATED 2018

0 400

SCALE IN FEET

EAKINS - FORT PIERCE AERIAL

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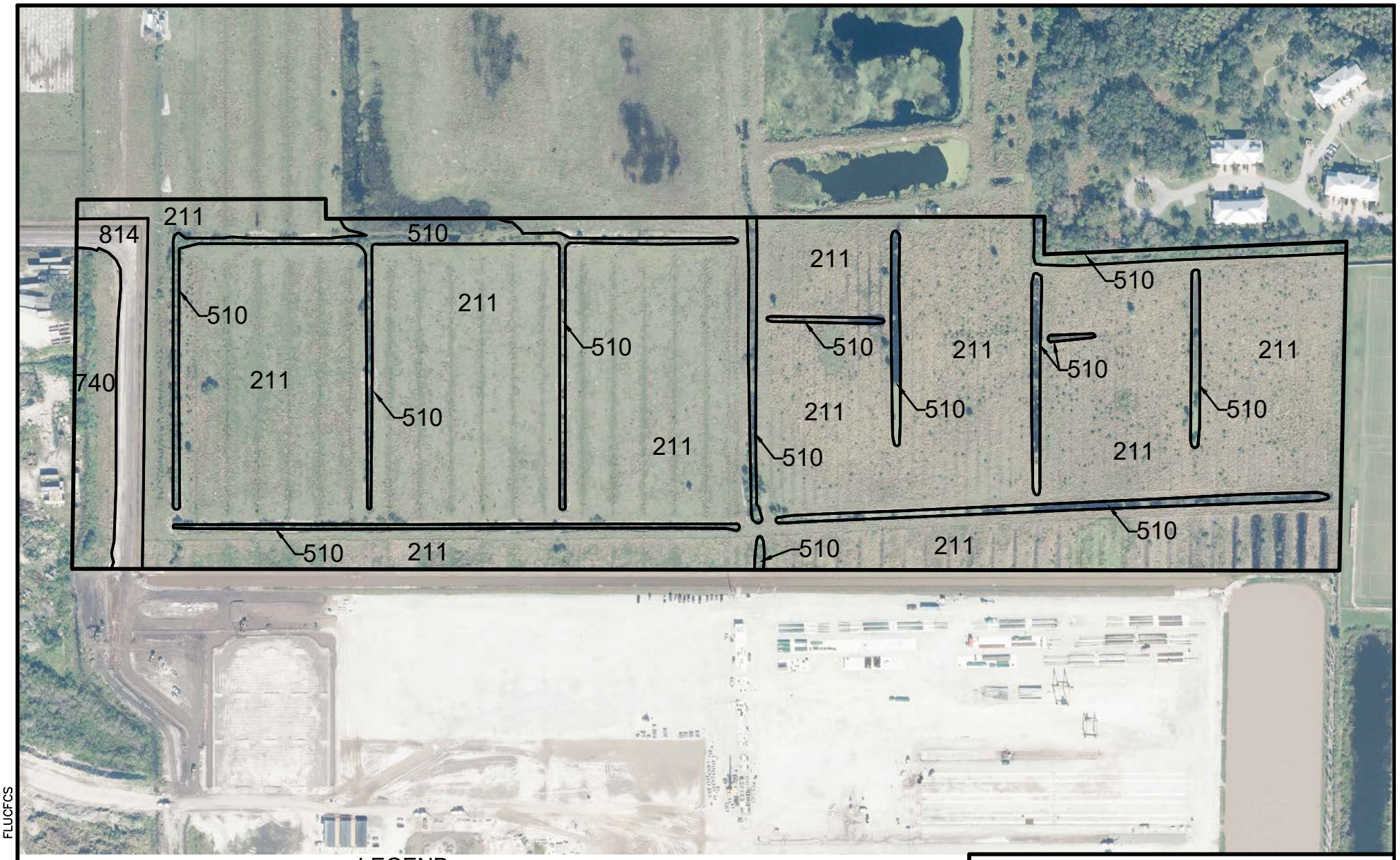
NOV 2018

FIGURE 3

EAKINS – FT.PIERCE_recover_recover_recover.dwg AERIAL



FDOT AERIAL DATED 2018

LEGEND

211 - IMPROVED PASTURES (45.5± AC)
510 - DITCHES (3.6± AC)
740 - DISTURBED LANDS (1.6± AC)
814 - ROADS (1.3± AC)
TOTAL SITE (52.0± AC)

0 300
SCALE IN FEET

EAKINS - FORT PIERCE FLUCFCS

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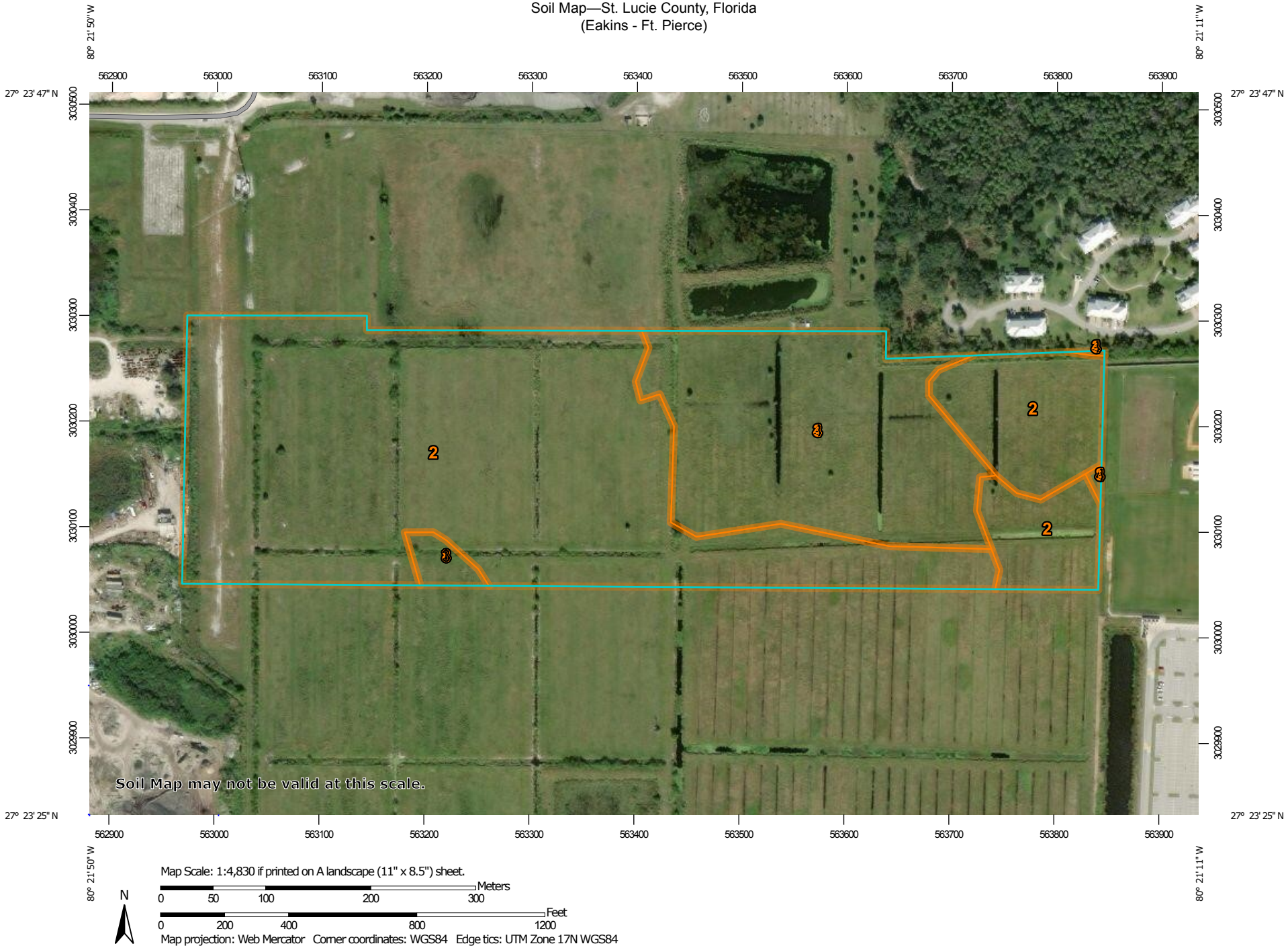
NOV 2018
FIGURE
4

EAKINS – FT.PIERCE.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(Eakins - Ft. Pierce)



Map Scale: 1:4,830 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 11, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Dec 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	35.2	67.8%
26	Oldsmar sand, depressional	2.6	4.9%
38	Riviera fine sand, 0 to 2 percent slopes	0.6	1.2%
43	Susanna and Wauchula sands	13.5	26.0%
48	Wabasso sand, 0 to 2 percent slopes	0.1	0.1%
Totals for Area of Interest		**52.0**	**100.0%**

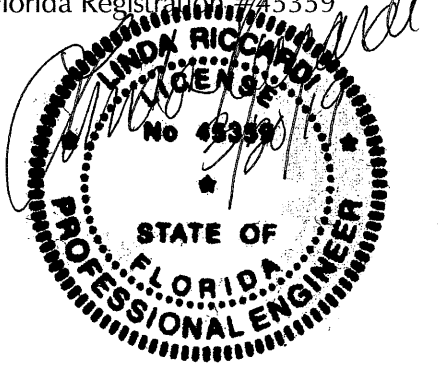
FT. PIERCE AGGREGATE RECYCLING FACILITY
TRAFFIC IMPACT ANALYSIS

Prepared for

D.S. EAKINS CONSTRUCTION CORP.

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698

Linda Riccardi, P.E.
Florida Registration #45359



#PTC18-090
November 26, 2018
Revised March 20, 2019

FT. PIERCE AGGREGATE RECYCLING FACILITY
TRAFFIC IMPACT ANALYSIS

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed aggregate recycling facility project located in the City of Ft. Pierce. It is proposed to develop a 52 acre aggregate recycling facility. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

Site Data

The site is located on the east side of Selvitz Road, south of Glades Cut-Off Road, as shown on Exhibit 1. Proposed access to the site is via one driveway connection to Selvitz Road. The site operations involve trucks delivering excess or unused concrete, fill and asphalt materials to the site. The recycling plant will process the materials and store the products onsite. Trucks will enter the site to collect the processed aggregate materials and remove them from the site to use as a source of construction materials. The recycling plant will have up to nine employees. The site also includes 5 acres of outdoor storage yards for contractor storage and a 15,491 SF warehouse. Issues related to driveway location, turn lanes and geometrics would be addressed during final design. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A buildout year of 2022 is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway network were used. The source of the traffic count data for the links is the St. Lucie Transportation Planning Organization (TPO) which is provided in Appendix B. The source of the historic traffic data utilized in growth rate analyses is the TPO "Traffic Counts and Level of Service Report, Fall 2017", which is also provided in Appendix B.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved. Midway Road from 25th Street to US 1 is currently under construction for widening to four lanes.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition* was reviewed to determine an appropriate trip generation rate for the warehouse use and the proposed recycling facility. The warehouse trip generation rate was obtained from the ITE Trip Generation, *10th Edition*. Since there was no ITE Trip Generation, *10th Edition* rate available for a recycling facility, a traffic count at an existing concrete recycling facility owned by the applicant was conducted in October-November 2018. The existing facility is located on Benoist Farms Road, south of Belvedere Road, in Palm Beach County. The proposed recycling facility is expected to operate at the same capacities and vehicular volumes as the existing facility, in terms of truck traffic. Future hours of operation of the recycling facility and site characteristics have been provided by the applicant in Appendix A. The truck count data is provided in Exhibit 2A and in Appendix A. Exhibit 2B provides the daily, AM and PM peak hour trip generation data for the proposed development. Based on the net external daily trip generation of 384 and the St. Lucie County TPO standards, a one-half mile Radius of Area of Influence was utilized.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, approved traffic studies in the area and existing travel patterns. The project traffic distribution is shown on Exhibit 3A. Exhibits 3B and 3C show the assignment of AM and PM peak hour project traffic on the surrounding roadway network, as well as the project's impact percentage (% of peak hour directional service volume) to determine project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within one-half mile where Project traffic consumes five percent or more of the directional capacity.

Committed Trips

Committed development traffic from projects located within the one-half mile radius must be included in the projection of future traffic volumes. Information on committed projects was obtained from St. Lucie County. The City of Fort Pierce also provided information on approved projects within the one-half mile radius. Committed development data from the following projects are included in Appendix C:

Ft. Pierce Precast Concrete Plant	Redhawk Rebar Manufacturing	Becker Parcel

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data for a three-year period is shown on Exhibit 4A for the surrounding roadway links. Exhibit 4B provides a nine-year growth comparison for use in the intersection analyses to coincide with the intersection count year for Midway Road and Selvitz Road. The average of the three-year historical growth rates for the legs of the intersection was used in the intersection analyses to account for background growth to year 2022.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersections of Midway Road with Selvitz Road and Edwards Road with Selvitz Road were analyzed using Highway Capacity Manual procedures. Recent turning movement counts for the intersection of Midway Road with Selvitz Road were unavailable, and the intersection was recently under construction. Therefore, the latest available counts were used and are included in Appendix D. Projected background traffic was calculated based on a combination of nine-year and three-year growth rates for the intersection of Midway Road and Selvitz Road. A peak hour turning movement count dated August 24, 2016 was adjusted to peak season and used for the intersection of Edwards Road and Selvitz Road. The average of the three-year historical growth rate for each leg of the intersection was utilized for projected background traffic for the intersection of Edwards Road and Selvitz Road. The traffic counts, volume development sheets, signal timing, and capacity analyses for the intersections are provided in Appendix D. The signal timing for both of the

intersections was optimized based on projected turning movements. The results are summarized on Exhibit 5. Both intersections are projected to operate at the adopted level of service standards.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the highest of historic growth or Committed Development and 1% growth, whichever is greatest, plus Project traffic. The roadway links are projected to operate at the adopted peak hour level of service standards.

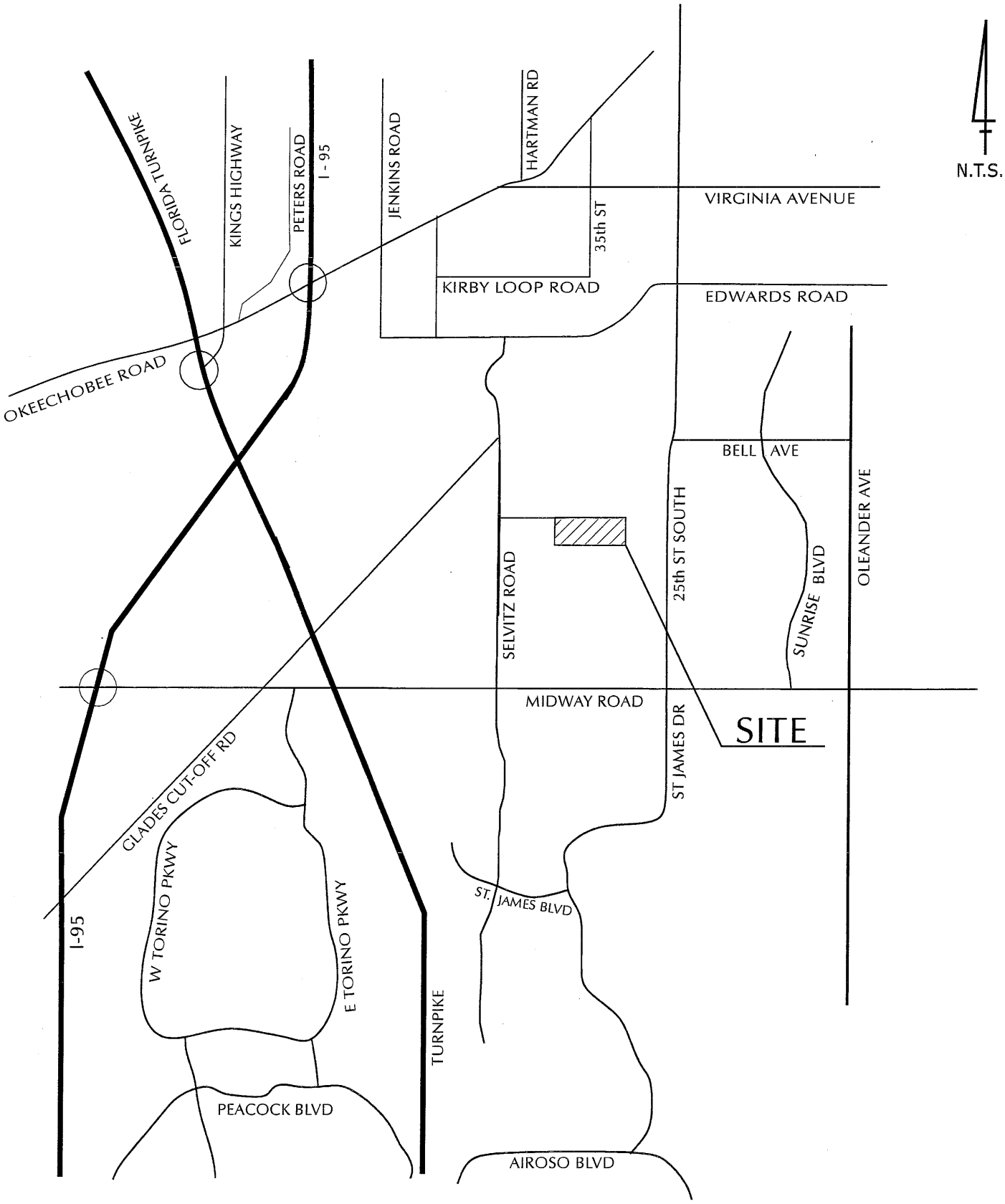
Driveway Volumes

Driveway volumes are shown on Exhibit 7. Full access to the site is provided by the existing driveway on Selvitz Road. Projected peak hour turning movements are also provided on Exhibit 7 for the existing Ft Pierce Precast Concrete Plant which utilizes the same driveway on Selvitz Road. There is an existing right and turn lane at the existing driveway. No additional turn lanes are required.

Conclusions

This analysis shows that roadway links and intersections surrounding the site are projected to operate at the adopted level of service standards with the proposed development. Therefore, the project is in conformance with the requirement of Chapter V – Adequate Public Facilities, of the St. Lucie County Land Development Code.

EXHIBITS



11/19/18
18-090

FT PIERCE RECYCLING

EXHIBIT 1 PROJECT LOCATION

PTC

Exhibit 2A
Ft. Pierce Aggregate Recycling Facility
Truck Count Summary (1)

DS Eakins Aggregate Recycling Facility in West Palm Beach, Florida

Day / Date	AM PEAK HOUR 6:30am - 7:30am			PM PEAK HOUR 3:45pm - 4:45pm		
	Entering	Exiting	Total	Entering	Exiting	Total
Friday, 10/12/18	11	11	22	13	13	26
Monday, 10/15/18	5	5	10	10	10	20
Tuesday, 10/16/18	5	5	10	10	10	20
Wednesday, 10/17/18	12	12	24	7	7	14
Thursday, 10/18/18	11	11	22	8	8	16
Friday, 10/19/18	14	14	28	5	5	10
Average	10	10		9	9	

(1) Information provided by D.S. Eakins Construction Corporation based on Truck Count onsite. Refer to Appendix A.

Exhibit 2B
Ft. Pierce Aggregate Recycling Facility
Trip Generation

DAILY

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips
Trucks with Aggregate Material (1)	IND	80 Trucks	2 /Truck	160
Employees (2)	IND	9 Employees	2 /Employee	18
Deliveries	IND	2 Deliveries	2 /Delivery	4
Contractor's Outdoor Storage	PBC	5.0 Acres	35 /Acre	175
Warehouse (5)	150	15,491 SF	1.74 /1,000 SF	27
TOTALS				384

AM PEAK HOUR

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips		
				In	Out	Total
Trucks with Aggregate Material (1)	IND	10 Trucks	2 /Truck	10	10	20
Employees (2)	IND	9 Employees	1 /Employee	9	-	9
Deliveries	IND	2 Deliveries	2 /Delivery	2	2	4
Contractor's Outdoor Storage	PBC	5.0 Acres	5.6% of Daily (55/45) (4)	5	5	10
Warehouse (5)	150	15,491 SF	0.17 /1,000 SF (77/23)	2	1	3
TOTALS				28	18	46

PM PEAK HOUR

Land Use	ITE Code (3)	Land Use Intensity	Trip Generation Rate	Total Trips		
				In	Out	Total
Trucks with Aggregate Material (1)	IND	9 Trucks	2 /Truck	9	9	18
Employees (2)	IND	9 Employees	1 /Employee	-	9	9
Deliveries	IND	- Deliveries	2 /Delivery	-	-	-
Contractor's Outdoor Storage	PBC	5.0 Acres	10.4% of Daily (50/50) (4)	9	9	18
Warehouse (5)	150	15,491 SF	0.19 /1,000 SF (27/73)	1	2	3
TOTALS				19	29	48

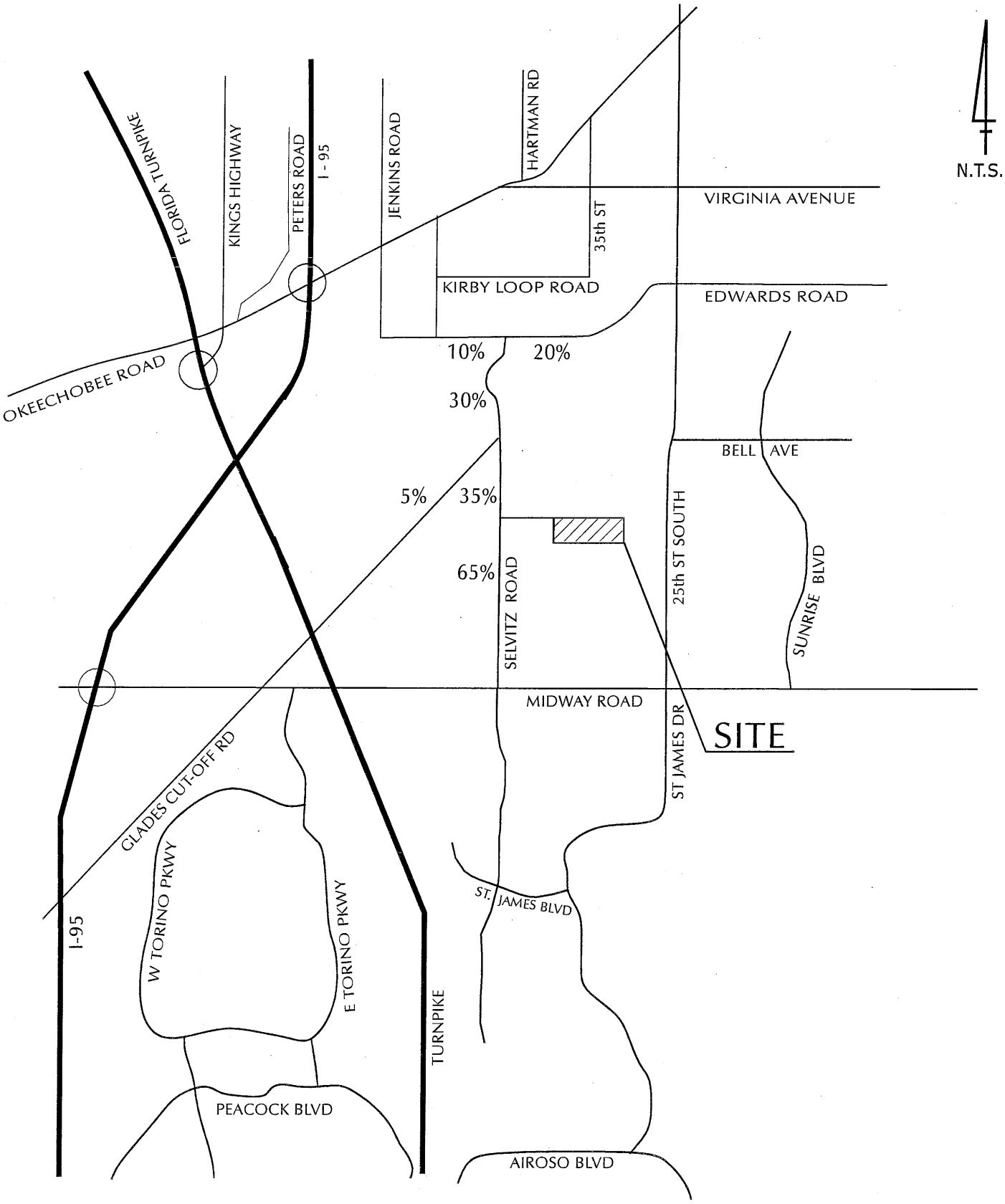
(1) Based on the average count data at the West Palm Beach Concrete Recycling Facility per D.S. Eakins Construction Co. Refer to Exhibit 2A.

(2) Assumes nine full time employees entering at 6:30am and leaving at 5:30 pm (Monday - Friday) per D.S. Eakins Construction Co.

(3) IND indicates Independent Study for similar Recycling Plant. Refer to Appendix A. PBC indicates Palm Beach County approved Trip Gen. rate.

(4) Source: ITE, Trip Generation, 9th Edition peak hour to daily ratio for Self Storage facility.

(5) Source: ITE, Trip Generation, 10th Edition, peak hour of adjacent street traffic.



11/19/18
18-090

FT PIERCE RECYCLING

EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft. Pierce Aggregate Recycling Facility
Project Traffic Assignment

AM Peak

Roadway	Link	Existing Lanes	Road Class	Dir	Project Traffic 28 / 18 % Dist	Project Traffic In / Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	II	NB	30%	5	0.74%	675	No
				SB	30%	8	1.19%	675	No
	Site to Glades Cut-Off Rd (2)	2L	I	NB	35%	6	0.76%	790	No
				SB	35%	10	1.27%	790	YES
	Midway Rd to Site (2)	2L	I	NB	65%	18	2.28%	790	YES
				SB	65%	12	1.52%	790	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	I	EB	5%	1	0.13%	790	No
				WB	5%	1	0.13%	790	No

(1) Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Non-State Signalized Roadway.

(2) First accessed roadway link.

Exhibit 3C
Ft. Pierce Aggregate Recycling Facility
Project Traffic Assignment

PM Peak

Roadway	Link	Existing Lanes	Road Class	Dir	Project Traffic 19 29 % Dist	Project Traffic In Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
Selvitz Rd	Glades Cut Off Rd to Edwards Rd	2L	II	NB	30%	9	1.33%	675	No
				SB	30%	6	0.89%	675	No
	Site to Glades Cut-Off Rd (2)	2L	I	NB	35%	10	1.27%	790	YES
				SB	35%	7	0.89%	790	No
	Midway Rd to Site (2)	2L	I	NB	65%	12	1.52%	790	YES
				SB	65%	19	2.41%	790	YES
Glades Cut-Off Rd	Jenkins Rd to Selvitz Rd	2L	I	EB	5%	1	0.13%	790	No
				WB	5%	1	0.13%	790	No

(1) Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Non-State Signalized Roadway.
(2) First accessed roadway link.

Exhibit 4A
Ft. Pierce Aggregate Recycling Facility
Historic Growth - Three Year

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2014	2017	
Edwards Rd	McNeil Rd to Selvitz Rd	9,000	10,500	5.27% /Year
	Selvitz Rd to 25th St	11,500	14,500	8.03% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	12,500	13,000	1.32% /Year
	Midway Rd to Glades Cut-Off Rd (2)	7,800	11,000	12.14% /Year (2)
Midway Road	West of Selvitz Rd to Selvitz Rd	19,000	20,500	2.57% /Year
	Selvitz Rd to Christensen Rd	17,000	17,500	0.97% /Year

(1) Count data from St. Lucie County. See Appendix B.
(2) Not used due to abnormally high growth rate.

Exhibit 4B
Ft. Pierce Aggregate Recycling Facility
Historic Growth (2008 to 2017)

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2008	2017	
Edwards Rd	McNeil Rd to Selvitz Rd	9,725	10,500	0.86% /Year
	Selvitz Rd to 25th St	13,195	14,500	1.05% /Year
Selvitz Rd	Glades Cut-Off Rd to Edwards Rd	N/A	13,000	NA /Year
	Midway Rd to Glades Cut-Off Rd	N/A	11,000	NA /Year
Midway Road	West of Selvitz Rd to Selvitz Rd	18,508	20,500	1.14% /Year
	Selvitz Rd to Christensen Rd	17,892	17,500	-0.25% /Year
Glades Cut-Off Road	Jenkins Rd to Selvitz Rd	5,920	6,176	0.47% /Year
Areawide		65,240	69,176	0.65% /Year

(1) Count data from St. Lucie County. See Appendix B.
N/A: Not Available.

Exhibit 5
Ft. Pierce Aggregate Recycling Facility
Intersection Analysis (1)

Intersection	2022 AM Peak Hour		2022 PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Midway Rd / Selvitz Road	41.1	D	40.1	D
Edwards Road / Selvitz Road	42.2	D	43.1	D

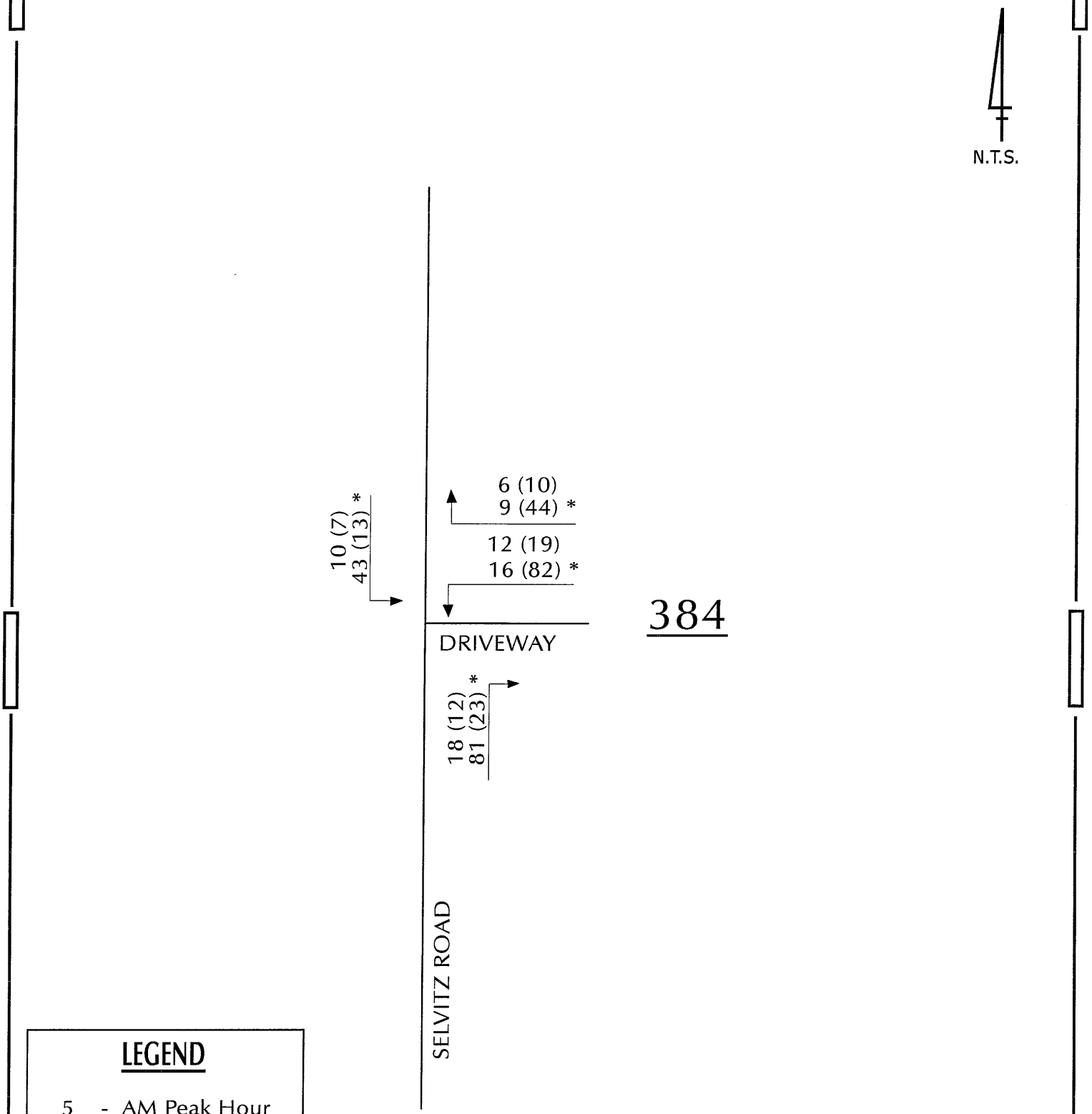
(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft. Pierce Aggregate Recycling Facility
Link Analysis

Roadway	Link	Lanes	Dir	AM PEAK HOUR										
				Existing (2017) [1]	Committed Dev. Analysis [2]			Growth (2022)		Total Bkgd.[3]	Project	Total (2022)	Service Volume (4)	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road	2L	SB	657	69	33	102	44	1.32%	759	10	769	790	Yes
	Midway Rd to Site	2L	NB	449	61	23	84	30	1.32%	533	18	552	790	Yes
			SB	657	38	33	71	44	1.32%	728	12	740	790	Yes

Roadway	Link	Lanes	Dir	PM PEAK HOUR										
				Existing (2017) [1]	Committed Dev. Analysis [2]			Growth (2022)		Total Bkgd.[3]	Project	Total (2022)	Service Volume (4)	Meets Std?
					Projects	Growth	Total	Volume	%/Year					
Selvitz Road	Site to Glades Cut-Off Road	2L	NB	318	67	16	83	22	1.32%	401	10	412	790	Yes
	Midway Rd to Site	2L	NB	318	47	16	63	22	1.32%	381	12	394	790	Yes
			SB	661	68	34	102	45	1.32%	762	19	781	790	Yes

[1] Count data from St. Lucie County adjusted to peak season using 1.01 seasonal factor on Count sheet. See Appendix B.
[2] Committed development data provided in Appendix C.
[3] Background traffic includes Existing plus the highest of Committed Development and 1% growth or historic growth.
[4] Based on 2012 FDOT Quality/Level of Service Handbook Tables for a Class I non-State signalized roadway.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

* INDICATES PROJECTED TURNING MOVEMENTS FROM FT PIERCE PRECAST CONCRETE PLANT.

3/19/19
18-090

FT PIERCE RECYCLING FACILITY	EXHIBIT 7 PROJECT DRIVEWAY VOLUMES	PTC

APPENDIX A

APPENDIX B

ALTERNATIVE STUDY NETWORK IDENTIFICATION METHODOLOGY

Area of Influence Based

a. The area to be studied will be based on the New External Trip Generation of the proposed development. The table below shall determine the development's area of influence.

New External Daily Trip Generation	Radius of Area of Influence
0 – 200	Only segments directly accessed by the proposed development
201 – 500	0.5 miles *
501 – 1,000	1.0 miles
1,001 – 5,000	2.0 miles
5,001 – 10,000	3.0 miles
10,001 – 20,000	4.0 miles
Over 20,000	5.0 miles

b. The radius of influence shall be measured from each connection of the project to the Major Road Network.

c. All major signalized and unsignalized intersections on the roadway segments within the area of influence shall be studied.

d. If the study radius ends between intersections identified in c above, the study area shall extend to the next major intersection.

Linda Riccardi

To: lriccardi@pindertroutman.com
Subject: FW: Ft Pierce Concrete Recycling Plant Traffic
Attachments: Benoist Traffic Study.pdf

From: Steve Eakins [mailto:steve@dseakins.com]
Sent: Thursday, November 15, 2018 3:06 PM
To: Linda Riccardi
Cc: 'Jonathan Ricketts'
Subject: RE: Ft Pierce Concrete Recycling Plant Traffic

Linda,

We will have 9 employees and they will work from 6:30am to 5:00pm Monday through Friday

Per the attached study we conduct at our Benoist farms facility we will have the below Counts (6 day Average) of Customer traffic:

Monday through Friday between 6:30am & 7:30am: 20 Trips (10 In & 10 Out) Per day Average
Monday through Friday between 3:45pm & 4:45pm: 18 Trips (9 In & 9 Out) Per day Average

The average customers (trucks) arrive and leave within 15 to 20 min

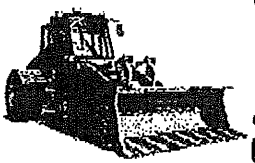
Please let me know if you have any questions or need anything else.

Thanks,

Steven Eakins
Vice President

D.S. EAKINS
CONSTRUCTION CORPORATION

1481 Kinetic Road
Lake Park, Florida 33403
Phone: (561) 842-0010
Fax: (561) 842-0009
Cell: (561) 346-1549
Steve@dseakins.com



D.S. EAKINS
CONSTRUCTION CORPORATION

POST OFFICE BOX 530185
LAKE PARK, FLORIDA 33403
(561) 842-0010

Fax Transmittal Cover Sheet

To: KAY / CRICKET Fax No. _____

Total No. of Pages: 2

From: PAUL Date: 9-23-18

RE: Truck Count (Steven)
For Week
6:30 - 7:30 A.M.
3:45 - 4:45 P.M.

	AM	PM
10/12 Fri	11	13
Sat.		
10/15 Mon.	5	10
10/16 Tues	5	10
10/17 Wed.	12	7
10/18 Thurs.	11	8
10/19 Fri	14	5

Linda Riccardi

From: Steve Eakins [steve@dseakins.com]
Sent: Tuesday, November 20, 2018 12:40 PM
To: Linda Riccardi
Cc: 'jricketts@jtrinc.com'
Subject: RE: Ft Pierce Concrete Recycling Plant Traffic

Good afternoon Linda,

Sounds good.

Hours of operation are from 6:30am to 5:30 pm M-F & 6:30am to Noon Saturday

In a 24 Hour period M-F, we average 40 loads of material in for processing and 40 Loads of Materials out to customers. This is based on a 15,000 CY monthly volume that we sell, which has to be hauled in as well. (80 Trips in and 80 trips out for 160 trips total per day)

Please let me know if you need anything else.

Thanks,

Steven Eakins
Vice President

D.S. EAKINS
CONSTRUCTION CORPORATION

1481 Kinetic Road
Lake Park, Florida 33403
Phone: (561) 842-0010
Fax: (561) 842-0009
Cell: (561) 346-1549
Steve@dseakins.com

APPENDIX B

48 Hour Traffic Volume Summary

St. Lucie TPO

Count Station: 703

Location: SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Summary Begin Date: November 15, 2017

Hour Ending	Day 1		Day 2	
	North	South	North	South
01:00	14	30	11	24
02:00	3	10	6	16
03:00	3	14	4	11
04:00	17	29	14	25
05:00	34	68	52	77
06:00	149	191	139	174
07:00	321	507	338	554
08:00	485	711	405	588
09:00	298	465	301	450
10:00	233	351	232	381
11:00	222	364	182	314
12:00	220	392	238	386
13:00	220	367	234	353
14:00	197	391	234	402
15:00	297	460	241	434
16:00	305	599	325	664
17:00	325	668	302	640
18:00	231	495	246	490
19:00	158	304	126	262
20:00	79	162	68	168
21:00	65	132	52	99
22:00	34	84	51	91
23:00	29	60	31	73
24:00	11	34	20	33
Totals:	3,950	6,888	3,852	6,709

Average			Hour Ending
North	South	Total	
12	27	39	01:00
4	13	17	02:00
3	12	15	03:00
15	27	42	04:00
43	72	115	05:00
144	182	326	06:00
330	531	861	07:00
445	650	1,095	08:00
300	458	758	09:00
233	366	599	10:00
202	339	541	11:00
229	389	618	12:00
227	360	587	13:00
216	397	613	14:00
269	447	716	15:00
315	632	947	16:00
314	654	968	17:00
239	493	732	18:00
142	283	425	19:00
73	165	238	20:00
58	115	173	21:00
42	87	129	22:00
30	66	96	23:00
15	33	48	24:00
3,900	6,798	10,698	

Day 1: Wednesday, November 15, 2017

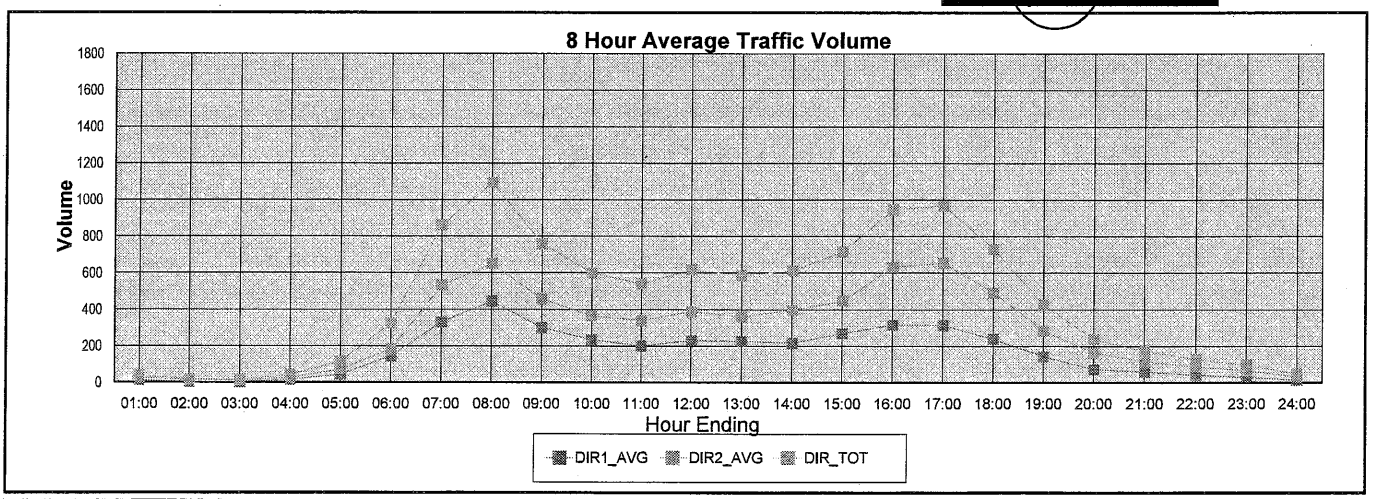
Day 2: Thursday, November 16, 2017

11/15/17 - 11/16/17	Wednesday	Thursday	Average
AM P:D:	0.110	0.100	0.107
AM DFac:	0.59	0.61	0.60
AM Pk Hr Begins:	0700	0630	n/a
PM P:D:	0.090	0.100	0.094
PM DFac:	0.66	0.66	0.66
PM Pk Hr Begins:	1530	1515	n/a

AM Peak Hr Peak Season Vol	1,227
PM Peak Hr Peak Season Vol	1,081

P:D	MOCF	K100
0.107	0.94	0.113

ADT	SF	AADT
10,698	1.01	11,000



COUNTS USED TO DEVELOP HISTORICAL GROWTH RATES

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
13th Street North	N. of Georgia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	6,139	C	1130-1230	410	C	1645-1745	484	C
13th Street North	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	7,224	C	1145-1245	479	C	1700-1800	658	C
13th Street North	N. of Delaware Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/5/2008	5,666	C	845-945	379	B	1600-1700	504	C
13th Street South	N. of Ave D	Major City/County Road	2	2/25/2008	4,243	C	800-900	294	C	1630-1730	369	C
13th Street South	N. of Orange Ave	Major City/County Road	2	2/20/2008	4,622	C	745-845	355	C	1615-1715	406	C
25th Street North	S. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	6/17/2008	8,040	B	730-830	579	B	1615-1715	718	B
25th Street North	N. of Juanita Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/18/2008	8,329	B	1145-1245	555	B	1630-1730	783	B
25th Street South	N. of Edwards Rd	State Two-Way Arterial - Interrupted Flow Class I	4	7/1/2008/	19,382	B	715-815	1549	B	1630-1730	1746	B
25th Street South	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	6/24/2008	21,821	B	730-830	1602	B	1630-1730	1877	B
25th Street South	S. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	3/5/2008	20,241	B	730-830	1702	B	1615-1715	1790	B
25th Street South/St J	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	4	5/14/2008	16,415	B	730-830	1609	B	1645-1745	1634	B
7th Street South	S. of Delaware Ave	Major City/County Road	2	3/2/2008	1,834	C	1130-1230	142	C	1615-1715	211	C
7th Street South	S. of Georgia Ave	Major City/County Road	2	3/2/2008	1,113	C	1115-1215	98	C	1600-1700	119	C
Airoso Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	12,624	B	730-830	1271	B	1700-1800	1188	B
Airoso Blvd	N. of West Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	16,489	B	715-815	1524	B	1700-1800	1481	B
Airoso Blvd	N. of Floresta Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/14/2008	20,420	B	730-830	2090	B	1700-1800	1954	B
Airoso Blvd	N. of Port St. Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	16,489	B	715-815	1535	B	1700-1800	1398	B
Angle Rd	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	9,325	C	730-830	902	C	1600-1700	936	C
Avenue D	E. of 7th St	Major City/County Road	2	2/27/2008	3,726	C	1100-1200	311	C	1545-1645	313	C
Avenue D	E. of 13th St	Major City/County Road	2	2/27/2008	5,981	C	1130-1230	426	C	1630-1730	474	C
Avenue D	E. of 17th St	Major City/County Road	2	2/27/2008	6,313	C	1115-1215	432	C	1630-1730	525	C
Avenue D	E. of 25th St	Major City/County Road	2	2/27/2008	6,724	C	1115-1215	436	C	1700-1800	535	C
Avenue D	W. of 25th St	State Two-Way Arterial - Interrupted Flow Class I	2	2/27/2008	4,287	C	730-830	315	B	1700-1800	363	B
Bayshore Blvd	N. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	15,354	B	745-845	1179	B	1700-1800	1299	B
Bayshore Blvd	N. of West Virginia Dr	State Two-Way Arterial - Interrupted Flow Class I	4	4/16/2008	23,574	B	730-830	1772	B	1645-1745	1935	B
Bayshore Blvd	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	5/7/2008	24,747	B	730-830	1985	B	1700-1800	2268	B
Becker Rd	E. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	7,852	C	630-730	807	C	1715-1815	802	C
Bell Ave	E. of Sunrise Blvd	Other County Road	2	3/26/2008	3,047	C	715-815	384	C	1630-1730	311	C
Bell Ave	W. of Sunrise Blvd	Other County Road	2	3/24/2008	2,646	C	745-845	283	C	1645-1745	254	C
California Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	15,924	F	730-830	1291	D	1645-1745	1398	E
California Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	7,139	C	715-815	568	C	1730-1830	662	C
Cashmere Blvd	N of St Lucie West Blvd	Major City/County Road	2	4/30/2008	9,810	D	700-800	956	D	1700-1800	843	C
Cashmere Blvd	S of St Lucie West Blvd	Major City/County Road	2	4/30/2008	14,390	D	800-900	1032	D	1715-1815	1308	D
Citrus Ave	E. of US 1 South	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,607	C	1145-1245	523	C	1230-1330	575	C
Darwin Rd	N. of Becker Rd	State Two-Way Arterial - Interrupted Flow Class I	2	5/12/2008	4,869	C	745-845	384	B	1700-1800	549	C
Del Rio Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	11,822	D	715-815	918	D	1700-1800	981	D
Delaware Ave	W. of 25th St South	Major City/County Road	4	3/5/2008	6,504	C	700-800	621	C	1645-1745	642	C
East Torino Pkwy	S of Midway Rd	Major City/County Road	2	5/14/2008	9,716	D	700-800	1003	D	1645-1745	988	D
Edwards Rd	W. of 25th St South	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	13,195	C	715-815	1051	C	1530-1630	1200	C
Edwards Rd	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	4/9/2008	9,725	C	715-815	775	C	1630-1730	888	C

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
Edwards Rd	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	17,719	B	730-830	1559	B	1630-1730	1542	B
Edwards Rd	W. of US 1	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	9,003	B	730-830	730	B	1645-1745	810	B
Edwards Rd	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	4	4/9/2008	14,242	B	730-830	1130	B	1630-1730	1274	B
Emerson Ave	N. of Indrio Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/20/2008	5,586	B	700-800	495	B	1645-1745	592	B
Farmer's Market Rd	W. of US 1 South	Other County Road	2	3/26/2008	2,314	C	1130-1230	212	C	1645-1745	208	C
Floresta Dr	S. of Prima Vista Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	13,458	C	730-830	1090	C	1700-1800	1211	C
Floresta Dr	W. of Airoso Blvd	Major City/County Road	2	4/23/2008	3,575	C	830-930	459	C	1515-1615	357	C
Floresta Dr	N. of Port St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	4/23/2008	17,493	F	730-830	1396	D	1700-1800	1570	E
Floresta Dr	S. of Port St Lucie Blvd	Major City/County Road	2	4/23/2008	11,930	D	730-830	1001	D	1700-1800	1130	D
Floresta Dr	E. of Airoso Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/7/2008	10,004	C	815-915	824	C	1700-1800	970	C
Fort Pierce Blvd	W. of West Seminole Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	2,642	B	700-800	254	B	1630-1730	253	B
Gatlin Blvd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	6	8/6/2008	38,506	B	715-815	2745	B	1715-1815	3354	B
Georgia Ave	W. of US 1 South	Major City/County Road	2	3/6/2008	2,336	C	1145-1245	205	C	1645-1745	245	C
Georgia Ave	W. of 7th St South	Major City/County Road	2	3/5/2008	2,449	C	1115-1215	176	C	1700-1800	228	C
Georgia Ave	W. of 13th St South	Major City/County Road	2	3/5/2008	5,219	C	1115-1215	359	C	1630-1730	492	C
Gilson Rd	N. of Martin County Line	Major City/County Road	2	5/14/2008	11,451	D	715-815	983	D	1645-1745	1209	D
Glades Cut-Off Rd	W. of Selvitz Rd	Major City/County Road	2	2/25/2008	5,920	C	630-730	501	C	1615-1715	582	C
Glades Cut-Off Rd	N. of Midway Rd West	Major City/County Road	2	2/27/2008	4,703	C	615-715	434	C	1615-1715	443	C
Glades Cut-Off Rd	N. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	3,738	B	630-730	441	C	1515-1615	391	B
Glades Cut-Off Rd	S. of Reserve Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,799	B	630-730	393	B	1515-1615	324	B
Glades Cut-Off Rd	S. of Midway Rd West	State Two-Way Arterial - Interrupted Flow Class I	2	3/19/2008	2,605	B	630-730	272	B	1530-1630	259	B
Green River Pkwy	S. of Walton Rd	Major City/County Road	2	4/9/2008	2,498	C	715-815	200	C	1645-1745	290	C
Header Canal Rd	S. of Orange Ave	Major City/County Road	2	2/27/2008	408	C	715-815	43	C	1700-1800	48.8	C
Indian River Dr	N. of Midway Rd East	Major City/County Road	2	3/25/2008	4,352	C	730-830	458	C	1645-1745	533	C
Indian River Dr	N. of Walton Rd	Major City/County Road	2	3/26/2008	5,416	C	730-830	534	C	1645-1745	630	C
Indian River Dr	N. of Martin County Line	Major City/County Road	2	3/26/2008	7,467	C	715-815	580	C	1630-1730	762	C
Indian River Dr	N. of Savannah Rd	Major City/County Road	2	3/25/2008	4,720	C	730-830	422	C	1630-1730	547	C
Indian River Dr	N. of Citrus Ave	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	5,333	C	730-831	410	C	1645-1745	535	C
Indian River Dr	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	7/8/2008	5,102	C	1145-1245	375	B	1630-1730	506	C
Indian River Dr	S. of A1A/Bridge	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	5,351	C	1145-1246	375	B	1600-1700	460	C
Indrio Rd	E. of Kings Hwy	State Two-Way Arterial - Interrupted Flow Class I	2	2/19/2008	6,277	C	715-815	575	C	1645-1745	578	C
Indrio Rd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	7/2/2008	8,836	C	645-745	775	C	1630-1730	735	C
Indrio Rd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	2	6/25/2008	2,413	B	1100-1200	295	B	1230-1330	269	B
Indrio Rd	W. of Kings Hwy	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	9,280	C	0715-0815	663	C	1630-1730	805	C
Jenkins Rd South	N. of Okeechobee Rd	Major City/County Road	2	2/28/2008	10,292	D	715-815	818	C	1645-1745	942	D
Jenkins Rd South	S. of Okeechobee Rd	State Two-Way Arterial - Interrupted Flow Class I	2	2/28/2008	7,478	C	730-830	632	C	1630-1730	641	C
Johnston Rd	N. of Indrio Rd	Major City/County Road	2	2/20/2008	6,665	C	715-815	643	C	1645-1745	669	C
Juanita Ave	W. of US 1 North	Major City/County Road	2	2/21/2008	3,765	C	1145-1245	274	C	1645-1745	322	C
Juanita Ave	E. of 25th St	Major City/County Road	2	2/19/2008	3,917	C	715-815	269	C	1700-1800	343	C
Juanita Ave	W. of 25th St	Major City/County Road	2	2/21/2008	6,378	C	730-830	398	C	1715-1815	567	C

Transportation Planning Organization
ST. LUCIE URBAN AREA

Spring 2008 Traffic Count Analysis

Roadway Name	Location	Roadway Classification	No Ln	Count Date	2008 ADT	2008 ADT LOS[1]	AM Pk Time	AM Pkhr Vol	2008 AM Pkhr LOS[2]	PM Peak Time	PM Pkhr Vol	2008 PM Pkhr LOS[2]
Keen Rd	S. of St Lucie Blvd	Major City/County Road	2	2/21/2008	2,950	C	715-815	318	C	1630-1730	336	C
Kings Hwy North	S. of Indrio Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	13,377	C	700-800	1028	C	1630-1730	1181	C
Kings Hwy North	N. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	14,265	D	715-815	1195	C	1645-1745	1253	C
Kings Hwy North	SW of US 1 North	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	8,268	C	1145-1245	605	C	1630-1730	859	C
Kings Hwy North	N. of Indrio Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	12,430	C	715-815	894	C	1645-1745	1059	C
Kings Hwy North	N. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	6/17/2008	12,101	C	715-815	915	C	1630-1730	1001	C
Kings Hwy North	S. of St Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	2/20/2008	13,165	C	715-815	324	B	1630-1730	342	B
Kings Hwy South	S. of Orange Ave	State Two-Way Arterial - Interrupted Flow Class I	2	6/24/2008	10,261	C	715-815	761	C	1700-1800	798	C
Kings Hwy South	N. of Okeechobee Rd	State Two-Way Arterial - Interrupted Flow Class I	2	6/18/2008	7,277	C	730-830	558	C	1700-1800	550	C
Lennard Rd	S. of Walton Rd	Major City/County Road	4	5/7/2008	5,488	C	630-730	428	C	1715-1815	502	C
Lennard Rd	N. of Port St Lucie Blvd	Major City/County Road	4	4/16/2008	16,945	C	730-830	1293	C	1700-1800	1486	C
Mariposa Ave	E. of Lennard Rd	Major City/County Road	2	4/16/2008	7,892	C	730-830	1013	D	1745-1845	750	C
Mariposa Ave	W. of Lennard Rd	Major City/County Road	4	4/14/2008	10,605	C	730-830	812	C	1645-1745	1064	C
Midport Rd	W. of US 1 South	Major City/County Road	4	4/14/2008	11,580	C	715-815	977	C	1630-1730	1067	C
Midway Rd East	W. of Indian River Dr	State Two-Way Arterial - Interrupted Flow Class I	2	3/26/2008	4,146	B	730-830	353	B	1700-1800	470	C
Midway Rd West	W. of Sunrise Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	3/10/2008	19,756	F	730-830	1643	F	1645-1745	1730	F
Midway Rd West	W. of Selvitz Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/10/2008	18,508	F	715-815	1488	D	1545-1645	1576	E
Midway Rd West	W. of Oleander Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/26/2008	17,892	F	730-830	1513	D	1615-1715	1498	D
Midway Rd West	W. of I-95	State Two-Way Arterial - Uninterrupted Flow	2	8/6/2008	3,948	B	645-745	357	B	1615-1716	340	B
Midway Rd West	W. of East Torino Blvd	State Two-Way Arterial - Interrupted Flow Class I	4	3/12/2008	18,943	B	715-815	2000	B	1630-1730	1572	B
Morningside Blvd	N. of Port St Lucie Blvd	Major City/County Road	2	5/7/2008	5,337	C	745-845	885	D	1430-1530	743	C
Morningside Blvd	S. of Port St Lucie Blvd	Major City/County Road	2	5/5/2008	4,104	C	830-930	417	C	1600-1700	486	C
Morningside Blvd	E. Westmoreland Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	5/5/2008	2,543	B	800-900	210	B	1630-1730	227	B
Okeechobee Rd	W. of Florida's Turnpike	State Two-Way Arterial - Interrupted Flow Class I	4	8/5/2008	8,266	B	715-815	611	B	1630-1730	624	B
Okeechobee Rd	E. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	6/18/2008	30,671	C	715-815	2574	B	1645-1745	2390	B
Okeechobee Rd	W. of Header Canal Rd	State Two-Way Arterial - Uninterrupted Flow	2	7/9/2008	6,635	B	645-745	494	B	1645-1745	662	B
Okeechobee Rd	W. of I-95	State Two-Way Arterial - Interrupted Flow Class I	4	7/9/2008	29,460	C	1145-1245	2045	B	1645-1745	2092	B
Okeechobee Rd	W. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	6	7/8/2008	32,794	B	1145-1245	2327	B	1630-1730	2830	B
Old Dixie Hwy	N. St. Lucie Blvd	State Two-Way Arterial - Interrupted Flow Class I	2	2/21/2008	1,563	B	730-830	145	B	1630-1730	174	B
Oleander Ave	S. of Farmers Market Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	11,599	C	730-830	1454	D	1645-1745	1071	C
Oleander Ave	S. of Midway Rd West	Major City/County Road	2	3/12/2008	8,278	C	730-830	810	C	1700-1800	833	C
Oleander Ave	N. of Kitterman Rd	Major City/County Road	2	3/12/2008	6,884	C	730-830	614	C	1645-1745	677	C
Oleander Ave	S.of Edwards Rd	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	13,883	D	745-845	987	C	1645-1745	1240	C
Oleander Ave	N. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	4,835	C	1115-1215	330	B	1630-1730	483	C
Oleander Ave	S. of Virginia Ave	State Two-Way Arterial - Interrupted Flow Class I	2	3/12/2008	11,737	C	1130-1230	729	C	1630-1730	1049	C
Orange Ave	W. of Shinn Rd	State Two-Way Arterial - Uninterrupted Flow	2	2/27/2008	4,201	B	645-745	451	B	1700-1800	388	B
Orange Ave	W. of 13th St	State Two-Way Arterial - Interrupted Flow Class II	4	7/2/2008	12,914	C	1145-1245	1052	C	1615-1715	1154	C
Orange Ave	W. of 25th St	State Two-Way Arterial - Interrupted Flow Class II	4	6/24/2008	17,066	C	730-830	1203	C	1630-1730	1429	C
Orange Ave	W. of US 1 North	State Two-Way Arterial - Interrupted Flow Class II	2	6/24/2008	7,514	C	1130-1230	604	C	1615-1715	618	C
Orange Ave	E. of US 1 North	State Two-Way Arterial - Interrupted Flow Class II	2	7/8/2008	7,514	C	1115-1215	294	B	1300-1400	322	B

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	48,065	3,170	3,214	F	1.014	2,917	C	0.944
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	47,160	3,020	2,981	D	0.987	2,953	D	0.978
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	48,285	3,020	2,972	D	0.984	2,605	C	0.886
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	63,123	3,020	4,523	F	1.498	3,374	F	1.117
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	42,168	3,020	2,538	C	0.863	2,252	C	0.766
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	40,985	3,170	3,112	D	0.982	1,941	C	0.628
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	19,000	2,100	868	C	0.432	858	C	0.427
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	24,500	2,100	1,252	C	0.623	1,220	C	0.607
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	37,000	2,100	2,426	F	1.155	2,302	F	1.096
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	37,000	2,000	2,426	F	1.213	2,302	F	1.151
PRIMA VISTA BLVD	RIO MAR DR to US 1	24,500	2,100	1,317	C	0.655	1,102	C	0.548
PRIMA VISTA BLVD	US 1 to LENNARD RD	3,800	1,710	257	C	0.334	232	C	0.301
RANGE LINE RD	MARTIN C.L. to BECKER RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	1,388	810	113	B	0.377	116	B	0.387
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	1,388	810	113	B	0.377	116	B	0.387
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	5,494	710	335	C	0.957	380	D	0.535
RIO MAR DR	BEACH AVE to US 1	5,494	790	335	C	0.859	380	C	0.974
ROSSER BLVD	APRICOT RD to GATLIN BLVD	7,900	920	0	B	0.000	0	B	0.000
ROSSER BLVD	PAAR DR to APRICOT RD	7,900	800	0	B	0.000	0	B	0.000
SAVONA BLVD	BECKER RD to PAAR DR	6,008	790	604	D	0.765	526	D	0.666
SAVONA BLVD	PAAR DR to GATLIN BLVD	6,008	710	604	D	0.851	526	D	0.741
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	13,500	790	740	D	0.937	744	D	0.942
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	3,903	920	234	C	0.269	255	C	0.293
SAVANNAH RD	US 1 to INDIAN RIVER DR	2,317	510	169	C	0.676	160	C	0.640
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	7,400	710	0	B	0.000	0	B	0.000
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	7,400	710	0	B	0.000	0	B	0.000
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	7,800	660	471	C	0.760	508	C	0.819
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	12,500	790	799	E	0.951	684	D	0.866
SHINN RD	MIDWAY RD to OKEECHOBEE RD	600	540	47	C	0.098	44	C	0.092

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				Volume	LOS	V/C	Volume	LOS	V/C
DELAWARE AVE	HARTMAN RD to 33RD ST	1,367	560	294	D	0.525	207	C	0.739
DELAWARE AVE	33RD ST to 25TH ST	3,700	1,710	272	C	0.353	277	C	0.360
DELAWARE AVE	25TH ST to OKEECHOBEE RD	4,600	1,220	0	B	0.000	0	B	0.000
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	9,267	790	476	D	0.603	507	D	0.642
DELAWARE AVE	13TH ST to 10TH ST	7,600	710	424	D	0.597	403	D	0.568
DELAWARE AVE	10TH ST to 7TH ST	7,600	560	424	D	0.757	403	D	0.720
DELAWARE AVE	7TH ST to US 1	7,600	710	425	D	0.599	408	D	0.575
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	6,600	830	455	C	0.583	380	C	0.487
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	11,000	840	720	C	0.911	710	C	0.899
EASY ST	US 1 to BUCHANAN DR	10,397	710	869	F	1.143	683	D	0.962
EASY ST	BUCHANAN DR to YUCCA DR	10,397	510	869	F	1.609	683	F	1.265
EDWARDS RD	JENKINS RD to MCNEIL RD	9,000	590	485	C	0.866	469	C	0.838
EDWARDS RD	MCNEIL RD to SELVITZ RD	9,000	660	485	C	0.782	469	C	0.756
EDWARDS RD	SELVITZ RD to 25TH ST	11,500	840	690	C	0.873	694	C	0.878
EDWARDS RD	25TH ST to SUNRISE BLVD	17,039	1,630	901	D	0.553	884	D	0.542
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	14,634	1,630	718	C	0.984	700	C	0.959
EDWARDS RD	OLEANDER AVE to US 1	8,848	1,630	448	C	0.614	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	1,943	710	113	C	0.323	116	C	0.331
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	11,500	920	789	C	0.907	715	C	0.822
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	16,500	840	1,209	F	1.439	1,029	F	1.225
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	16,500	840	1,209	F	1.439	1,029	F	1.225
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	11,500	920	813	C	0.934	703	C	0.808
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	9,100	920	512	C	0.589	571	C	0.656
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	4,057	590	349	C	0.623	300	C	0.536
FLORESTA DR	AIROSO BLVD to SELVITZ RD	4,057	840	349	C	0.442	300	C	0.380
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	3,041	510	224	C	0.896	196	C	0.784
GARDENIA AVE	OLEANDER AVE to US 1	2,600	710	195	C	0.557	184	C	0.526
GATLIN BLVD	W OF I-95 to E OF I-95	39,000	3,170	2,935	C	0.950	2,392	C	0.774
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	39,000	3,170	2,935	C	0.950	2,392	C	0.774

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				Volume	LOS	V/C	Volume	LOS	V/C
MIDWAY RD	SHINN RD to MCCARTY RD	4,802	590	277	C	0.495	352	C	0.629
MIDWAY RD	MCCARTY RD to I-95	4,802	660	277	C	0.447	352	C	0.568
MIDWAY RD	I-95 to GLADES CUT-OFF RD	15,369	2,100	854	C	0.425	947	C	0.471
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	16,000	2,100	983	C	0.489	954	C	0.475
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	19,000	920	950	F	1.033	985	F	1.071
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	17,000	920	899	D	0.977	891	D	0.968
MIDWAY RD	CHRISTENSEN RD to 25TH ST	17,000	790	899	F	1.070	891	F	1.061
MIDWAY RD	25TH ST to SUNRISE BLVD	18,500	790	992	F	1.181	1,010	F	1.202
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	18,500	790	992	F	1.181	1,010	F	1.202
MIDWAY RD	OLEANDER AVE to US 1	16,500	790	853	F	1.015	862	F	1.026
MIDWAY RD	US 1 to WALLACE ST	3,600	790	279	C	0.715	308	C	0.790
MIDWAY RD	WALLACE ST to WEATHERBEE RD	3,600	920	279	C	0.321	308	C	0.354
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	3,600	590	279	C	0.498	308	C	0.550
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	2,300	920	127	C	0.146	135	C	0.155
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	4,970	880	429	C	0.517	415	C	0.500
NEBRASKA AVE	25TH ST to 13TH ST	3,800	1,710	260	C	0.338	201	C	0.261
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	4,100	660	244	C	0.394	215	C	0.347
OHIO AVE	SUNRISE BLVD to COLONIAL RD	3,400	510	209	C	0.836	225	C	0.900
OHIO AVE	COLONIAL RD to US 1	3,400	710	209	C	0.597	225	C	0.643
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	4,900	1,010	250	B	0.248	248	B	0.246
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	4,900	1,270	250	B	0.197	248	B	0.195
OKEECHOBEE RD	CARLTON RD to SNEED RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	6,208	1,340	331	B	0.247	323	B	0.241
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	MIDWAY RD to SHINN RD	6,208	1,740	331	B	0.190	323	B	0.186
OKEECHOBEE RD	SHINN RD to MCCARTY RD	4,303	1,810	0	B	0.000	0	B	0.000
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	5,933	1,810	297	B	0.164	307	B	0.170
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	5,933	2,010	297	C	0.148	307	C	0.153

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Fall 2017

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
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	13,000	2017	880	889	F	1.010	844	D	0.959
EASY ST	US 1 to BUCHANAN DR	106	9,176	2016	750	825	F	1.031	636	D	0.848
EASY ST	BUCHANAN DR to YUCCA DR	106	9,176	2016	540	825	F	1.422	636	F	1.097
EDWARDS RD	JENKINS RD to MCNEIL RD	174	10,500	2017	630	545	C	0.908	549	C	0.915
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	10,500	2017	700	545	C	0.826	549	C	0.832
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2017	880	770	C	0.928	781	C	0.941
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,135	2015	1,630	885	D	0.543	1,220	D	0.748
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	14,943	2015	1,630	748	D	0.459	730	C	10
EDWARDS RD	OLEANDER AVE to US 1	173	8,955	2015	1,630	433	C	0.593	432	C	0.592
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,784	2015	750	116	C	0.314	102	C	0.276
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	12,500	2017	920	841	C	0.967	660	C	0.759
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	17,000	2017	880	1,274	F	1.448	1,052	F	1.195
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	17,000	2017	880	1,274	F	1.448	1,052	F	1.195
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	12,000	2017	920	773	C	0.889	682	C	0.784
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,700	2017	920	520	C	0.598	548	C	0.630
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,070	2015	630	327	C	0.545	317	C	0.528
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,070	2015	880	327	C	0.394	317	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,527	2015	540	270	C	10	213	C	0.789
GARDENIA AVE	OLEANDER AVE to US 1	666	2,700	2017	750	180	C	0.486	192	C	0.519
GATLIN BLVD	W OF I-95 to E OF I-95	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	39,345	2015	3,170	-	-	-	-	-	-
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,667	2016	600	287	C	0.957	295	C	0.983

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Fall 2017

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
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,667	2016	750	287	C	0.776	295	C	0.797
GEORGIA AVE	17TH ST to 13TH ST	508	4,640	2015	600	244	C	0.813	243	C	0.810
GEORGIA AVE	13TH ST to 7TH ST	506	1,958	2015	600	128	C	0.427	136	C	0.453
GEORGIA AVE	7TH ST to US 1	504	1,894	2015	600	137	C	0.457	127	C	0.423
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2017	710	939	F	1.236	981	F	1.291
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2017	540	939	F	1.619	981	F	1.691
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,600	2017	1,070	184	B	0.484	231	B	0.608
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,485	2016	1,070	322	B	0.847	322	B	0.847
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,600	2017	390	184	B	0.836	231	C	0.592
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,611	2015	920	-	-	-	-	-	-
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	9,100	2017	790	562	D	0.711	545	D	0.690
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,176	2016	830	392	C	0.503	377	C	0.483
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,400	2017	630	233	C	0.388	221	C	0.368
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,339	2015	1,070	327	B	0.861	327	B	0.861
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,400	2017	750	357	C	0.965	328	C	0.886
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,400	2017	540	357	D	0.661	328	D	0.607
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,400	2017	790	357	C	0.915	328	C	0.841
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	483	2015	670	28	B	0.127	28	B	0.127
HILLMOOR DR	US 1 to LENNARD RD	671	7,487	2016	790	426	D	0.539	365	C	0.936
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	74,692	2015	4,580	-	-	-	-	-	-
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	58,368	2015	4,580	-	-	-	-	-	-
I-95	MIDWAY RD to OKEECHOBEE RD	941902	70,109	2015	4,580	-	-	-	-	-	-
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	-	-	-	-	-	-

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Fall 2017

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						Volume	LOS	V/C	Volume	LOS	V/C
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	9,100	2017	790	480	D	0.608	499	D	0.632
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	9,100	2017	540	480	D	0.889	499	D	0.924
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	350	2017	540	30	C	0.111	32	C	0.119
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	10,500	2017	920	684	C	0.786	630	C	0.724
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2017	880	1,084	F	1.232	1,085	F	1.233
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2017	790	1,084	F	1.372	1,085	F	1.373
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	4,742	2015	760	-	-	-	-	-	-
MIDWAY RD	SHINN RD to MCCARTY RD	940732	4,742	2015	630	-	-	-	-	-	-
MIDWAY RD	MCCARTY RD to I-95	940732	4,742	2015	700	-	-	-	-	-	-
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	16,293	2015	2,100	-	-	-	-	-	-
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	18,000	2017	2,100	1,105	C	0.550	1,037	C	0.516
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2017	920	1,084	F	1.178	1,085	F	1.179
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	17,500	2017	920	912	D	0.991	896	D	0.974
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	17,500	2017	790	912	F	1.086	896	F	1.067
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,663	2016	790	1,018	F	1.212	935	F	1.113
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,663	2016	790	1,018	F	1.212	935	F	1.113
MIDWAY RD	OLEANDER AVE to US 1	242	15,533	2016	790	820	E	0.976	811	E	0.965
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2015	790	-	-	-	-	-	-
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2015	920	-	-	-	-	-	-
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2015	630	-	-	-	-	-	-
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,700	2017	920	162	C	0.186	155	C	0.178
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	4,637	2016	880	315	C	0.380	303	C	0.365
NEBRASKA AVE	25TH ST to 13TH ST	684	3,900	2017	1,710	242	C	0.314	204	C	0.265
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,900	2016	700	368	C	0.558	321	C	0.486

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						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	39,062	2015	3,170	-	-	-	-	-	-
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	25,000	2017	2,100	1,138	C	0.566	1,192	C	0.593
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	26,500	2017	2,100	1,220	C	0.607	1,144	C	0.569
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	39,000	2017	2,100	2,308	F	1.099	2,193	F	1.044
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	39,000	2017	2,000	2,308	F	1.154	2,193	F	1.097
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	26,500	2017	2,100	1,213	C	0.603	1,402	C	0.698
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,600	2017	1,710	522	C	0.678	526	C	0.683
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,396	2015	1,080	111	B	0.271	135	B	0.329
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,649	2016	750	288	C	0.778	360	C	0.973
RIO MAR DR	BEACH AVE to US 1	147	5,649	2016	790	288	C	0.738	360	C	0.923
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,790	2015	920	-	-	-	-	-	-
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,790	2015	1,070	-	-	-	-	-	-
SAVONA BLVD	BECKER RD to PAAR DR	236	8,000	2017	790	775	D	0.981	694	D	0.878
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	8,000	2017	750	775	E	0.969	694	D	0.925
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2017	790	707	D	0.895	686	D	0.868
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,403	2015	920	233	C	0.268	212	C	0.244
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,202	2015	540	136	C	0.504	149	C	0.552
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	7,440	2015	750	-	-	-	-	-	-
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	7,440	2015	750	-	-	-	-	-	-
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	11,000	2017	700	807	F	1.153	883	F	1.261
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,000	2017	790	761	D	0.963	764	D	0.967
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	750	2017	580	49	C	0.096	47	C	0.092
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	731	2015	1,080	52	B	0.127	57	B	0.139

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APPENDIX C

Ft Pierce Aggregate Recycling Facility
Committed Development Traffic (1)

Roadway	Link	Dir	AM PEAK HOUR						
			Precast Concrete (2)		Becker Parcel (3)		Redhawk Rebar		
			In/Out:	74	In/Out:	25	In/Out:	21	
			Distr.	15		73	Distr.	10	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	35%	5	35%	9	80%	8	22
		SB	35%	26	35%	26	80%	17	69
	Midway Rd to Site	NB	65%	48	35%	9	20%	4	61
		SB	65%	10	35%	26	20%	2	38

Roadway	Link	Dir	PM PEAK HOUR						
			Precast Concrete (2)		Becker Parcel (3)		Redhawk Rebar		
			In/Out:	22	In/Out:	83	In/Out:	16	
			Distr.	76	Distr.	48	Distr.	14	Total
Selvitz Road	Site to Glades Cut-Off Road	NB	35%	26	35%	29	80%	12	67
		SB	35%	8	35%	17	80%	12	37
	Midway Rd to Site	NB	65%	14	35%	29	20%	4	47
		SB	65%	49	35%	17	20%	2	68

(1) Based on information provided from St. Lucie County Planning Department and City of Ft Pierce on approved and unbuilt projects.
(2) Based on the approved Ft.Pierce Precast Concrete Plant Traffic Study by PTC, dated August 30, 2016.
(3) Based on 131 Single family homes approved and not built for the Becker Parcel.

PC TRAFFIC STUDY DATED 8/31/18

Exhibit 2
Ft Pierce Precast Concrete Plant
Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
General Heavy Industrial	120	75 Acre	6.75 /Acre	506
TOTALS				506

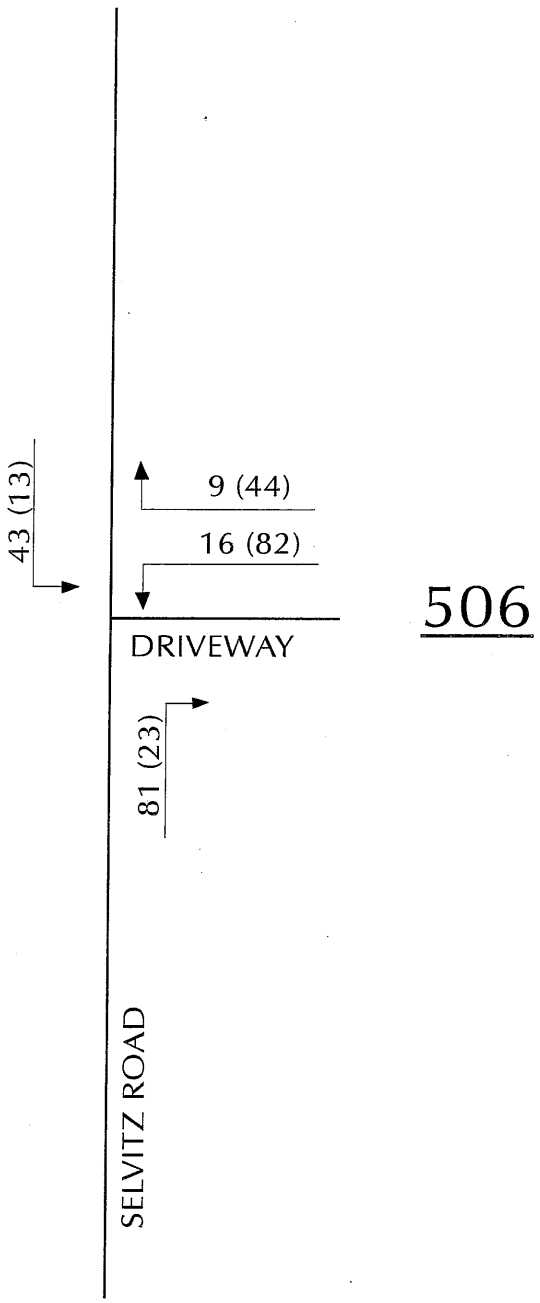
AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	1.98 /Acre (83/17)	124	25	149
TOTALS				124	25	149

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
General Heavy Industrial	120	75 Acre	2.16 /Acre (22/78)	36	126	162
TOTALS				36	126	162

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. Used peak hour in/out percentages from General Light Industrial, ITE Code 110.



LEGEND

5 - AM Peak Hour
(26) - PM Peak Hour
506 - ADT

8/25/16
16-071

FT PIERCE PRECAST CONCRETE PLANT

EXHIBIT 7
PROJECT DRIVEWAY VOLUMES

PTC

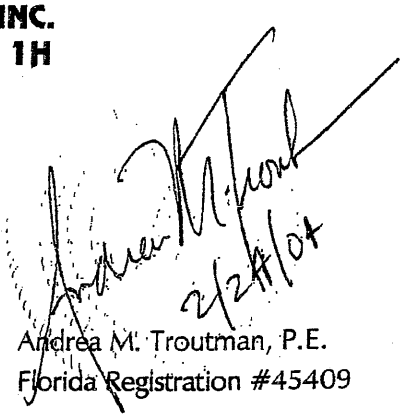
BECKER PARCEL
TRAFFIC IMPACT ANALYSIS

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

#PTC04-035
February 24, 2004

Committed Projects Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Becker Parcel	210	131 DUs	9.52 /DU	1,247

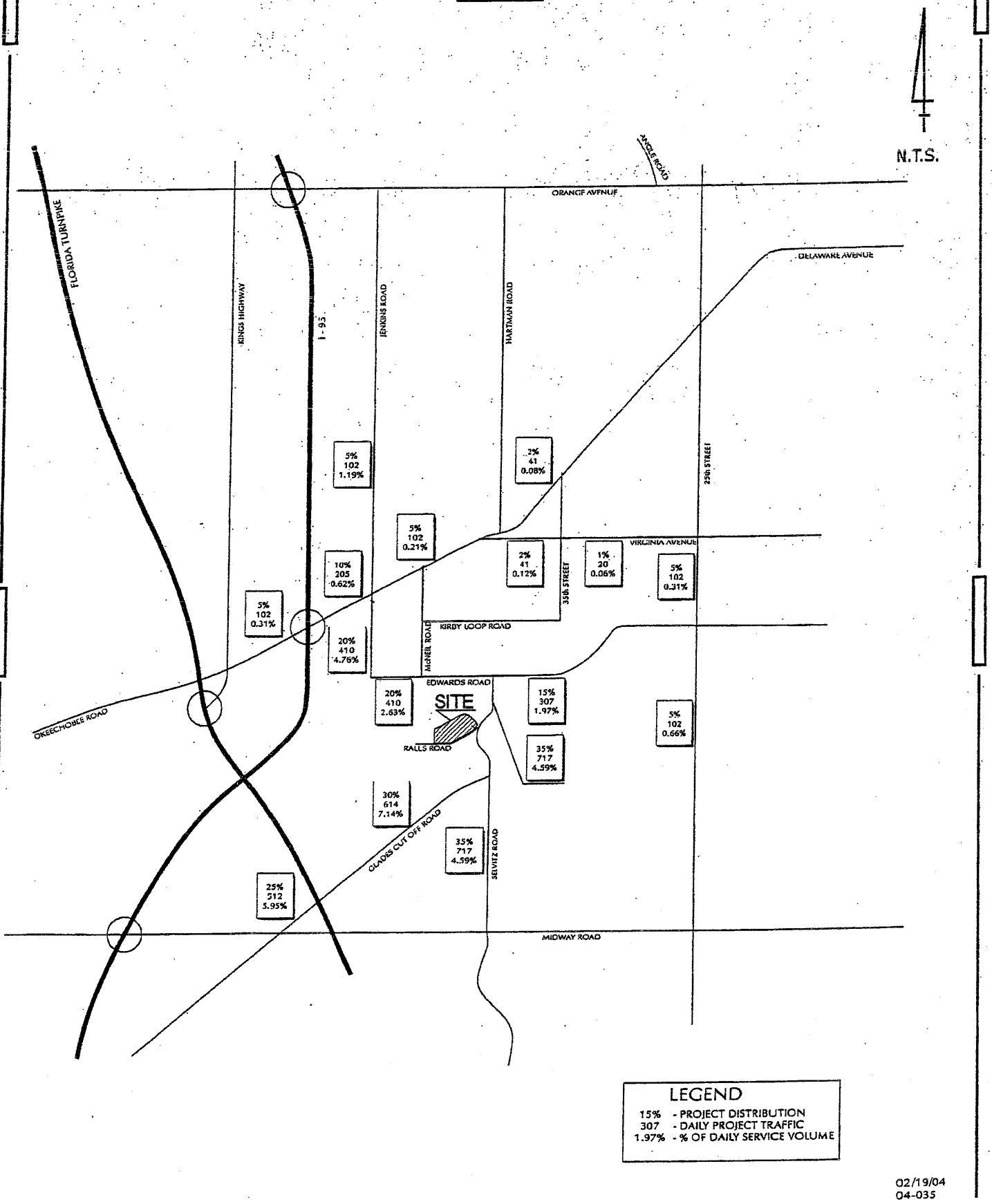
AM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Becker Parcel	210	131 DUs	0.75 /DU (25/75)	25	73	98

PM Peak Hour

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Becker Parcel	210	131 DUs	1.00 /DU (63/37)	83	48	131

(1) Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.



02/19/04
04-035

BECKER PARCEL

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

TRAFFIC IMPACT STATMENT

REDHAWK REBAR MANUFACTURING FACILITY
FORT PIERCE

Prepared By:

Culpepper and Terpening, Inc.
2980 S. 25th Street, Fort Pierce, FL
Authorization # 4286

Introduction:

Redhawk Rebar (Redhawk) is proposing to construct a new 40,000 square-foot, manufacturing facility on a 1.3 acre parcel of land, located west of CR 611B/Selvitz Road, approximately 1 mile south of CR 611/Edwards Road and 1.2 miles north of Midway Road in St. Lucie County, Florida. This facility will be constructed in two (2) phases, each approximately 20,000 square feet in area. Phase 1 construction is projected to begin in late 2018, and Phase two is projected to begin no sooner than 2021.

The particular property under Site Plan review is referenced as Lot 8 of the Ft. Pierce Business Park PNRD Subdivision, and was the subject of a previous Site Plan approval granted by St. Lucie County in 1990 for the commercial/industrial project referred to as Ft. Pierce Business Park, Lot 8 & 9. That particular project, included the adjoining Lot 9 of this subdivision, where the first 27,200 square feet of the project was constructed. Under St. Lucie County development guidelines, since a principal portion of this previously approved site plan was completed, the balance of the site plan project (the Ft. Pierce Business Park, Lot 8 & 9) and its associated impacts are considered to be 'vested' for future permitting purpose. The previously approved building on Lot 8 (totaling 32,000 sf) was never built.

This traffic statement addresses the net change in anticipated trip impacts to be generated by the operation of the Redhawk facility, after buildout, onto the local area transportation network.

Trip Generation:

Trip generation rates for the Redhawk facility are based on the ITE (Institute of Transportation Engineers) Trip Generation Manual (10th Edition), using the land use code #140, Manufacturing Use. Applying the rates under this heading to the proposed Redhawk site results in a project impact summary as follows:

TRIP RATES/ PER 1,000 SQ FEET (BY PHASE)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	3.82	PH 1	20,000	76.4		
AM PEAK	0.79		20,000		15.8	
PM PEAK	0.75		20,000			15.0
RATE/ SQ FT	2.13	PH 2	20,000	76.4		
AM PEAK	~~0.39~~		20,000		15.8	
PM PEAK	~~0.4~~		20,000			15.0
				152.8	31.6	30.0

Based on the application of these trip rates, the Average Daily Trip (ADT) generation for this particular land use category, at buildout, results in an estimated 152.8 trip impacts onto the local area network. Noting that the subject site has already received a prior site plan approval from St. Lucie County (1990) for development of up to 32,000 square feet of industrial/commercial uses, and as an existing approved development project, the trip impacts from this property are presumably already factored as part of the existing plus committed (E+C) impacts onto the area network, it may be concluded that there are no 'new impacts' from the *first phase and approximately half of the second phase of* development on this location onto the area network. In the case of the second phase of the proposed, since 12,000 square feet can be seen as being 'vested', only 6,000 square feet needs to be addressed.

Applying these same rates as shown in the above Trip Generation Table, the projected impacts from this remaining 6,000 square feet onto the local area network are estimated to be:

TRIP RATES/ PER 1,000 SQ FEET (Net New Area)

	TRIP RATE/1,000 SF			ADT	AM PEAK HR	PM PEAK HR
RATE/ SQ FT	2.13	PH 2	6,000	22.92		
AM PEAK	0.39		6,000		4.7	
PM PEAK	0.4		6,000			4.5
				22.92	4.7	4.5

Background Traffic:

Existing background traffic within the radius of impact from the project site includes CR 611/Edwards Road; CR 611B/Selvitz Road; CR 709/Glades Cutoff Road and CR 712/West Midway Road.

The existing traffic volumes provided in the Fall 2017 St. Lucie County TPO Traffic Counts and Level of Service (LOS) Report show that CR 611B/Selvitz Road has an AADT of 11,000 from CR 712/W. Midway Road to CR 611/Edwards Road. In addition, the PM peak hour directional volume of this roadway north of CR 712/W. Midway Road is 883, and south of CR 611/Edwards Road is 764.

CR 611/Edwards Road has an AADT of 10,500 west of CR 611B/Selvitz Road and 14,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 549 and east to SR 615/South 25th Street is 781.

CR 709/Glades Cutoff Road has an AADT of 9,100 from CR 712/Midway Road to Jenkins Road and 6,176 from Jenkins Road to CR 611B/Selvitz Road. The PM peak hour directional volume north of CR 712/W. Midway Road is 545 and south of CR 611B/Selvitz Road is 377.

CR 712/W. Midway Road has an AADT of 20,500 west of CR 611B/Selvitz Road and 17,500 to the east. The PM peak hour directional volume west of CR 611B/Selvitz Road is 1,085 and east to CR 615/South 25th Street is 896.

Trip Distribution:

It is conservatively estimated that the project distribution of trips on CR 611B/Selvitz Road are such that approximately 80% of the overall trips will come from the north and 20% from the south. The distribution is based upon the assumption that the majority of employees and deliveries will be from the Fort Pierce

APPENDIX D

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Midway Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2022 Optimized Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	2	2	1	1	2	0	2	2	0	1	2	0
Lane Group	L	T	R	L	TR		L	TR		L	TR	
Volume (vph)	114	657	94	60	547	87	168	317	69	72	107	138
% Heavy Vehicles	5	5	5	5	5	5	5	5	5	5	5	5
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
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Extension of Effective Green	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	
Arrival Type	3	3	3	3	3		3	3		3	3	
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0	0	0	0		0	0		0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 16.0	G = 40.0	G =	G =	G = 18.0	G = 30.0	G =	G =
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 128.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	120	692	99	63	668		177	407		76	258	
Lane Group Capacity	417	1077	769	215	1054		469	786		242	739	
v/c Ratio	0.29	0.64	0.13	0.29	0.63		0.38	0.52		0.31	0.35	
Green Ratio	0.13	0.31	0.50	0.13	0.31		0.14	0.23		0.14	0.23	
Uniform Delay d_1	50.8	37.8	17.1	50.9	37.7		49.9	42.7		49.4	40.9	
Delay Factor k	0.11	0.22	0.11	0.11	0.21		0.11	0.12		0.11	0.11	
Incremental Delay d_2	0.4	1.3	0.1	0.8	1.3		0.5	0.6		0.7	0.3	
PF Factor	1.000	1.000	1.000	1.000	1.000		1.000	1.000		1.000	1.000	
Control Delay	51.2	39.2	17.2	51.6	39.0		50.4	43.3		50.2	41.1	
Lane Group LOS	D	D	B	D	D		D	D		D	D	
Approach Delay	38.4			40.1			45.5			43.2		
Approach LOS	D			D			D			D		
Intersection Delay	41.1			Intersection LOS						D		

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SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Midway Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Optimized timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	*2*	*2*	*1*	*1*	*2*	*0*	*2*	*2*	*0*	*1*	*2*	*0*
Lane Group	*L*	*T*	*R*	*L*	*TR*		*L*	*TR*		*L*	*TR*	
Volume (vph)	*134*	*619*	*218*	*86*	*581*	*43*	*96*	*123*	*45*	*80*	*315*	*132*
% Heavy Vehicles	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*	*5*
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*
Pretimed/Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup Lost Time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Extension of Effective Green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	
Arrival Type	*3*	*3*	*3*	*3*	*3*		*3*	*3*		*3*	*3*	
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour	*0*	*0*	*0*	*0*	*0*		*0*	*0*		*0*	*0*	
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = *16.0*	G = *40.0*	G =	G =	G = *18.0*	G = *30.0*	G =	G =
	Y = *6*	Y = *6*	Y =	Y =	Y = *6*	Y = *6*	Y =	Y =
Duration of Analysis (hrs) = *0.25*					Cycle Length C = *128.0*			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	*141*	*652*	*229*	*91*	*657*		*101*	*176*		*84*	*471*	
Lane Group Capacity	*417*	*1077*	*769*	*215*	*1066*		*469*	*775*		*242*	*772*	
v/c Ratio	*0.34*	*0.61*	*0.30*	*0.42*	*0.62*		*0.22*	*0.23*		*0.35*	*0.61*	
Green Ratio	*0.13*	*0.31*	*0.50*	*0.13*	*0.31*		*0.14*	*0.23*		*0.14*	*0.23*	
Uniform Delay d_1	*51.2*	*37.3*	*18.8*	*51.7*	*37.5*		*48.7*	*39.6*		*49.7*	*43.8*	
Delay Factor k	*0.11*	*0.19*	*0.11*	*0.11*	*0.20*		*0.11*	*0.11*		*0.11*	*0.20*	
Incremental Delay d_2	*0.5*	*1.0*	*0.2*	*1.3*	*1.1*		*0.2*	*0.2*		*0.9*	*1.4*	
PF Factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*		*1.000*	*1.000*		*1.000*	*1.000*	
Control Delay	*51.6*	*38.3*	*19.0*	*53.1*	*38.5*		*49.0*	*39.8*		*50.6*	*45.2*	
Lane Group LOS	*D*	*D*	*B*	*D*	*D*		*D*	*D*		*D*	*D*	
Approach Delay	*35.8*			*40.3*			*43.1*			*46.0*		
Approach LOS	*D*			*D*			*D*			*D*		
Intersection Delay	*40.1*			Intersection LOS						*D*		

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INTERSECTION ANALYSIS SHEET
Ft Pierce Aggregate Recycling Facility

Midway Rd & Selvitz Rd

Growth 2017 - 2022	1.62%
Growth 2008 - 2017:	0.65%
Peak Season =	1.13
Buildout Year =	2022

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	129	244	53	53	82	100	78	506	73	46	421	64
Peak Season Volume	**146**	**276**	**60**	**60**	**93**	**113**	**88**	**572**	**82**	**52**	**476**	**72**
Growth 2008 - 2017	9	17	4	4	6	7	5	34	5	3	29	4
Growth 2017 - 2022	13	24	5	5	8	10	8	51	7	5	42	6
Total Growth	**22**	**41**	**9**	**9**	**14**	**17**	**13**	**85**	**12**	**8**	**71**	**10**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	out	out	in	in	in	out	out	in
Project Traffic	**0**	**1**	**0**	**3**	**0**	**8**	**13**	**0**	**0**	**0**	**0**	**5**
Total	**168**	**317**	**69**	**72**	**107**	**138**	**114**	**657**	**94**	**60**	**547**	**87**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (9/18/08)	74	95	35	57	243	92	96	477	168	66	448	31
Peak Season Volume	**84**	**107**	**40**	**64**	**275**	**104**	**108**	**539**	**190**	**75**	**506**	**35**
Growth 2008 - 2017	5	6	2	4	16	6	7	32	11	4	30	2
Growth 2017 - 2022	7	9	3	6	24	9	10	48	17	7	45	3
Total Growth	**12**	**15**	**5**	**10**	**40**	**15**	**17**	**80**	**28**	**11**	**75**	**5**
% Project Traffic	0%	2%	0%	18%	2%	45%	45%	0%	0%	0%	0%	18%
Direction	in	in	in	out	out	out	in	in	in	out	out	in
Project Traffic	**0**	**0**	**0**	**5**	**1**	**13**	**9**	**0**	**0**	**0**	**0**	**3**
Total	**96**	**123**	**45**	**80**	**315**	**132**	**134**	**619**	**218**	**86**	**581**	**43**

3/19/2019 18:19

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV
Page : 1

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
07:00	0	6	17	20	0	8	65	11	0	26	39	10	0	17	85	11	315
07:15	0	10	18	16	0	7	91	14	0	34	63	11	0	26	97	17	404
07:30	0	13	18	24	0	12	98	12	0	23	68	18	0	28	145	19	478
07:45	0	21	12	28	0	14	132	29	0	37	70	11	0	26	156	15	551
Hr Total	0	50	65	88	0	41	386	66	0	120	240	50	0	97	483	62	1748
08:00	0	9	30	30	0	10	77	10	0	38	52	16	0	18	105	21	416
08:15	0	10	22	18	0	10	114	13	0	31	54	8	0	6	100	18	404
08:30	0	8	19	18	0	2	103	8	0	25	36	14	0	24	102	16	375
08:45	0	16	24	10	0	5	93	10	0	23	43	6	0	21	78	24	353
Hr Total	0	43	95	76	0	27	387	41	0	117	185	44	0	69	385	79	1548
* BREAK *																	
16:00	0	8	44	25	0	16	108	9	0	24	22	11	0	18	129	45	459
16:15	0	15	47	14	0	12	115	12	0	25	34	8	0	21	117	36	456
16:30	1	16	67	28	0	13	102	7	0	18	19	8	0	22	120	37	458
16:45	0	13	54	20	0	16	92	8	0	16	25	11	0	24	109	39	427
Hr Total	1	52	212	87	0	57	417	36	0	83	100	38	0	85	475	157	1800
17:00	0	18	48	18	0	15	132	8	0	21	22	5	0	28	139	57	511
17:15	0	9	74	26	0	22	122	8	0	19	29	11	0	22	109	35	486
17:30	0	10	42	29	0	24	120	9	0	11	30	16	0	8	97	43	439
17:45	0	10	40	20	0	26	116	6	0	16	27	9	0	17	99	20	406
Hr Total	0	47	204	93	0	87	490	31	0	67	108	41	0	75	444	155	1842
TOTAL	1	192	576	344	0	212	1680	174	0	387	633	173	0	326	1787	453	6938

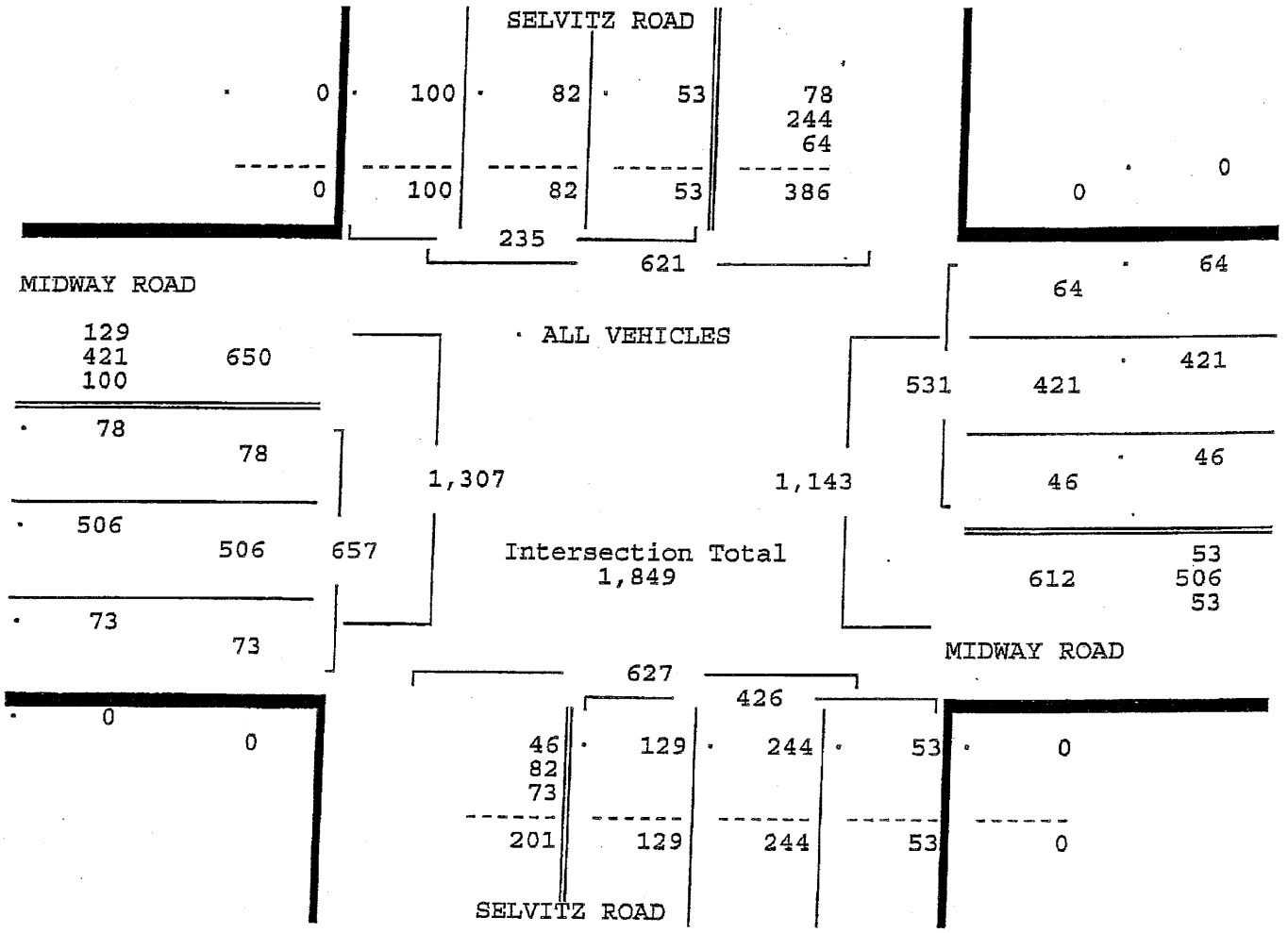
TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 09/18/08																	
Peak start 07:30					07:30				07:30				07:30				
Volume	0	53	82	100	0	46	421	64	0	129	244	53	0	78	506	73	
Percent	0%	23%	35%	43%	0%	9%	79%	12%	0%	30%	57%	12%	0%	12%	77%	11%	
Pk total	235				531				426				657				
Highest	08:00				07:45				07:45				07:45				
Volume	0	9	30	30	0	14	132	29	0	37	70	11	0	26	156	15	
Hi total	69				175				118				197				
PHF	.85				.76				.90				.83				



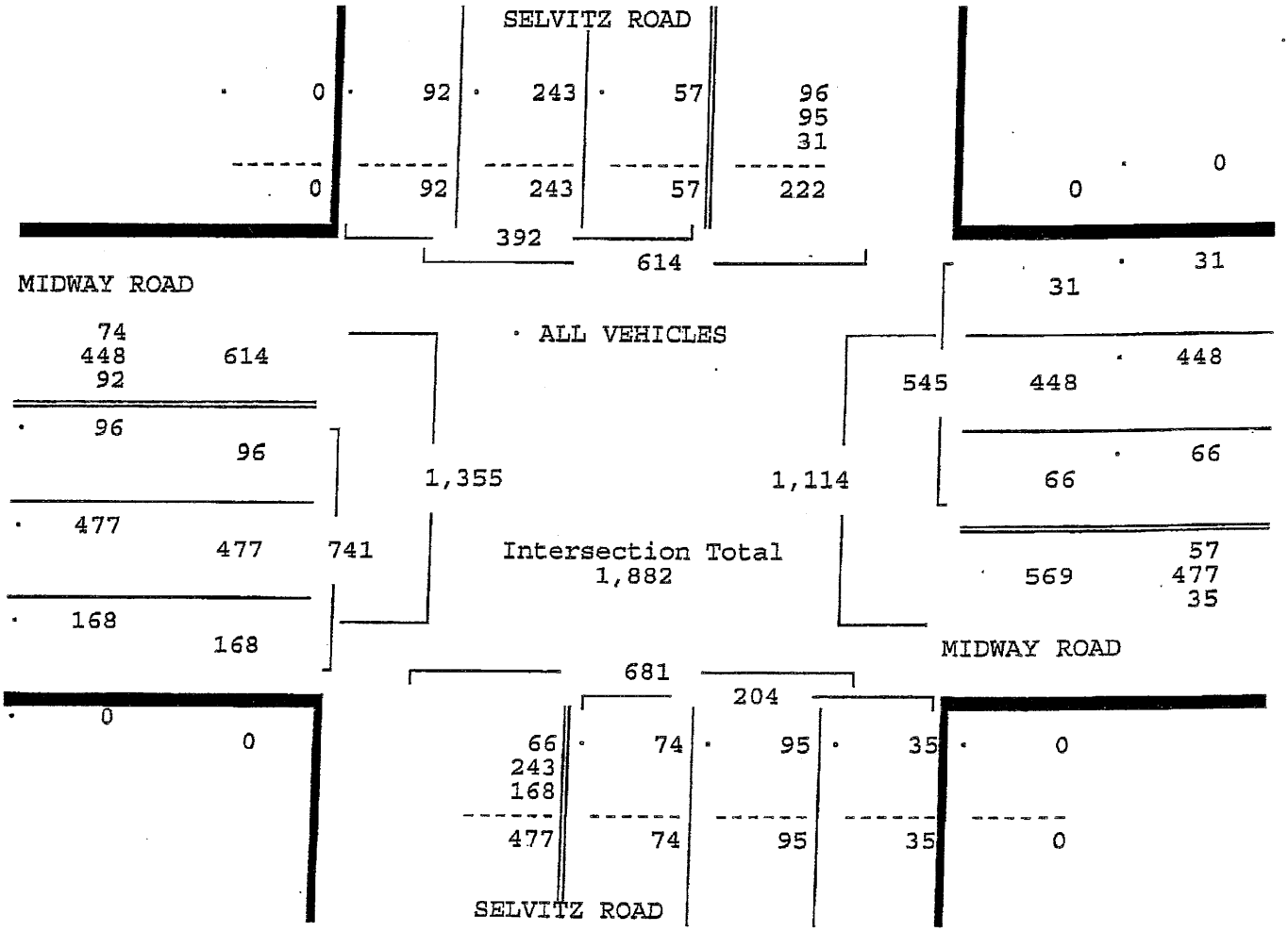
MIDWAY ROAD & SELVITZ ROAD
PORT ST LUCIE, FLORIDA
COUNTED BY: MAXIE ESPINOSA
SIGNALIZED

TRAFFIC SURVEY SPECIALISTS, INC.
624 GARDENIA TERRACE
DELRAY BEACH, FLORIDA 33444
(561) 272-3255 FAX (561) 272-4381

Site Code : 00080161
Start Date: 09/18/08
File I.D. : MIDWSELV

ALL VEHICLES

	SELVITZ ROAD From North				MIDWAY ROAD From East				SELVITZ ROAD From South				MIDWAY ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 09/18/08																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 09/18/08																	
Peak start	16:30				16:30				16:30				16:30				
Volume	1	56	243	92	0	66	448	31	0	74	95	35	0	96	477	168	
Percent	0%	14%	62%	23%	0%	12%	82%	6%	0%	36%	47%	17%	0%	13%	64%	23%	
Pk total	392				545				204				741				
Highest	16:30				17:00				17:15				17:00				
Volume	1	16	67	28	0	15	132	8	0	19	29	11	0	28	139	57	
Hi total	112				155				59				224				
PHF	.88				.88				.86				.83				

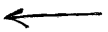


2008 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2008 - 01/05/2008	0.99	1.06
2	01/06/2008 - 01/12/2008	0.98	1.05
3	01/13/2008 - 01/19/2008	0.97	1.04
* 4	01/20/2008 - 01/26/2008	0.96	1.03
* 5	01/27/2008 - 02/02/2008	0.94	1.00
* 6	02/03/2008 - 02/09/2008	0.93	0.99
* 7	02/10/2008 - 02/16/2008	0.91	0.97
* 8	02/17/2008 - 02/23/2008	0.92	0.98
* 9	02/24/2008 - 03/01/2008	0.92	0.98
*10	03/02/2008 - 03/08/2008	0.92	0.98
*11	03/09/2008 - 03/15/2008	0.93	0.99
*12	03/16/2008 - 03/22/2008	0.93	0.99
*13	03/23/2008 - 03/29/2008	0.94	1.00
*14	03/30/2008 - 04/05/2008	0.95	1.02
*15	04/06/2008 - 04/12/2008	0.95	1.02
*16	04/13/2008 - 04/19/2008	0.96	1.03
17	04/20/2008 - 04/26/2008	0.97	1.04
18	04/27/2008 - 05/03/2008	0.98	1.05
19	05/04/2008 - 05/10/2008	0.99	1.06
20	05/11/2008 - 05/17/2008	1.00	1.07
21	05/18/2008 - 05/24/2008	1.00	1.07
22	05/25/2008 - 05/31/2008	1.01	1.08
23	06/01/2008 - 06/07/2008	1.02	1.09
24	06/08/2008 - 06/14/2008	1.02	1.09
25	06/15/2008 - 06/21/2008	1.03	1.10
26	06/22/2008 - 06/28/2008	1.04	1.11
27	06/29/2008 - 07/05/2008	1.06	1.13
28	07/06/2008 - 07/12/2008	1.07	1.14
29	07/13/2008 - 07/19/2008	1.09	1.17
30	07/20/2008 - 07/26/2008	1.08	1.15
31	07/27/2008 - 08/02/2008	1.08	1.15
32	08/03/2008 - 08/09/2008	1.08	1.15
33	08/10/2008 - 08/16/2008	1.08	1.15
34	08/17/2008 - 08/23/2008	1.08	1.15
35	08/24/2008 - 08/30/2008	1.07	1.14
36	08/31/2008 - 09/06/2008	1.07	1.14
37	09/07/2008 - 09/13/2008	1.06	1.13
38	09/14/2008 - 09/20/2008	1.06	1.13
39	09/21/2008 - 09/27/2008	1.05	1.12
40	09/28/2008 - 10/04/2008	1.04	1.11
41	10/05/2008 - 10/11/2008	1.03	1.10
42	10/12/2008 - 10/18/2008	1.02	1.09
43	10/19/2008 - 10/25/2008	1.01	1.08
44	10/26/2008 - 11/01/2008	1.01	1.08
45	11/02/2008 - 11/08/2008	1.00	1.07
46	11/09/2008 - 11/15/2008	1.00	1.07
47	11/16/2008 - 11/22/2008	1.00	1.07
48	11/23/2008 - 11/29/2008	1.00	1.07
49	11/30/2008 - 12/06/2008	0.99	1.06
50	12/07/2008 - 12/13/2008	0.99	1.06
51	12/14/2008 - 12/20/2008	0.99	1.06
52	12/21/2008 - 12/27/2008	0.98	1.05
53	12/28/2008 - 12/31/2008	0.97	1.04



* PEAK SEASON

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00026 - MIDWAY RD @ SELVITZ RD - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	10	10	12	10	10	10	10	10	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	24	0	26	0	26	0	29	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	5.0	3.0	5.0	5.0	5.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	14	60	22	24	13	60	16	24	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edwards Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	AM Peak Hour	Analysis Year	2022 - Proposed Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		327	271	307	426		486		476			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 13.0	G = 42.0	G =	G =	G = 35.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		629		323	448		512		438			
Lane Group Capacity		673		358	1025		568		508			
v/c Ratio		0.93		0.90	0.44		0.90		0.86			
Green Ratio		0.40		0.57	0.57		0.33		0.33			
Uniform Delay d_1		30.7		18.1	13.3		33.9		33.2			
Delay Factor k		0.45		0.42	0.11		0.42		0.39			
Incremental Delay d_2		20.3		25.1	0.3		17.6		14.2			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		51.0		43.2	13.6		51.4		47.4			
Lane Group LOS		D		D	B		D		D			
Approach Delay	51.0			26.0			49.6					
Approach LOS	D			C			D					
Intersection Delay	42.2			Intersection LOS			D					

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SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Edward Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*PM Peak Hour*	Analysis Year	*2022 Proposed Timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		451	377	350	446		334		411			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 12.0	G = 55.0	G =	G =	G = 23.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 106.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		872		368	469		352		369			
Lane Group Capacity		881		386	1229		373		595			
v/c Ratio		0.99		0.95	0.38		0.94		0.62			
Green Ratio		0.52		0.68	0.68		0.22		0.39			
Uniform Delay d_1		25.2		17.4	7.4		40.9		26.2			
Delay Factor k		0.49		0.46	0.11		0.46		0.20			
Incremental Delay d_2		27.7		33.8	0.2		32.4		2.0			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		52.9		51.2	7.6		73.2		28.2			
Lane Group LOS		D		D	A		E		C			
Approach Delay	52.9			26.7			50.2					
Approach LOS	D			C			D					
Intersection Delay	43.1			Intersection LOS			D					

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SHORT REPORT

General Information		Site Information	
Analyst	*PTC*	Intersection	*Edwards Rd & Selvitz Rd*
Agency or Co.	*#18-090*	Area Type	*All other areas*
Date Performed	*3/19/19*	Jurisdiction	*SLC*
Time Period	*AM Peak Hour*	Analysis Year	*2022 Existing Timing*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		*1*	*0*	*1*	*1*		*1*		*1*			
Lane Group		*TR*		*L*	*T*		*L*		*R*			
Volume (vph)		*327*	*271*	*307*	*426*		*486*		*476*			
% Heavy Vehicles		*5*	*5*	*5*	*5*		*5*		*5*			
PHF		*0.95*	*0.95*	*0.95*	*0.95*		*0.95*		*0.95*			
Pretimed/Actuated (P/A)		*A*	*A*	*A*	*A*		*A*		*A*			
Startup Lost Time		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Extension of Effective Green		*2.0*		*2.0*	*2.0*		*2.0*		*2.0*			
Arrival Type		*3*		*3*	*3*		*3*		*3*			
Unit Extension		*3.0*		*3.0*	*3.0*		*3.0*		*3.0*			
Ped/Bike/RTOR Volume	*0*	*0*	*0*	*0*	*0*		*0*	*0*	*60*	*0*	*0*	
Lane Width		*12.0*		*12.0*	*12.0*		*12.0*		*12.0*			
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/Hour												
Bus Stops/Hour		*0*		*0*	*0*		*0*		*0*			
Minimum Pedestrian Time		*3.2*			*3.2*			*3.2*			*3.2*	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = *15.0*	G = *35.0*	G =	G =	G = *40.0*	G =	G =	G =
	Y = *5*	Y = *5*	Y =	Y =	Y = *6*	Y =	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *106.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		*629*		*323*	*448*		*512*		*438*			
Lane Group Capacity		*561*		*317*	*939*		*649*		*580*			
v/c Ratio		*1.12*		*1.02*	*0.48*		*0.79*		*0.76*			
Green Ratio		*0.33*		*0.52*	*0.52*		*0.38*		*0.38*			
Uniform Delay d_1		*35.5*		*30.7*	*16.3*		*29.3*		*28.7*			
Delay Factor k		*0.50*		*0.50*	*0.11*		*0.34*		*0.31*			
Incremental Delay d_2		*75.9*		*55.5*	*0.4*		*6.5*		*5.6*			
PF Factor		*1.000*		*1.000*	*1.000*		*1.000*		*1.000*			
Control Delay		*111.4*		*86.2*	*16.7*		*35.8*		*34.4*			
Lane Group LOS		*F*		*F*	*B*		*D*		*C*			
Approach Delay	*111.4*			*45.8*			*35.1*					
Approach LOS	*F*			*D*			*D*					
Intersection Delay	*59.0*			Intersection LOS			*E*					

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HCS+™ Version 5.5

Generated: 3/19/2019 6:44 PM

SHORT REPORT

General Information		Site Information	
Analyst	PTC	Intersection	Edward Rd & Selvitz Rd
Agency or Co.	#18-090	Area Type	All other areas
Date Performed	3/19/19	Jurisdiction	SLC
Time Period	PM Peak Hour	Analysis Year	2022 Existing Timing

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes		1	0	1	1		1		1			
Lane Group		TR		L	T		L		R			
Volume (vph)		451	377	350	446		334		411			
% Heavy Vehicles		5	5	5	5		5		5			
PHF		0.95	0.95	0.95	0.95		0.95		0.95			
Pretimed/Actuated (P/A)		A	A	A	A		A		A			
Startup Lost Time		2.0		2.0	2.0		2.0		2.0			
Extension of Effective Green		2.0		2.0	2.0		2.0		2.0			
Arrival Type		3		3	3		3		3			
Unit Extension		3.0		3.0	3.0		3.0		3.0			
Ped/Bike/RTOR Volume	0	0	0	0	0		0	0	60	0	0	
Lane Width		12.0		12.0	12.0		12.0		12.0			
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0		0			
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	WB Only	EW Perm	03	04	NB Only	06	07	08
Timing	G = 15.0	G = 35.0	G =	G =	G = 40.0	G =	G =	G =
	Y = 5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 106.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		872		368	469		352		369			
Lane Group Capacity		561		311	939		649		580			
v/c Ratio		1.55		1.18	0.50		0.54		0.64			
Green Ratio		0.33		0.52	0.52		0.38		0.38			
Uniform Delay d_1		35.5		22.0	16.6		25.8		27.0			
Delay Factor k		0.50		0.50	0.11		0.14		0.22			
Incremental Delay d_2		258.2		110.4	0.4		0.9		2.3			
PF Factor		1.000		1.000	1.000		1.000		1.000			
Control Delay		293.7		132.4	17.0		26.8		29.4			
Lane Group LOS		F		F	B		C		C			
Approach Delay	293.7			67.7			28.1					
Approach LOS	F			E			C					
Intersection Delay	137.0			Intersection LOS			F					

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INTERSECTION ANALYSIS SHEET
Ft Pierce Aggregate Recycling Facility

Edwards Rd & Selvitz Rd

Growth	4.87%
Peak Season =	1.12
Buildout Year =	2022
Years =	6

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	325	0	317	0	0	0	0	220	180	202	286	0
Peak Season Volume	**364**	**0**	**355**	**0**	**0**	**0**	**0**	**246**	**202**	**226**	**320**	**0**
Growth 2016 - 2022	120	0	117	0	0	0	0	81	67	75	106	0
Total Growth	**120**	**0**	**117**	**0**	**0**	**0**	**0**	**81**	**67**	**75**	**106**	**0**
% Project Traffic	10%	0%	20%	0%	0%	0%	0%	0%	10%	20%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**2**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**3**	**6**	**0**	**0**
Total	**486**	**0**	**476**	**0**	**0**	**0**	**0**	**327**	**271**	**307**	**426**	**0**

PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume (8/24/16)	222	0	272	0	0	0	0	303	252	232	299	0
Peak Season Volume	**249**	**0**	**305**	**0**	**0**	**0**	**0**	**339**	**282**	**260**	**335**	**0**
Growth 2016 - 2022	82	0	101	0	0	0	0	112	93	86	111	0
Total Growth	**82**	**0**	**101**	**0**	**0**	**0**	**0**	**112**	**93**	**86**	**111**	**0**
% Project Traffic	10%	0%	20%	0%	0%	0%	0%	0%	10%	20%	0%	0%
Direction	out	in	out	out	in	out	in	in	in	in	out	in
Project Traffic	**3**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**2**	**4**	**0**	**0**
Total	**334**	**0**	**411**	**0**	**0**	**0**	**0**	**451**	**377**	**350**	**446**	**0**

3/19/2019 18:21

EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

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

Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV
Page : 1

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
07:00	0	0	0	0	0	63	60	0	0	36	0	50	0	0	63	43	315
07:15	0	0	0	0	0	55	67	0	0	77	0	73	0	0	52	33	357
07:30	0	0	0	0	0	62	80	0	0	58	0	66	0	0	64	54	384
07:45	0	0	0	0	0	57	72	0	0	99	0	92	0	0	47	47	414
Hr Total	0	0	0	0	0	237	279	0	0	270	0	281	0	0	226	177	1470
08:00	0	0	0	0	0	28	67	0	0	91	0	86	0	0	57	46	375
08:15	0	0	0	0	0	52	67	0	0	67	0	65	0	0	51	38	340
08:30	0	0	0	0	0	38	64	0	0	54	0	48	0	0	46	30	280
08:45	0	0	0	0	0	32	49	0	0	53	0	39	0	0	71	36	280
Hr Total	0	0	0	0	0	150	247	0	0	265	0	238	0	0	225	150	1275
---------- * BREAK * ----------																	
16:00	0	0	0	0	0	51	65	0	0	66	0	71	0	0	80	55	388
16:15	0	0	0	0	0	61	79	0	0	50	0	70	0	0	83	56	399
16:30	0	0	0	0	0	60	69	0	0	53	0	67	0	0	71	73	393
16:45	0	0	0	0	0	51	84	0	0	53	0	67	0	0	70	67	392
Hr Total	0	0	0	0	0	223	297	0	0	222	0	275	0	0	304	251	1572
17:00	0	0	0	0	0	60	67	0	0	66	0	68	0	0	79	56	396
17:15	0	0	0	0	0	60	72	0	0	47	0	64	0	0	80	76	399
17:30	0	0	0	0	0	50	84	0	0	50	0	73	0	0	63	53	373
17:45	0	0	0	0	0	39	67	0	0	52	0	57	0	0	57	49	321
Hr Total	0	0	0	0	0	209	290	0	0	215	0	262	0	0	279	234	1489
TOTAL	0	0	0	0	0	819	1113	0	0	972	0	1056	0	0	1034	812	5806

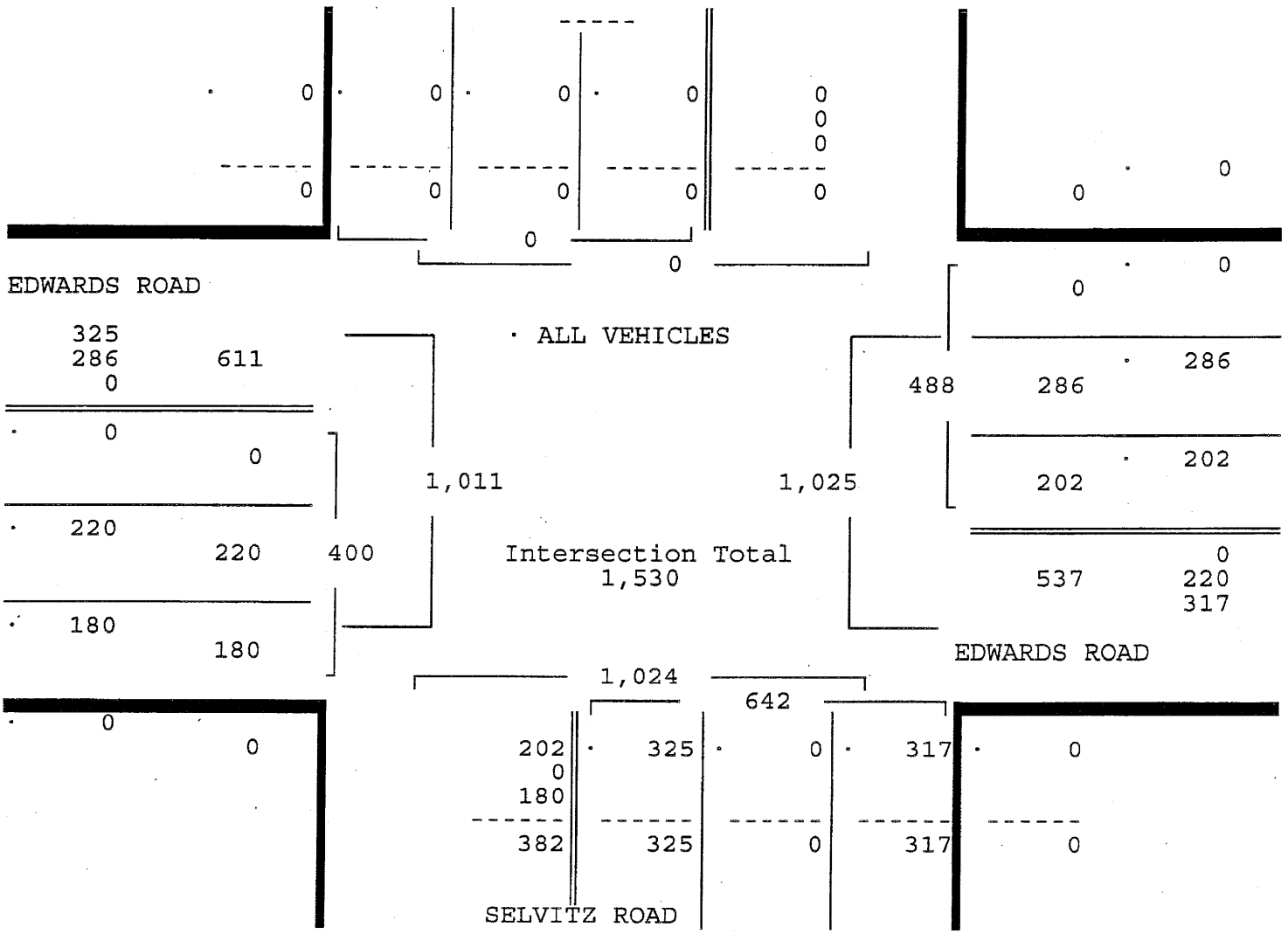
EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

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

Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 08/24/16																	
Peak start 07:15					07:15				07:15				07:15				
Volume	0	0	0	0	0	202	286	0	0	325	0	317	0	0	220	180	
Percent	0%	0%	0%	0%	0%	41%	59%	0%	0%	51%	0%	49%	0%	0%	55%	45%	
Pk total	0				488				642				400				
Highest	07:00				07:30				07:45				07:30				
Volume	0	0	0	0	0	62	80	0	0	99	0	92	0	0	64	54	
Hi total	0				142				191				118				
PHF	.0				.86				.84				.85				



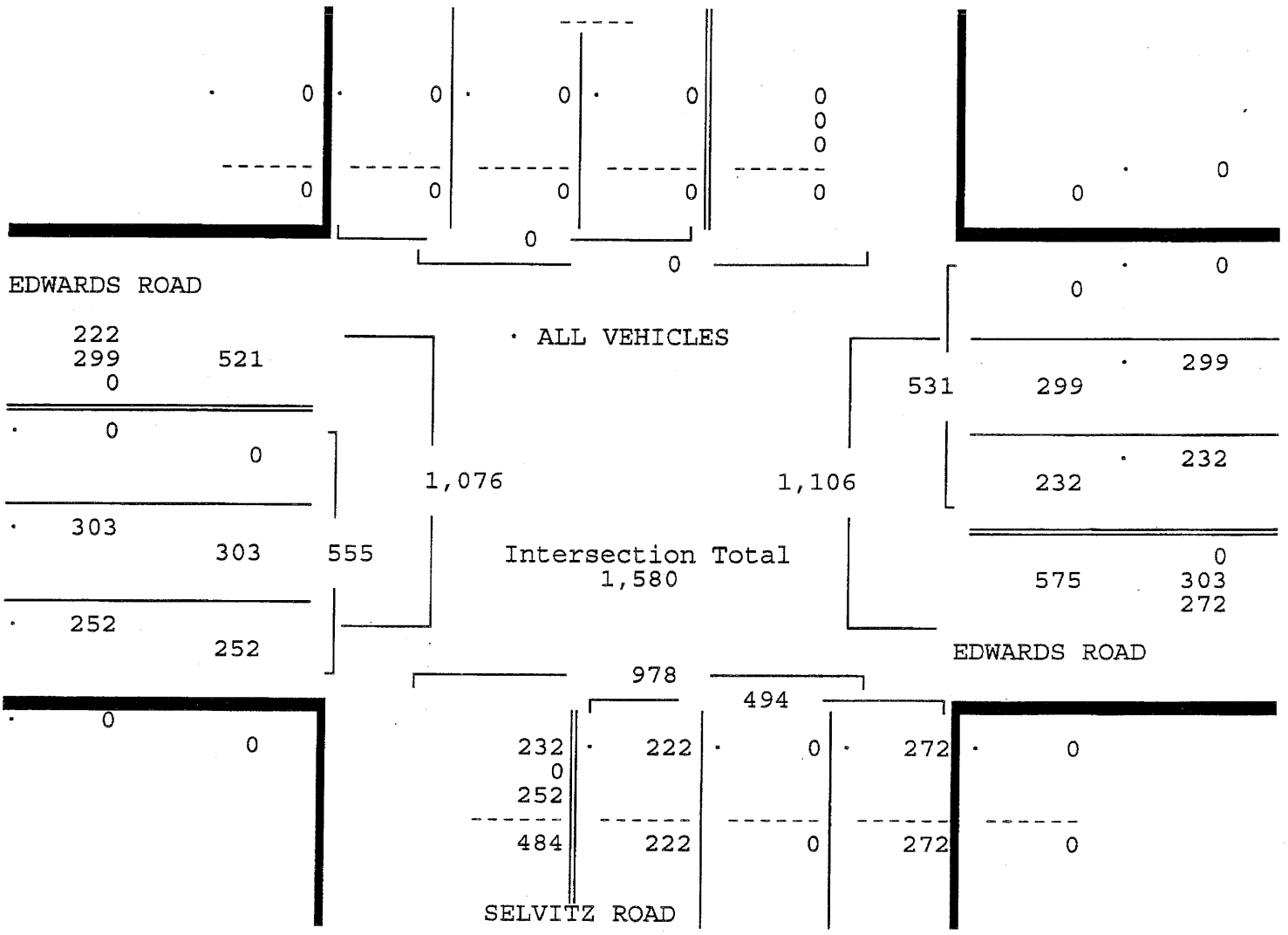
EDWARDS ROAD & SELVITZ ROAD
FORT PIERCE, FLORIDA
COUNTED BY: JOHN FLOOD
SIGNALIZED

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

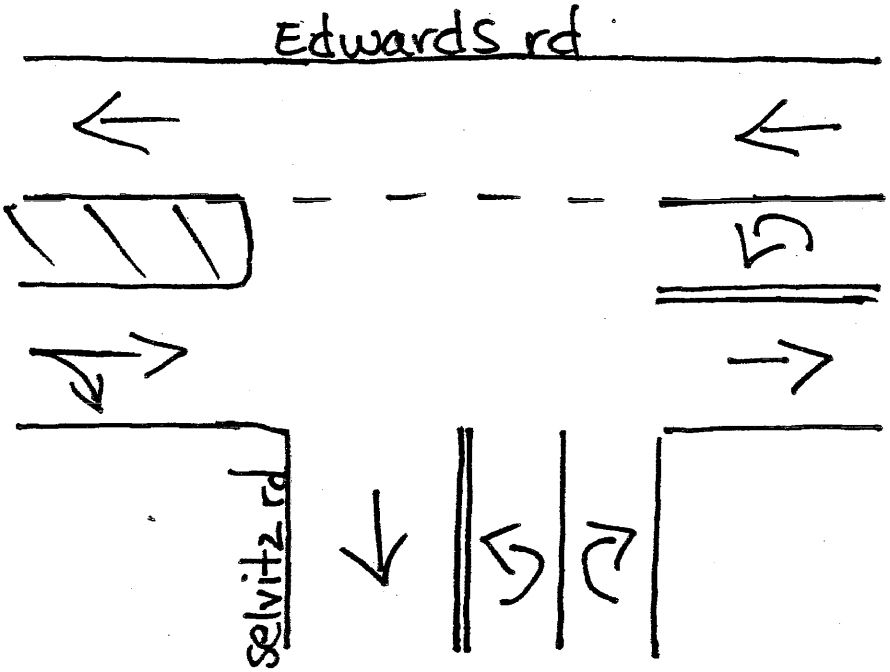
Site Code : 00160174
Start Date: 08/24/16
File I.D. : EDWASELV
Page : 3

ALL VEHICLES

	From North				EDWARDS ROAD From East				SELVITZ ROAD From South				EDWARDS ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 08/24/16																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 08/24/16																	
Peak start 16:15					16:15				16:15				16:15				
Volume	0	0	0	0	0	232	299	0	0	222	0	272	0	0	303	252	
Percent	0%	0%	0%	0%	0%	44%	56%	0%	0%	45%	0%	55%	0%	0%	55%	45%	
Pk total	0				531				494				555				
Highest	07:00				16:15				17:00				16:30				
Volume	0	0	0	0	0	61	79	0	0	66	0	68	0	0	71	73	
Hi total	0				140				134				144				
PHF	.0				.95				.92				.96				



North



Fort Pierce, Florida
August 25, 2016
drawn by: Luis Palomino
signalized

ST. LUCIE

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	0.99	1.04
2	01/08/2017 - 01/14/2017	0.98	1.03
3	01/15/2017 - 01/21/2017	0.97	1.02
* 4	01/22/2017 - 01/28/2017	0.96	1.01
* 5	01/29/2017 - 02/04/2017	0.96	1.01
* 6	02/05/2017 - 02/11/2017	0.95	1.00
* 7	02/12/2017 - 02/18/2017	0.94	0.99
* 8	02/19/2017 - 02/25/2017	0.94	0.99
* 9	02/26/2017 - 03/04/2017	0.94	0.99
*10	03/05/2017 - 03/11/2017	0.93	0.98
*11	03/12/2017 - 03/18/2017	0.93	0.98
*12	03/19/2017 - 03/25/2017	0.94	0.99
*13	03/26/2017 - 04/01/2017	0.95	1.00
*14	04/02/2017 - 04/08/2017	0.95	1.00
*15	04/09/2017 - 04/15/2017	0.96	1.01
*16	04/16/2017 - 04/22/2017	0.97	1.02
17	04/23/2017 - 04/29/2017	0.98	1.03
18	04/30/2017 - 05/06/2017	0.99	1.04
19	05/07/2017 - 05/13/2017	1.00	1.05
20	05/14/2017 - 05/20/2017	1.01	1.06
21	05/21/2017 - 05/27/2017	1.02	1.07
22	05/28/2017 - 06/03/2017	1.03	1.08
23	06/04/2017 - 06/10/2017	1.04	1.09
24	06/11/2017 - 06/17/2017	1.05	1.11
25	06/18/2017 - 06/24/2017	1.06	1.12
26	06/25/2017 - 07/01/2017	1.06	1.12
27	07/02/2017 - 07/08/2017	1.07	1.13
28	07/09/2017 - 07/15/2017	1.07	1.13
29	07/16/2017 - 07/22/2017	1.07	1.13
30	07/23/2017 - 07/29/2017	1.06	1.12
31	07/30/2017 - 08/05/2017	1.06	1.12
32	08/06/2017 - 08/12/2017	1.05	1.11
33	08/13/2017 - 08/19/2017	1.05	1.11
34	08/20/2017 - 08/26/2017	1.06	1.12 ←
35	08/27/2017 - 09/02/2017	1.07	1.13
36	09/03/2017 - 09/09/2017	1.07	1.13
37	09/10/2017 - 09/16/2017	1.08	1.14
38	09/17/2017 - 09/23/2017	1.07	1.13
39	09/24/2017 - 09/30/2017	1.06	1.12
40	10/01/2017 - 10/07/2017	1.04	1.09
41	10/08/2017 - 10/14/2017	1.03	1.08
42	10/15/2017 - 10/21/2017	1.02	1.07
43	10/22/2017 - 10/28/2017	1.02	1.07
44	10/29/2017 - 11/04/2017	1.01	1.06
45	11/05/2017 - 11/11/2017	1.01	1.06
46	11/12/2017 - 11/18/2017	1.00	1.05
47	11/19/2017 - 11/25/2017	1.00	1.05
48	11/26/2017 - 12/02/2017	1.00	1.05
49	12/03/2017 - 12/09/2017	0.99	1.04
50	12/10/2017 - 12/16/2017	0.99	1.04
51	12/17/2017 - 12/23/2017	0.98	1.03
52	12/24/2017 - 12/30/2017	0.98	1.03
53	12/31/2017 - 12/31/2017	0.97	1.02

* PEAK SEASON

By-Phase Timing Data — Edwards Rd / Selvitz Rd

Direction	Phase 1	2	3	4	5	6	7	8	9	10	11	12
Minimum Green	7	15	0	7	7	15	0	0	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	0	0	0	0	10	0	10
Ped Clearance	0	16	0	16	0	16	0	16	0	16	0	16
Veh Extension	5.0	5.0	0.0	5.0	5.0	5.0	6.0	0.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	5	0	0	0	0	0	0	0	0
Max 1	0	35	0	40	15	35	30	35	35	35	35	35
Max 2	40	40	40	40	40	40	40	40	40	40	40	40
Max 3	0	0	0	40	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Rezoning - FP Aggregate Facility

Staff Name: Brandon C. Creagan

Staff Signature: B C ,,

Date Mailed: 9-5-19

Number of Mailed Letters: 31

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

September 5, 2019

Dear Property Owner(s):

The property owner, **D.S.E. Holding, Inc**, & applicant/representative, 2GHO are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from St. Lucie County IH, Industrial Heavy to City of Fort Pierce PD, Planned Development in Fort Pierce, Florida. The Parcel ID is 2432-123-0001-000-8.

Legal Description: 32 35 40 THAT PART OF SEC MPDAF: FROM NW COR OF NE 1/4 OF SEC, TH N 8518 27 E ALG N LI OF SEC 690.53 FT, TH S 00 34 35 W 683.26 FT TO POB; TH CONT S 00 34 35 W 85.76 FT, TH N 87 33 45 E 685.15 FT, TH S 01 13 27 W 745.23 FT, TH N 89 54 55 W 2869.29 FT, TH N 00 56 43 E 289.36 FT, TH N 00 49 02 E 436.28 FT, TH N 00 47 37 E 110.02 FT, TH N 89 49 03 E 562.46 FT, TH S 00 10 58 E 45.12 FT, TH N 89 49 02 E 1626.43 FT TO POB (51.999 AC - 2,265,076 SF) (OR 4104-373)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, September 16, 2019** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it, so it is received by **5 p.m**. on **Monday, September 16, 2019.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – Fort Pierce Aggregate Facility No. 1

I approve 0 I disapprove 0

Comments:

_____

_____

_____

_____ _____

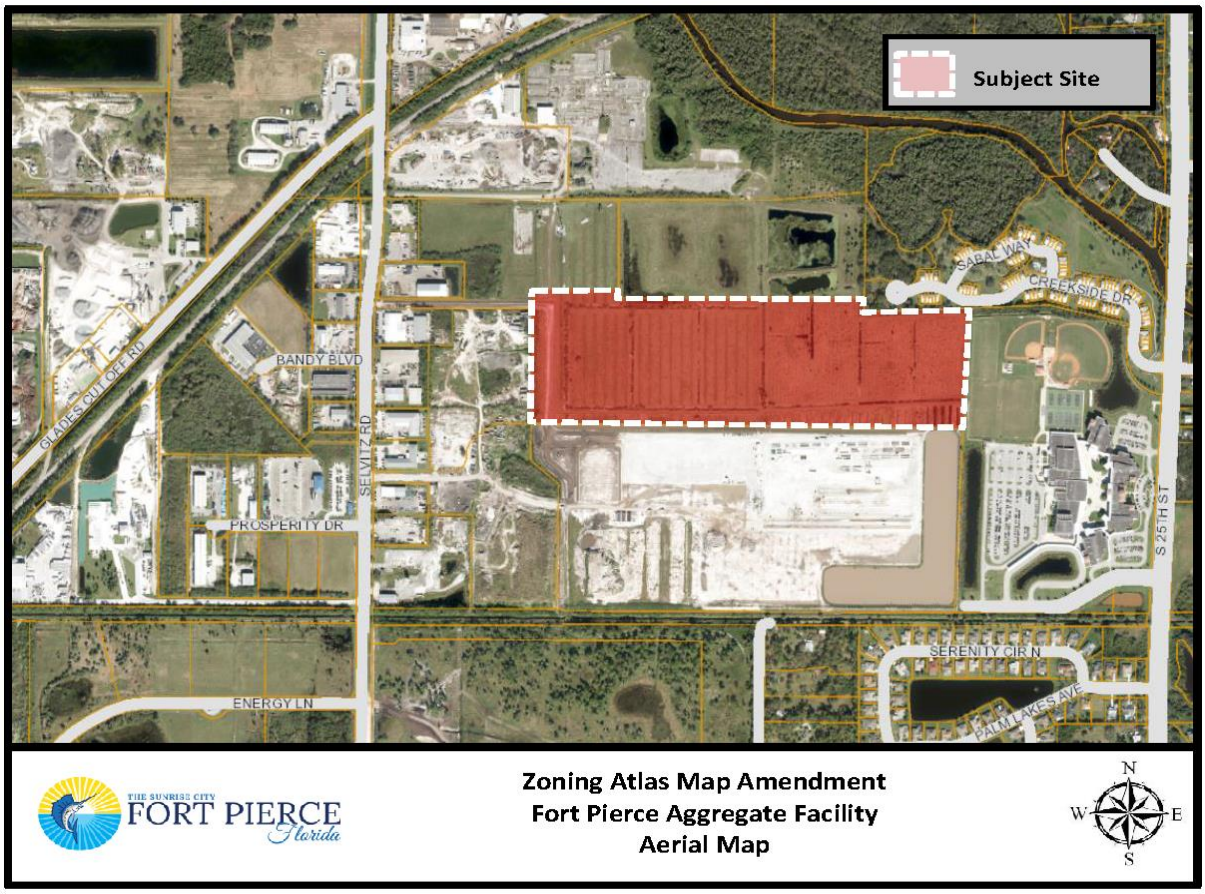
Signature **Date**

Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@cityoffortpierce.com

Aerial Map

2432-123-0001-000-8



River Oaks At Ten Mile Creek HOA 1
1271 Robys Way
Palm City, FL 34990

Rita A Billisi 2
3932 Sabal Way
Fort Pierce, FL 34981-5117

Jose A Nunes 3
3934 Sabal Way
Fort Pierce, FL 34981-5117

Armando Gil 4
3927 Sabal Way
Fort Pierce, FL 34981-5118

Jacklyn P Freedman 5
3933 Sabal Way
Fort Pierce, FL 34981-5118

Brent Langlois 6
5224 Southwind Trail
Fort Pierce, FL 34951-3562

Beblessed LLC 7
501 NW Cornell Avenue
Port St Lucie, FL 34983

Kelvin Smith 8
2389 NE Ginger Terrace
Jensen Beach, FL 34957-6705

Juliette R Painter 9
108 Lakes End Drive, Unit Apt A
Fort Pierce, FL 34982-6771

Sarah Baker 10
2704 Creekside Drive
Fort Pierce, FL 34981-5116

Gisele Ogorek 11
11 Rue Des Capucines
34920 Le Cres 00000

Luis Alberto Mejia Basurco 12
169 Claude Monteverdi Street, Unit 501
Lima L-41

Heena Patel 13
2703 Creekside Drive
Fort Pierce, FL 34981-5116

Stephen T Younge (LF EST) 14
2701 Creekside Drive
Fort Pierce, FL 34981-5116

Antonio A Barros 15
39 Simcka Drive
South Windsor, CT 06074

Mosshaland Calixte 16
7631 Hampton Blvd
North Lauderdale, FL 33068-5587

Anthony Michael Piskor Jr 17
2612 Creekside Drive
Fort Pierce, FL 34981-5114

Judith A Rodriguez 18
2610 Creekside Drive
Fort Pierce, FL 34981-5114

Charles Herbert Bingham 19
1231 Lucaya Drive
Riviera Beach, FL 33404-6450

Mary C Robb 20
16030 S 27th Drive
Phoenix, AZ 85045

Barbara B Kaplowe 21
685 Pequot Avenue
New London, CT 06320-4229

Nathaniel Roderick Belcher 22
2605 Creekside Drive
Fort Pierce, FL 34946-4745

John E Cesar 23
525 SW Fairway Avenue
Port St Lucie, FL 34983-2905

John H Hague 24
2601 Creekside Drive
Fort Pierce, FL 34981-5115

School Board Of St Lucie Co Fl 25
501 NW University Blvd
Port St Lucie, FL 34986-2209

BHT of Florida 4008 LLC 26
5081 SW 48th ST; Unit Ste 103
Davie, FL 33314-4619

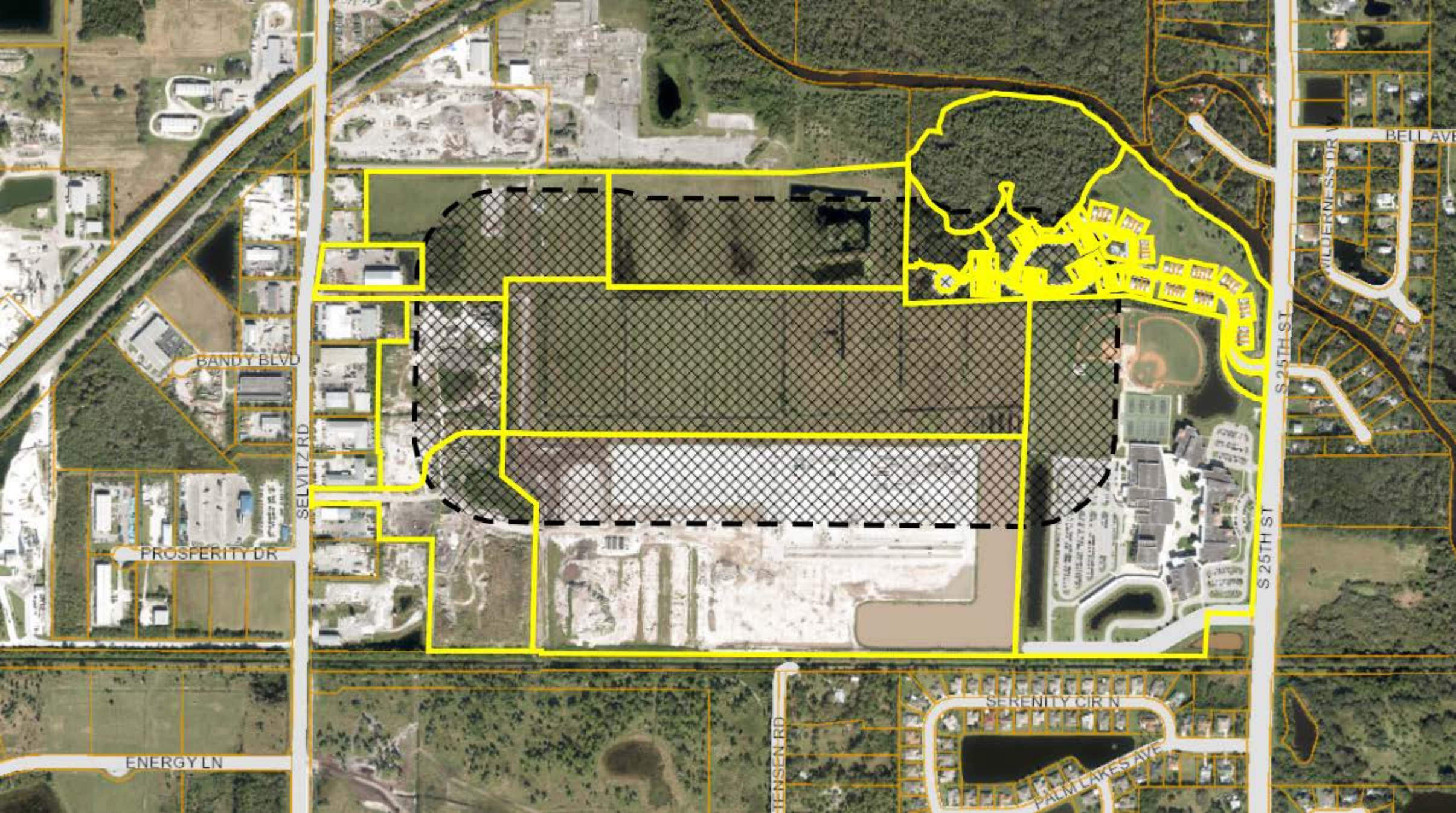
D S E Holdings Inc 27
1481 Kinetic Road
West Palm Beach, FL 33403-1911

George L Southworth (TR) 28
PO Box 16966
Tampa, FL 33687-6966

Waste Management Inc of Florida 29
7700 SE Bridge Road
Hobe Sound, FL 33455-9774

Bobby Johnson 30
4767 Selvitz Road
Fort Pierce, FL 34981-4806

PRECAST SPECIALITIES LLC 31
3850 E Lake Mary Blvd
Sanford, FL 32773-6609


BANDY BLVD
SELVITZ RD
PROSPERITY DR
ENERGY LN
S 25TH ST
BELL AVE
SERENITY CIR N
PALM LAKES AVE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Rezoning - FP Aggregate Facility

NOTICES PROVIDED PURSUANT TO: 22-143

NOTICE BY NEWSPAPER: 9-1-2019

NOTICE BY MAIL: 9-5-2019

NOTICE BY SIGNS: 9-6-2019

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 9/6/2019

City Commission Regular Meeting **12. d.**

Meeting Date: 10/07/2019

Re: Chapter 9 - Vendor Ordinance

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 19-042 amending Chapter 9, the Vendor Ordinance, to remove the distance restrictions for mobile vendors in proximity to similar type of business. FIRST READING

SUMMARY:

The city agreed to remove the distance restriction as part of a settlement agreement with Mr. Benigno Diaz as part of the Circuit Court Case where Mr. Diaz challenged this section of the ordinance.

RECOMMENDATION:

Adopt Ordinance 19-042

ALTERNATIVES:

Adopt with modifications.

RESPONSIBLE STAFF:

Linda Cox, City Clerk

COORDINATED WITH:

Pete Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

19-042

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/27/2019 01:42 PM

Form Started By: Linda Cox Started On: 09/23/2019 02:10 PM

Final Approval Date: 09/27/2019

ORDINANCE NO. 19-042

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING **CHAPTER 9, ARTICLE IV VENDORS, SOLICITORS AND CANVASSERS, DIVISION 3 – MOBILE VENDING** OF THE CODE OF ORDINANCES; AMENDING **SECTION 9-111 – GENERAL REGULATIONS;** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a portion of the Vendor Ordinance adopted by the City via Ordinance 14-019 was challenged in court, Benigno Diaz v. City of Fort Pierce, et al., Circuit Court Case No. 2018-CA-002259; and

WHEREAS, the City agreed to modify the existing ordinance to remove the prohibition against mobile vending units being within five hundred feet of a similar type of business.

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

SECTION 1. Chapter 9, Article IV, Division 3, Section 9-111, of the Code of Ordinances, is hereby amended to read as follows:

Sec. 9-111. - General regulations.

(a) The telephone number included on the permit application must remain valid and active at all times. The vendor is responsible for notifying the city of any changes to their contact information.

(b) Mobile vending units must comply with the following minimum distance requirements, which shall be measured from the approved vending location to the nearest point of an established property line:

~~(1) Five hundred (500) feet from a similar type business.~~

~~(2)~~ (1) Three hundred (300) feet from a school, church, or any city or county park.

~~(3)~~ (2) One thousand (1,000) feet from an approved special event.

(c) May not block the ingress/egress to any property, sidewalk or street.

(d) May not block or impede pedestrian or vehicular traffic.

(e) May only operate at the approved location, clearly identified on the permit.

(f) May have one advertisement sign with a maximum size of sixteen (16) square feet. Such sign may not be free standing, illuminating, moving, flashing or utilizing neon color typically reserved for emergency services. Such restriction to be separate from any business name, decal or logo professionally installed on any motorized MFDV.

(g) May have one menu sign with a maximum size of nine (9) square feet.

(h) No amplified sounds, music or other loud noises, except as provided for in section 9-113, ice cream vendors.

(i) A trash receptacle must be provided and must be removed by the operator daily. Trash may not be placed within public street side trash receptacles.

(j) Mobile vendors are responsible for picking up all litter and waste within twenty-five (25) feet of their unit.

(k) No wastewater leakage or any other leakage is allowed.

(l) A single umbrella is permitted provided it is maintained in good condition and does not impede traffic or block clear vision areas.

(m) It shall be unlawful to place any chair, table, box, crate, stand, counter or

shelving independent from the approved mobile vending unit.

(n) No mobile vending unit shall remain at approved location for more than three (3) consecutive days.

(o) A temporary use permit, pursuant to Sec. 22-65, shall not be required if a vendor permit under this chapter is issued.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-042 was duly advertised by title only in the St. Lucie News Tribune on September 27, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on October 7, 2019; and was duly introduced, read by title only, and passed on second and final reading October 21, 2019, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of September, 2019.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

City Commission Regular Meeting **13. a.**

Meeting Date: 10/07/2019

Re: Fort Pierce Youth Council Resolution

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Resolution 19-R43 establishing the City of Fort Pierce Youth Council

SUMMARY:

Resolution 19-R43 formalizes the Fort Pierce Youth Council (YOCO) to advise and make appropriate recommendations to the City Commission regarding special interests pertaining to youth related issues in the City of Fort Pierce.

The City Attorney has reviewed the resolution, and it is approved as to Form and Correctness.

RECOMMENDATION:

Staff recommends approval of the resolution.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Joe Sweat, Marketing Specialist

COORDINATED WITH:

Shyanne Helms, Communications + Economic Development Manager

Fiscal Impact

OTHER INFORMATION:

There is no fiscal impact.

Attachments

Resolution 19-R43

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/27/2019 01:43 PM

Form Started By: Jennifer Robinson Started On: 09/27/2019 01:05 PM

Final Approval Date: 09/27/2019

RESOLUTION NO. 19-R43

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE CITY OF FORT PIERCE YOUTH COUNCIL**; RESPONSIBILITIES OF THE COUNCIL, ELECTION OF PRESIDING OFFICER, MEETINGS, AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, many municipalities use youth councils to inject fresh ideas and youth perspective into local decision-making; and

WHEREAS, a youth council can promote community service and foster a better understanding among young people of how municipal government operates; and

WHEREAS, youth councils are an excellent means of promoting civic engagement among young people, which is vitally important to provide the knowledge, skills, and abilities to the next generation of local leaders.

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

SECTION 1. The City of Fort Pierce hereby creates a citizens committee, to be known as the Fort Pierce Youth Council (YOCO) to advise and make appropriate recommendations to the City Commission regarding special interests pertaining to youth related issues in the City of Fort Pierce.

SECTION 2. Membership and Qualifications: Term of Appointment; Vacancy:

A. The Committee shall consist of seven (7) members. All members shall have the following qualifications:
    1. Members shall be a resident of the City of Fort Pierce;
    2. One member shall be appointed by each member of the City Commission;
    3. Two members shall be appointed at large;
B. The term of each member of the Committee appointed by an individual City Commission member shall serve a term of one year. At-large members shall serve a term two years.
C. All Committee members appointed by an individual City Commission member shall serve at the pleasure of the City Commission member who appointed the Committee member.

D. At-large Committee members shall serve at the pleasure of the majority of the City Commission. A majority is defined as three (3) members of the City Commission.

E. Committee members shall be automatically removed for lack of attendance. Lack of attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Absences shall be entered into the minutes of the Committee meeting. Absences may not be excused.

F. Vacancies occurring for any reason during the term of office by a Committee member shall be filled within ninety (90) days from the date of the vacancy.

SECTION 3. Responsibilities and Duties:

A. The Committee shall act solely in an advisory capacity to the City Commission on matters relating to youth in the community. The Committee shall have the following responsibilities and duties:

1. Provide input to the City Commission on youth related activities.
2. Recommend policies related to youth activities.
3. Provide research on tasks assigned by the City Commission.
4. Educate the public on Commission directed initiatives.
5. Other duties as assigned by the City Commission.

SECTION 4. The Committee shall elect one of its members as a Chairperson, one as a Vice Chairperson, and one as a Second Vice Chairperson. Elections shall be held at the first regularly scheduled meeting, or as soon thereafter as practical, after appointment of the Fort Pierce Youth Council. The Chairperson shall preside and conduct meetings to the Fort Pierce Youth Council. The Vice Chairperson shall act in the absence of the Chairperson. In the absence of both the Chairperson and Vice Chairperson, the Second Vice Chairperson shall act as the Chairperson. The term of the Chairperson, Vice Chairperson, and the Second Vice Chairperson shall be for one year.

A vacancy in the office of Chairperson or Vice Chairperson shall be filled at the earliest possible date by the Committee by the election of one of its members to fill the unexpired term.

SECTION 5. The Committee shall meet at least once per month unless there is no business to transact by the day before the regular meeting date. Special meetings may be called by the City Manager or as requested by City Commission.

SECTION 6. All meetings of the Committee shall be open to the public. City staff shall be responsible for recording minutes for all meetings of the Fort Pierce Youth Council.

Minutes of the meetings and records shall be filed in the appropriate offices of the City and shall be public records.

SECTION 7. A majority of the Committee membership shall constitute a quorum for the transaction of business; providing, however, that no official action shall be taken by the Committee without the concurring vote of a majority of all members present at such meeting.

SECTION 8. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this ____ day of October 2019.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox, City Clerk

Approved as to Form and Correctness:

Peter J. Sweeney, Esq.
City Attorney

City Commission Regular Meeting **13. b.**

Meeting Date: 10/07/2019

Re: RFP - Animal Shelter Services

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

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SUBJECT:

Review and approval of the Request for Proposal for the lease and management of the Fort Pierce Animal Shelter, including the proposed evaluation criteria, establishing the evaluation committee and the proposed schedule.

SUMMARY:

A) The City of Fort Pierce is considering issuing a Request for Proposals for the full operational management and the lease of the animal shelter facility located at 100 Savannah Road. The RFP is contingent upon the City successfully retaking possession of the facility in the near future. Highlights of the RFP include:

- Operation of an animal shelter to service the entire St. Lucie County area, both incorporated and unincorporated.
- Providing low cost veterinary services to pet owners.
- Providing necessary care to the animals impounded by the local jurisdictions and the animals surrendered by the residents.
- Operating in a financially responsible manner and focusing on fundraising, volunteers, community outreach and adoptions.

B) The Request for Proposals shall be reviewed and rated by an evaluation committee comprised of either staff or the City Commission. The proposed evaluation criteria are included in the RFP and may be amended by the City Commission prior to issuance.

C) The proposed timeline for the RFP is as follows:

- October 7, 2019 - review and approval of the RFP with direction to staff to move forward with issuance.
- October 8 - 11, 2019 - Staff finalizes the RFP to include any changes or amendments made by the City Commission and forwards to Puchasing for final document preparation and advertising preparation.
- October 17, 2019 - Document posted on Demandstar and City Website
- October 18, 2019 and October 25, 2019 - Advertise for the RFP
- October 18, 2019 - RFP available to the public
- December 13, 2019 - Deadline for submittal of sealed proposals
- December 16, 2019 - Distribute proposals to evaluation committee
- December 16 - January 3, 2020 - Evaluation period
- January 20, 2020 - Present short list and recommendation to the City Commission

RECOMMENDATION:

Staff recommends:
A) Approving the RFP as is or with amendments.
B) Approve the proposed timeline.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

City Attorney's Office
City Manager's Office
St. Lucie County staff and Legal Services
Port St. Lucie staff and Legal Services

Fiscal Impact

OTHER INFORMATION:

None at this time.

Attachments

RFP Parts IV - VI

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	09/17/2019 05:59 PM
City Manager	Peggy Arraiz	09/18/2019 04:23 PM
City Manager	Nick Mimms	09/19/2019 10:54 AM
City Manager	Nick Mimms	09/30/2019 11:29 AM

Form Started By: Peggy Arraiz Started On: 09/17/2019 03:48 PM
Final Approval Date: 09/30/2019

SECTION IV

INSTRUCTIONS TO PROPOSERS

SUMMARY

The Fort Pierce Animal Shelter has, in the past, been operated and managed by the Humane Society of St. Lucie County. They operated as an independent entity from the City of Fort Pierce, leasing the land on which the shelter is located. It is vital to maintain an animal shelter that is easily accessible to all the residents of the City of Fort Pierce, St. Lucie County and the City of Port St. Lucie and provide affordable veterinary care to those animals in need and do so in a fiscally responsible manner.

The City of Fort Pierce, Florida is seeking proposals from qualified firms or organizations ("Proposer") to provide **a Lease of and Full Operational Management for the Fort Pierce Animal Shelter, an open admission animal shelter and veterinary center, located at 100 Savannah Road, Fort Pierce, FL 34950.**

A. OBJECTIVES

The City of Fort Pierce is seeking to have the Fort Pierce Animal Shelter operated in a professional manner to achieve the following goals:

1. The primary objective of the shelter is to provide an animal shelter to receive domestic animals that are surrendered by the residents of the entire St. Lucie County area, both incorporated and unincorporated, preferably through a managed intake process, or impounded by Animal Control Officers or other Law Enforcement personnel.

2. Offer professional, friendly customer service. All customers are to be treated in a manner that conveys respect and courtesy regardless of the cause or nature of their visit.

3. Offer low cost veterinary services, specifically vaccinations and sterilization surgeries, to pet owners. The City of Fort Pierce and its municipal partners strongly support spaying and neutering of all animals and all animals are required by state statute and local ordinance to be sterilized prior to any adoption.

4. Provide adequate and necessary care to all animals under its oversight. This includes medical attention to injured/sick animals, basic vaccinations, flea/tick treatments, testing and treating for worms, and if necessary, humane euthanasia.

5. Provide and promote adoption services to area residents.

6. Operate a volunteer program and actively participate in public education programs that promote responsible pet ownership.

7. To be a self-sufficient operation, through fundraising efforts, adoptions, and veterinarian services, supplemented by public funds as determined through a service contract with the local jurisdictions.

B. SUMMARY OF REQUEST FOR PROPOSAL INFORMATION

The Proposer(s) selected to enter into any lease and management contract agreement with the City of Fort Pierce will be expected to manage the operations consistent with modern management trends in the animal control/sheltering industry.

In regard to the Purchasing processes and procedures outlined in previous and subsequent sections, "City" shall mean only the City of Fort Pierce, acting as the main and administering contract agency for this solicitation.

The City of Fort Pierce is requesting the submission of written proposals, with detailed information, by the company, organization or individuals who are interested in submitting for management and lease of ALL operations and maintenance for the Fort Pierce Animal Shelter, including surrendered/impounded animals, adoptions, veterinary care, public outreach, collections and regulatory reporting. Proposers are to refer to the following:

Each exhibit provided reflects The City of Fort Pierce's specifications and expectations.

SCOPE OF SERVICES

1. TRANSITION PLAN. Proposers should submit a transition plan indicating how the Proposer will assume the services currently provided in a smooth and orderly fashion.
2. ACCEPTANCE OF ANIMALS. The provider shall accept all domestic animals either surrendered by area residents or impounded by an Animal Control Officer (ACO) or other Law Enforcement personnel. This includes live strays, deceased animals for disposal and owner surrenders for adoption or euthanasia.
3. SPECIAL HANDLING. The Proposer must ensure that animals with ACO / Police holds, quarantines or pets held in protective custody are isolated in an area not accessible to the public. Any animal in protective custody is not to be removed from the isolated area without the express permission from the impounding authority, except for providing basic care (walks/exercise) or medical care.
4. ADOPTION. The Proposer shall be responsible for making every reasonable effort to prepare and present animals for adoption to the public and to facilitate the same. The Proposer shall, prior to euthanasia, release the animal to an animal rescue or adoption organization if requested by the organization or rescue. Animal Control Officers reserve the right to deem an animal "dangerous" and therefore unsuitable for adoption.
5. EUTHANASIA. Arrange and/or provide for the humane euthanasia and disposal of aged, injured/sick or unwanted animals as necessary. This shall be accomplished in a manner approved by the State of Florida, pursuant to § 828.058, Fla. Statute (2019) by an individual certified to perform such procedure, which shall not subject such animals to unnecessary pain. Proposer should make every effort not to euthanize any healthy and adoptable animal. Except as required due to injury or illness that requires immediate attention, a list of all animals scheduled for euthanasia shall be provided to

rescue organizations at least 24 hours prior to euthanasia being performed and two qualified individuals shall sign off on the need for euthanasia.

6. CARE. The best possible care and treatment shall be given to all animals held in custody. Adequate housing shall be provided, food shall be provided at least twice a day and the shelter shall not be overpopulated. All kennels are to be kept in a sanitary condition with animal waste collected and disposed of properly. The Proposer shall have veterinary services available during normal business hours. Animal owners remain responsible for all routine or emergency veterinary care costs.
7. COLLECTION OF FEES. The Proposer shall be responsible for collecting all fees (ex: license fees, spay/neuter fees, impound fees, etc.) due and issuing receipts for payment prior to releasing any animals. The collected fees shall be remitted to the appropriate municipality by the 5th day of each month, following the end of the prior month.
8. LICENSES. The Proposer is required to issue animal registrations or ensure a registration already exists for every animal either adopted by or returned to a resident of any municipality of the County or the unincorporated areas of the County.
9. RECORDS. The Proposer shall keep comprehensive records of every animal brought to the shelter and submit regular monthly reports to each jurisdiction in accordance with the service contract. The Proposer shall be required to develop its own records keeping procedure and maintain records of all animals it handles in the performance of the contract and in compliance with State Statute 823.15, as amended.
10. VETERINARY CARE. The Proposer is expected to provide the following types of care:
    a. Provide low cost vaccinations and sterilization surgeries to qualified residents.
    b. Provide emergency care as needed during normal business hours.
    c. Provide basic first aid and standard services including but not limited to treating minor wounds, injuries, worms, fleas and ticks, to all impounded animals, unless it is determined that the animal is unable to be saved.
    d. Ensure all animals are sterilized prior to being adopted as required by State Statute 823.15.

STRUCTURES AND FACILITIES

There are multiple buildings on the shelter property located at 100 Savannah Road, including a two-story office building, a surgery center, three (3) dog runs, a cat house, and several miscellaneous use auxiliary structures. The City of Fort Pierce will require the approved Proposer to utilize this facility in providing sheltering and adoption services.

The facility occupancy shall be accomplished by lease of the premises by the Proposer in an amount to be proposed in direct payment by the Proposer to the City. The Proposer shall be responsible for pest control, landscape maintenance, irrigation maintenance, custodial services, all utilities and the repair of any damage incurred due to negligence of the operator. The facility shall be maintained in a neat, clean and sanitary condition in conformity with established standards for humane animal care. The City of Fort Pierce

will retain the responsibility for maintenance of the facility except those items specifically identified above.

The City of Fort Pierce reserves the right to make unannounced inspections, during normal business hours, of the facility to assure compliance with the scope of work outlined above and ensure the animals are cared for in a humane manner. In the event of a conflict between the terms of the lease agreement and the terms of this RFP, the terms of the lease agreement shall control.

EVALUATION OF SERVICES

The City of Fort Pierce intends to protect its interests and ensure that expectations are met. The details of the animal shelter evaluation are outlined below.

1. A written animal shelter evaluation report will be issued semi-annually by the City Manager or Designee which shall be coordinated with the Proposer's Shelter Manager. Action items shall be addressed immediately by the Proposer with dates of completion documented weekly.

2. The City Manager or Designee (City Representative) shall, on a bi-monthly basis or as necessary, inspect some or all of the animal shelter operations for purposes of ensuring Proposer's compliance with the scope of services. In conducting such inspection and evaluation, The City Representative shall complete applicable portions of the Animal Shelter Operations and Maintenance Standards form and shall promptly thereafter provide Proposer a copy of the completed form or applicable portion. The City Representative shall act reasonably and in good faith in making the determination of whether the Proposer has met the standards identified in the scope of services for the applicable areas being evaluated.

3. The animal shelter operations and maintenance components shall be rated as "Acceptable," "Needs Improvement," or "Unacceptable." An overall rating using the same scale shall also be determined. The City Representative's rating of an item as "Unacceptable" or "Needs Improvement" shall, upon Proposer's receipt of the Animal Shelter Operations and Maintenance Standards form, constitute a Notice of Deficiency with respect to the deficient items(s). Rating Scale shall be as outlined below:

    a. Acceptable 95 – 100

    b. Needs Improvement 81 – 94

    c. Unacceptable 80 and below

4. Within one (1) week after receipt of the Animal Shelter Operations and Maintenance Standards form, the City Representative and the Shelter Manager shall meet to review the deficient item(s), including the corrective actions the shelter manager intends to take to correct the deficient item(s) and the time schedule for completion of corrective action. The proposed corrective action and the time schedule shall be approved by the City Representative. When a deficient item has been satisfactorily corrected, the Shelter Manager shall notify the City Representative.

5. If Proposer obtains an overall rating of "Unacceptable" for a period of two (2) consecutive reviews, or fails to take action to timely correct any deficient item(s), a Proposer complaint shall be submitted to the City of Fort Pierce Purchasing

Department notifying them that the Proposer is in material breach of their contract, which may result in the lease and contract termination. In addition, any failure to achieve an overall rating of "Acceptable" for any four (4) reviews within any single calendar year, will be considered as a material breach of the contract, which may result in the lease and contract termination.

6. The following item shall be considered an exclusion for the purpose of determining whether there have been two consecutive reviews with overall ratings of "Unacceptable" and for the purpose of determining whether an outstanding deficient item has been timely corrected:

    a. Any outstanding deficient item that the Shelter Manager is diligently and timely correcting in accordance with the time schedule jointly agreed to by the City Manager or Designee and the Shelter Manager;

RECORDS

The City of Fort Pierce is a public agency subject to Chapter 119, Florida Statutes. The winning Proposer shall comply with Florida's Public Records Law.

SECTION V

A. PURPOSE/INTENT

This Request for Proposal (RFP) is issued by The City of Fort Pierce, Florida. The purpose of this RFP seeks to establish a contract and lease for the management of an animal shelter, adoptions, and veterinary services for all domestic animals.

The animal shelter is located in Fort Pierce, Florida. The City is seeking an Operator that has experience and knowledge in managing a full-service animal shelter, is financially stable, and shows strength in customer service commitment, public outreach and education. The initial term of this agreement is intended to be for five (5) years, with three (3) optional five (5) year renewals.

The successful Proposer shall manage shelter operations for all animals that are impounded or quarantined by Animal Control Officers, Law Enforcement personnel as well as all domestic animals surrendered by area residents.

All Proposers shall submit as part of their proposal an Operational Management Plan, setting out how they propose to operate and manage the animal shelter, including hours of operation and public access, and include a proposed budget and proposed lease agreement. The successful Proposer will be the qualified, experienced Proposer whose proposal is most responsive to the City of Fort Pierce's goals and whose plan provides a realistic management plan and budget. The intent of this RFP is to award a contract in the form of a five-year Operating Agreement and Lease Agreement to a responsive Proposer whose proposal conforms to the requirements of this RFP, is most advantageous to The City of Fort Pierce, with price and other factors considered.

B. PROPOSAL OPENING DATE

Proposals are due on or before **TO BE DETERMINED.** Five (5) copies of sealed proposals (one original and four copies) shall be mailed or delivered to:

Delivery Address:	**Mailing Address:**
City of Fort Pierce	**City of Fort Pierce**
100 North U.S. #1	**P.O. Box 1480**
Fort Pierce, FL 34950	**Fort Pierce, FL 34954-1480**

Proposals should be enclosed in a sealed envelope clearly marked on the outside with the following information: proposal name, proposal number, due date/time, proposer name, and proposer address and phone number.

Copies of the proposal documents are available electronically from the Procurement Department by e-mail request to biddesk@cityoffortpierce.com or on the web site of Demandstar.com (www.demandstar.com) and Public Purchase.com (www.publicpurchase.com).

Any proposals received after the designated time and date listed above will be returned unopened.

All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)(d) of the City of Fort Pierce Code, "No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

C. SELECTION PROCESS AND AWARD

All proposals will be evaluated by an Evaluation Committee in accordance with the criteria set forth in the RFP documents. The City of Fort Pierce will not be liable for any costs incurred by the Proposer in connection with proposals or presentations.

The City of Fort Pierce reserves the right to accept or reject any or all proposals with or without cause, to waive technicalities, or to accept the proposal, which, in its judgment, best serves the interest of the City of Fort Pierce. In the event contract(s) are to be awarded, it will be to the Proposer that demonstrates, in the City of Fort Pierce's opinion, the highest degree of compliance with the evaluation criteria, who will thereafter enter into a written Agreement with the City of Fort Pierce. The Proposer(s) understands that this RFP does not constitute an agreement or a contract with the Proposer. The City of Fort Pierce reserves the right to reject all proposals, to waive any formalities, and to solicit and re-advertise for new proposals, or to abandon the project in its entirety.

D. PROPOSAL WITHDRAWAL

Proposers may withdraw their proposal by notifying the City of Fort Pierce in writing at any time prior to the time set for the proposal deadline. Proposers may withdraw their proposal in person or through an authorized representative. Proposers and authorized representatives must disclose their identity and provide a signed receipt for the proposal. Proposals, once opened, become the property of the City of Fort Pierce and will not be returned to the Proposers.

No additional information may be submitted, or follow-up performed by any Proposer after the stated due date outside of a formal presentation requested by the Evaluation Committee.

E. CONTACT

All prospective Proposers are hereby instructed not to contact any employee or elected official of the City of Fort Pierce, Florida other than the noted contact person regarding this RFP. Any such contact may be cause for rejection of your proposal.

No RFP may be withdrawn for a period of 90 days after time has been called on the date of opening.

F. INQUIRIES/QUESTIONS

All inquiries will be in a written format and addressed to the Purchasing Manager.

TO

City of Fort Pierce
Gelencia Carter
Purchasing Manager
P. O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 467-3848
Email: biddesk@city-ftpierce.com

No inquiries will be responded to if received within seven (7) calendar days of the proposal date.

G. CERTIFICATE OF INSURANCE

Proposer shall procure, at its own expense, insurance according to the insurance requirements listed in Section III of these specifications. The insurance shall become effective prior to the lease and contract becoming effective and shall be maintained in force until the expiration or termination of the contact and lease..

H. BUSINESS TAX RECEIPT

Provide a valid Business Tax Receipt (formally known as an Occupational License) from your jurisdiction, if required, with your proposal submittal.

I. W-9 TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORM

The Proposer will be required to return a completed W-9 Taxpayer Identification Form with the Proposal Response Form.

J. MINORITY PARTICIPATION AND OUTREACH PROGRAM

Describe your firm's program and/or policies in regard to non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or Proposers who can speak to your firm's utilization of M/WBE on previous projects, if available.

K. PURCHASING CARD PROGRAM

The City has implemented a **Purchasing Card Program.** The selected Proposer(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award**. If no such percentage is given, the City shall assume 0% discount applies.

Proposers are requested to state in their proposal under additional data, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

L. CONTRACT TERMS

Management and operation of all facets of the Animal Shelter on a short term basis (five (5) years with a possible renewal of three (3) additional five (5) years) on behalf of the City of Fort Pierce.

SECTION VI

INSTRUCTIONS FOR PREPARING PROPOSALS

****NOTE: The Proposer must use sections and tabs which are clearly identified and also must number and label all parts, pages, figures, and tables in its proposal. Additional tabs may be appended which contain any other pertinent matters which the Proposer wishes the City to take into consideration in reviewing the proposal.**

A. GENERAL

The Proposer warrants its response to this Request for Proposals to be fully disclosed and correct. The Proposer must submit a response complying with this RFP, and the information, documents and material submitted in the proposal must be complete and accurate in all material aspects. All proposals must contain direct responses to the following questions or requests for information and be organized so that specific questions being responded to are readily identifiable and in the same sequence as outlined below.

Proposers are advised to carefully follow the instructions listed below in order to be considered fully responsive to this RFP. Proposers are further advised that lengthy or overly verbose or redundant submissions are not necessary. Compliance with all requirements will be solely the responsibility of the Proposer. Failure to provide requested information may result in disqualification of response.

The proposal must be submitted on 8 1/2" x 11" paper, numbered, typewritten, with headings, sections, and sub-sections identified appropriately.

It is expressly understood that the Evaluation Committee's preference/selection of any proposal does not constitute an award of a Contract with the City of Fort Pierce. It is further expressly understood that no contractual relationship exists with the City of Fort Pierce until a contract has been formally executed by both the City of Fort Pierce and the selected Proposer. It is further understood, no Proposer may seek or claim any award and/or reimbursement from the City of Fort Pierce for any expenses, costs, and/or fees (including attorneys' fees) borne by any Proposer, during the entire RFP process. Such expenses, costs, and/or fees (including attorneys' fees) are the sole responsibility of the Proposer.

B. PROPOSAL SECTIONS

The proposal must be divided into seven (7) sections with reference to parts of this RFP done on a section number/paragraph number basis. The seven (7) sections shall be named:

1. Letter of Transmittal
2. Experience and Qualifications
3. Business Plan
4. Financial Plans and Oversight

5. Staffing and Professional Qualifications
6. Facility Rental / Lease Agreement
7. Supplemental Documents

C. LETTER OF TRANSMITTAL

Proposer's Letter

The Proposal letter shall be addressed to the City of Fort Pierce, Florida Purchasing Manager and shall include at a minimum the following:

1. Name of Individual, Partnership, Company, Organization or Corporation submitting proposal;
2. Contact information for proposal submittal questions and future performance questions;
3. Statement that all terms and conditions of the RFP are understood and acknowledged by the undersigned;
4. Signature(s) of representative(s) legally authorized to bind the Proposer.

Corporate Information

If a Proposer is a corporation, it must be certified with the Florida Secretary of State and have a corporate status in good standing, and in the case of out-of-state corporation, they must present evidence of authority to do business in the State of Florida and the City of Fort Pierce prior to the signing of a contract.

Executive Summary

The Proposer will include an Executive Summary (maximum 3 pages) that states how it views this contractual opportunity and provide an overview of its proposed approach.

D. EXPERIENCE AND QUALIFICATIONS

The Proposer must have a proven track record of successful management of an animal shelter, veterinary practice or other related animal service. A minimum of five (5) years' experience is preferred. Staff certifications would include a Florida Licensed Veterinarian, Certified Veterinarian Technician, Certified Euthanasia Technician and a Certified Professional Dog Trainer/Behaviorist.

In order to determine if a proposing firm has adequate experience, the Proposer needs to provide answers for the following questions or requests for information as they relate to its existing operation of similar facilities. Proposers shall answer all questions.

1. Indicate the number of years the Proposer has been providing these types of services.
2. Provide a listing and description of facilities or business operations managed by the Proposer.
3. Provide a brief description of the location and demographics overview for each location operated.
4. Demonstrate the Proposer's ability to promote adoptions and public education.
5. Indicate how the Proposer has elevated the image of other facilities you operate.

6. Explain the Proposer's use of modern shelter management practices such as participation in local Trap/Neuter/Vaccinate/Return programs, use of social media, and the utilization of a managed intake structure or intake diversion methods.
7. Please provide a list of five (5) references that can describe your previous performance in the management, operations, and maintenance of facilities for whom the Proposer has provided services comparable to those described in this RFP, including:
    a. Name of entity (firm, city, etc.).
    b. Address of entity.
    c. Name, title, e-mail address, phone, and fax of a contact for the entity.
    d. Number of years Proposer has served the entity.
    e. Brief summary of scope of services provided, and type of contract.
    f. Brief summary of measures of success of your operations.
8. Provide legal history of the company including, but not limited to:
    a. Proposer shall disclose if it has made any claims for extra payment or increases in compensation during the course of its agreements.
    b. List any history of claims, litigation, arbitration, and/or termination for cause associated with any work contracted on any project in the past ten (10) years.
    c. Has the Proposer had a contract terminated for default within the past ten (10) years?
    d. Has the Proposer filed any lawsuits, requested arbitration, or been involved in any litigation with regard to your contract activity within the last ten (10) years?
    e. Does the Proposer have any judgments, claims, arbitration proceedings, or lawsuits pending?
    f. Has the Proposer filed for Chapter 7, 11 or 13 bankruptcies in the past ten (10) years?
    g. List any current litigation in the State of Florida.
    h. If Proposer has no history of litigation, claims, or disputes, please so state.

E. BUSINESS PLAN

This section details the components to be included in the Proposer's Business Plan describing the services to be performed and the manner in which they will be performed. Such description should, at a minimum, provide the following information:

1. Proposer's understanding of the project.
2. Overall project plan with a listing of all major tasks to be performed by the Proposer and the deliverable products associated with each task
3. Listing and annotation as to the manner in which the Proposer proposes to meet each provision stipulated in this RFP.
4. Examples of measurable goals and objectives that can be incorporated in the agreement.
5. List of any exceptions taken to the provisions of this RFP.

Below are the City of Fort Pierce's minimum expectations. Explain how you will meet those expectations. The Proposer is encouraged to exceed minimum expectations, explain how, and project the resulting performance and financial benefits to the City of Fort Pierce.

Complete Management Services Proposal

The Proposer will be responsible for providing, at a minimum, the following:

1. Managing general site operations, including impounds, adoptions, veterinary clinic and maintenance of buildings and all other outdoor spaces including the parking lots.
2. Describe the administration for managing the shelter and the operations of a low cost veterinary clinic.
3. Detail the types of support anticipated from volunteers.
4. Detail adoption policies and strategies and related community outreach.
5. Provide protocols for safety including the safety of the animals, the staff, volunteers and all visitors to the facility.
6. Develop and implement all critical business systems including but not limited to: preparing audits, completing asset inventories, developing personnel management procedures, paying all taxes, licenses and utilities and providing all required reports and accounting. Providing appropriate insurance and indemnifying and holding the City of Fort Pierce harmless from any liability arising from the operation of the animal shelter and related activities.
7. Implement a comprehensive records management policy that addresses all mandatory reporting requirements of the state.

F. FINANCIAL PLANS AND OVERSIGHT

Revenue and Expense Models

Proposer shall develop and submit an annual operating budget and financial plan (detailed pro forma) that demonstrates a viable revenue and expense model for the period of the proposed term of the agreement.

The income portion shall include all avenues of revenue including but not limited to fundraising, memberships, adoptions and costs for services provided.

The expense portion (model) shall include all of the anticipated operating costs including but not limited to materials, pharmaceuticals and equipment as well as any capital improvement costs. Any fixed capital improvements shall become the property of the City of Fort Pierce, Florida upon termination or expiration of the term of the agreement.

Oversight

The City of Fort Pierce wants to achieve and maintain effective public-private relationships. Transparency is of utmost importance. The City of Fort Pierce will maintain oversight and facilitate timely communications.

The Proposers shall include procedures to measure customer satisfaction and level of performance of contract requirements. Summary reports will be filed with the City of Fort Pierce at least twice per calendar year, in March and September of each year.

Also, Proposers should recommend methods that the City of Fort Pierce and the Proposer management can jointly use to insure that objectives are met and that requirements are fulfilled.

G. STAFFING AND PROFESSIONAL QUALIFICATIONS

Proposer shall include a staffing plan for the Fort Pierce Animal Shelter and shall indicate the following:

1. Identify the overall manager and other key personnel by name with their skills, background and credentials. Include references and proposed job descriptions. If you cannot at this time identify the person by name, supply the required qualifications and detail how you will secure that individual.
2. The Proposer must have staff that includes at a minimum one (1) full-time Florida Certified Veterinarian and one (1) full-time Certified Veterinarian Technician.
3. Provide staffing levels, and an organizational chart, for each segment of your overall local organization. Provide an organizational summary that will highlight the experience and the role of the individuals who will be directly involved in the management of Fort Pierce Animal Shelter. Include a listing of all personnel that will be assigned to the project along with a summary of their qualifications and specific responsibilities for the project.

H. FACILITY RENTAL / LEASE AGREEMENT

The Proposer agrees to provide to the City a monthly rental fee for use of the animal shelter facilities and grounds.

If Proposer wishes to propose capital improvements, please provide a clearly defined plan and how it will be financed. Any capital improvements made during the term of the contract must be properly permitted and shall become the property of the City upon expiration or termination of the lease and contract.

I. EVALUATION OF PROPOSALS

Evaluation Method

The City of Fort Pierce shall appoint an Evaluation Committee to evaluate Proposals, considering both the written proposal and reference checks. Upon completion of the evaluations the Evaluation Committee will recommend to the City of Fort Pierce, Florida, the Proposer(s) which offer the best value to the City of Fort Pierce, taking into consideration the importance of the evaluation factors set forth below.

The Evaluation Committee will review and evaluate the proposals for the purpose of ranking them in relative position based on how fully each proposal meets the criteria for each category. The City of Fort Pierce shall be the sole judge of its own best interests and evaluation of Proposals.

The City of Fort Pierce's decisions will be final. The ranking of Proposals will be at the sole discretion of the Evaluation Committee and any protests by any Proposer that is not selected or short listed will not be considered.

The City of Fort Pierce reserves the right to negotiate a contract with the highest evaluated Proposer as determined by the Evaluation Committee and approved by the City Commission. The City of Fort Pierce reserves the right to negotiate with the selected Proposer the exact terms and conditions of the contract. Should negotiations with the highest evaluated Proposer not produce an acceptable contract, the City of Fort Pierce reserves the right to begin negotiations with the second highest qualified Proposer, and so on, until an acceptable contract is negotiated, or to break off negotiations with all firms and not award a contract. The responsibility for final selection and award of a contract rests solely with the City of Fort Pierce and it has the sole discretion at which option it believes will best meet the interests of the community. The City of Fort Pierce shall not be liable to any Proposer for costs associated with responding to this RFP, of Proposer's participation in any oral interview, or any cost associated with negotiations.

Based upon preliminary scoring of the written Proposals, the Evaluation Committee will shortlist the top three (3) firms and may invite those firms to make a presentation so that the Proposer can further present the proposal and discuss various components of the Proposal. Following the presentations, if applicable, the Evaluation Team will rank the shortlisted firms considering both the written proposal and presentation. Proposer presentations/demonstrations shall be at a City site, at a date and time mutually agreed to between the City of Fort Pierce and Proposer, and shall be at the Proposer's expense. Evaluation Committee members will individually score each responsive and responsible proposal using the criteria below. Total score for each response will be tabulated for each Evaluation Committee member. Using those scores, each response will be ranked.

Evaluation Criteria

Evaluation criteria shall include, but not be limited to the following:

#	**Criteria**
1	Proposal Overview
2	Professional Qualifications
3	Business Plan
4	Adoption Program and Outreach Programs
5	Low-cost veterinary clinic operations
6	Financial Benefit to the City of Fort Pierce
7	Volunteer and civic organization programs
8	Proximity to the Area. See Section II – Locality Rating Table

J. TERMINATION OF CONTRACT WITHOUT CAUSE

If for any reason The City of Fort Pierce wishes to terminate the operational contract, it may do so without cause with 90 days' notice.

When in the best interest of The City of Fort Pierce, the City of Fort Pierce reserves the right to request additional fee information and to request a "Best and Final" offer.

City Commission Regular Meeting **13. c.**

Meeting Date: 10/07/2019

Re: Request from Keith Holmes, Retiree

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Request from Keith Holmes, retiree, for consideration of payment of health insurance premiums.

Attachments

Email from Keith Holmes re- Benefit Request

8/15/19 Retirement Board Minutes re: Keith Holmes Benefit Request

Keith Holmes' Request

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	09/27/2019 01:42 PM

Form Started By: Jennifer Robinson Started On: 09/19/2019 10:36 AM

Final Approval Date: 09/27/2019

From: Nick Mimms
Sent: Wednesday, September 25, 2019 8:51 AM
To: Keith <keithaustin1@comcast.net>
Subject: RE: Benefit letter

This email will be added to your item as backup documentation.

_____
Nicholas C. Mimms, P.E., ICMA-CM | City Manager | City of Fort Pierce City Manager's Office | City of Fort Pierce
Phone: 772.467.3793 Fax: 772.489.8042 100 North U.S. 1 Fort Pierce, FL 34950 Website | Facebook | Survey

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

-----Original Message-----
From: Keith <keithaustin1@comcast.net>
Sent: Tuesday, September 24, 2019 6:03 PM
To: Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Benefit letter

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

As requested I am requesting for an audience in front of the City Commission to approve benefits. You have the required paperwork per Florida State Statute. As noted this audience will take place on the Oct 7th meeting. Thank you
Keith Holmes

Sent from my iPhone

Summarized Minutes of the regular meeting of the City of Fort Pierce Retirement and Benefit System August 15, 2019 2:00 p.m., in the 2nd Floor Conference Room at City Hall.

ITEM NO. 8 ~ NEW BUSINESS

a. KEITH HOLMES - DISABILITY MEDICAL BENEFITS FOR IN THE LINE OF DUTY INJURY DURING A FELONIOUS EVENT

Ms. Morris said we have a request from Mr. Keith Holmes, who the Board approved his retirement in April, to have health benefits paid by the Board based on the Statute. That is his request and is now before the Board for discussion for approval or non-approval of this request.

Mr. Stephens asked Ms. Morris to explain for clarification.

Ms. Morris said based on Florida Statute, and Mr. Walker might have to help me on this; I think it's 112 in the Florida Statute; it lays out what the stipulations are if an employee dies in the line of duty and it also relates to an injury; as I read it, a catastrophic injury; if an officer has a catastrophic injury in the line of duty, the municipality has to pay the health insurance. As it relates to the benefit of the Board paying that, the Board does not pay those benefits. We've had employees or retired employees, disability retired police officers that in the past have come to commission the Board. It has been conveyed that is not a benefit the Board itself has the authority to grant but, the request is based on the Statute and what the Statute says and how he's interpreting it.

Mr. Walker said I would recommend that the petitioner be give an opportunity to speak.

Mr. Stephens said that would be fine.

Mr. Keith Holmes said his name is Keith Holmes; retired from the Police Department. He brought this before Ms. Christine Paz a little bit before my retirement and after my retirement took place. She said according to things done in the past, I had to come before the Retirement Board in order to get this passed. Lesley Lasenby, who was injured in the line of duty, took his before a court, and this was before the Florida Statute came into play. Since mine was in felonious event, multiple felonies, also fresh pursuit; still having to deal with multiple surgeries going through, I fall into this category according to the Florida Statute. I requested this from the City before I retired and I would even pay my premium that I was paying from the Police Department, and not have to worry about my child who is also eligible according to the Florida Statute under this benefit. I was just requesting for mine so I wouldn't lose the insurance. Ms. Paz said I had to come before the Board. You all didn't meet for two months, so here I am.

Ms. Penick asked if there was an agenda item associated with this. I didn't have any information about this until now.

Ms. Morris said it's just labeled as far as the backup email request for it. There was nothing other than the email request asking for it.

Mr. Stephens asked Mr. Walker when did the Statute come out.

Mr. Walker said he doesn't have the effective date and I have read the Statute. Whether that does or does not trigger a duty on the part of the City of Fort Pierce is a question that I do not express an opinion on but leave it to the City Attorney to address as he thinks best. There's nothing in the Statute referred to that indicates it is a matter for the local Retirement Plan. There's nothing in our Chapter 13 that prescribes any such provision or entitlement relating to healthcare benefits by first responder under the circumstances that are brought to us here today. It appears to me, Mr. Chairman, this is not a matter that would be within the jurisdiction of this Retirement Board. This Board does not take the position on whether he is entitled to it or not. That's left to the City Commission, that consultation is with counsel. We are bound by what's in Chapter 13.

Mr. Stephens asked Mr. Holmes if this explains it to him.

Mr. Holmes said he's getting told from the City I had to come here. Now I'm being told by you I need to go to the City. In the past Mr. Lasenby came to a Retirement Board and he even got back pay. I'm going off what Ms. Paz said. Where am I supposed to go, and this has been going on since before my retirement.

Ms. Morris said for clarification Mr. Lasenby may have come before the Board, but the Board did not approve it for him. That was approval by City Commission as to them awarding that or deciding that the City would pay that for him on his behalf, not the Retirement Board. Your request was, you wanted to come before the Retirement Board. We put you on the agenda to come before the Retirement Board to make a request. I can't speak to what Ms. Paz told you, but I know I conveyed to you that the Retirement System does not pay health insurance for employees. However, it's your right to come and petition and make the request.

Mr. Holmes said if the Retirement Board doesn't do that, I wouldn't have come here and wasted my time.

Ms. Morris asked Mr. Holmes, I didn't tell you we don't do that?

Mr. Holmes said no. He was told to come before the Retirement Board to do this. I wouldn't be here.

Mr. Stephens said all I can do, without getting in between the "he said, she said" understanding; I will say this, we're bound by a certain Statute. I understand frustration. All we can do is move forward. Whether I believe and don't believe you have a right to this, it doesn't matter because I don't have any say to make that decision; I don't have the authority. We can refer it to the City Attorney. Ms. Morris what would be the next step for him to do?

Ms. Morris said my suggestion and Attorney Walker, you can help me with this; make a formal written request as to what it is you are requesting. I will send it over to the City Attorney, who will then speak with his boss, which is the Commission. It will go before the Commission as to whether they are going to grant you this request based on the Statute.

Mr. Holmes said he appreciate it and I have been doing this for a year, trying to figure out what I need to do to get to this point. I have email after email to Human Resources stating the same thing you said, and I can't get in front of the Commission.

Mr. Stephens asked Mr. Walker if Mr. Holmes needs to go to the City Attorney.

Mr. Walker said administratively, there are several ways to do this. Apologies to you Mr. Holmes for any confusion that you might have. It's obvious you are very sincere, and you are trying to follow whatever procedure is the best way to address your concerns. You can also check with the City Manager's office. They get things on the agenda. If the City Manager has any questions, he will probably address them to personnel or the City Attorney's office. Personally, I would start with the City Manager's office to see about getting on the agenda. If the City Manager feels that's the right way to go, at least today you have the consolation of knowing that you've eliminated one group. If anybody says that you should go to the Retirement Board, you can tell them that you did that and was told that's not the way to go.

From: **Douglas T. Noah**
<DNoah@drml-law.com>
Date: Wed, May 15, 2019 at 5:54 PM
Subject: RE: *** TIME SENSITIVE ***
Fwd: Benefits (Holmes v. Ft. Pierce)
To: Gary Wilson
<gwilson@wilsonmccoylaw.com>
Cc: Antoinette Braga
<Antoinette@drml-law.com>, Patti
Chapman <PChapman@drml-
law.com>, rburton@iupa.org
<rburton@iupa.org>

Gary, in follow up to my view that this dispute will be resolved on the definition of catastrophic injury, I found the language as it existed in 2002 – it was deleted the following year.

FLA. STAT. § 440.02(38) provided:

'Catastrophic injury' means a permanent impairment constituted by:

The 2019 Florida Statutes

112.19 Law enforcement, correctional, and correctional probation officers; death benefits.—

(1) As used in this section, the term:

(a) "Employer" means a state board, commission, department, division, bureau, or agency, or a county, municipality, or other political subdivision of the state, which employs, appoints, or otherwise engages the services of law enforcement, correctional, or correctional probation officers.

(b) "Law enforcement, correctional, or correctional probation officer" means any officer as defined in s. 943.10(14) or employee of the state or any political subdivision of the state, including any law enforcement officer, correctional officer, correctional probation officer, state attorney investigator, or public defender investigator, whose duties require such officer or employee to investigate, pursue, apprehend, arrest, transport, or maintain custody of persons who are charged with, suspected of committing, or convicted of a crime; and the term includes any member of a bomb disposal unit whose primary responsibility is the location, handling, and disposal of explosive devices. The term also includes any full-time officer or employee of the state or any political subdivision of the state, certified pursuant to chapter 943, whose duties require such officer to serve process or to attend a session of a circuit or county court as bailiff.

(c) "Insurance" means insurance procured from a stock company or mutual company or association or exchange authorized to do business as an insurer in this state.

(d) "Fresh pursuit" means the pursuit of a person who has committed or is reasonably suspected of having committed a felony, misdemeanor, traffic infraction, or violation of a county or municipal ordinance. The term does not imply instant pursuit, but pursuit without unreasonable delay.

(2)(a) The sum of $75,000 must be paid as provided in this section when a law enforcement, correctional, or correctional probation officer, while engaged in the performance of the officer's law enforcement duties, is accidentally killed or receives accidental bodily injury which results in the loss of the officer's life, provided that such killing is not the result of suicide and that such bodily injury is not intentionally self-inflicted.

(b) The sum of $75,000 must be paid as provided in this section if a law enforcement, correctional, or correctional probation officer is accidentally killed as specified in paragraph (a) and the accidental death occurs:

1. As a result of the officer's response to fresh pursuit;
2. As a result of the officer's response to what is reasonably believed to be an emergency;
3. At the scene of a traffic accident to which the officer has responded; or
4. While the officer is enforcing what is reasonably believed to be a traffic law or ordinance.

This sum is in addition to any sum provided for in paragraph (a).

(c) If a law enforcement, correctional, or correctional probation officer, while engaged in the performance of the officer's law enforcement duties, is unlawfully and intentionally killed or dies as a result of such unlawful and intentional act, the sum of $225,000 must be paid as provided in this section.

(d) Such payments, pursuant to paragraphs (a), (b), and (c), whether secured by insurance or not, must be made to the beneficiary designated by such law enforcement, correctional, or correctional probation officer in writing, signed by the officer and delivered to the employer during the officer's lifetime. If no such designation is made, then the payments must be paid to the officer's surviving child or children and to the officer's surviving spouse in equal portions, and if there is no surviving child or spouse, then to the officer's parent or parents. If a beneficiary is not designated and there is no surviving child, spouse, or parent, then the sum must be paid to the officer's estate.

(e) Such payments, pursuant to paragraphs (a), (b), and (c), are in addition to any workers' compensation or retirement plan benefits and are exempt from the claims and demands of creditors of such law enforcement, correctional, or correctional probation officer.

(f) If a full-time law enforcement, correctional, or correctional probation officer who is certified pursuant to chapter 943 and employed by a state agency is killed in the line of duty while the officer is engaged in the performance of law enforcement duties or as a result of an assault against the officer under riot conditions:

1. The sum of $1,000 must be paid, as provided for in paragraph (d), toward the funeral and burial expenses of such officer. Such benefits are in addition to any other benefits to which employee beneficiaries and dependents are entitled under the Workers' Compensation Law or any other state or federal statutes; and

2. The officer's employing agency may pay up to $5,000 directly toward the venue expenses associated with the funeral and burial services of such officer.

(g) Any political subdivision of the state that employs a full-time law enforcement officer as defined in s. 943.10(1) or a full-time correctional officer as defined in s. 943.10(2) who is killed in the line of duty on or after July 1, 1993, as a result of an act of violence inflicted by another person while the officer is engaged in the performance of law enforcement duties or as a result of an assault against the officer under riot conditions shall pay the entire premium of the political subdivision's health insurance plan for the employee's surviving spouse until remarried, and for each dependent child of the employee until the child reaches the age of majority or until the end of the calendar year in which the child reaches the age of 25 if:

1. At the time of the employee's death, the child is dependent upon the employee for support; and

2. The surviving child continues to be dependent for support, or the surviving child is a full-time or part-time student and is dependent for support.

(h)1. Any employer who employs a full-time law enforcement, correctional, or correctional probation officer who, on or after January 1, 1995, suffers a catastrophic injury, as defined in s. 440.02, Florida Statutes 2002, in the line of duty shall pay the entire premium of the employer's health insurance plan for the injured employee, the injured employee's spouse, and for each dependent child of the injured employee until the child reaches the age of majority or until the end of the calendar year in which the child reaches the age of 25 if the child continues to be dependent for support, or the child is a full-time or part-time student and is dependent for support. The term "health insurance plan" does not include supplemental benefits that are not part of the basic group health insurance plan. If the injured employee subsequently dies, the employer shall continue to pay the entire health insurance premium for the surviving

spouse until remarried, and for the dependent children, under the conditions outlined in this paragraph. However:

a. Health insurance benefits payable from any other source shall reduce benefits payable under this section.

b. It is unlawful for a person to willfully and knowingly make, or cause to be made, or to assist, conspire with, or urge another to make, or cause to be made, any false, fraudulent, or misleading oral or written statement to obtain health insurance coverage as provided under this paragraph. A person who violates this sub-subparagraph commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

c. In addition to any applicable criminal penalty, upon conviction for a violation as described in sub-subparagraph b., a law enforcement, correctional, or correctional probation officer or other beneficiary who receives or seeks to receive health insurance benefits under this paragraph shall forfeit the right to receive such health insurance benefits, and shall reimburse the employer for all benefits paid due to the fraud or other prohibited activity. For purposes of this sub-subparagraph, the term "conviction" means a determination of guilt that is the result of a plea or trial, regardless of whether adjudication is withheld.

2. In order for the officer, spouse, and dependent children to be eligible for such insurance coverage, the injury must have occurred as the result of the officer's response to fresh pursuit, the officer's response to what is reasonably believed to be an emergency, or an unlawful act perpetrated by another. Except as otherwise provided herein, this paragraph may not be construed to limit health insurance coverage for which the officer, spouse, or dependent children may otherwise be eligible, except that a person who qualifies under this section is not eligible for the health insurance subsidy provided under chapter 121, chapter 175, or chapter 185.

(i) The Bureau of Crime Prevention and Training within the Department of Legal Affairs shall adopt rules necessary to implement paragraphs (a), (b), and (c).

(3) If a law enforcement, correctional, or correctional probation officer is accidentally killed as specified in paragraph (2)(b) on or after June 22, 1990, but before July 1, 2019, or unlawfully and intentionally killed as specified in paragraph (2)(c) on or after July 1, 1980, but before July 1, 2019, the state must waive certain educational expenses that the child or spouse of the deceased officer incurs while obtaining a career certificate, an undergraduate education, or a postgraduate education. The amount waived by the state must be in an amount equal to the cost of tuition and matriculation and registration fees for a total of 120 credit hours. The child or spouse may attend a state career center, a Florida College System institution, or a state university on either a full-time or part-time basis. The benefits provided to a child under this subsection shall continue until the child's 25th birthday. The benefits provided to a spouse under this subsection must commence within 5 years after the death occurs, and entitlement thereto shall continue until the 10th anniversary of that death.

(a) Upon failure of any child or spouse who receives a waiver in accordance with this subsection to comply with the ordinary and minimum requirements regarding discipline and scholarship of the institution attended, such benefits must be withdrawn as to the child or spouse and no further moneys may be expended for the child's or spouse's benefits so long as such failure or delinquency continues.

(b) Only a student in good standing in his or her respective institution may receive the benefits provided in this subsection.

(c) A child or spouse receiving benefits under this subsection must be enrolled according to the customary rules and requirements of the institution attended.

(4)(a) The employer of such law enforcement, correctional, or correctional probation officer is liable

for the payment of the sums specified in this section and is deemed self-insured, unless it procures and maintains, or has already procured and maintained, insurance to secure such payments. Any such insurance may cover only the risks indicated in this section, in the amounts indicated in this section, or it may cover those risks and additional risks and may be in larger amounts. Any such insurance must be placed by such employer only after public bid of such insurance coverage which must be awarded to the carrier making the lowest best bid.

(b) Payment of benefits to beneficiaries of state employees, or of the premiums to cover the risk, under this section must be paid from existing funds otherwise appropriated to the department employing the law enforcement, correctional, or correctional probation officers.

(5) The State Board of Education shall adopt rules and procedures, and the Board of Governors shall adopt regulations and procedures, as are appropriate and necessary to implement the educational benefits provisions of this section.

(6) Notwithstanding any provision of this section to the contrary, the death benefits provided in paragraphs (2)(c) and (g) shall also be applicable and paid in cases where an officer received bodily injury before July 1, 1993, and subsequently died on or after July 1, 1993, as a result of such in-line-of-duty injury attributable to an unlawful and intentional act, or an act of violence inflicted by another, or an assault on the officer under riot conditions. Payment of such benefits must be in accordance with this section. This subsection may not be construed to limit death benefits for which those individuals listed in paragraph (2)(d) may otherwise be eligible.

History.—ss. 1, 2, ch. 67-408; ss. 1, 3, ch. 71-301; s. 52, ch. 79-40; s. 1, ch. 87-143; s. 2, ch. 89-22; s. 1, ch. 90-138; s. 1, ch. 92-59; s. 3, ch. 93-149; s. 2, ch. 94-171; s. 1404, ch. 95-147; s. 3, ch. 95-283; s. 3, ch. 96-198; s. 38, ch. 99-2; s. 1, ch. 2002-191; s. 5, ch. 2002-194; s. 1, ch. 2002-232; s. 9, ch. 2003-1; s. 46, ch. 2003-412; ss. 14, 15, ch. 2004-357; ss. 2, 5, 6, ch. 2005-100; s. 8, ch. 2007-217; s. 2, ch. 2010-78; s. 11, ch. 2013-25; ss. 12, 13, ch. 2014-17; s. 1, ch. 2015-163; s. 1, ch. 2019-24.

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Cc: "Johnna Morris" <JMorris@City-FtPierce.Com>
Subject: Health Benefits

Mr. Holmes,
You have stated that you will be petitioning the Retirement Board for Health Benefits because health insurance is not a benefit paid for retirees. In the mean time you need to make an election now, if you wish to continue health coverage, at your own expense. As we have explained, this is the only time you will be offered to continue coverage as a retiree under the City's plan. If health benefits are awarded you will receive reimbursement for any amounts you paid. Please note once health insurance is terminated it cannot be *reinstated*.

Please contact me by 12:00pm Tuesday May 28, 2019, as I will be running pension for June 1, 2019.

Christine Paz | Pension Analyst | City of Fort Pierce
Finance Department
Phone: 772.467.3080 Fax: 772.489.2594 100 North U.S. 1 Fort Pierce, FL 34950
cpaz@city-ftpierce.com

Website | Facebook | Survey

To: George Bergalis, Director of Finance

From: Le Thomas, Risk Manager

Date: February 18, 2004

Subject: Lasenby v. City of Fort Pierce (Medical Insurance)

Retired officer Lasenby under F.S. §112.19(2)(h)1. and 440.02(37), is entitled to the employer's health insurance plan. The City through his Worker's Compensation Insurer, has accepted compensability for his injury and is further responsible for the City health insurance premium from the date of his injury.

It is therefore recommended that the City reimburse Mr. Lasenby for group insurance premiums from his date of injury in the amount of $10,435.19.

City Commission Regular Meeting **15. a.**

Meeting Date: 10/07/2019

Re:

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Reports

Attachments

Purchase Orders

City Manager's Report

Form Review

Form Started By: Jennifer Robinson Started On: 10/02/2019 01:23 PM

Final Approval Date: 10/02/2019

Purchase Order Approvals between $10,000 and $50,000 by the City Manager from September 1, 2019 to September 30, 2019.

1. Purchase Orders

a. Request approval to increase Blanket Purchase Order 190134 an additional $1,000.00 with All Phase Electric, Fort Pierce, FL to the total amount of $10,500.

b. Approve Emergency Repairs to Solid Waste Truck Unit #23046 by RDK Truck Sales, Tampa, FL for an amount not to exeed $16,500.00. Reference Bid No. 2019-002.

c. Approval of proposal from Municode for the recodification of the City of Fort Pierce's Code of Ordinances for the amount of $39,950.

OCTOBER 2019

FORT INSIDER

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HALLOWEEN - OCTOBER 31ST

TRICK OR TREAT ON 2ND STREET

PLUS

MOVIES IN THE FORT

IN DOWNTOWN FORT PIERCE
STARTING AT 5:00 PM

FOR MORE INFO, PLEASE CALL 772.467.3031

BEAUTIFYING THE FORT

BY JOE SWEAT, MARKETING SPECIALIST

You may have noticed, the Fort is a bit brighter throughout the city, especially in the Peacock Arts District(PAD).

You know traffic stops can be down right boring. Sitting at a traffic stop can be boring and unentertaining at times, but the City of Fort Pierce brightened the community by enhancing those dull, metal plated traffic signal boxes with stunning Fort Pierce photography and illustrations. 15 traffic boxes have been decorated throughout the city and are colorfully themed in accordance with the intersection.

For example, Avenue H and US 1 features a gorgeous night-time photo of a ship in the Port which is seconds down the road from the Port of Fort Pierce at Fisherman's Wharf. Another beautiful example sits on the corner of Orange Avenue and Indian River Drive where orange blossoms, done in watercolor, wrap the traffic box and brighten up the intersection. Orange Avenue and 5th Street captures the history of Fort Pierce with retro photos, some dating back to the 1900's and sits near the historic Arcade Building.

The List of Traffic Signal Boxes at each location:

Ave D and 25th St.
Ave D and 7th St.
Orange Ave and 5th St.
Orange Ave and 7th St.
Orange Ave and 10th St.
Orange Ave and 13th St.
Orange Ave and Indian River Dr.
Orange Ave and US 1
Seaway Dr and Indian River Dr.
US1 and Ave A
US1 and Ave C
US1 and Ave D
US1 and Ave H
US1 and Seaway Dr.
US1 and Delaware Ave.

Earlier this year, the City of Fort Pierce launched a PAD Banner Contest. The city received over 100 entries and a total of 23 designs were selected to be displayed. The contest highlighted incredible talent in this community, ranging from elementary-age students from Creative Arts Academy of St. Lucie (CAST) to professional local artists. Furthermore, new decorative street signs were also installed throughout the PAD. The City brightened up the corners with purple street signs featuring the PAD logo, firmly branding the district with its own unique flair.

The new banners and street signs join other PAD beautification efforts such as the painted pot project and the mural program. The City's goal for the Peacock Arts District is to create a bright, attractive, eclectic environment that celebrates the arts and encourages private investment that builds and supports the local economy.

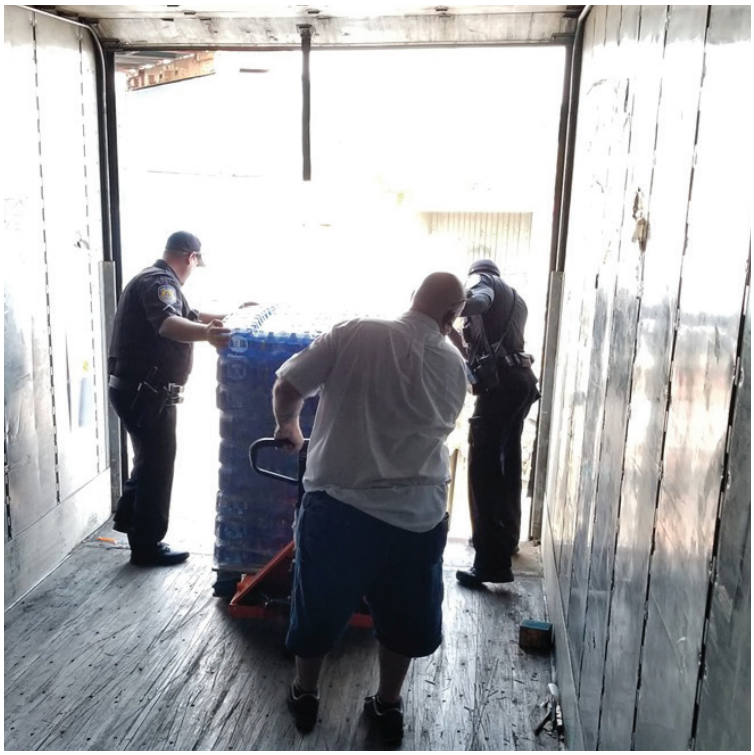
For a list of the PAD Banner winners and featured banners, visit the link: http://cityoffortpierce.com/815/PAD-Street-Pole-Banners

OFFERING HOPE

BY AUDRIA WELLS, PUBLIC AFFAIRS MANAGER

Having great relationships with community partners is a vital part of policing. In the wake of the devastating hit to the Bahamas by Hurricane Dorian, Officer Damian Spotts was contacted by Wal-Mart D.C. 7038 and informed that they have items that they want to donate to help with the relief efforts in the Bahamas. Without hesitation, Officer Spotts took the donations and quickly contacted another one of his local contacts, McCulley Marine Services, Inc., who was taking multiple trips to the Bahamas with barges loaded with relief supplies. Wal-Mart semi trucks delivered nine pallets of relief supplies to the staging area at McCulley Marine Service's yard. Officer Spotts and Rotation C patrol officers helped to unload the trailer, which included pallets of water, shampoo, diapers, hygiene products and other household items which would be useful for relief efforts. While at the yard, it was also evident that help was pouring in from all over. Officer Spotts met with individuals from as far as Delray Beach FL, Jupiter FL and St. Augustine, FL. They all came by to deliver pallets of goods containing everything from generators to toothpaste and building materials to meals ready to eat. All the donated goods were quickly unloaded by yard crew from the vehicles they came in before being whizzed right off and into waiting containers that will soon be loaded onto the barges headed for the Bahamas. The barges will soon be headed to Freeport, Man-O-War and Hopetown Bahamas once they are loaded.

The Fort Pierce Police Department would like to extend a huge "THANK YOU" to everyone near and far who offered a helping hand to help those in the Bahamas who are in their darkest hours as a result of this devastating hurricane. We also wish the Bahamas a swift recovery.



Before the weather forecast reached a point that would prevent Officer Monica Frederic from checking on the wellbeing of residents in her zone, she dropped off some hurricane supplies to help them weather the storm

When Fort Pierce resident Richard called 911 to request help putting up the last of his hurricane shutters, Officer Edwilky Paulvil was eager to assist. In no time Officer Paulvil got the job done and Richard, well to say the least, he was grateful.

Fort Pierce police officers, support staff and volunteers showed their support of some of our Courageous Kids and the students of Chester A. Moore Elementary School during St. Lucie Public Schools DADS Take Your Child To School Day. The patrol unit held a Front Pierce Roll Call and the took a few minutes to visit with students as the ate their breakfast.

Something fishy is going on.....All this fish out of water.....what is going on? It was the "Fish Fence Hooking Party", hosted by Main Street Fort Pierce. Last night, local artists young and old painted a whole heap of fish and manatees and met on this beautiful evening to "hook" them on to the fence on North 2nd Street along the west perimeter of the former H.D. King power plant. The Fort Pierce Mayor, Commissioner, Chief of Police and many others, young and old all had a great time beautifying the city of Fort Pierce with this unique way of making an artsy statement. The result was an incredible rainbow of colors from hundreds of fish hung along the fence. Word is, as long as people keep painting the fish, the fence will continue to be host to the fish..... So grab your friends and family and come to downtown Fort Pierce and check out this fishing frenzy.....and contact Mainstreet Fort Pierce to see how you can help add to the fish fence.

FDOT Mobility Week at Fort Pierce

Friday Fest

November's Friday Fest will include a celebration of Mobility Week and the **Indian River Lagoon** Treasure Coast Scenic Highway. Friday Fest, the longest running street party on the Treasure Coast, takes place at Marina Square situated on the Indian River Lagoon in downtown Fort Pierce. With expansive views of the **Indian River Lagoon**, the Treasure Coast Scenic Highway offers visitors a glimpse of Old Florida's pristine beaches, quaint towns, nightlife, and unlimited outdoor recreation while connecting communities and nature. **Mobility Week**, sponsored by the Florida Department of Transportation (FDOT), is Florida's annual collection of outreach events intended to bring attention to safe multimodal transportation choices.

FRIDAY FEST

- Free tram tours of the Indian River Treasure Coast Scenic Highway and access to Bird electric scooter rides
- Giant slide, bounce house and face painting for kids
- Artisanal crafts and mouth-watering food varieties
- **Admission is FREE**

For more information about this event go to **www.yourevent.com**.

www.mobilityweekfl.com

Mobility Week
OCT 25 – NOV 1, 2019

Try a new method of transportation.

Friday Fest
Friday, November 1, 2019
from 5:30 p.m.– 9:00 p.m.

1 Avenue A
Marina Square
Fort Pierce

INDIAN RIVER LAGOON
Treasure Coast Scenic Highway

KEY

1. **Avalon Beach State Park**–Swimming, picnic pavilions, amenities
2. **Pepper Park**–Guarded ocean beach, amenities, canoe/kayak launch into Indian River Lagoon
3. **Navy SEAL Museum**–History of Navy SEALs, major displays, interactive and outdoor exhibits
4. **Fort Pierce Inlet State Park**–Swimming, surfing, eco trails, kayaking (rentals available)
5. **Backus Museum and Gallery**–A.E. Backus and local artwork including Florida Highwaymen
6. **Manatee Observation Center**–The history of these gentle aquatic giants
7. **Fort Pierce City Marina and Marina Square**–Picturesque downtown, Indian River Lagoon tours depart from marina
8. **St. Lucie County History Center and Aquarium**–Exhibits of Old Florida and adjacent marine life aquarium
9. **Seaway Drive Park**–Beautiful sandy beach with amenities great view of the inlet
10. **Jetty Park**–Tranquil view of inlet and observation point for kite surfing
11. **Savannas Recreation Area**–Midway Road Camping, Multi-Use trails, fishing, bird watching, water sports
12. **South Hutchinson Island, Hwy A1A**–Public access beaches
13. **Savannas Preserve State Park**–Walton Road Five distinctive eco-systems, eco trails, fishing, bird watching, water sports
14. **Walton Scrub Preserve**–Picturesque view of the Lagoon, many threatened and endangered species and plants found only in this location, half-mile self-guided trail

From Orlando (120 miles):

- Interstate 95 south to Exit 129 (SR 70), head east on SR70/Okeechobee Road, stay to the right on SR70/Virginia Avenue, then turn on US 1 north
- Florida's Turnpike south to Exit 152 (SR 70), head east on SR70/Okeechobee Road, stay to the right on SR70/Virginia Avenue, then turn on US 1 north

From Miami (125 miles):

- Interstate 95 north to Exit 129 (SR 70), head east on SR70/Okeechobee Road, stay to the right on SR70/Virginia Avenue, then turn on US 1 north
- Florida's Turnpike north to Exit 152 (SR 70), head east on SR70/Okeechobee Road, stay to the right on SR70/Virginia Avenue, then turn on US 1 north

THE 2nd ANNUAL LINCOLN PARK BUSINESS EXPO

The 2nd Annual Lincoln Park Business Expo was a tremendous success. This year's expo was packed with presentations and educational workshops featuring noted guest speakers. Over 40 businesses attended workshops, topics included: City of Fort Pierce Tips and Tricks: Purchasing, Permits, Zoning and Business Tax Licenses, How to Promote Your Business on a Budget, Entrepreneurial Mindset, Access to Capital for Small Business, Expanding Your Brand to Make More Money. This year's Expo included a Job Fair in partnership with the Economic Development and CareerSource Reseach Coast.

Commissoner Rufus J. Alexander, III was recently featured in Onyx Magazine's Black Men of Honors. A celebration of the most impactful and influential men in Florida.

Mr. Rufus “Butch” Alexander of Fort Pierce, FL was born on April 19, 1949 in Lawnside, New Jersey to Sarah and Rufus Alexander, Jr. His family is a well-known pioneer family in the community dating back to 1902. Butch is a third generation Funeral Director and currently serves as General Manager and Vice President of Sarah’s Memorial Chapel Funeral Home, the family-owned and operated business serving the community for more than 85 years. Butch has been recognized as Mortician of the Year for the 1st Regional District of the Florida Mortician Association, Inc.

Butch was elected in 2002 as City Commissioner District 1 for the City of Fort Pierce and has continuously served since. He recently retired from the St. Lucie County Fire District where he was recognized for his years of service and as Chairman of the Board. He remains active with the Florida League of Cities, serves on the St. Lucie County Tourist Development Council, life member of NAACP, founding member of the Democratic Black Caucus of St Lucie, member of the Lincoln Park Business Association, founding member of St. Lucie County Concerned Citizens, board member of the Boys & Girls Club and Weed & Seed, past board president of Agape, Inc., member of the Fort Pierce Masonic Lodge #155, and Cherokee Lodge #7270. Clearly, he gives freely of his time and treasure to community service and activities. Butch was united in holy matrimony to the former Sandra Reddick. Their union joined their daughter Ayana with her other brothers and sisters, Alisa, Clesha, Tony, and Brian. “Butch” is the grandfather of fourteen and enjoys two great grandchildren. Butch is a member of Greater New Bethel Missionary Baptist Church and in his spare time, loves to go fishing.

CONSTRUCTION UPDATE

Melody Lane Seawall:

Hurricane Irma in 2017 caused significant damage to the existing Melody Lane seawall, which in turn threatened the collapse of the adjacent Melody Lane roadway and sidewalk. The contractor began erecting the construction site fencing on September 24, 2019 and delivering equipment for the anticipated construction start date of September 30, 2019.

The new seawall will extend from Orange Avenue at the north end, south 510 LF. During construction, the Melody Lane northbound travel lane Orange Avenue south will be closed to traffic. Construction completion is scheduled for March 2020.

South 7th Street Reconstruction

The sanitary sewer collection system construction has been completed and drainage installation is scheduled to commence on October 1, 2019. Final construction completion January 2020.

Intercoastal Water Way Dredging:

The Army Corps of Engineers has requested that the City dredge a section of the IWW to the east of Tern Island. City Commission approved a specific authorization to Tetra Tech for dredge permitting.

We have met with the County to discuss possible placement of the dredge material on South Beach through a MOU agreement under their permits. We will also be meeting with FIND to discuss possible MOU to do the dredging under their exiting permits. Tetra Tech will be starting survey and sampling operations in the first week of October.

Surfside Neighborhood Drainage Improvements:

CWR Construction has completed 90% of the project. CWR is working with its underground contractor to commence work on the new drainage on Rio Vista between A1A and Mimosa. The final section is scheduled to take approximately 3-4 weeks.

WHAT'S NEW?

FRONT

BACK

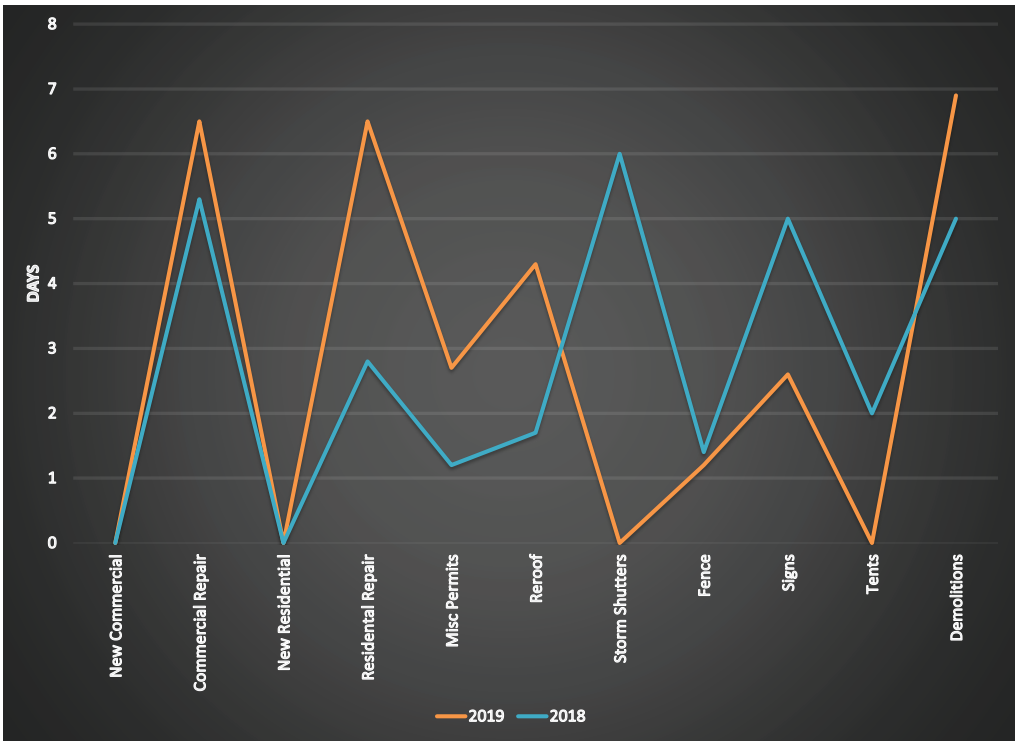
STARBUCKS

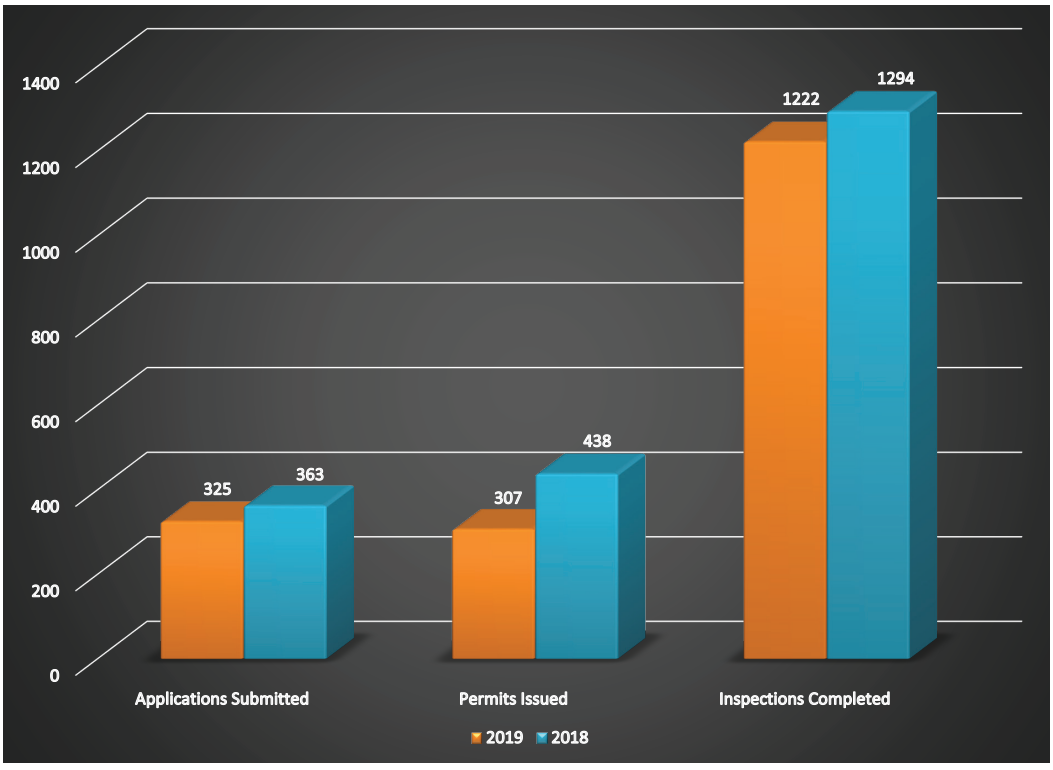
The exterior components are nearing completion and the interior build-out of Starbucks is about to begin. The rear of the building features a permanent ladder as required by the Florida Building Code. The Code requires permanent ladders to be installed when there is mechanical equipment on the roof and a person would have to climb higher than 16 feet to access it.

BUILDING CHARTS FOR SEPTEMBER 2019

PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.





ALWAYS READY

MIKE REALS, DIRECTOR OF PUBLIC WORKS

Thankfully, the City of Fort Pierce was spared the devastating wrath of Hurricane Dorian. As the forecasts began predicting Dorian would be a tropical storm when it made landfall somewhere on the east coast of Florida staff began to take notice. Not overly concerned with a tropical storm, the Public Works Department dug into the hurricane plan to ensure the City was prepared for what would most likely be a rain event. When Dorian's path avoided the mountainous regions of Puerto Rico and the Dominican Republic, the possibility of the storm becoming a hurricane began to sink in.

We are no strangers to storm prep, the Public Works Department stood poised for the challenge. Crews began readying the City, its infrastructure and facilities for the storm. Buildings were boarded up, the storm water system cleared of debris and additional sanitation trucks were put out to ensure all customers were serviced before the storm and grapple trucks ran until mid-day on August 31st to capture as much of the recently cut vegetative debris as possible.

As the storm approached two Teams dedicated employees left their families and rode the storm out. 2 members of our leadership Team were stationed at the Emergency Operations Center ready to relay pertinent information to those staying at the Public Works Departmentcompound with equipment ready to roll out and assist with clearing the roads for emergency personnel as soon as the winds safely subsided. With tropical storm and hurricane warnings issued landfall along the coast seemed almost imminent. Sitting as a Category 5 storm at the time, the effects would be devastating. As everyone watched the damages that were occurring in the Bahama's the realizations of what could happen here had everyone's attention. When the storm began to stall, glimmers of hope started to emerge as updates would show the storm beginning to take a more easterly track.
With the sun rising on the morning of September 4th, crews set out to assess the City and look for any damages. Luckily, the effects were minimal and the community was able to resume normal activities by the weekend. Public Works Departmentonce again did a fantastic job preparing and quickly restoring our beautiful City.

RIVER WALK CENTER SALES REPORT SEPTEMBER 2019

CLASSES	$ 1,159.07
PARK PERMITS	$ 1,362.50
SPECIAL EVENTS	$ 525.00
FACILITY	$ 5050.90
TOTAL	**$ 8,097.47**

DANIEL VISCONTI, IHGC MANAGER

It's been a busy summer at the golf course, as we've averaged approximately 90 players per day between May 1st and September 27th! Already this summer we've hosted The Ft Pierce Sunrise Kiwanis Outing, The Fort Pierce Rotary Outing and the Fort Pierce Central Athletic Program Outing! We look forward to hosting outings for Discovery Church, The Bayshore Club & the SE Florida Honor Flight in October.

We continue to improve the course conditions on an almost daily basis, focusing on the health of the turf on the greens and fairways. This process will help carry us through the dry and cool conditions of the winter months when grass growth is at its slowest. Our last and final large greens project was completed on August 6th and the greens are fully recovered and rolling smoothly!

We have been honored to have hosted the Girl's & Boy's Golf Teams of Fort Pierce Central this summer as they've practiced and played their matches at The Hills. We have been able to showcase our dramatic course turnaround to Okeechobee, PSL/ Centennial, South Fork, Sebastian, Martin County, Treasure Coast and Vero Beach High Schools.

From a community standpoint, we are proud to be able to touch the lives of in excess of 500 children per year through golf!! We are the proud host site of the First Tee Program. Participating in the program in Fort Pierce are the Pace Center for Girls, The P.A.L. and two age groups of children from the Boys & Girls Club. For those of you who are not aware, the First Tee not only teaches golf skills, but also the following life skills: Honesty, Integrity, Sportsmanship, Respect, Confidence, Responsibility, Perseverance, Courtesy & Judgement.

We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing summer maintenance projects.

INDIAN HILLS SALES REPORT

	8/2019	9/2019
GOLF ROUNDS	2267	2093
GOLF FEES	$29,454.31	$35,302.45
RANGE TOKENS	$926.26	$957.48
MEMBERSHIP PASS	$497.38	$623.69
FOOD & BEVERAGES	$6,220.93	$4,917.35
MERCHANDISE	$2,245.80	$5,055.35
TOTAL	$39,344.68	$46,856.32

CITY MARINA FINANCIAL REPORT

	June	August	September
Dockage Reservations	129	88	47
Monthly Dockage	$104,589.85	$138,570.49	$91,407.31
Transient Dockage	$37,922.62	$34,155.10	$26,100.84
Electricity	$3,464.06	$6,032.24	$5,930.88
Retail	$9,845.40	$12,903.79	$9,305.85
Gas Sales	$5,180.97	$0	$0
Diesel Sales	$92,287.89	$44,420.30	$38,005.63
TOTALS	$ 253,290.79	$ 235,901.92	$ 170,750.52

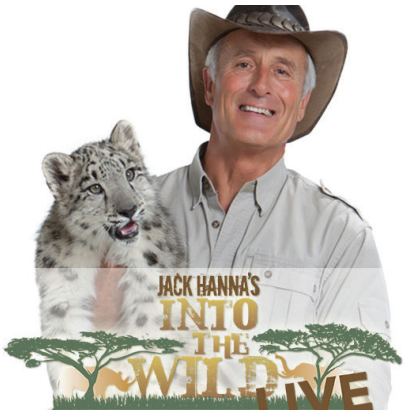
NEW LINEUP!

Four new shows have been added to the Sunrise Theatre 2019/20 season line-up. The Sunrise Theatre is located in historic downtown Fort Pierce and is owned and operated by The City of Fort Pierce. The Sunrise Theatre continues to expand and enhance our programming with highly sought after and celebrated national touring artists and we will be continuing to add more throughout the summer into the 14th season!

The shows are:

Family Feud Live: Celebrity Edition – Pauly Shore, Chris Kattan & Host Rubin Ervin
Saturday, November 2 at 8pm

From the producers of TV's Family Feud comes… Family Feud Live: Celebrity Edition! TV's favorite game show live on stage. Get selected to play on stage with our celebrities, and win cash and prizes right from your seat! Join our fun and famous celebrity team captains and have a chance at becoming a member of their on-stage "family." It's a star-powered live version of the wildly popular TV game show, bringing lots of laughs and loads of prizes to randomly-selected people just like YOU.



Jack Hanna's Into The Wild LIVE
Thursday, January 23 at 7pm

In this live show, prepare to be fascinated as Jungle Jack takes you into the wild with a spectacular array of incredible animals. Fans of all ages will enjoy Jack's stories, from brushing a hippo's teeth to eating with wombats, and see footage of his worldwide adventures, from the jungles of Rwanda to the savannas of Australia. He will also inspire with his passion and dedication to wildlife conservation. Audiences can expect to see approximately fifteen animals in the live experience. The exact animals to appear aren't confirmed until soon before the show since each animal must receive medical clearance, however, fans can expect to see animals such as a baby cheetah, kangaroo, baby tiger, two-toed sloth, penguin and much more.

Evening With The Stars – Las Vegas Impersonators The Edwards Twins With Special Guest Johnny T
Wednesday, March 25 at 7pm

Remember all the wonderful Variety shows we all grew up on in the 70's & 80's? Now is your chance to see them live and re-created by Las Vegas' number one impersonators of all time. All your favorite legendary Superstars come alive in An Evening with The Stars. The NBC Today show says "it's one of the most extraordinary shows we have ever seen." Sonny & Cher, Billy Joel, Elton John, Neil Diamond, Lionel Richie, Stevie Wonder, Ray Charles, Lady Gaga, Celine Dion, Rod Stewart, Bette Midler, Barbra Streisand, Andrea Bocelli, Frankie Valli, Tom Jones, and many more hosted by THE EDWARDS TWINS FROM LAS VEGAS. All live vocal.

Rocktopia – Direct from its smash-hit run on Broadway
Thursday, March 26 at 7pm

Direct from its smash-hit run on Broadway, the international music sensation ROCKTOPIA will be on stage at the Sunrise Theatre! An explosive musical concert event that fuses the most iconic 20th-century rock with world-renowned classical masterpieces, ROCKTOPIA features the works of musical innovators across centuries—including Journey, Mozart, Queen, Beethoven, Aerosmith, Handel, Led Zeppelin, Tchaikovsky, U2, Heart, Puccini, The Who and more—performed by an elite lineup of vocalists, a five-piece rock band, a thirty-person choir, and a twenty-piece orchestra.

Tickets for these and all 2019/20 Season Shows are on sale now.
For Tickets and Membership Information, call the Box Office (Monday-Friday 10am-2pm) at ***772-461-4775*** or online at ***www.sunrisetheatre.com.***

SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Ticket Sales	Concessions	Sponsors	Total Revenue
7/29 -8/2	Missoula Childrens theatre	$2,292.00	$269.00	$6,500.00	$9,061.00
8/4/2019	Mamma Mia Here We Go	Free	$295.00	$1,000.00	$1,295.00
8/11/2019	Bohemian Rhapsody	Free	$637.00	$1,000.00	$1,637.00
8/18/2019	First Man	Free	$197.00	$1,000.00	$1,197.00
8/25/2019	The Big Lebowski	Free	$266.00	$1,000.00	$1,266.00
8/1 ~31/19	Jazz Jam - BB	$210.00	$106.00		316.00
8/1 ~31/19	Comedy Corner - BB	$2,750.00	$784.00		3,534.00
		$5,252.00	$2,554.00	$10,500.00	$18,306.00

#FortMade - CAUSEWAY COVE

Follow us on Social Media as we continue to share #FortMade stories about the unique and creative people living the Fort Pierce dream. This city wouldn't be the same without the wonderful people in our community.

WELCOMING NEW BUSINESSES!

A BIG TROUBLE/LOYALTY BAIL BOND
ALL AMERICAN AIR AND ELECTRIC,
ALL IN ONE MANAGMENT LLC
ALL PROFESSIONAL LAWN SERVICE
AYUSO, AURELIO
B&K COUNSELING, INC.
BRISAS DEL MAR MEXICAN REST.
CALLISON, RICHARD CHARLES JR
CASTILLO CONTRUCTION GROUP INC
CHRISTINE'S COASTAL TREASURES
CYPRESS HEALTH SOLUTIONS LLC
DAIRY QUEEN GRILL & CHILL
DARK LAB TATTOO STUDIO LLC
DW RESIDENTIAL LLC
EBENEZER LANDSCAPING & DESIGN
FIRST DUE MEDICAL LLC
FORT PIERCE DISCOUNT LIQUOR
INTERCOASTAL DEALER FINANCING
INTERCOASTAL DEALER SERVICES
JUSTICE KITCHEN AND MORE
M & U CLEANING SERVICES
MJW CLEANING SERVICES INC
NAILED IT JO, LLC
NUNU'S SWEET SOUL FOOD, LLC
NURSING 360 LLC
R & R INVESTMENTS & SERVICES
ROCAMAR RESTAURANT LLC
RP LEON & CO., LLC
SCENTED DRAGON LLC
SHAH SHAREEF DO LLC
TAYLOR, DONNA LYNN
TCMD LLC
THE SHUTTER KING FL
US1 DISCOUNT
VICENTE INSTALLS LLC
WAKE LENDING LLC
WE'LL GET IT LLC

UPCOMING COMMUNITY EVENTS

EVENT	DATE	TIME	LOCATION
FORT PIERCE FARMER'S MARKET	EVERY SATURDAY	8:00 AM - 1:00 PM	MARINA SQUARE
GREEN MARKET	EVERY WEDNESDAY	12:00 PM - 6:30 PM	MARINA SQUARE
AVENUE D MARKET	EVERY FRIDAY AND SATURDAY	8:00 AM - 10:30 PM	AVENUE D PLAZA
U.S. NATIONALS FIREFIGHTER COMBAT CHALLENGE	10/4-6	5:00 PM - 9:00 PM	MANATEE OBSERVATION CENTER
FRIDAY FEST	10/4	5:30 PM - 9:00 PM	MARINA SQUARE
FOR THE FORT CORRIDOR CLEANUPS	10/5	8:00 AM - 10:00AM	KMART PLAZA
OKTOBERFEST	10/12	2:00 PM - 11:00 PM	DOWNTOWN FORT PIERCE ON 2ND ST.
ARTWALK	10/18	ALL DAY	DOWNTOWN FORT PIERCE
WOUNDED WARRIOR SURF DAY 2019	10/18	7:30 AM - 3:30 PM	SOUTH BEACH
COFFEE WITH THE MAYOR	10/20	8:00 AM - 9:00 AM	FORT PIERCE YACHT CLUB
SCAVNEGER HUNT	10/20	4:00 PM - 7:00 PM	DOWNTOWN FORT PIERCE
GHOST TOURS OF FORT PIERCE PAST	10/23-24	5:30 PM - 7:30 PM	CITY HALL
MANATEE CENTER HALLOWEE PARTY	10/24	6:00 PM - 8:00 PM	MANATEE OBSERVATION CENTER
INDIAN RIVER LAGOON SCIENCE FESTIVAL	10/26	10:00 AM - 3:00 PM	RIVER WALK CENTER

Mission Statement

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

WWW.CITYOFFORTPIERCE.COM ▪ FACEBOOK.COM/FTPIERCE