CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, June 11, 2019 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the May 14, 2019 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. Future Land Use Map Amendment - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

   b. Future Land Use Map Amendment - Blue Sky Communities - Northeast of Intersection of Jenkins Road and Okeechobee Road

7. **NEW BUSINESS**

   a. Zoning Atlas Map Amendment - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

   b. Zoning Atlas Map Amendment - Blue Sky Communities - Northeast of Intersection of Jenkins Road and Okeechobee Road

   c. A Reconsideration of Conditional Use With No New Construction - Robbins Dwelling Rental - 1014 South 7th Street

   d. Conditional Use With No New Construction - Commercial Parking Lot - 120 North Depot Drive

e. Conditional Use With No New Construction - Synergy School of Tomorrow (St. James Christian Academy) - 2810 and 2838 South US Highway 1

f. Conditional Use With New Construction - Drulard Dune Crossover - 620 South Ocean Drive

g. Abandonment - Granada Street Properties - Western Portion of Frances Avenue Right-of-Way (Between Granada Street and Hernando Street)

h. Preliminary Plat - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

8. **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 Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting 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 the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5.a.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Minutes from the May 14, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Alicia Rosenthal, Executive Assistant

RECOMMENDATION

Approval

Attachments

Planning Board Minutes 5.14.19

Form Review

Form Started By: Alicia Rosenthal Started On: 06/04/2019 09:30 AM

Final Approval Date: 06/05/2019

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, May 14, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Michael Broderick**; **Tim O'Connell**; **Gloria Johnson-Scott**; **Bob Burdge**; **Frank Creyaufmiller**, **Chairman**

Absent: **Jovona Parker**; **Brian Paul**

Staff Present: **Iola Mosley**, **Senior Assistant City Attorney**
Rebeca Guerra, **Interim Planning Director**
Vennis Gilmore, **Planner**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

Attendees: **Marty Sanders, Ex-officio**

4. CONSIDERATION OF ABSENCES

Mr. Paul and Ms Parker were excused from the meeting.

5. APPROVAL OF MINUTES

a. Minutes from the April 9, 2019 meeting

Motion was made by Michael Broderick, and seconded by Tim O'Connell to approve the minutes from the April 9, 2019 meeting.

AYE: **Michael Broderick**, **Tim O'Connell**, **Gloria Johnson-Scott**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

6. NEW BUSINESS

Items 6a-6f annexations were presented and approved together.

Ms. Guerra gave an overview of the annexations and answered questions from the Board.

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to forward a recommendation of the eleven (11) proposed annexations to City Commission:

•500 Ulrich Road
•5300 Melville Road
•2995 South 25th Street
•3076 South 25th Street
•3092 South 25th Street
•160 Smallwood Avenue
•302 Smallwood Avenue
•367 Smallwood Avenue
•Parcel 3403-805-0160-000-6 on Smallwood Avenue
•Parcel 2407-131-0002-000-2 on Orange Avenue
•Parcel 2407-131-0001-000-5 on Orange Avenue

AYE: **Tim O'Connell**, **Gloria Johnson-Scott**, **Bob Burdge**, **Michael Broderick**, **Chairman Frank Creyaufmiller**

Passed

a. **Voluntary Annexation - (3403-502-0075-010-6) - 5300 Melville Road**

b. **Voluntary Annexation - (3410-603-0064-000-5) - 500 Ulrich Road**

c. **Voluntary Annexation - (2420-444-0006-000-2) - 2995 South 25th Street**

d. **(2) Voluntary Annexations - (2428-603-0002-000-5) 3076 South 25th Street -and- (2428-603-0005-000-6) 3092 South 25th Street**

e. **(2) Voluntary Annexations - (2407-131-0002-000-2) -and- (2407-131-0001-000-5) - unaddressed parcels generally located on the north side of Orange Avenue between La Jean Drive and North 39th Street.**

Nicholas Gieseler, attorney representative, voiced his concerns with the rushed nature of the annexation. Mr. Gieseler stated the Fort Pierce Utilties Agreement was signed in 2007 and in 2008 the Planning Board recommended approval for the annexation, but the City did not move forward with the annexation due to complications with parking, St. Lucie County zoning and the agricultural exemption. Mr. Gieseler said he is looking forward to having a meeting with Ms. Guerra to work out the issues.

Ms. Guerra answered questions from the Board regarding the complications being addressed, delaying the annexation process and the agricultural exemption being carried over from St. Lucie County.

Mr. Sanders suggested staff include the current city limits and how close the property being annexed is to an enclave. Mr. Sanders stated the city is very aggressive in meeting landowners permits and caters to the needs of property owners.

f. **(4) Voluntary Annexations - (3403-805-0158-000-9) 160 Smallwood Avenue -and- (3403-805-0156-000-5) 302 Smallwood Avenue -and- (3403-433-0002-000-0) 367 Smallwood Avenue -and- (3403-805-0160-000-6) unaddressed parcel on Smallwood Avenue**

g. **Conditional Use with New Construction - Delpapa Residence - 1655 Thumb Point Drive**

Mr. Gilmore gave an overview of the application and answered questions from the Board on height measurement for properties in the vicinity.

No one spoke for or against the application.

Motion was made by Bob Burdge, **and seconded by Gloria Johnson-Scott to approve the Conditional Use with New Construction.**

AYE: **Michael Broderick**, **Tim O'Connell**, **Gloria Johnson-Scott**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

h. **Conditional Use - Robbins Dwelling Rental - 1014 S. 7th Street**

Mr. Gilmore gave an overview of the application and answered questions from the Board on the dwelling rental time period, short term rental approvals in the R2 zoning, and sexual predator prohibition on vacation rentals.

Mike Robbins, owner, stated he has other rental properties, and he is willing to rent the home as long as the leasee wants. Mr. Robbins answered questions from the Board on renting the entire house and where he will reside when the home is rented out.

Marcia Baker, resident, opposed the short term rental, and she stated the neighborhood is not transient and it is unfair and discriminatory to approve the dwelling rental.

Luca Bradley, President of Hibiscus Park, opposed the application and stated concerns with student safety, sexual predators renting the home, and the location not being a transient area.

Mike Menard, resident of Hibiscus Park, spoke against the application. Mr. Menard stated concerns with setting a precedence in the R2 zoning by approving the dwelling rental, commercial use in a residential area and school bus traffic.

Mr. Sanders said there is typically 10 to 20 kids at a bus stop and you cannot control where a sexual predator can live.

Motion was made by Michael Broderick to deny the application. Chairman Creyaufmiller stated a motion of denial will require a 4/5 vote of the City Commission.

Ms. Guerra asked Ms. Mosley to explain the need for validated evidence when making a motion of denial.

Ms. Mosley explained that in order to deny an application there has to be sufficient facts in the record that would indicate that the application somehow violates health, safety and welfare standards. Ms. Mosley stated, at this point, it appeared nothing had been submitted that would support that motion.

Mr. Broderick withdrew his motion.

Motion was made by Gloria-Johnson Scott and seconded by Chairman Creyaufmiller to approve the application with conditions.
AYE: **Chairman Creyaufmiller**
NAY: **Tim O'Connell, Gloria Johnson Scott, Michael Broderick, Bob Burdge**
Failed

Ms. Mosely stated since there is no evidence presented in the record to support the vote, the City Commission, cannot legally deny the application. Ms. Mosley said there has to be an objective factual basis for the Commission to adopt a denial.

Motion was made by Bob Burdge and seconded by Michael Broderick for reconsideration.
AYE: **Bob Burdge, Michael Broderick, Chairman Creyaufmiller**
NAY: **Tim O'Connell, Gloria Johnson Scott**
Passed

Motion was made by Bob Burdge, and seconded by Chairman Frank Creyaufmiller to approve the application with the recommendations of the Planning staff.
AYE: **Bob Burdge, Chairman Frank Creyaufmiller**
NAY: **Gloria Johnson-Scott, Michael Broderick, Tim O'Connell**
Failed

Chairman Burdge said the item will move to City Commission and require a simple majority vote.

i. **Development Review & Design Review - Wawa Fueling Station - 2101 S. US Highway 1**

Mr. Creagan gave an overview of the application and answered questions from the Board on tree plantings.

David Baggett, Applicant representative from Engineering, Design and Construction provided additional information and answered questions from the Board on the land lease, landscaping, drainage, lighting, dumpster enclosure and location of the bike rack.

Ms. Guerra explained that there must be a rational nexus requirement to request the applicant plant the additional trees in other areas.

Scott Kearney, Engineer with Wawa, stated he has been involved in the Wawa Florida program since the beginning.

Motion was made by Bob Burdge, **and seconded by Michael Broderick to approve with conditions.**

AYE: **Bob Burdge**, **Michael Broderick**, **Tim O'Connell**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

j. **Discussion regarding Short Term Rentals**

Mr. Broderick stated he is trying to clean up the condition of approval with short term rentals, regarding location and timing response of the property manager, so that it is more comprehensive and more accessible to people who need it. Mr. Broderick said the standard response time for on call staff is 60 minutes and the adoption of the property manager residing in St. Lucie County, if it is a non-owner occupied property, should be included in all Short Term Rental Conditional Use approvals moving forward. Mr. Broderick explained the condition

is ineffective and not functional because the registration of the property manager, that is supposed to be accessible at all times, is held in the City Clerk's office. Mr. Broderick said issues that are going to need a property manager will most likely not happen between the hours of 9 and 5 and the police and neighbors need to have access to the property manager information. Mr. Broderick suggested a possible solution would be to provide the property managers information on the advertising websites, so local residences can contact the property manager.

Mr. Sanders stated if the property manager information exist with the renting agency, it may be hard for the general public to find. Mr. Sanders said a simple solution may be for the city to have a short term rental registry on their website, which contains the contact agency, in case there is an issue.

Mr. Broderick asked if in the event the property manager is no longer engaged with the short term rental, if the Conditional Use approval could be put in temporary hiatus until the matter is resolved.

Ms. Mosley stated she would need to research whether that would fundamentally alter the conditional use.

Mr. Burdge suggested that the City Clerk's office maintains the property manager information, since they already require the business license.

Ms. Guerra said the Planning department has the ability to update the property manager registration directory on the city's website and keep a list that people can link to. Ms. Guerra said she will explore the possibility with the City Manager and the City Clerk.

Mr. Broderick asked staff to investigate the removal of a Conditional Use approval if there is non-compliance with a condition of approval.

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

There were no comments from the Public.

8. BOARD COMMENTS

Ms. Mosley stated she wanted to make a correction that the Robbin's dwelling rental vote to approve the Conditional Use failed and a 4/5 vote would be required by the City Commission.

Mr. Burdge stated if a motion to deny a request is approved, it is considered a disapproval and if a motion to approve the request is defeated, then both motions would require a 4/5 majority vote from the City Commission. Mr. Burge stated If there had not been a motion to reconsider then it could have gone on to City Commission for a denial from the Planning Board and would require a 4/5 vote.

Ms. Guerra stated there is a new section within the Planning Board agenda that allows comments from the public on items that have not been advertised.

Chairman Creyaufmiller thanked the Mayor and supporting staff for putting together the Board

and Committee Appreciation Breakfast. The chairman also thanked the commission for the acknowledgement of work that the Planning Board does, and he also thanked the work Ms. Mosley has done for the Planning Board.

Chairman Creyaufmiller stated it is clearly understood that when making a motion to send an application to the Commission for denial that the member making the motion states a reason for denial. The chairman stated it is the Board's responsibility to judge cases based on Chapter 22 - Zoning and also the health, safety and welfare of the community.

9. ADJOURNMENT

Meeting adjourned at 8:13 PM.

Planning Board **6.a.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Future Land Use Map Amendment - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

LOCATION

East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

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 Planning Board forward a recommendation of Approval to the City Commission.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Responses To TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 06/05/2019 07:08 PM
Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Application for Preliminary Plat** **Neill Farms**
BOARD DATE:	June 11, 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 C-3, General Commercial (2 parcels) & R-4, Medium Density Residential (6 parcels) to PD, Planned Development with associated Development Plan. Approval to change the Future Land Use of two (2) parcels from GC, General Commercial to RM, Medium Density Residential. 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, & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial (for two parcels) & R-4, Medium Density Residential to PD, Planned Development. The applicant is also 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. Lastly, in accordance with Chapter 18 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for 74.19 acres of land. The applicant is requesting all of this so that they may develop a residential subdivision known as Neill Farms that will have 303 platted lots that will consist of single and two-family dwelling units.

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 identified as 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 the 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, would meet transportation demands, and provide community facilities and services. The applicant at this time is requesting the zoning to be changed to a PD, Planned Development instead of the R-4, Medium Density Zoning district that was previously approved on the property. There are other residential developments either existing or in the process

of being constructed around this site and the services that are provided for those developments would be the same or similar with this request. The presented amendment promotes and protects the public health, safety and general welfare as 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. Since that, time nothing has changed to alter this except that the Zoning will now become PD, Planned Development and the Future Land Use on two of the parcels will be changed to RM, Medium Density Residential to become consistent with the other six parcels that are a part of the proposed subdivision that also carry that Future Land Use. Designation.

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 should 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 designation of RM, Medium Density Residential for two of the parcels to be consistent with the other six 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 designation 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.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for a Zoning Atlas Map Amendment & 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 that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 of the Engineering Comments on the Plat document.

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

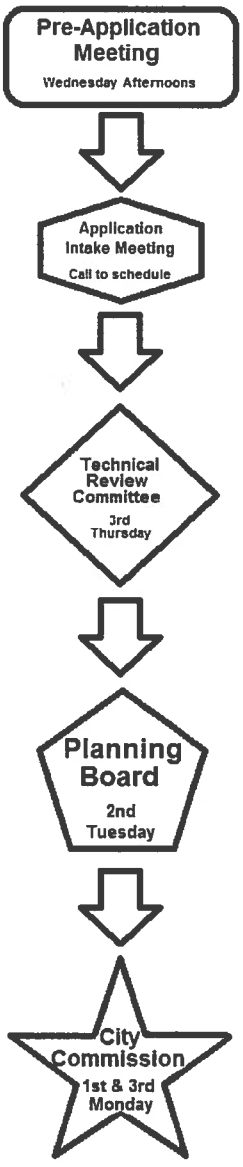
Site Information:

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

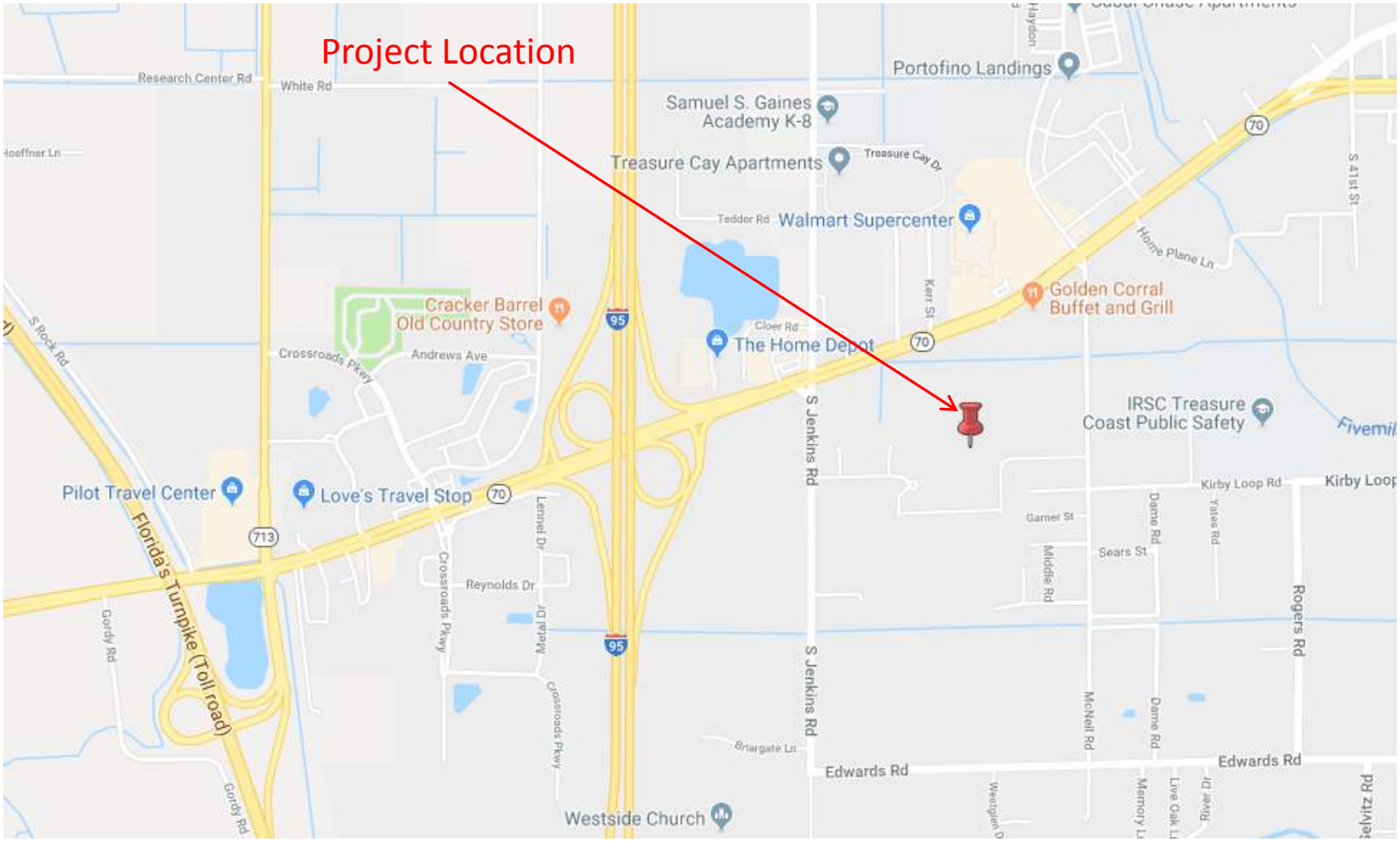
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

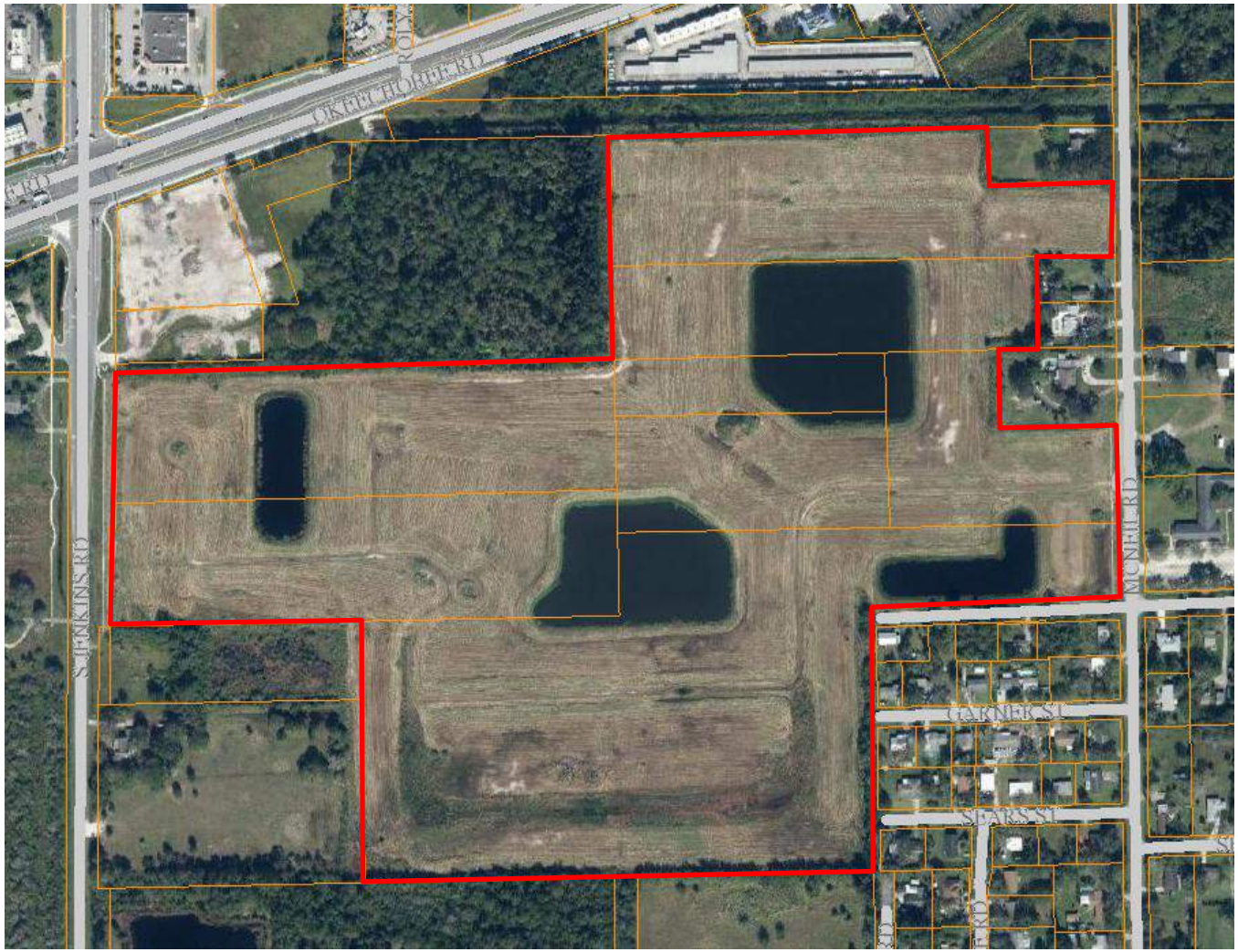
Environmental Site Assessment

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)

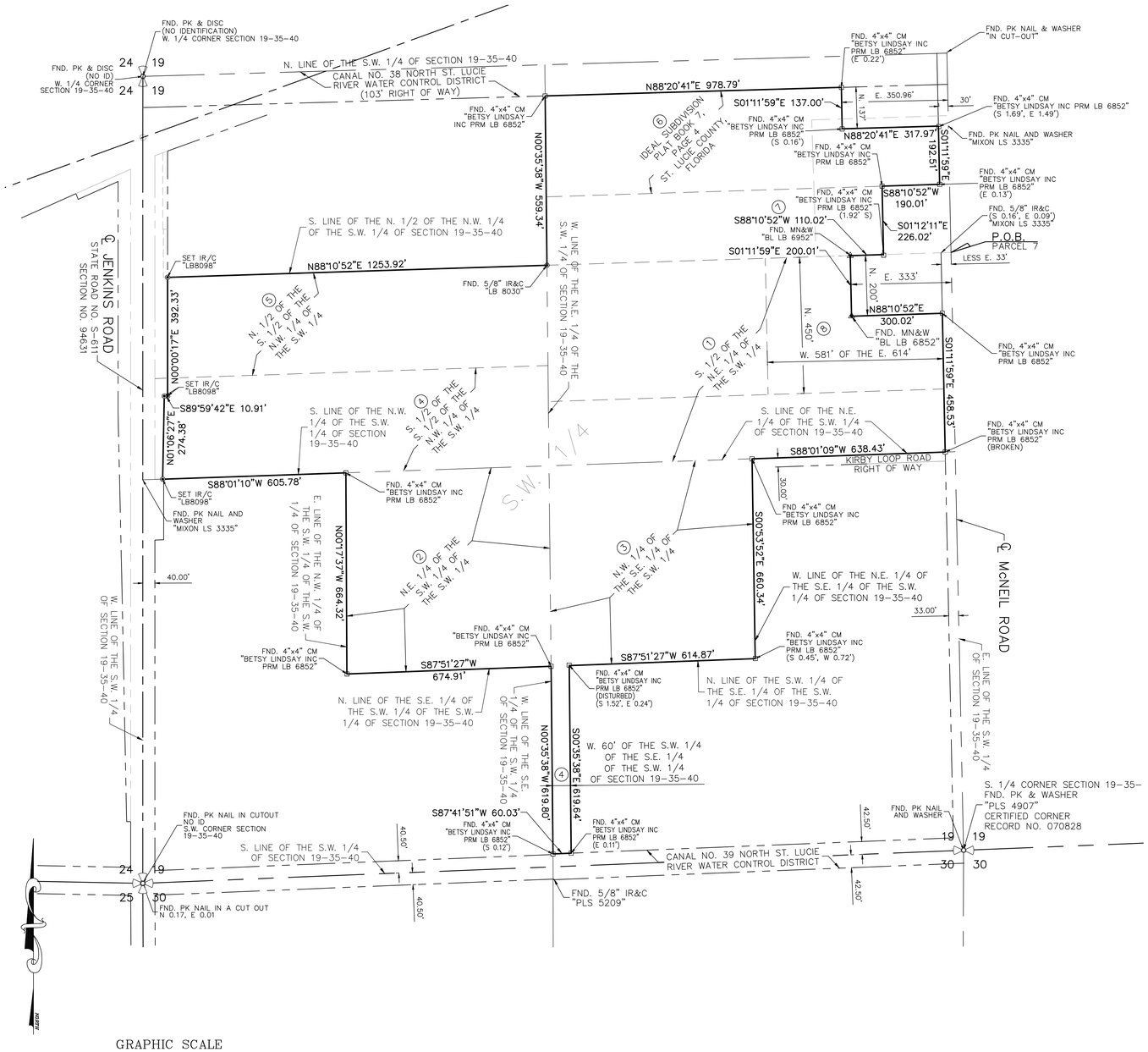
St. Lucie County, Florida (FL111)

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

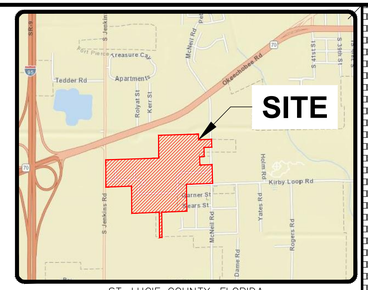


GRAPHIC SCALE

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

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

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

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

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

ENGINEERS ✪ SURVEYORS ENVIRONMENTAL

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

18-430

1 OF 1

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

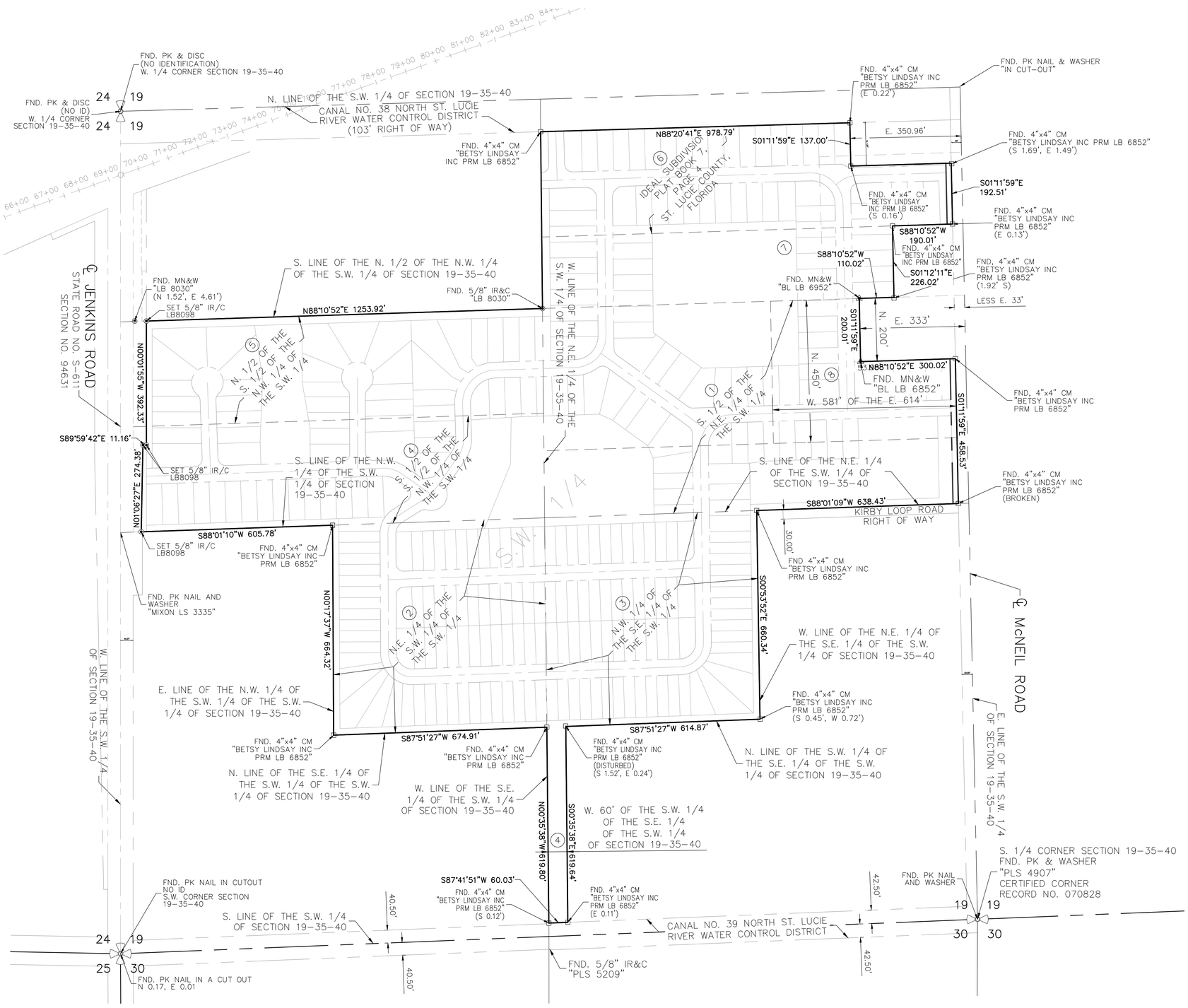
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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

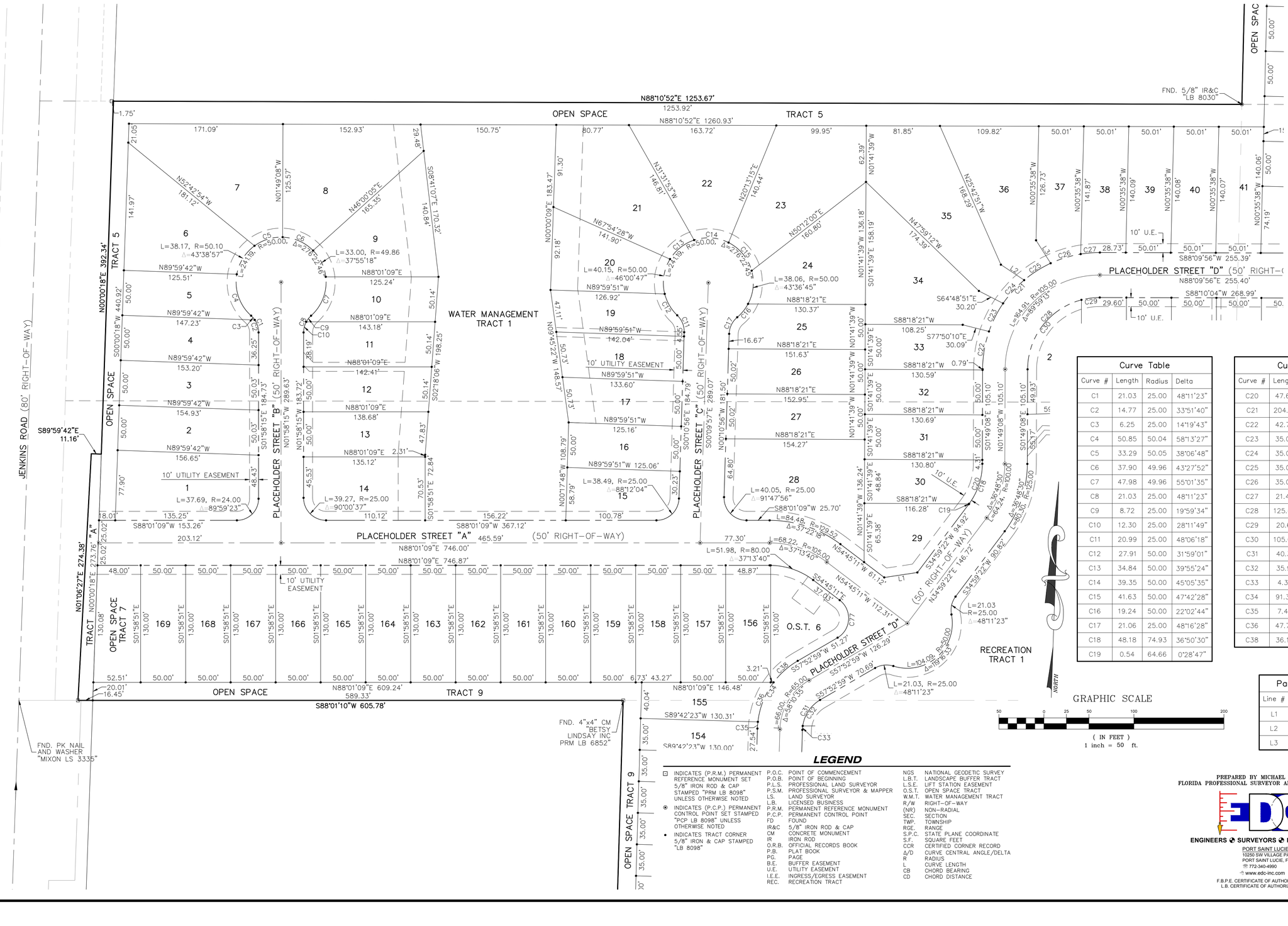
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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._____



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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 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
- ◉ 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		

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

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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

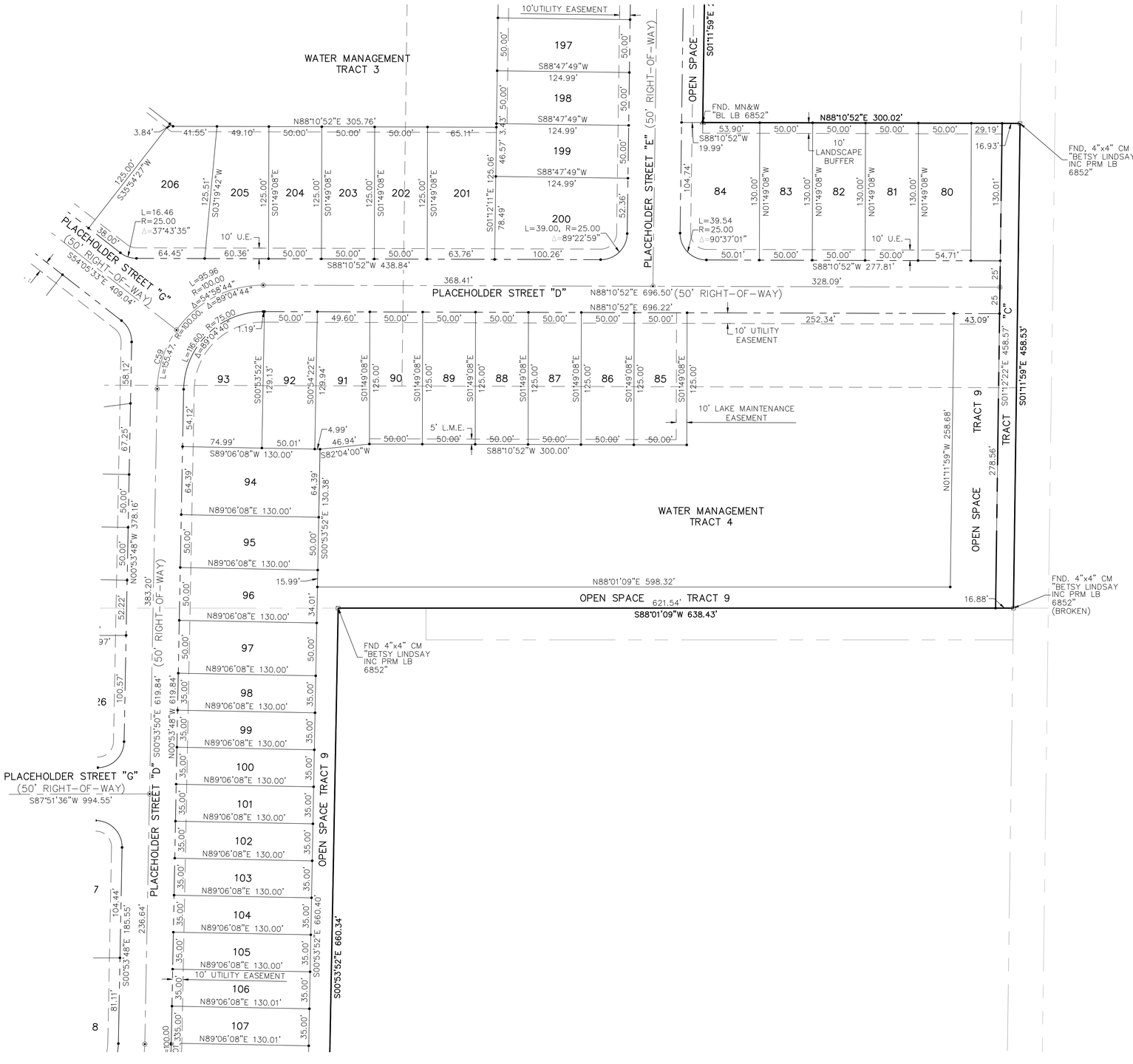
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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._____



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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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

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

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

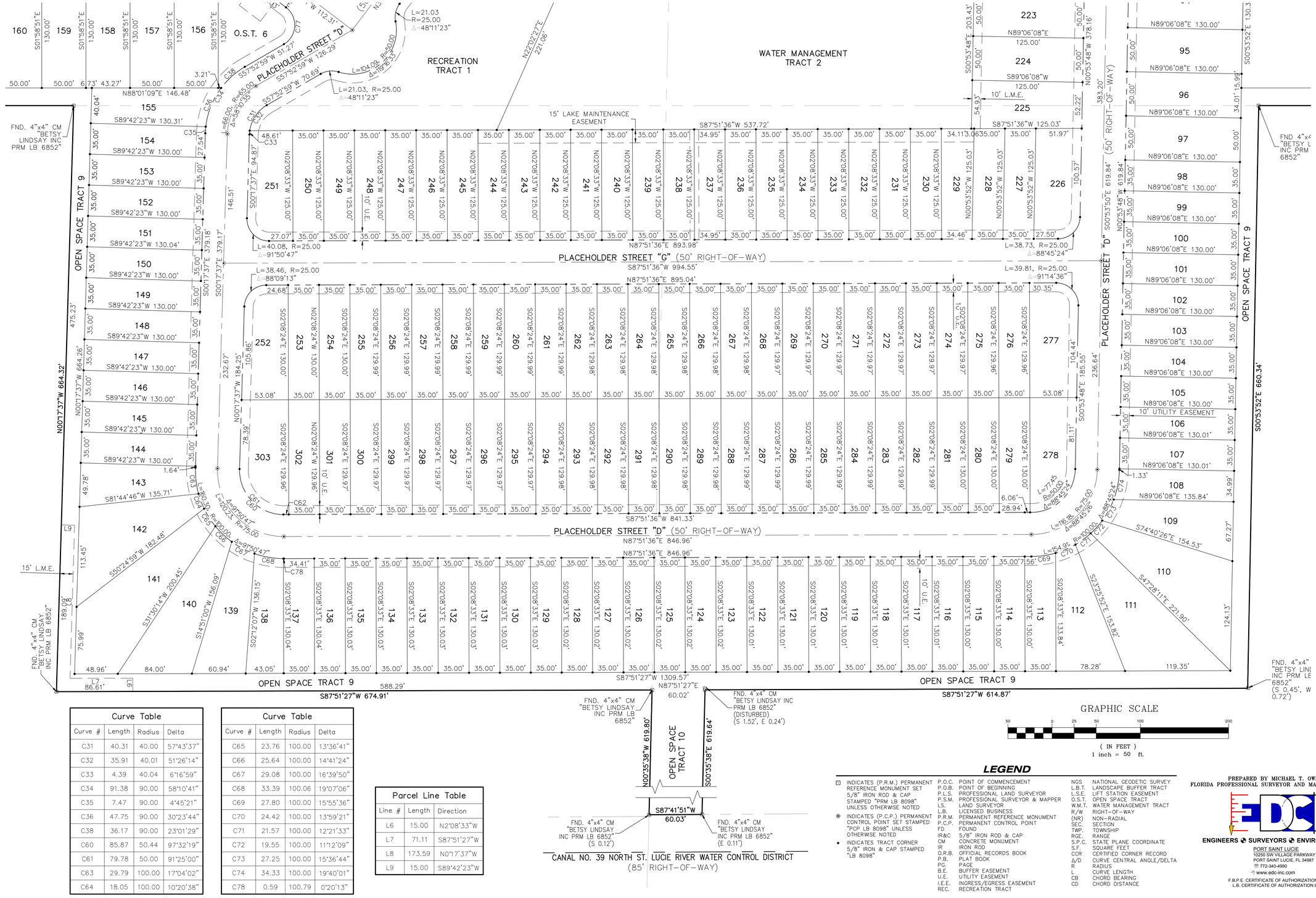
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
www.edc-inc.com

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._____



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

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

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

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

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 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.

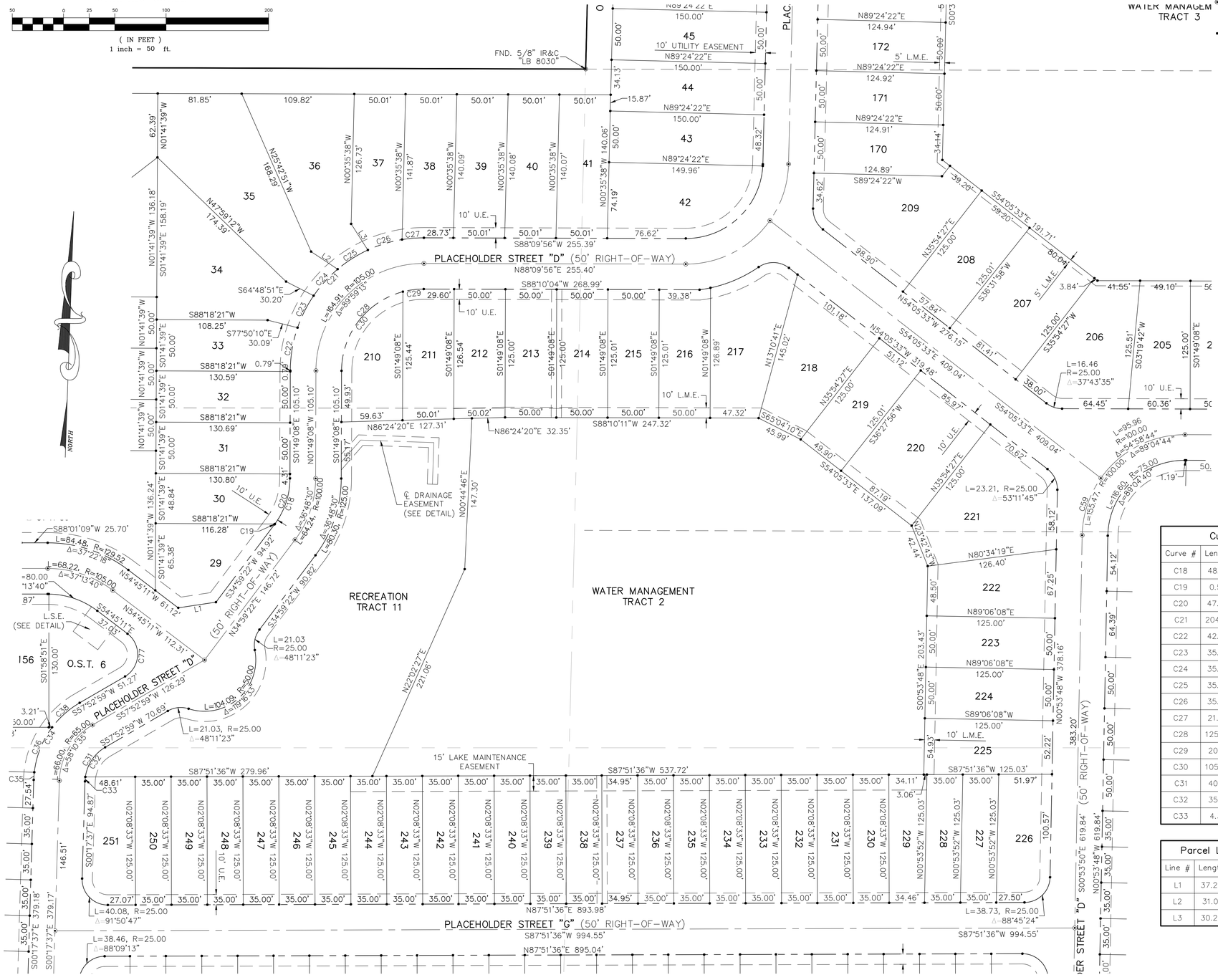
PLAT BOOK _____
PAGE _____
DOCKET NO._____

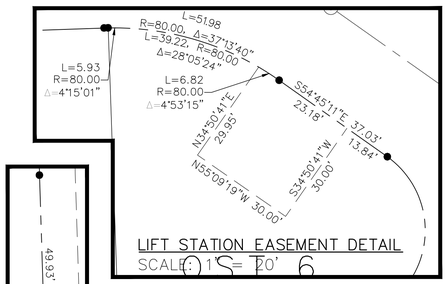
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

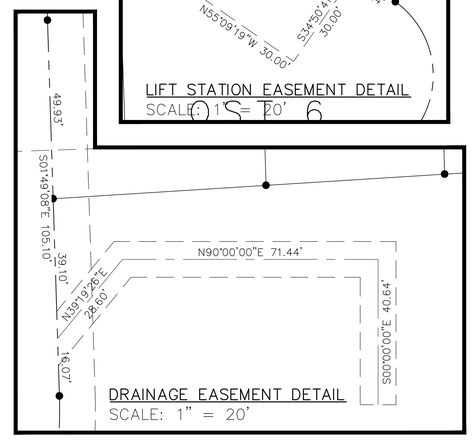
LEGEND

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

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







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

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

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

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

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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

Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

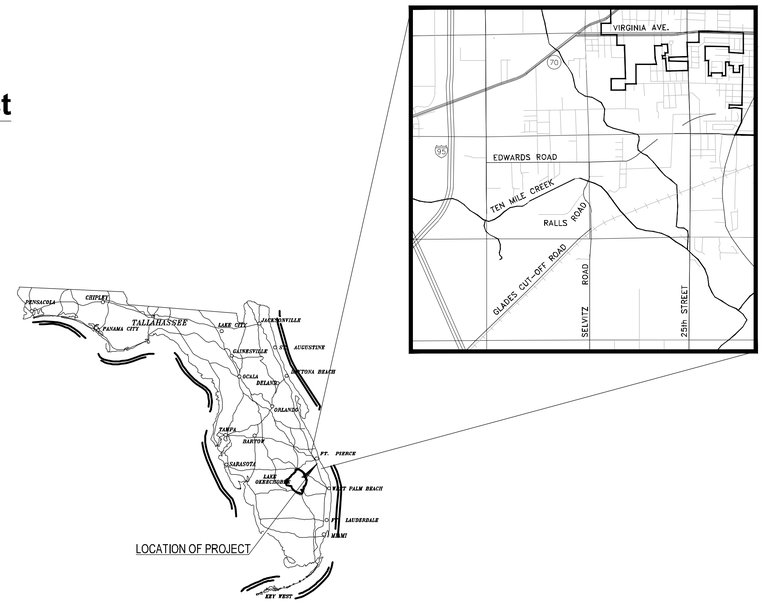
Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

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



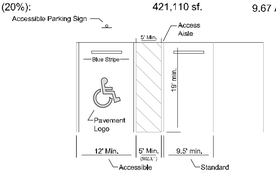
Sheet Index

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

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

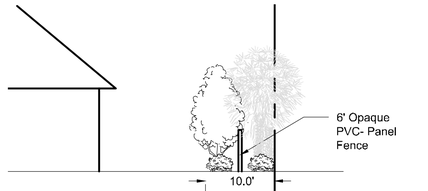
Bicycle Parking Required: 2 Spaces

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)

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)

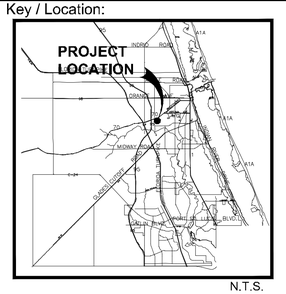
20' Front (Front Loaded Garage)

Typical Single Family Lot (50' x 125')

N.T.S.

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

Key / Location:



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

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

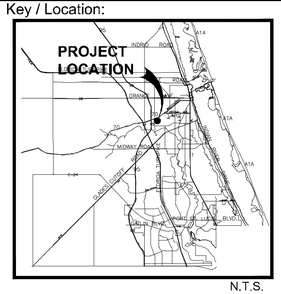
Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet
SP-1

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

Key / Location:



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
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'

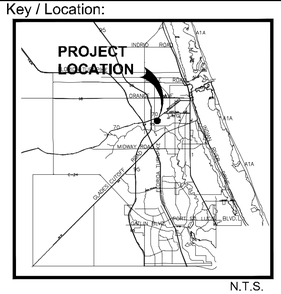
REG. # 1018
Thomas P. Lucido

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

Key / Location:



N.T.S.

Project Team:

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

Civil Engineer
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

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

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

Neill Farms

Planned Unit Development

City of Fort Pierce, FL

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'

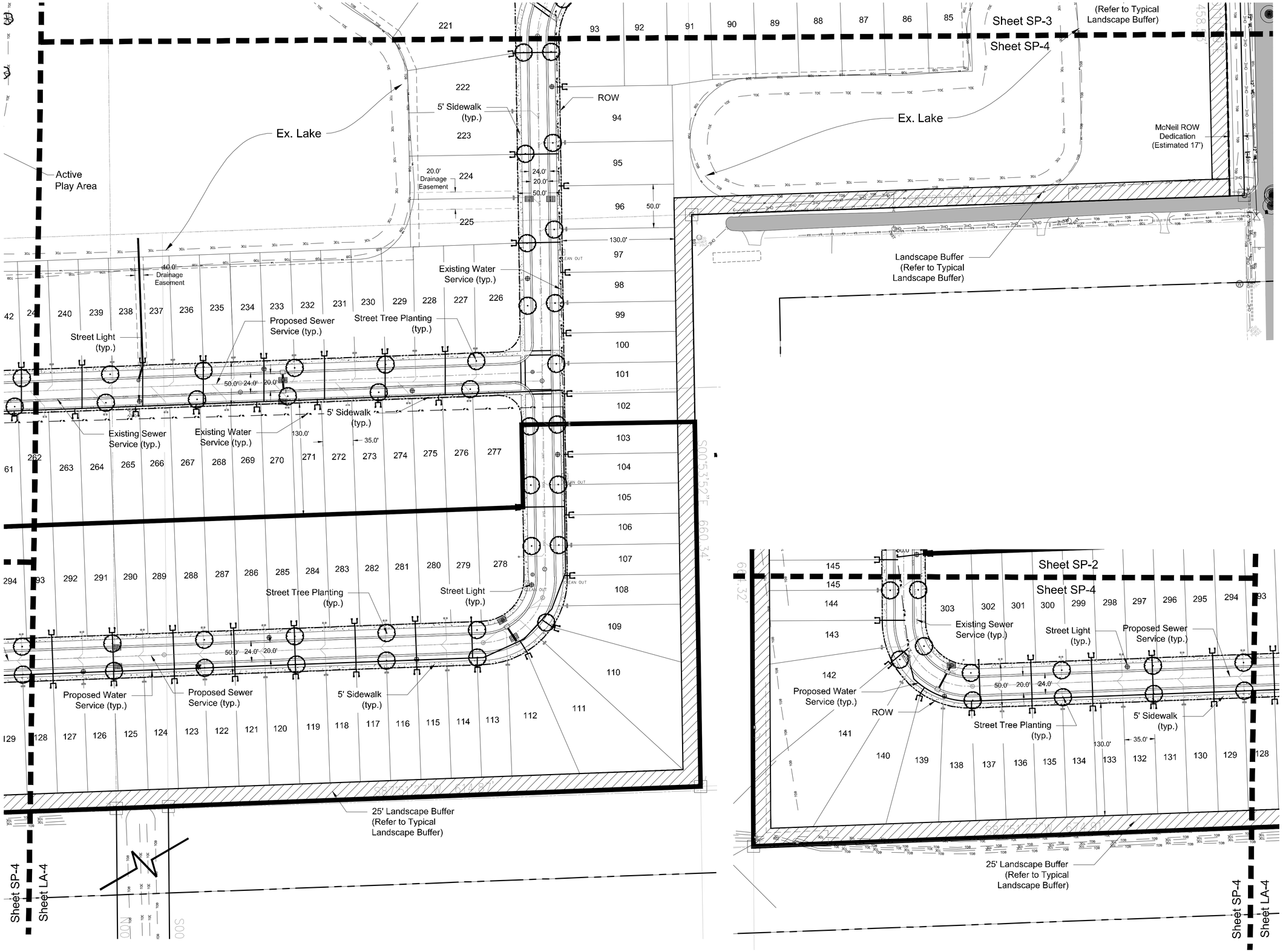
0 25' 50' 100'

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

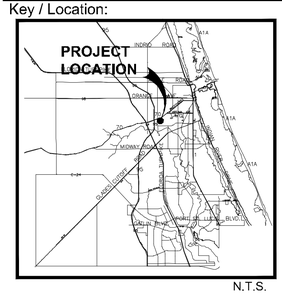
Sheet **SP-3**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



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

Key / Location:



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.
7907 Jack James Dr.
Stuart FL 34997

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

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**

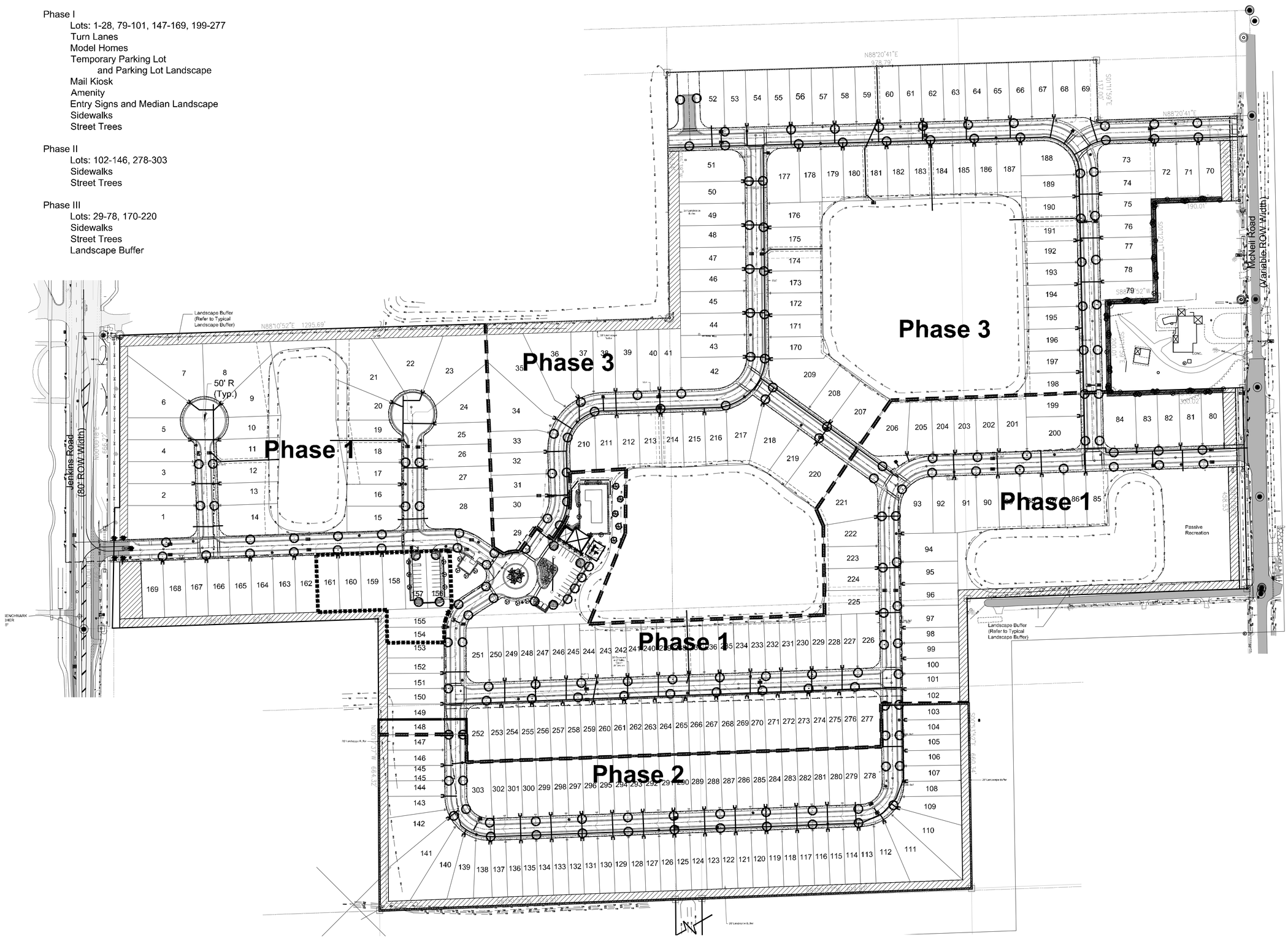
© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

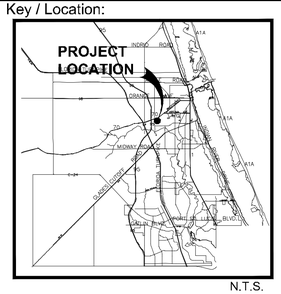
Phase III
- Lots: 29-78, 170-220
- Sidewalks
- Street Trees
- Landscape Buffer



lucido & associates

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

Key / Location:



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

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

PLANT SCHEDULE OVERALL (excludes buffer)

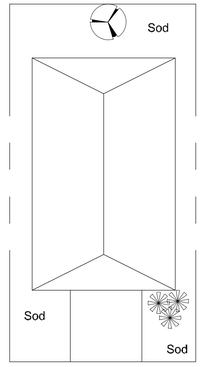
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii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

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

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

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

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

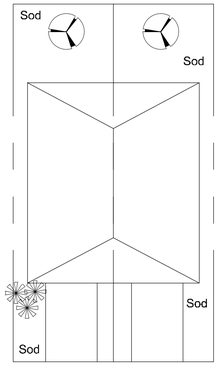


Typical Single Family Lot (50' x 125')

N.T.S.

Typical Lot Landscape

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



Typical Duplex Lot (35' x 125')

N.T.S.

Typical Lot Landscape

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

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

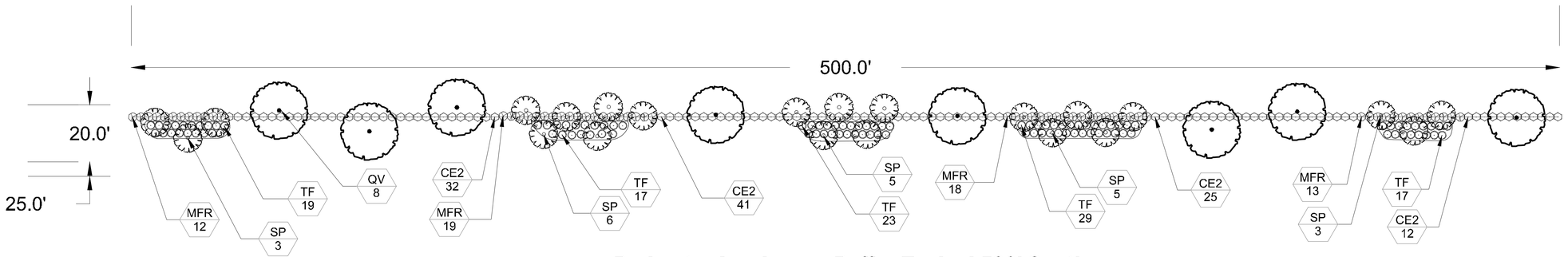
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

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

PLANT SCHEDULE TYPICAL BUFFER - 500' SECTION

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

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

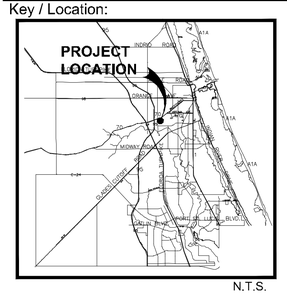


Perimeter Landscape Buffer-Typical 500' Section

lucido & associates

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

Key / Location:



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.
7597 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 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'

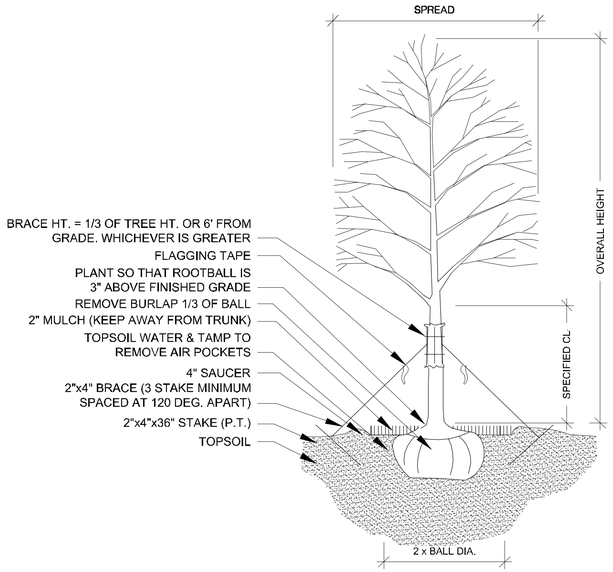
REG. # 1018
Thomas P. Lucido

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

Sheet

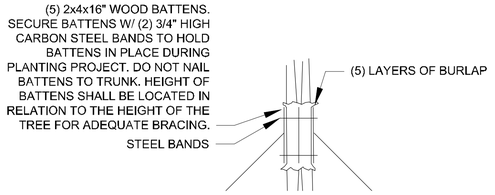
SP 6

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



TREE PLANTING & STAKING

NOT TO SCALE

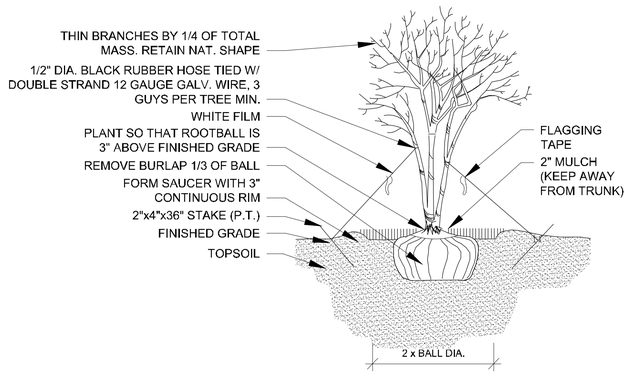


BRACING DETAIL

NOT TO SCALE

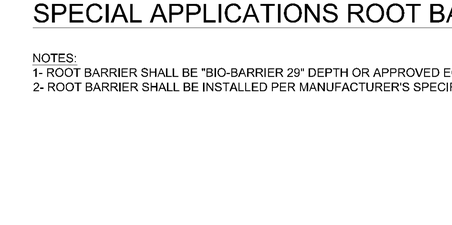
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



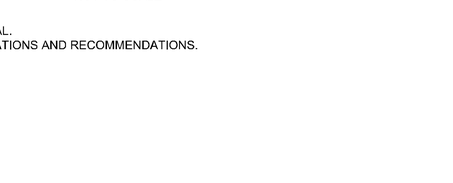
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



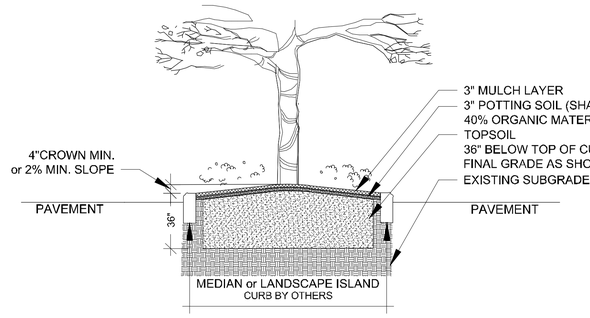
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

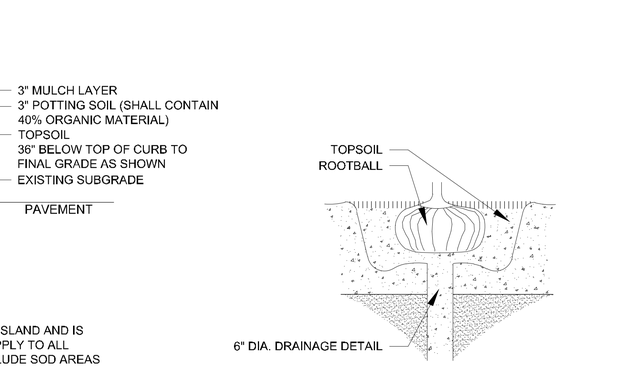


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

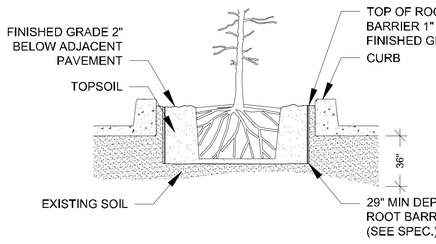
NOT TO SCALE

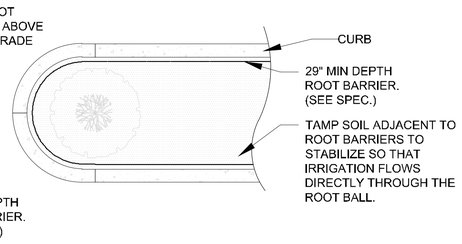
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, 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

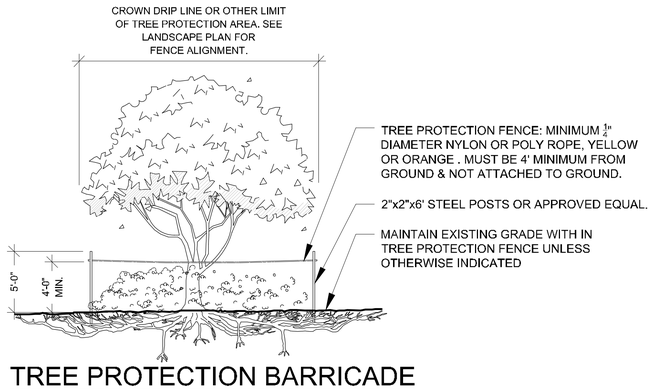




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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.

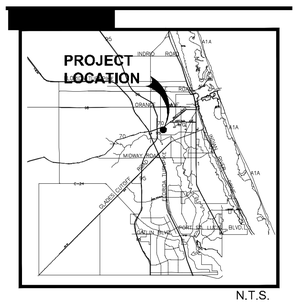
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

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.

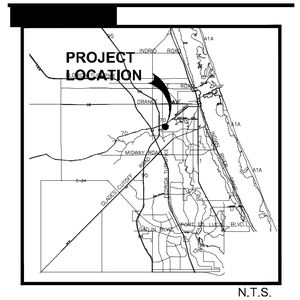
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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.

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

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

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.

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.

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 ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
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
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

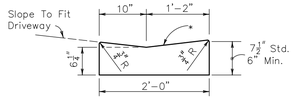
REVISION COMMENTS

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

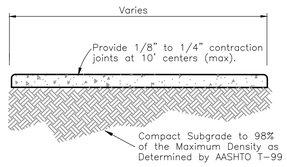
18-430



Note:

1. To be paid for as parent curb.

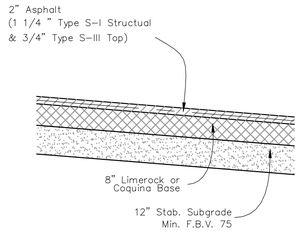
VALLEY GUTTER



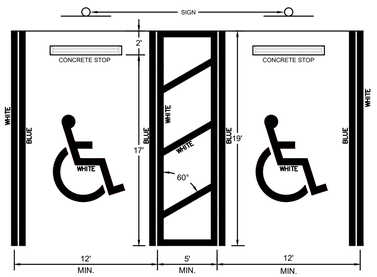
NOTES:

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.

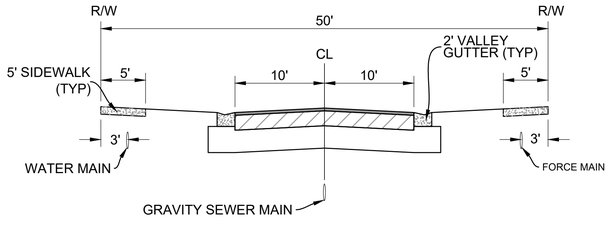
4" THICK SIDEWALK DETAIL



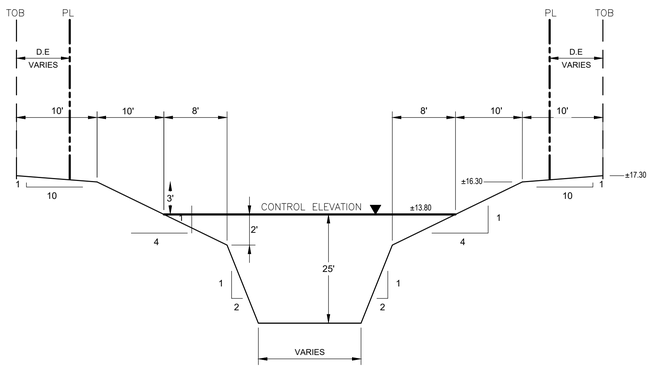
TYPICAL PAVEMENT SECTION



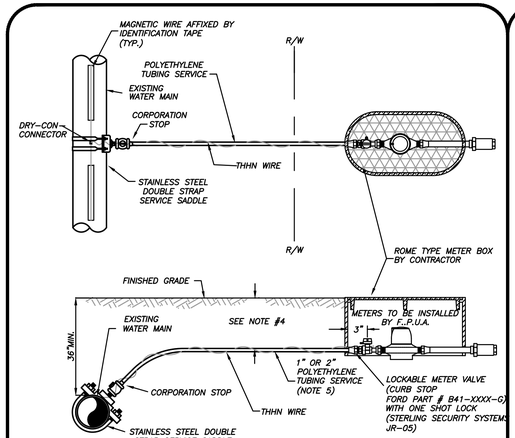
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

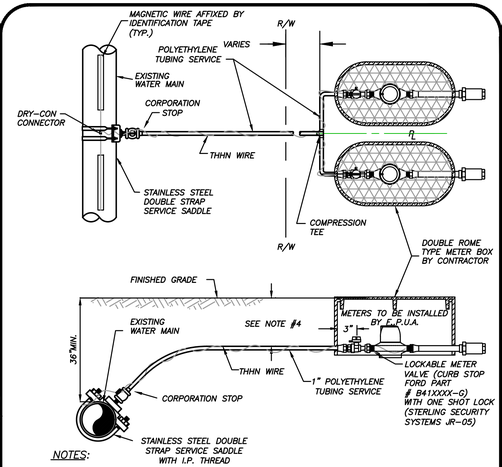


NOTES:

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.)

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	

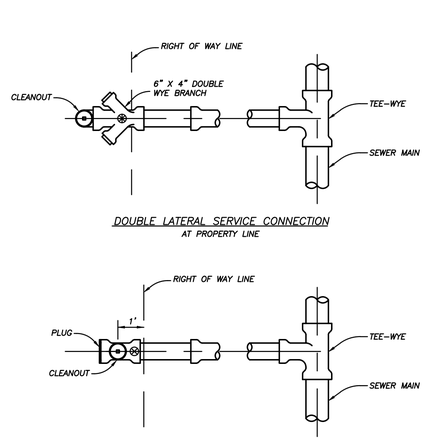


NOTES:

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".

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

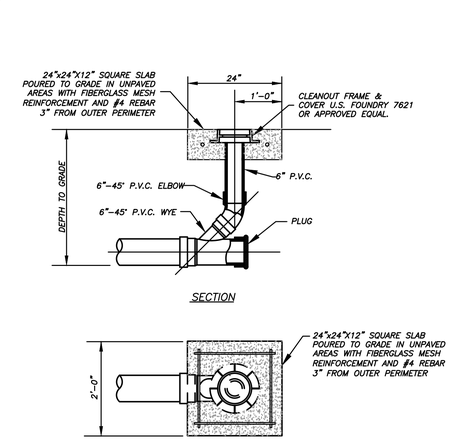
SINGLE SERVICE LATERAL CONNECTION

⊛ = 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	

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

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
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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.

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
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Fort Pierce Regulations

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

SUMMARY:

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

ENGINEERS SURVEYORS ENVIRONMENTAL

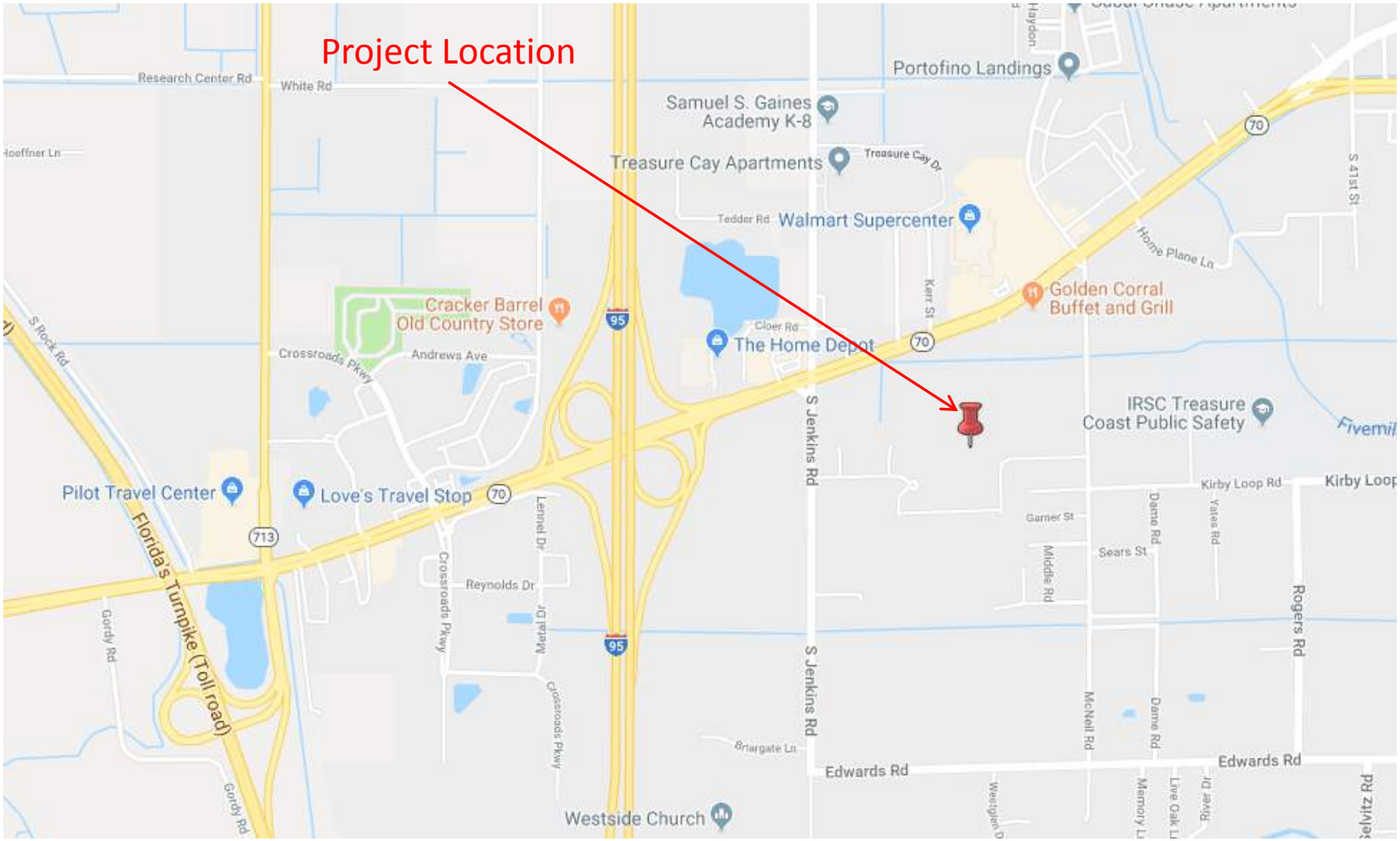
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

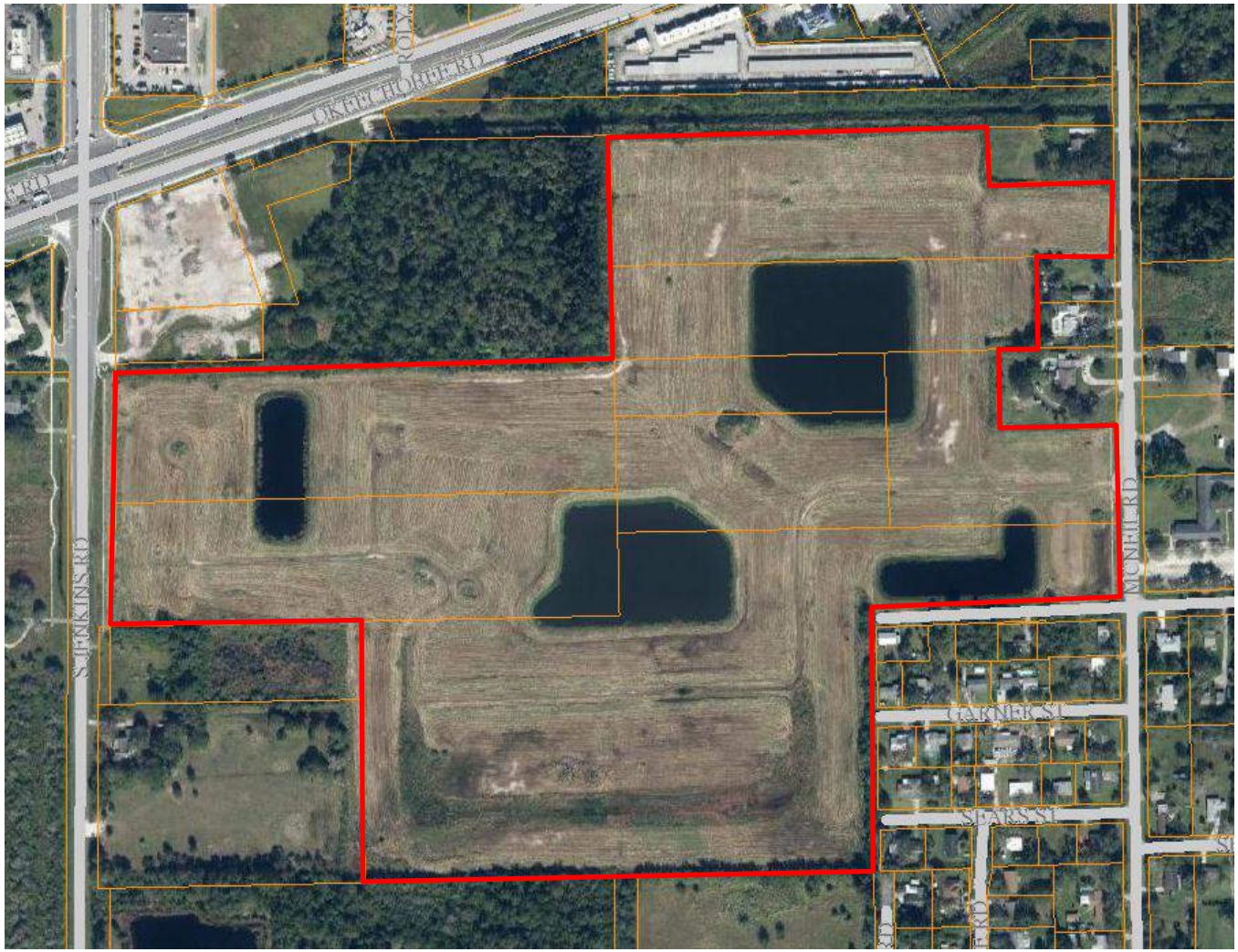
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

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



TRAFFIC IMPACT ANALYSIS

NEILL FARMS
FORT PIERCE, FL

PREPARED FOR:
CGV INVESTMENTS,LLC

Kimley»Horn

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

TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

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

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

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

TABLE OF CONTENTS

INTRODUCTION 1

INVENTORY AND PLANNING DATA 3

PROJECT TRAFFIC 4

Existing and Proposed Land Uses 4

Trip Generation 4

Trip Distribution 5

Traffic Assignment 5

DRIVEWAY ANALYSIS 8

ROADWAY SEGMENT ANALYSIS 10

INTERSECTION ANALYSIS 13

ACCESS REVIEW 16

CONCLUSION 18

APPENDIX A: SITE INFORMATION

APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

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

APPENDIX D: COMMITTED DEVELOPMENTS

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

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

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

LIST OF TABLES

Table 1: Trip Generation 4
Table 2: Two-Way Peak-Hour Roadway Segment Analysis 12
Table 3: LOS and Delay 14
Table 4: 95th Percentile Queue Lengths 14

LIST OF FIGURES

Figure 1: Project Location Map 2
Figure 2: Inbound Project Traffic Assignment 6
Figure 3: Outbound Project Traffic Assignment 7
Figure 4: Project Traffic Driveway Volumes 9
Figure 5: Project Traffic Volumes 15

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.

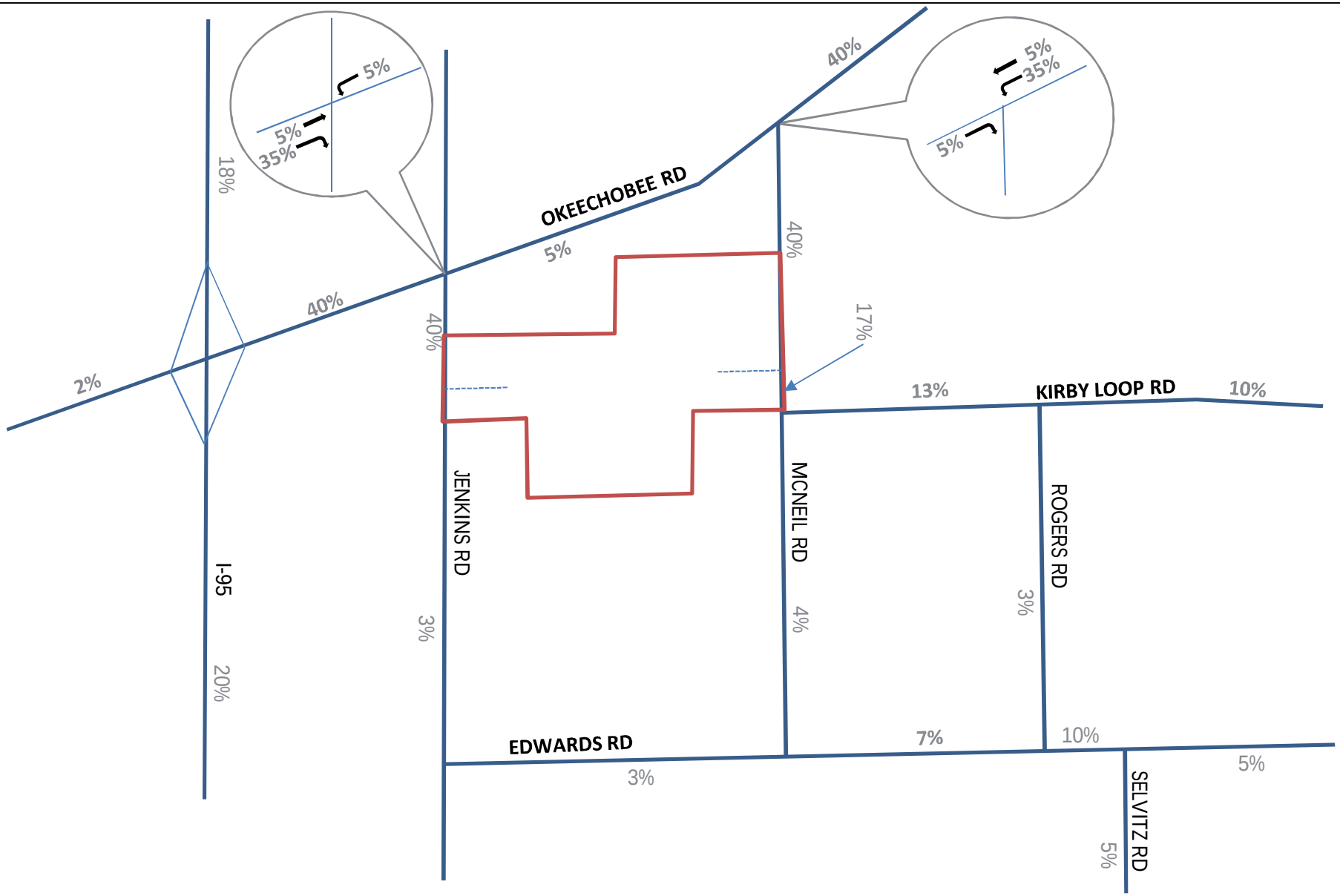
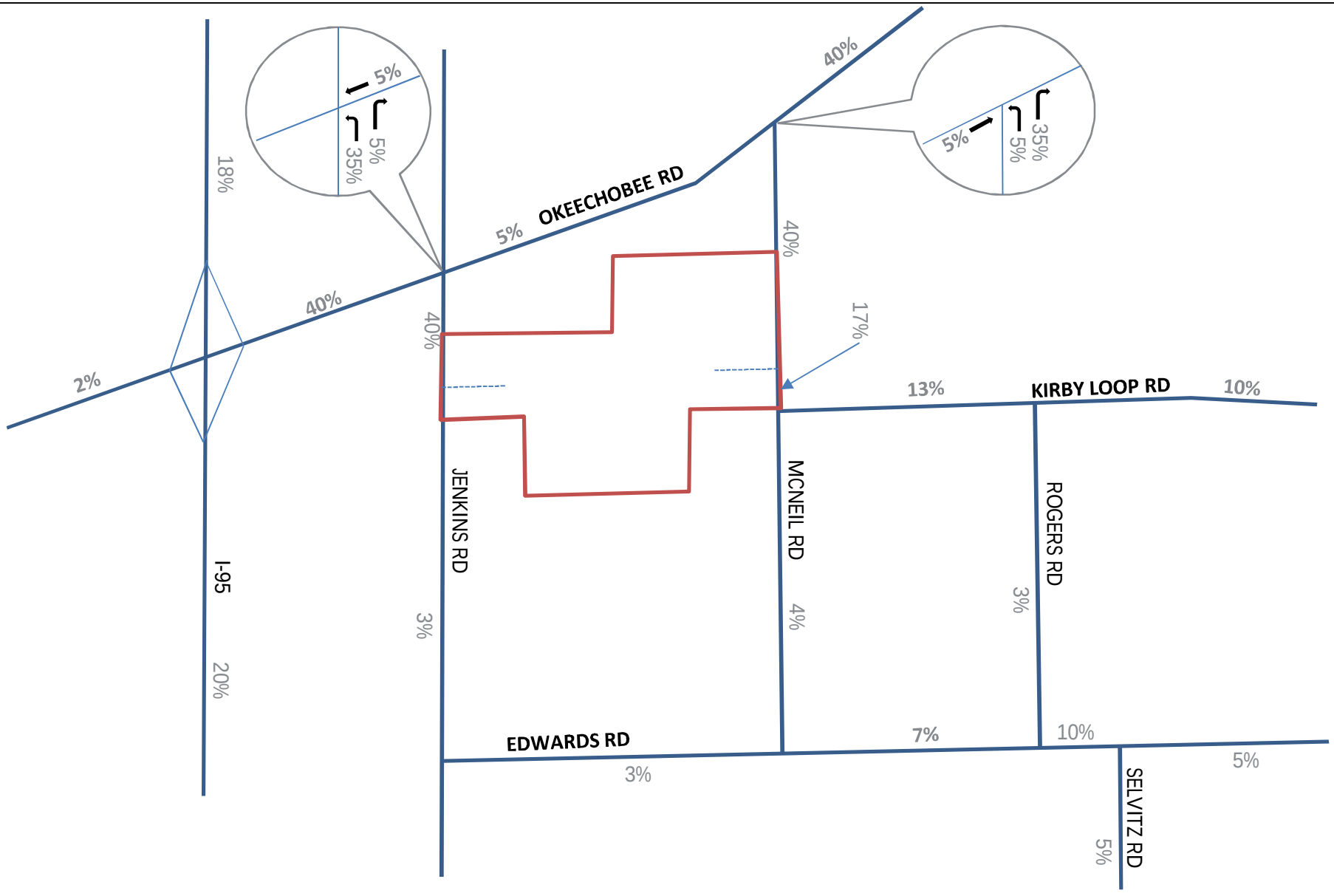


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

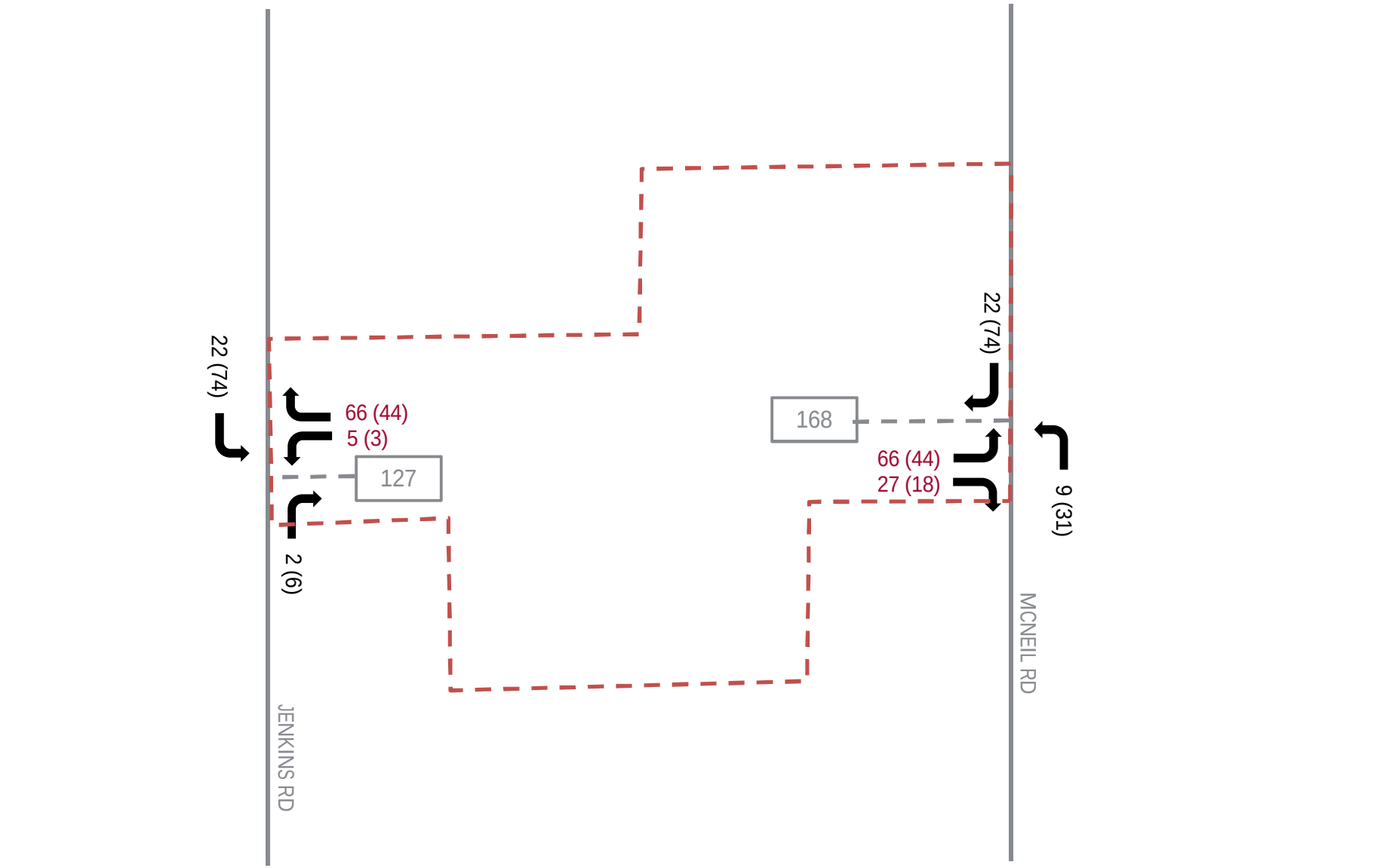
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

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

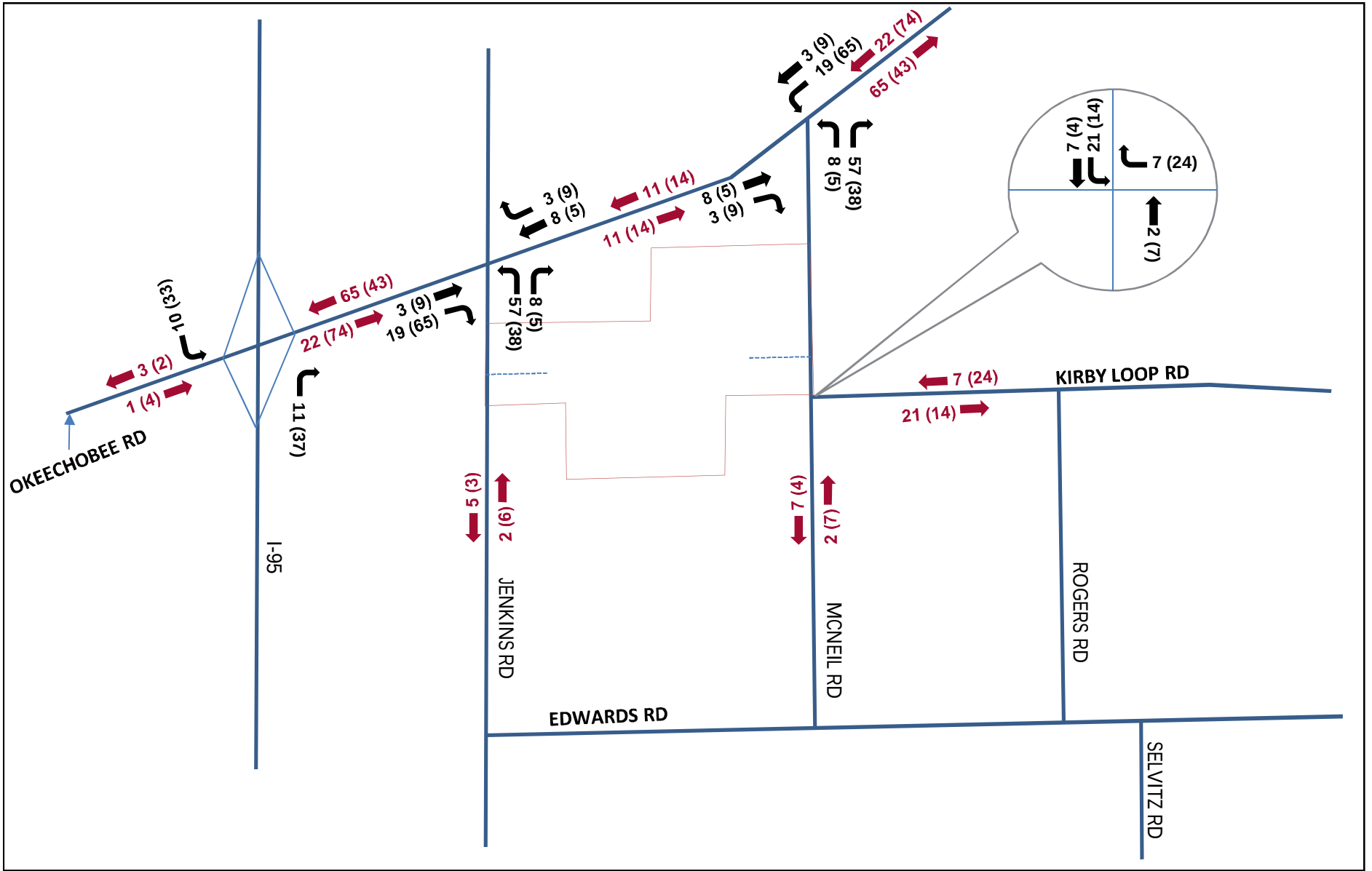


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

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

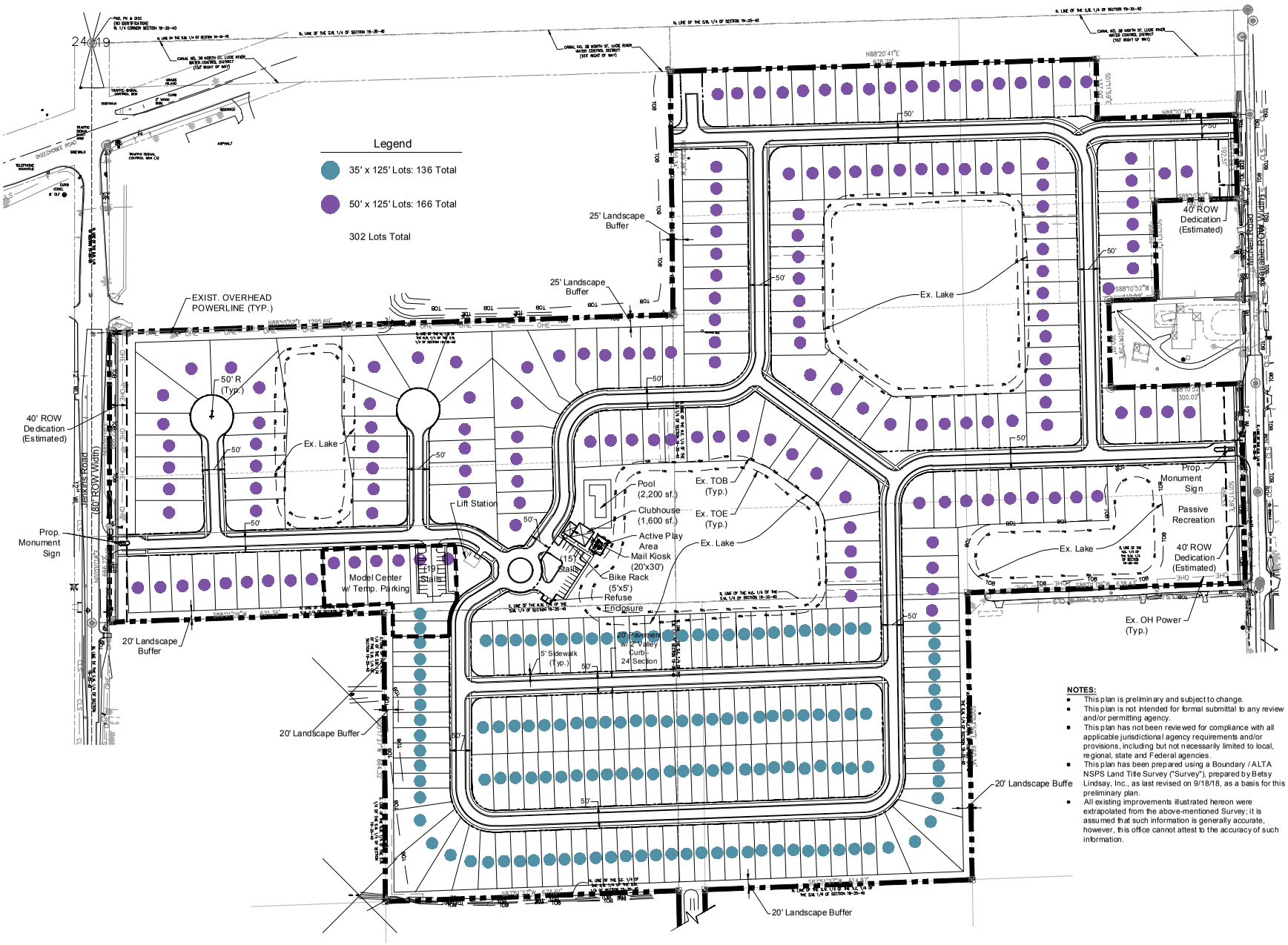
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent 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



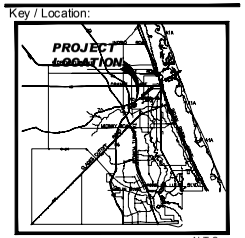
NOTES:

- 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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

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

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

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

ALL VEHICLES

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

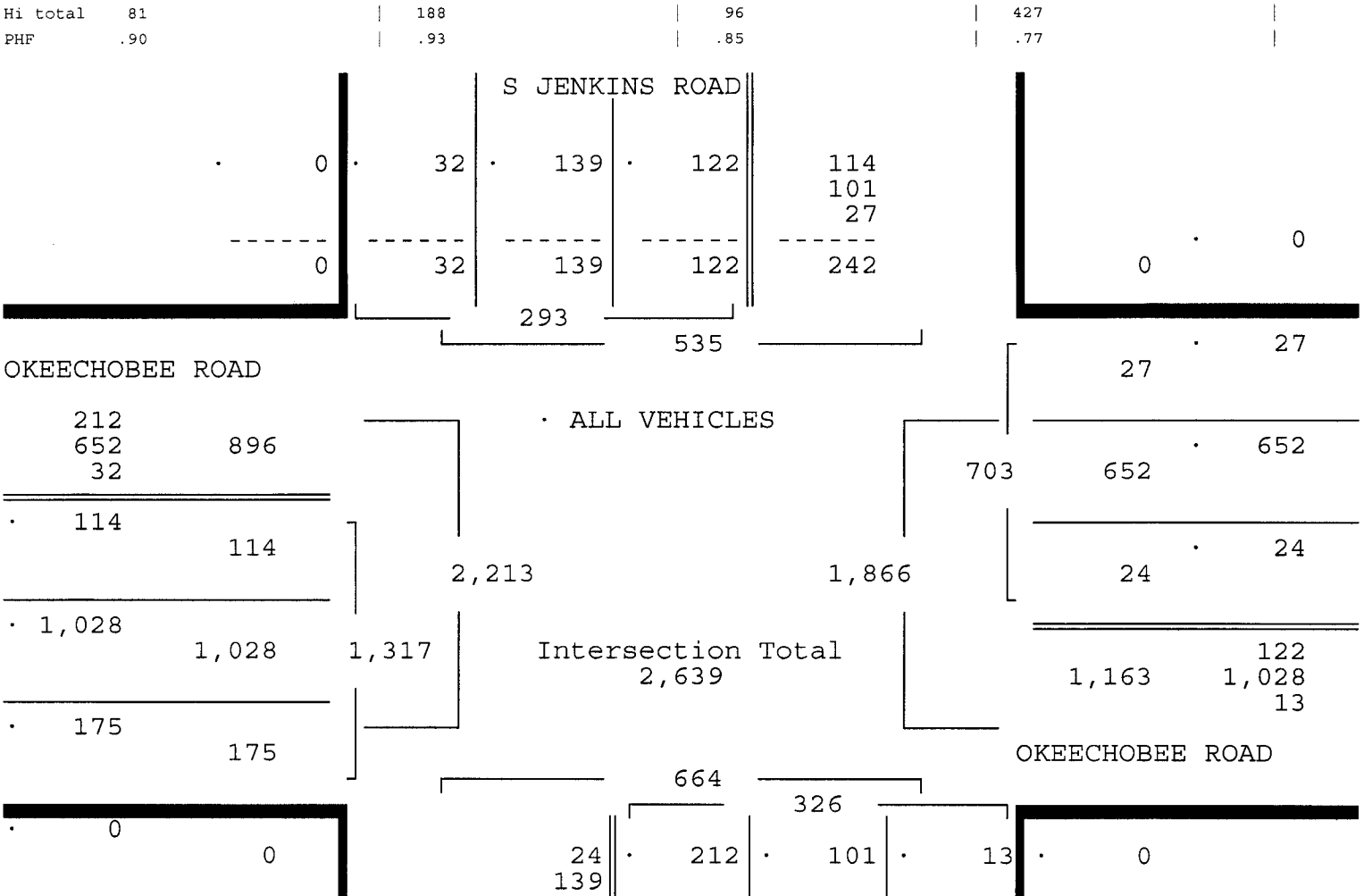
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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

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

ALL VEHICLES

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



TRAFFIC SURVEY SPECIALISTS, INC.

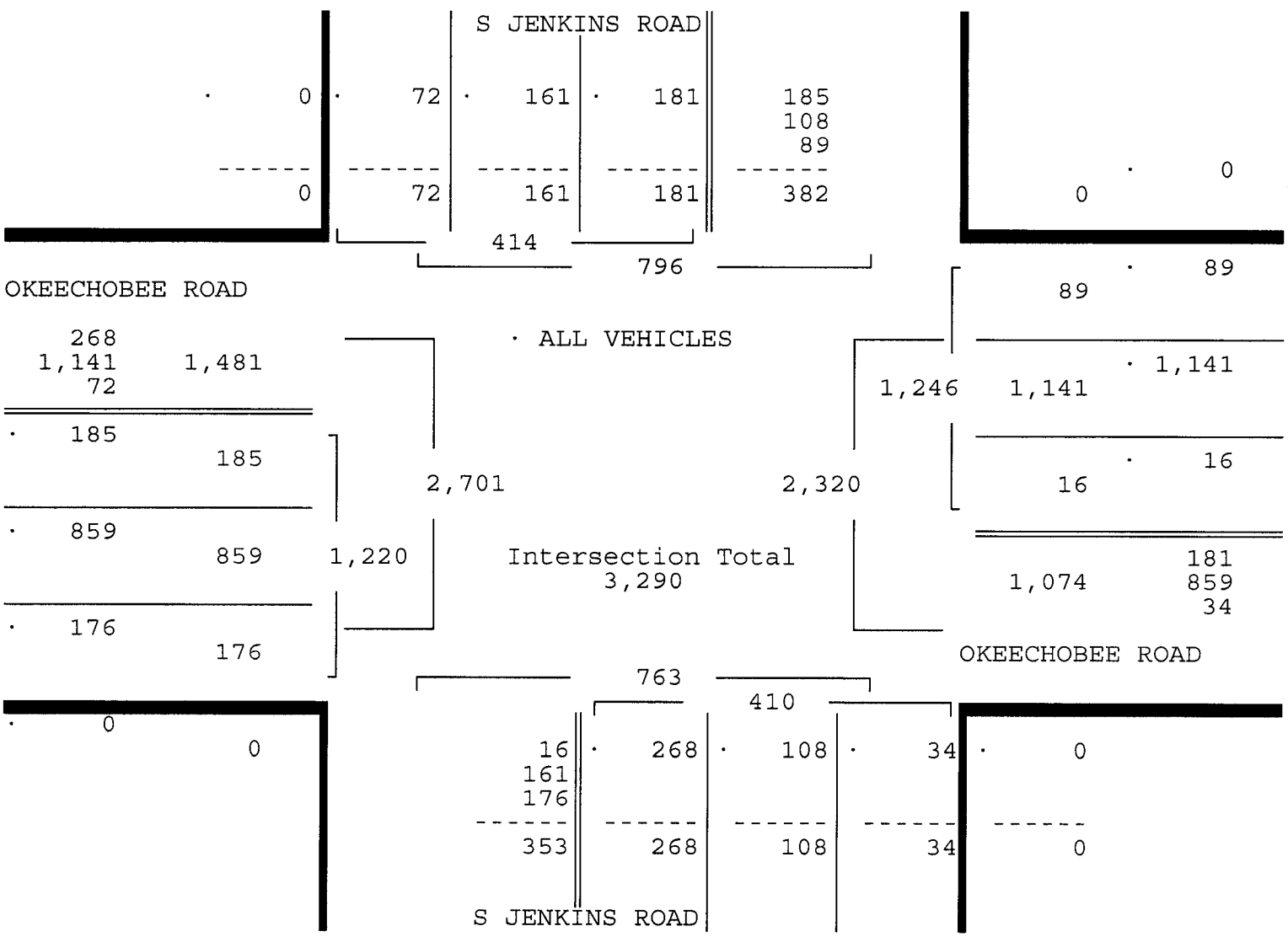
OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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				



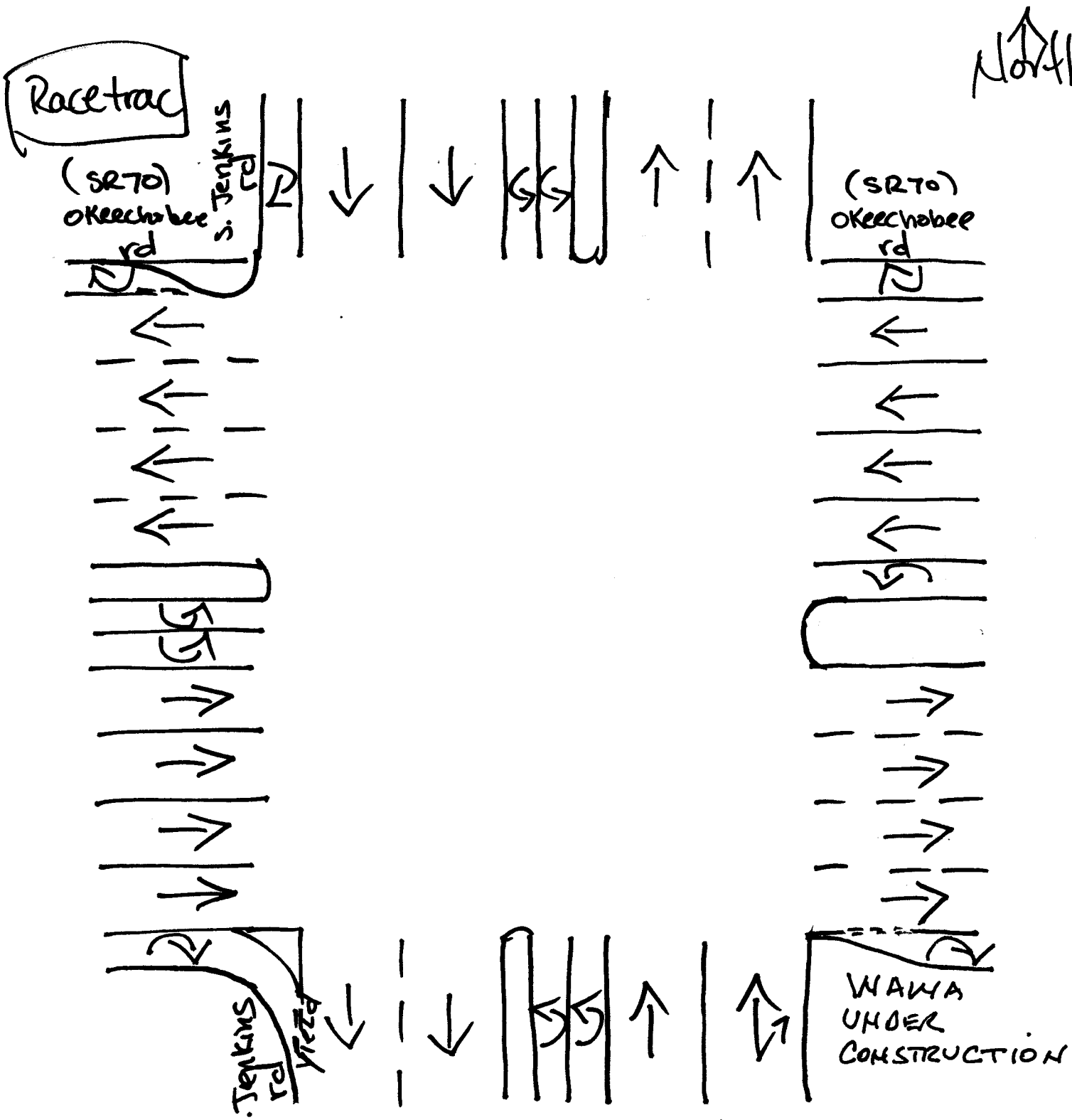
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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

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

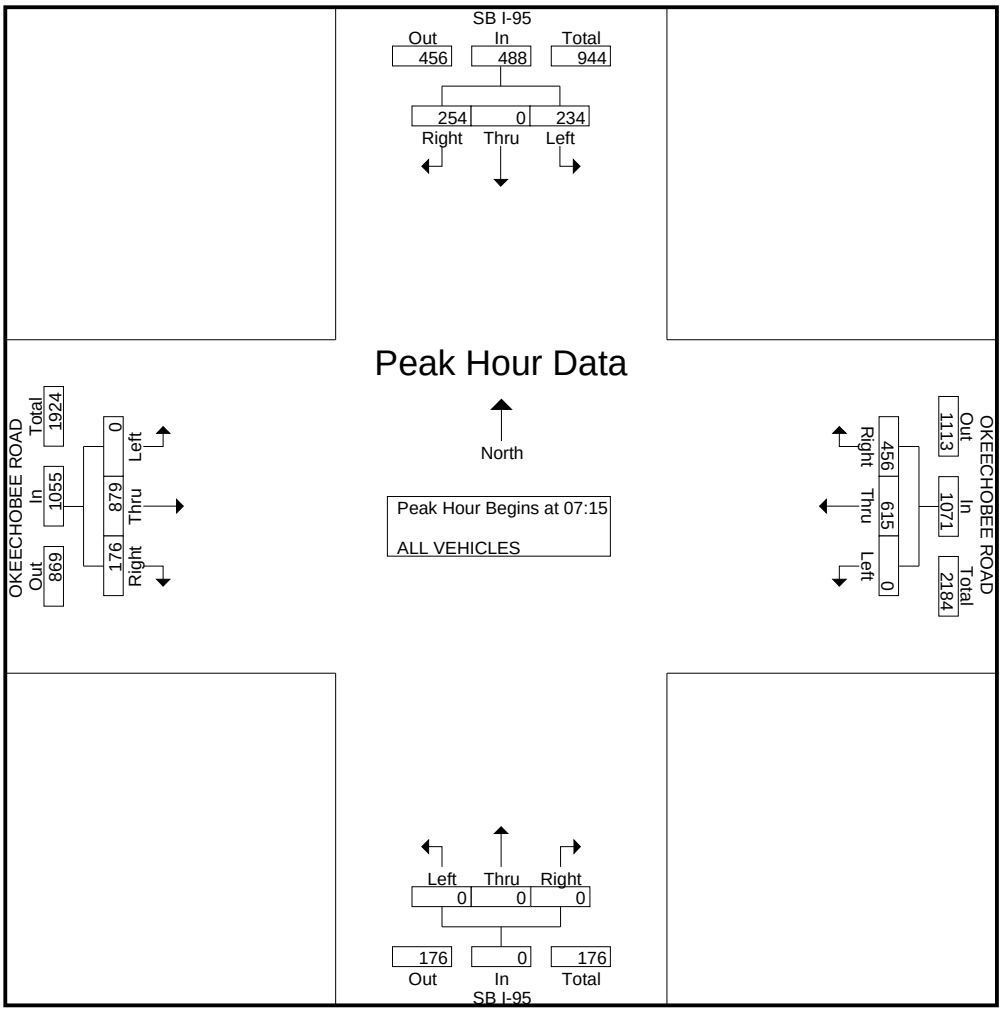
	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	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

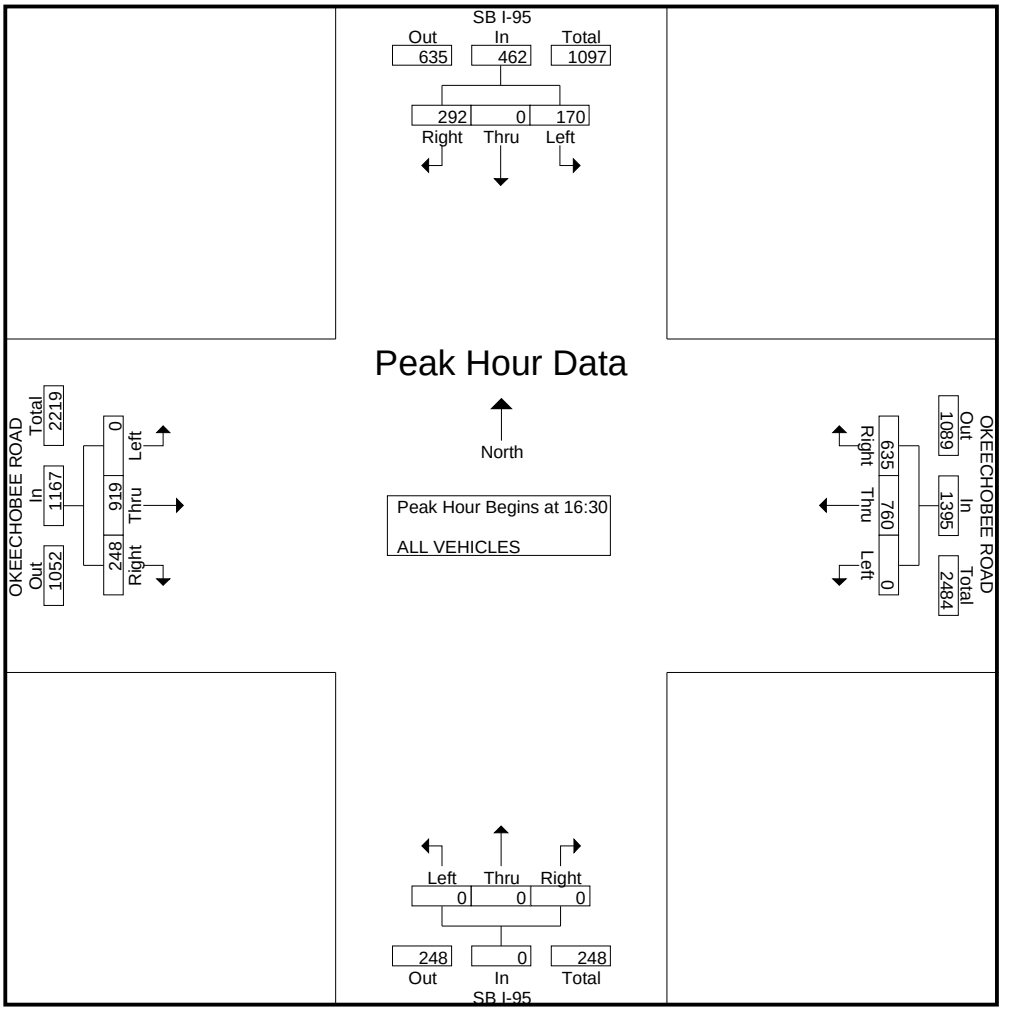


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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 : 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

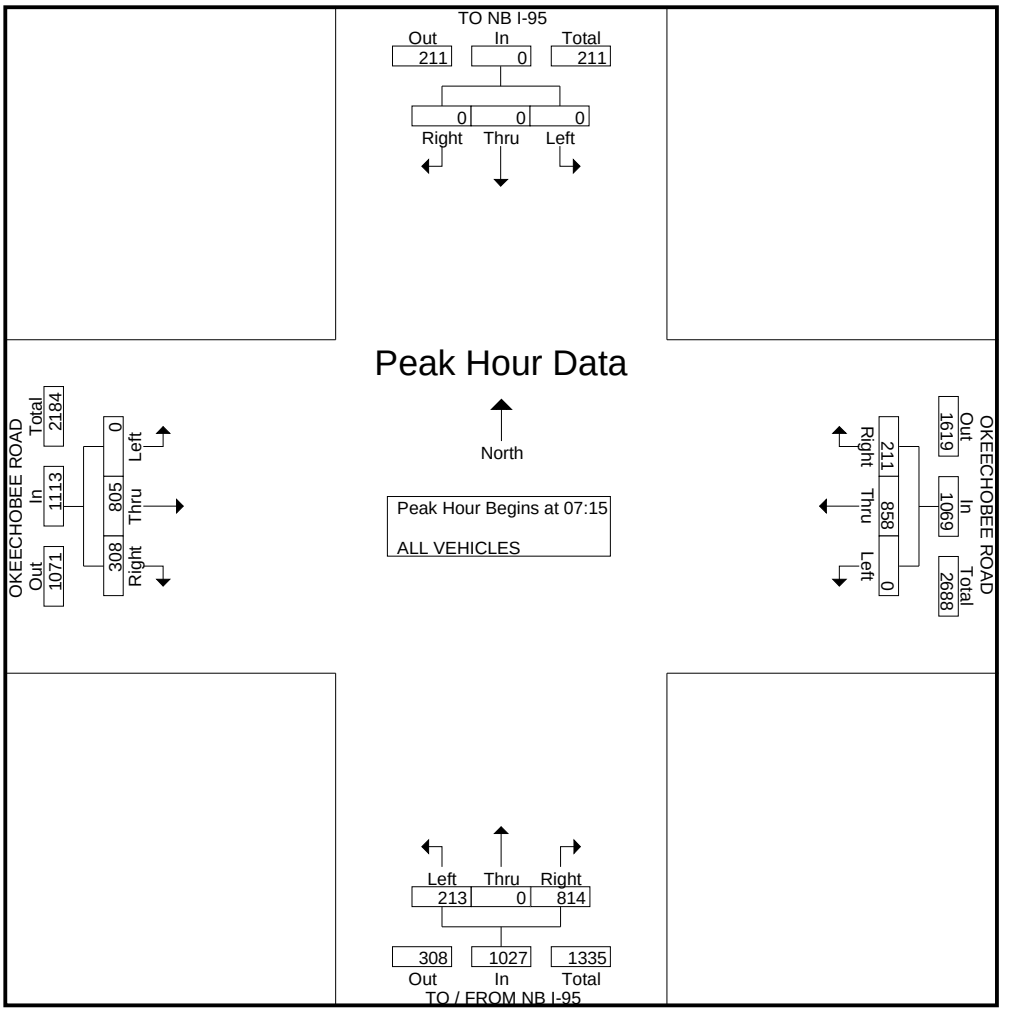
	TO NB I-95 From North				OKEECHOBEE ROAD From East				TO / FROM NB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	0	0	0	0	181	32	0	42	0	137	0	0	170	78	640
07:15	0	0	0	0	0	0	200	58	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	

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 : 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

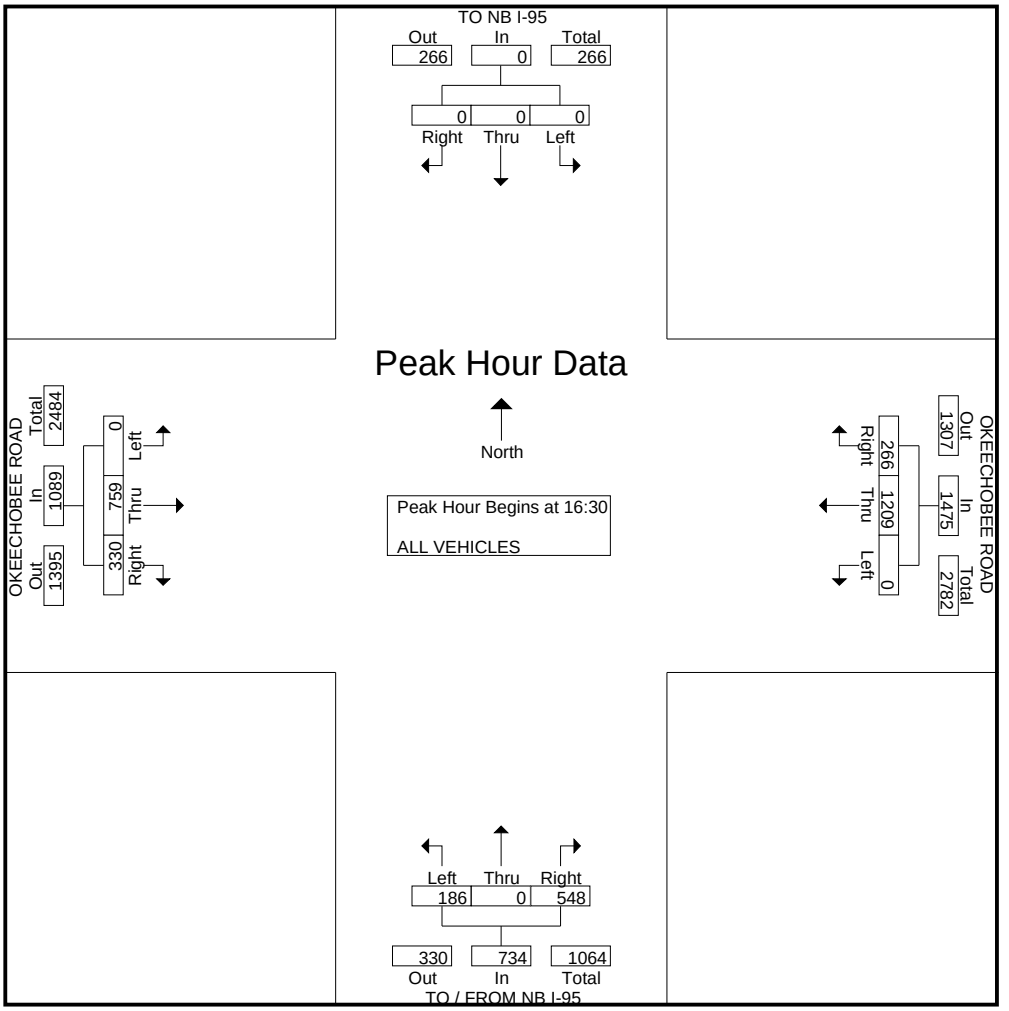


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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



Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

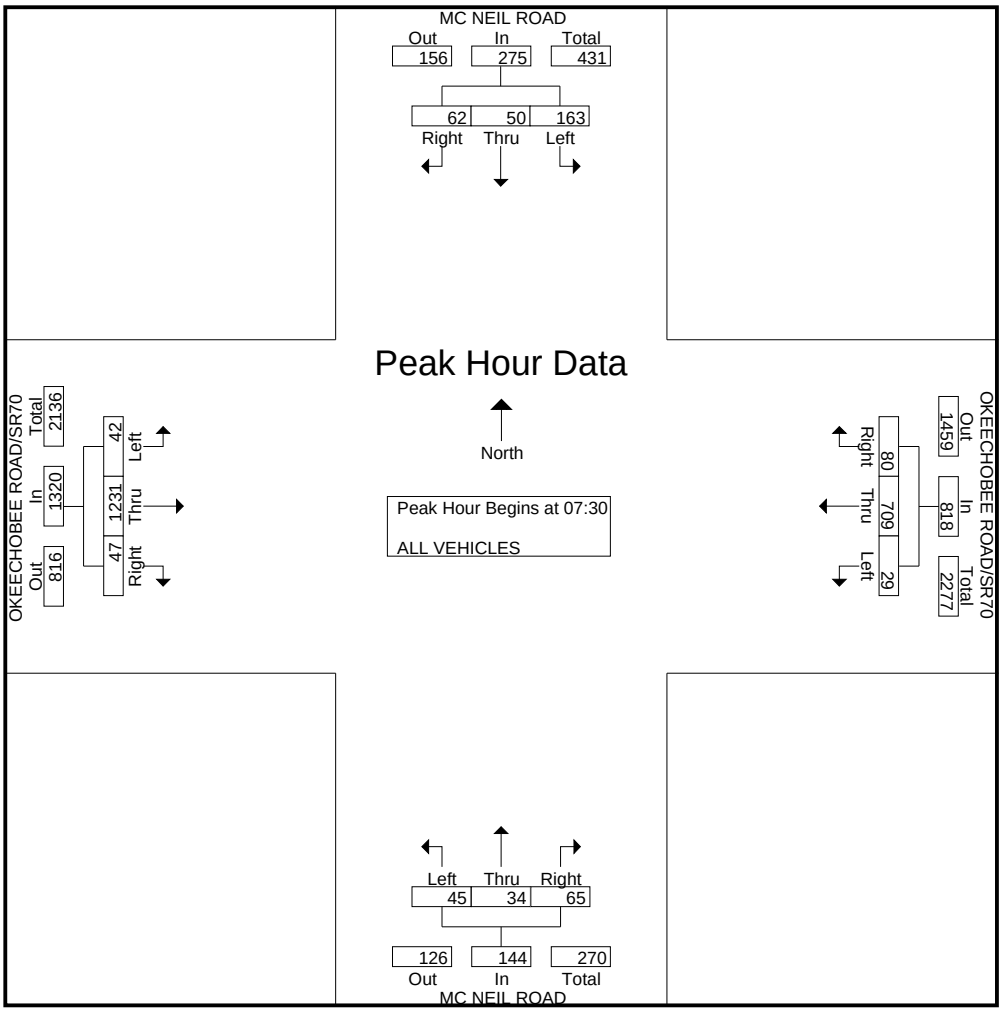
	MC NEIL ROAD From North				OKEECHOBEE ROAD/SR70 From East				MC NEIL ROAD From South				OKEECHOBEE ROAD/SR70 From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	27	11	9	0	3	129	17	0	13	8	10	1	6	211	15	460
07:15	0	31	13	25	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	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

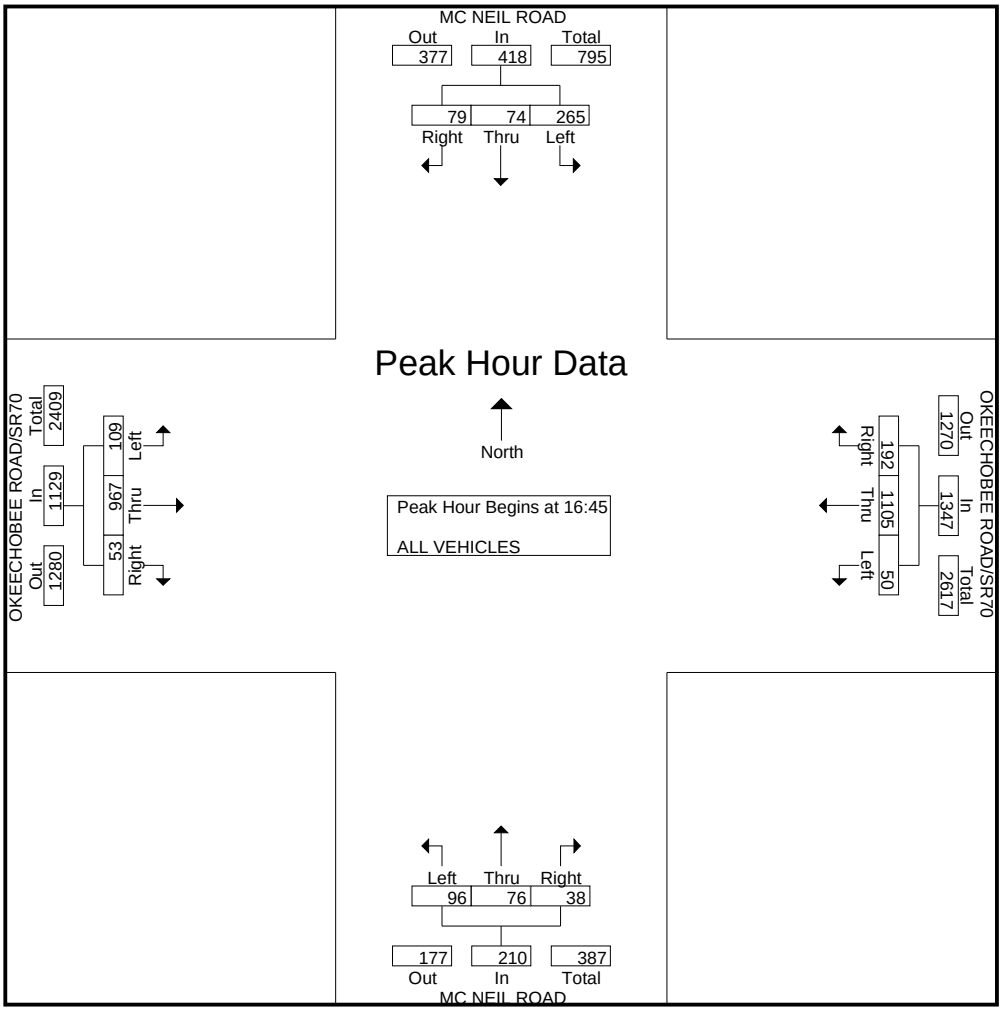


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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



Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

Groups Printed- ALL VEHICLES

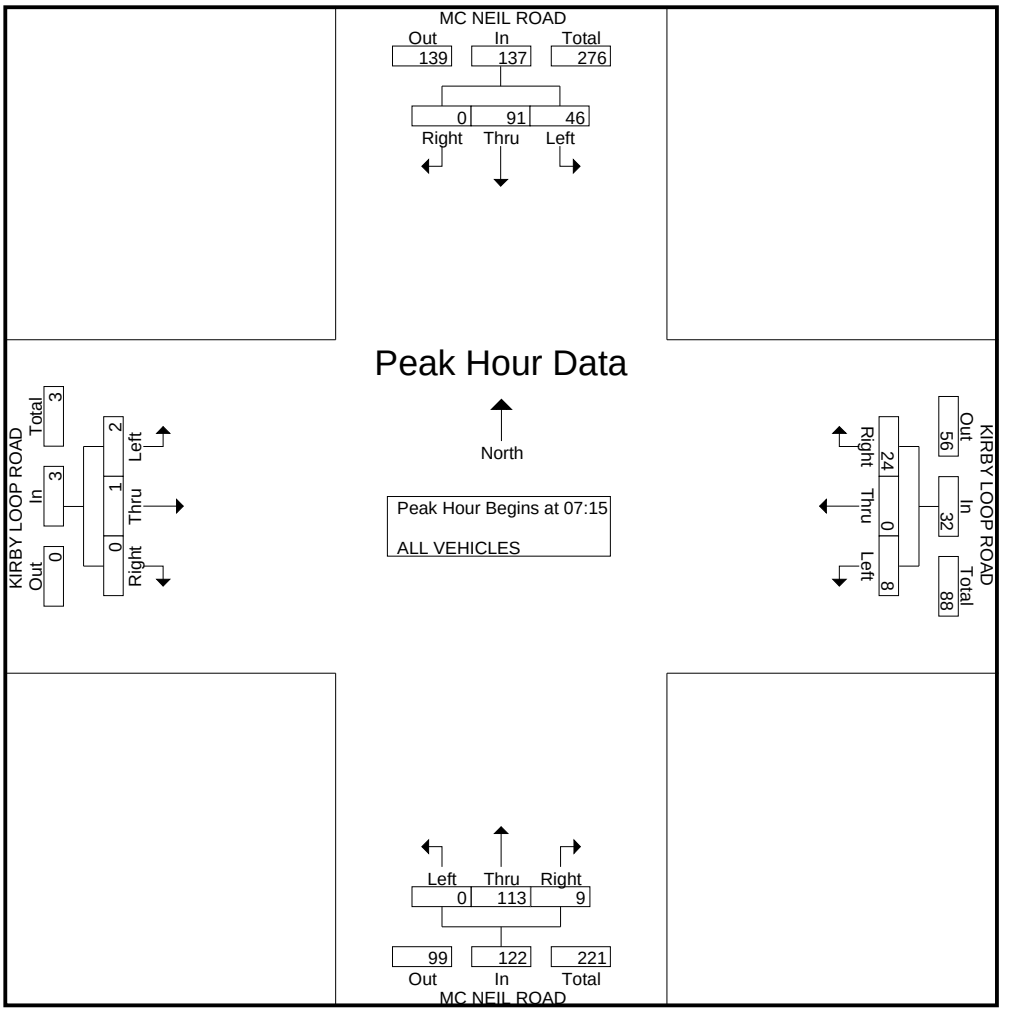
	MC NEIL ROAD From North				KIRBY LOOP ROAD From East				MC NEIL ROAD From South				KIRBY LOOP ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	16	12	0	0	3	0	8	0	0	26	0	0	0	0	0	65
07:15	0	16	22	0	0	1	0	8	0	0	18	3	0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

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

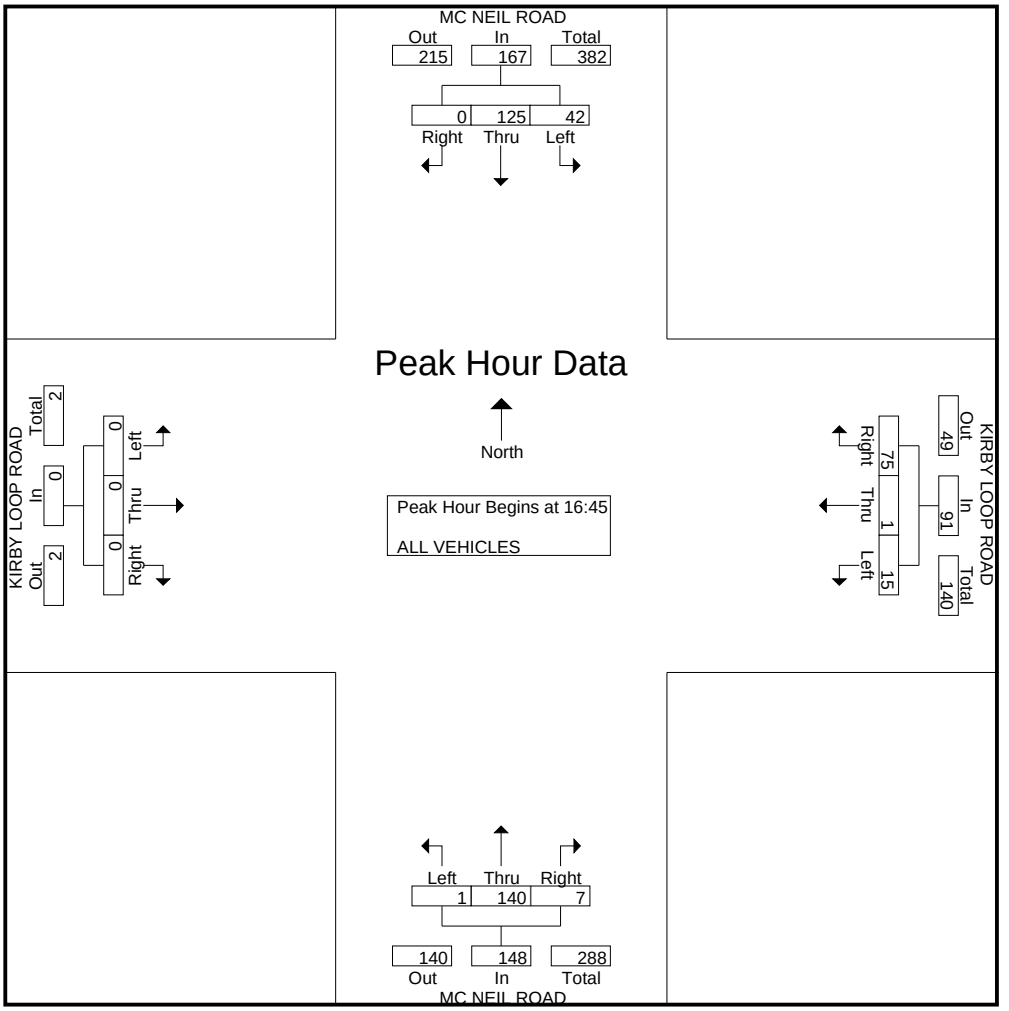


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

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



St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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
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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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
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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

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

* PEAK SEASON

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

MOCF: 0.90

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

* PEAK SEASON

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

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

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

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

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

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

Part II — *Coordinated Timing Information*

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — *Notes and Comments*

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at McNeil Road**

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

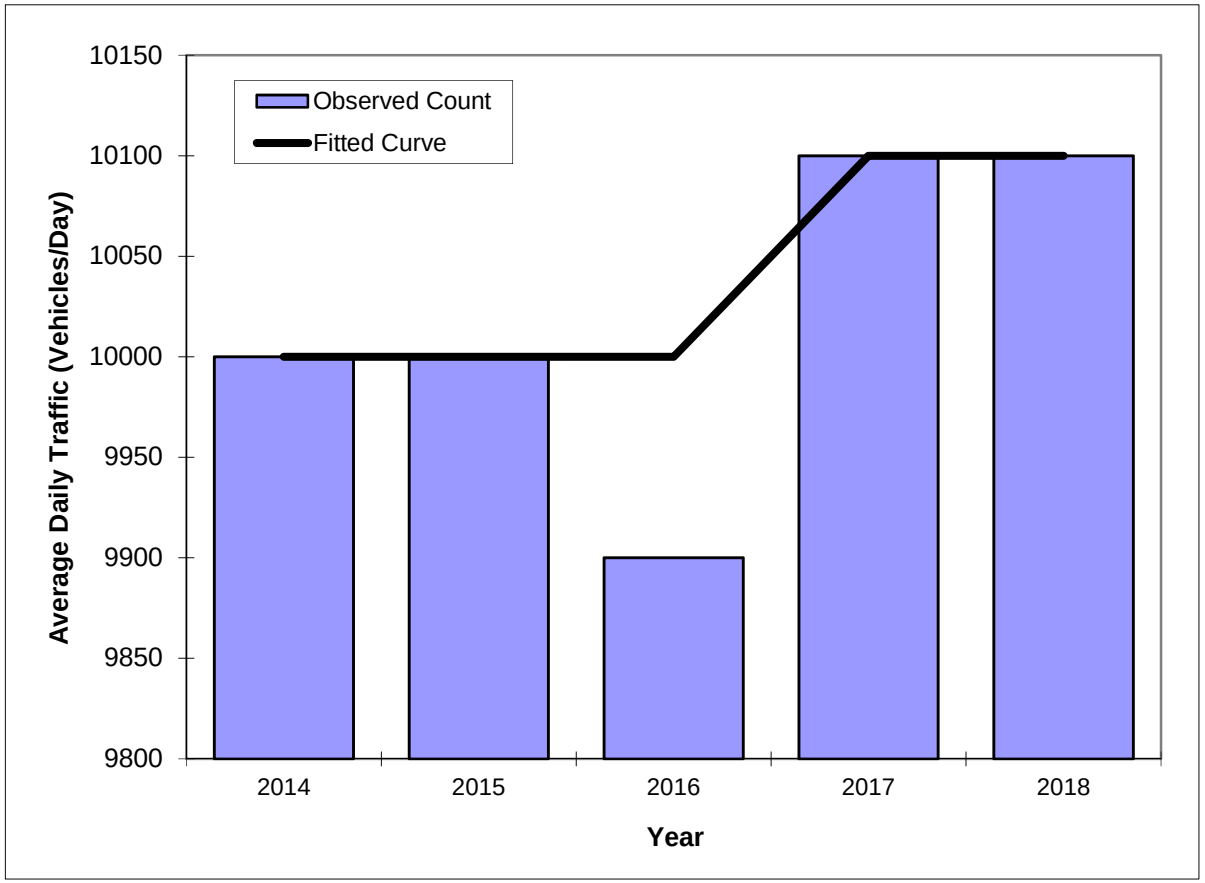
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W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

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

TRAFFIC TRENDS

Edawrds Rd -- E of McNeil Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

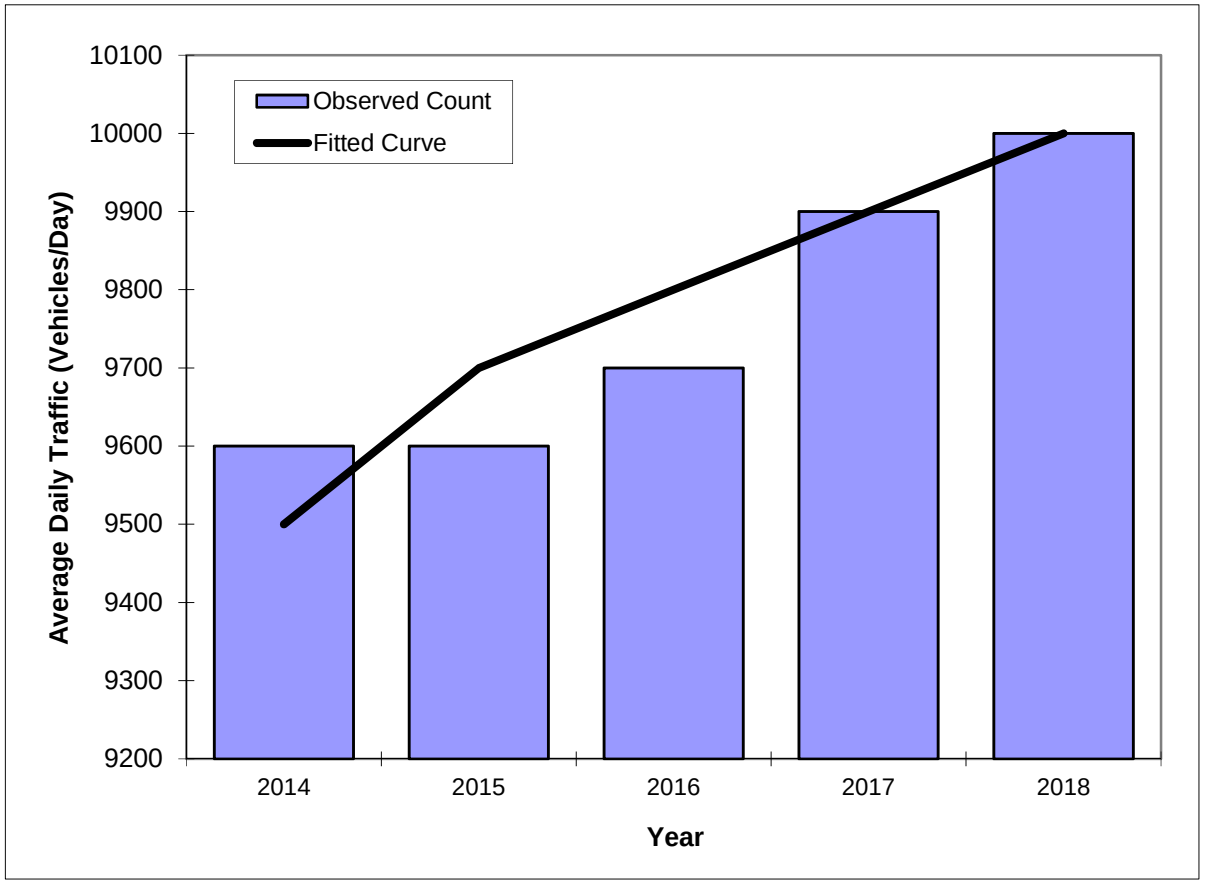
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300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

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

TRAFFIC TRENDS

Jenkins Rd -- N of Okeechobee Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

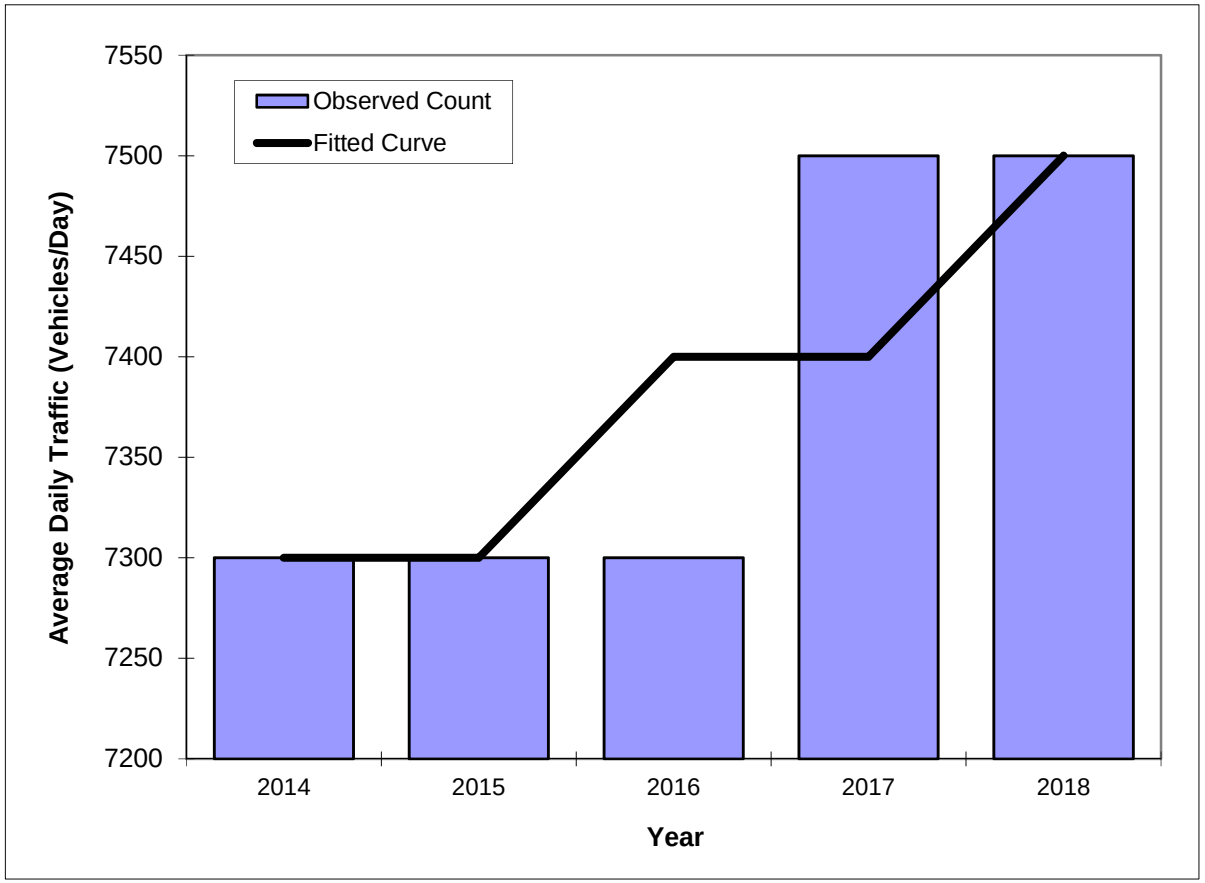
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500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

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

TRAFFIC TRENDS

Jenkins Road -- S of Okeechobee Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0089 - MCNEIL RD- NORTH OFGARNER ST

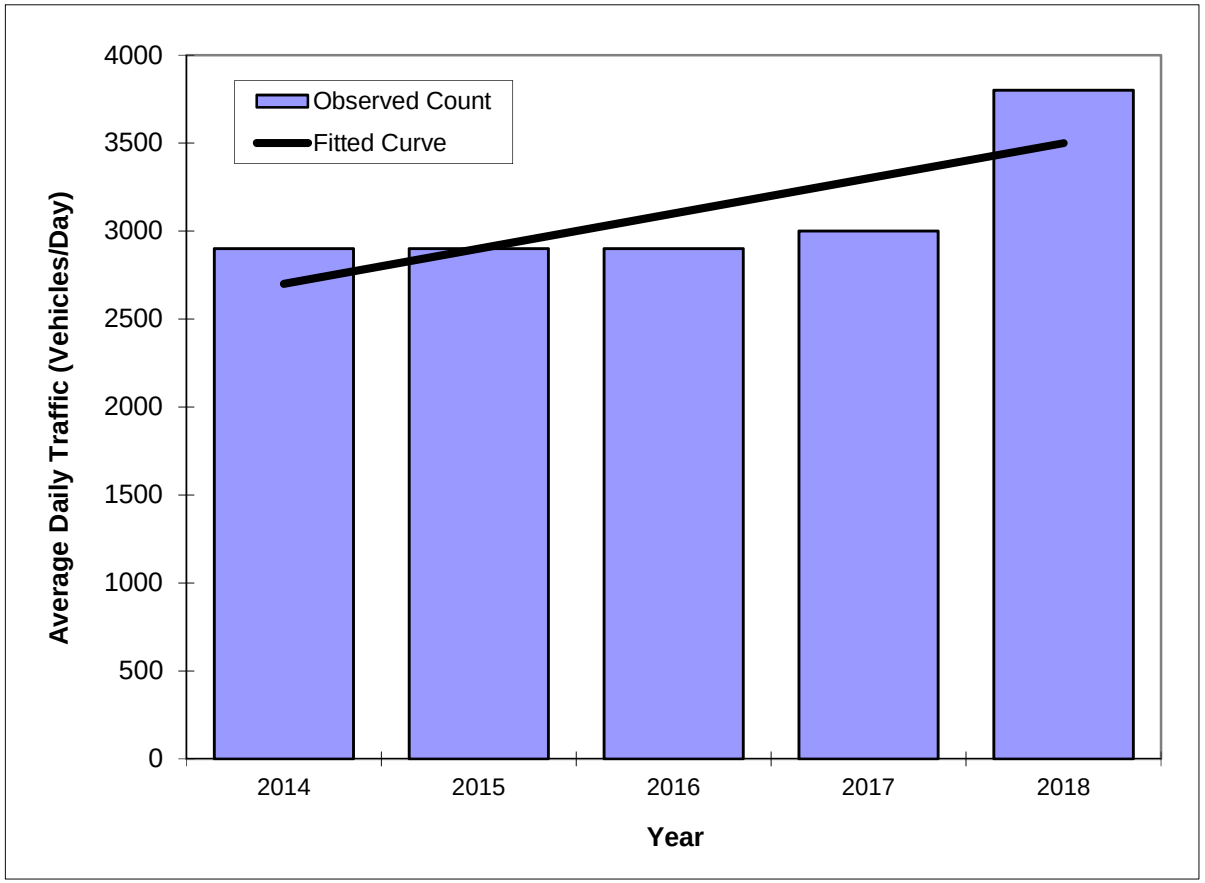
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

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

TRAFFIC TRENDS

McNeil Rd -- S of Kirby Loop Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

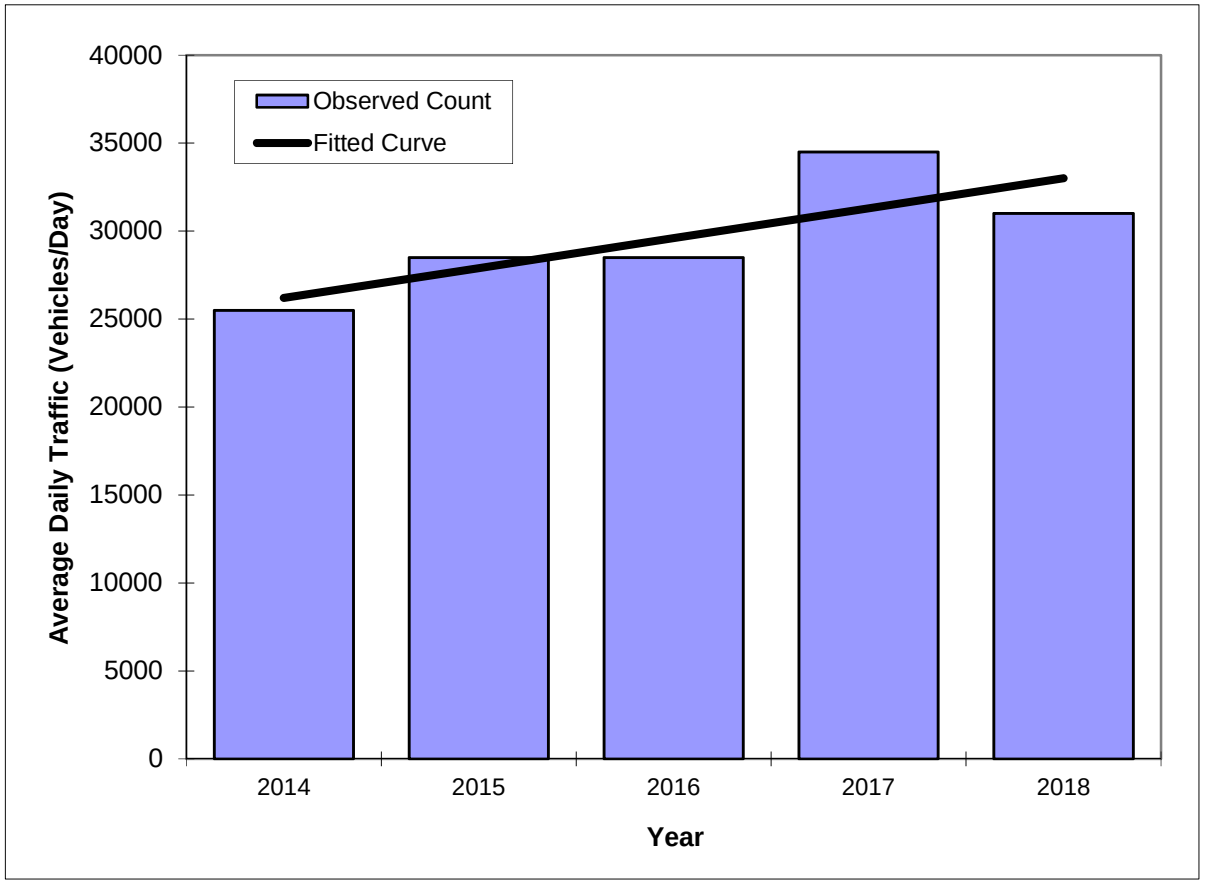
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500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

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

TRAFFIC TRENDS

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

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

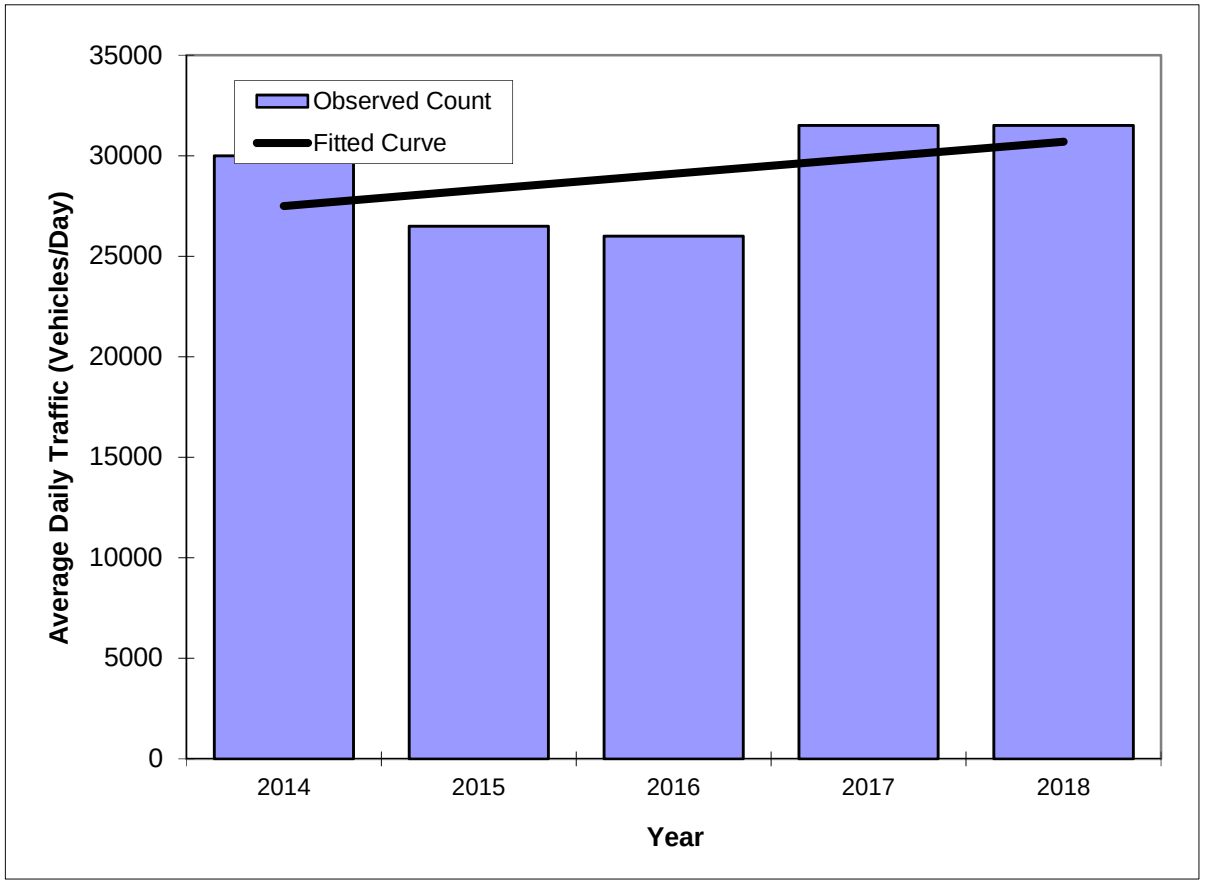
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000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

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

TRAFFIC TRENDS

Okeechobee Rd -- E of McNeil Road

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



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

*Axle-Adjusted

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

Straight Line Growth Option

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

APPENDIX D: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

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

Prepared by:

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

March 6, 2018
SR18021.0

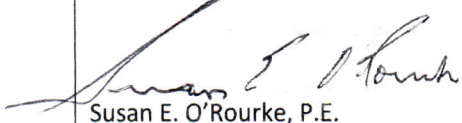
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

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

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

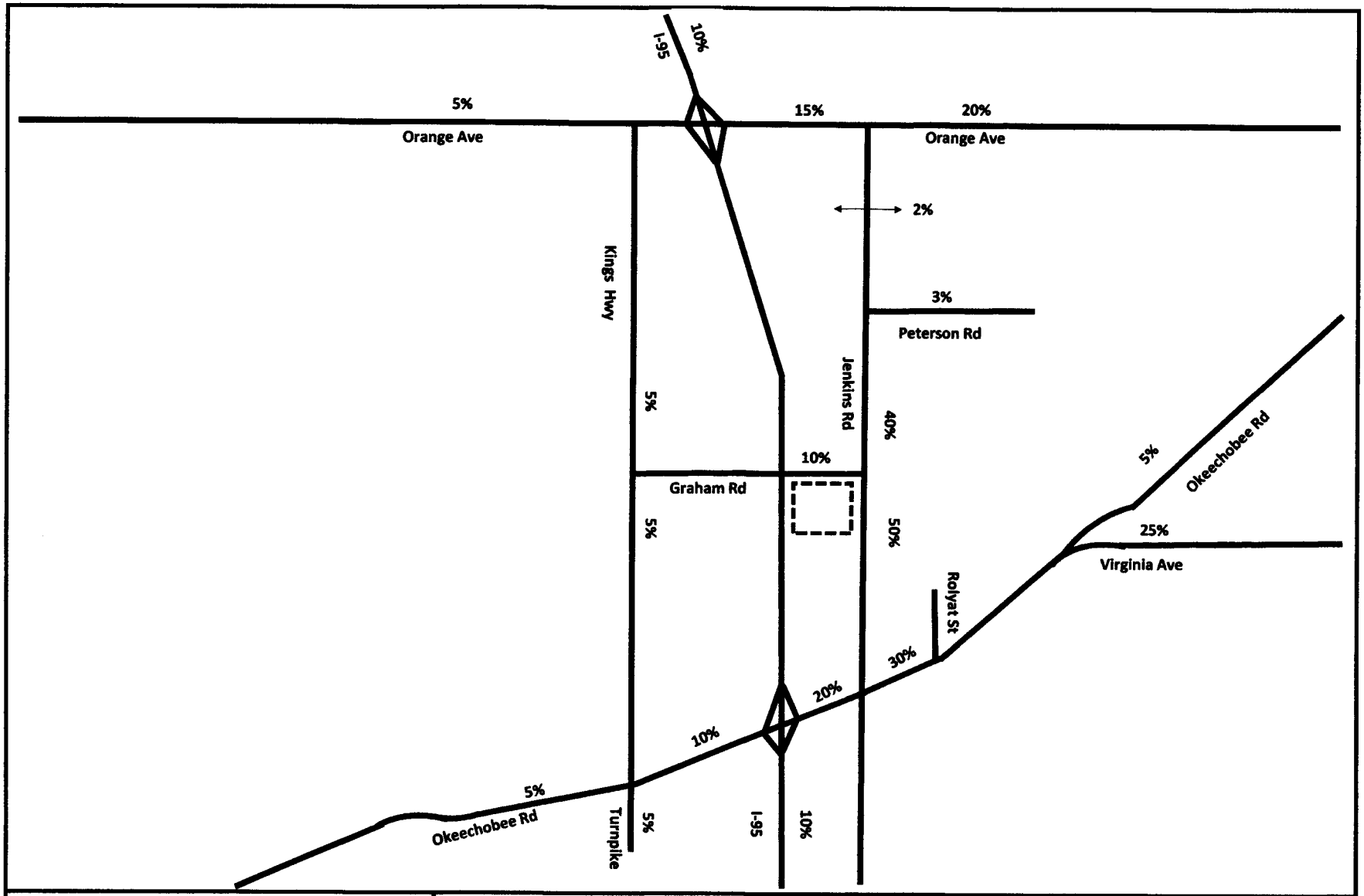
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

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

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

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

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

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

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

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

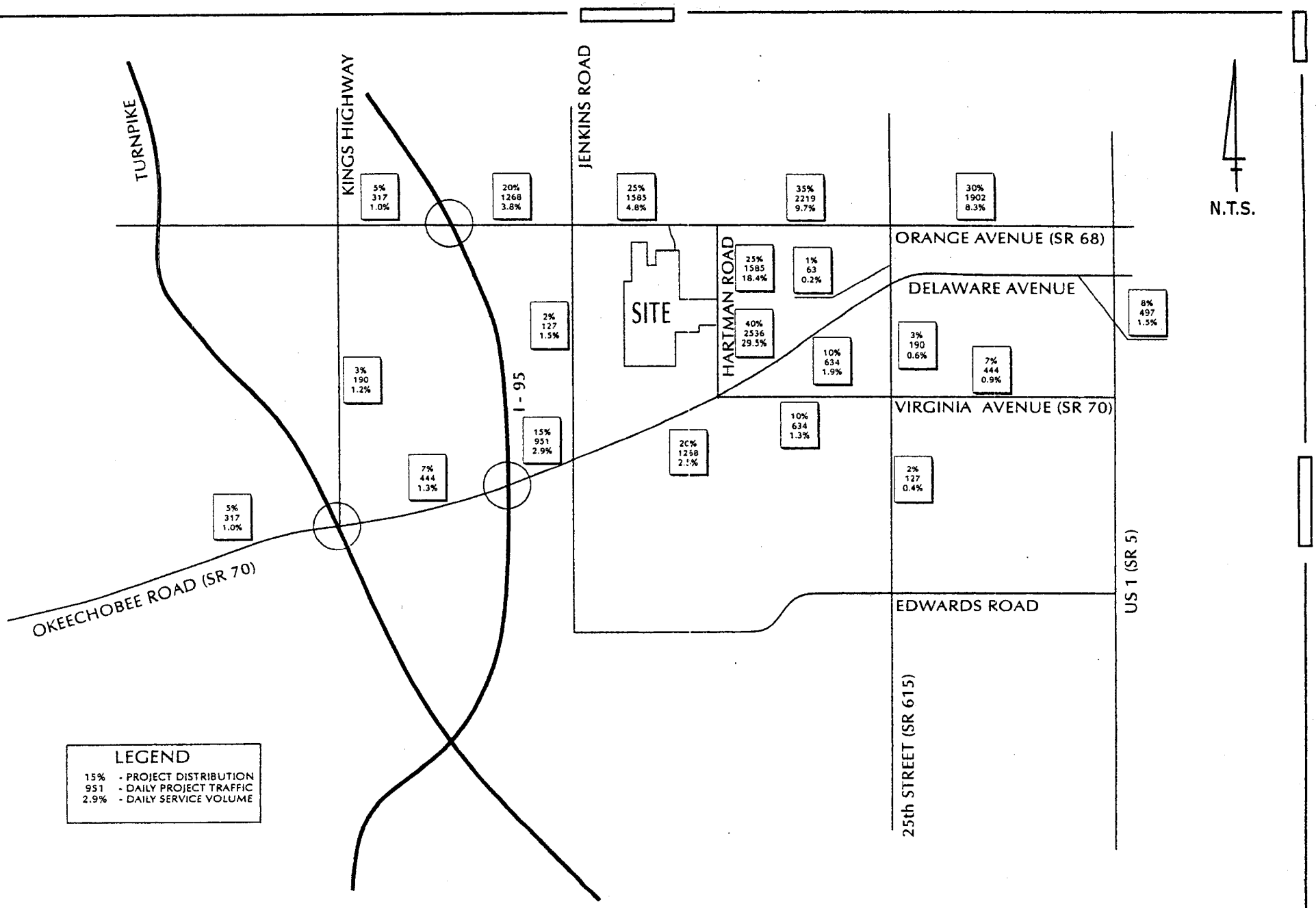
AM Peak Hour Trip Generation

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
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

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

Trip Generation and Distribution

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

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

The roadway links considered in this analysis were:

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

Summary

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

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

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

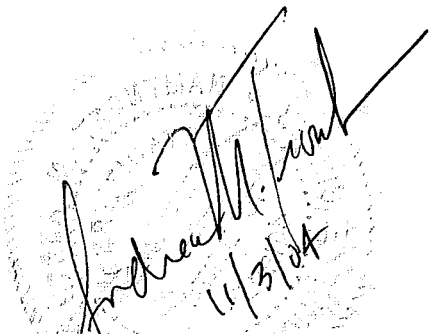
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

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



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

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

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

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

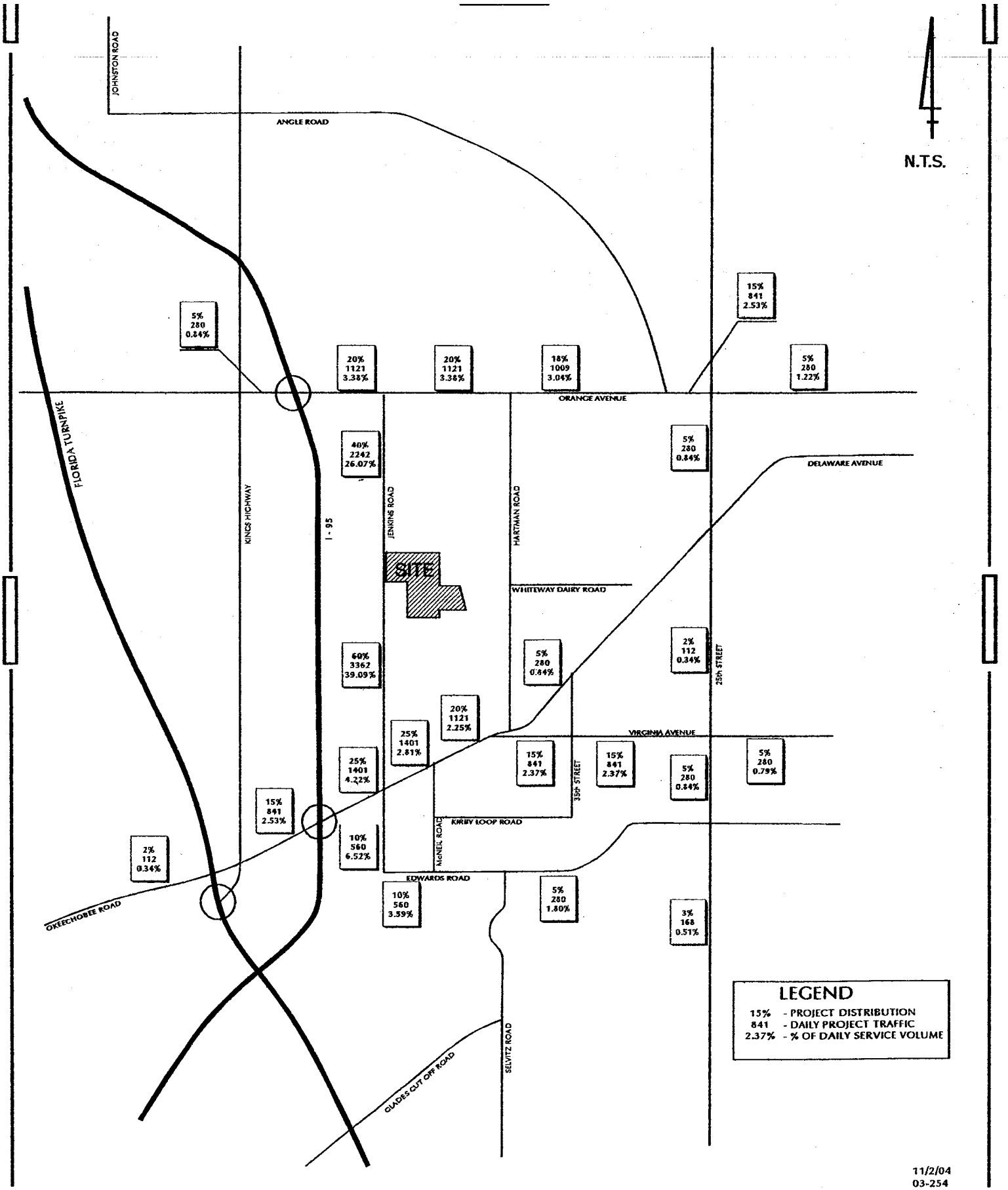
AM Peak Hour

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

PM Peak Hour

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

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



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

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

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

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

Prepared by:

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

July 14, 2017

SR17062.0

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

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

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

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

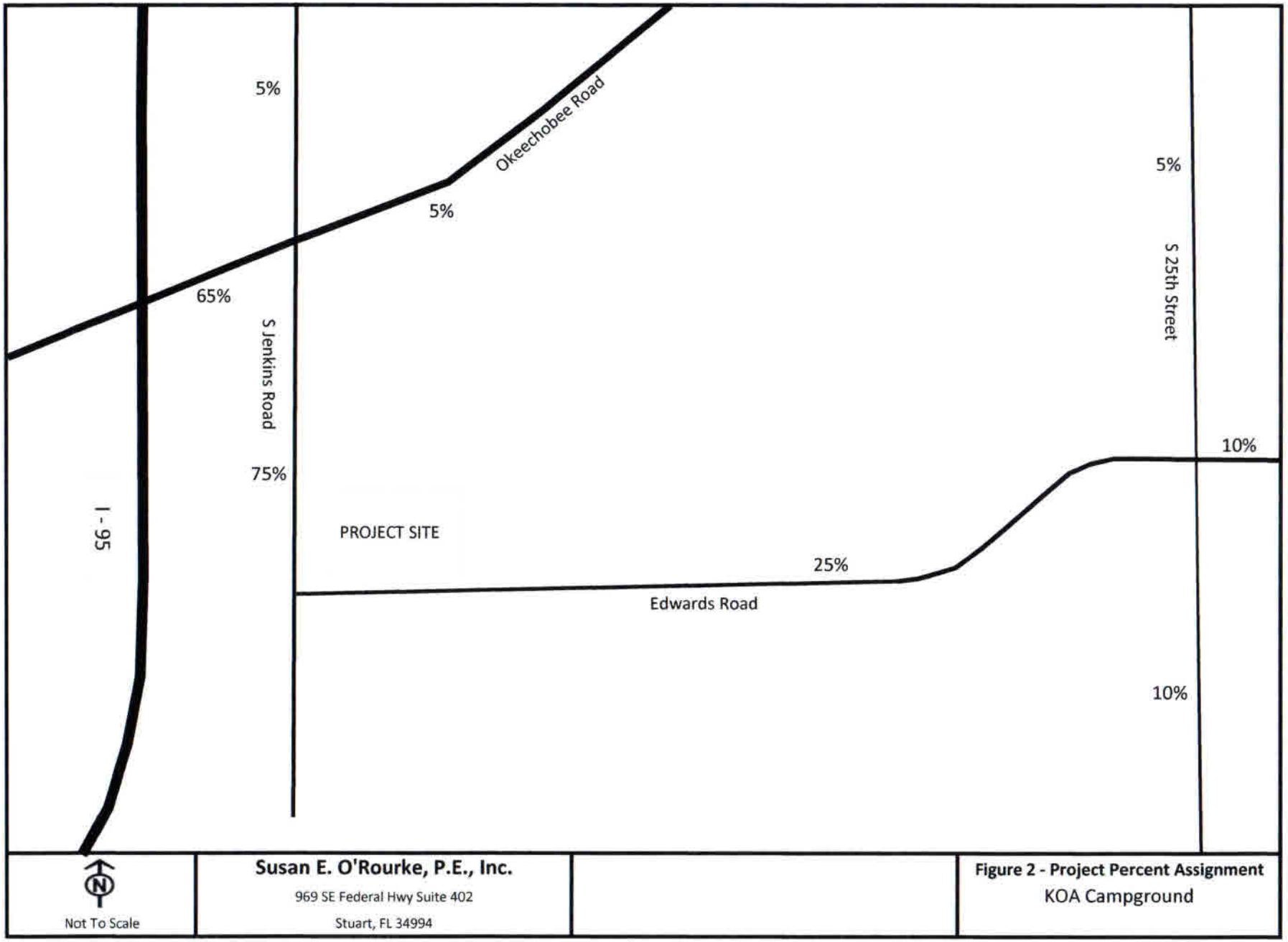
AM

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

PM

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

Source: ITE Trip Generation 9th Edition


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

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

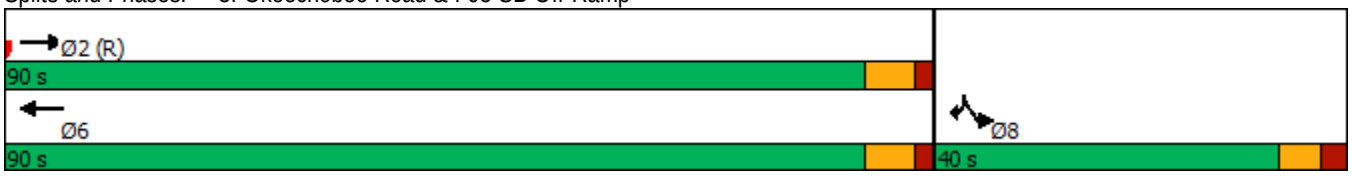
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed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

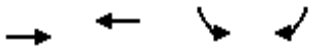
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

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

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

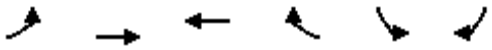
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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

Intersection Summary



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

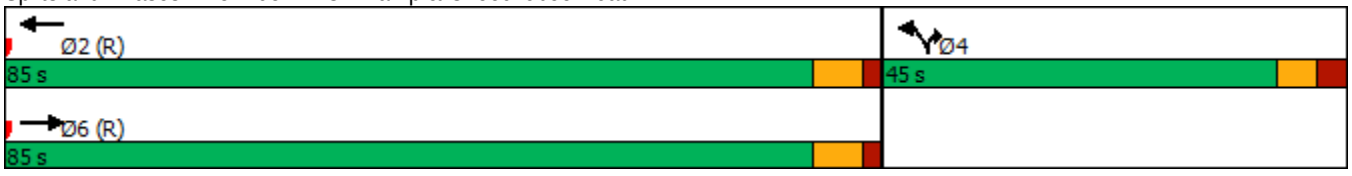
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

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

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

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





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

Intersection Summary

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



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

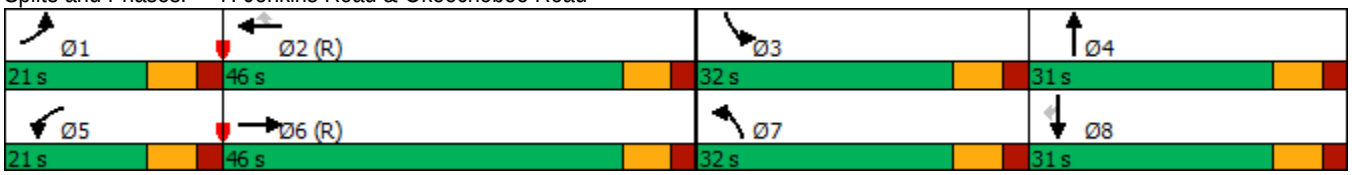
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

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

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

Splits and Phases: 7: Jenkins Road & Okeechobee Road

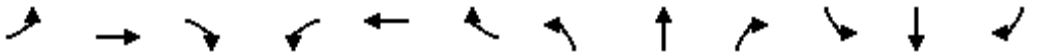




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	178	1456	272	48	929	58	366	181	262	213	140
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0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

Intersection Summary

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



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

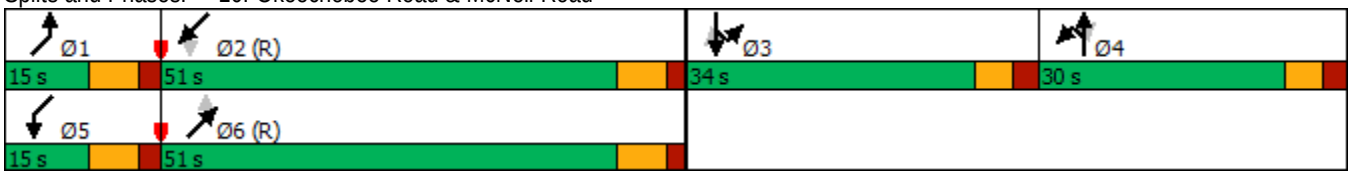
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

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

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

Splits and Phases: 10: Okeechobee Road & McNeil Road



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

Intersection Summary

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

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

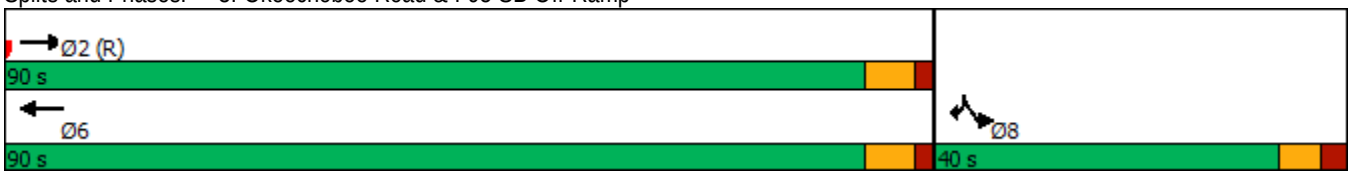
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

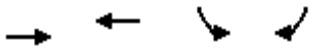
c Critical Lane Group

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

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

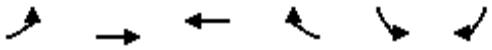
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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

Intersection Summary



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

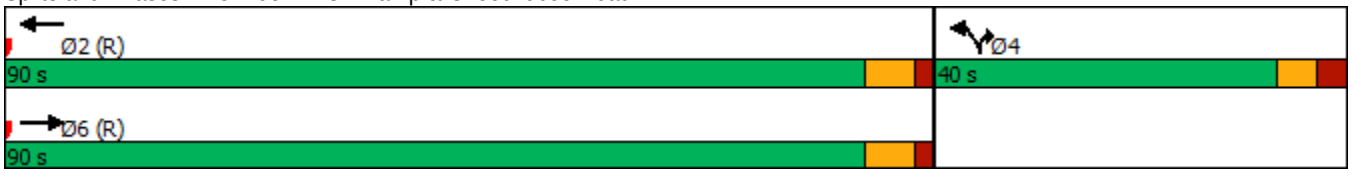
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

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

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

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





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

Intersection Summary

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

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

c Critical Lane Group

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

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

Splits and Phases: 7: Jenkins Road & Okeechobee Road

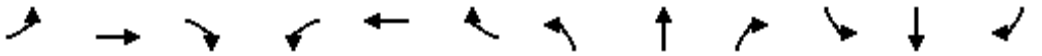




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	348	1223	418	49	1618	145	419	235	312	227	163
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0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

Intersection Summary

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



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

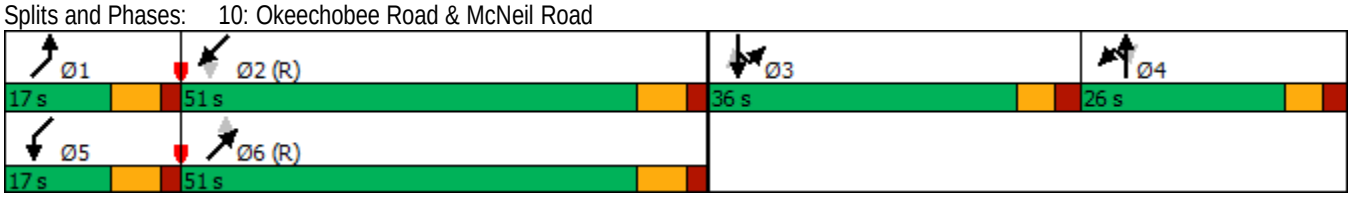
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

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

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

Splits and Phases: 10: Okeechobee Road & McNeil Road



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

Intersection Summary

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

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

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

c Critical Lane Group

HCS7 Two-Way Stop-Control Report

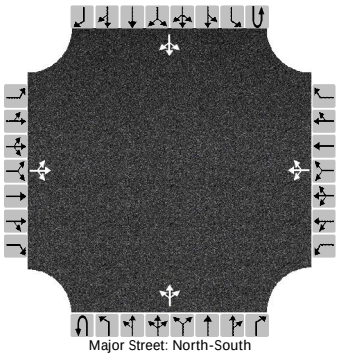
General Information

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

Site Information

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

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

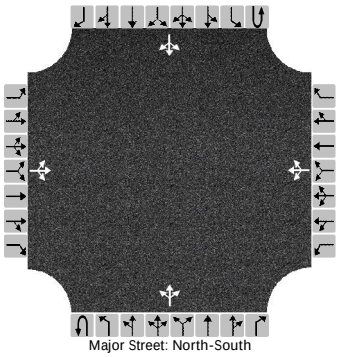
General Information

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										

Copyright © 2019 University of Florida. All Rights Reserved.

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

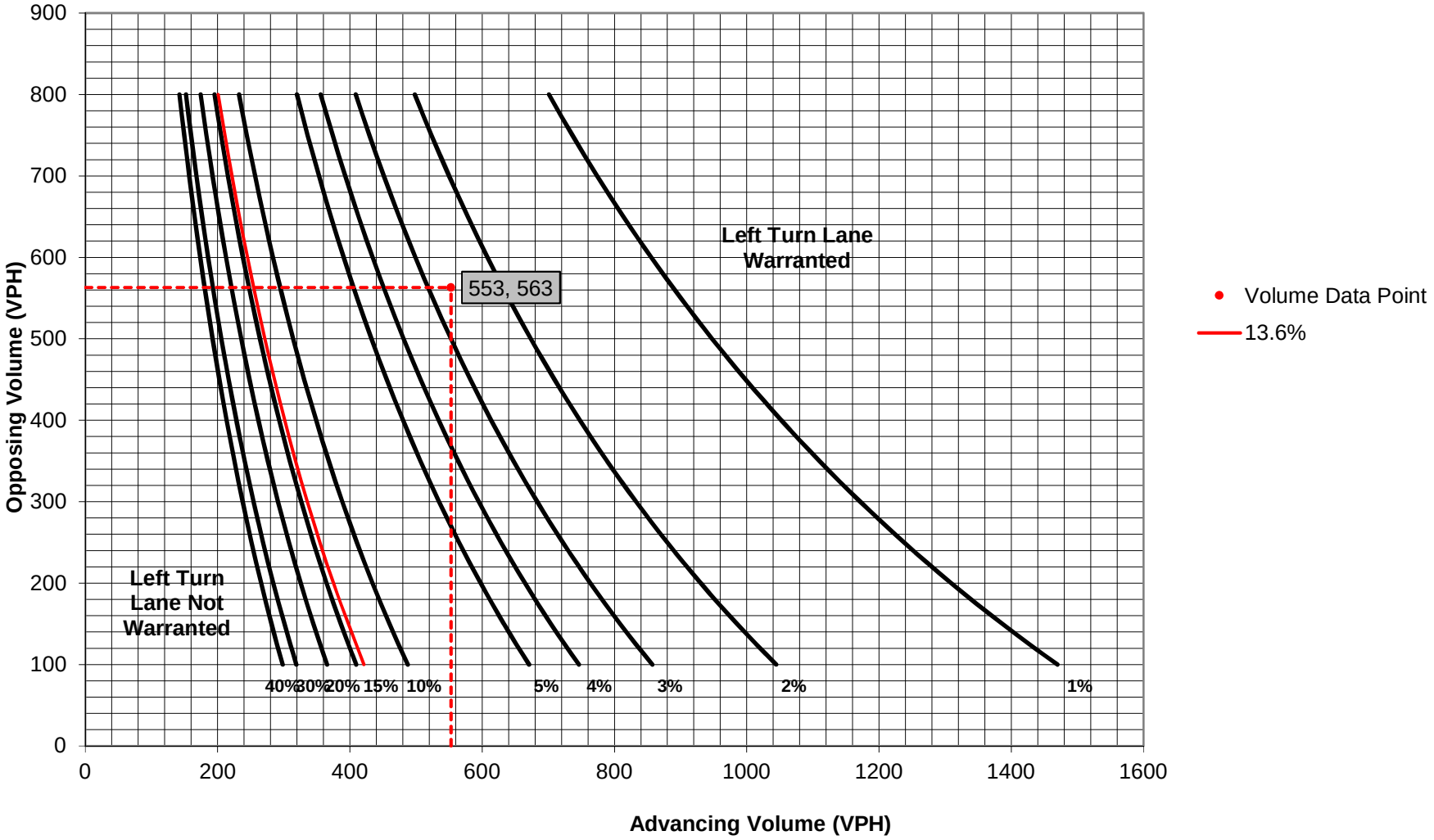
Applicable Warrant Figure: Figure 3

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

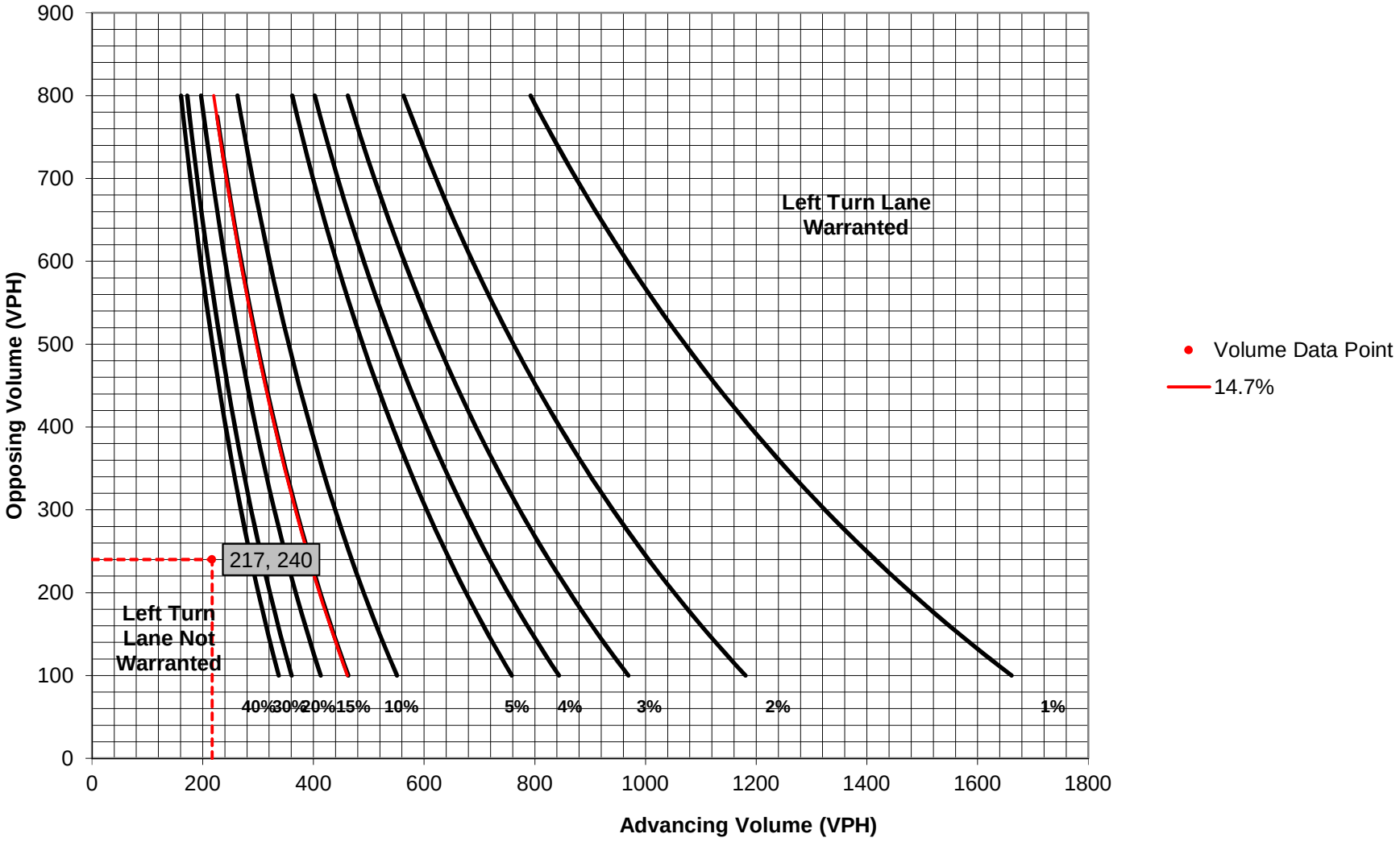
Left Turn Lane Warrant Findings

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)



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.

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

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

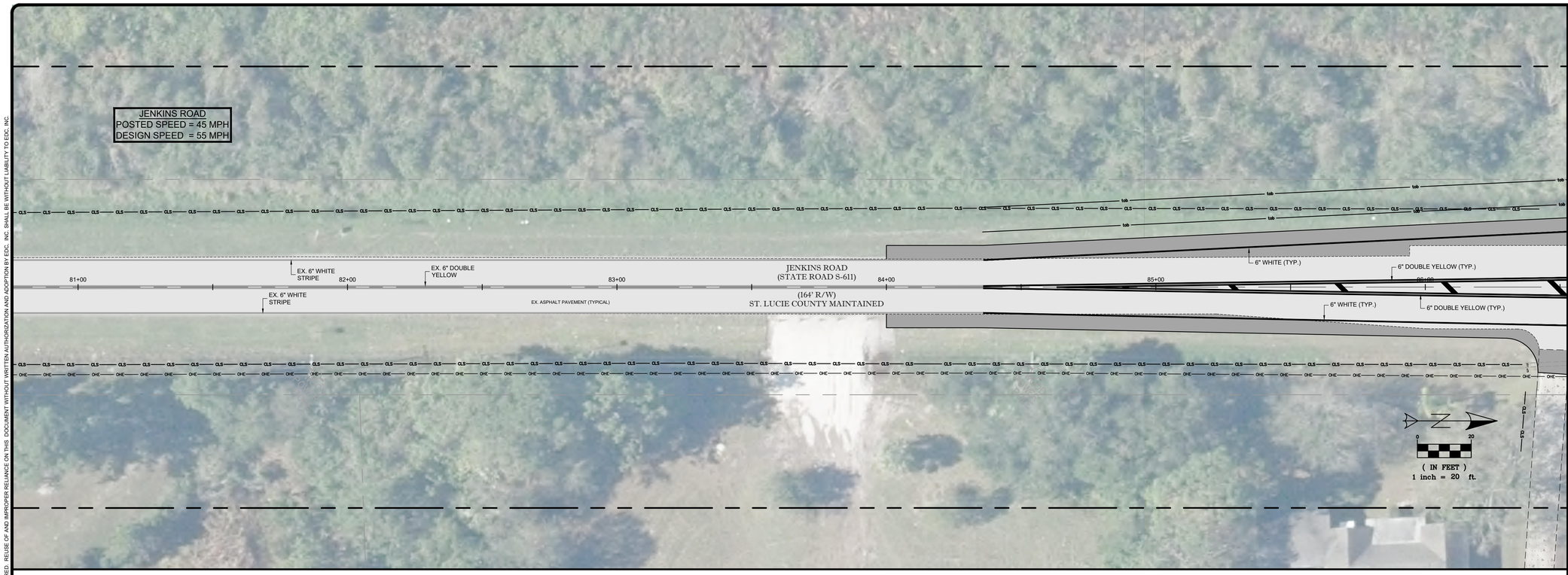
DATE

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
- 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

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
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 (2)
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

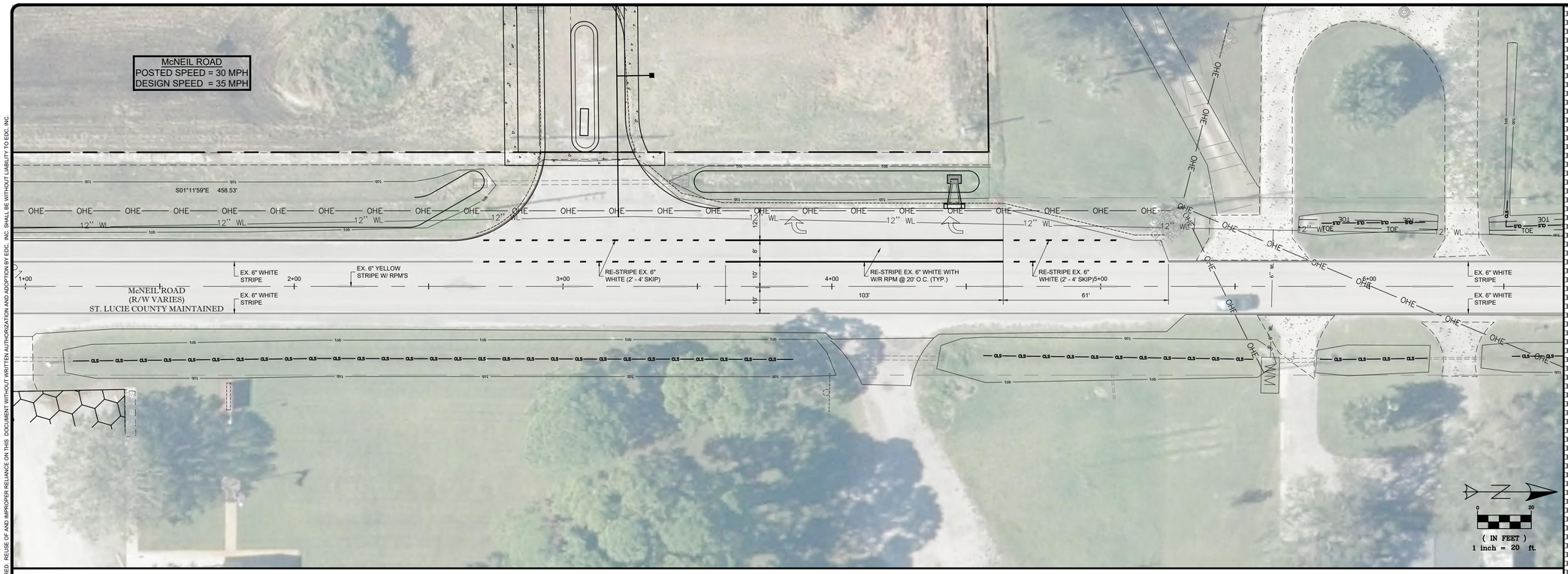
FORT PIERCE FLORIDA

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
- 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

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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 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
PORT SAINT LUCIE, FL 34987
772-462-2455

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.



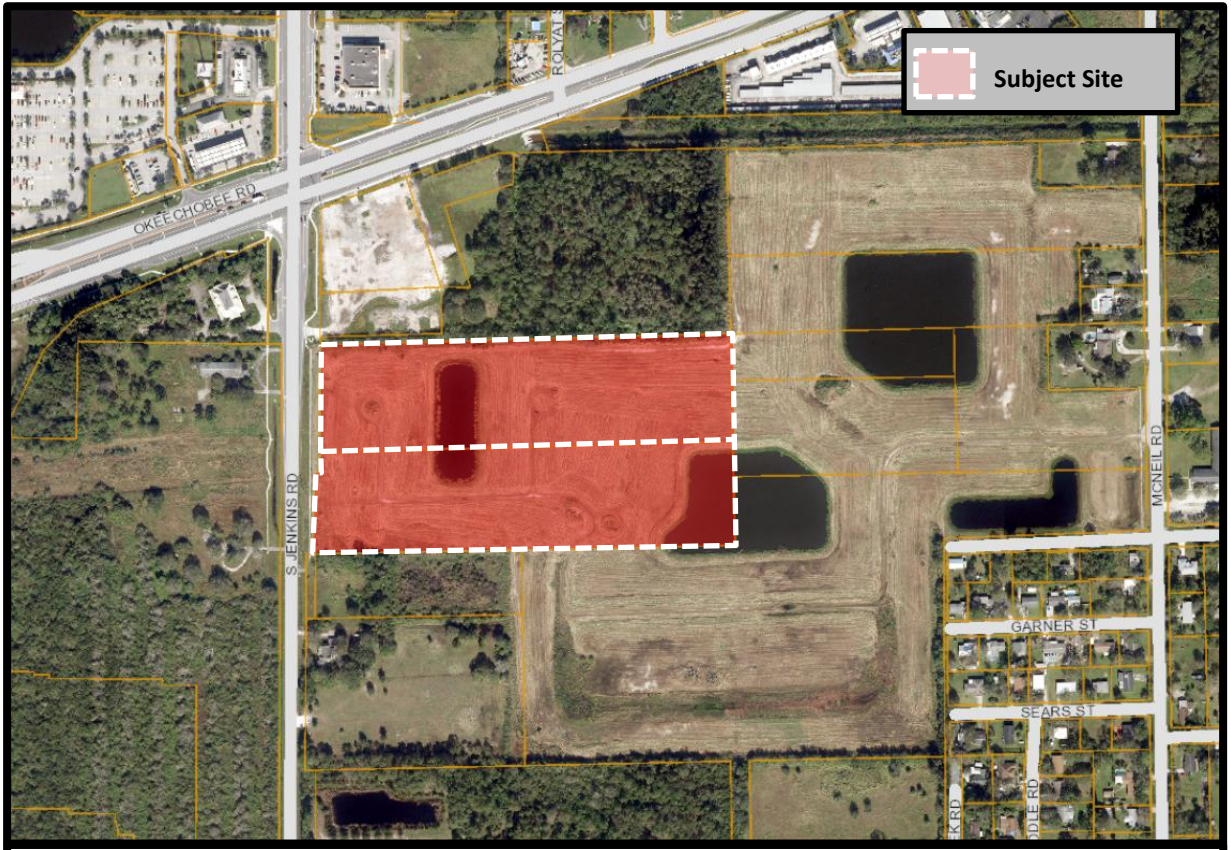








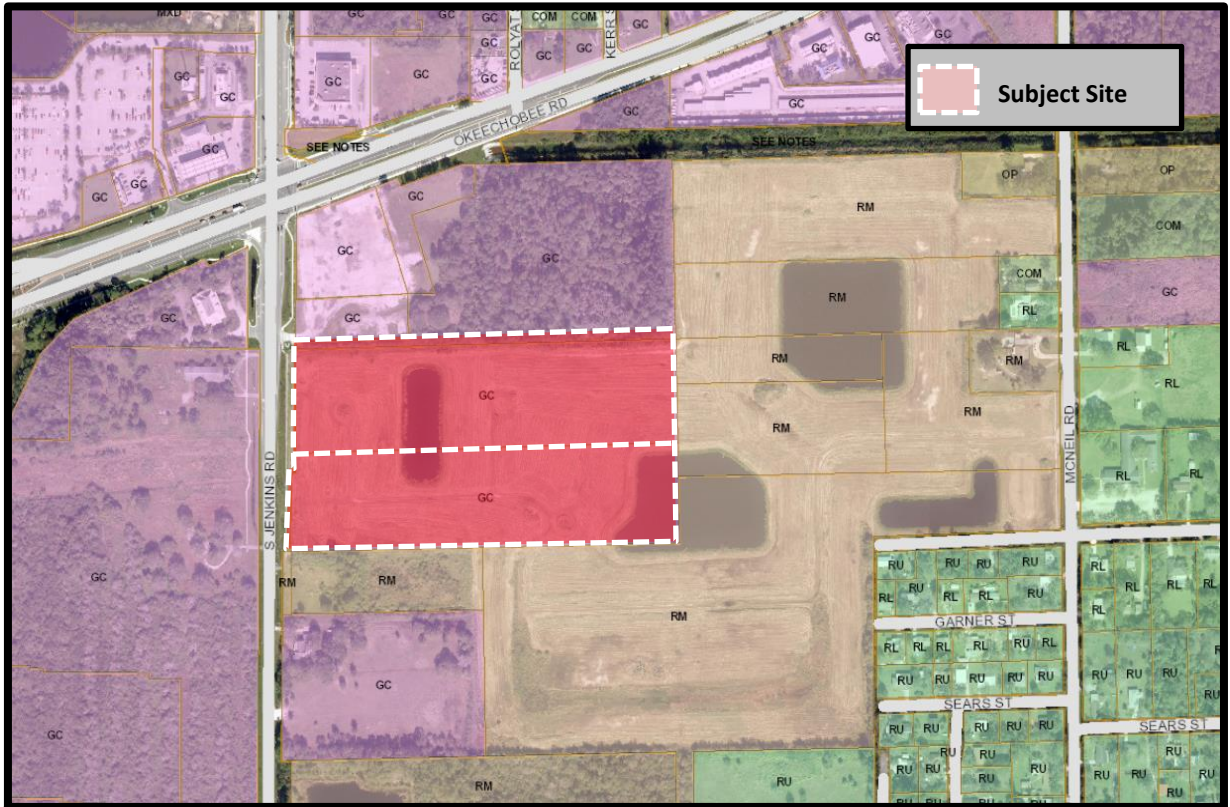




THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Aerial Map

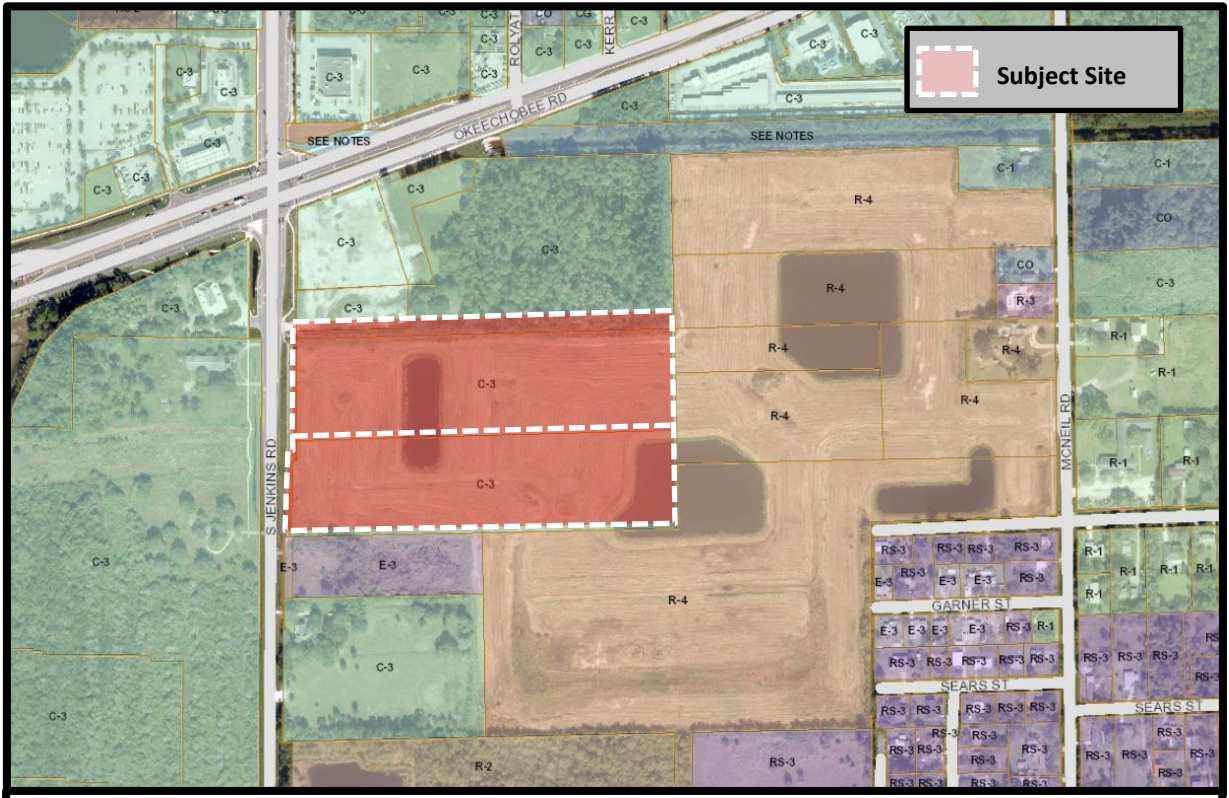
N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
Neill Farms
Current Future Land Use Map

N
W E
S



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

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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.

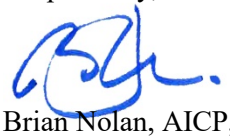
Response: Acknowledged.

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

Planning Board **6.b.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Future Land Use Map Amendment - Blue Sky Communities - Northeast of Intersection of Jenkins Road and Okeechobee Road

LOCATION

NE of Intersection of Jenkins Road & Okeechobee Road (North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy)

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

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 Planning Board forward a recommendation of Approval to the City Commission.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 06/05/2019 06:40 PM
Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner BCC
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Blue Sky Communities**
BOARD DATE:	June 11, 2019

STAFF REPORT

Property Owner	St. Lucie County 2300 Virginia Avenue Fort Pierce, Florida 34982
Applicant:	Blue Sky Communities 5081 SW 48th Street, Suite 103 Tampa, FL 33607
Representative:	Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
Requested Action:	Approval to rezone the subject property from C-3, General Commercial to R-5, High Density Residential. Approval to change the Future Land Use from GC, General Commercial to RH, Heavy Density Residential.
Site Location:	North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy.
Parcel ID:	2419-211-0004-000-8
Existing Use:	Vacant
Parcel Size:	9.16 Acres
Current Zoning:	General Commercial (C-3)
Current Future Land Use	General Commercial (GC)

Proposed Zoning: Heavy Density Residential (R-5)

Proposed Future Land-Use Heavy Density Residential (RH)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	C-3/GC	C-3/GC

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential. The applicant is also requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RH, High Density Residential. The applicant would like to rezone and change the Future Land Use of the property so the property may be utilized as a future multi-family development.

Background

The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's, this extension to the apartment complex was never completed. Consequently, St. Lucie County would come to take ownership of the property. Blue Sky Communities is now partnering with St. Lucie County to develop a multi-family development on this site.

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 applicant along with the Rezoning change, is requesting the Future Land Use to be changed to a compatible Future Land Use. 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. There are three multi-family developments around this site and the services that are provided for those developments would be the same or similar. The proposed amendment promotes and protects the public health, safety, and general welfare through the rezoning of this property as the applicant intends to develop a multi-family development and multi-family that is more compatible with R-5, High Density Residential than it is with the current zoning of C-3, General Commercial. It would also promote and protect the public health, safety, and general welfare because there are almost no standards in the C-3 Zoning designation to regulate residential. By

rezoning the property to an appropriate residential Zoning designation, it allows staff to properly regulate the use of the property.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commerical. 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 RH, Heavy Density Residential. This designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows for multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve residential would be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities would also be allowed.

When comparing both of these designations, the High Density Residential designation would be considered a less intense designation compared to the General Commercial designation. While this property is surrounded by properties that hold a GC, General Commercial Future Land Use designation, the proposed use of muti-family would be compatible with the two multi-family developments of Portfino Landings and Sable Chase Apartments that surround this property. This property is also within approximately 350 feet of the the Treasure Cay Apartment Complex that has a Future Land Use designation of RH, High Density Residential.

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.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for Zoning Atlas 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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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:

- [x] Warranty Deed & Legal Description
- [x] St. Lucie County Property Record Card
- [x] 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.
- [x] Current Survey
- n/a [ ] Environmental Study
- n/a [ ] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- n/a [ ] Drainage Analysis
- n/a [ ] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)

6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)

7. Other applications being submitted concurrent with this application, if any: Future Land Use Amendment Application To the RH (Residential High Future Land Use Category)

8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant

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

10. The reason for making this request: to change the zoning on property to permit multi-family residential development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	N/A

[go to next page]

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					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

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 K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

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	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

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 The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Applicant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

xxx 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 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.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.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

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
- N/A ☐ Environmental Study
- N/A ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- N/A ☐ Drainage Analysis
- N/A ☐ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)
7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District
8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: to change the zoning on property to permit multi-family r residential development.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	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					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

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 K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

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	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

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 The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Appliant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

xxx 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 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.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.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

ST. LUCIE COUNTY FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

March 14, 2019

Mr. Shawn Wilson
Blue McNeil One, LLC
5300 West Cypress Street
Suite 200
Tampa, FL 33607

Dear Mr. Wilson:

Re: McNeil Road Parcel – City of Fort Pierce Rezoning Application

This letter shall serve to confirm that on February 5, 2019 the Board of County Commissioners accepted the response of Blue Sky Communities, LLC to RFQ No. 19-007 for the development of a multi-family affordable housing project on the County-owned 9.16 parcel located on McNeil Road within the City of Fort Pierce (the "Property"), and authorized staff to enter into contract negotiations with Blue Sky for the sale and development of the Property. Those contract negotiations are currently underway. In recognition of the County's desire to have the Property developed for affordable multi-family housing, the County consents to the submission of an application by Blue Sky Communities, LLC or its agent to the City of Fort Pierce to rezone the Property for multi-family residential use.

Sincerely,

Howard N. Tipton

HNT/kp

C: County Attorney
Community Services Director
Property Acquisitions Manager
Dennis Murphy

ST. LUCIE WORKS

Property Card

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	Parcel ID: 2419-211-0004-	Account #: 174088	Sec/Town/Range:
OKEECHOBEE RD	000-8		19/35S/40E
Map ID: 24/19N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

Current Values

Just/Market:	$698,300	Assessed:	$698,300	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$698,300	Taxable:	$0	2018	$698,300	$698,300	$698,300	$0
				2017	$698,300	$698,300	$0	$698,300
				2016	$698,300	$698,300	$0	$698,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-27-2017	4217 / 2629	0111	TD	Board of County Commissioners of St Lucie Cty	$0
07-28-2017	4058 / 1727	0111	TD	Prime Homes At Portofino Landings Ltd	$0
01-30-2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0

Primary Building Information

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

Exterior Data

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

Interior Data

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

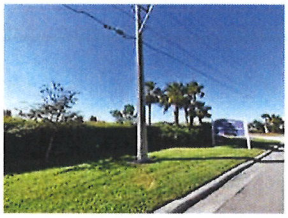
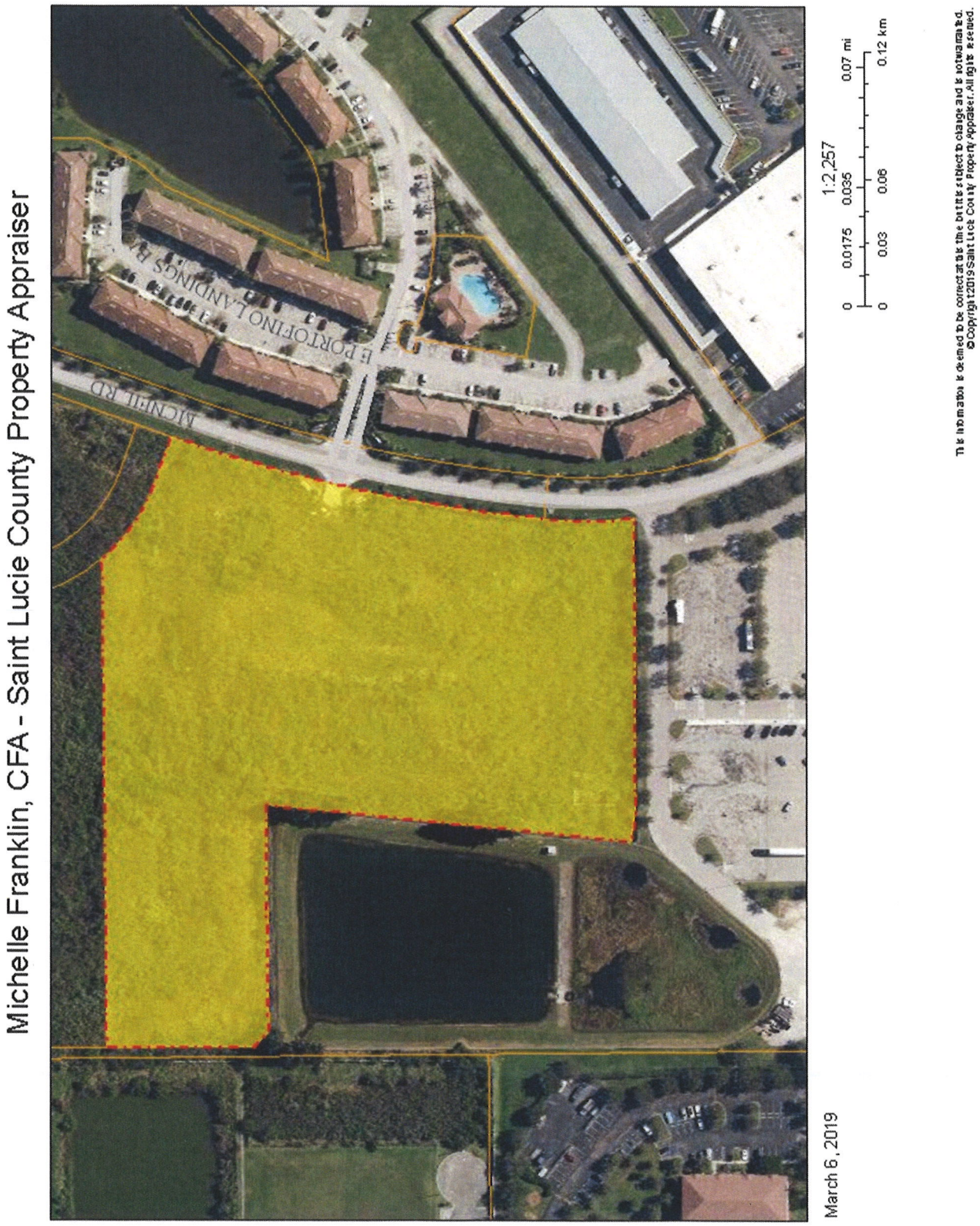


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.16
Land Size (SF):	399,010
Total Building Count:	1


Michelle Franklin, CFA - Saint Lucie County Property Appraiser
E PORT OF INO LANDINGS R
MICHELL RD
1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
March 6, 2019
This information is deemed to be correct at the time it is subject to change and is not warranted.
©Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365236 OR BOOK 4058 PAGE 1727, Recorded 10/30/2017 11:31:13 AM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION.

Witness:

Alice Sennott
ALICE SENNOTT

Sandra Coleman
SANDRA COLEMAN

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT · ST. LUCIE COUNTY ·

State of Florida

County of ST. LUCIE

On the **28th day of JULY, 2017**, before **ANGELA RIGGINS** personally me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4515406 OR BOOK 4217 PAGE 2629, Recorded 12/28/2018 02:52:38 PM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

CORRECTIVE ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

The Tax Deed recorded in OR BK 4058, Page 1727-1728 File #4365236 is hereby corrected and reinstated via this Tax Deed.

Witness:

ANA PORTILLA

BRITTANY JONES

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

State of Florida

County of ST. LUCIE

On the **27TH DAY OF OCTOBER, 2017**, before me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4217 PAGE 2630

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

LEGAL DESCRIPTION

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

Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet; thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence South 52°29'55" West, a distance of 230.26 feet; thence South 29°51'40" West, a distance of 31.18 feet; thence South 52°29'55" West, a distance of 675.96 feet to the Easterly right-of-way line of McNeil Road Extension; thence along the Easterly right-of-way of McNeil Road Extension the following 4 courses and distances; thence North 37°30'05" West, a distance of 350.00 feet; thence South 52°29'55" West, a distance of 10.00 feet; thence North 37°30'05" West, a distance of 230.00 feet to a point of curve to the right having a radius of 595.00 feet and a central angle of 42°32'58"; thence Northwesterly along the arc a distance of 441.86 feet; thence North 84°57'07" West, a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel;

To an intersection with a non tangent curve concave to the East, having a radius of 655.00 feet, the chord of which bears South 00°51'40" East, 134.86 feet; thence Southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence South 89°21'58" West, a distance of 391.21 feet; thence North 82°29'17" West, a distance of 53.44 feet; thence North 05°25'09" East, a distance of 509.05 feet; thence South 89°01'36" West, a distance of 313.99 feet; thence North 45°38'03" West, a distance of 28.13 feet; thence North 00°38'03" West, a distance of 202.81 feet; thence North 89°01'38" East, a distance of 671.63 feet to the intersection with a non tangent curve concave to the Northeast, having a radius of 250.00 feet, the chord of which bears South 55°33'29" East, 128.13 feet; thence Easterly along the arc of said curve, a distance of 129.58 feet through a central angle of 29°41'49"; thence South 70°24'24" East, a distance of 66.44 feet to the intersection with a non tangent curve concave to the East, having a radius of 2,103.43 feet, the chord of which bears South 12°08'55" West, 520.01 feet; thence Southerly along the arc of said curve, a distance of 521.35 feet through a central angle of 14°12'04" to the POINT OF BEGINNING.

Containing 9.186 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

4/26/19
DATE

THOMAS P KIERNAN
License Number
LS6199
STATE OF
FLORIDA
Professional Surveyor and Mapper

Page 1 of 2

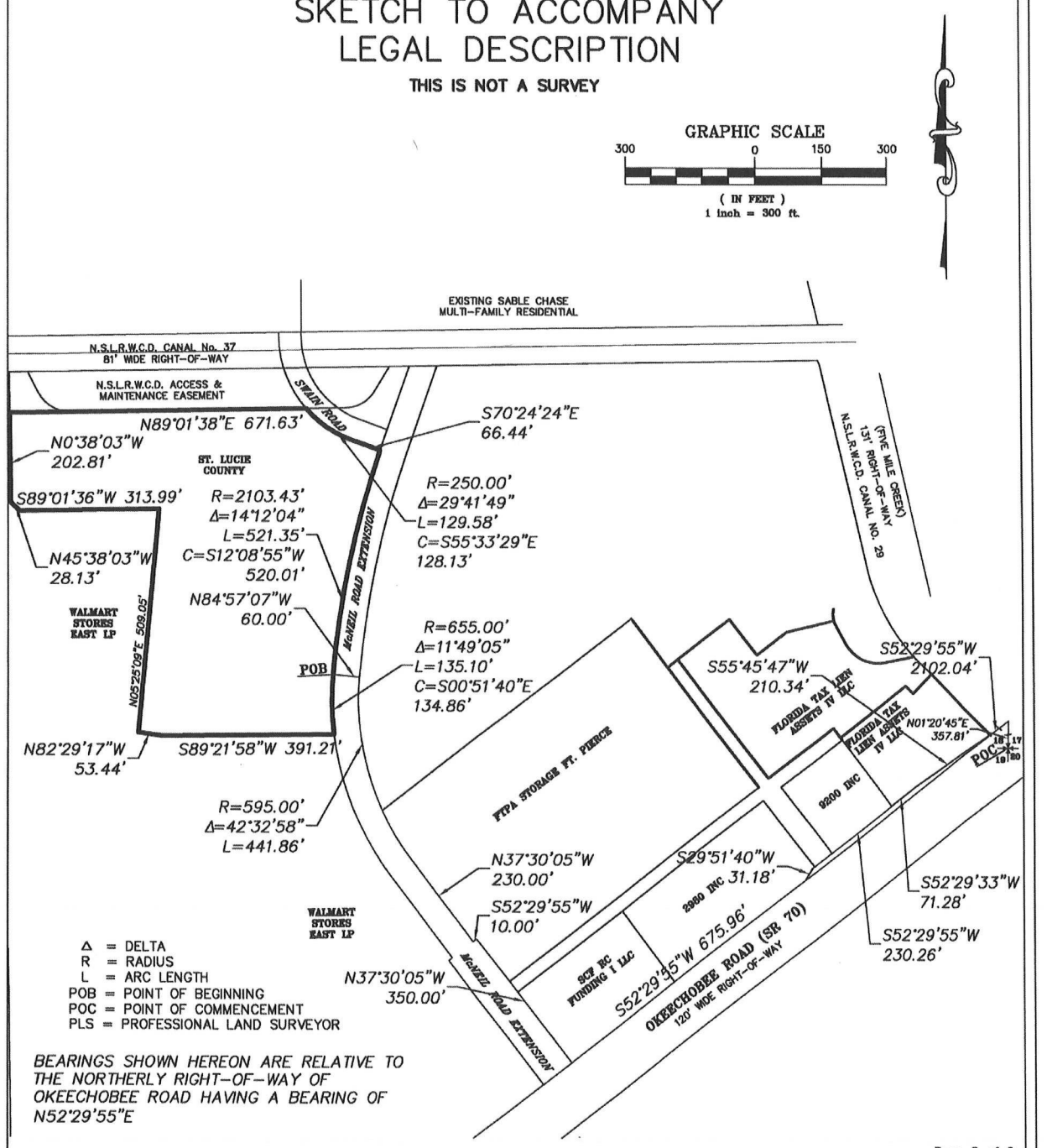
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

LEGAL DESCRIPTION

JOB NO: 19-052	SCALE: N/A
DRAWN BY: GLM	DATE: 04-25-2019

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Δ = DELTA
R = RADIUS
L = ARC LENGTH
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR

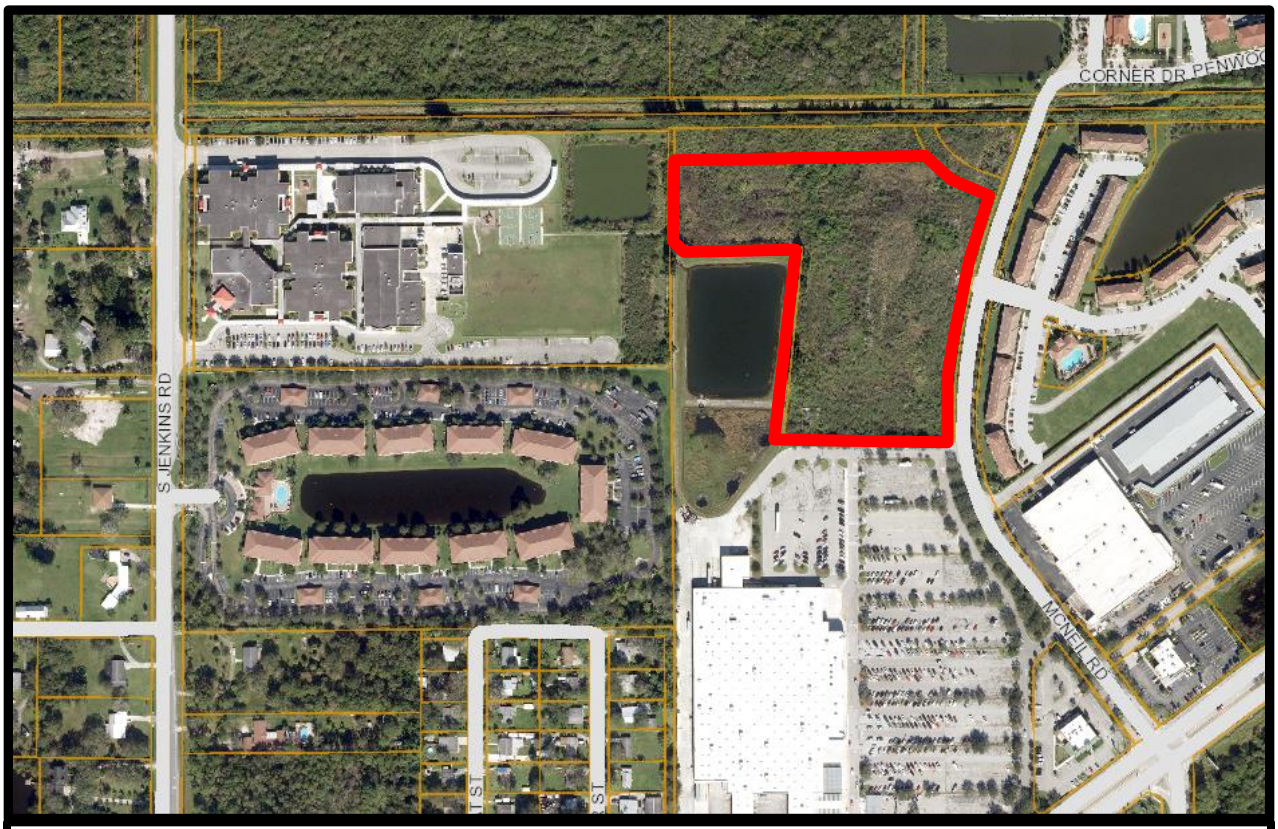
BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD HAVING A BEARING OF N52°29'55"E

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

SKETCH

SKETCH OF DESCRIPTION

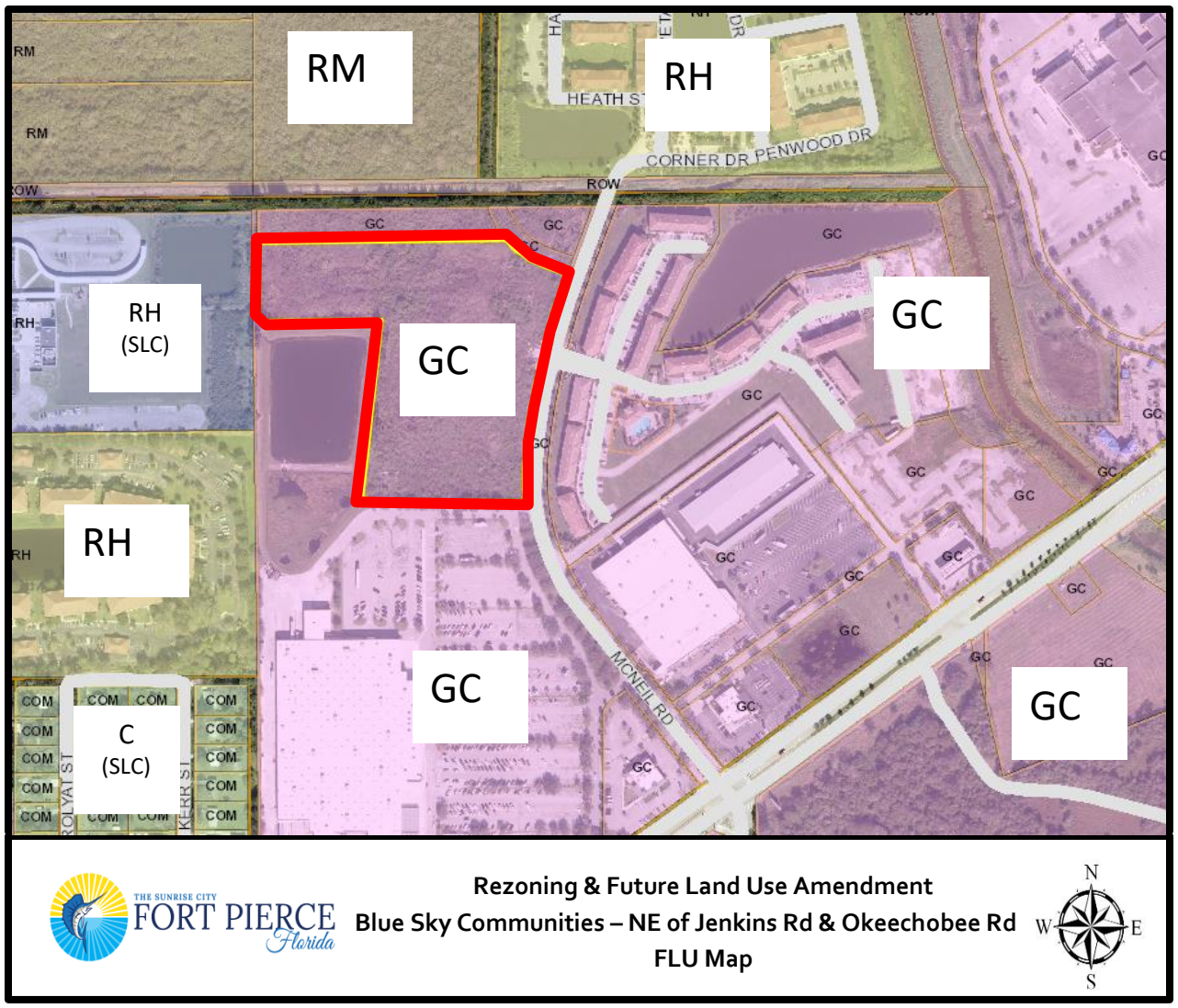
JOB NO: 19-052	SCALE: 1"=300'
DRAWN BY: GLM	DATE: 04-25-2019



THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

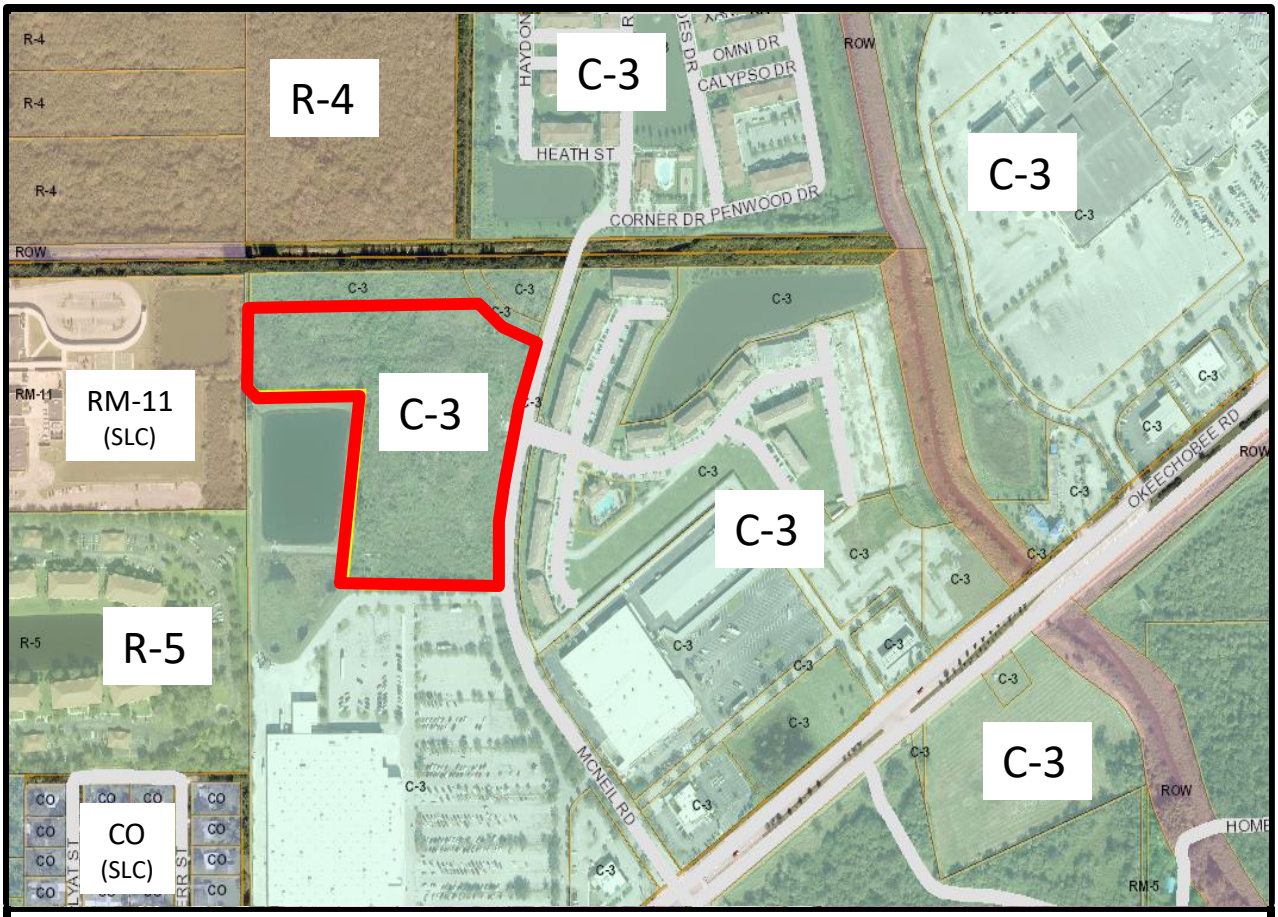
N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
FLU Map

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Zoning Map

N W E S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Blue Sky Communities – TRC No. 19-06000002 & 19-99900002

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] Rezoning and Future Land Use
- [ ] 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
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] 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] No comment

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 2419-211-0004-0008
Property Name: Blue Sky Communities
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: 5/15/19

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 # 19-06000002 & 19-99900002

Rezoning and Future Land Use – Blue Sky Communities – 2419-211-0004-000-8

Comments

FPUA W/WW Engineering: Approved: Water and Sewer capacity are available to serve the proposed development.

FPUA Electric & Gas Engineering: Approved: Electric service availability is along the west side of McNeil Road.

May 15, 2019

Project: **Blue Sky Communities**
Subject: **Rezoning and FLU Change Comments**
To: Brandon Creagan
From: Grant Chambers

1. The Right-of-Way tract to the north of the parcel is substandard. A Right-of-Way dedication of up to 10 FT may be required.
2. The County will reserve further comments until a development plan is submitted for review.

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600002 / 19-99900002

Rezoning and future land use

Blue Sky Communities 2419-211-0004-000-8., McNeil Road, Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Planning Board **7.a.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

LOCATION

East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

The requested Application for a Zoning Atlas Map Amendment & 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 that the Planning Board forward a recommendation of Approval to the City Commission.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Responses To TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 06/05/2019 07:13 PM

Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Application for Preliminary Plat** **Neill Farms**
BOARD DATE:	June 11, 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 C-3, General Commercial (2 parcels) & R-4, Medium Density Residential (6 parcels) to PD, Planned Development with associated Development Plan. Approval to change the Future Land Use of two (2) parcels from GC, General Commercial to RM, Medium Density Residential. 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, & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial (for two parcels) & R-4, Medium Density Residential to PD, Planned Development. The applicant is also 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. Lastly, in accordance with Chapter 18 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for 74.19 acres of land. The applicant is requesting all of this so that they may develop a residential subdivision known as Neill Farms that will have 303 platted lots that will consist of single and two-family dwelling units.

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 identified as 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 the 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, would meet transportation demands, and provide community facilities and services. The applicant at this time is requesting the zoning to be changed to a PD, Planned Development instead of the R-4, Medium Density Zoning district that was previously approved on the property. There are other residential developments either existing or in the process

of being constructed around this site and the services that are provided for those developments would be the same or similar with this request. The presented amendment promotes and protects the public health, safety and general welfare as 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. Since that, time nothing has changed to alter this except that the Zoning will now become PD, Planned Development and the Future Land Use on two of the parcels will be changed to RM, Medium Density Residential to become consistent with the other six parcels that are a part of the proposed subdivision that also carry that Future Land Use. Designation.

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 should 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 designation of RM, Medium Density Residential for two of the parcels to be consistent with the other six 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 designation 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.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for a Zoning Atlas Map Amendment & 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 that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 of the Engineering Comments on the Plat document.

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

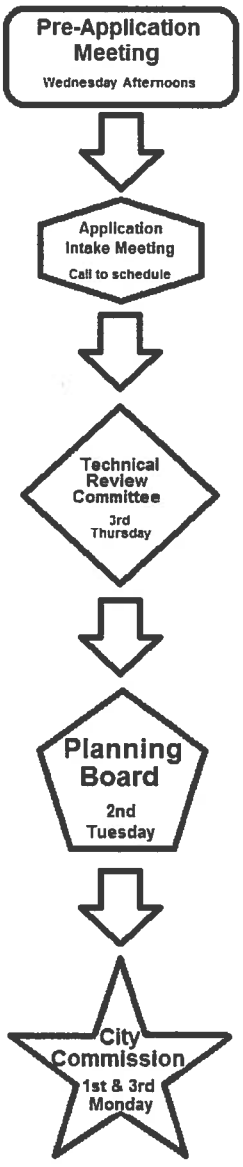
Site Information:

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

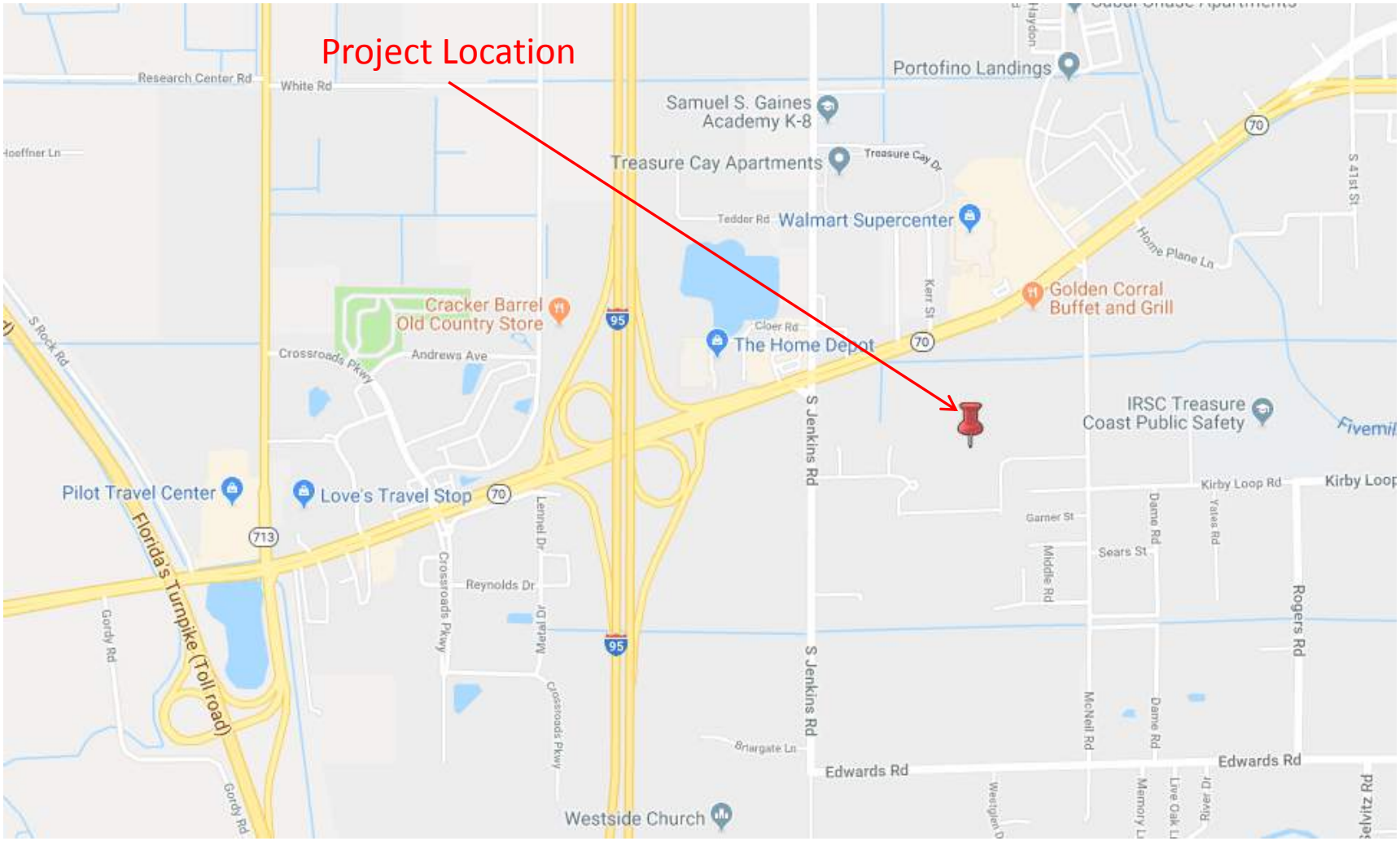
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

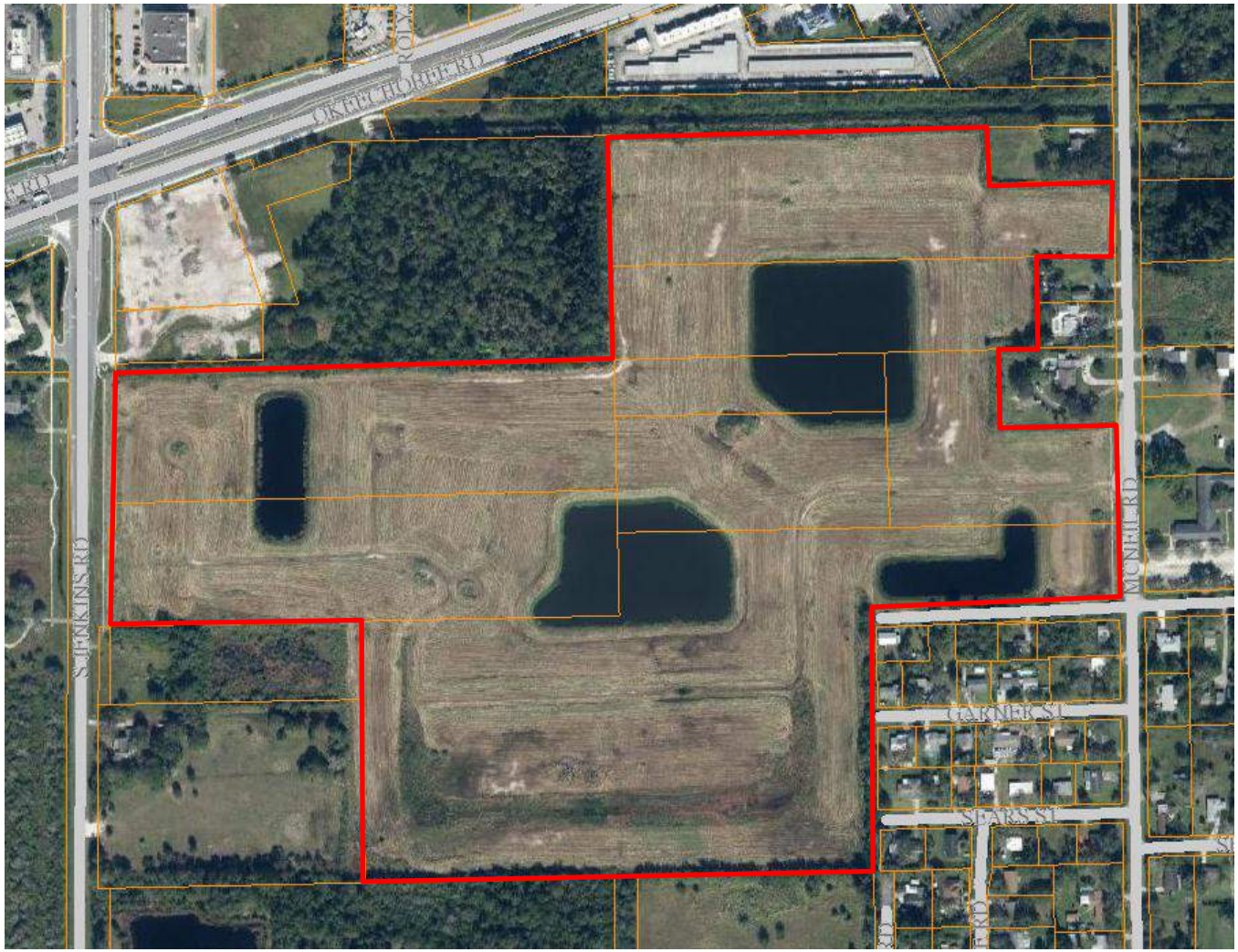
Environmental Site Assessment

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)

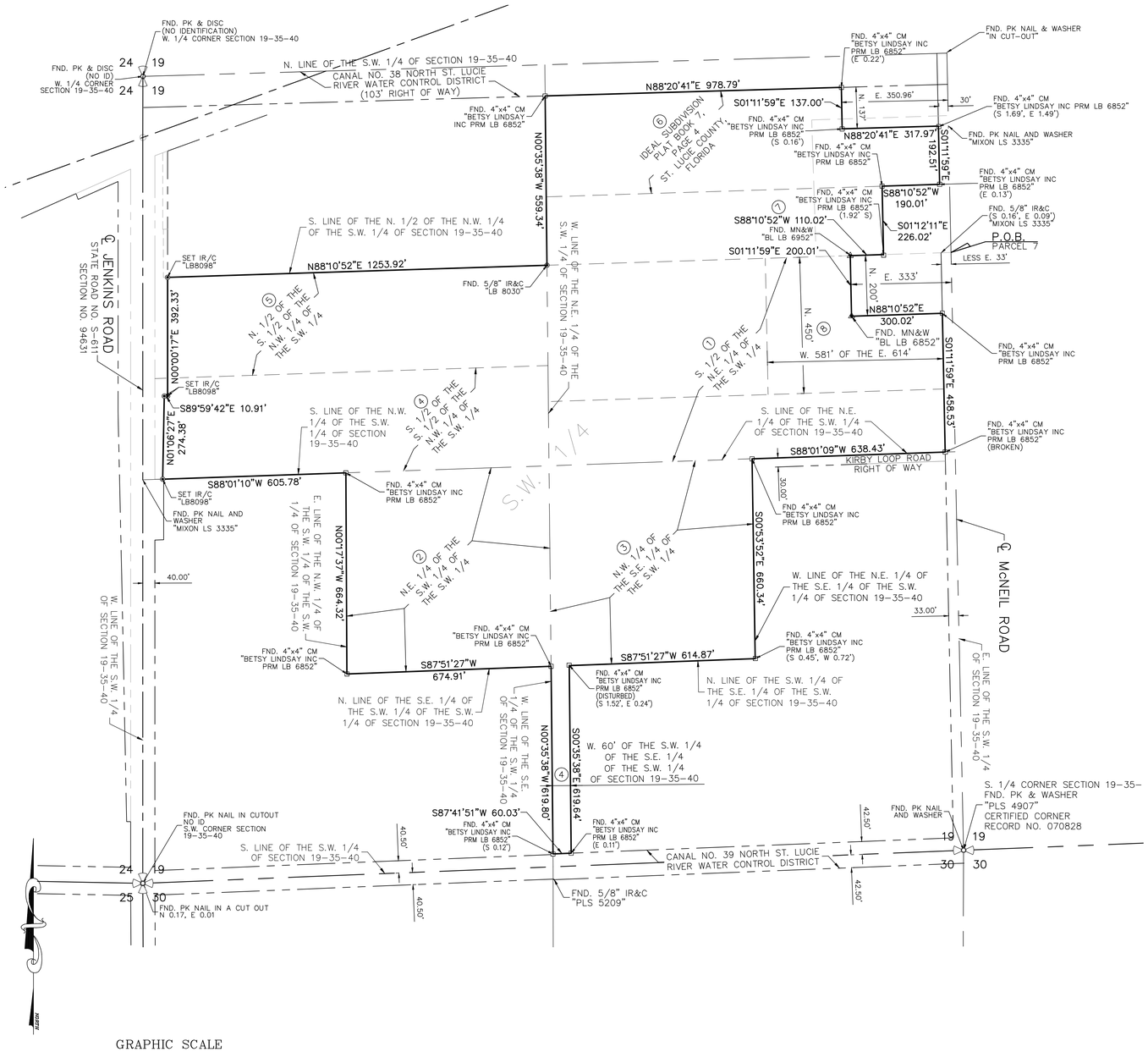
St. Lucie County, Florida (FL111)

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

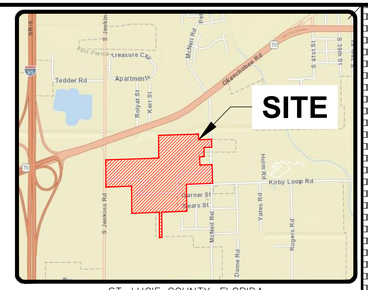


GRAPHIC SCALE

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

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

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

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

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

ENGINEERS ✪ SURVEYORS ENVIRONMENTAL

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

18-430

1 OF 1

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

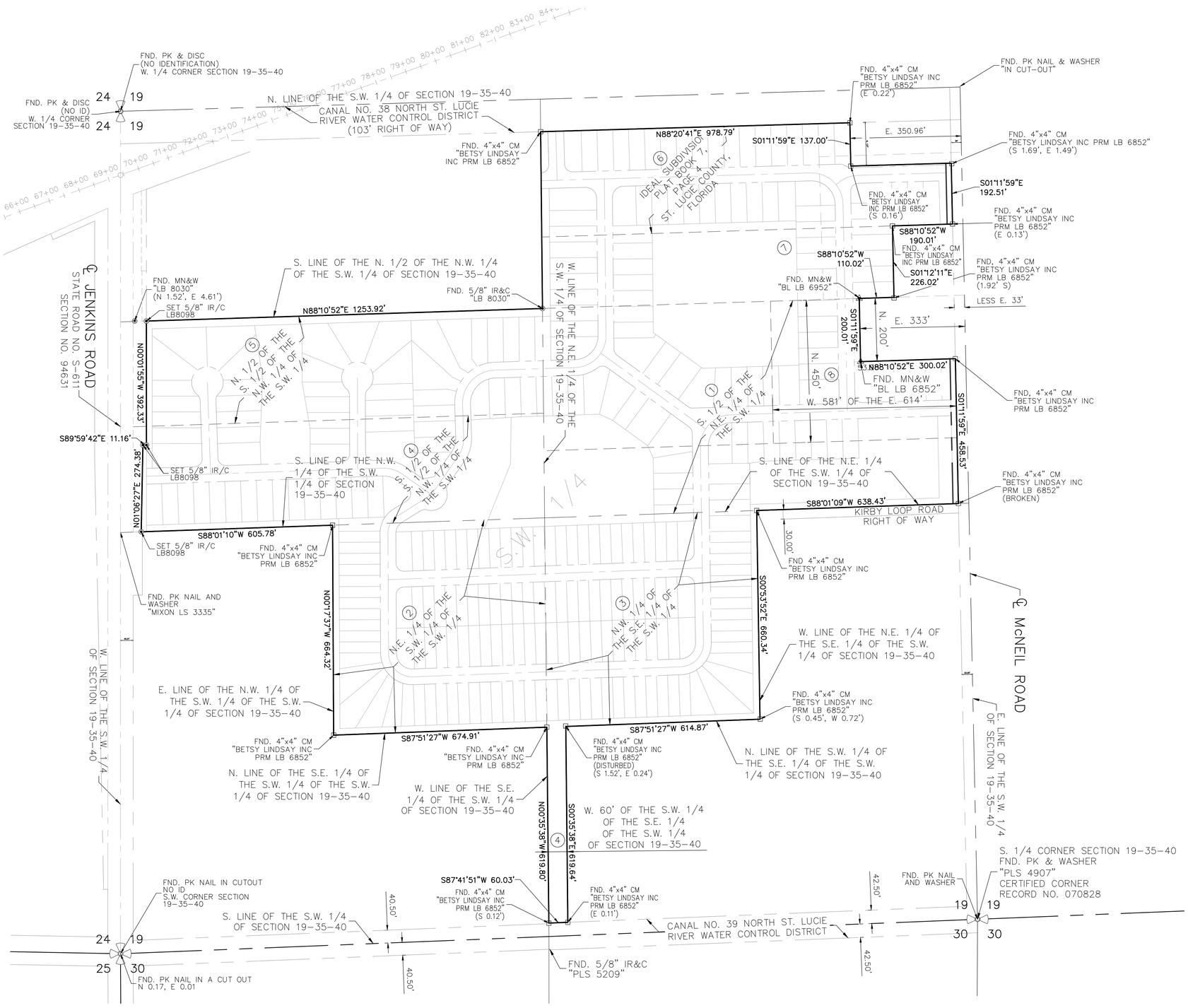
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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

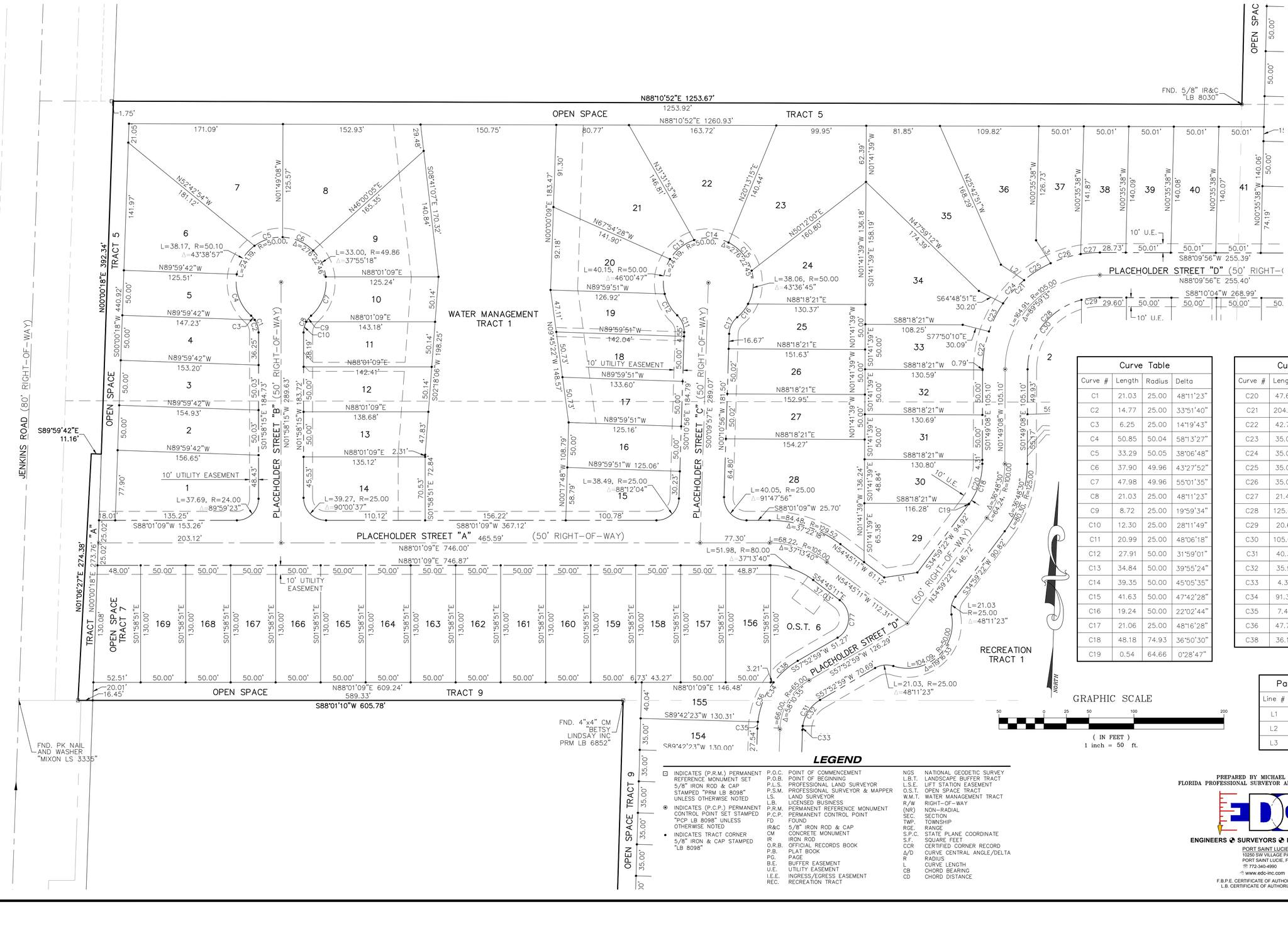
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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._____



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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 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
- ◉ 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		

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

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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

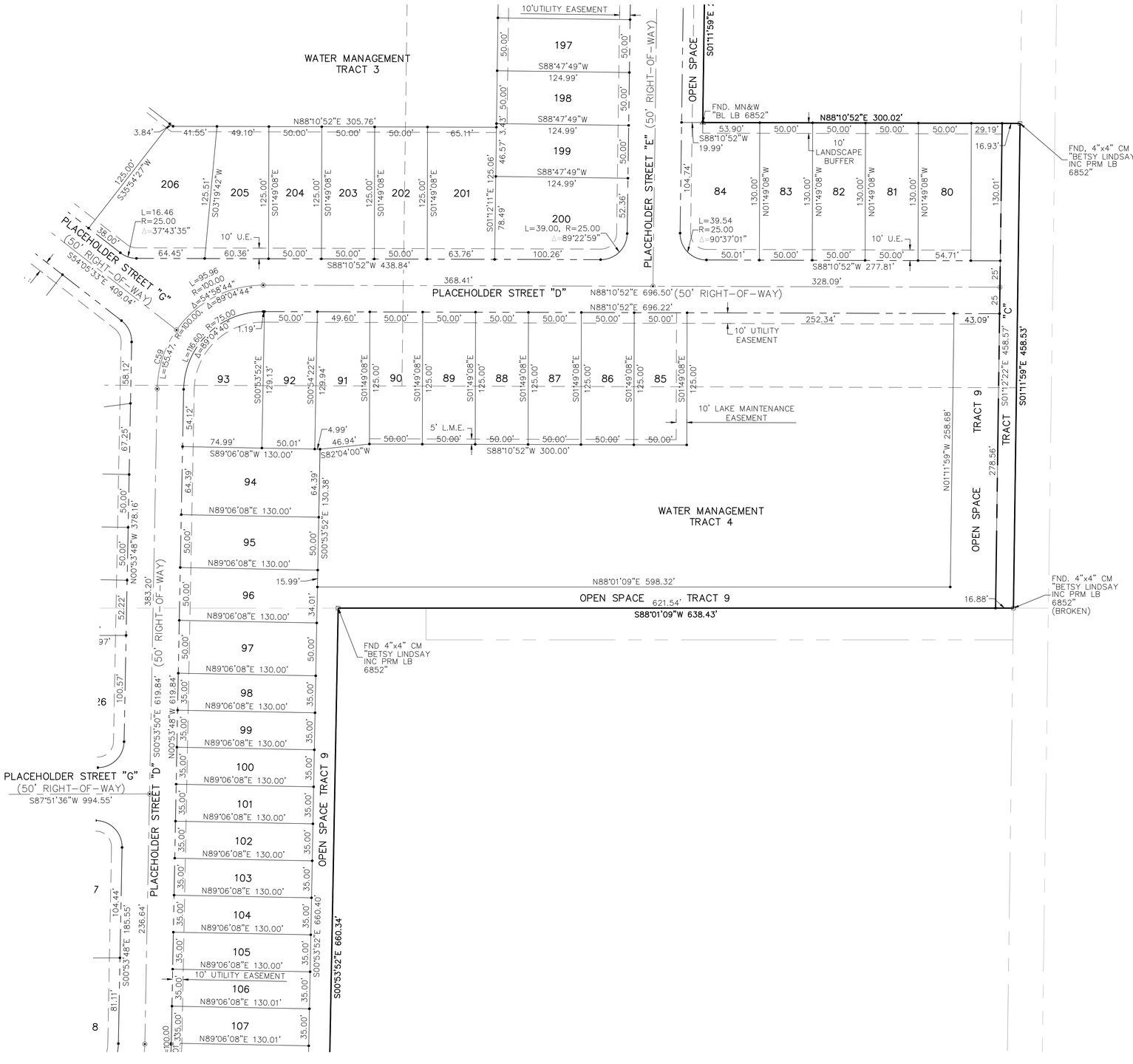
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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._____



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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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

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

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

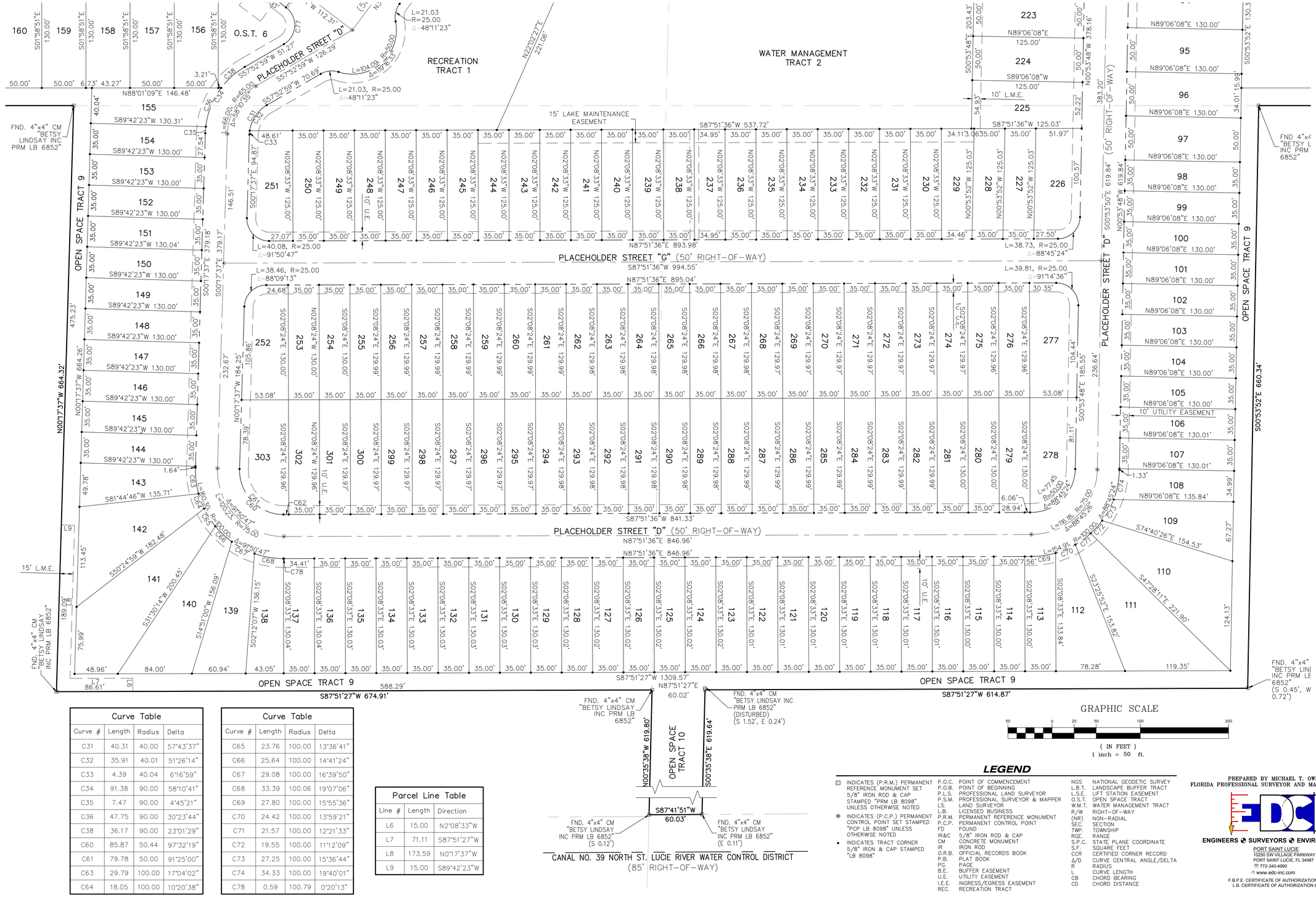
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
www.edc-inc.com

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._____



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

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

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

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

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 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.

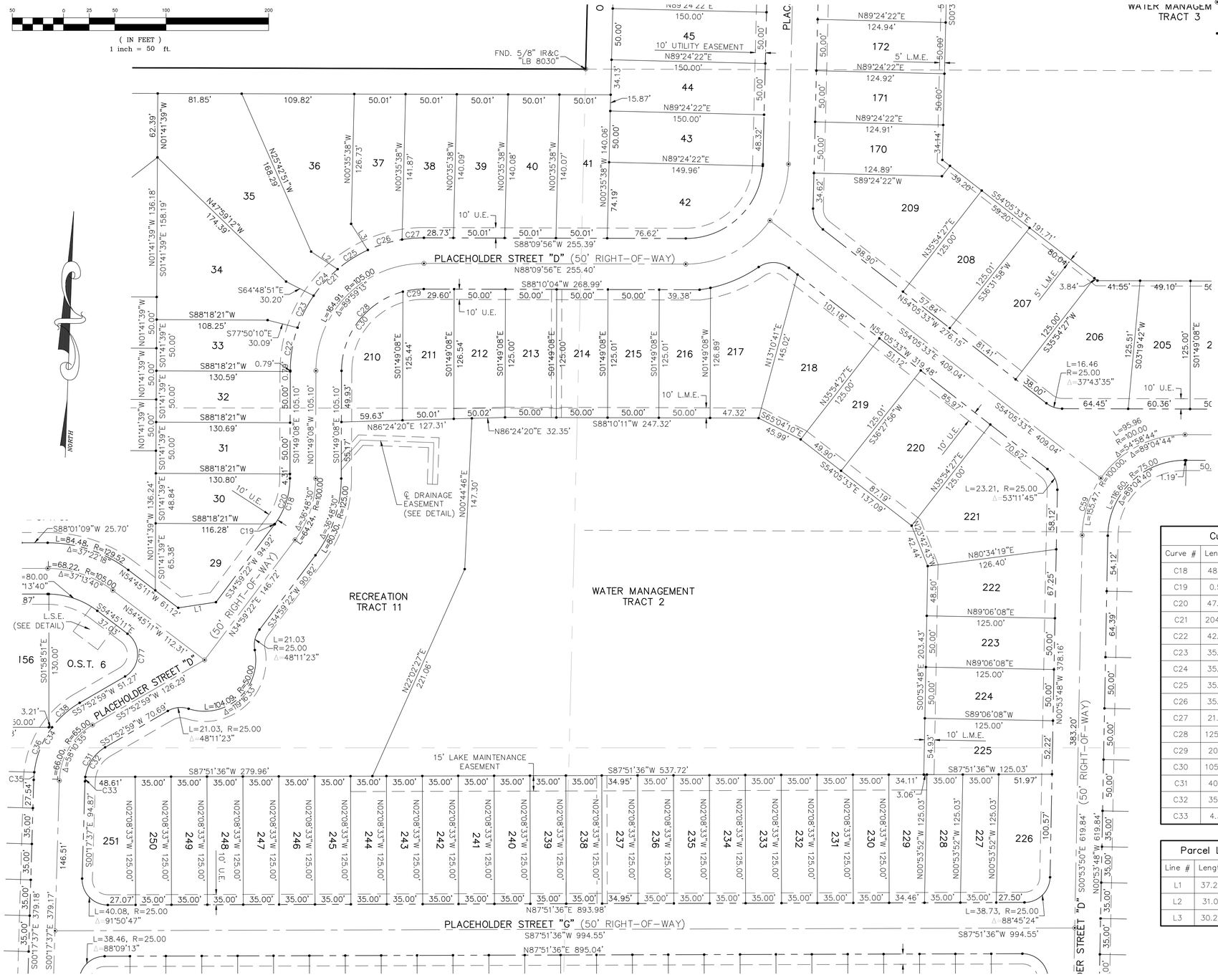
PLAT BOOK _____
PAGE _____
DOCKET NO._____

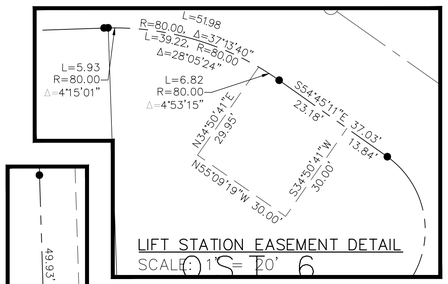
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

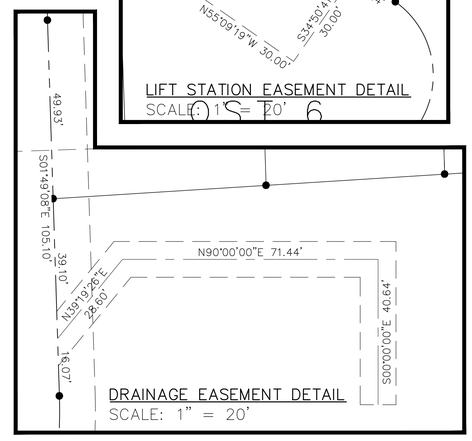
LEGEND

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

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







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

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

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

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

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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

Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

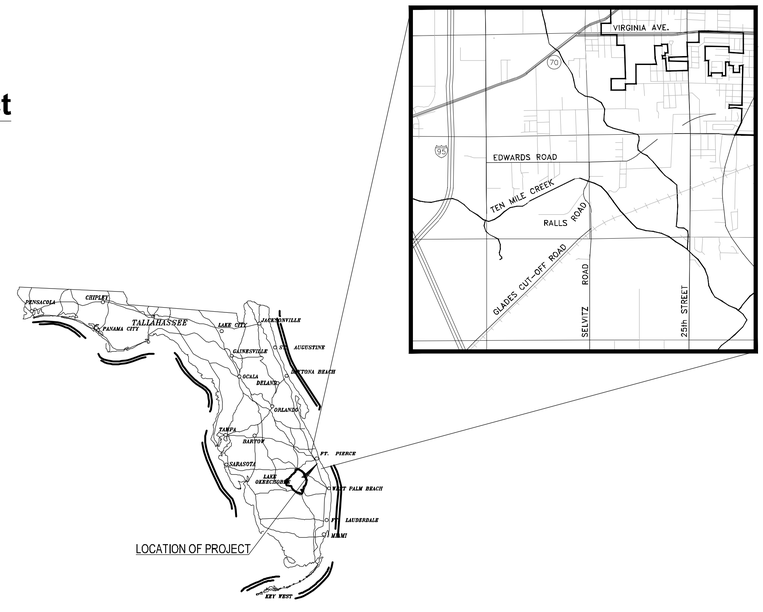
Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

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



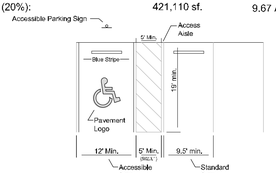
Sheet Index

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

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

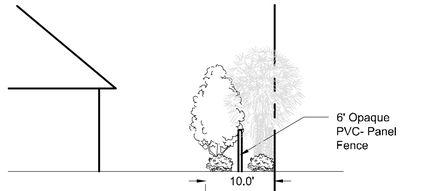
Bicycle Parking Required: 2 Spaces

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)

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)

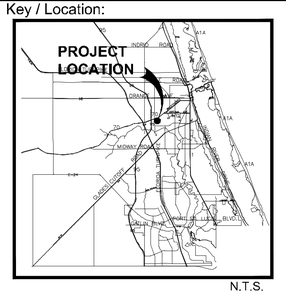
20' Front (Front Loaded Garage)

Typical Single Family Lot (50' x 125')

N.T.S.

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

Key / Location:



N.T.S.

Project Team:

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

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

Surveyor
Betsy Lindsay Inc.
7997 Jack James Dr.
Stuart FL 34997

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

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

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

Neill Farms

Planned Unit Development

City of Fort Pierce, FL

Overall Site & Landscape Plan

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

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

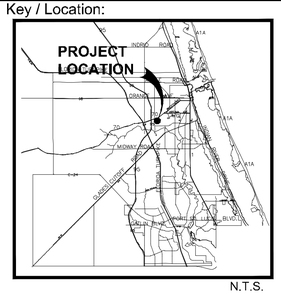
REG. # 1018
Thomas P. Lucido

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

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

Key / Location:



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
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'

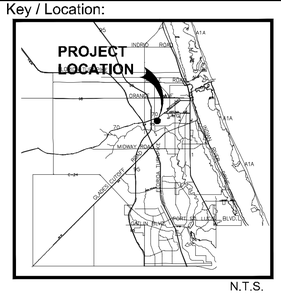
REG. # 1018
Thomas P. Lucido

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

Key / Location:



N.T.S.

Project Team:

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

Civil Engineer
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

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

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

Neill Farms

Planned Unit Development

City of Fort Pierce, FL

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'

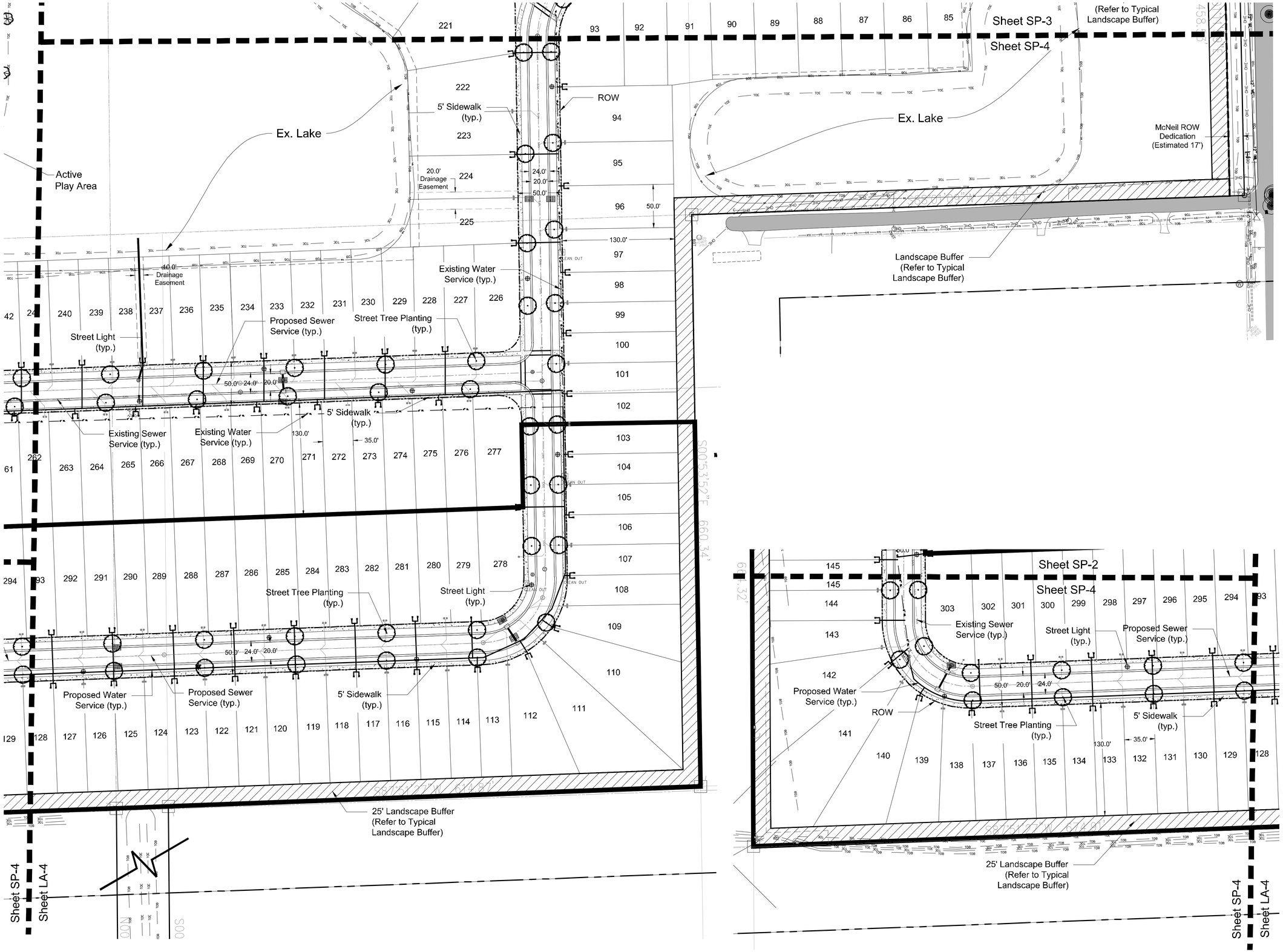
0 25' 50' 100'

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

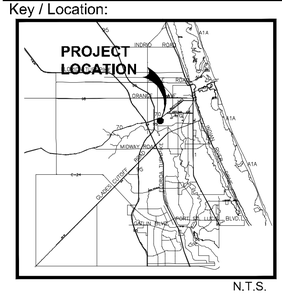
Sheet **SP-3**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



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

Key / Location:



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.
7907 Jack James Dr.
Stuart FL 34997

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

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**

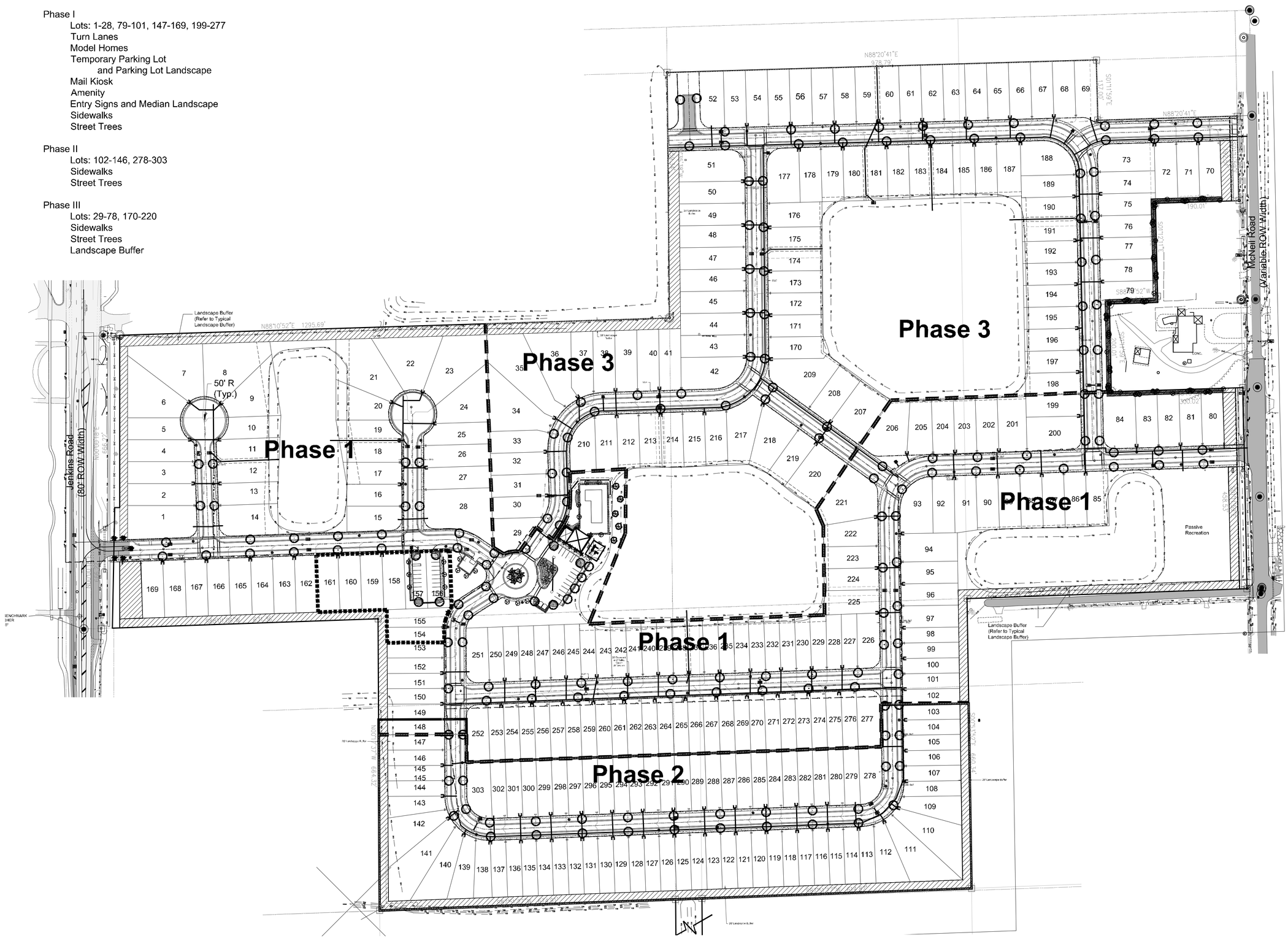
© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

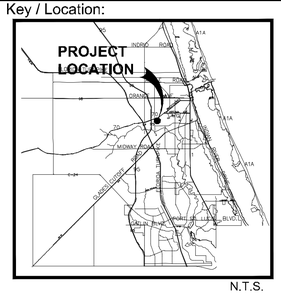
Phase III
- Lots: 29-78, 170-220
- Sidewalks
- Street Trees
- Landscape Buffer



lucido & associates

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

Key / Location:



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

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

PLANT SCHEDULE OVERALL (excludes buffer)

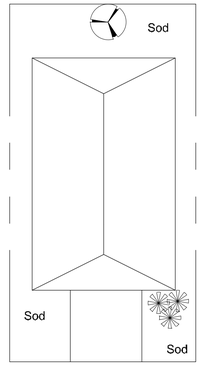
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii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

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

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

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

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

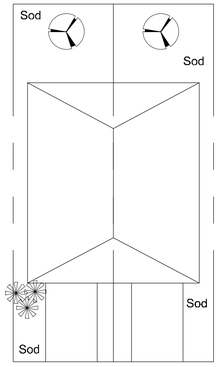


Typical Single Family Lot (50' x 125')

N.T.S.

Typical Lot Landscape

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



Typical Duplex Lot (35' x 125')

N.T.S.

Typical Lot Landscape

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

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

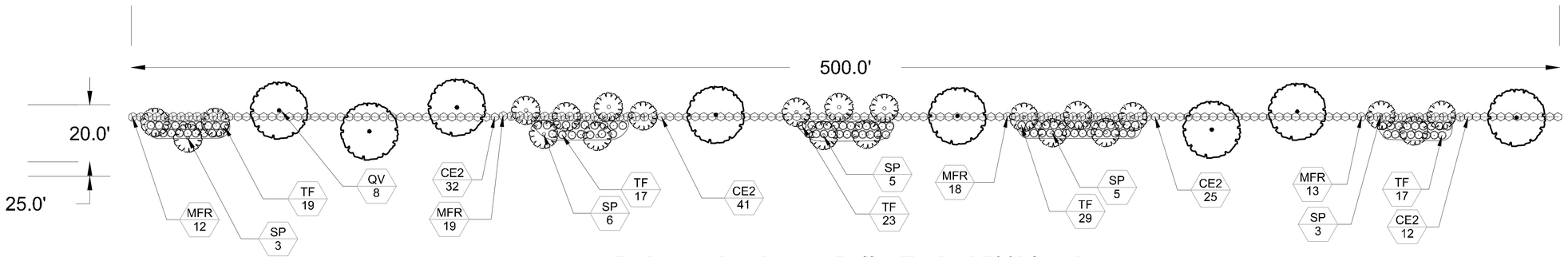
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

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

PLANT SCHEDULE TYPICAL BUFFER - 500' SECTION

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

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

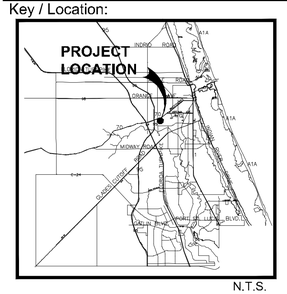


Perimeter Landscape Buffer-Typical 500' Section

lucido & associates

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

Key / Location:



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.
7597 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 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'

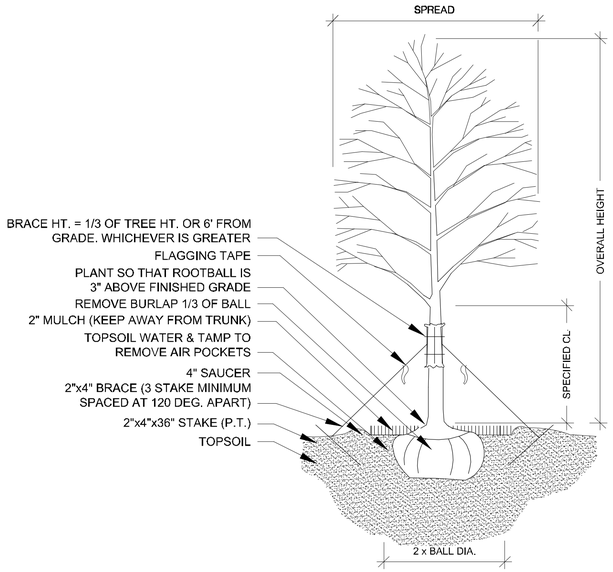
REG. # 1018
Thomas P. Lucido

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

Sheet

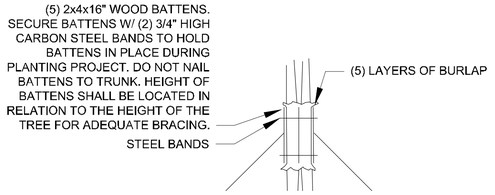
SP 6

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



TREE PLANTING & STAKING

NOT TO SCALE

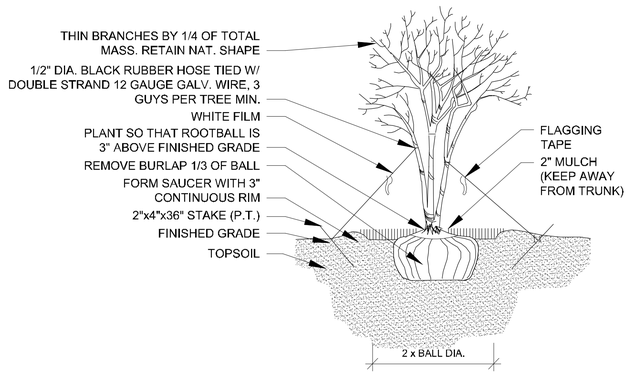


BRACING DETAIL

NOT TO SCALE

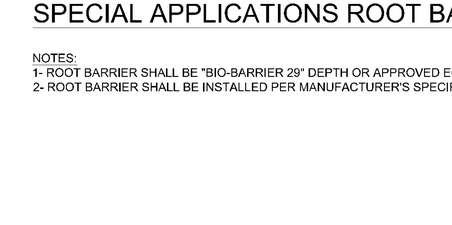
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



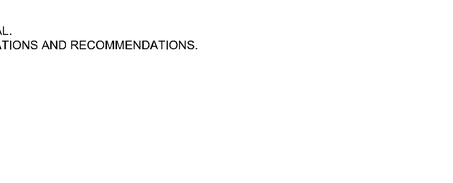
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



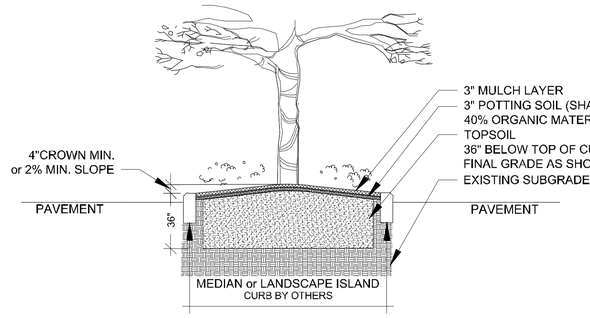
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

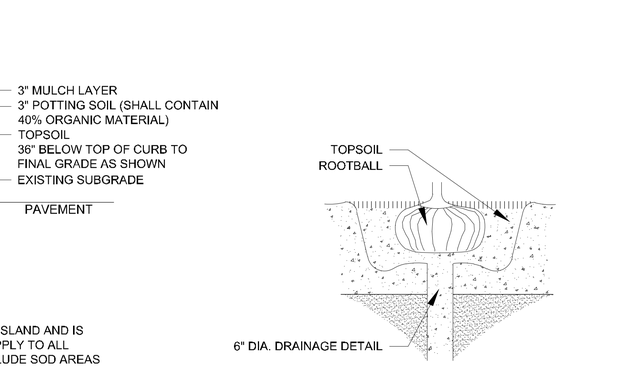


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

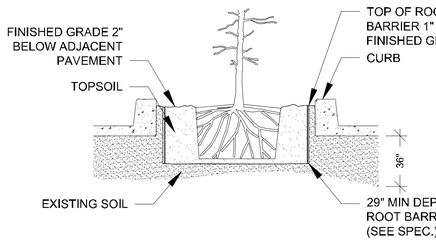
NOT TO SCALE

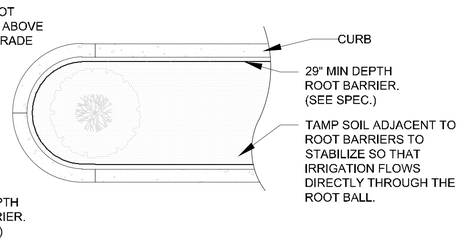
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, 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

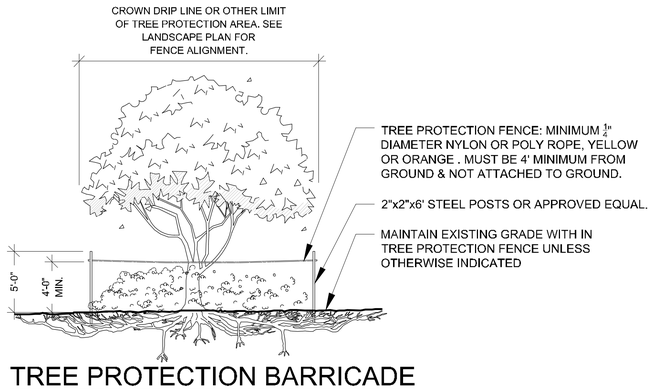




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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.

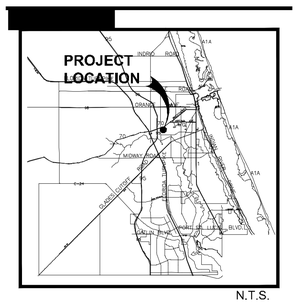
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

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.

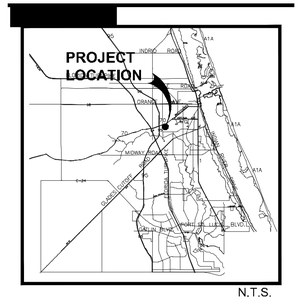
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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.

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

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

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.

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.

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 ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
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
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

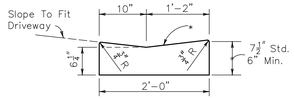
REVISION COMMENTS

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

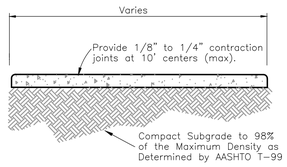
18-430



Note:

1. To be paid for as parent curb.

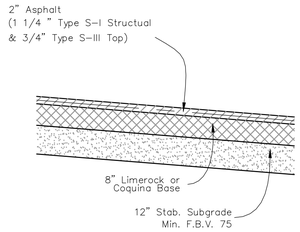
VALLEY GUTTER



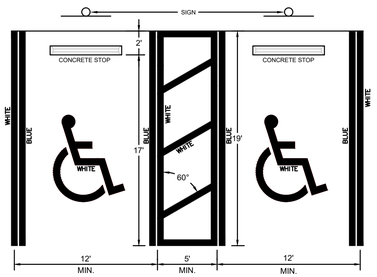
NOTES:

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.

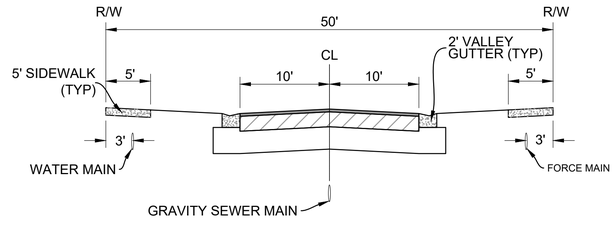
4" THICK SIDEWALK DETAIL



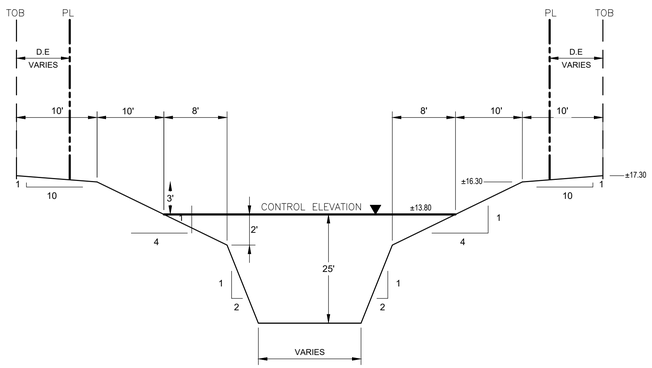
TYPICAL PAVEMENT SECTION



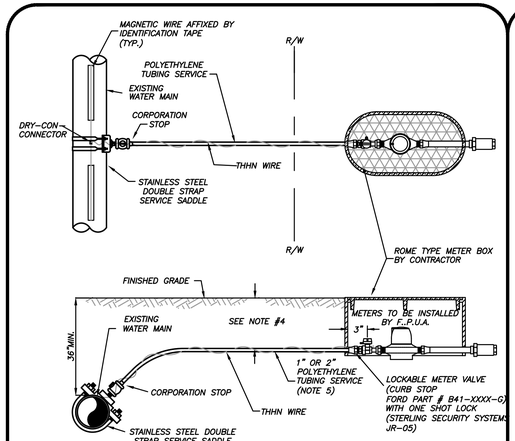
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

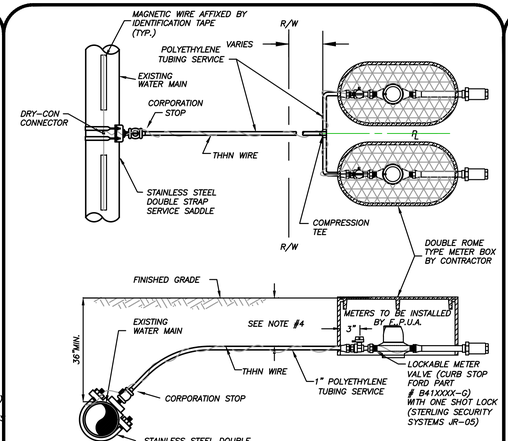


NOTES:

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

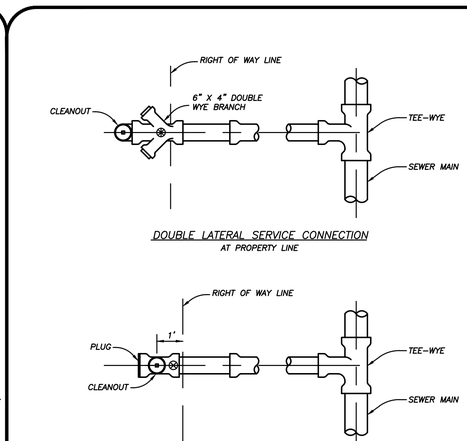


NOTES:

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".

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

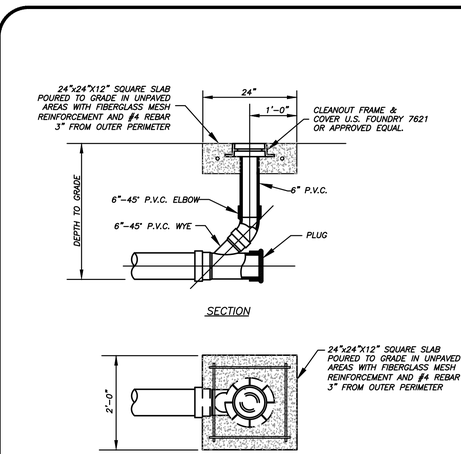
SINGLE SERVICE LATERAL CONNECTION

⊛ = 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
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

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
PORT SAINT LUCIE, FL 34987
772-462-2455

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.

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
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Fort Pierce Regulations

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

SUMMARY:

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

ENGINEERS SURVEYORS ENVIRONMENTAL

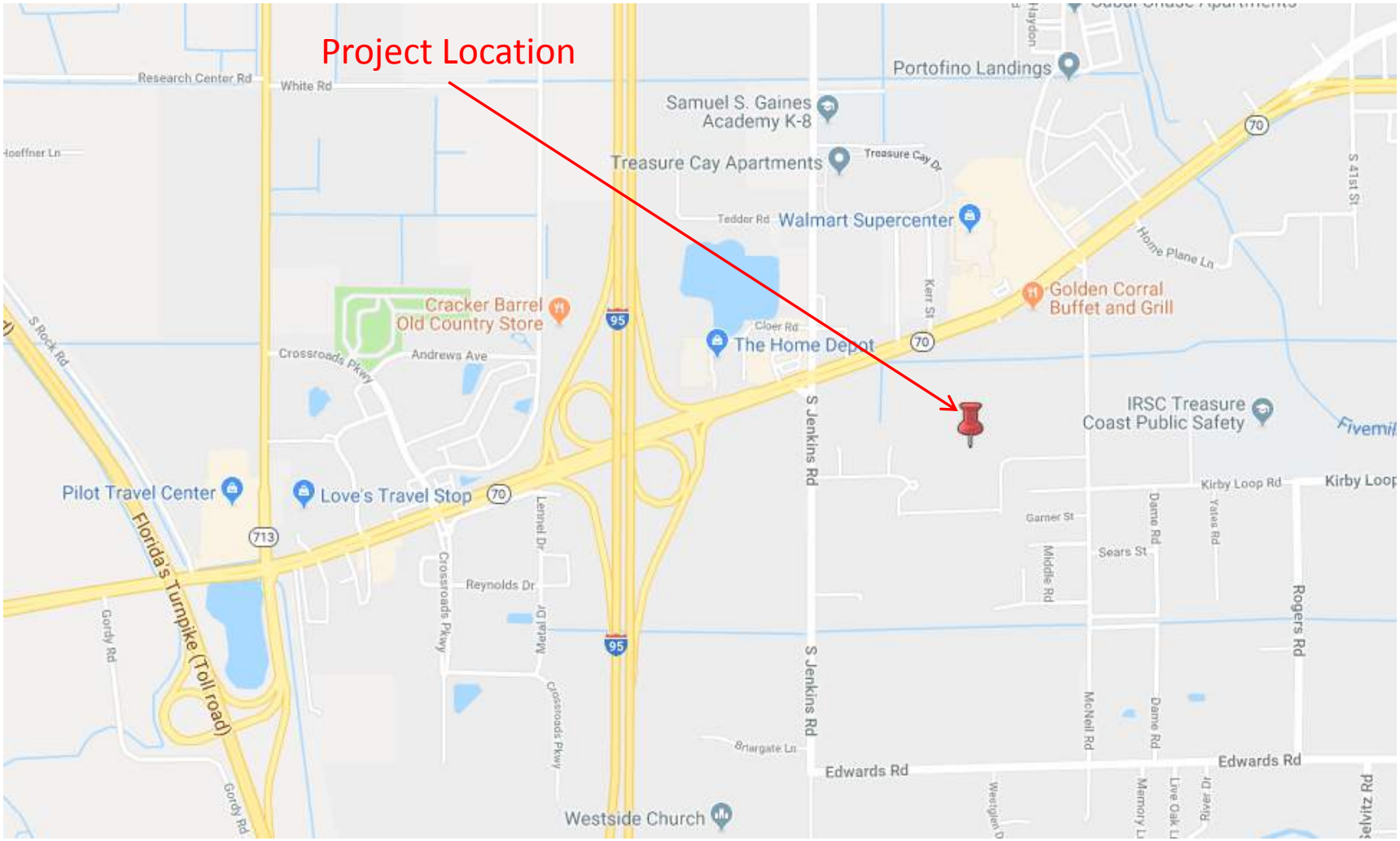
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

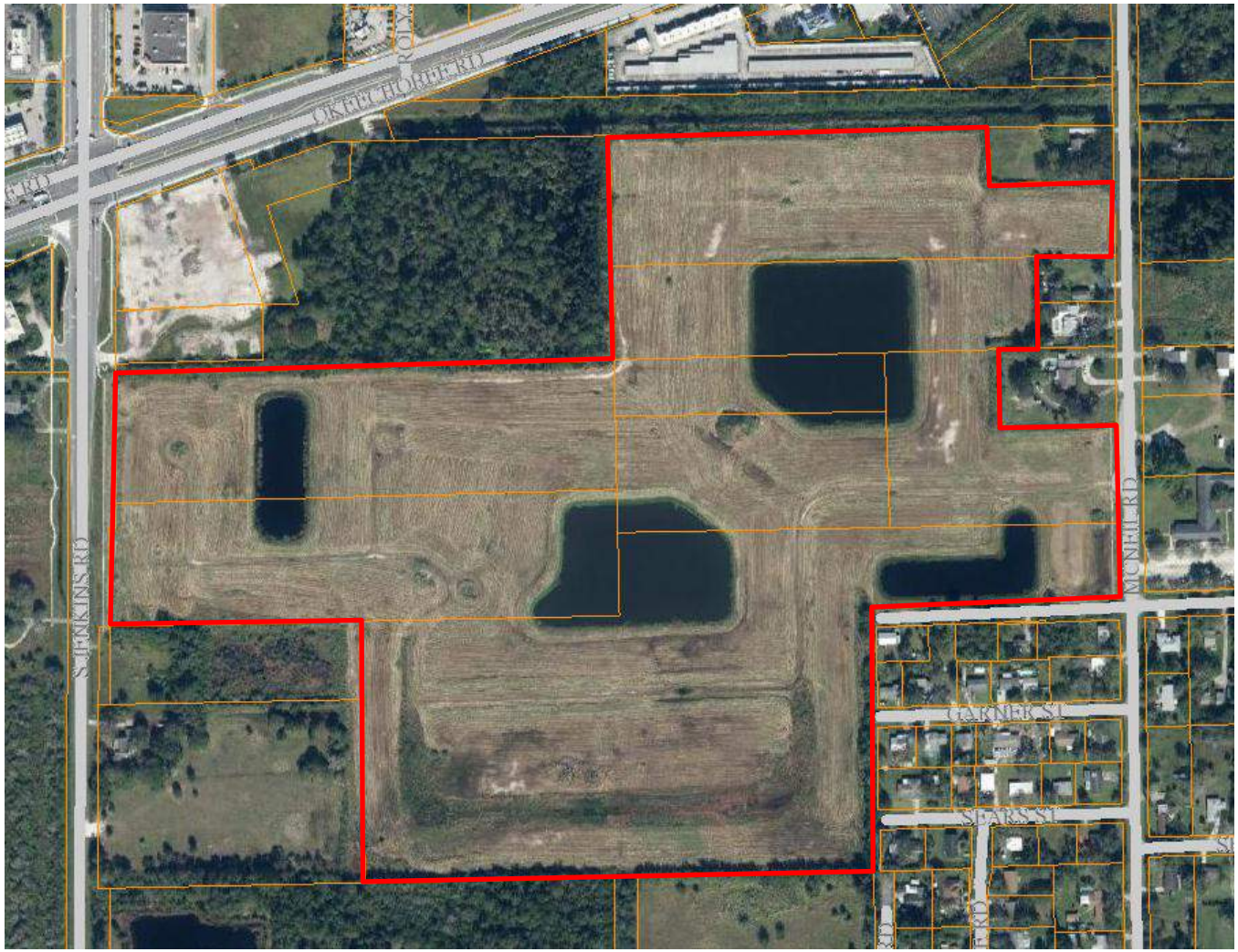
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

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



TRAFFIC IMPACT ANALYSIS

NEILL FARMS
FORT PIERCE, FL

PREPARED FOR:
CGV INVESTMENTS,LLC

Kimley»Horn

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

TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

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

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

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

TABLE OF CONTENTS

INTRODUCTION 1

INVENTORY AND PLANNING DATA 3

PROJECT TRAFFIC 4

Existing and Proposed Land Uses 4

Trip Generation 4

Trip Distribution 5

Traffic Assignment 5

DRIVEWAY ANALYSIS 8

ROADWAY SEGMENT ANALYSIS 10

INTERSECTION ANALYSIS 13

ACCESS REVIEW 16

CONCLUSION 18

APPENDIX A: SITE INFORMATION

APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

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

APPENDIX D: COMMITTED DEVELOPMENTS

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

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

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

LIST OF TABLES

Table 1: Trip Generation 4
Table 2: Two-Way Peak-Hour Roadway Segment Analysis 12
Table 3: LOS and Delay 14
Table 4: 95th Percentile Queue Lengths 14

LIST OF FIGURES

Figure 1: Project Location Map 2
Figure 2: Inbound Project Traffic Assignment 6
Figure 3: Outbound Project Traffic Assignment 7
Figure 4: Project Traffic Driveway Volumes 9
Figure 5: Project Traffic Volumes 15

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*.

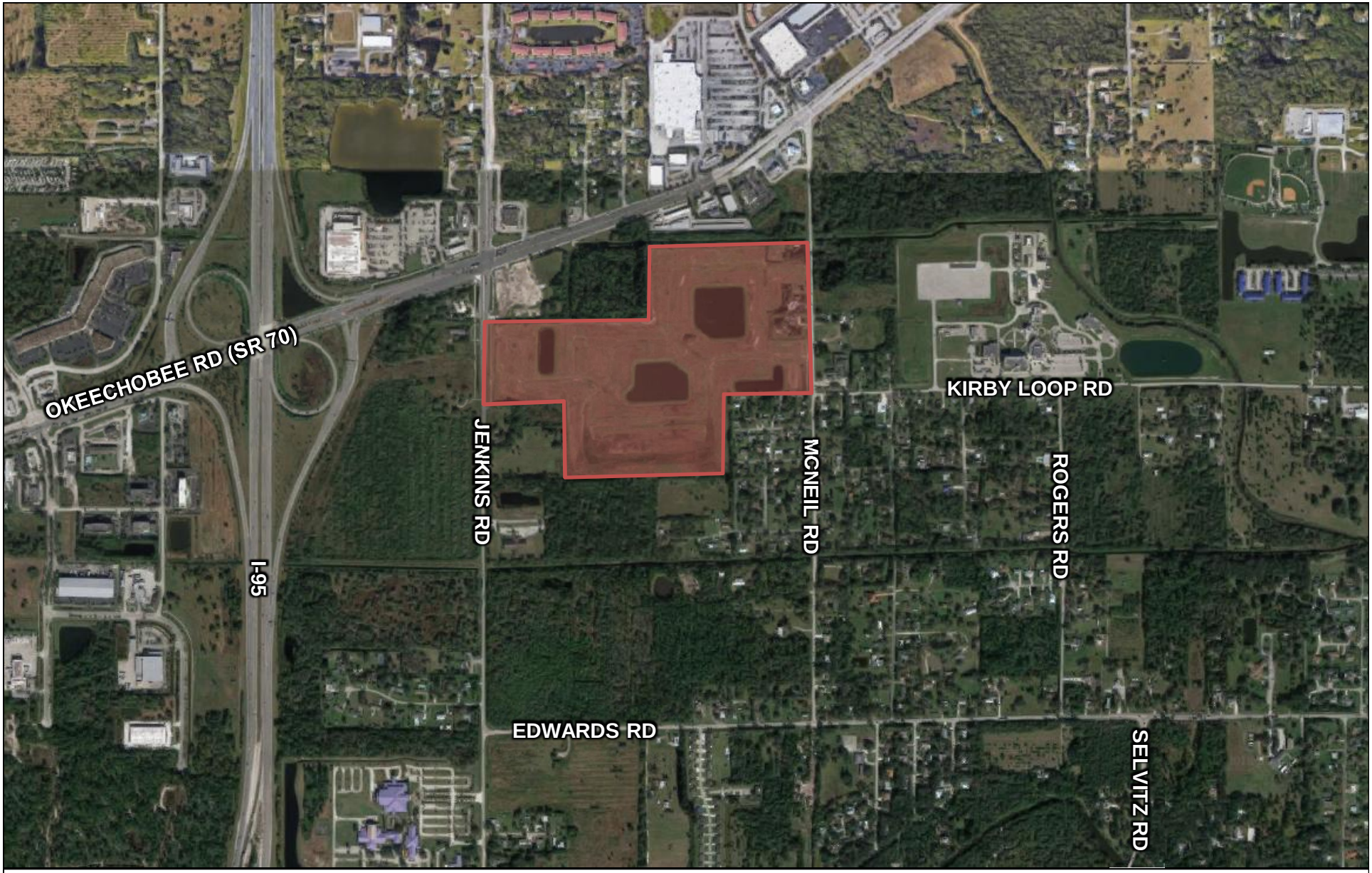


FIGURE 1
SITE LOCATION
NEILL FARMS
140520000

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.

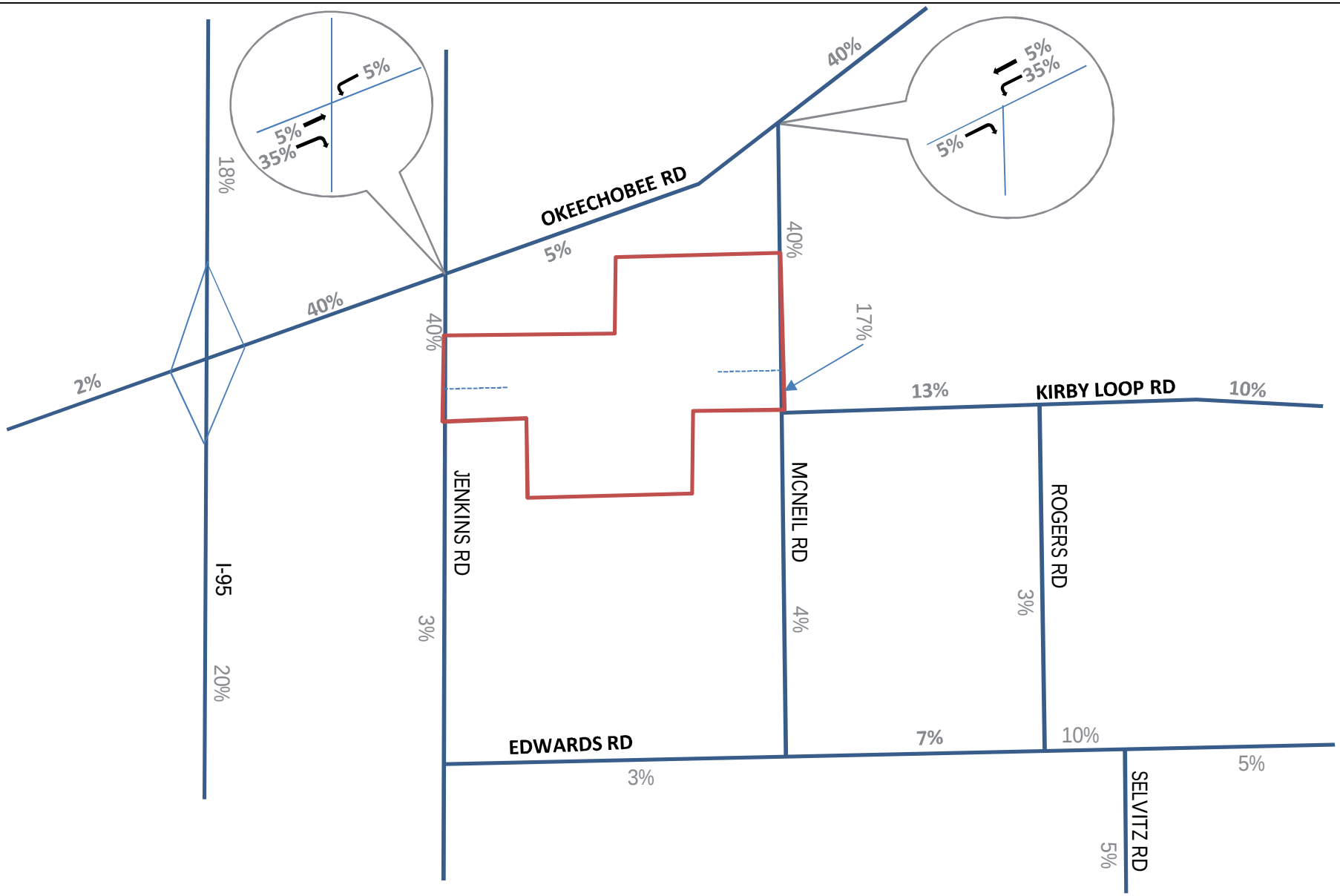
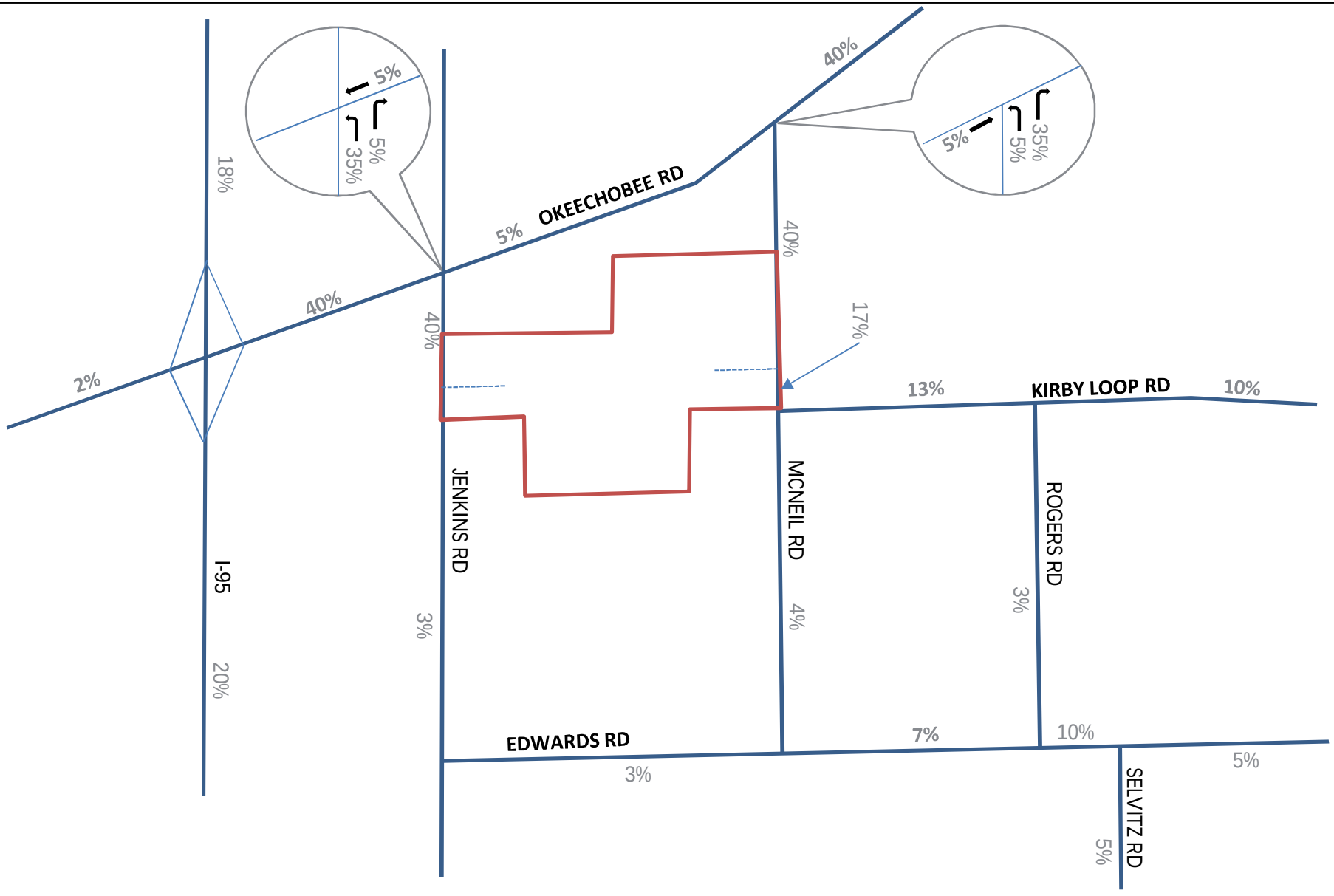


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

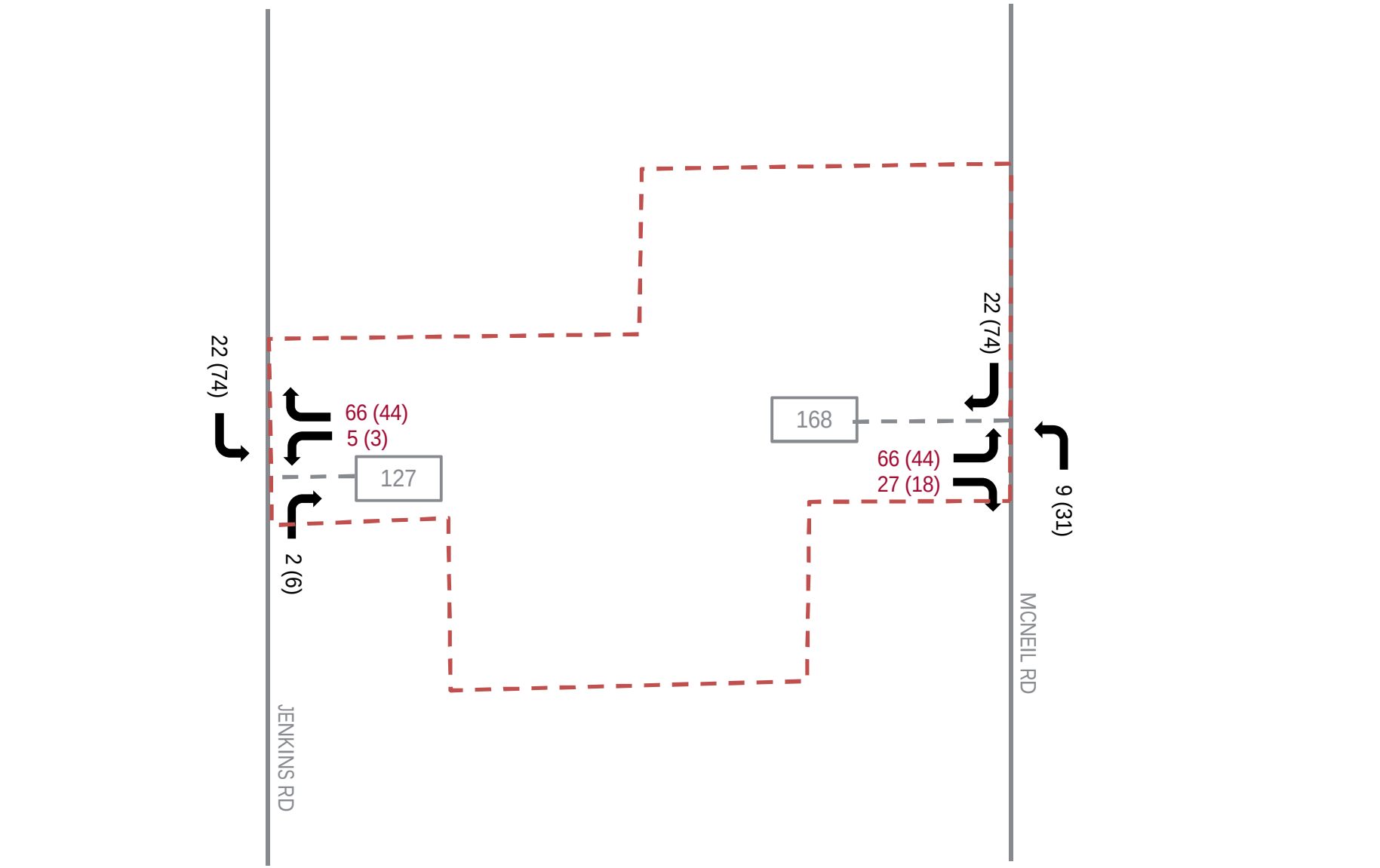
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

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

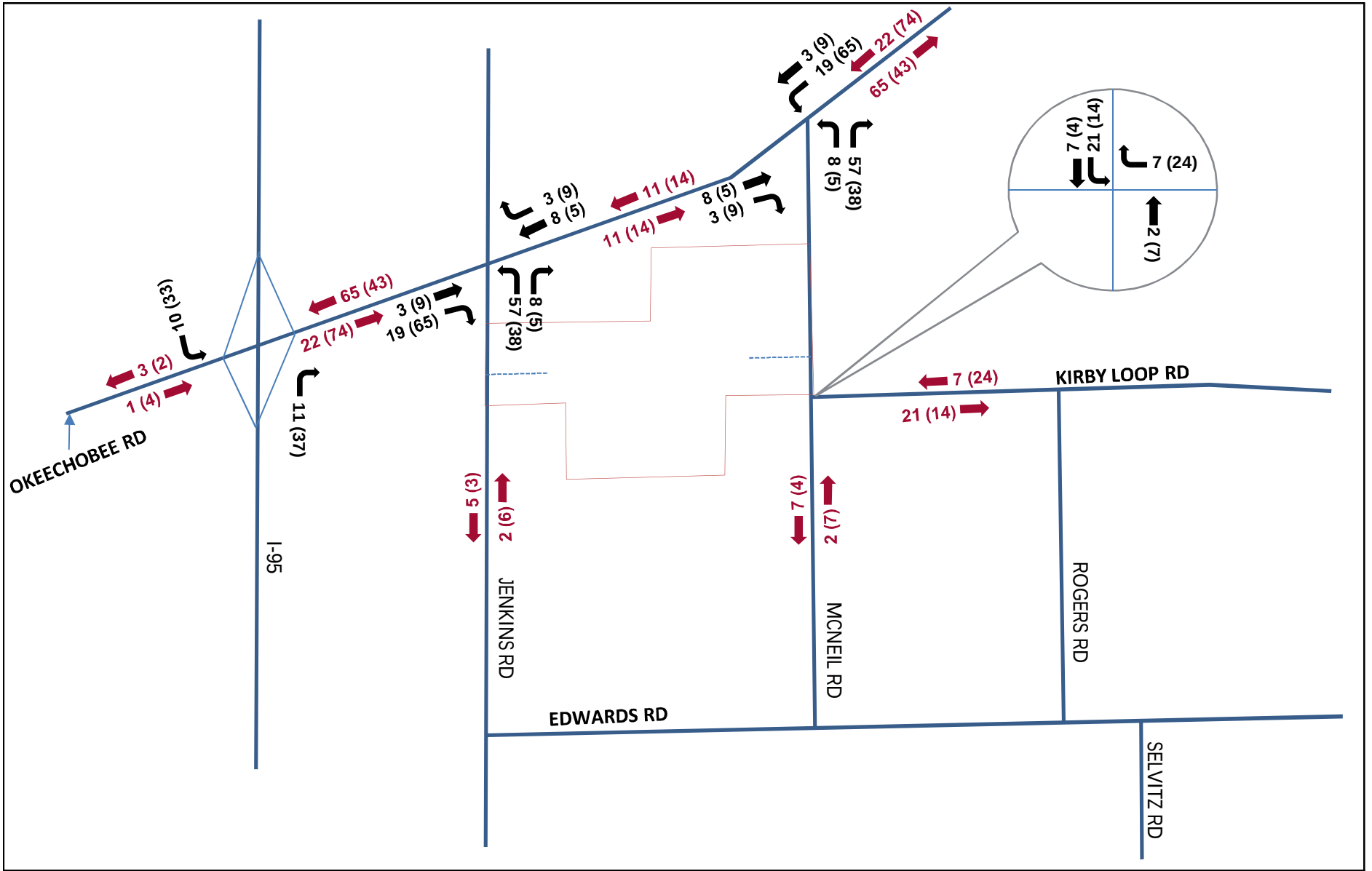


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

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

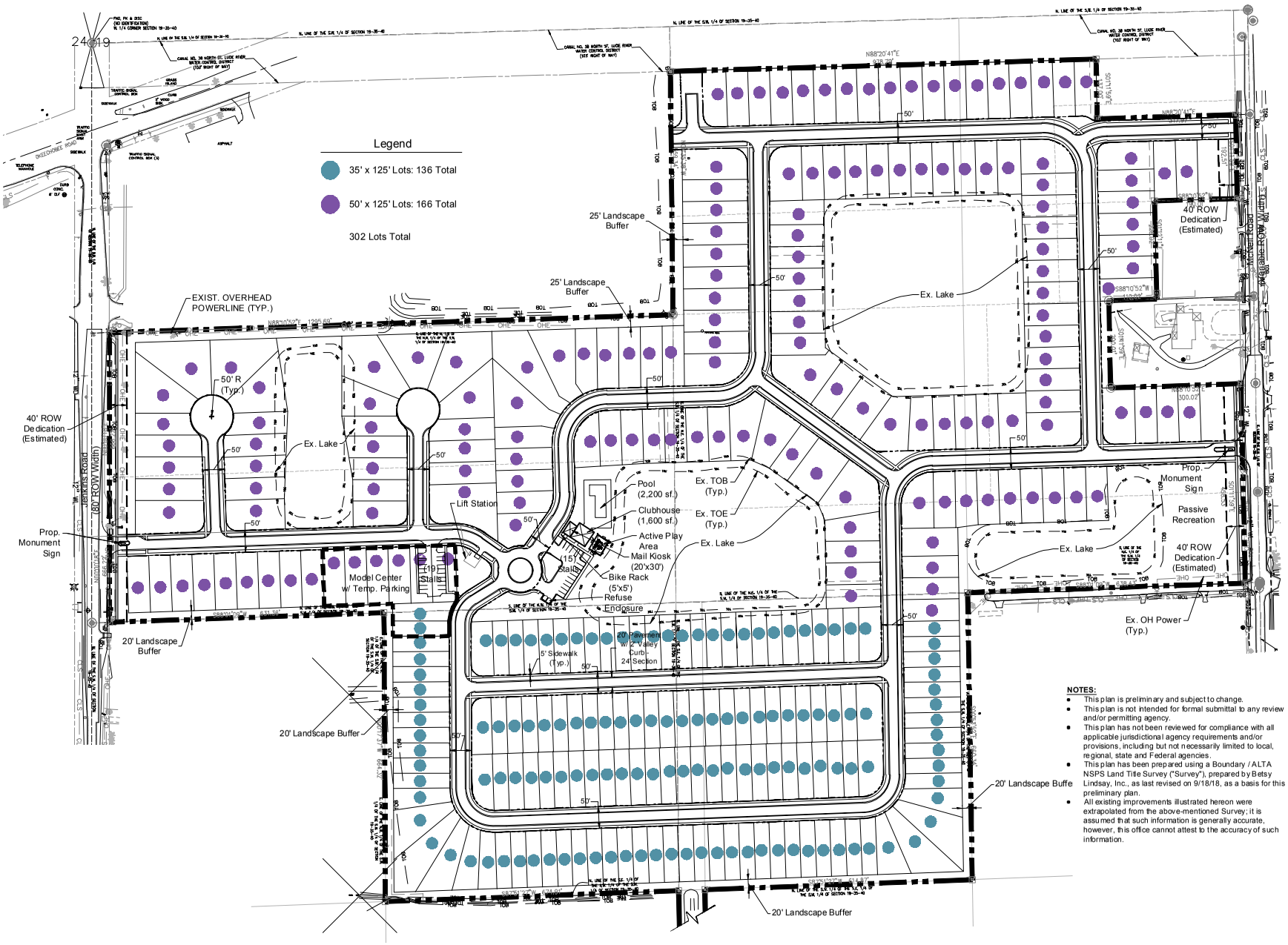
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent 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



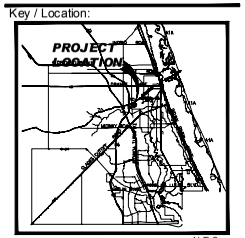
NOTES:

- 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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

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

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

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

ALL VEHICLES

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

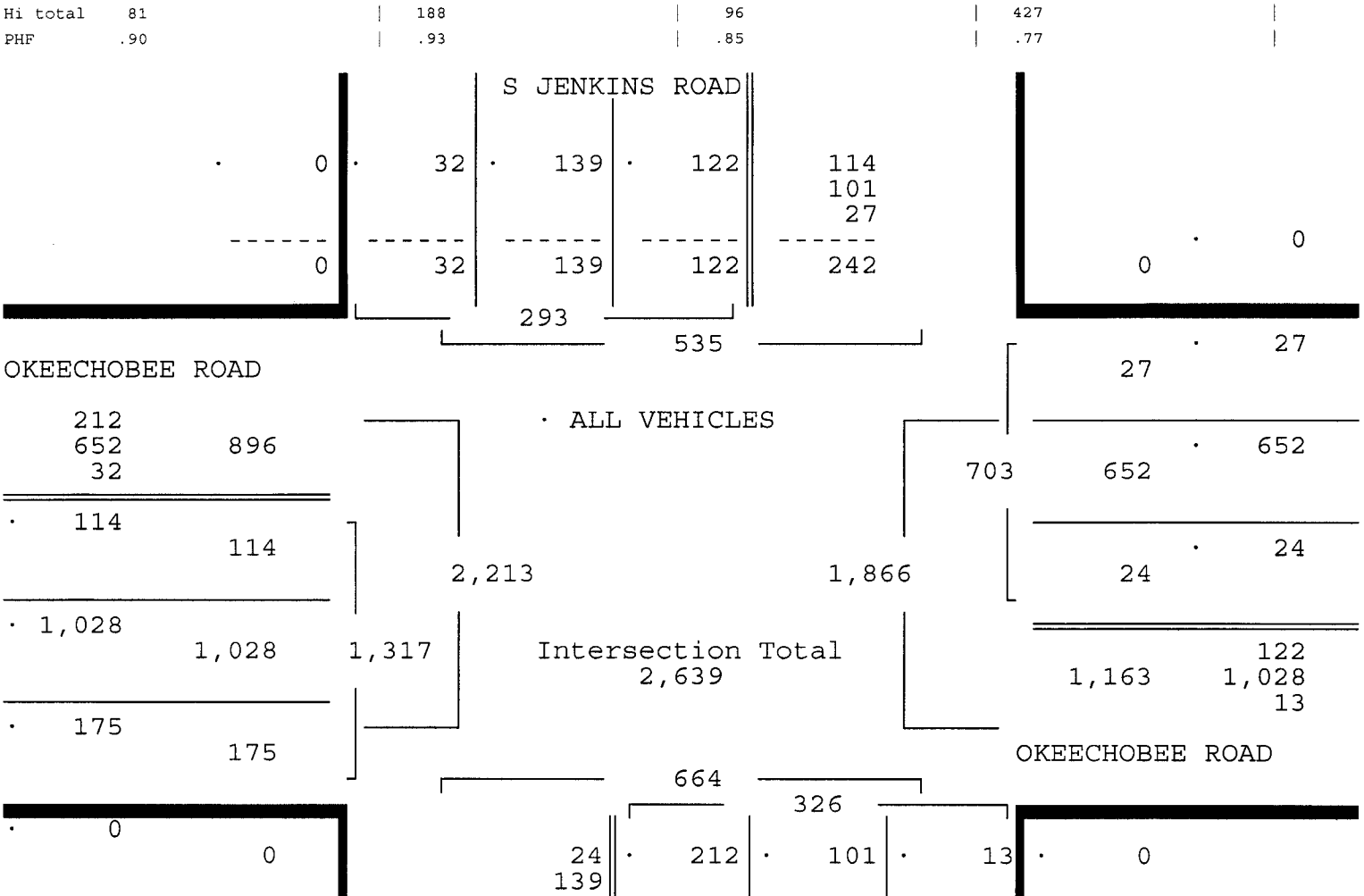
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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

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

ALL VEHICLES

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



TRAFFIC SURVEY SPECIALISTS, INC.

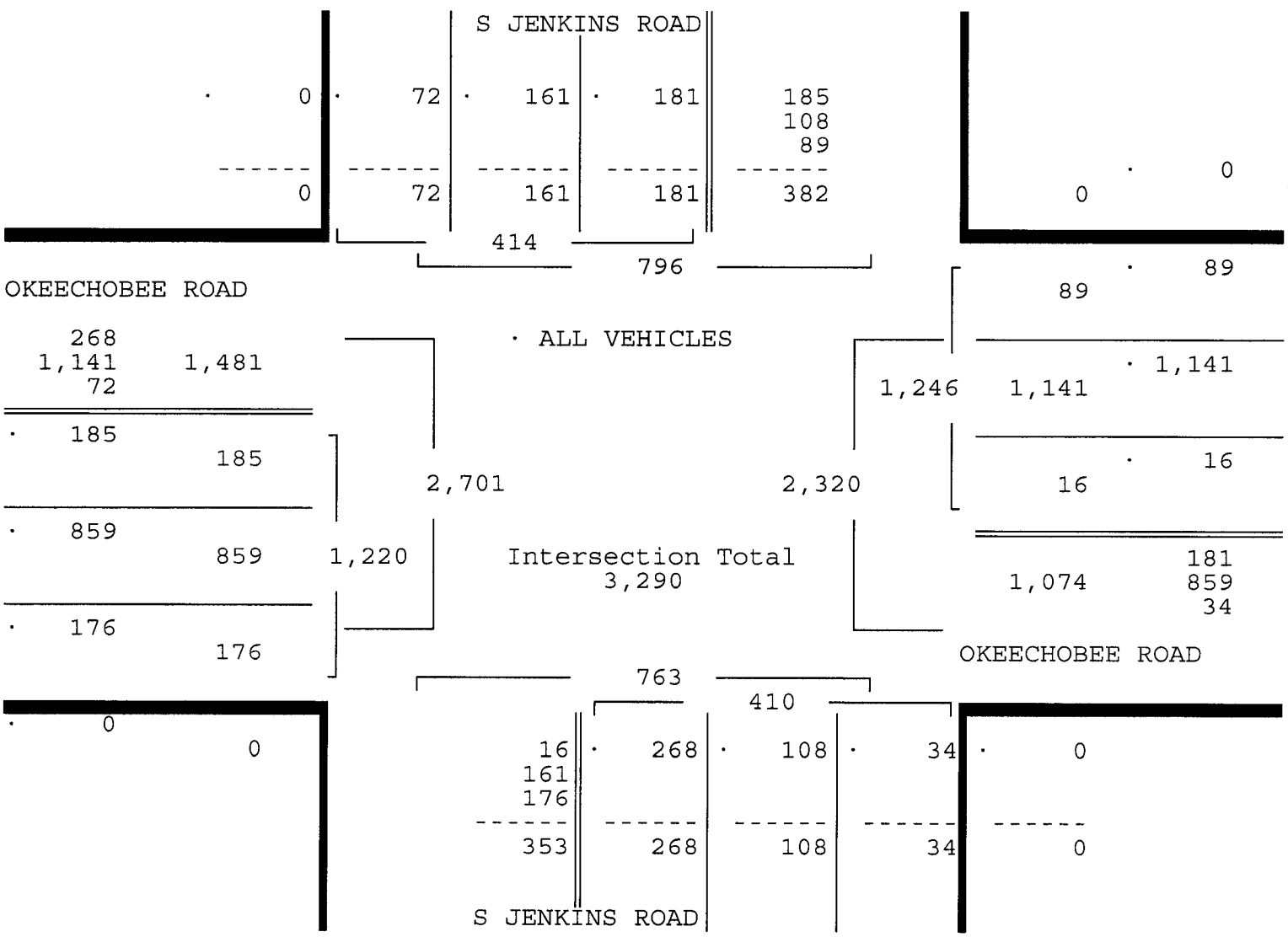
OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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				



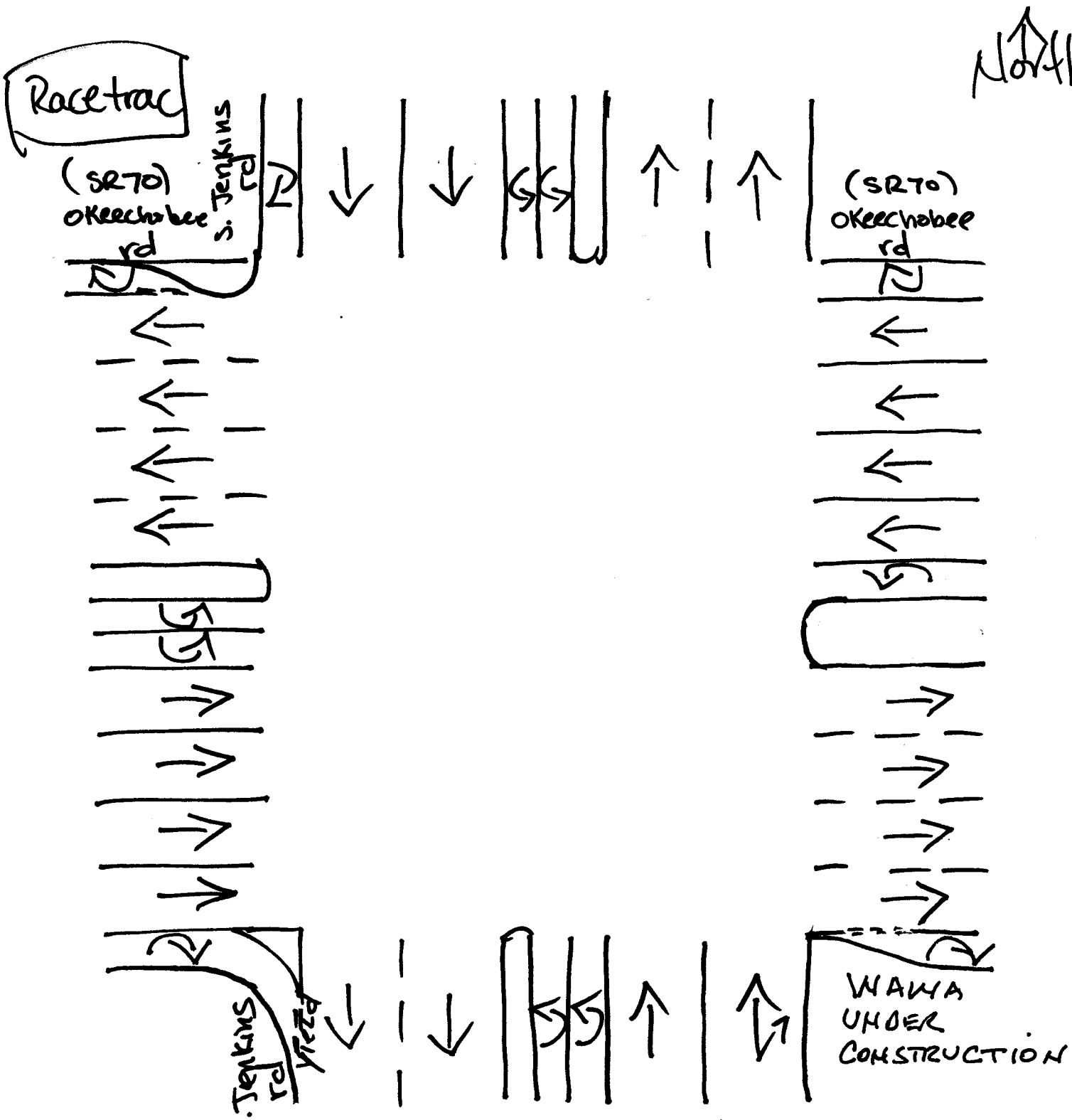
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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

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

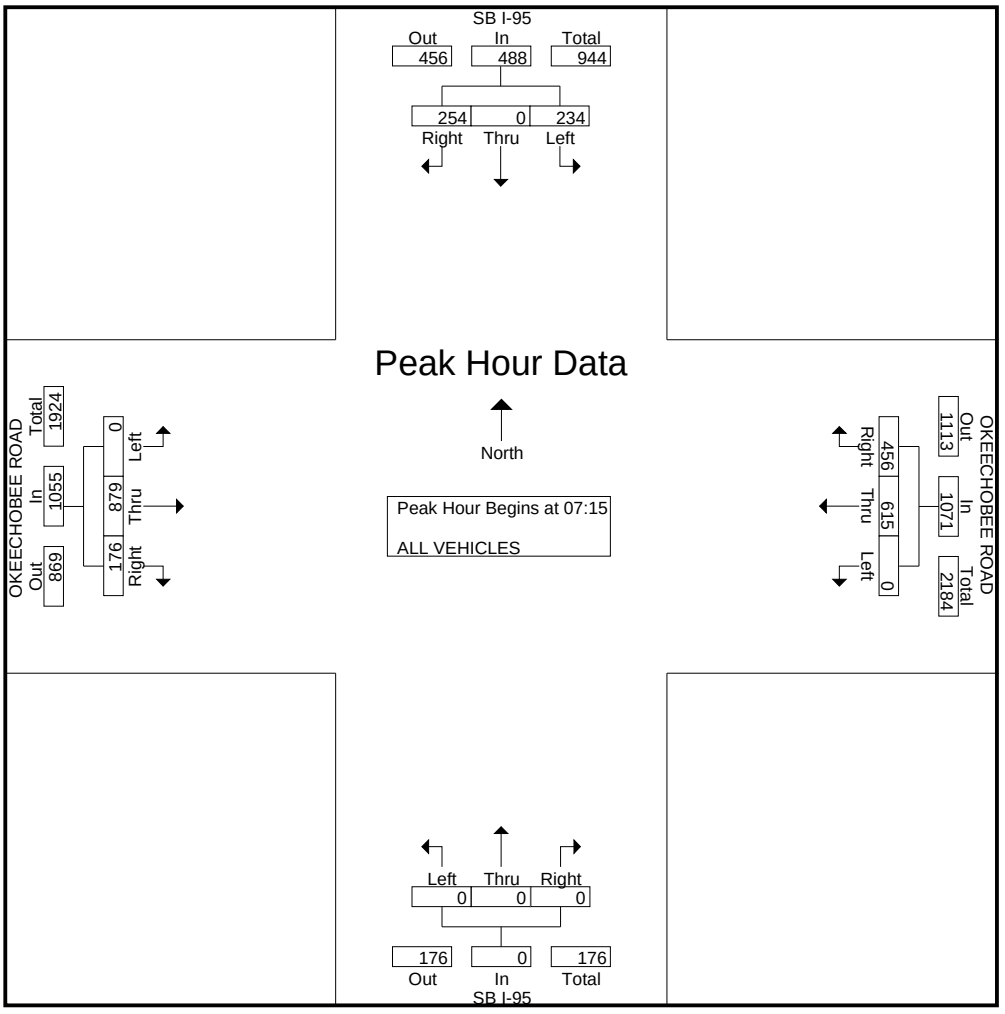
	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	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

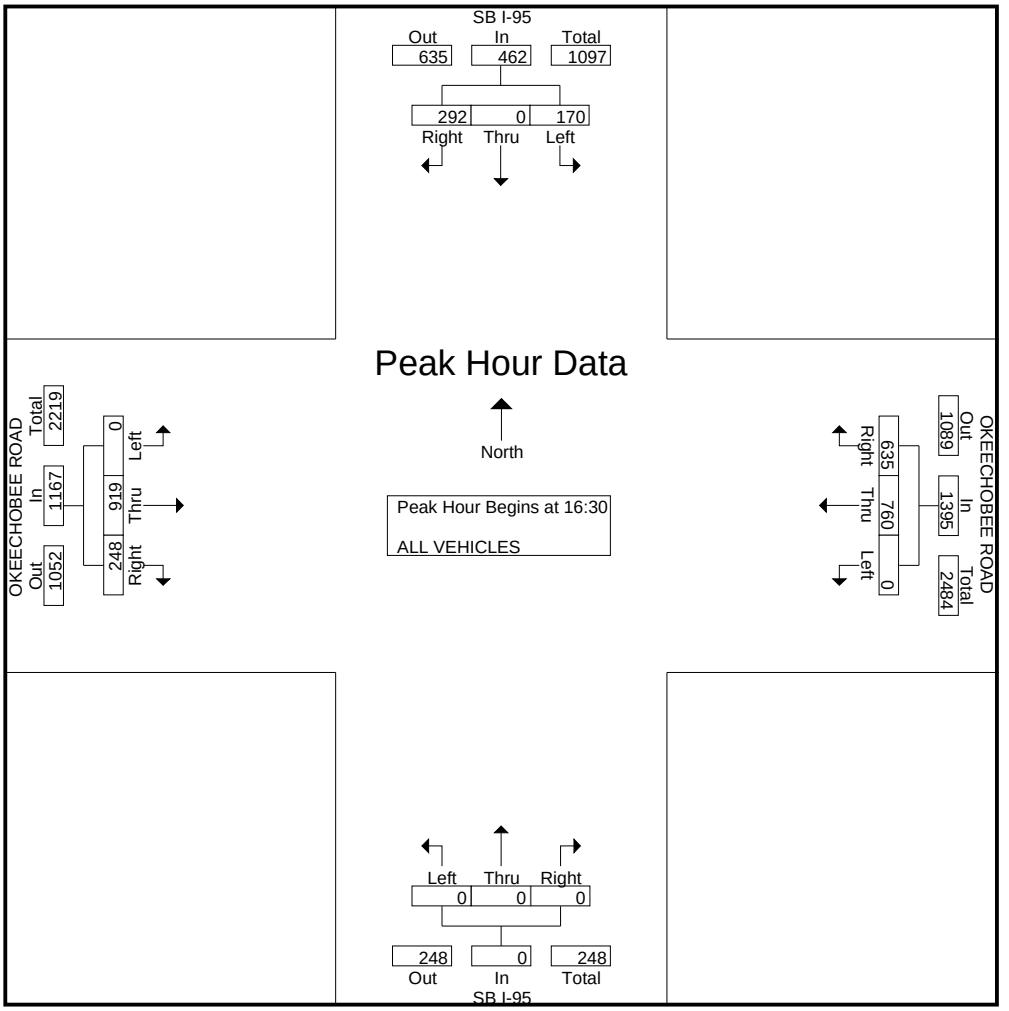


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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 : 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

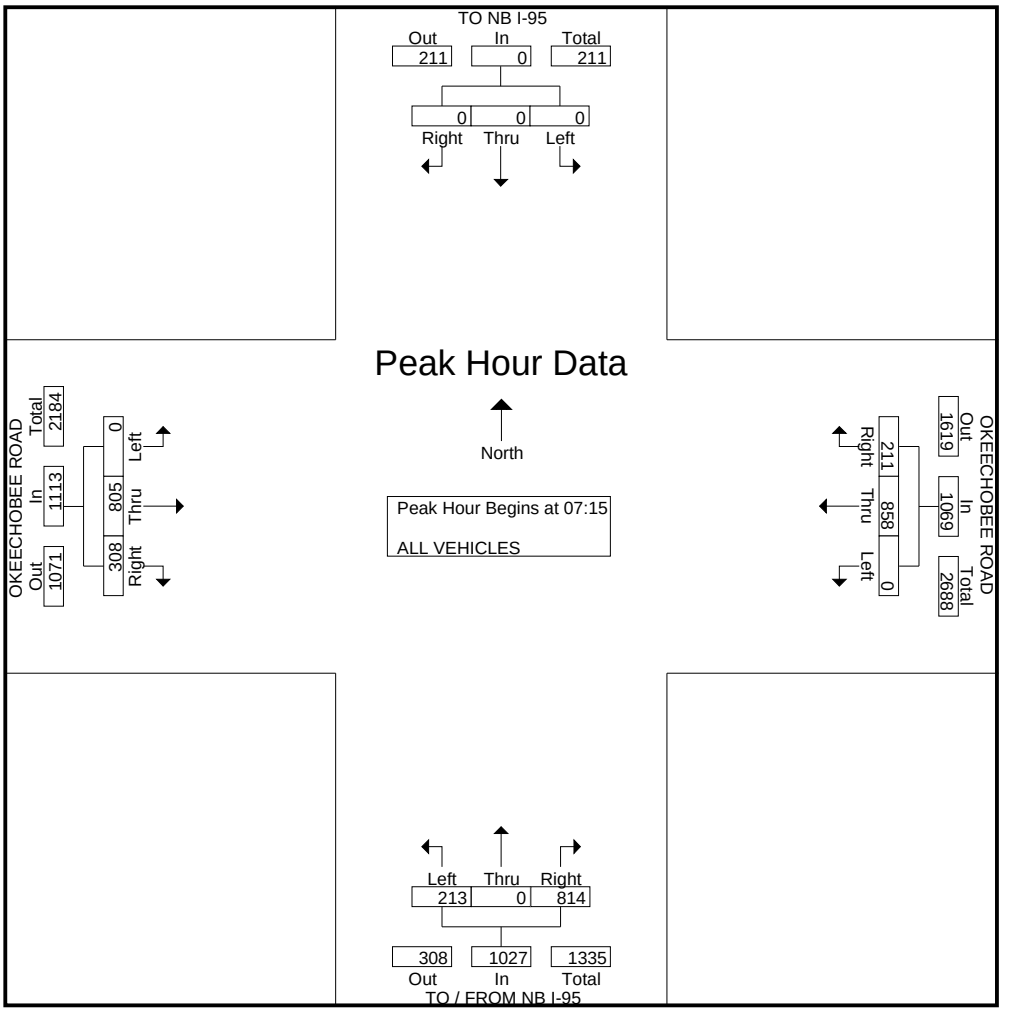
	TO NB I-95 From North				OKEECHOBEE ROAD From East				TO / FROM NB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	0	0	0	0	181	32	0	42	0	137	0	0	170	78	640
07:15	0	0	0	0	0	0	200	58	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	

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 : 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

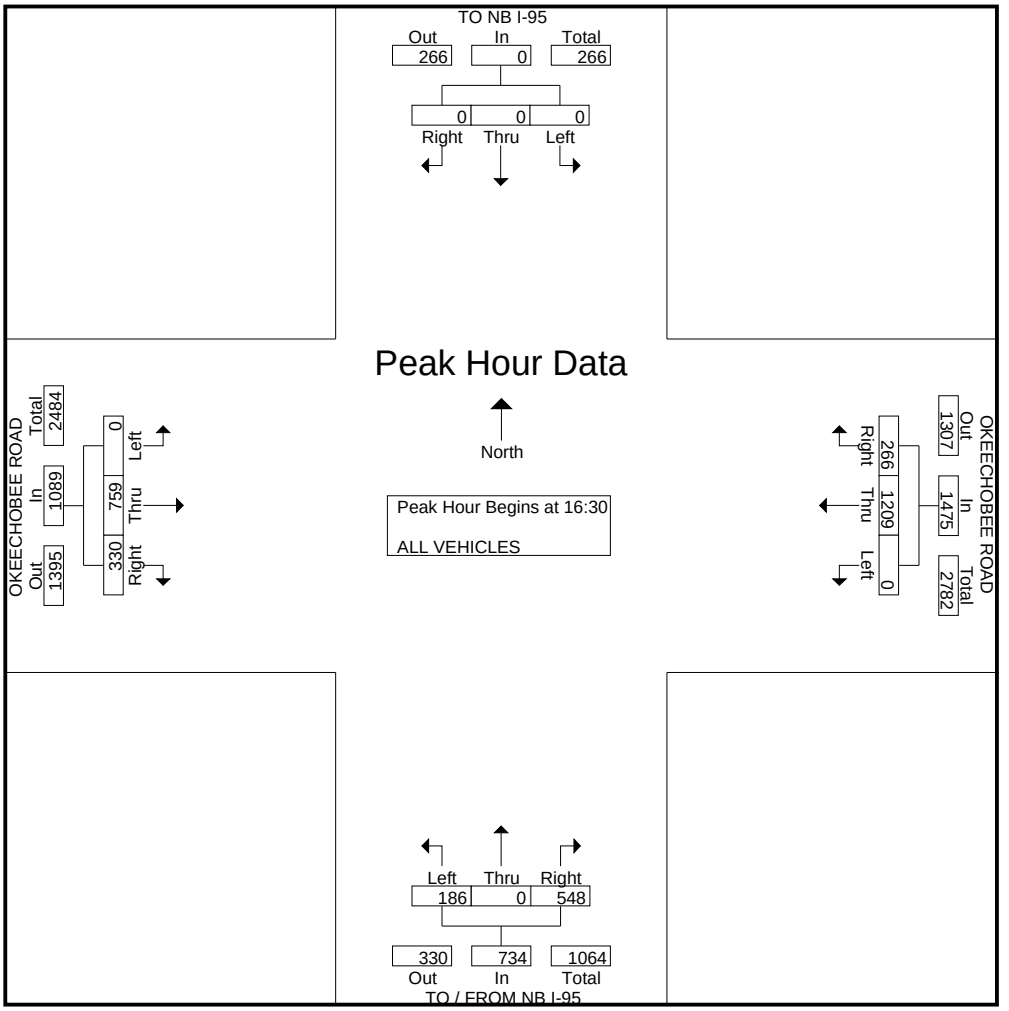


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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



Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

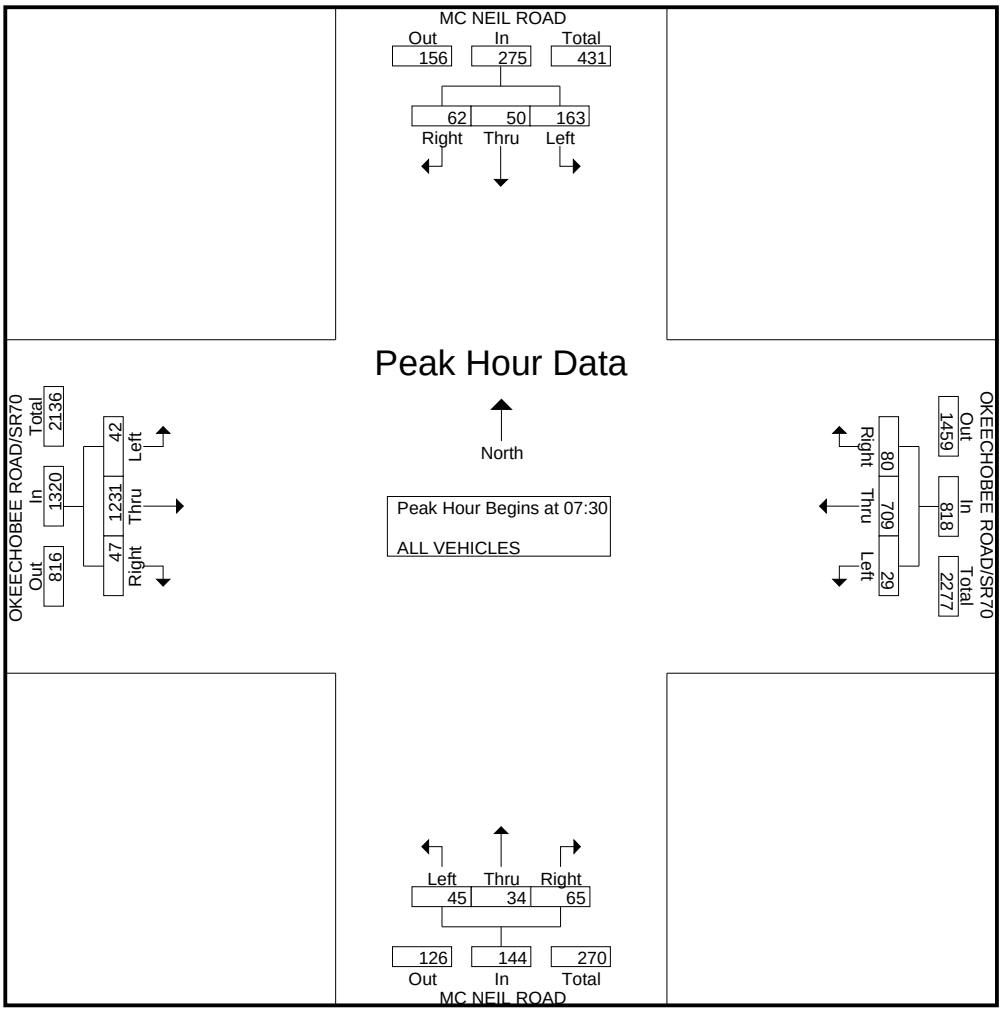
	MC NEIL ROAD From North				OKEECHOBEE ROAD/SR70 From East				MC NEIL ROAD From South				OKEECHOBEE ROAD/SR70 From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	27	11	9	0	3	129	17	0	13	8	10	1	6	211	15	460
07:15	0	31	13	25	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	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

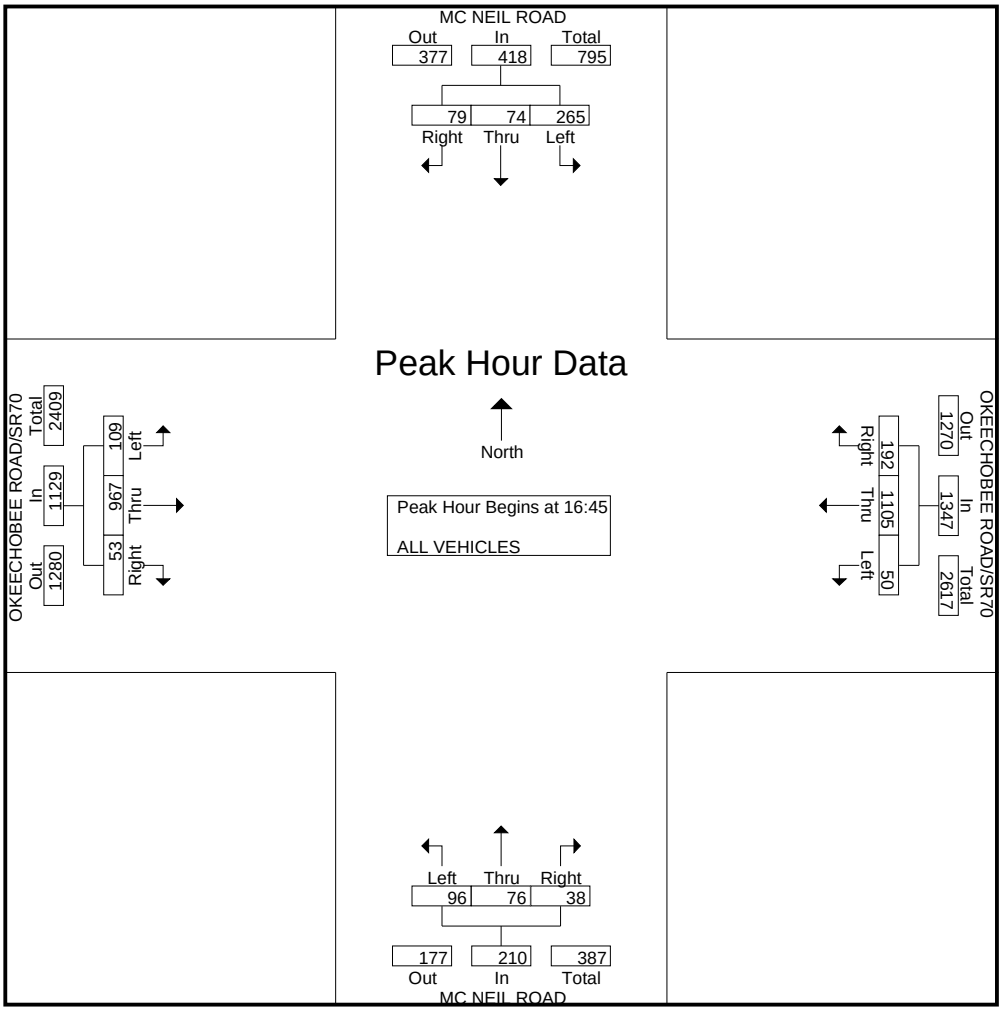


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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



Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

Groups Printed- ALL VEHICLES

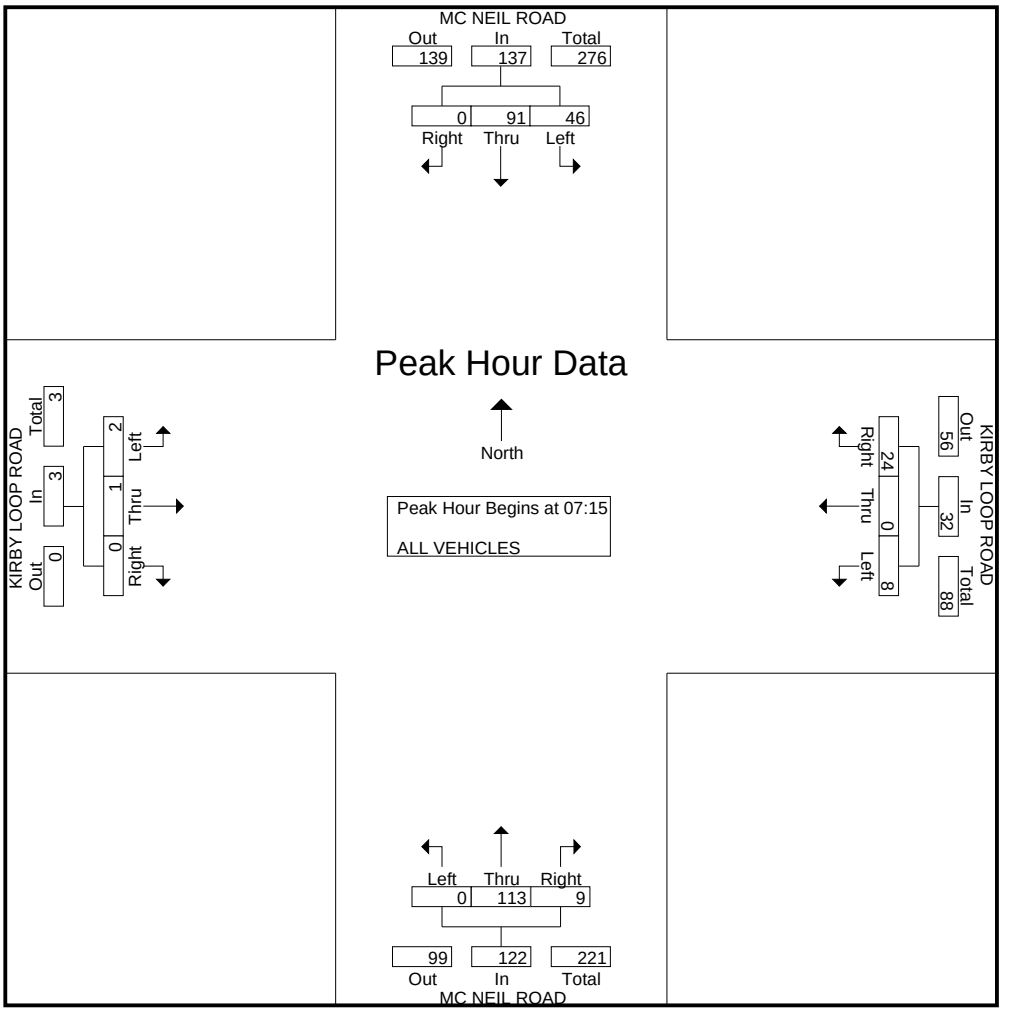
	MC NEIL ROAD From North				KIRBY LOOP ROAD From East				MC NEIL ROAD From South				KIRBY LOOP ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	16	12	0	0	3	0	8	0	0	26	0	0	0	0	0	65
07:15	0	16	22	0	0	1	0	8	0	0	18	3	0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

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

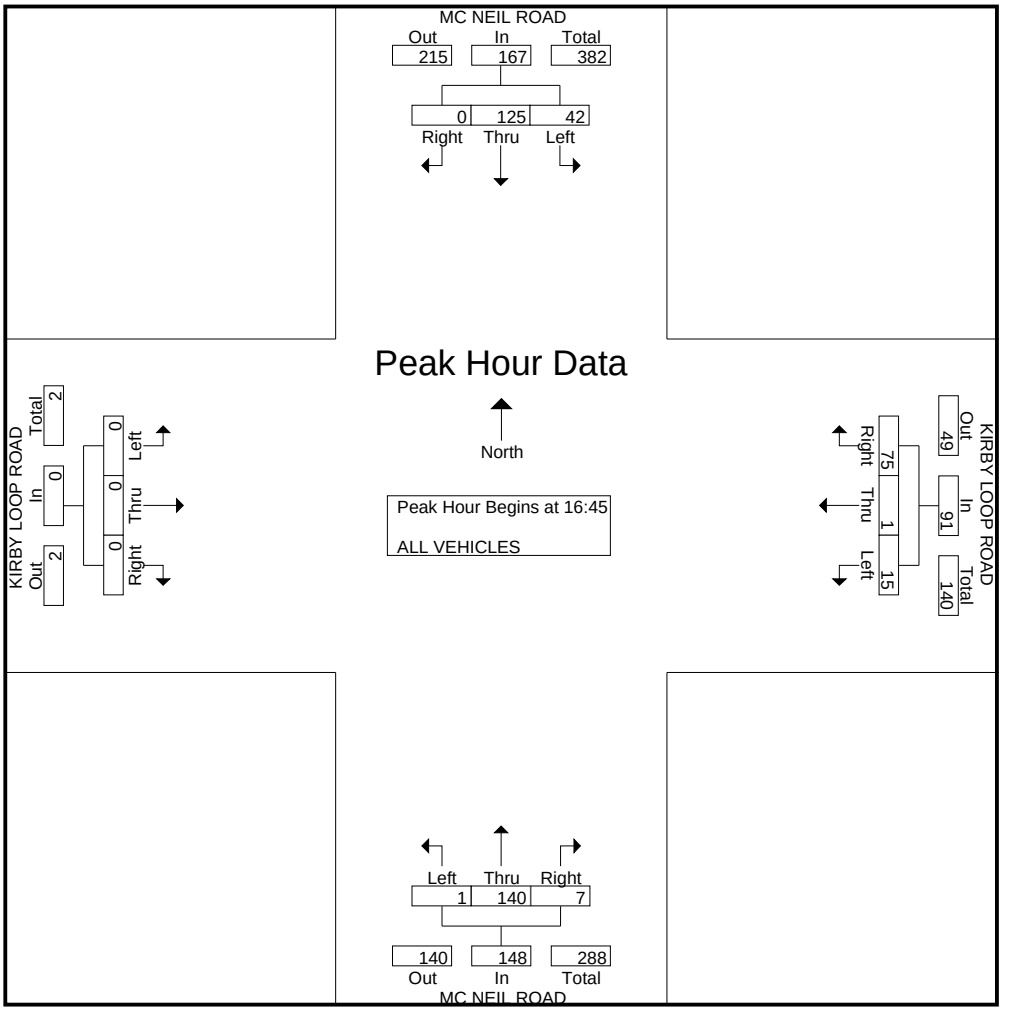


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

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



St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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
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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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
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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

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

* PEAK SEASON

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

MOCF: 0.90

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

* PEAK SEASON

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

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

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

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

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

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

Part II — *Coordinated Timing Information*

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — *Notes and Comments*

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at McNeil Road**

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

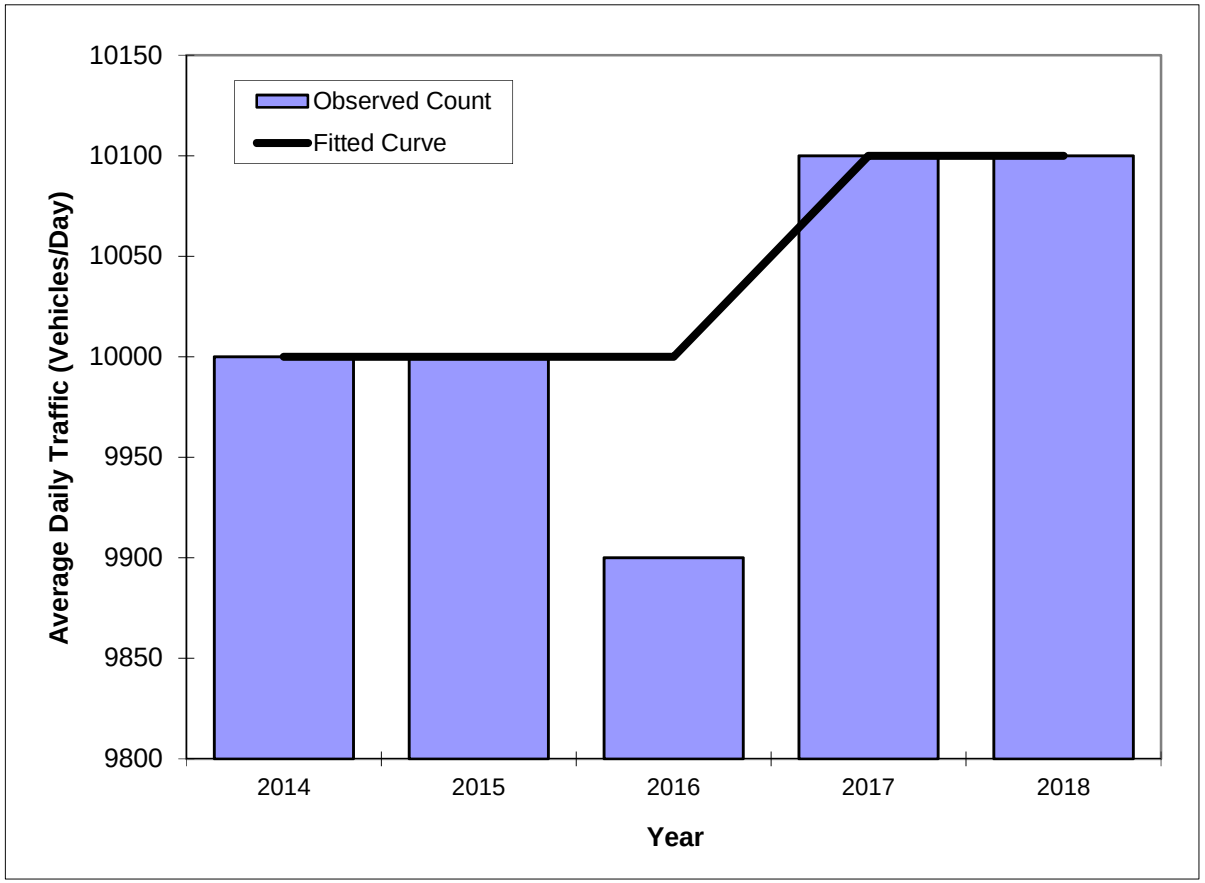
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W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

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

TRAFFIC TRENDS

Edawrds Rd -- E of McNeil Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

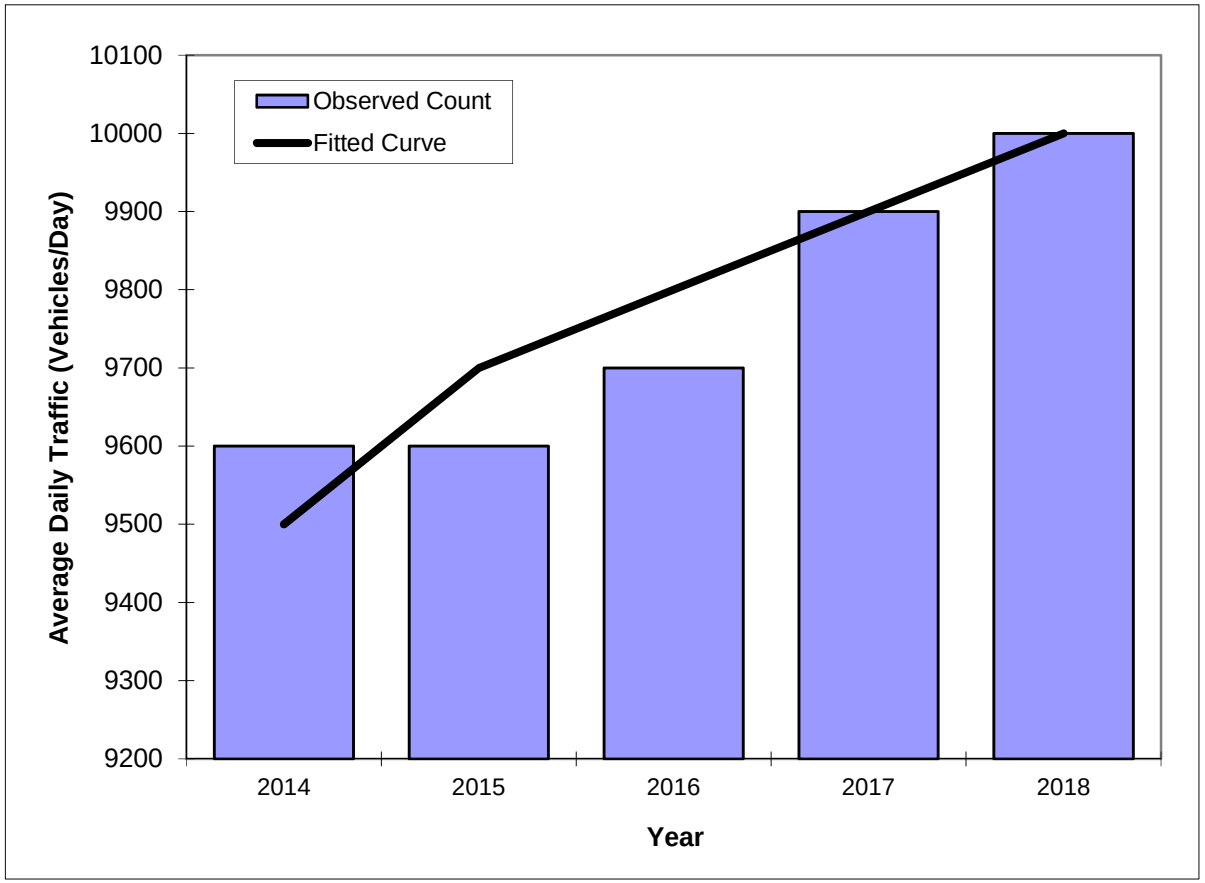
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300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

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

TRAFFIC TRENDS

Jenkins Rd -- N of Okeechobee Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

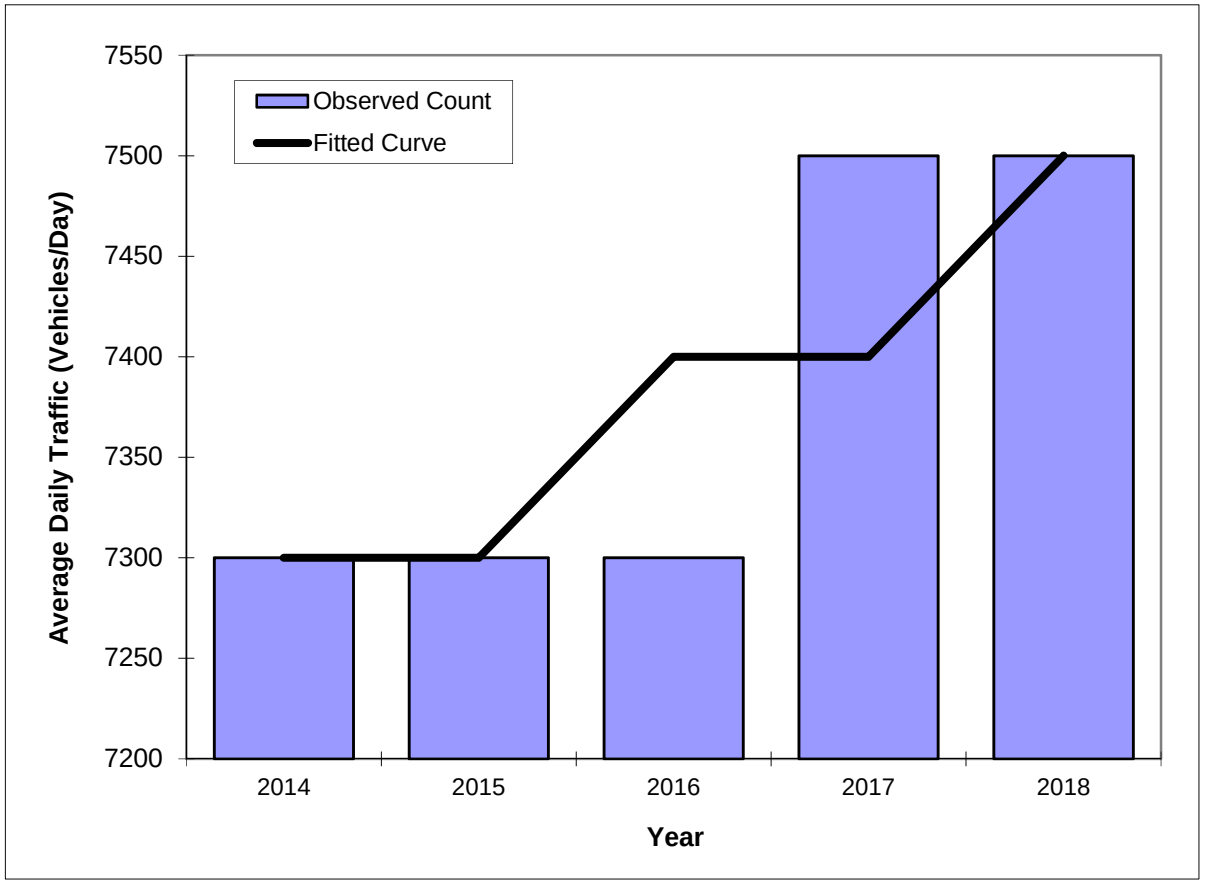
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500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

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

TRAFFIC TRENDS

Jenkins Road -- S of Okeechobee Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0089 - MCNEIL RD- NORTH OFGARNER ST

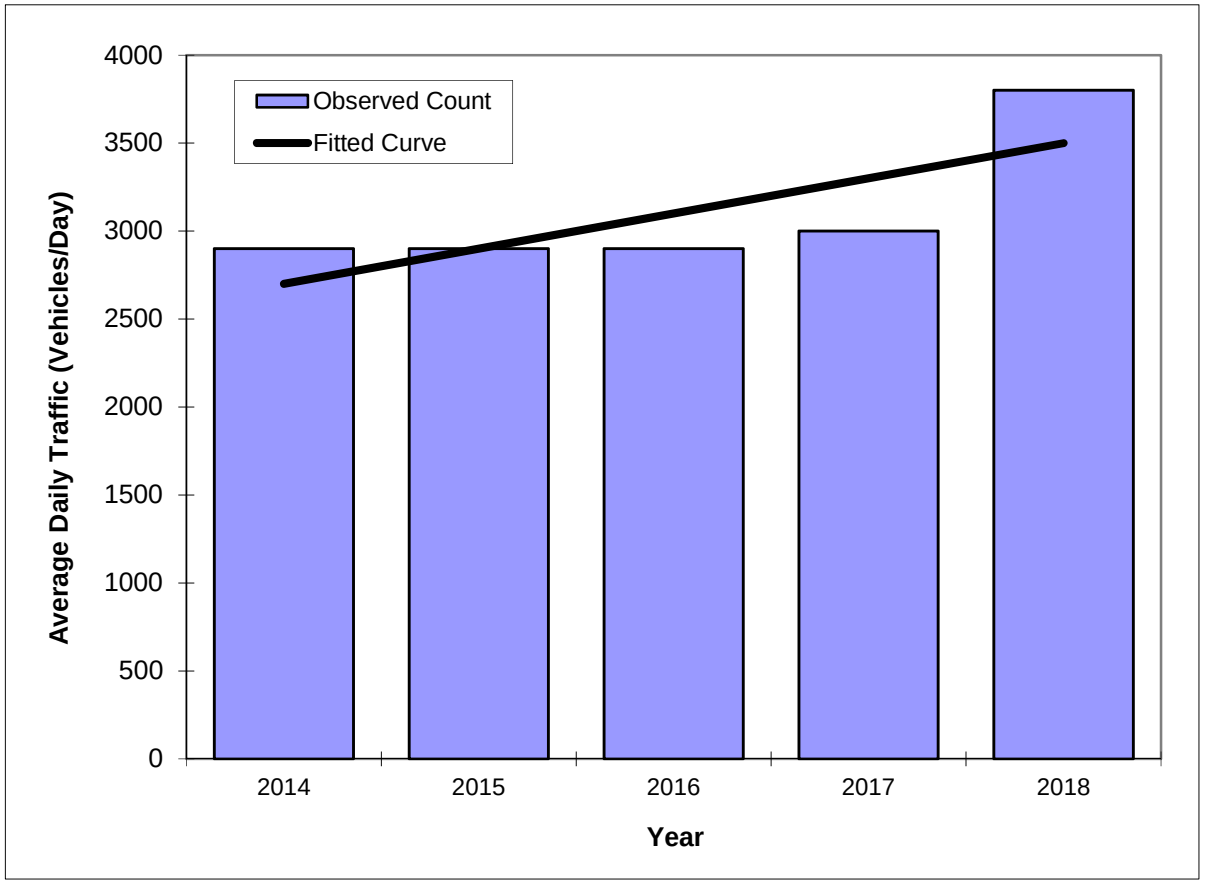
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

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

TRAFFIC TRENDS

McNeil Rd -- S of Kirby Loop Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

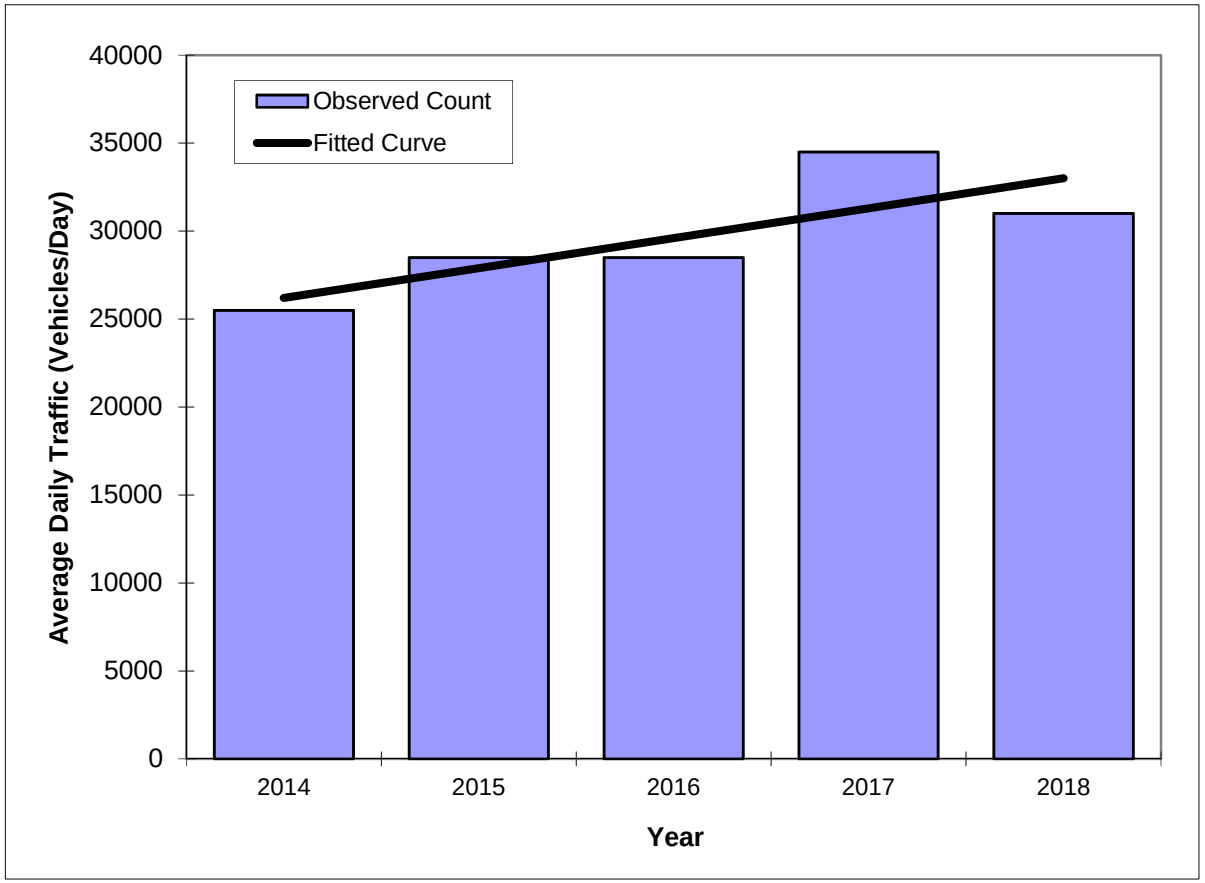
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500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

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

TRAFFIC TRENDS

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

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

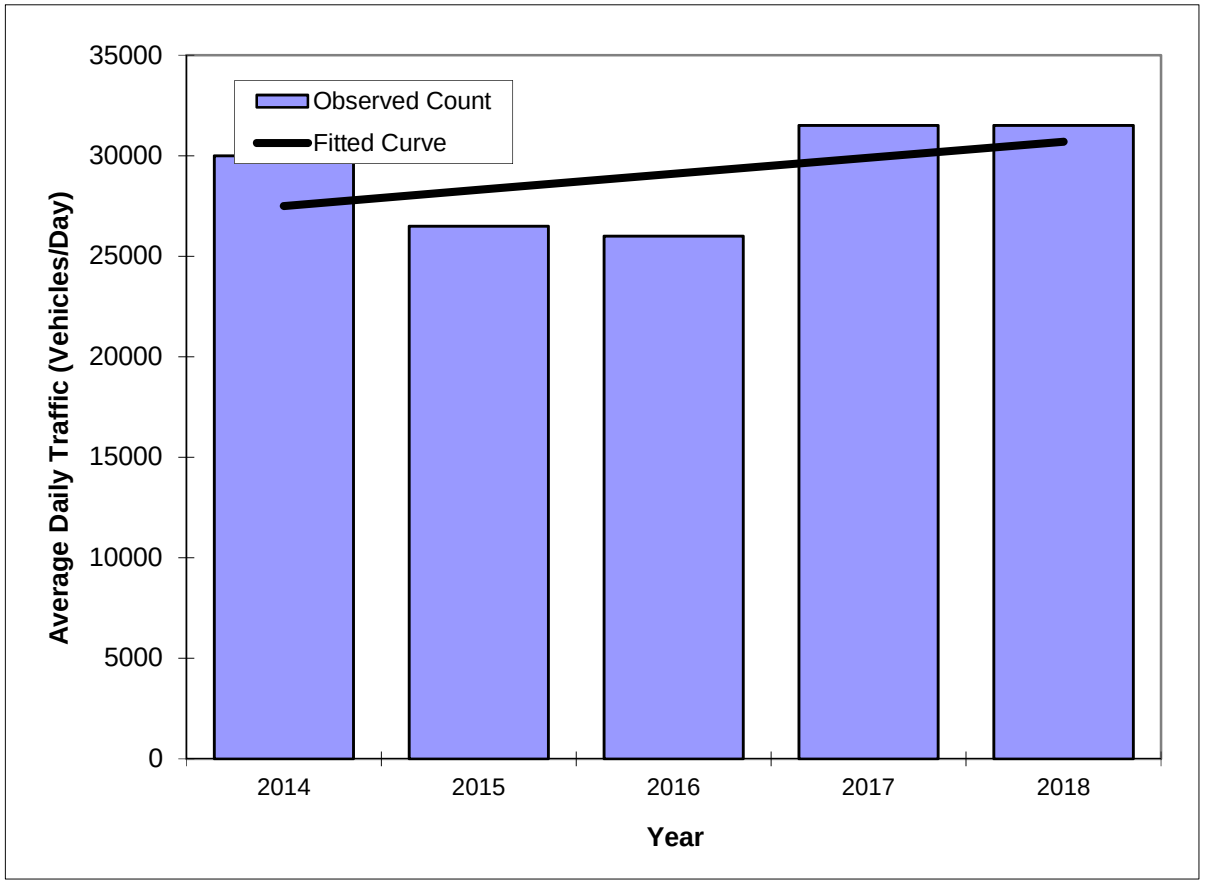
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000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

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

TRAFFIC TRENDS

Okeechobee Rd -- E of McNeil Road

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



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

*Axle-Adjusted

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

Straight Line Growth Option

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

APPENDIX D: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

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

Prepared by:

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

March 6, 2018
SR18021.0

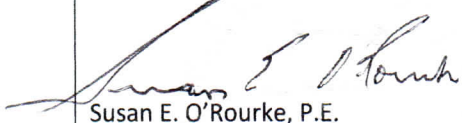
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

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

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

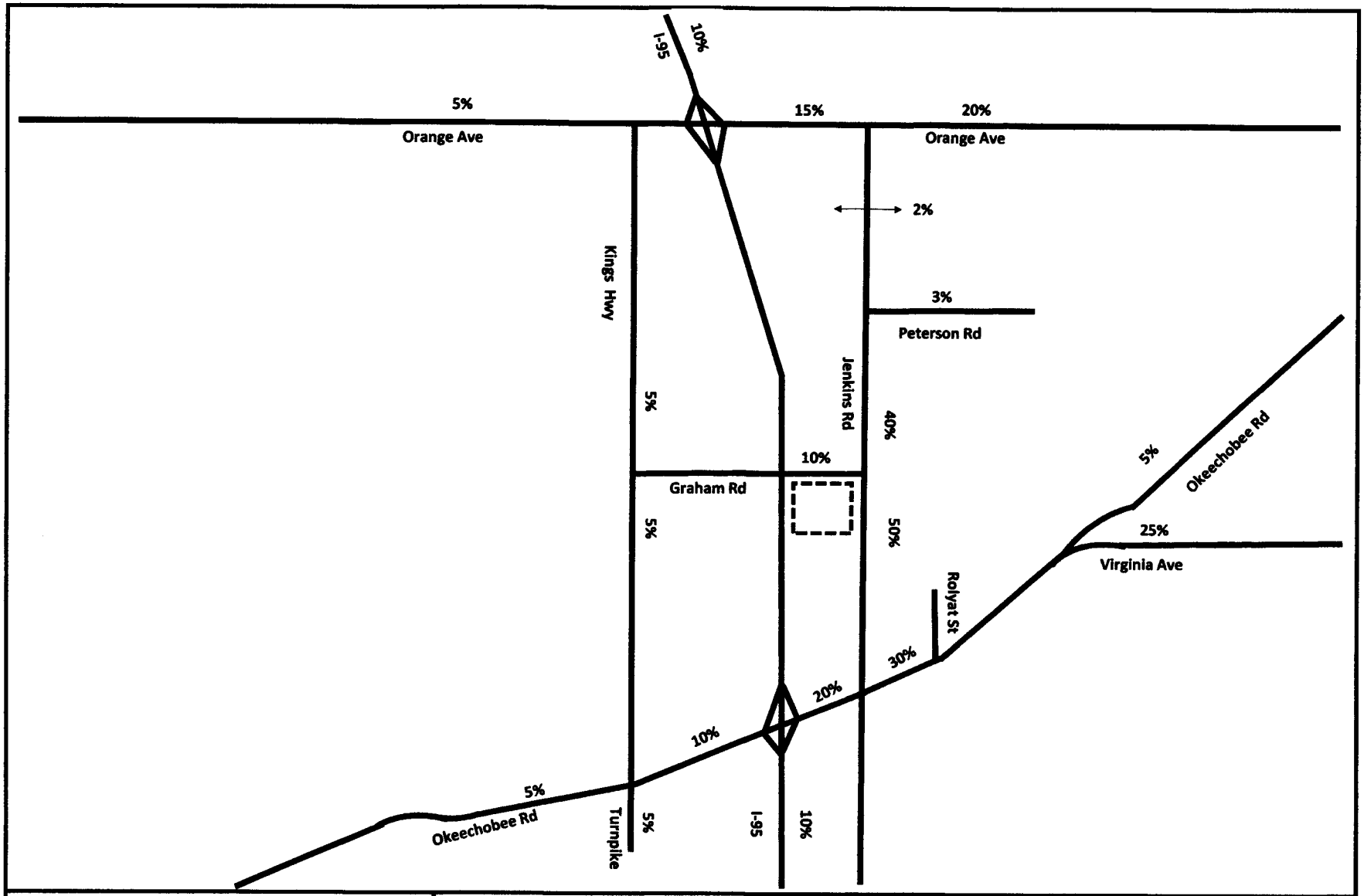
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

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

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

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

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

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

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

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

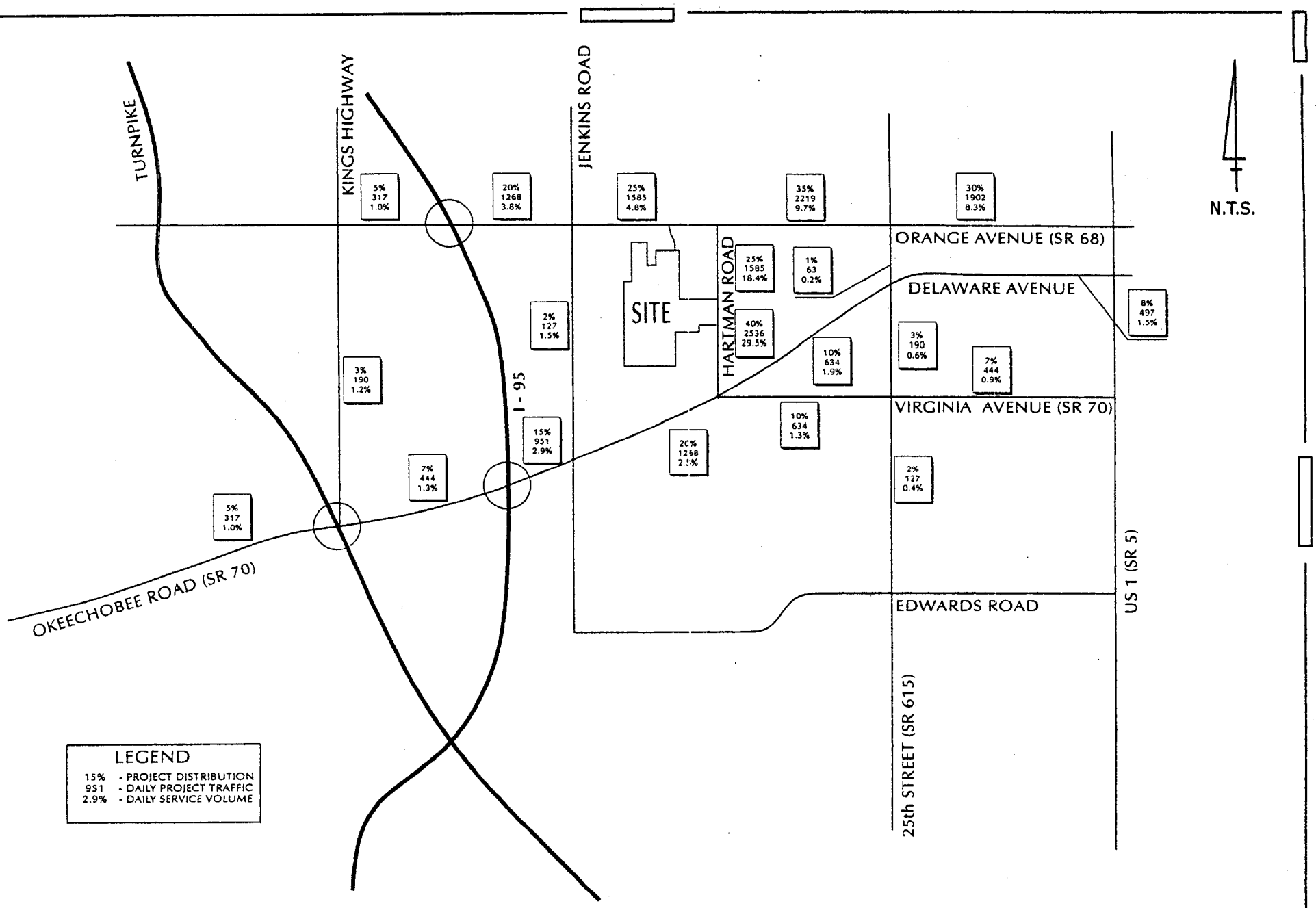
AM Peak Hour Trip Generation

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
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

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

Trip Generation and Distribution

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

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

The roadway links considered in this analysis were:

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

Summary

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

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

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

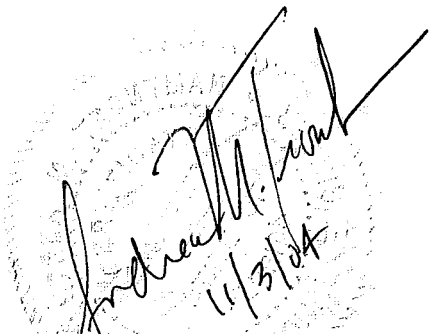
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

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



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

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

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

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

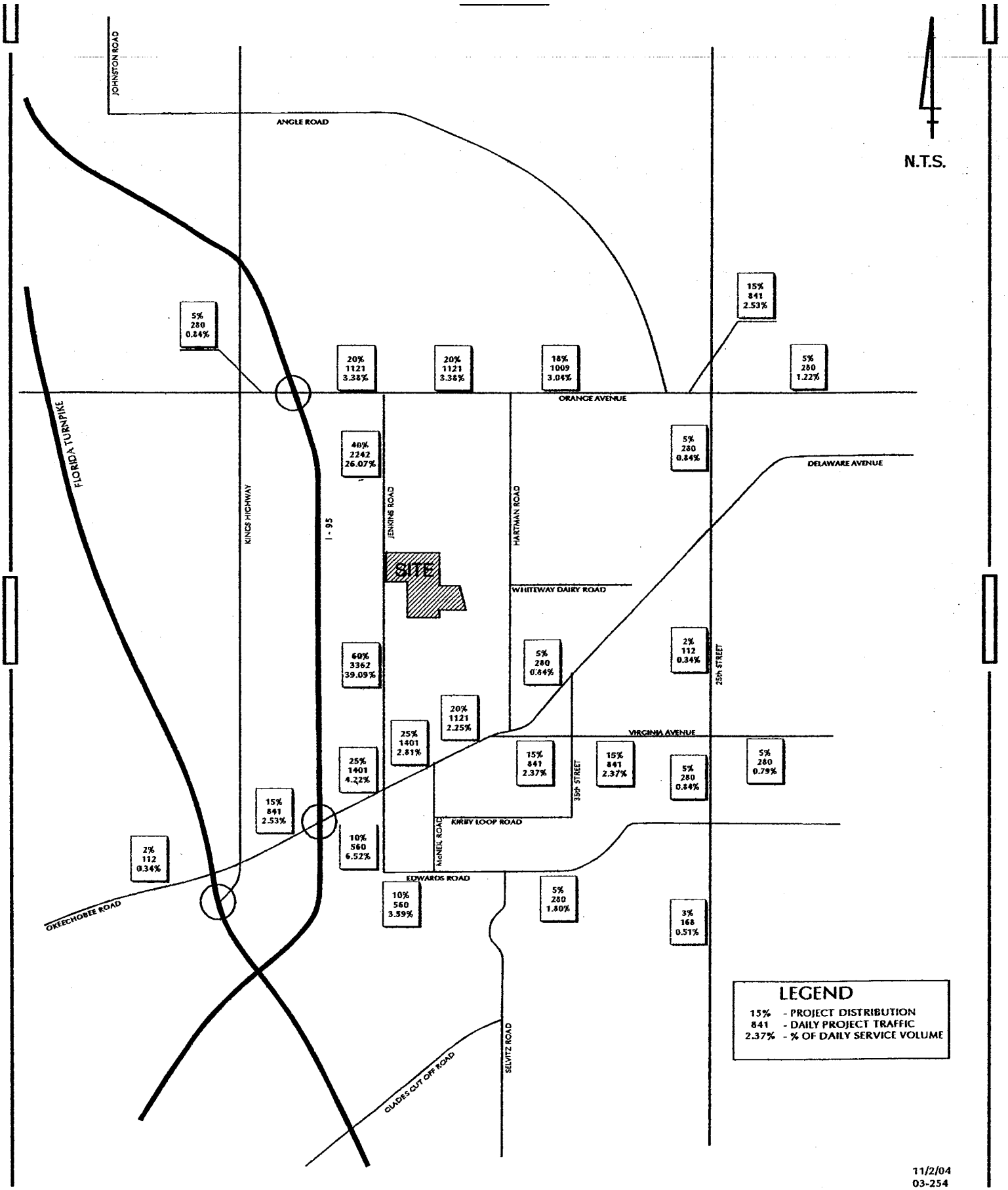
AM Peak Hour

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

PM Peak Hour

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

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



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

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

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

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

Prepared by:

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

July 14, 2017

SR17062.0

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

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

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

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

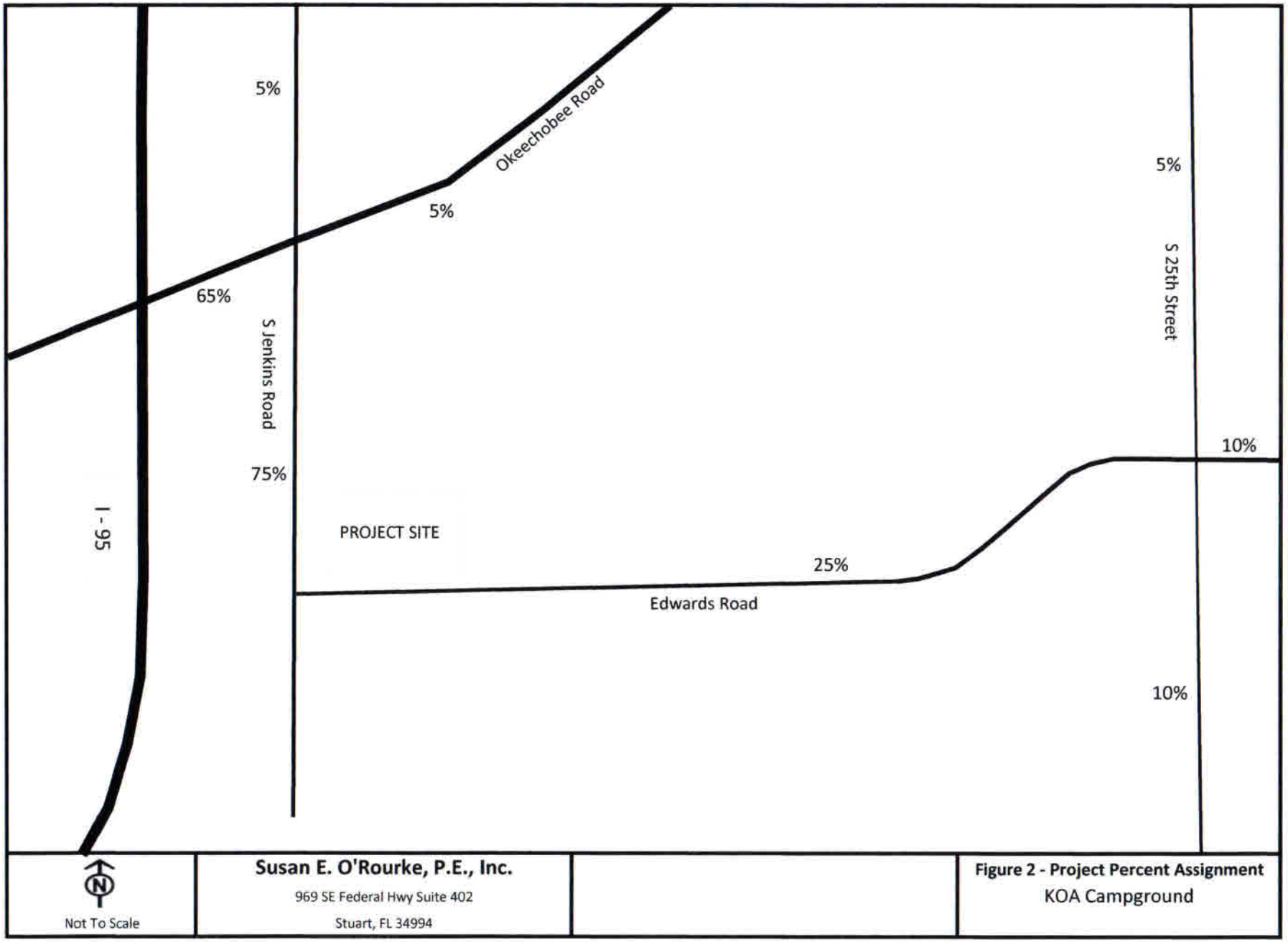
AM

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

PM

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

Source: ITE Trip Generation 9th Edition


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

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

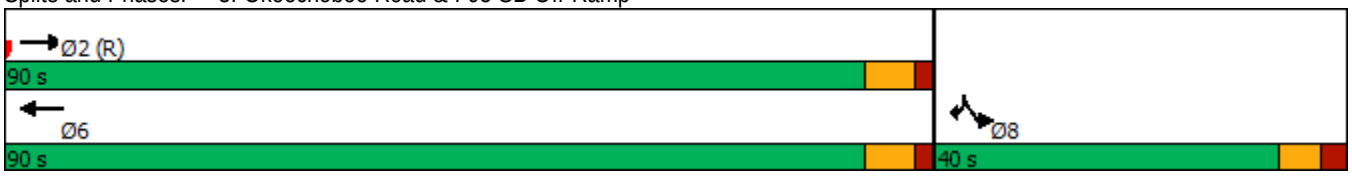
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed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

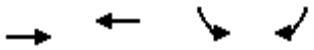
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

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

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

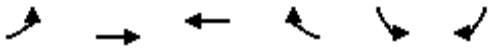
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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

Intersection Summary



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

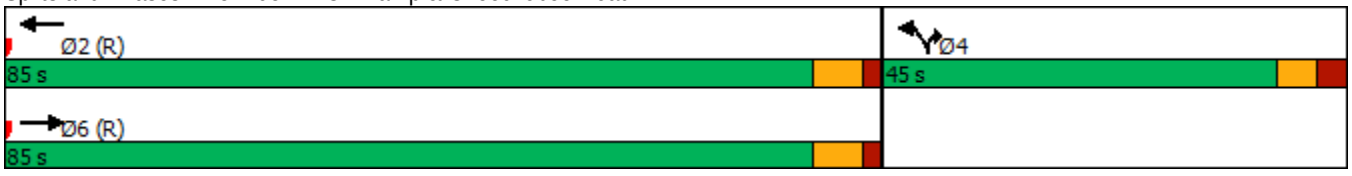
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

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

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

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





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

Intersection Summary

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



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

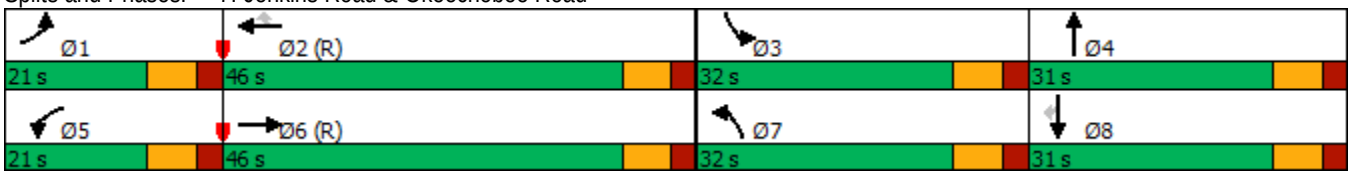
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

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

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

Splits and Phases: 7: Jenkins Road & Okeechobee Road

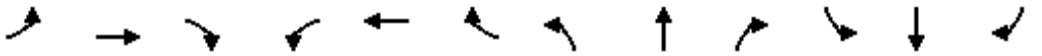




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	178	1456	272	48	929	58	366	181	262	213	140
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0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

Intersection Summary

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



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

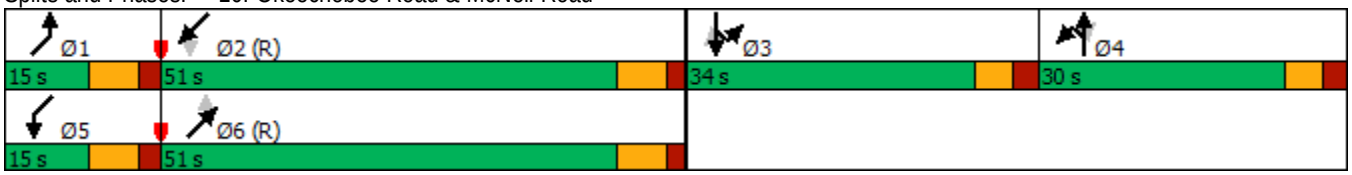
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

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

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

Splits and Phases: 10: Okeechobee Road & McNeil Road



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

Intersection Summary

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

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

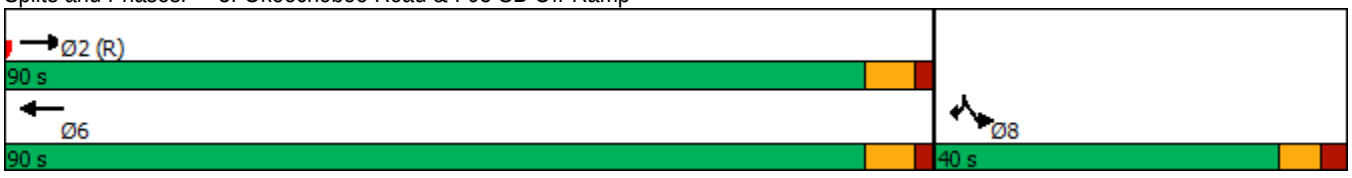
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

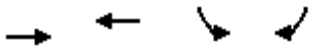
c Critical Lane Group

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

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

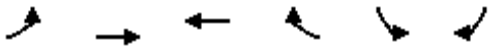
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





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

Intersection Summary



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

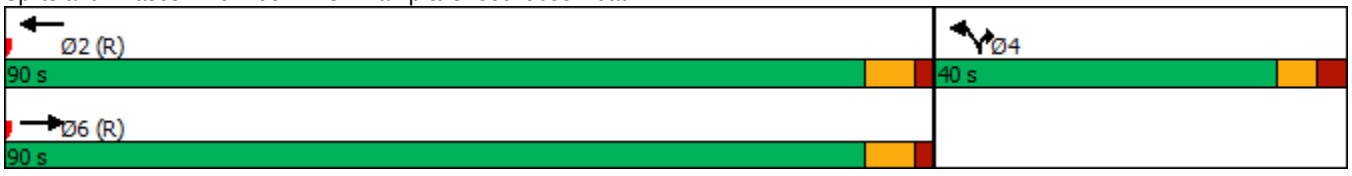
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

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

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

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





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

Intersection Summary

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

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

c Critical Lane Group

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

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

Splits and Phases: 7: Jenkins Road & Okeechobee Road

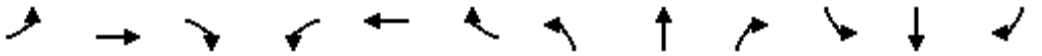




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	348	1223	418	49	1618	145	419	235	312	227	163
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0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

Intersection Summary

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



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

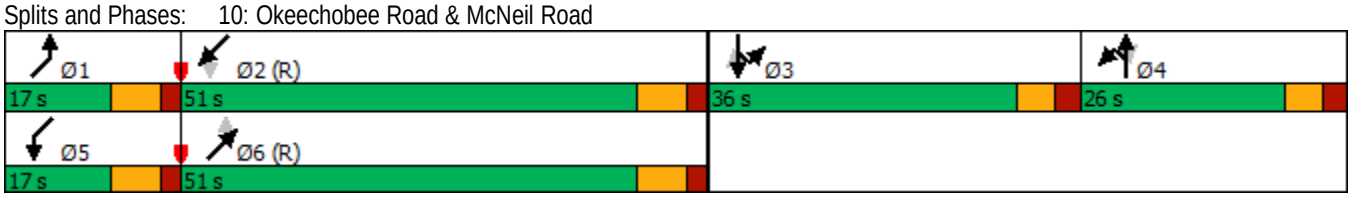
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

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

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

Splits and Phases: 10: Okeechobee Road & McNeil Road



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

Intersection Summary

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

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

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

c Critical Lane Group

HCS7 Two-Way Stop-Control Report

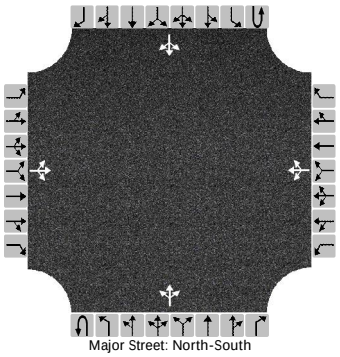
General Information

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

Site Information

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

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

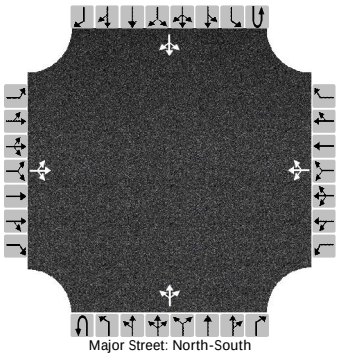
General Information

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										

Copyright © 2019 University of Florida. All Rights Reserved.

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

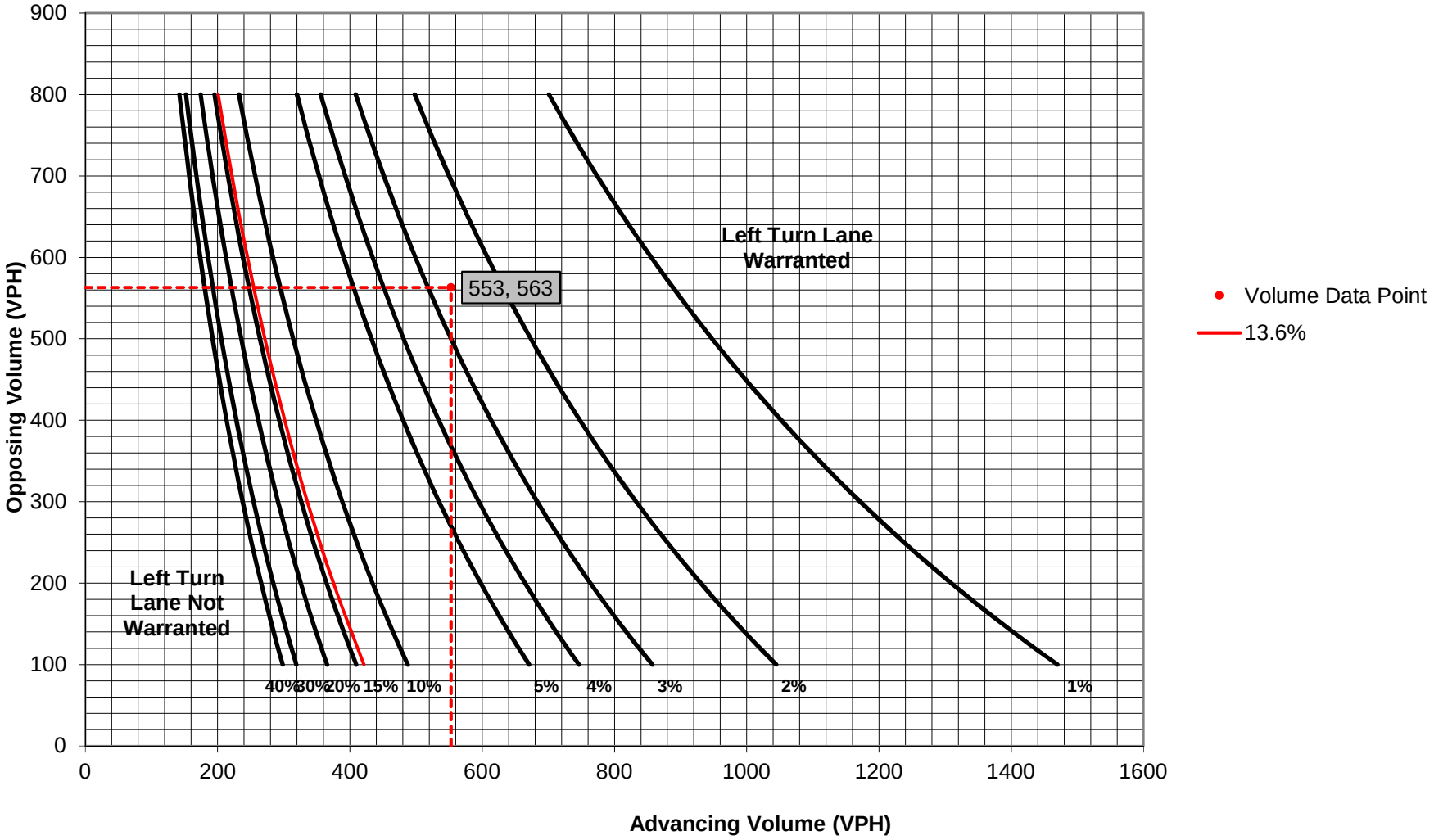
Applicable Warrant Figure: Figure 3

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

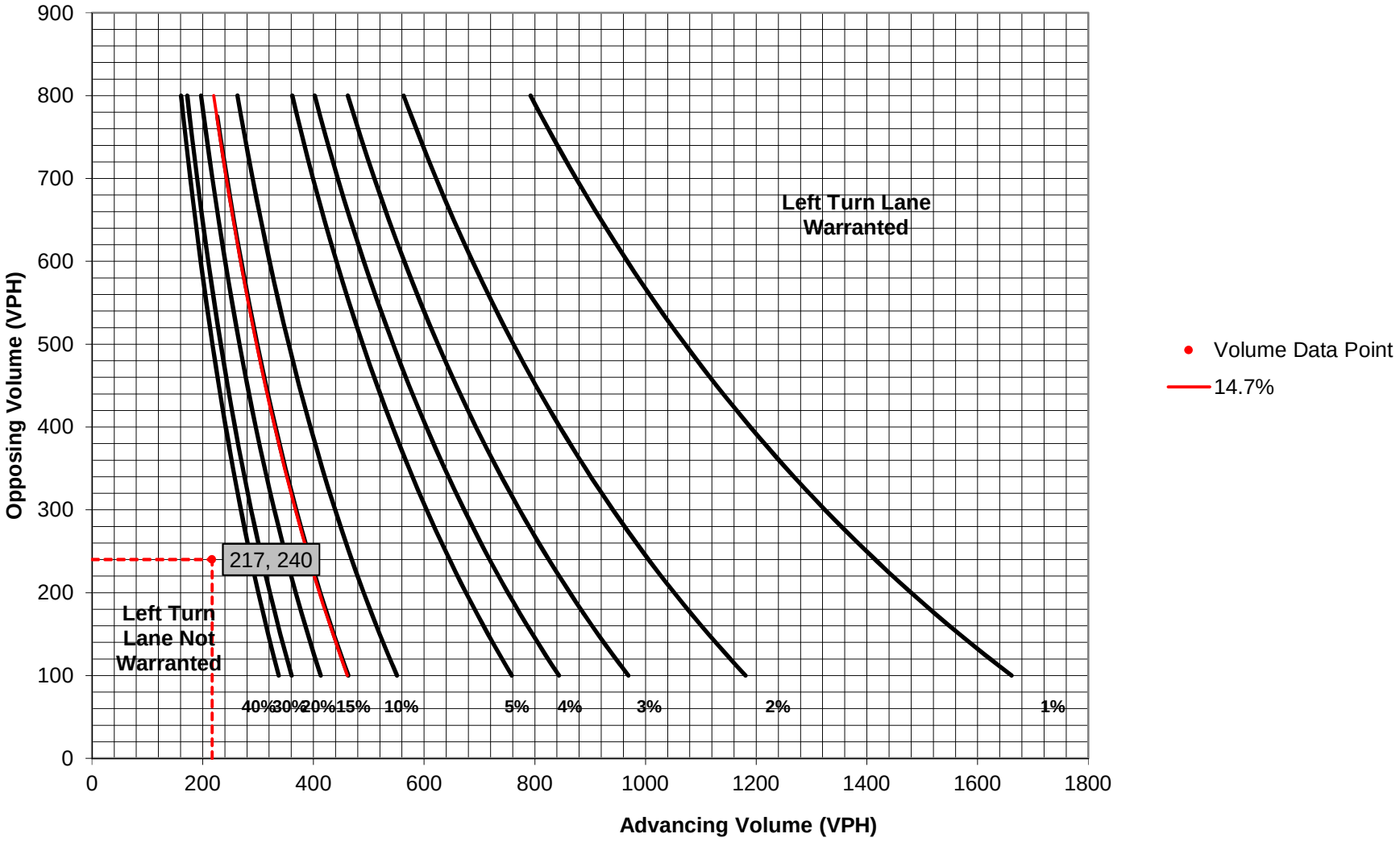
Left Turn Lane Warrant Findings

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)



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.

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

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

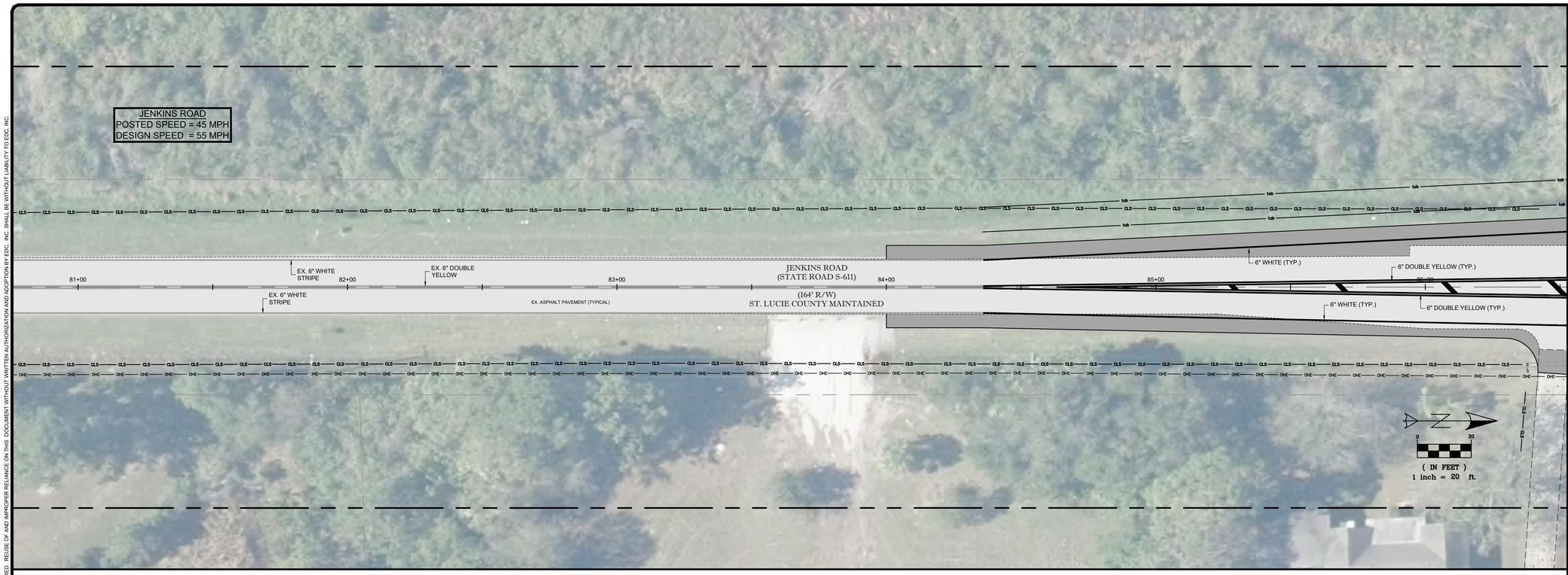
DATE

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
- 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

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
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 (2)
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

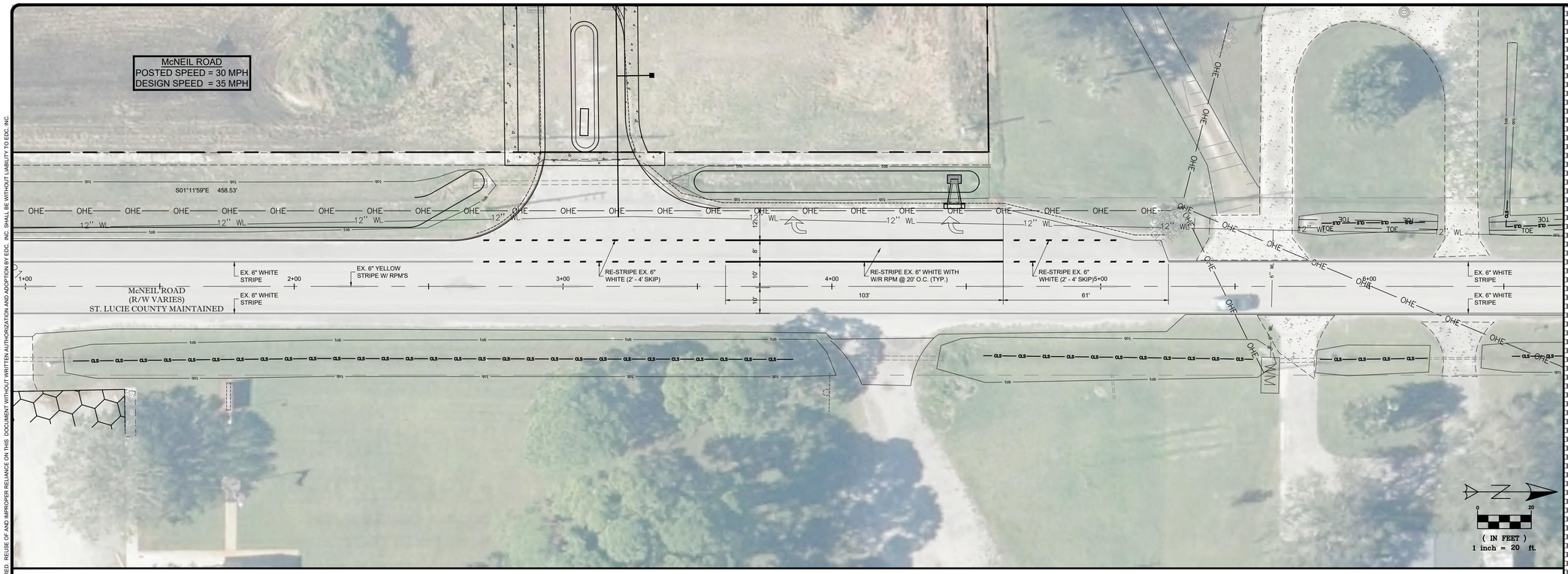
FORT PIERCE FLORIDA

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
- 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

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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 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
PORT SAINT LUCIE, FL 34987
772-462-2455

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.



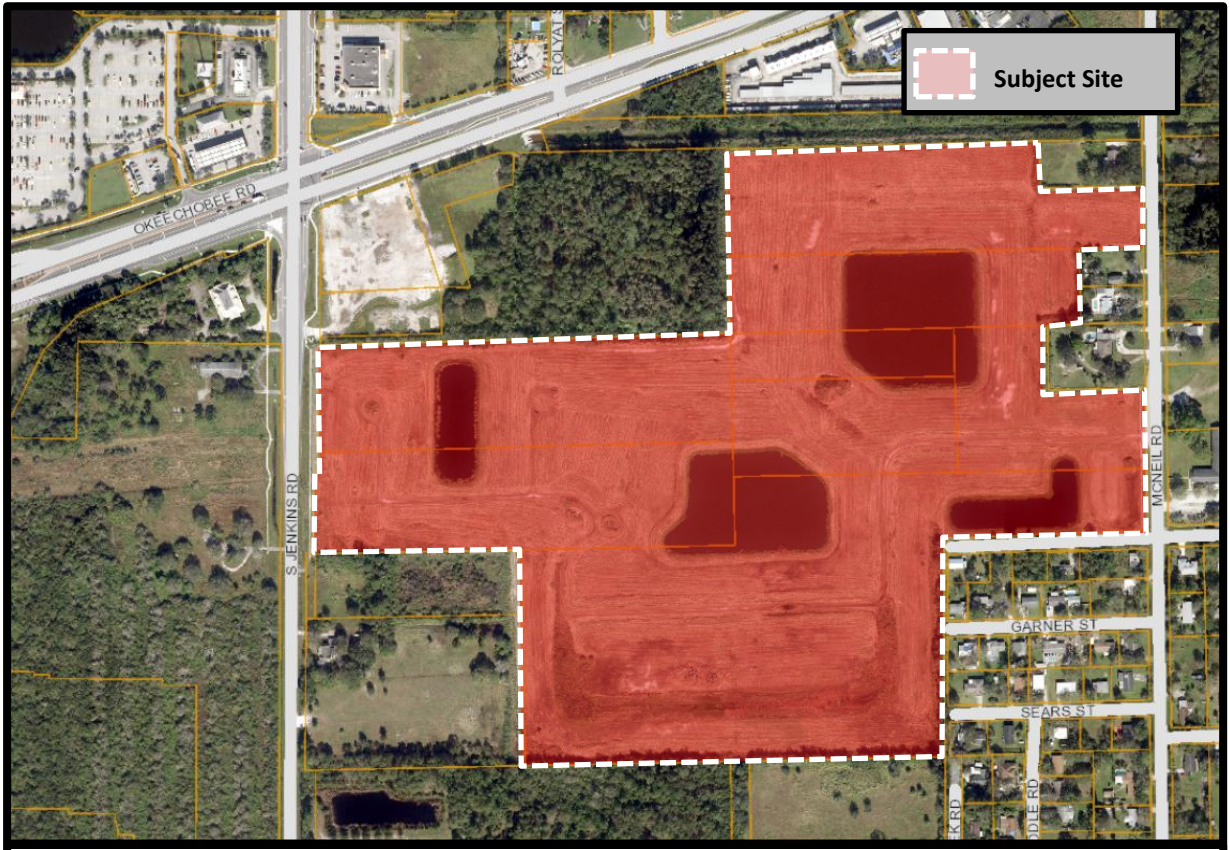








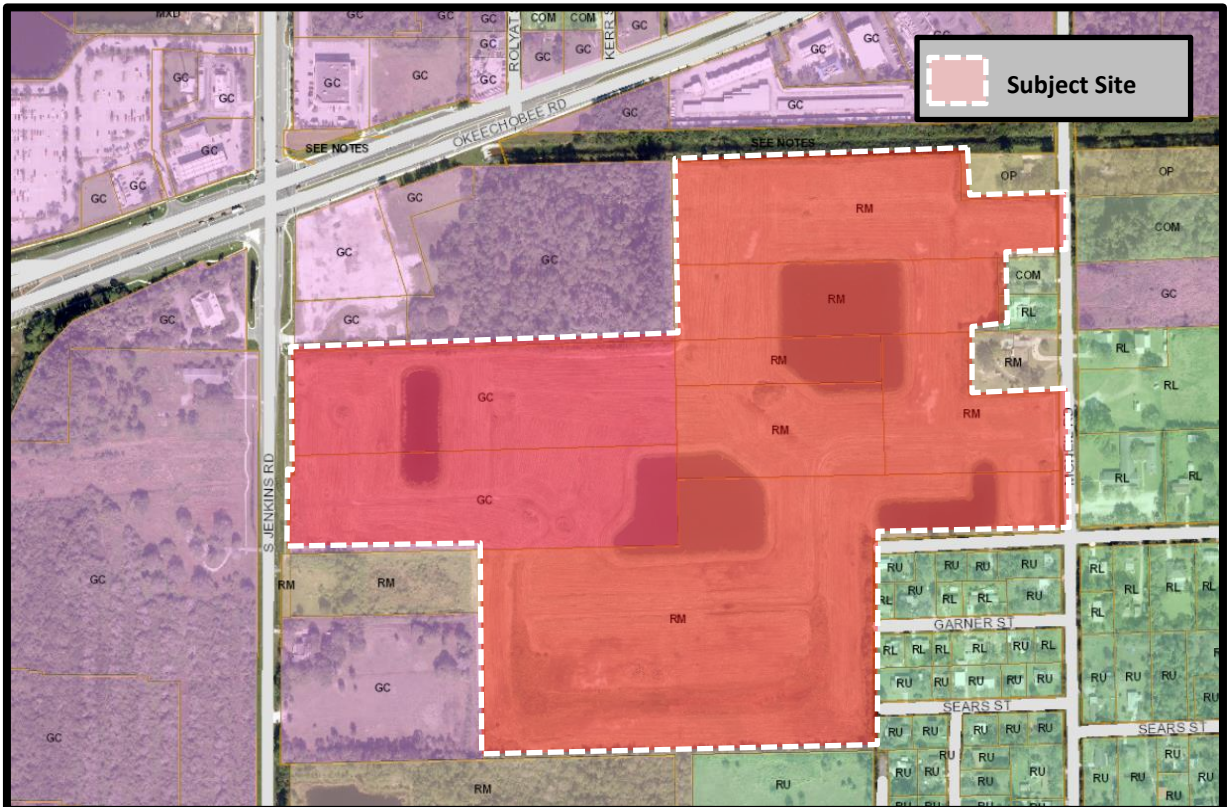




THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Aerial Map

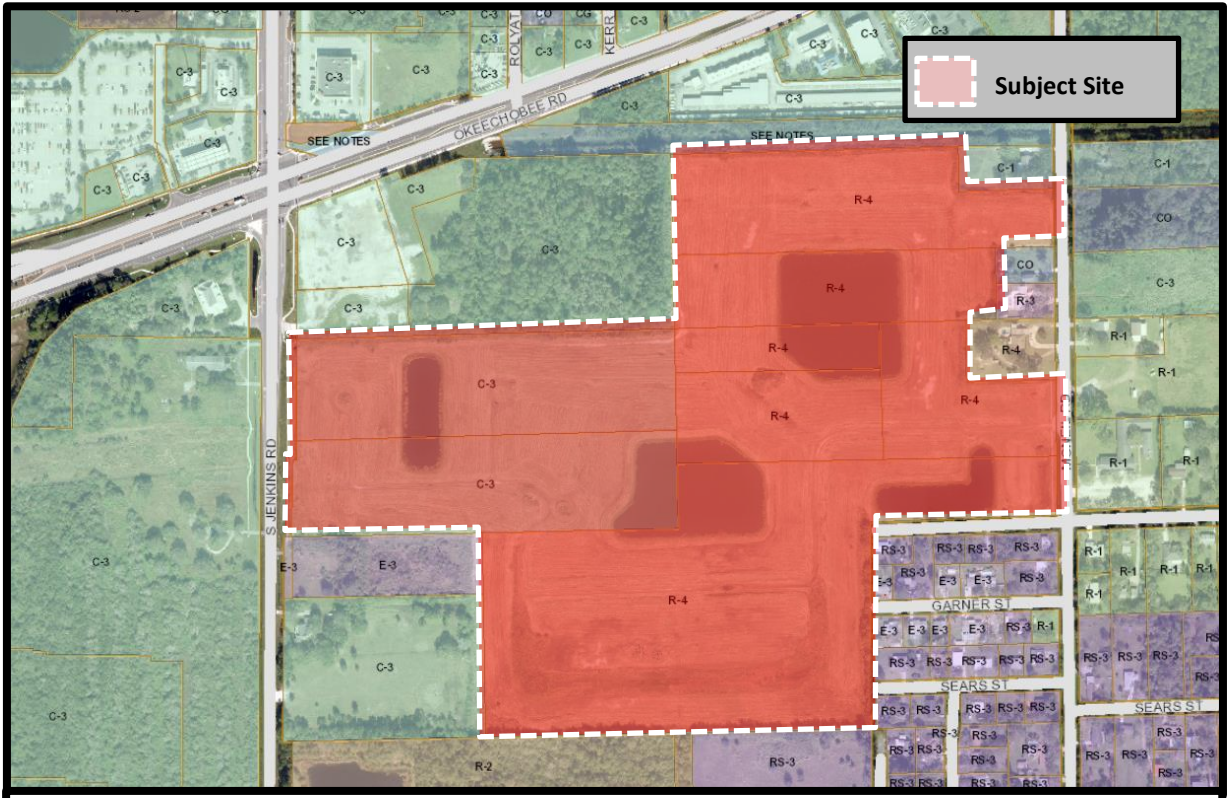
N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
Neill Farms
Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment (PD)
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

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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.

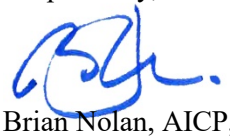
Response: Acknowledged.

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

Planning Board **7.b.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Zoning Atlas Map Amendment - Blue Sky Communities - Northeast of Intersection of Jenkins Road and Okeechobee Road

LOCATION

NE of Intersection of Jenkins Road & Okeechobee Road (North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy)

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

The requested Application for Zoning Atlas 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 Planning Board forward a recommendation of Approval to the City Commission.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 06/05/2019 06:48 PM
Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner BCC
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Blue Sky Communities**
BOARD DATE:	June 11, 2019

STAFF REPORT

Property Owner	St. Lucie County 2300 Virginia Avenue Fort Pierce, Florida 34982
Applicant:	Blue Sky Communities 5081 SW 48th Street, Suite 103 Tampa, FL 33607
Representative:	Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981
Requested Action:	Approval to rezone the subject property from C-3, General Commercial to R-5, High Density Residential. Approval to change the Future Land Use from GC, General Commercial to RH, Heavy Density Residential.
Site Location:	North of Walmart, West of Portofino Lands, South of Sabal Chase Apartments, and East of Samuel S. Gaines Academy.
Parcel ID:	2419-211-0004-000-8
Existing Use:	Vacant
Parcel Size:	9.16 Acres
Current Zoning:	General Commercial (C-3)
Current Future Land Use	General Commercial (GC)

Proposed Zoning: Heavy Density Residential (R-5)

Proposed Future Land-Use Heavy Density Residential (RH)

Surrounding Zoning/FLU:

North	East	South	West
C-3/GC	C-3/GC	C-3/GC	C-3/GC

Staff Analysis:

Request

In accordance with Sections 22-128 & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial to R-5, High Density Residential. The applicant is also requesting review and approval of a Future Land Use Map Amendment from CG, General Commercial to RH, High Density Residential. The applicant would like to rezone and change the Future Land Use of the property so the property may be utilized as a future multi-family development.

Background

The subject site was originally apart of the Portofino Landings apartment complex, but due to the recession of the mid 2000's, this extension to the apartment complex was never completed. Consequently, St. Lucie County would come to take ownership of the property. Blue Sky Communities is now partnering with St. Lucie County to develop a multi-family development on this site.

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 applicant along with the Rezoning change, is requesting the Future Land Use to be changed to a compatible Future Land Use. 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. There are three multi-family developments around this site and the services that are provided for those developments would be the same or similar. The proposed amendment promotes and protects the public health, safety, and general welfare through the rezoning of this property as the applicant intends to develop a multi-family development and multi-family that is more compatible with R-5, High Density Residential than it is with the current zoning of C-3, General Commercial. It would also promote and protect the public health, safety, and general welfare because there are almost no standards in the C-3 Zoning designation to regulate residential. By

rezoning the property to an appropriate residential Zoning designation, it allows staff to properly regulate the use of the property.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC, General Commerical. 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 RH, Heavy Density Residential. This designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows for multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve residential would be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities would also be allowed.

When comparing both of these designations, the High Density Residential designation would be considered a less intense designation compared to the General Commercial designation. While this property is surrounded by properties that hold a GC, General Commercial Future Land Use designation, the proposed use of muti-family would be compatible with the two multi-family developments of Portfino Landings and Sable Chase Apartments that surround this property. This property is also within approximately 350 feet of the the Treasure Cay Apartment Complex that has a Future Land Use designation of RH, High Density Residential.

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.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for Zoning Atlas 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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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:

- [x] Warranty Deed & Legal Description
- [x] St. Lucie County Property Record Card
- [x] 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.
- [x] Current Survey
- n/a [ ] Environmental Study
- n/a [ ] Traffic Impact Report
- [x] *** Capacity Analysis-Separate Form
- n/a [ ] Drainage Analysis
- n/a [ ] Historical Report
- [x] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)

6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)

7. Other applications being submitted concurrent with this application, if any: Future Land Use Amendment Application To the RH (Residential High Future Land Use Category)

8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant

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

10. The reason for making this request: to change the zoning on property to permit multi-family residential development.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	N/A

[go to next page]

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					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

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 K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

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	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

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 The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Applicant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

xxx 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 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.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.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

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
- N/A ☐ Environmental Study
- N/A ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- N/A ☐ Drainage Analysis
- N/A ☐ Historical Report
- ☑ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: t/b/d
2. Property Tax ID(s): 2419-211-0004-000-8
3. Total Acreage: 9.16
4. Existing Future Land Use Designation: GC (General Commercial)
5. Existing Zoning Classification: C-3 (General Commercial)
6. Proposed Zoning Classification: R-5 (Residential – Multiple Family 15 du/ac)
7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District
8. Describe the existing uses, improvements and structures on the amendment lands: Site is vacant
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: to change the zoning on property to permit multi-family r residential development.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RM (Residential Medium)	R4 (Residential Medium Density)
South	Commercial (Wal-Mart)	GC (Commercial General)	C-3 (Commercial General)
East	Residential (Portofino Landings (East))	GC (Commercial General)	C-3 (Commercial General)
West	Education (Samuel S. Gaines Acad K-8)	P/F (Public Use)	I (Institutional

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du/ac (20% max of land use)	9.1	
Proposed	RH	R-5	15	9.1	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					
Current Zoning	Total gallons per day	commercial	318,572	sf	39,821.50	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(26,691.50)	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	commercial	318,572	sf	31,857.20	gpd	
		residential	86	du	22,360	gpd	
Proposed Zoning	Total gallons per day	commercial	-	sf	-	gpd	
		residential	137	du	35,490	gpd	
Change in Demand	**Total gallons per day**				(18,727.20)	gpd	

C. Parks and Recreation (Residential Classifications Only):

(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		base	existing	base	existing	persons	added acres	
Regional	20	44,227	44,451	44,227	44,583	132.6	2.65	acres
Urban District	5	44,227	44,451	44,227	44,583	132.6	0.66	acres
Community	2.5	44,227	44,451	44,227	44,583	132.6	0.33	acres
Neighborhood	1.36	44,227	44,451	44,227	44,583	132.6	0.18	acres

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 K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	12	5
Proposed Zoning Enrollment Demand	24	10
Change in Demand	11	5

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	11.5	yards
Proposed Zoning	21.9	yards
Change in Demand	10.4	yards

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 The overall stormwater impacts may be expected to be lessened from this site as a result of its conversion from commercial to residential uses. Full stromwater impacts will eb addressed with a specific development proposal.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		**AM Peak Hour Trips**		**PM Peak Hour Trips**	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	commercial (820)	318,572	37.5	11946	3	956	4.21	1341
	residential (220)	86	7.32	630	0.56	0.04816	0.67	0.05762
Proposed Zoning		area/ units						
	commercial (820)	-	37.5	0	3	0	4.21	0
	residential (220)	164	7.32	1200	0.56	0.09184	0.67	0.804
Change in Demand				-11375		-956		-1340
Impact to Capacity				none		none		none

12. Name of Owner(s): St. Lucie County

Mailing Address: 2300 Virginia Avenue

City Ft. Pierce State Fla Zip 34982

Phone # 772-462-1400 Fax No.:

E-mail:

13. Name of Appliant: (Blue Sky Communities (attn.: Shawn Wilson)

Mailing Address: 5300 W. Cypress Street, Ste 200

City Tampa State Fl Zip 33607

Phone # Fax No.:

E-mail: swilson@blueskycommunities.com

14. Name of Representative: Culpepper & Terpening, Inc. (attn: B. Terpening)

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

Phone # 772-464-3537 Fax No.: 772-464-9497

E-mail: Bterpening@ct-eng.com

[go to next page]

xxx 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 4/9/19. Date

5300 W. Cypress Street, Ste 200, Tampa , Florida, 33607
Address State Zip

Swilson@blueskycommunities.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.

See attached agent authorization letter
Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

ST. LUCIE COUNTY FLORIDA

HOWARD N. TIPTON
County Administrator

ST. LUCIE COUNTY
BOARD OF COUNTY
COMMISSIONERS

LINDA BARTZ
CHAIR
DISTRICT 3

CATHY TOWNSEND
VICE-CHAIR
DISTRICT 5

CHRIS DZADOVSKY
DISTRICT 1

SEAN MITCHELL
DISTRICT 2

FRANNIE HUTCHINSON
DISTRICT 4

DAN MCINTYRE
COUNTY ATTORNEY

MAILING ADDRESS
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

PHONE
(772) 462-1156

TDD
(772) 462-1428

FAX
(772) 462-2131

E-MAIL
PHELANK@STLUCIECO.ORG

WEBSITE
WWW.STLUCIECO.GOV

March 14, 2019

Mr. Shawn Wilson
Blue McNeil One, LLC
5300 West Cypress Street
Suite 200
Tampa, FL 33607

Dear Mr. Wilson:

Re: McNeil Road Parcel – City of Fort Pierce Rezoning Application

This letter shall serve to confirm that on February 5, 2019 the Board of County Commissioners accepted the response of Blue Sky Communities, LLC to RFQ No. 19-007 for the development of a multi-family affordable housing project on the County-owned 9.16 parcel located on McNeil Road within the City of Fort Pierce (the "Property"), and authorized staff to enter into contract negotiations with Blue Sky for the sale and development of the Property. Those contract negotiations are currently underway. In recognition of the County's desire to have the Property developed for affordable multi-family housing, the County consents to the submission of an application by Blue Sky Communities, LLC or its agent to the City of Fort Pierce to rezone the Property for multi-family residential use.

Sincerely,

Howard N. Tipton

HNT/kp

C: County Attorney
Community Services Director
Property Acquisitions Manager
Dennis Murphy

ST. LUCIE WORKS

Property Card

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	Parcel ID: 2419-211-0004-	Account #: 174088	Sec/Town/Range:
OKEECHOBEE RD	000-8		19/35S/40E
Map ID: 24/19N	Zoning: C3	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

St Lucie County
2300 Virginia AVE
Fort Pierce, FL 34982-5632

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC)

Current Values

Just/Market:	$698,300	Assessed:	$698,300	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$698,300	Taxable:	$0	2018	$698,300	$698,300	$698,300	$0
				2017	$698,300	$698,300	$0	$698,300
				2016	$698,300	$698,300	$0	$698,300

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-27-2017	4217 / 2629	0111	TD	Board of County Commissioners of St Lucie Cty	$0
07-28-2017	4058 / 1727	0111	TD	Prime Homes At Portofino Landings Ltd	$0
01-30-2006	3254 / 1039	XX03	SP	Portofino Landings CDD	$0

Primary Building Information

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

Exterior Data

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

Interior Data

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

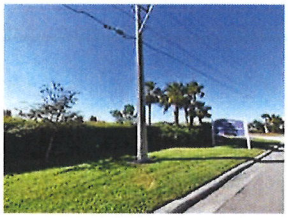
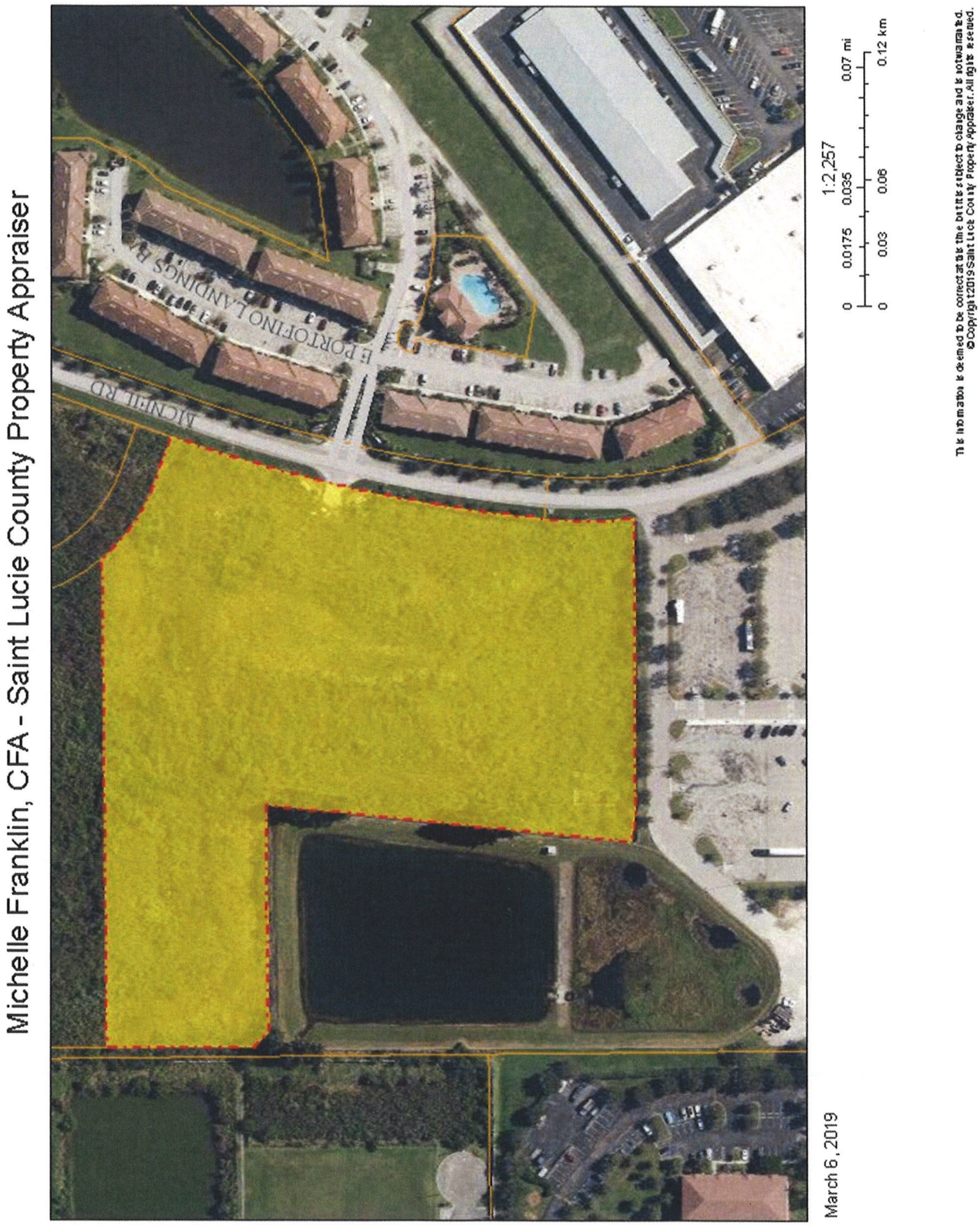


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	9.16
Land Size (SF):	399,010
Total Building Count:	1


Michelle Franklin, CFA - Saint Lucie County Property Appraiser
E PORT OF INO LANDINGS R
MICHELL RD
1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 km
March 6, 2019
This information is deemed to be correct at the time it is subject to change and is not warranted.
©Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365236 OR BOOK 4058 PAGE 1727, Recorded 10/30/2017 11:31:13 AM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION.

Witness:

Alice Sennott
ALICE SENNOTT

Sandra Coleman
SANDRA COLEMAN

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT · ST. LUCIE COUNTY ·

State of Florida

County of ST. LUCIE

On the **28th day of JULY, 2017**, before **ANGELA RIGGINS** personally me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4515406 OR BOOK 4217 PAGE 2629, Recorded 12/28/2018 02:52:38 PM

Tax Deed File No. 13-648

Property Identification No. 2419-211-0004-000/8

CORRECTIVE ESCHEATMENT TAX DEED

State of Florida

ST. LUCIE COUNTY

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statues, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property has escheated to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are deemed canceled pursuant to said statutes.

Now, on this **27TH DAY OF OCTOBER, 2017**, the undersigned clerk conveys to **SAINT LUCIE** County through its Board of County Commissioners, whose address is **2300 VIRGINIA AVE, FORT PIERCE, FL 34982** together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situation in **SAINT LUCIE** County, Florida.

PLEASE SEE ATTACHED FOR LEGAL DESCRIPTION

The Tax Deed recorded in OR BK 4058, Page 1727-1728 File #4365236 is hereby corrected and reinstated via this Tax Deed.

Witness:

ANA PORTILLA

BRITTANY JONES

CLERK OF COURT OR COUNTY COMPTROLLER

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY

State of Florida

County of ST. LUCIE

On the **27TH DAY OF OCTOBER, 2017**, before me personally appeared **MARGARET RAHAL**, Clerk of the Circuit Court or County Comptroller in and for the State and this County, who is known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

ANGELA RIGGINS, Notary Public

ANGELA RIGGINS
MY COMMISSION # FF 926553
EXPIRES: October 12, 2019
Bonded Thru Notary Public Underwriters

OR BOOK 4217 PAGE 2630

OR BOOK 4058 PAGE 1728

Legal Description

19 35 40 FROM NE COR OF SEC RUN N 01 20 45 E ALG E LI OF SEC 357.81 FT TO N RD R/W LI OF OKEE RD,TH S 52 29 55 W ALG NLY R/W LI 2102.04 FT,TH S 55 45 47 W 210.34 FT,TH S 52 29 33 W 71.28 FT,TH S 52 29 55 W 230.26 FT,TH S 29 51 40 W 31.18 FT,TH S 52 29 55 W 675.96 FT TO ELY R/W LI OF MCNEIL RD EXTENSION,TH N 37 30 05 W 350 FT,TH S 52 29 55 W 10 FT,TH N 37 30 05 W 230 FT TO CURVE CONC E,R OF 595 FT,TH NLY ALG ARC 441.86 FT,TH N 84 57 07 W 60 FT TO POB AND CURVE CONC E,R OF 655 FT,TH SLY ALG ARC 135.10 FT,TH S 89 21 58 W 391.21 FT,TH N 82 29 17 W 53.44 FT,TH N 05 25 09 E 509.05 FT,TH S 89 01 36 W 313.99 FT,TH N 45 38 03 W 28.13 FT,TH N 00 38 03 W 202.81 FT,TH N 89 01 38 E 671.63 FT TO CURVE CONC NE,R OF 250 FT,TH SELY ALG ARC 129.58 FT,TH S 70 24 24 E 66.44 FT TO CURVE CONC E,R OF 2,103.43 FT,TH SLY ALG ARC 521.35 FT TO POB (9.16 AC) (OR 2483-1661; 3254-1039)

LEGAL DESCRIPTION

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

Commence at the Northeast corner of said Section 19, thence N01°20'45"E along the East line of Section 18, Township 35 South Range 40 East, a distance of 357.81 feet to the point of intersection with the Northerly right-of-way line of Okeechobee Road (AKA S.R. 70); thence S52°29'55"W along said northerly right-of-way line a distance of 2102.04 feet; thence S55°45'47"W a distance of 210.34 feet; thence S52°29'33"W a distance of 71.28 feet; thence South 52°29'55" West, a distance of 230.26 feet; thence South 29°51'40" West, a distance of 31.18 feet; thence South 52°29'55" West, a distance of 675.96 feet to the Easterly right-of-way line of McNeil Road Extension; thence along the Easterly right-of-way of McNeil Road Extension the following 4 courses and distances; thence North 37°30'05" West, a distance of 350.00 feet; thence South 52°29'55" West, a distance of 10.00 feet; thence North 37°30'05" West, a distance of 230.00 feet to a point of curve to the right having a radius of 595.00 feet and a central angle of 42°32'58"; thence Northwesterly along the arc a distance of 441.86 feet; thence North 84°57'07" West, a distance of 60.00 feet to the POINT OF BEGINNING of the following described parcel;

To an intersection with a non tangent curve concave to the East, having a radius of 655.00 feet, the chord of which bears South 00°51'40" East, 134.86 feet; thence Southerly along the arc of said curve, a distance of 135.10 feet through a central angle of 11°49'05"; thence South 89°21'58" West, a distance of 391.21 feet; thence North 82°29'17" West, a distance of 53.44 feet; thence North 05°25'09" East, a distance of 509.05 feet; thence South 89°01'36" West, a distance of 313.99 feet; thence North 45°38'03" West, a distance of 28.13 feet; thence North 00°38'03" West, a distance of 202.81 feet; thence North 89°01'38" East, a distance of 671.63 feet to the intersection with a non tangent curve concave to the Northeast, having a radius of 250.00 feet, the chord of which bears South 55°33'29" East, 128.13 feet; thence Easterly along the arc of said curve, a distance of 129.58 feet through a central angle of 29°41'49"; thence South 70°24'24" East, a distance of 66.44 feet to the intersection with a non tangent curve concave to the East, having a radius of 2,103.43 feet, the chord of which bears South 12°08'55" West, 520.01 feet; thence Southerly along the arc of said curve, a distance of 521.35 feet through a central angle of 14°12'04" to the POINT OF BEGINNING.

Containing 9.186 acres, more or less.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

4/26/19
DATE

THOMAS P KIERNAN
License Number
LS6199
STATE OF
FLORIDA
Professional Surveyor and Mapper

Page 1 of 2

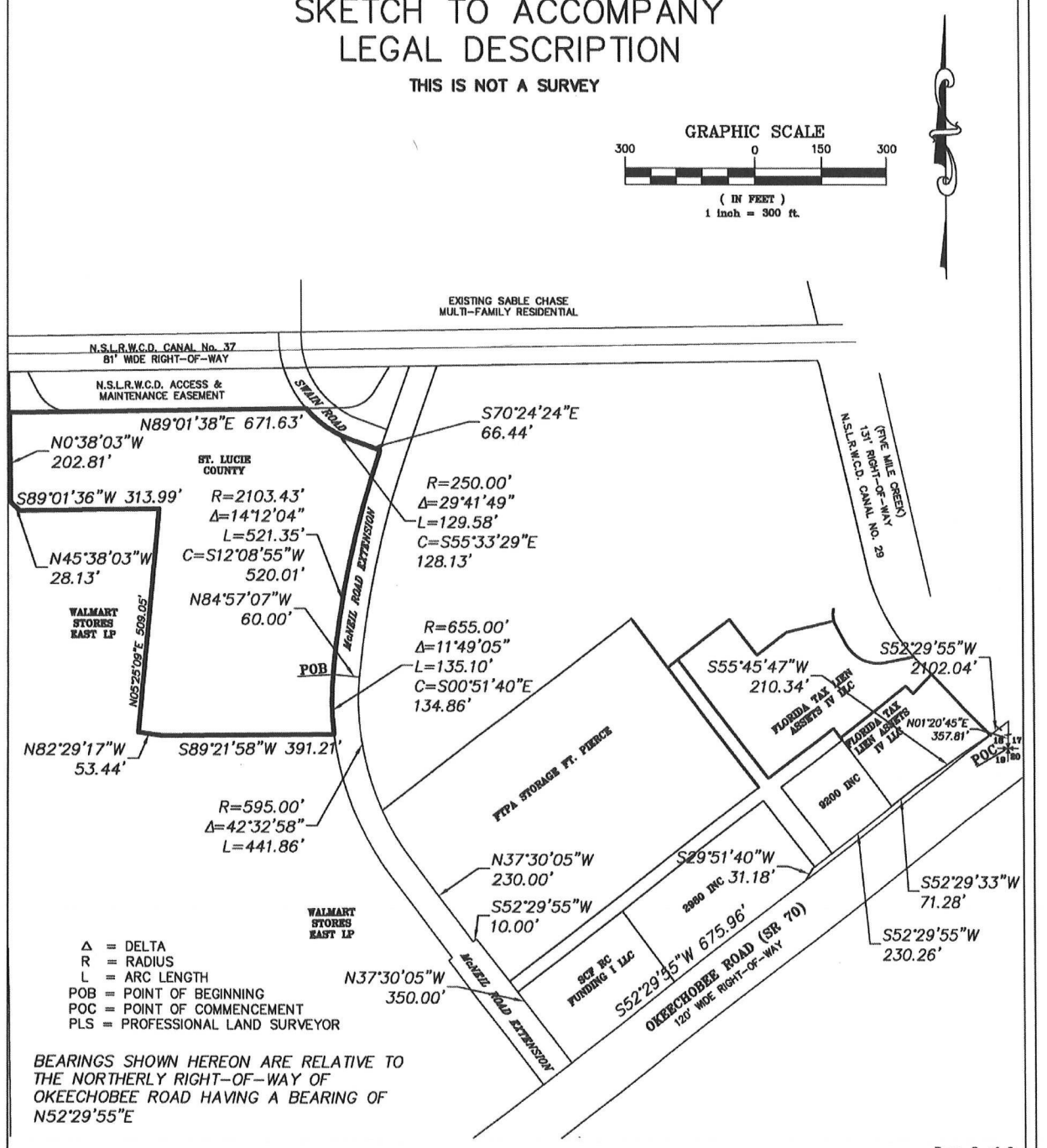
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

LEGAL DESCRIPTION

JOB NO: 19-052	SCALE: N/A
DRAWN BY: GLM	DATE: 04-25-2019

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



Δ = DELTA
R = RADIUS
L = ARC LENGTH
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PLS = PROFESSIONAL LAND SURVEYOR

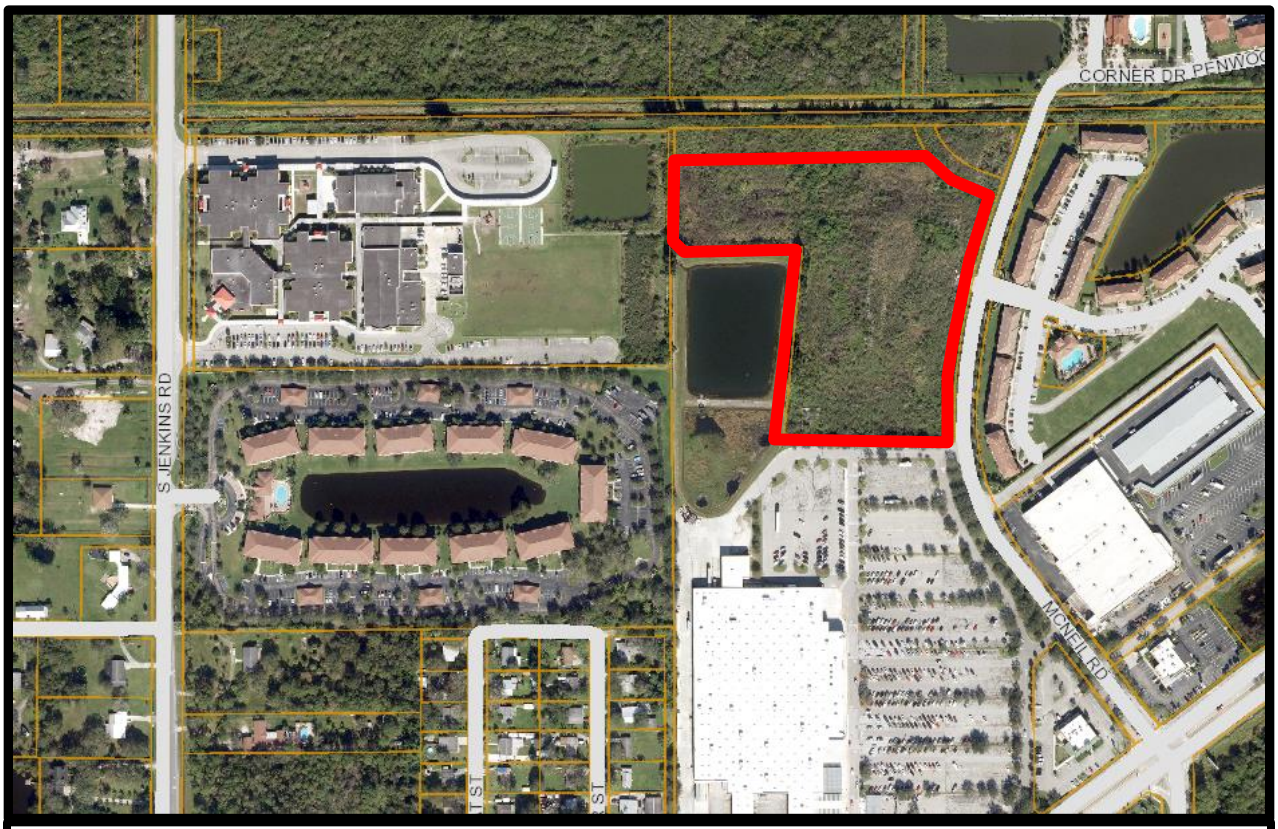
BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD HAVING A BEARING OF N52°29'55"E

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

SKETCH

SKETCH OF DESCRIPTION

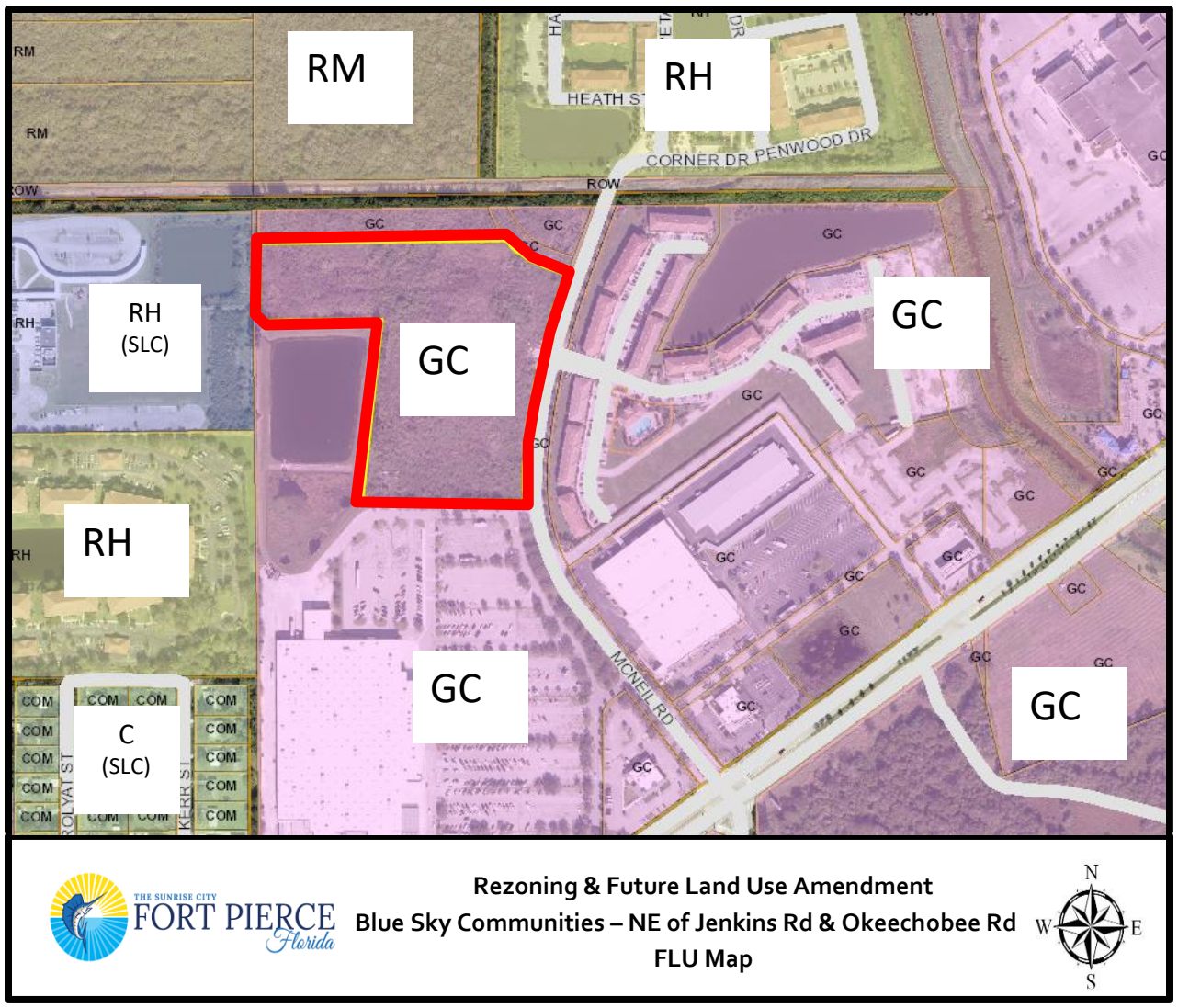
JOB NO: 19-052	SCALE: 1"=300'
DRAWN BY: GLM	DATE: 04-25-2019



THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Aerial

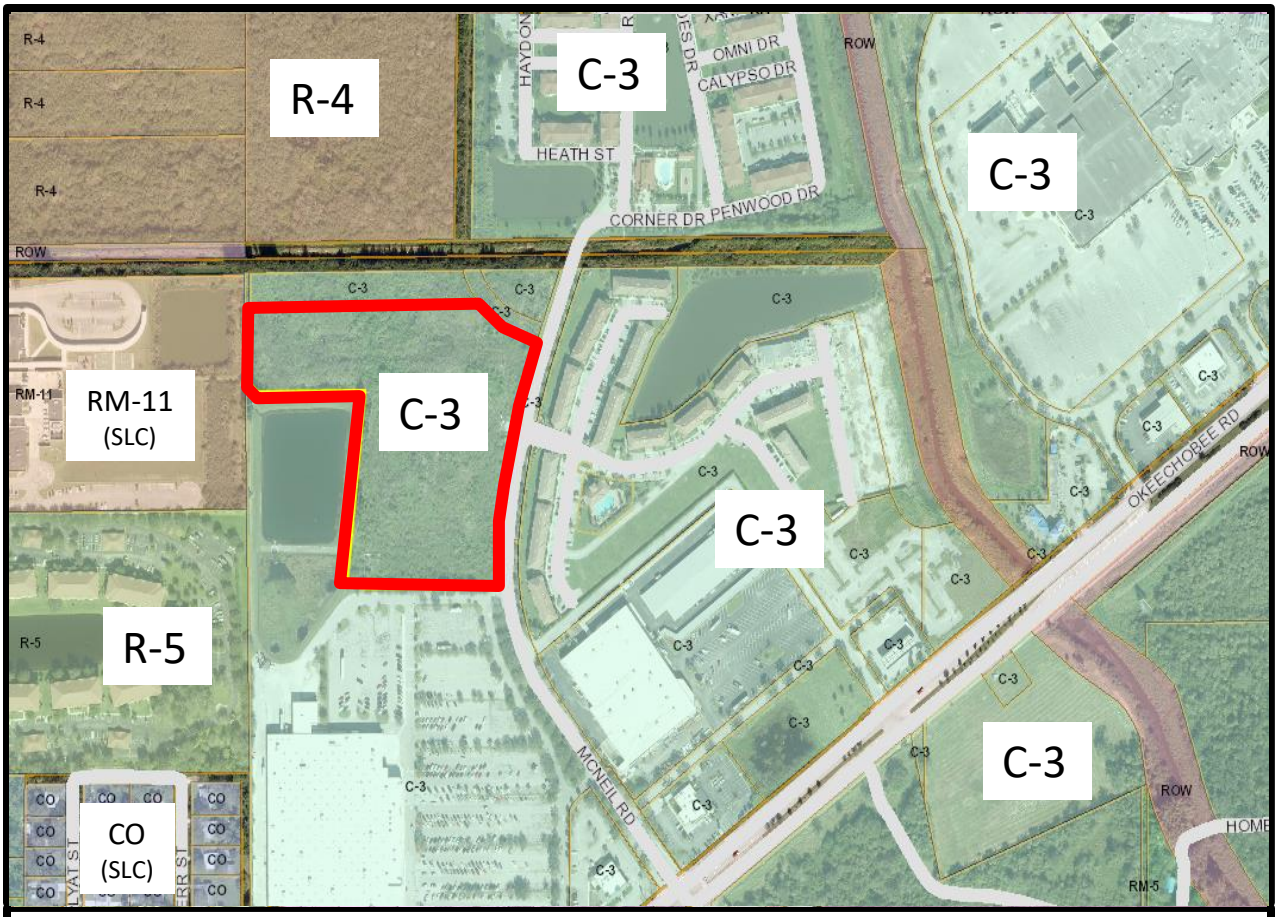
N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
FLU Map

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Rezoning & Future Land Use Amendment
Blue Sky Communities – NE of Jenkins Rd & Okeechobee Rd
Zoning Map

N W E S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Blue Sky Communities – TRC No. 19-06000002 & 19-99900002

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] Rezoning and Future Land Use
- [ ] 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
- [ ] Do Not Recommend

- [x] Approval of Rezoning
- [ ] 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] No comment

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 2419-211-0004-0008
Property Name: Blue Sky Communities
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: 5/15/19

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 # 19-06000002 & 19-99900002

Rezoning and Future Land Use – Blue Sky Communities – 2419-211-0004-000-8

Comments

FPUA W/WW Engineering: Approved: Water and Sewer capacity are available to serve the proposed development.

FPUA Electric & Gas Engineering: Approved: Electric service availability is along the west side of McNeil Road.

May 15, 2019

Project: **Blue Sky Communities**
Subject: **Rezoning and FLU Change Comments**
To: Brandon Creagan
From: Grant Chambers

1. The Right-of-Way tract to the north of the parcel is substandard. A Right-of-Way dedication of up to 10 FT may be required.
2. The County will reserve further comments until a development plan is submitted for review.

Technical Review Committee meeting

May 16th, 2019

Case # 19-0600002 / 19-99900002

Rezoning and future land use

Blue Sky Communities 2419-211-0004-000-8., McNeil Road, Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Planning Board **7.c.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

A Reconsideration of Conditional Use With No New Construction - Robbins Dwelling Rental - 1014 South 7th Street

LOCATION

1014 S. 7th Street

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1. The property manager for the site shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2. Guide booklets (available from Code Enforcement) shall be provided for all renters regarding local rules and public service resources, to minimize conflicts.

3. The applicant shall file for and obtain St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

4. There shall be a limitation of no more than no two (2) vehicles on the site.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Attachments

Staff Report Robbins Dwelling Rental

Application

Property Record Card

Legal Description

Narrative

Survey
Aerial Map
Zoning Map
Floor Plan
Rental Agreement
TRC Comments

Form Review

Form Started By: Vennis Gilmore
Started On: 05/07/2019 11:37 AM
Final Approval Date: 06/04/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Per the City Attorney's Office: A Re-hearing of Conditional Use** **Robbins Dwelling Rental** **1014 South 7th Street**
BOARD DATE:	June 11, 2019

STAFF REPORT

Owner/Applicant:	Michael Robbins 1014 South 7th Street Fort Pierce, FL 34950
Applicant's Request:	Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The minimum rental period is identified as thirty-one days.
Location(s):	1014 South 7th Street
Parcel ID:	2415-601-0254-000-0
Current Zoning:	Single-Family Intermediate Density Zone (R-2)
Future Land Use:	Low Density Residential (RL)

Surrounding Zoning:

North	East	South	West
R-2	R-2	R-2	R-2

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 1014 South 7th Street to offer lodging of less than six months with a minimum stay of thirty-one days to guests. The subject property contains a single-family residence with three bedrooms and two bathrooms. The subject single-family home has a standard residential home driveway, with parking for up to two vehicles.

The property is located at the northeast corner Wendell Road and South 7th Street. The subject site is surrounded by single-family homes to the north, west, and south, and to the east. The property is zoned Single-Family Intermediate Density Zone (R-2).

Dwelling Rentals

Pursuant to City Code Section 22-3. – Definitions - Generally, the rental of any dwelling unit for less than six months, is classified as a "Dwelling rental (dwelling unit)," and defined as follows: "One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis."

The State of Florida provides further classification of a dwelling is rented for periods of less than one month, declaring the use a "Vacation Rental," and defined such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than thirty-one days. The rental of a dwelling for periods at a minimum of thirty-one days, but less than six months, is a "Dwelling Rental," but not a "Vacation Rental."

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

Table 1 – Dwelling & Vacation Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than 6 months	30 days or less
Lodging Type(s)	Non-Transient (more than 30 days)	Transient Lodging
State License Requirement	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Zoning & Land Use
The subject site is located within the Single-Family Intermediate Density Zone (R-2) district which is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments.

The Low Density Residential (RL) Future Land Use designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing, but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed. This land us category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU), and Low Density Residential (RI) zoning categories.

Parking
Pursuant to City Code Section 22-60 (d)b, Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject single-family home features a standard single-family home driveway with parking for two vehicles.

Conditional Use
The purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

The authorization of a Conditional Use to establish a dwelling rental for periods of less than six months, but greater than thirty-one days, would provide an opportunity for consistency with zoning district and land use designation as the use becomes non-transient, minimizing the commercial nature of the use and potential impacts to the surrounding residential neighborhood. The further limitation of other leading effects of the use may provide greater assimilation of the short-term rental within a single-family district.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Previous Planning Board Action
At the May 14th, 2019 meeting, a motion to approve the subject application with conditions failed. After further review, the City Attorney has remanded the item back to the Planning Board for a re-consideration of the item with a subsequent new motion.

Staff Recommendation:
The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood of this location, and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following five (5) conditions:

1) The property manager for the site shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.

2) Guide booklets (available from Code Enforcement) shall be provided for all renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.

4) There shall be a limitation of no more than no two (2) vehicles at the site.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
MAR 07 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 1014 South 7Th Street Fort Pierce, Fl 34950

Parcel ID #(s) 2415-601-0254-000-0

Project description Rent house Min 30 Days

Michael Robbins	Patch Reef Title
Property Owner(s)	**Applicant/Representative, Title, Company**
1014 South 7Th Street	9700 Reserve Boulevard
Street Address	Street Address
Fort Pierce FL 34950	Port St. Lucie FL 34986
City State Zip	City State Zip
863-514 3979	772-293-0100
Phone Number	Phone Number
fishmanrob@hotmail.com	www.PatchreefTitle.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.*

Michael Robbins
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Polk

The foregoing instrument was acknowledged before me this 14 day of February, 2019, by Michael Robbins who is personally known to me or has produced _____ as identification.

Bobby Henley
Signature of Notary

BOBBIE J. HENLEY
MY COMMISSION # GG 152315
EXPIRES: February 17, 2022
Bonded Thru Notary Public Underwriters
(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

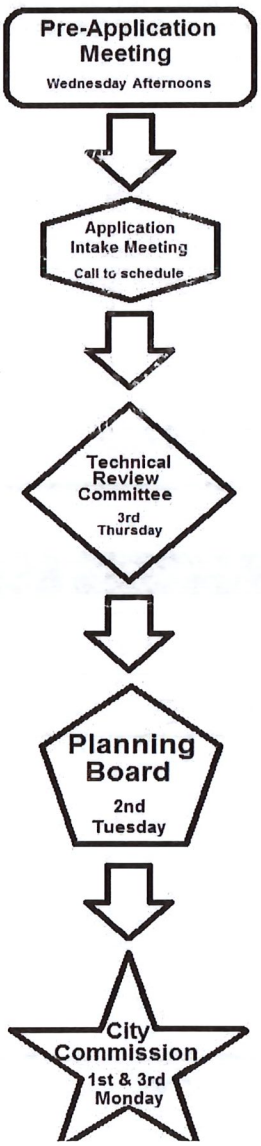
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	1014 S 7th ST
Parcel ID:	2415-601-0254-000-0
Account #:	24676
Map ID:	24/15N
Use Type:	0100
Zoning:	R2
City/County:	Fort Pierce

Ownership

Michael D Robbins
309 S 5th S ST
Dundee, FL 33838-4313

Legal Description

PINEWOOD S/D BLK 17 LOT 20 AND NLY1/2 OF LOT 21 (OR 4102-2715)



Current Values

Just/Market Value:	$86,800
Assessed Value:	$86,800
Exemptions:	$0
Taxable Value:	$86,800

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	1,883
Gross Sketched Area (SF):	1,923
Land Size (acres):	0.26
Land Size (SF):	11,250

Sale History

Date:	Feb 28, 2018
Book/Page:	4102 / 2715
Sale Code:	0001
Deed:	WD
Grantor:	Camargo Jaime B
Price:	$123,000
Date:	Sep 9, 2011
Book/Page:	3323 / 2610
Sale Code:	0001
Deed:	WD
Grantor:	Davis John R
Price:	$51,500
Date:	Jul 13, 2006
Book/Page:	2653 / 2263
Sale Code:	XX01
Deed:	WD
Grantor:	Davis Harold E
Price:	$100
Date:	Jan 1, 1900

Book/Page:
Sale Code:
Deed:
Grantor:
Price: $0

Building Information (1 of 1)

Finished Area: 1,883 SF

Gross Sketched Area: 1,923 SF

Exterior Data

View:
Building Type: HC-
Grade: C-
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 1949
Effective Year: 1978
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

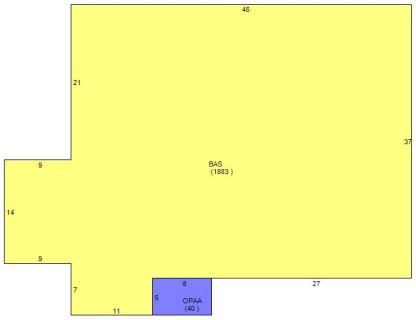
Interior Data

Bedrooms: 2
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MINIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

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





Special Features and Yard Items

Type:	UTILITY AVG
Quantity:	0
Units:	100
Year Built:	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown
Building:	$70,100	

Land:	$16,700
Just/Market:	$86,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$86,800
Exemption(s):	$0
Taxable:	$86,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$54.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	R90000179R
Issue Date:	Feb 1, 1990
Description:	Roof
Amount:	$2,000
Fee:	$2,000
Number:	RF20041320
Issue Date:	Nov 2, 2004
Description:	Roof
Amount:	$6,760
Fee:	$0
Number:	MC2006106
Issue Date:	May 16, 2006
Description:	Air Conditioning Only
Amount:	$8,350
Fee:	$159
Number:	DEM
Issue Date:	Nov 17, 2006
Description:	Demolition
Amount:	$0
Fee:	$130
Number:	SH200683
Issue Date:	Nov 15, 2006
Description:	Shed
Amount:	$1,000
Fee:	$50
Number:	BP17-0815
Issue Date:	Mar 23, 2017
Description:	Fence
Amount:	$1,900
Fee:	$0

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

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

LEGAL DESCRIPTION:
ALL OF LOT 20 AND THE NORTHERLY HALF OF LOT 21, BLOCK 17, PINEWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THE SAID NORTHERLY HALF OF LOT 21 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE LINE DIVIDING SAID LOT 20 AND 21 WITH THE EASTERLY HALF OF SOUTH SEVENTH STREET; RUN THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF SOUTH SEVENTH STREET A DISTANCE OF 30 FEET; THENCE RUN SOUTHEASTERLY PARALLEL WITH SAID LINE DIVIDING SAID LOTS 20 AND 21 A DISTANCE OF 125 FEET TO THE REAR LINE OF SAID LOT 21; THENCE RUN NORTHEASTERLY ALONG THE REAR LINE OF SAID LOT 21 AND A DISTANCE OF 30 FEET SAID LOT 20; THENCE RUN NORTHWESTERLY ALONG SAID LINE DIVIDING SAID LOTS 20 AND 21 TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:
1014 SOUTH 7TH STREET
FORT PIERCE, FL 34950

INVOICE NUMBER: 87558-SE
DATE OF FIELD WORK: 02/13/2018

CERTIFIED TO
PATCH REEF TITLE COMPANY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CENTERSTATE BANK, NATIONAL ASSOCIATION, ISAOA/ATIMA
MICHAEL D. ROBBINS

FLOOD ZONE: X
FLOOD MAP: 12111C
PANEL: 0187
SUFFIX: J
PANEL DATE: 02/16/2012

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESUL TING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND M APPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE , PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

Andrew Snyder License Number LS 5639 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Andrew Snyder
DN: cn=Andrew Snyder, o=Landtec Surveying, Inc., ou, email=asnyder@landtecsurvey.com, c=US
Date: 2018.02.13 17:42:13 -05'00'

SIGNATURE_____ DATE: 02/13/2018

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

LEGEND:

A - DENOTES ARC LENGTH	P - DENOTES PLAT	BOUNDARY LINE
CA - DENOTES CENTRAL ANGLE	PK - DENOTES PARKER KALON NAIL	BUILDING LINE
CATV - DENOTES CABLE T.V. BOX	PH - DENOTES POOL HEATER	CENTERLINE
CH - DENOTES CHORD DISTANCE	PP - DENOTES POOL PUMP	EASEMENT LINE
DE - DENOTES DRAINAGE EASEMENT	R - DENOTES RADIUS	METAL FENCE
FN - DENOTES FOUND NAIL	TR - DENOTES TELEPHONE RISER	WOODEN FENCE
L - DENOTES LEGAL	UE - DENOTES UTILITY EASEMENT	PVC FENCE
M - DENOTES MEASURED	UP - DENOTES UTILITY POLE	OVERHEAD CABLE
OHC - DENOTES OVERHEAD CABLE	WM - DENOTES WATER METER	

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

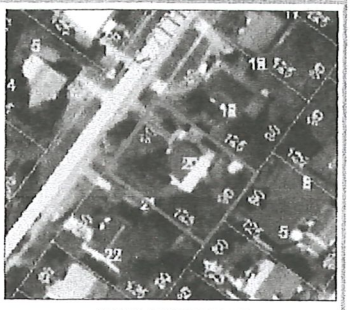
My mailing address
Michael Robbins
PO BOX 615 Dundee Fl 33838
My phone number 863-514-3979
Call anytime

LADy That Takes care of house
Leni Tamayo
1341 Carlton Ct
Fort Pierce 34949
Phone Number 772-353-7545

I would Like to rent 1014 7ST S
a minimum of ~~Seven~~ 31 MR days TO Ten years

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

SCALE: 1"=30'

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):
EVIDENCE OF A UTILITY EASEMENT ALONG WESTERLY PROPERTY LINE (WATER METER)

This survey has been issued by the following Landtec Surveying office:
600 Fairway Drive - Ste. 101
Deerfield Beach, FL. 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number : 87558-SE	Rev.:
Drawn By : B. ZAB	Rev.:
Date of Field Work : 02/13/2018	Rev.:

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!



N
W E
S

Robbins Dwelling Rental

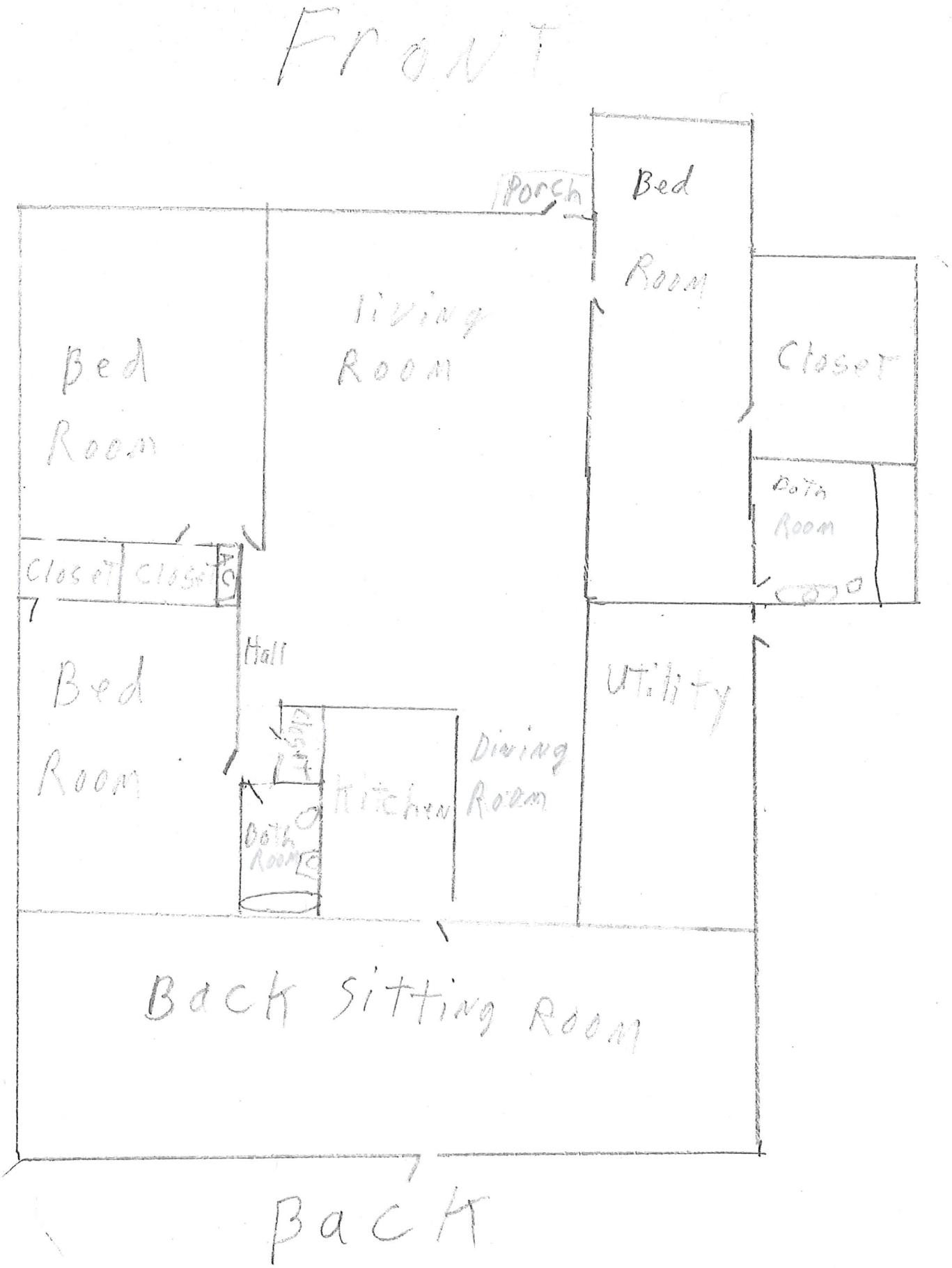
1014 S. 7th Street

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map


R-2
R-2
R-2

10th 7th ST South



RENTAL AGREMENT

_____, owner as a consideration of the agreements of the tenant hereby rents the dwelling located at _____
For the period beginning the _____ day of _____ and monthly thereafter until this agreement is terminated.

TENANT HEREBY AGREES:

1. To pay as rental, the sum of $ _____ per month, payable in advance from the first day of every month. This amount may be adjusted to compensate for the inflation or additional costs.
2. To pay a late a late charge of 10% of the rent amount each time rent is not received by 4:00 P.M. on the due date regardless of the cause, including dishonored checks. All returned checks will be subject to the cost and $50.00. In the event a collection agency becomes necessary to collect any amounts due on this agreement, tenant agrees to pay said commission plus attorney fees.
3. To use property as _____ only.
4. **TENANT TO PAY ALL ATTORNEY AND COURT COSTS INCURRED BY THE OWNER IN ENFORCING THIS AGREEMENT.**
5. Tenant agrees not to assign or sublet any part of this property.
6. Owner may enter the property at any time to inspect, repair, show the property for sale or rent, or to insure compliance with this agreement.
7. This agreement may be terminated at any time by the owner giving fifteen days written notice to the renter. Owner may change any provisions of this agreement in a like manner.
8. Failure to pay rent by the due date at the address of _____ or any other violation of the provisions of this agreement shall result, at the option of the owner, in the termination of this agreement without notice. In the event, owner may enter the property, take possession and exclude tenants therefrom. Any personal property of the tenant may be removed and stored at the expense of the tenant.
9. Tenant agrees to pay for any damage caused by negligence on their part. This refers to the following. This is not all inclusive.
    - screens pushed out by children,
    - nail or screw holes in the walls or woodwork,
    - broken windows,
    - all maintenance on property & structure,
    - grass cut,
    - maintain parking area,
    - light bulbs,
    - air conditioning filter must be kept clean,
10. There are to be **NO PETS of any kind** on said property inside or outside the residence.
11. Landlord shall have the lien granted by law upon all furniture and other property of the tenant for the payment of their rent and any property damage.
12. Owner shall not be liable for any loss of property by fire or any other reason. Tenant agrees to carry insurance on their possessions and to make no claim on the landlord for any reason.
13. Tenant agrees to be responsible for the payment of all utilities including the removal of garbage and rubbish.
14. Tenant agrees to pay a charge of cost plus $ 50.00 should it ever become necessary to deliver a notice to pay the rent or eviction notice.
15. Release of all deposits will be subject to the following conditions; however, landlord shall have the right to recover any excess cost for cleaning or damage above the deposit.
    - At least one MONTH of rental time has elapsed

- The entire dwelling is clean. This includes everything. There is not damage to the property other than normal wear and tear.
- There are no unpaid charges including late charges and unpaid rent outstanding. All keys must also be returned.
- All debris, rubbish and garbage are removed from the property and a forwarding address is left with the owner.

16. Tenant agrees to be responsible for lawn maintenance or pay a charge of $50.00 plus cost for cutting the lawn.
17. Tenant agrees to be responsible for pest control or pay a charge.
18. Tenant agrees that any changes to the structure or the property must be approved by the owner prior to initiating changes. Any structure changes to building or property will become permanent fixture to the building or property, shall not be removed if tenant vacates property, and said change shall become property of the owner. If Tenant requests changes it must be in writing and is approved by the owner. Tenant is financially responsible for all costs of requested changes and will not be reimbursed by owner.
19. No storage of any kind on the property.
20. To use property as a living quarters only for _____ adults and _____ children.

CLAUSE FOR VISTORS:

There will be an additional cost for visitors after **two** days, $100.00 per person per week. The first day there is a **pet of any kind**, in the residence; there will be a $500.00 deposit plus $500.00 per month pet fee. Yard dog; there will be a $200.00 deposit plus $100.00 per month pet fee.

21. No Loud noise after 9:00 PM

_____	_____	_____
Tenant Signature	Co-Tenant Signature	Co-Tenant Signature
_____	_____	_____
Tenant Printed Name	Co-Tenant Printed Name	Co-Tenant Printed Name

Signed by the above parties this _____ day of _____, 20_____.

_____

Owners Signature

Accepted by Owner this _____ day of _____, 20_____.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

FROM : John R. Andrews, P.E., City Engineer

RE : Robbins Dwelling Conditional Use – 1014 South 7th Street
TRC No. 19-04000004

DATE : April 17, 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] Conditional Use
- [ ] 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
- [ ] Do Not Recommend

- [x] Approval of Conditional Use
- [ ] 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] No comment

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Technical Review Committee meeting

April 18th, 2019

Case # 19-04000004

Conditional use with no new construction

Robbins residence 1014 South 7th Street, Ft Pierce

Comments:

No comments.

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 # 19-04000004 (Conditional Use w/ No New Construction)

Conditional Use – Robbins Dwelling Rental – 1014 South 7th Street

Comments

FPUA W/WW Engineering: Approved, no comment

FPUA Electric & Gas Engineering: No comment

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Michael Robbins
1014 South 7th Street
Fort Pierce, FL. 34950
Re: Conditional Use – Robbins Dwelling Rental – 1014 South 7th Street

Dear Mr. Robbins,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-2, Single-Family Intermediate Density Residential Zone (Please Provide a Written Response and any revisions to all responsible Departments by April 29th to be placed on the May 14th Planning Board Agenda):

1) The maximum occupancy of the home ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and

4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty-one (31) days of Conditional Use approval.

5) Limit no more than 2 vehicles.

6) Include the City of Fort Pierce Business Tax property control number on all advertising.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Vennis Gilmore, Planning Analyst**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 19-0400004 – Robbins Vacation Rental**

DATE : **April 9, 2019**

Code Enforcement has the following comments:

1. It is recommended that Mr. Robbins consider including the following information in his rental application packet:
    a. The packet should clearly identify who will be responsible for enforcement of the conditions imposed by the Conditional Use and who will be able to respond to any complaints or issues within a reasonable time.
    b. Compliance with all local ordinances, including items like proper garbage can placement and noise violations.
    c. Advise if pets are permitted and if so, compliance with our local pet ordinances.
    d. The number of people permitted to stay at one time.
    e. The number of vehicles permitted and where they are required to be parked.
2. The owner is advised that short term rentals of 31 days to 6 months are required to have a SLC tourism tax, a Florida Sales Tax account as well as a City of Fort Pierce Business Tax Receipt.
3. All ads on AirBNB must be removed until approval to conduct short term rentals is approved. Rentals may not be conducted without approval and without a business tax receipt. Violations of this requirement may result in a hearing before the Special Magistrate, a fine and possible suspension of all utilities to the property.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
APR 17 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 4.18.19
Property Address: 1014 S. 7th St.
Property Name: Robbins Dwelling Unit
Project Name: CU – No New Construction
Planner: Vennis Gilmore

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: 4/17/19

Planning Board **7.d.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Conditional Use With No New Construction - Commercial Parking Lot - 120 North Depot Drive

LOCATION

120 N Depot Drive (Parcel ID: 2410-503-0077-000-9)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Staff recommends that the Planning Board forward to City Commission a recommendation of Approval for the requested Conditional Use With No New Construction, subject to one (1) Condition of Approval.

Attachments

Staff Report
Application
Location Map
Zoning Map
Site Plan
TRC Comments
Property Card
January 16, 2018 Approval
Dumpster Email

Form Review

Form Started By: Maria Lewicka Started On: 06/04/2019 09:42 AM
Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebeca Guerra, AICP, LEED-AD, CPD, Interim Planning Director

FROM: Maria Lewicka, AICP, Historic Preservation Planner

RE: **Application for Conditional Use with No New Construction**
Commercial Parking Lot
120 N Depot Drive

DATE: June 3, 2019

STAFF REPORT

Property Owner/Applicant Galleria of Pierce Harbor/Galleria Administration
117 Orange Avenue
Fort Pierce, FL 34950

Applicant's Request: Approval of a Conditional Use Application for Commercial Parking Lot.

Site Location: 120 N Depot Drive

Parcel ID: 2410-503-0077-000-9

Current Zoning: C-4, Central Commercial Zoning District

Future Land Use: CBD, Central Business District

Site Size: 0.45 acres

Surrounding Zoning

North	East	South	West
C-4	C-4	C-4	I-1

Utilities: Fort Pierce Utility Authority (FPUA)

Staff Analysis:

Request
In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate a thirty-five (35) space commercial parking lot. This private lot will provide parking spaces for the community and visitors based on supply and demand for an estimated charge of $5.00.

Background
The established parking lot was completed by Harbor Federal Bank (aka PNC Bank) between 2002 and 2003 to support their previous downtown branch location. Presently, the parking lot functions as reserved parking for various downtown businesses, primarily during traditional 8am to 5pm business hours. The applicant proposes an additional function of the lot as a fee-to-park facility intended to service downtown visitors during evening/weekend activities, performances at the Sunrise Theater, and other downtown special events.

On January 16, 2018, the City Commission approved, with several conditions, the application for commercial parking lot at this location. This approval expired after one year and therefore the applicant submitted a new Conditional Use Application.

The January 16, 2018, Conditional Use approval included the following conditions:

1. *The applicant re-develop (reconfigure) the parking lot to meet minimum design standards as the parking aisle widths are not be sufficient for 90 degrees parking.*
2. *The applicant integrates an accessible route from the handicap parking spaces to an adjacent pedestrian way;*
3. *A trash receptacle and process for collection are integrated into the use plan; and*
4. *All city lighting codes are met.*

Conditions number 1 and 2 where already addressed by a new site plan and condition number 3 was addressed through an email by Mike Reals, Public Works Director. Condition number 4 is included in in Staff Recommendation.

Technical Review Committee
Technical Committee reviewed the request for a Conditional Use before May 28, 2019 closing date. There was one comment from the Planning Department that was acknowledged by the applicant.

Staff Recommendation
The requested Conditional Use with No New Construction is consistent with City Code and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends that the Planning Board forward a recommendation to approve the request with the following condition to be met prior to the Building Department Permit issuance:

1. Comply with City Code Section 22-60. *Off-street parking and loading* (j) *Lighting (1)a.* Please provide the lighting plan with a minimum average of two (2) footcandles.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
MAY 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 120 N Depot Drive - Parking Lot

Parcel ID #(s) 2410-503-0077 - 000-9

Project description Managment and leasing of parking spots

Galleria ~~Of Pierce Harbor~~ at downtown Fort Pierce LLC.	Galleria Administration
Property Owner(s)	**Applicant/Representative, Title, Company**
117 Orange Ave	117 Orange Drive
Street Address	Street Address
Fort Pierce FI 34950	Fort Pierce FI 34950
City State Zip	City State Zip
7728015729	5615989505
Phone Number	Phone Number
jhon.osorio.pierceharbor@gmail.com	jhon.osorio.pierceharbor@gmail.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 7th day of May, 2019, by _____ who is personally known to me or has produced Personally Known as identification.

Signature of Notary (seal)

NANCY HERRERA
Notary Public – State of Florida
Commission # GG 189748
My Comm. Expires Feb 25, 2022
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_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____
_____
_____
_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ *If no site improvements are required:*
  - ☐ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☐ Complete, notarized application

Application Outlook



Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size N/A Parking Spaces: ≠35

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Conditional Use – Parking Lot

We would like to provide parking spaces on our private legal property based on supply and demand for the community. Estimated parking charge would be $5.00.

All Final Electric

"Your Final Call For All Your Electrical Needs"

May 14, 2019

City Of Ft Pierce

RE: 120 Depot Drive

All Final Electric will be installing LED Lamps in the existing light poles at the above address that will have a ground foot candle reading of 2.1

Installation will be complete upon arrival of our delivery of the lamps, there were special ordered Friday May 10, 2019 and should be delivered on or about May 17, 2019

If we can be of any further assistance please do not hesitate to call.

Sincerely

Robert Wayne Pearce JR
President

2234 SE Holland Street * Port St Lucie, FL 34952

Phone: (772) 446-2366 Email: allfinalelectric@outlook.com

URL: www.allfinalelectric.com

GALLERIA
OF PIERCE HARBOR

Headquarters for Pierce Harbor Development

Candle light for the parking lot at 120 N Depot Drive has been updated to comply with code (proper foot candle of 2.1) All Final Electric did this work and is sending us the letter as soon as possible.

Galleria Management.

105 Orange Avenue • Pierce Harbor, FL 34950 • Office: 772.801.5729
Pierce Harbor • Pierce Art District • College Park • Pierce Jetty • Oakland Park • Lincoln Park • Moore's Creek

GENERAL NOTES

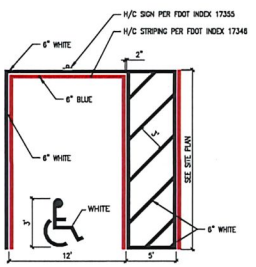
GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC-R2017, HVHZ SECTIONS ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 530-13/ASCE 5-13, AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2013, ASCE 7-10 AND AISC SPECIFICATIONS

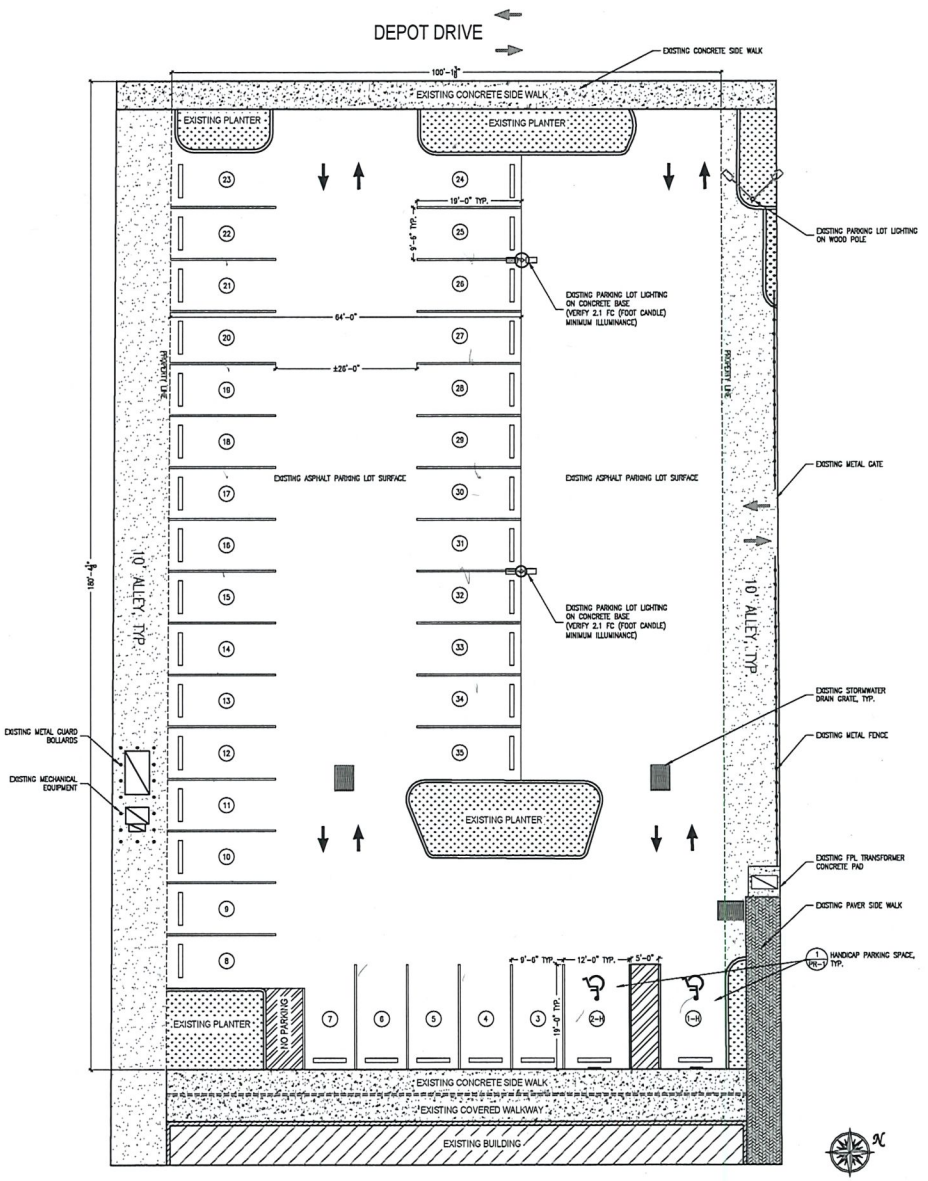
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

INSPECTOR NOTE
PARKING WAS DESIGNED BASED ON THE 2017 FLORIDA BUILDING CODE 6th EDITION.



2 PR-1 HANDICAP PARKING PAVEMENT MARKING
SCALE: N.T.S.



1 PR-1 PROPOSED PARKING LOT PLAN
SCALE: 3/32" = 1'-0"

The use of these specifications and plans shall be restricted to the original client and site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction in whole or in part, or any modification of this document, including all designs, information and the concepts of, is prohibited without the written consent of INNOVATIVE ENGINEERING & DESIGN, LLC

SHEET INFORMATION
EXISTING PARKING PLAN AND DETAILS

PROJECT INFORMATION
120 DEPOT DRIVE
FORT PIERCE, FL
MIAMI, FL

CLIENT INFORMATION
GALLERIA OF PIERCE HARBOR
100 S. 2ND STREET
FORT PIERCE, FL

INNOVATIVE
ENGINEERING & DESIGN
333 E. BOCA RATON RD
SUITE 203
BOYNTON BEACH FL 33435
FL CA # 30731
PHONE: 954-451-1021

FILE NAME	INN_GPH_102 DEPOT
SCALE	1/8"=1'-0"
DATE	05/06/2019
RV'D. BY	S.D.L.
DRWN. BY	S.D.L.
REVISION	0

NOT FOR CONSTRUCTION

SEAL
SPENCER LEDGARD, PE FL #85249

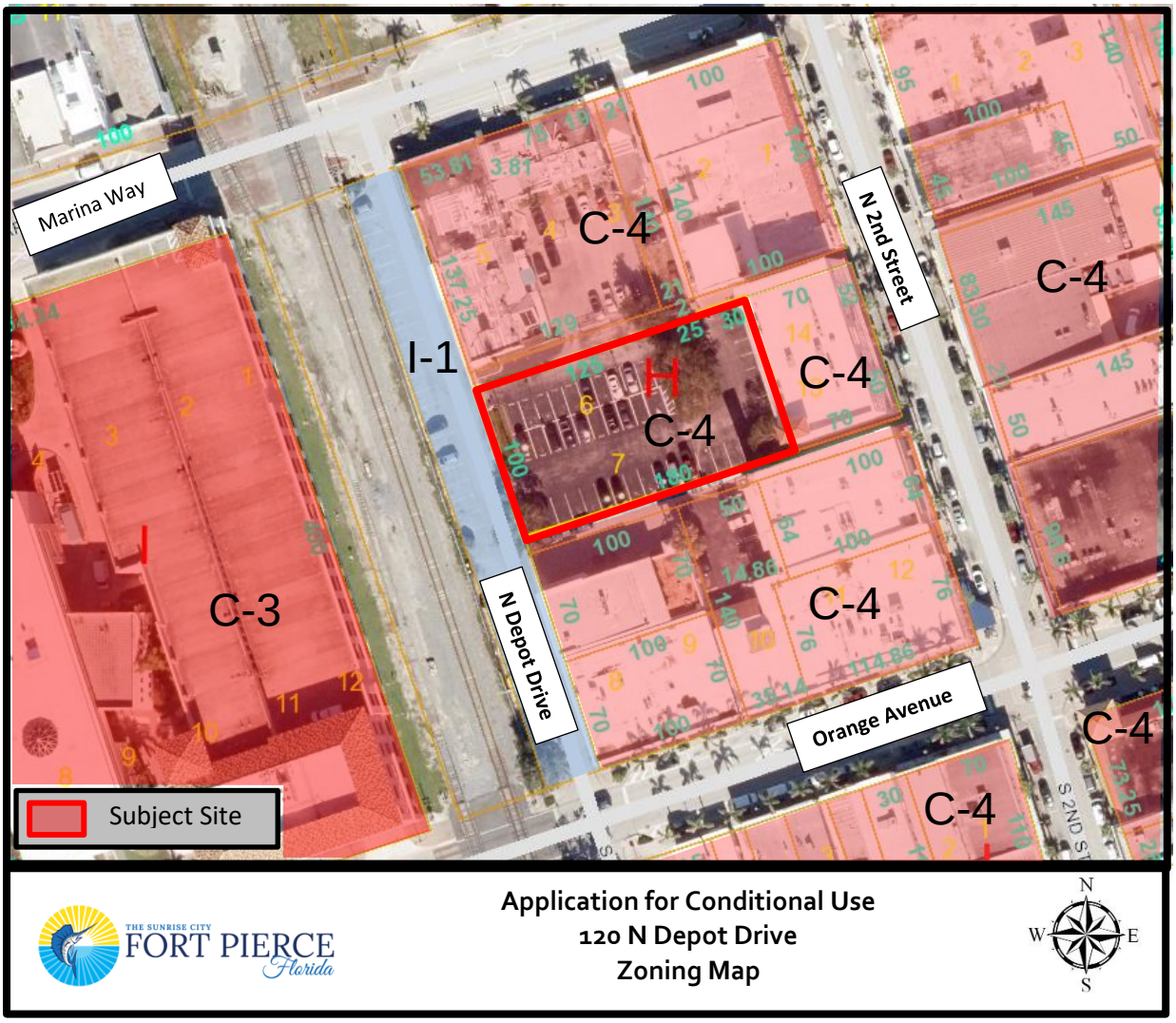
SHEET # PR-1 OF 1



THE SUNRISE CITY FORT PIERCE Florida

Application for Conditional Use
120 N Depot Drive
Location Map

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Application for Conditional Use
120 N Depot Drive
Zoning Map

GENERAL NOTES

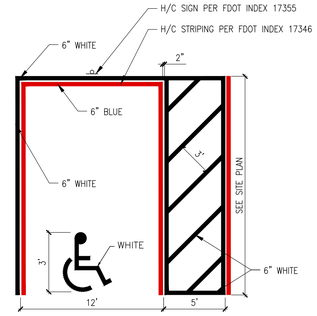
GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC-R2017, HVHZ SECTIONS ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 530-13/ASCE 5-13, AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2013, ASCE 7-10 AND AISC SPECIFICATIONS

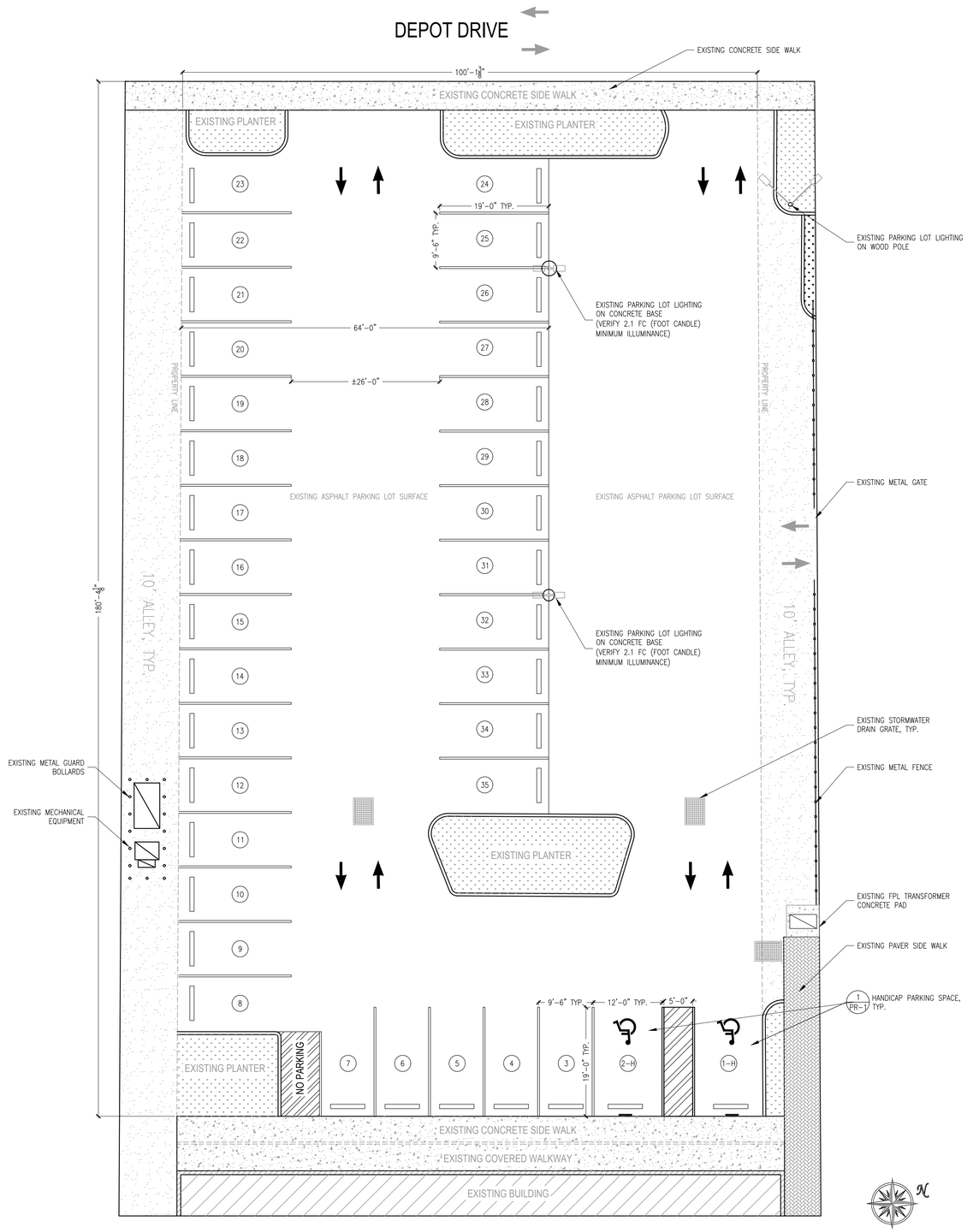
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

INSPECTOR NOTE
PARKING WAS DESIGNED BASED ON THE 2017 FLORIDA BUILDING CODE 6th EDITION.



2 / PR-1 HANDICAP PARKING PAVEMENT MARKING
SCALE: N.T.S.



1 / PR-1 PROPOSED PARKING LOT PLAN
SCALE: 3/32" = 1'-0"

The use of these specifications and plans shall be restricted to the original client and site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any other reproduction, reuse, or disclosure by any method, in whole or in part, is prohibited. These drawings and specifications contain proprietary information and title remains with
INNOVATIVE ENGINEERING & DESIGN, LLC

SHEET INFORMATION
EXISTING PARKING PLAN AND DETAILS

PROJECT INFORMATION
120 DEPOT DRIVE
FORT PIERCE, FL
MIAMI, FL

CLIENT INFORMATION
GALLERIA OF PIERCE HARBOR
100 S. 2ND STREET
FORT PIERCE, FL

INNOVATIVE
ENGINEERING & DESIGN
303 E. WOOLBRIGHT RD.
SUITE 1253
BOYNTON BEACH, FL 33435
FL CA# 32751
PHONE: (954) 661-3471

FILE NAME	INN_GPH_102 DEPOT
SCALE	1/8"=1'-0"
DATE	05/06/2019
RV'D. BY	S.D.L.
DRWN. BY	S.D.L.
REVISION	0

NOT FOR CONSTRUCTION

SEAL:
SPENCER LEDGARD, PE FL #85249

SHEET # PR-1 OF 1

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
MAY 22 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Maria Lewicka, Historic Preservation Planner

FROM : John R. Andrews, P.E., City Engineer JRA

RE : Galleria Offsite Parking Lot (117 North 2ND Street) – CU
TRC No. 19-04000002

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 21, 2019:

- [x] Conditional Use Application
- [ ] 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 CU
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\G\Galleria\Commercial Parking Lot\Conditional Use\Conditional Use Revisions\Submittal No. 3 - 051519\CU Approval - 052119.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee

June 11, 2019

TECHNICAL REVIEW PROJECT # 19-04000002

Conditional Use Application – Parking Lot – 120 N Depot Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 21, 2019

Project: **Conditional Use Parking Lot- 120 N. Depot Dr.**
Subject: **SURVEY REVIEW**
To: Maria Lewicka
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes,.

SURVEY:

1) I have no comments for this Project.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

Subject: Re: Conditional Use Application - Parking Lot - 120 N Depot Drive

From: Peggy Arraiz

To: Maria Lewicka, Rebeca Guerra

Date: 05/20/2019 09:58 AM

Code Enforcement does not have any comments.

Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce
Community Response Divisions
Code Enforcement & Animal Control
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

Maria Lewicka	Conditional Use Application - Parking Lot - 120...	05/15/2019 04:47:35 PM

From: Maria Lewicka/cfp

To: Jack Andrews/cfp@cfp, mreals@fppwd.com, Paul Thomas/cfp@cfp, jcarnes@fpua.com, plaguerre@fpua.com, rredd@volusia.org, plangel@slcfd.org, deklem@stlucieco.org, buchwaldp@stlucieco.org, dhobley-burney@fppd.org, Peggy Arraiz/cfp@cfp, ChambersG@stlucieco.org, santamariam@stlucieco.org

Date: 05/15/2019 04:47 PM

Subject: Conditional Use Application - Parking Lot - 120 N Depot Drive

[attachment "TRC memo, 120 Depot Dr, Parking Lot.docx" deleted by Peggy Arraiz/cfp] [attachment "Depot Drive Conditional Use Application as of 05.09.2019.pdf" deleted by Peggy Arraiz/cfp] [attachment "120 Depot Dr, Parking Lot, Site Plan.pdf" deleted by Peggy Arraiz/cfp] [attachment "120 Depot Dr, Parking Lot, lighting.PDF" deleted by Peggy Arraiz/cfp]

Conditional Use Application - Parking Lot - 120 N Depot Drive

Parcel ID: 2410-503-0077-000-9

Attached is an Application for Conditional Use approval submitted by Galleria Administration in order to operate a commercial parking lot. This is the second application for this conditional use.

On January 16, 2018, the City Commission approved, with several conditions, the application for commercial parking lot at this location.

This approval expired after one year and therefore the applicant submitted a new Conditional Use Application.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 117 N 2nd ST
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: C4

Parcel ID: 2410-503-0077-000-9
Account #: 23073
Use Type: 2800
Jurisdiction: Fort Pierce

Ownership

Galleria at Downtown Fort Pierce LLC
1239 Alton Rd
Miami Beach, FL 33139



Legal Description

AARON LEE`S MAP OF FORT PIERCE BLK H LOTS 6 AND 7 AND W 55 FT OF LOTS 13 AND 14 AND W 30 FT OF S 2 FT OF E 100 FT OF ALLEY ADJ ON N OF LOT 14 (MAP 24/10B) (OR 616-2920: 1179-750: 1210-1614, 1616, 1618: 1210-16, 20) (OR 3611-363)

Current Values

Just/Market Value:	$114,000
Assessed Value:	$114,000
Exemptions:	$0
Taxable Value:	$114,000

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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.45
Land Size (SF):	19,560

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 4, 2014	3611 / 0363	0112	SP	Harbor Federal Savings Bank	$120,000
Mar 18, 1999	1210 / 1620	XX02	WD	Arthur Rubin	$81,000
Dec 28, 1988	0616 / 2920	XX04	WD		$55,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	14400	1999

Current Year Values

Current Values Breakdown

Building:	$600
Land:	$113,400
Just/Market:	$114,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$114,000
Exemption(s):	$0
Taxable:	$114,000

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9	Fort Pierce Stormwater Charge	$486.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	$114,000	$114,000	$0	$114,000
2017	$114,000	$114,000	$0	$114,000
2016	$114,000	$114,000	$0	$114,000

Permits

Number	Issue Date	Description	Amount	Fee
F89001154B	Nov 1, 1989	Alterations/Remodeling	$20,000	$20,000
F92-001168	Oct 28, 1992	Alterations/Remodeling	$36,863	$36,863
F96-001469	Dec 19, 1996	Demolition	$19,000	$19,000
F99-001043	Aug 20, 1999	Paving	$79,000	$79,000

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

© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

January 19, 2018

Ms. Jennifer Zavila
Pierce Harbor Realty Property Manager
117 Orange Avenue
Fort Pierce, FL 34950

Dear Ms. Zavila:

On Tuesday, January 16, 2018, the City Commission considered an application for Conditional Use with No New Construction, submitted by Property Owner(s), Galleria at Downtown Fort Pierce LLC. and Representative, Jennifer Zavila to operate a commercial parking lot located at 120 N Depot Drive, Fort Pierce, FL. After consideration, the Commission approved the request with the following conditions:

1. The applicant re-develop (reconfigure) the parking lot to meet minimum design standards as the parking aisle widths are not be sufficient for 90° parking.
2. The applicant integrates an accessible route from the handicap parking spaces to an adjacent pedestrian way;
3. A trash receptacle and process for collection are integrated into the use plan; and
4. All city lighting codes are met.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director

Galleria at Downtown Fort Pierce LLC
1239 Alton Rd
Miami Beach, FL 33139

Fw: Dumpster in alleyway
Rebeca Guerra to: Maria Lewicka 06/05/2019 12:37 PM

Maria, here is the email from Mike Reals concerning the previous condition from the CU. Thank you.

Rebeca A. Guerra, AICP, LEED-AP, CPD | Interim Planning Director | City of Fort Pierce
Planning Department
Phone: (772) 467-3739 • Fax: (772) 467-5808 • Email: rguerra@city-ftpierce.com
100 North U.S. 1 - Fort Pierce, Florida 34950

THE SUNRISE CITY FORT PIERCE Florida

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:
http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73

----- Forwarded by Rebeca Guerra/cfp on 06/05/2019 12:36 PM -----

From: "Mike Reals" <mreals@fppwd.com>
To: "Rebeca Guerra" <rguerra@city-ftpierce.com>
Date: 05/09/2019 02:15 PM
Subject: Dumpster in alleyway

Good afternoon Rebeca,

The dumpster in the City alleyway between Orange Avenue and Avenue A has been relocated to a parking spot on Depot Dr.

Have a great day,

Mike Reals | Director of Public Works | City of Fort Pierce
Public Works Department
Phone: 772.467.3811 • Fax: 772.489.3194 • 52 Savannah Rd Fort Pierce

Website | Facebook | Survey

Planning Board **7.e.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Conditional Use With No New Construction - Synergy School of Tomorrow (St. James Christian Academy) - 2810 and 2838 South US Highway 1

LOCATION

2810 & 2838 South US Highway 1

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

The requested Conditional Use With No New Construction is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends that the Planning Board forward a recommendation to the City Commission for Approval of the requested Conditional Use with No New Construction for a 6-12 private school (i.e. Middle & High School).

Attachments

Staff Report
Application (revised)
Original Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Revised Bus Route Plan

Form Review

Form Started By: Rebeca Guerra Started On: 06/05/2019 05:21 PM

Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board

FROM: Brandon Creagan, LEED Green Associate, Planner BCC

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

RE: **Application for Conditional Use with No New Construction**
Synergy School of Tomorrow (St. James Christian Academy)
2810 & 2838 South US Highway 1

BOARD DATE: June 11, 2019

STAFF REPORT

Property Owner/Applicant: Thomas P. Gallagher & Thomas D. Gordon
11300 West Olympic Boulevard
Los Angeles, CA 90064

Representative: Saint James Christian Academy
10799 Southwest Civic Lane
Port Saint Lucie, FL 34987

Requested Action: Approval of a Conditional Use with No New Construction to operate a private 6-12 school

Site Location: 2810 & 2838 South US Highway 1

Parcel ID: 2422-314-0004-000-4 & 2422-314-0003-000-7

Parcel Size: 5.337 acres

Current Zoning: C-3, General Commercial

Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
R-4 / C-3	C-3	C-3	C-3

Staff Analysis:

In accordance with Section 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with No New Construction to operate a private school (Synergy School of Tomorrow / St. James Christian Academy) at the former site of Virginia College on South US Highway 1. Section 22-22 of the City Code requires that properties zoned C-3 that wish to have Elementary, Middle, or High Schools must first obtain a Conditional Use approval from City Commission. The previous school, Virginia College, was granted a Conditional Use for a College or University. Because this proposed private 6-12 grade school is not considered a College or University, a new Conditional Use approval is needed.

The proposed private school will be specifically located in a 2-story building at 2810 & 2838 South US Highway 1. The subject property is zoned C-3, General Commercial with a Land Use Designation of GC, General Commercial. The properties to the north, south, east, and west are all zoned C-3, General Commercial, with the exception of the multi-family development immediately to the northeast which is zoned R-4, Medium Density Residential.

The school will open for the 2019-2020 school year serving grades six through twelve with a maximum number of 500 students. The operational hours are anticipated to be from 7:00 AM until 6:00 PM, Monday through Friday. The student dismissal time will be 3:00 PM. There will opportunities for both parent and bus drop-offs and pick-ups in two separate areas of the campus. Given the spectrum of school grades accommodated, a parking area for both staff and junior/senior students is being provided. Ingress and egress to and from the site will be limited to three curb cuts connecting to South US Highway 1. Students and staff will also have an opportunity to bicycle to the campus with racks provided for this purpose.

The building is not designated as a historic structure. Planning staff notes that the landscaping and lighting on the site is sufficient and no additional improvements will be required. Any signs that will be placed on the building or onsite will only require a permit to be granted through the Building Department.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed private 6-12 school based on compliance with the requirements of the City Code.

Staff Recommendation:

In finding of consistency with the Land Development Code and compatibility with the City's Comprehensive Plan, Staff recommends that the Planning Board forward a recommendation to the City Commission for **Approval** of the Application for Conditional Use with No New Construction to operate a private 6-12 school that will accommodate a maximum of five hundred (500) students.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 2810 & 2838 S US Highway 1 Fort Pierce FL 34982

Parcel ID #(s) 2422-314-0004-000-4 & 2422-314-0003-000-7

Project description Synergy School of Tomorrow 6th - 12th Junior College

Thomas P Gallagher & Thomas D Gordon	Saint James Christian Acadmey
Property Owner(s)	**Applicant/Representative, Title, Company**
11300 W Olympic, Blvd St 770	10799 SW Civic Lane
Street Address	Street Address
Los Angeles CA 90064	Port Saint Lucie FL 34987
City State Zip	City State Zip
310-444-7810	772-979-4223
Phone Number	Phone Number
TomDG@bsl-cc.com	donnelyn.khourie@fscak12.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.*

Thomas D. Gordon Thomas P. Gallagher

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____ as identification.

_____

Signature of Notary (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____ Control #_____ B. Permit #_____

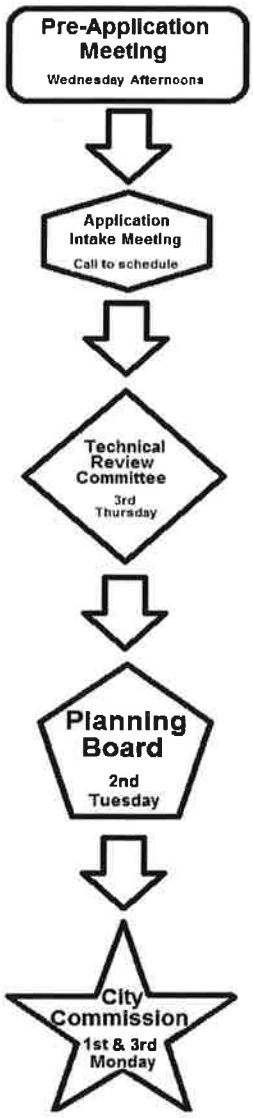
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ■ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 76,934 Parking Spaces: 304

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

North	South	East	West
Multi-Family	Retail	Retail	Retail

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES }

On May 28, 2019 (Date) before me, LANNIE L. WILLIS, a Notary Public (Here Insert Name and Title of the Officer),

personally appeared THOMAS D. GORDON and THOMAS P. GALLAGHER (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LANNIE L. WILLIS
Notary Public – California
Los Angeles County
Commission # 2231328
My Comm. Expires Mar 15, 2022

Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lannie L. Willis (Signature of Notary Public)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Conditional Use - No New Construction

Document Date: May 28, 2019 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

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.*

_____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

_____ who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

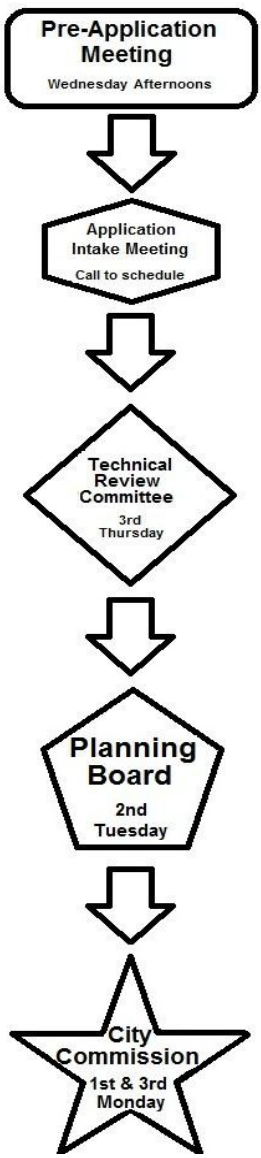
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

May 21st, 2019

Brandon Creagan, MCRP, LEED Green Associate
City of Fort Pierce Planning
100 North US 1 Fort Pierce, FL 34950

Conditional Use Application for 2810 S US 1

Mr. Creagan,

Saint James Christian Academy the parent company of Synergy School of Tomorrow 6th-12th Junior College is currently in the process of purchasing the property at 2810 S US Highway 1 in Fort Pierce. We have a signed contract to purchase the property and we are awaiting final approvals from the lending company.

During the process it was discovered the current usage would not support a 6th 12th Junior College. We are in the process of submitting a Conditional Use application, but due to the owner not being located locally it will take some time for him to sign the actual application.

Per our conversation I have attached the current short term lease and sales contract showing that Saint James Christian Academy is in the process of purchasing the property.

We are requesting that you move this Conditional use application thru your internal departments prior to obtaining signed conditional use application to help facilitate it getting to the June 11th Planning Board meeting and the July 1st City Commission meeting. It is our understanding that we must have the signed application in your hands prior to the June 11th Planning Board meeting

We are very thankful for your help in this process.

Please feel free to contact me if you have any questions.

Sincerely,

Donnelyn Khourie
Donnelyn.khourie@fscak12.com
Saint James Christian Academy
(772)979-4223

5200 Oleander Ave.
Fort Pierce, FL 34982
(772)-801-5522
www.fscacademy.com

SYNERGY School of Tomorrow

Junior College

2019-2020 Classes

High School

Core Classes

Algebra 1
Algebra 2
Geometry
Pre-calculus
World History and Geography
American History
American Government
Economics
World View
Old Testament Survey
New Testament Survey
Earth Science
Biology
Chemistry
Physics
Anatomy
English 1
English 2
English 3
English 4

Electives

Under Biology:
Nutrition with Culinary and Dietetics
Hematology and Infection Control
Phlebotomy (possibly)

Child Care - 40 hour certification ending in work study in preschool
Introduction to Horticulture

Under Biology/Anatomy:
Health Care-including patient care and more as a precursor to CNA, RN, etc.
Telemetry Monitor - learning use of EKG
Self Care/Body Mechanics
Sports Medicine
Hippa/Ocea/Bloodborne Pathogens
Introduction to Physical Therapy/Occupational Therapy

Under Chemistry:
Introduction to Pharmacy

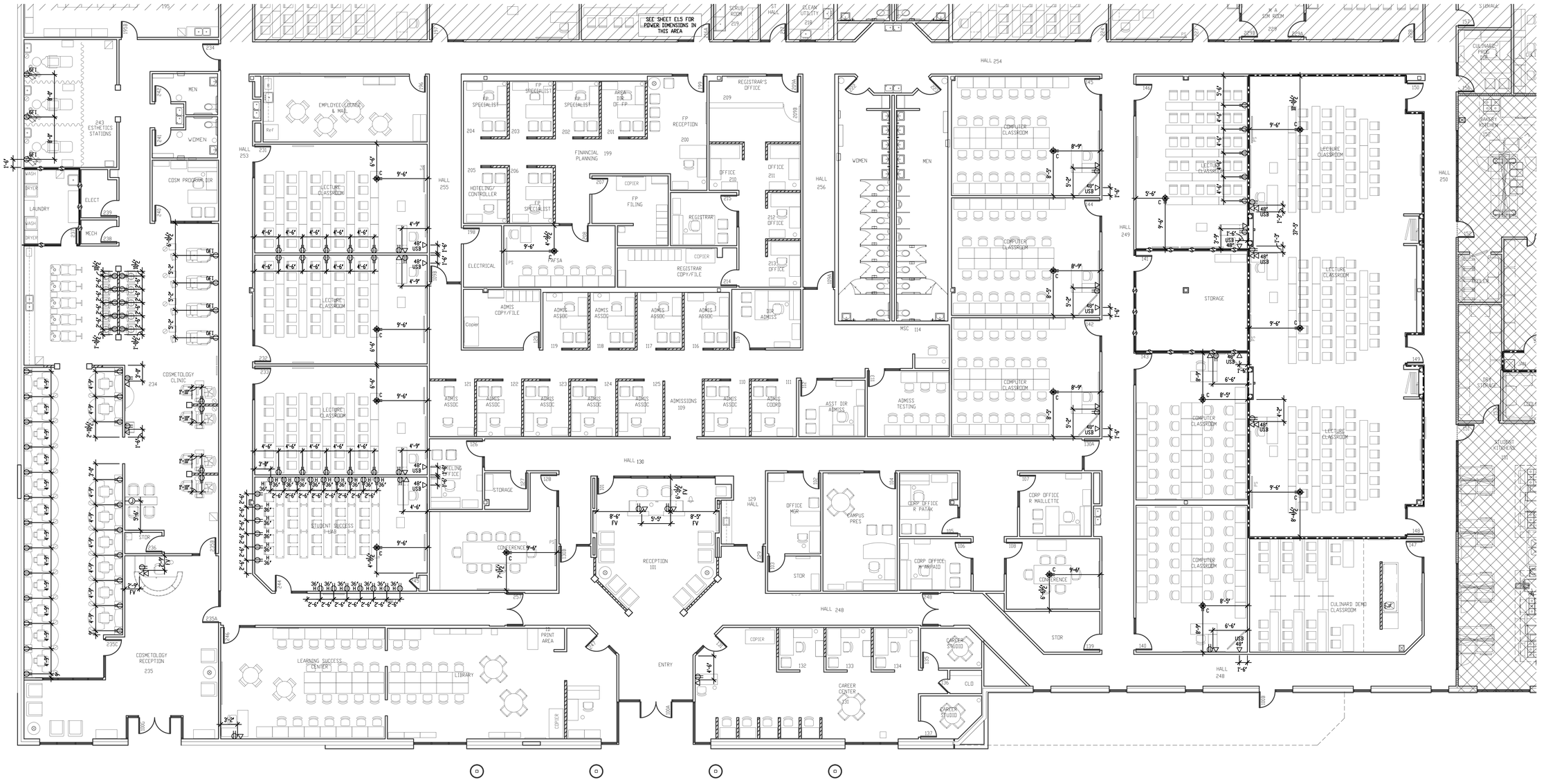
Under History/Government:
Criminal Justice

Stand-alone classes:

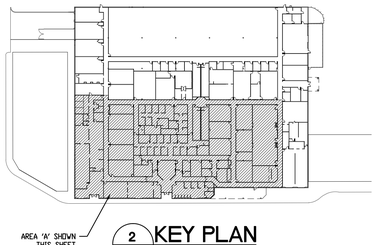
Technology:
Introduction to Technology

Middle School

Technology:
M/J Computer Science Discoveries #0200000



1 E1.4 AREA 'A' FLOOR PLAN - POWER DIMENSIONS
SCALE: 1/8" = 1' - 0"



2 E1.4 KEY PLAN
SCALE: NONE

NOTE:

THE DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON INFORMATION RECEIVED FROM TENANT. COORDINATE ALL RECEPTACLE DIMENSIONS WITH ARCHITECT & TENANT PRIOR TO BEGINNING WORK. FOR CLARIFICATION, NON-DIMENSIONED RECEPTACLES ARE OMITTED FROM THIS PLAN. SEE POWER PLANS FOR FULL RECEPTACLE LAYOUT AND CIRCUITING INFORMATION.

WALL TYPES AND RATINGS LEGEND

REFER TO ARCHITECTURAL SHEETS FOR MORE INFORMATION ON RATINGS AND ADDITIONAL RATED CONSTRUCTIONS INCLUDING COLUMNS WHERE APPLICABLE. PROTECT ALL RATED CONSTRUCTIONS AS REQUIRED.

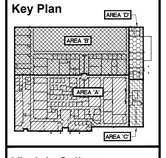
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- NEW PARTIAL HEIGHT WALL TO BE CONSTRUCTED
- WALL TO DECK
- ONE HOUR FIRE BARRIER
- —S—S—S—S— SMOKE PARTITION

ROB WALKER ARCHITECTS,LLC
2229 FIRST AVE. SOUTH
SUITE 110
BIRMINGHAM, ALABAMA
35233
T-205.254.3212
F-205.254.3269

CRENSHAW CONSULTING
FL LICENSE #26412
2810 Bush Street, Suite 200
Raleigh, North Carolina 27609
919-871-1070 Fax 871-9820

Virginia College® in Fort Pierce

Key Plan



Virginia College in Fort Pierce, FL
2810 FEDERAL HIGHWAY
FORT PIERCE, FL

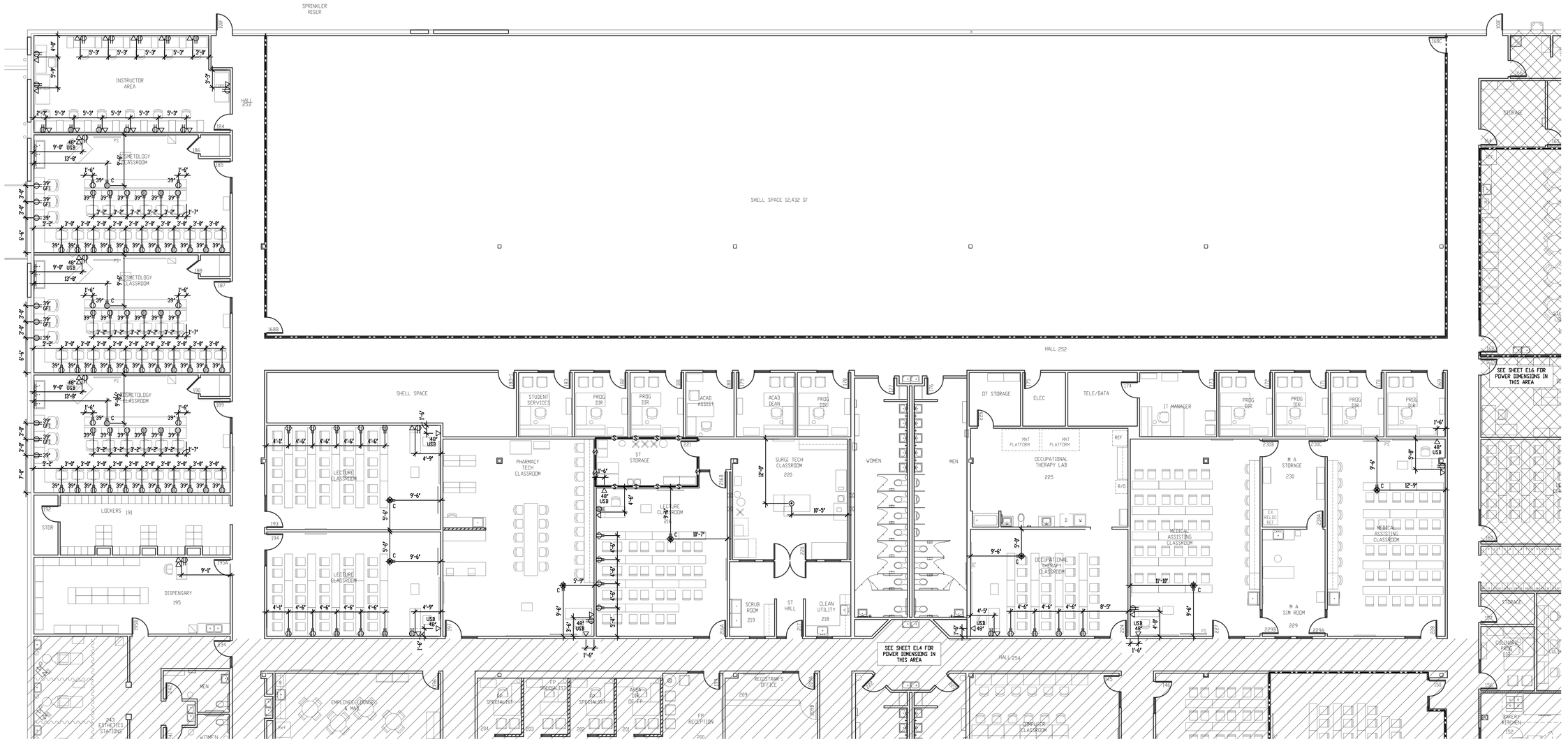
CONSTRUCTION DOCUMENTS

PROJECT NO.: 5005.78
ISSUED: 07/09/12

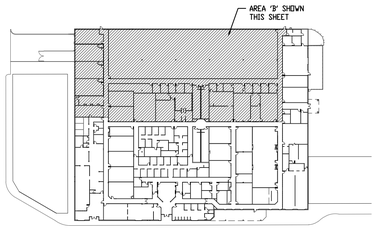
AREA 'A' FLOOR PLAN - POWER DIMENSIONS

E1.4

THESE DRAWINGS WILL BE AT THE SCALE INDICATED WHEN PLOTTED AT 30" X 42"



1 E1.5 AREA 'B' FLOOR PLAN - POWER DIMENSIONS
SCALE: 1/8" = 1' - 0"



2 E1.5 KEY PLAN
SCALE: NONE

NOTE:

THE DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON INFORMATION RECEIVED FROM TENANT. COORDINATE ALL RECEPTACLE DIMENSIONS WITH ARCHITECT & TENANT PRIOR TO BEGINNING WORK. FOR CLARIFICATION, NON-DIMENSIONED RECEPTACLES ARE OMITTED FROM THIS PLAN. SEE POWER PLANS FOR FULL RECEPTACLE LAYOUT AND CIRCUITING INFORMATION.

WALL TYPES AND RATINGS LEGEND

REFER TO ARCHITECTURAL SHEETS FOR MORE INFORMATION ON RATINGS AND ADDITIONAL RATED CONSTRUCTIONS INCLUDING COLUMNS WHERE APPLICABLE. PROTECT ALL RATED CONSTRUCTIONS AS REQUIRED.

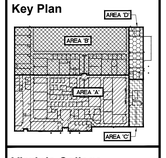
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- NEW PARTIAL HEIGHT WALL TO BE CONSTRUCTED
- WALL TO DECK
- ONE HOUR FIRE BARRIER
- —S—S—S—S— SMOKE PARTITION

ROB WALKER ARCHITECTS,LLC
2229 FIRST AVE. SOUTH
SUITE 110
BIRMINGHAM, ALABAMA
35233
T-205.254.3212
F-205.254.3269

CRENSHAW CONSULTING
FL LICENSE #26412
www.crenshawconsulting.com
2610 Bush Street, Suite 200
Raleigh, North Carolina 27609
919-871-1070 Fax 871-9820

Virginia College® in Fort Pierce

Key Plan



Virginia College in Fort Pierce, FL
2810 FEDERAL HIGHWAY
FORT PIERCE, FL

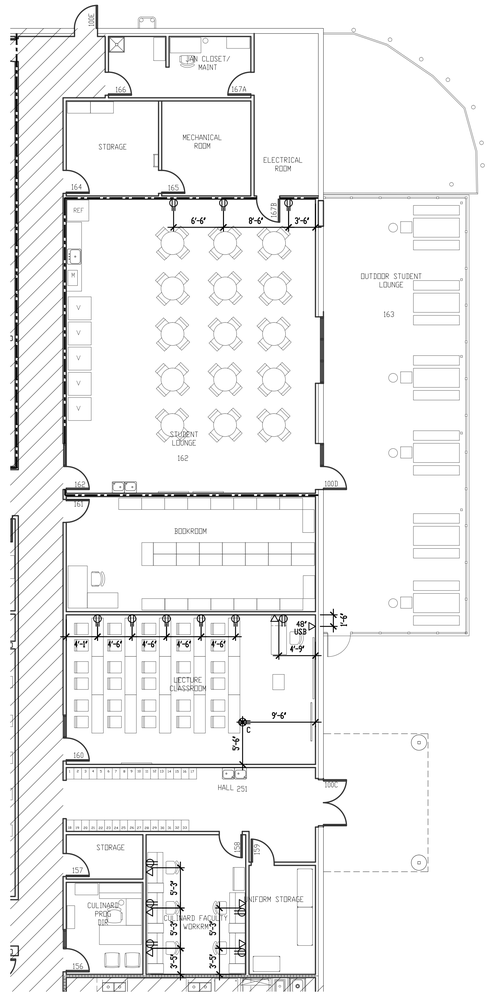
CONSTRUCTION DOCUMENTS

PROJECT NO.: 5005.78
ISSUED: 07/09/12

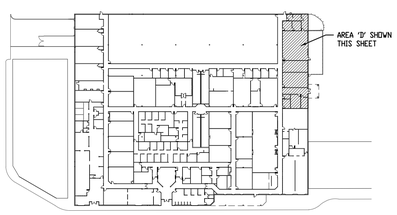
AREA 'B' FLOOR PLAN - POWER DIMENSIONS

E1.5

THESE DRAWINGS WILL BE AT THE SCALE INDICATED WHEN PLOTTED AT 30" X 42"



1 E1.6 AREA 'D' FLOOR PLAN - POWER DIMENSIONS
SCALE: 1/8" = 1' - 0"



2 E1.6 KEY PLAN
SCALE: NONE

NOTE:

THE DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON INFORMATION RECEIVED FROM TENANT. COORDINATE ALL RECEPTACLE DIMENSIONS WITH ARCHITECT & TENANT PRIOR TO BEGINNING WORK. FOR CLARIFICATION, NON-DIMENSIONED RECEPTACLES ARE OMITTED FROM THIS PLAN. SEE POWER PLANS FOR FULL RECEPTACLE LAYOUT AND CIRCUITING INFORMATION.

WALL TYPES AND RATINGS LEGEND

REFER TO ARCHITECTURAL SHEETS FOR MORE INFORMATION ON RATINGS AND ADDITIONAL RATED CONSTRUCTIONS INCLUDING COLUMNS WHERE APPLICABLE. PROTECT ALL RATED CONSTRUCTIONS AS REQUIRED.

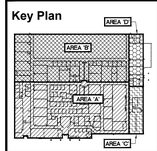
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- NEW PARTIAL HEIGHT WALL TO BE CONSTRUCTED
- WALL TO DECK
- ONE HOUR FIRE BARRIER
- —S—S—S—S— SMOKE PARTITION

ROB WALKER ARCHITECTS,LLC
2229 FIRST AVE. SOUTH
SUITE 110
BIRMINGHAM, ALABAMA
35233
T-205.254.3212
F-205.254.3269

CRENSHAW CONSULTING
FL LICENSE #26412
2810 South Street, Suite 202
Raleigh, North Carolina 27603
919-871-1070 Fax 871-0820

Virginia College® in Fort Pierce

Key Plan



Virginia College in Fort Pierce, FL
2810 FEDERAL HIGHWAY
FORT PIERCE, FL

CONSTRUCTION DOCUMENTS

PROJECT NO.: 5005.78
ISSUED: 07/09/12

AREA 'D' FLOOR PLAN - POWER DIMENSIONS

E1.6

THESE DRAWINGS WILL BE AT THE SCALE INDICATED WHEN PLOTTED AT 30" X 42"

DESCRIPTION:

PARCEL I:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTER-LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89° 20' 00" EAST, ALONG SAID QUARTER-SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00° 03' 00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1261.19 FEET; THENCE SOUTH 89° 20' 00" EAST, PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89° 20' 00" EAST, A DISTANCE OF 307.52 FEET; THENCE, SOUTH 00° 40' 00" WEST, A DISTANCE OF 142.00 FEET; THENCE, NORTH 89° 20' 00" WEST PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 306.00 FEET; THENCE, NORTH 00° 03' 00" EAST, ALONG A LINE 83.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. I, A DISTANCE OF 142.01 FEET OF THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PART OF THAT CERTAIN 83-FOOT WIDE STRIP OF LAND, LYING EASTERLY OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND AS SET FORTH IN O.R. BOOK 85 PAGE 576, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388 PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND, BEING 25 FEET IN WIDTH, IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LYING 12.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF U.S. HIGHWAY NO. 1 AND THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 22, THENCE RUN SOUTH 89°20' EAST ALONG SAID QUARTER SECTION LINE 820.5 FEET, THENCE RUN SOUTH 0°03' WEST 75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 0°03' WEST 678.2 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO JAN A. WOLF, SR., AS TRUSTEE, BY VIRTUE OF THAT CERTAIN DEED DATED JULY 13, 1982 AND RECORDED JULY 23, 1982 IN O. R BOOK 380, PAGE 2361, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED IN SAID EASEMENT OVER ANY PORTION OF THE SUBJECT PROPERTIES DESGINATED AS ROADWAY OR RIGHT OF WAY.

PARCEL II:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 753.20 FEET TO THE NORTHWEST CORNER OF PARCEL ONE, AS DESCRIBED HEREON; THENCE, SOUTH 89°20'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 343.04 FEET; THENCE, SOUTH 00°40'00" EAST, DEPARTING THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 31.96 FEET TO THE NORTHWEST CORNER OF AN EXISTING TWO-STORY BUILDING AND THE POINT OF BEGINNING;

THENCE, SOUTH 89°19'41" EAST, ALONG THE NORTH FACE OF SAID TWO-STORY BUILDING AND ITS EASTERLY PROLONGATION, A DISTANCE OF 326.62 FEET; THENCE, SOUTH 00°40'36" WEST, ALONG A LINE PARALLEL WITH AND 21.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 166.17 FEET, MORE OR LESS TO THE NORTHERLY FACE OF AN EXISTING ONE-STORY BUILDING; THENCE, NORTH 89°19'41" WEST, ALONG THE NORTH FACE OF SAID ONE-STORY BUILDING, A DISTANCE OF 21.50 FEET, MORE OR LESS, TO THE EASTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, SOUTH 00°40'36" WEST, ALONG THE EASTERLY FACE OF SAID TWO-STORY BUILDING AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 309.81 FEET; THENCE, SOUTH 89°20'00" EAST, A DISTANCE OF 7.39 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL ONE; THENCE, SOUTH 00°03'00 " WEST, ALONG THE EAST LINE OF SAID PARCEL ONE, A DISTANCE OF 142.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE, NORTH 89°20'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL ONE, A DISTANCE OF 261.00 FEET TO THE SOUTHEAST CORNER OF PARCEL A, AS DESCRIBED HEREON; THENCE, NORTH 00°40'00" EAST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 142.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE, NORTH 89°20'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 53.11 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 432.86 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE SOUTHERLY SIDE OF AN EXISTING CONCRETE LOADING DOCK; THENCE, NORTH 89°28'10" WEST, ALONG THE SOUTHERLY FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET; THENCE, NORTH 00°41'10" EAST, A DISTANCE OF 38.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE NORTH SIDE OF SAID CONCRETE LOADING DOCK; THENCE, SOUTH 89°28'10" EAST, ALONG THE NORTH FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET, MORE OR LESS, TO THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 4.86 FEET TO THE NORTHWESTERN CORNER OF SAID TWO-STORY BUILDING AND THE POINT OF BEGINNING.

NOTE: "PARCEL ONE" AND "PARCEL TWO" REFER TO THE PARCELS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 797. PAGE 2157, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. "PARCEL A" AND "PARCEL B" REFER TO "THE RESTAURANT PARCEL (A)" AND "SAVINGS & LOAN PARCEL (B)" ALSO DESCRIBED IN THAT WARRANTY DEED.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PART OF THAT CERTAIN 83 FOOT WIDE STRIP OF LAND, LYING EASTERLY OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO.1 AND WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND AS SET FORTH IN O.R. BOOK 85. PAGE 576, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 380 PAGE 2398, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS THE LANDS SET FORTH IN EXHIBIT A AND EXHIBIT B OF SAID DECLARATION

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND, BEING 25 FEET IN WIDTH, IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LYING 12.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF U.S. HIGHWAY NO. 1 AND THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 22, THENCE RUN SOUTH 89°20' EAST ALONG SAID QUARTER SECTION LINE 820.5 FEET, THENCE RUN SOUTH 0°03' WEST 75 FEET TO TI-IE POINT OF BEGINNING, THENCE CONTINUE SOUTH 0°03' WEST 678.2 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE PROPERTY CONVEYED TO JAN A. WOLF, SR., AS TRUSTEE, BY VIRTUE OF THAT CERTAIN DEED DATED JULY 13, 1982 AND RECORDED JULY 23, 1982 IN O.R BOOK 380, PAGE 2361, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 398. PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWST ONE QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S.HIGHWAY NO. 1; THENCE SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 995.20 FEET; THENCE SOUTH 89°20'00" EAST, PARALLEL WITH SAID QUARTER SECTION LINE, A DISTANCE OF 83.00 FEET; THENCE CONTINUE SOUTH 89°20'00" EAST, A DISTANCE OF 118.32 FEET; THENCE SOUTH 62°46'06" EAST, A DISTANCE OF 38.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 62°46'06" EAST, A DISTANCE OF 18.87 FEET: THENCE SOUTH 00°40'00" WEST, A DISTANCE OF 14.06 FEET; THENCE NORTH 36°11'48" WEST, A DISTANCE OF 28.11 FEET TO THE POINT OF BEGINNING.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423 PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED IN SAID EASEMENT OVER ANY PORTION OF THE SUBJECT PROPERTIES DESGINATED AS ROADWAY OR RIGHT OF WAY.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 423 PAGE 379, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UTILITY EASEMENT: A PARCEL OF LAND LYING IN THE SOUTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U S HIGHWAY NO. 1; THENCE SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1261.19 FEET; THENCE SOUTH 89°20'00" EAST PARALLEL WITH SAID QUARTER SECTION LINE, A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING (POB): THENCE CONTINUE SOUTH 89°20'00" EAST, A DISTANCE OF 100.10 FEET; THENCE SOUTH 82°29'05" WEST, A DISTANCE OF 100.97 FEET; THENCE NORTH 00°03'00" EAST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 A DISTANCE OF 14.37 FEET TO THE POINT OF BEGINNING (POB)

DRAINAGE EASEMENT: A STRIP OF LAND BEING 12 FEET IN WIDTH, LYING IN THE SOUTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID STIRIP OF LAND LYING 6 FEET EACH SIDE OF, AS MEASURED AT RIGHT ANGLES TO THE FOLLOWING SPECIFICALLY DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1261.19 FEET; THENCE SOUTH 89°20'00" EAST, PARALLEL WITH SAID QUARTER SECTION LINE, A DISTANCE OF 343.87 FEET FOR A POINT OF BEGINNING (P.O.B): THENCE SOUTH 00°40'00" WEST A DISTANCE OF 71.00 FEET TO THE END OF THE SPECIFICALLY DESCRIBED LINE.

AND

NON-EXCLUSIVE APPURTENANT EASEMENTS AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 839. PAGE 984 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED IN SAID AGREEMENT AS PARKING & ACCESS EASEMENT NO. 3; ACCESS EASEMENT NO. 1; AND ACCESS EASEMENT NO. 2 ON EXHIBIT C AND EXHIBIT D AND PARKING CONFIGURATION ON EXHIBIT E.

Property surveyed and shown hereon is the same property as described in title commitment number 702496, dated March 11, 2019, prepared by Old Republic National Title Insurance Company.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 702496, DATED MARCH 11, 2019.
SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

5. Access Easement contained in instrument recorded September 30, 1982, under O.R. Book 384 Page 2727, Public Records of Saint Lucie County, Florida. (as to Parcel II) PLOTTED HEREON.

6. Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce recorded in O.R. Book 441, Page 751, Public Records of Saint Lucie County, Florida, providing for easement for utilities. (as to Parcel II) AFFECTS PARCEL 2, HOWEVER EASEMENT LOCATION IS BASED ON EXISTING FACILITIES. UNDERGROUND UTILITIES NOT LOCATED, THEREFORE EASEMENT CANNOT BE PLOTTED.

7. Easement Agreement recorded in O.R. Book 1167, Page 1336, Public Records of Saint Lucie County, Florida, providing for ingress and egress. (as to Parcel II) PLOTTED HEREON.

8. Terms and conditions of that certain Revocable License Agreement recorded in O.R. Book 3474, Page 2433, as affected by Revocable License Agreement recorded in O.R .Book 3624, Page 2149, Public Records of Saint Lucie County, Florida, providing for the installation of sign, landscaping, irrigation and electric. (as to Parcel I) REFERRED TO HEREON.

9. Terms and conditions set forth in that certain easement recorded in O.R. Book 191, Page 75, as affected by O. R. Book 214, Page 2247, Public Records of Saint Lucie County, Florida, providing for ingress and egress and sign easement. (as to Parcel II) PLOTTED HEREON. (SEE DETAIL A)

10. Easement for non exclusive easement for ingress egress recorded in O.R. Book 191 Page 99, Public Records of Saint Lucie County, Florida. (as to Parcel II) DOES NOT AFFECT THE SUBJECT PROPERTY.

11. Terms and conditions set forth in Easement for ingress, egress, parking and paving as recorded in O.R. Book 85, Page 576, Public Records of Saint Lucie County, Florida. (as to Parcels I and II) PLOTTED HEREON.

12. Terms and conditions of that certain Drainage Easement as recorded in O.R. Book 388. Page 1393, Public Records of Saint Lucie County, Florida, which provides for constructing, installing, maintaining and operating an underground drainage culvert. (as to Parcel I) PLOTTED HEREON. (SEE DETAIL B)

13. Declaration of Ingress and Egress as recorded in O.R. Book 423. Page 372, Public Records of Saint Lucie County, Florida. (as to Parcels I and III) PLOTTED HEREON. (SEE DETAIL B)

14. Terms and conditions set forth in Declaration of Ingress and Egress recorded in O.R. Book 380, Page 2398, Public Records of Saint Lucie County, Florida. (as to Parcel II) PLOTTED HEREON. (SEE DETAIL A)

15. Terms and conditions of that certain Easement Agreement recorded in O.R. Book 398, Page 394, Public Records of Saint Lucie County, Florida, providing for non exclusive easement for the purposes of locating, establishing, constructing, maintaining, operating, and repairing storm drainage line. (as to Parcel II) PLOTTED HEREON.

16. Terms and conditions of that ce1iain Easement Agreement recorded in O.R. Book 423, Page 379, Public Records of Saint Lucie County, Florida, providing for locating, inspecting, maintaining, operating, and repairing sewer force main. (as to Parcels I and II) PLOTTED HEREON.

17. Reciprocal Easement Agreement recorded in O.R. Book 839, Page 984, Public Records of Saint Lucie County, Florida, providing for ingress, egress, access and parking. (as to Parcels I and II) PLOTTED HEREON.

18. Rights of Medical Career Center, Inc. Lessee, under an unrecorded lease entered into with OHS VC II, LLC ("Lessor") dated as of April 12, 2012, as amended by that certain First Amendment to Lease Agreement dated as of August 24, 2012 and all patties claiming by, through or under said Lessee as assigned to Thomas P. Gallagher and Thomas D. Gordon, as co-trustees of the Don Levin Trust dated August 30, I 991, as amended, as Lessor by
Assignment and Assumption of Lease dated October 14, 2013.
DOCUMENT NOT PROVIDED.

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY BEING N 89°20'00" W, AS PER THE LEGAL DESCRIPTION.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
4. THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
5. THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
6. UNLESS OTHERWISE SHOWN ON SURVEY:

(A) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(B) THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.

(C) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

(D) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.

7. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120286 0187 J, DATED FEBRUARY 16, 2012, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA OF PARCEL 1 IS 43,577 SQUARE FEET OR 1.000 ACRES.
THE LAND AREA OF PARCEL 2 IS 188,895 SQUARE FEET OR 4.337 ACRES.
THE TOTAL LAND AREA IS 232,472 SQUARE FEET OR 5.337 ACRES.

SOURCE OF ZONING DATA:

THE CITY OF FT. PIERCE, FLORIDA ZONING DEPARTMENT
PHONE: 772-467-3729

ZONING:

THE CURRENT ZONING IS C-2 (GENERAL COMMERCIAL).
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE AS A CONDITIONAL USE.

BUILDING SETBACK REQUIREMENTS:

FRONT 25 FEET
SIDE 15 FEET ABUTTING A PUBLIC RIGHT OF WAY OR RESIDENTIAL AREA

BUILDING HEIGHT RESTRICTION:

65 FEET

PARKING SPACE TABLE:

REGULAR PARKING SPACES:	296
HANDICAP PARKING SPACES:	8
TOTAL:	304

PARKING SPACE REQUIREMENTS:

THE USE AS A COLLEGE IS UNLISTED IN THE PARKING REQUIREMENTS FOR THE CITY OF FT. PIERCE. ARTICLE IV, SECTION 22-60(3) UNLISTED USES OF THE LAND DEVELOPMENT CODE APPLIES TO THE SUBJECT PROPERTY.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Ft. Pierce, Florida and the applicable zoning codes.

BUILDING AREA:

EXTERIOR FOOT PRINT ON PARCEL I AT GROUND FLOOR IS 2,976 SQUARE FEET.
EXTERIOR FOOT PRINT ON PARCEL II AT GROUND FLOOR IS 73,958 SQUARE FEET.
TOTAL EXTERIOR FOOT PRINT AT GROUND FLOOR IS 76,934 SQUARE FEET.

ACCESS NOTE:

ACCESS TO PARCEL I OF THE SUBJECT PROPERTY IS VIA EASEMENTS SET FORTH IN SCH. B-2, EXC. NOS. 7, 11 AND 13 FROM PUBLIC RIGHT OF WAY OF SOUTH U.S. HIGHWAY 1.

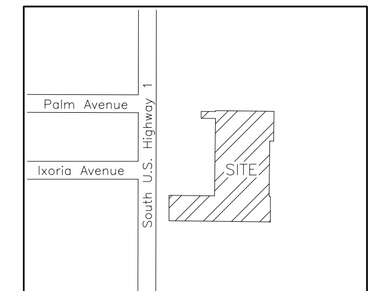
ACCESS TO PARCEL II OF THE SUBJECT PROPERTY IS VIA EASEMENTS SET FORTH IN SCH. B-2, EXC. NOS. 7, 11 AND 17 FROM PUBLIC RIGHT OF WAY OF SOUTH U.S. HIGHWAY 1.

ENCROACHMENTS:

THERE ARE NO APPARENT ENCROACHMENTS.

ACCESS TO PARCEL I OF THE SUBJECT PROPERTY IS VIA EASEMENTS SET FORTH IN SCH. B-2, EXC. NOS. 9, 16, 19, 24 AND 27 FROM PUBLIC RIGHT OF WAY OF SOUTH U.S. HIGHWAY 1.

ACCESS TO PARCEL II OF THE SUBJECT PROPERTY IS VIA EASEMENTS SET FORTH IN SCH. B-2, EXC. NOS. 9, 21 AND 24 FROM PUBLIC RIGHT OF WAY OF SOUTH U.S. HIGHWAY 1.



2810 South U.S. Highway 1
Ft. Pierce, FL
VICINITY MAP
NOT TO SCALE

CERTIFICATION

To: St. James Christian Academy, Inc., Attorneys' Title Fund Services, LLC, Old Republic National Title Insurance Company and Rickey L. Farrell, Attorney at Law PA.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) ,6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on March 20, 2019.

Date of Plat or Map: March 20, 2019

DAVID A. BRIGGS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5890
STATE OF FLORIDA

DAVID A. BRIGGS • CERTIFICATE No. 5890 STATE OF FLORIDA • REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

MARK	DATE	REVISION	BY	AP'V'D

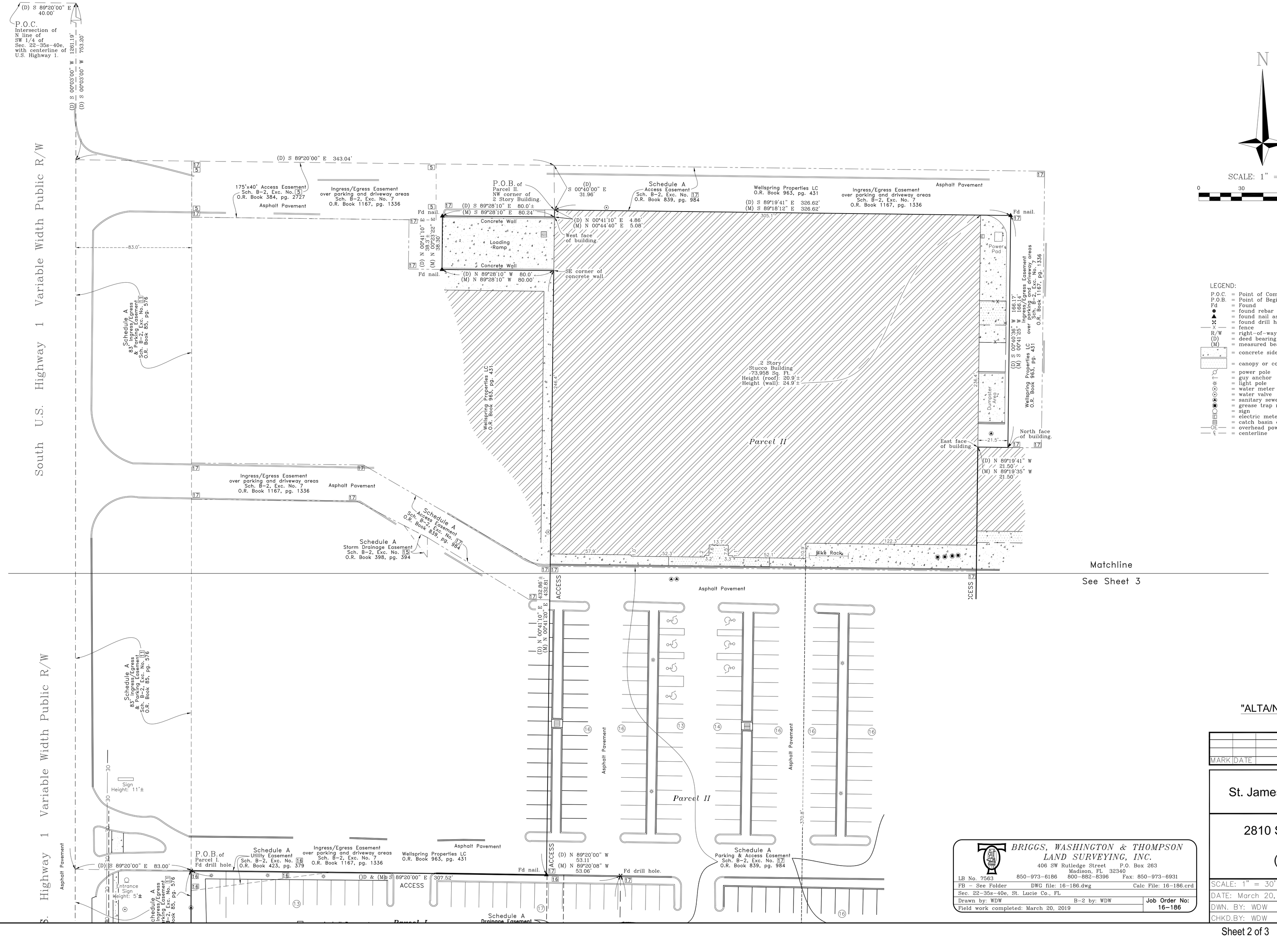
St. James Christian Academy, Inc.

2810 South U. S. Highway 1
Ft. Pierce, FL
(Virginia College)

BRIGGS, WASHINGTON & THOMPSON
LAND SURVEYING, INC.
406 SW Rutledge Street P.O. Box 263
Madison, FL 32340
LB No. 7563 850-973-6186 800-882-8396 Fax: 850-973-6931

FB - See Folder	DWG file: 16-186.dwg	Calc File: 16-186.crd
Sec. 22-35s-40e, St. Lucie Co., FL		
Drawn by: WDW	B-2 by: WDW	Job Order No: 16-186
Field work completed: March 20, 2019		

SCALE: 1" = 30'	CHKD./AP'V'D: DAB
DATE: March 20, 2019	APPROVED: DAB
DWN. BY: WDW	
CHKD.BY: WDW	



N

SCALE: 1" = 30'

0 30 60 90

LEGEND:

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- Fd = Found
- ● = found rebar or iron pipe as indicated
- ▲ = found nail as indicated
- ✕ = found drill hole as indicated
- x — = fence
- R/W = right-of-way
- (D) = deed bearing and/or distance
- (M) = measured bearing and/or distance
- = concrete sidewalk
- = canopy or covered area
- = power pole
- = guy anchor
- = light pole
- = water meter
- = water valve
- = sanitary sewer manhole
- = grease trap manhole
- = sign
- = electric meter
- = catch basin or curb inlet
- = overhead powerline
- = centerline

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

MARK	DATE	REVISION	BY	AP'V'D

St. James Christian Academy, Inc.

2810 South U. S. Highway 1
Ft. Pierce, FL
(Virginia College)

BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.
406 SW Rutledge Street P.O. Box 263
Madison, FL 32340
LB No. 7563 850-973-6186 800-882-8396 Fax: 850-973-6931

FB - See Folder	DWG file: 16-186.dwg Calc File: 16-186.crd
Sec. 22-35s-40e, St. Lucie Co., FL	
Drawn by: WDW	B-2 by: WDW
Field work completed: March 20, 2019	Job Order No: 16-186

SCALE: 1" = 30'	CHKD./AP'V'D: DAB
DATE: March 20, 2019	APPROVED: DAB
DWN. BY: WDW	
CHKD.BY: WDW	

South U.S. Highway 1 Variable Width Public R/W

See Sheet 2
Matchline

Schedule A
Storm Drainage Easement
Sch. B-2, Exc. No. 15
O.R. Book 398, pg. 394

Schedule A
Access Easement
Sch. B-2, Exc. No. 17
O.R. Book 839, pg. 984

Bike Rack

Asphalt Pavement

ACCESS

(D) N 00°41'10" E 423.98' ±
(M) N 00°41'20" E 432.81'

Schedule A
83' Ingress/Egress & Parking Easement
Sch. B-2, Exc. No. 11
O.R. Book 85, pg. 576

Sign
Height: 11'±

Parcel II

Schedule A
Parking & Access Easement
Sch. B-2, Exc. No. 17
O.R. Book 839, pg. 984

(D) S 00°40'38" W 309.81'
(M) S 00°41'38" W 310.25'

Ingress/Egress Easement
over parking and driveway areas
Sch. B-2, Exc. No. 7
O.R. Book 1167, pg. 1336

Wellspring Properties LC
O.R. Book 963, pg. 431

370.8'

P.O.B. of Parcel I.
Fd drill hole.

Schedule A
Utility Easement
Sch. B-2, Exc. No. 16
O.R. Book 423, pg. 379

(D) S 89°20'00" E 83.00'

(D) N 89°20'00" W 53.11'
(M) N 89°20'08" W 53.06'

Fd nail.

Fd drill hole.

(D) & (M) S 89°20'00" E 307.52'

(D) S 89°20'00" E 7.39
(M) S 89°16'25" E 7.41'

Fd nail.

Fd nail.

Entrance Sign
Height: 5'±

Schedule A
83' Ingress/Egress & Parking Easement
Sch. B-2, Exc. No. 11
O.R. Book 85, pg. 576

Sign Permitted
Sch. B-2, Exc. No. 8
O.R. Book 3474, pg. 2433
O.R. Book 3624, pg. 2149

Virginia College Sign
Height: 25.5'±

City of Ft. Pierce
Recording info. not available

St. Lucie County
Recording info. not available

(D) N 00°03'00" E 142.01'
(M) N 00°07'14" E 142.06'

Parcel I

Schedule A
Drainage Easement
Sch. B-2, Exc. No. 16
O.R. Book 423, pg. 379

(D) S 00°40'00" W 142.00'
(M) S 00°44'01" W 142.06'

(D) N 00°40'00" E 142.00'
(M) N 00°44'01" E 142.06'

(D) S 00°03'00" W 142.00'
(M) S 00°06'19" W 141.69'

Coral Square Shoppes, LLC
O.R. Book 3823, pg. 1449

Asphalt Pavement

44.0'

73.2'

1 Story
Stucco Building
2,976 Sq. Ft.
Height: 15.7'±

33.7'

15.1'

43.1'

11.5'

19.0'

25' FRONT BUILDING SETBACK LINE

Freezer

Portable Building
164 Sq. Ft.
Height: 8'±

OE

Fd rebar with cap.

Shree Kana II LLC
O.R. Book 3697, pg. 306

(D) & (M) N 89°20'00" W 306.00'

Fd rebar with cap.

Coral Square Shoppes LLC
O.R. Book 3823, pg. 1449

(D) N 89°20'00" W 261.00'
(M) N 89°20'00" W 261.04'

Fd rebar with cap.

N

SCALE: 1" = 30'

0 30 60 90

LEGEND:

P.O.C.	= Point of Commencement
P.O.B.	= Point of Beginning
Fd	= Found
●	= found rebar or iron pipe as indicated
▲	= found nail as indicated
⊠	= found drill hole as indicated
—X—	= fence
R/W	= right-of-way
(D)	= deed bearing and/or distance
(M)	= measured bearing and/or distance
	= concrete sidewalk
	= canopy or covered area
	= power pole
	= guy anchor
	= light pole
	= water meter
	= water valve
	= sanitary sewer manhole
	= grease trap manhole
	= sign
	= electric meter
	= catch basin or curb inlet
—OE—	= overhead powerline
—℄—	= centerline

South U.S. Highway 1 Variable Width Public R/W

Detail A
Scale 1" = 200'

50' Ingress/Egress Easement
Sch. B-2, Exc. No. 9
O.R. Book 191, pg. 75
O.R. Book 214, pg. 2247

Wolf Parcel

Home Federal Parcel

Subject Property Parcel II

Subject Property Parcel I

Schedule A
Reciprocal Easement over Wolf Parcel and Home Federal Parcel
Sch. B-2, Exc. No. 14
O.R. Book 380, pg. 2398

South U.S. Highway 1 Variable Width Public R/W

(D) S 89°20'00" E 820.50' (D)

P.O.C.
Intersection of N line of SW 1/4 of with centerline of U.S. Highway 1.

S 00°03'00" W 75.00'

P.O.B.

S 00°03'00" W 678.20 (D)

Schedule A
Drainage Easement
Sch. B-2, Exc. No. 12
O.R. Book 388, pg. 1393

Shoppes Parcel

Subject Property Parcel II

Good Taco Parcel

Subject Property Parcel I

Schedule A
Reciprocal Easement over Shoppes Parcel and Good Taco Parcel
Sch. B-2, Exc. No. 13
O.R. Book 423, pg. 372

Detail B
Scale 1" = 200'

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

MARK	DATE	REVISION	BY	AP'V'D

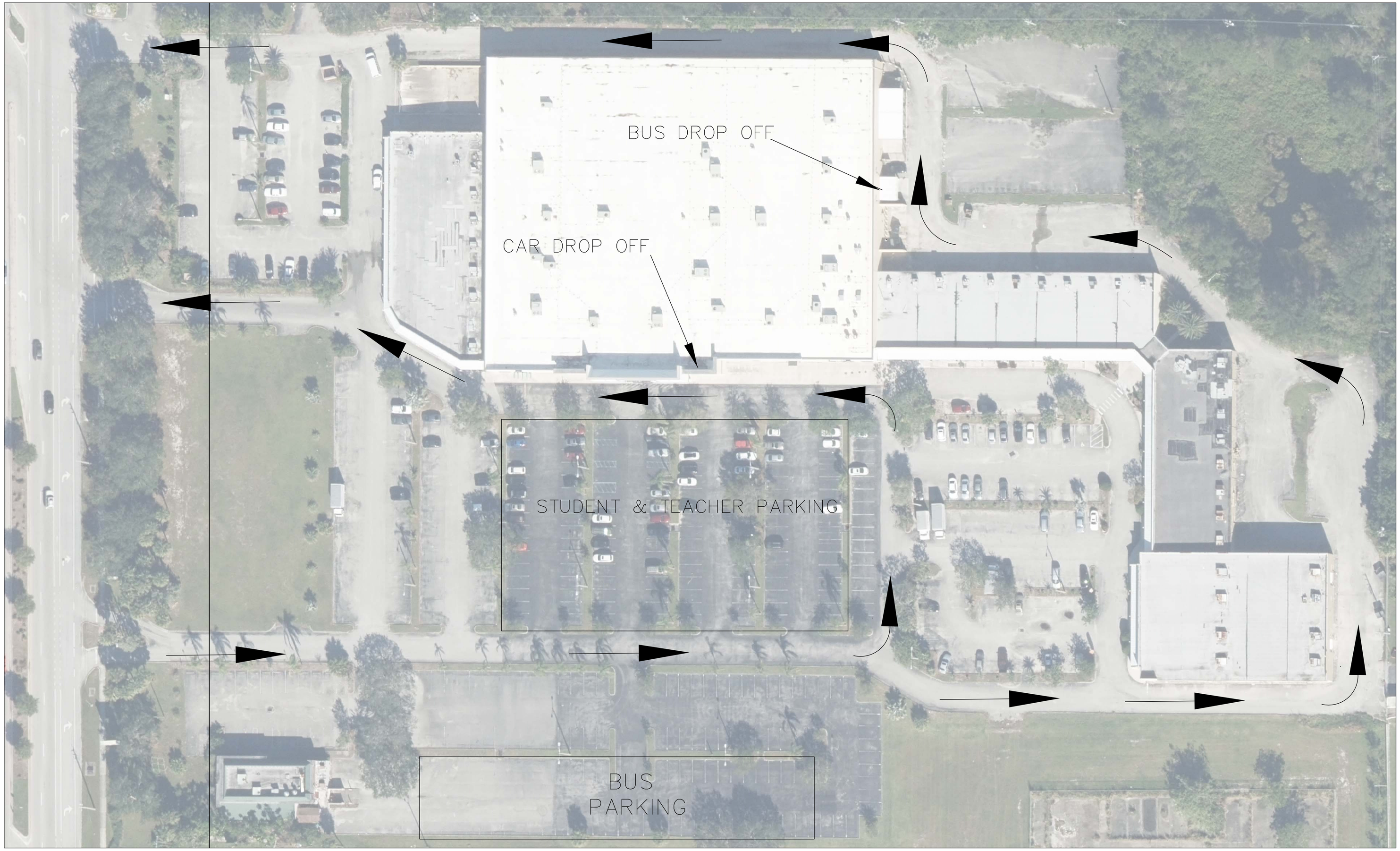
St. James Christian Academy, Inc.

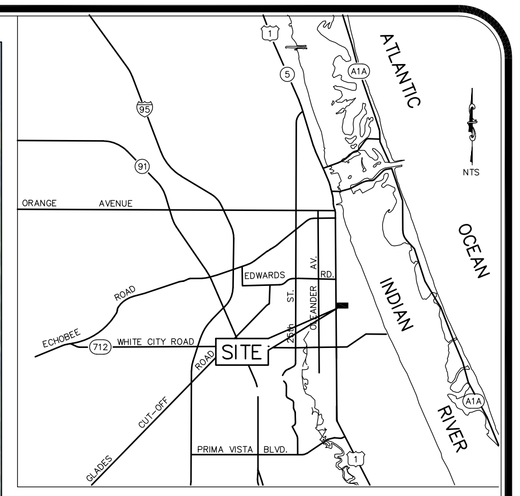
2810 South U. S. Highway 1
Ft. Pierce, FL
(Virginia College)

BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.
406 SW Rutledge Street P.O. Box 263
Madison, FL 32340
LB No. 7563 850-973-6186 800-882-8396 Fax: 850-973-6931

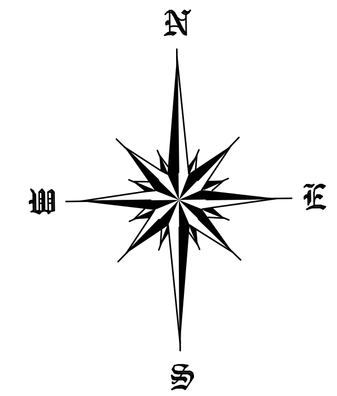
FB – See Folder	DWG file: 16-186.dwg Calc File: 16-186.crd
Sec. 22-35s-40e, St. Lucie Co., FL	
Drawn by: WDW	B-2 by: WDW
Field work completed: March 20, 2019	Job Order No: 16-186

SCALE: 1" = 30'	CHKD./AP'V'D: DAB
DATE: March 20, 2019	APPROVED: DAB
DWN. BY: WDW	
CHKD.BY: WDW	





LOCATION MAP



1. Distribution of Students & Grades

SJCA epects a total number of 300 students for 6th -12th Grades

2. Operational Hours

The operational hours are from 7:00am - 6:00pm Monday - Friday. A more specific schedule of times and events are as follows.

Parent Drop Off: 8:45am - 9:00am

Buses Drop off: 8:50am - 9:00am

Start of School Day: 9:00am

Dismissal: 3:00pm

3. Food Services & Supply Drop Off

Lunch can be brought by student or purchased. All food is prepared onsite within the kitchen.

4. General Security Protocol

With recent events SJCA has increased Security on campuses. It has extensive background checks for all Teachers, Admin and Volunteers.

It also requires all visitors to check in with Security Staff at each campus. SJCA has Security policy in place and practices multiple safety drills thru out the year with students and staff.

RICHARD M. LADYKO, P.E. FL. REG. NO. 34288

– REVISIONS –	BY	DATE

COMPUTER FILE REF.	FIELD BK./PG.

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 28610
4400 BELLE GROVE DRIVE
FT. PIERCE, FL. 34981.
PHONE: 772-530-8261
FAX: 772-464-1383
enginpod225@aol.com

	BY	DATE
DESIGNED	RML	5-14-19
CALCS.		
DRAWN	RML	5-14-19
DETAILED		
CHECKED	RML	5-14-19
APPROVED		

VIRGINIA COLLEGE
2810 S FEDERAL HWY
CONDITIONAL USE PLAN FOR SAINT JAMES CHRISTIAN ACADEMY

DATE: DATE
HORIZ. SCALE: 1"=1'
VERT. SCALE: 1"=1'
JOB No. 91-00
SHEET 1 OF 1

ARTICLES OF INCORPORATION
OF
SYNERGY SCHOOL OF TOMORROW JUNIOR COLLEGE, INC.

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of a corporation not for profit we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned and, to that end, we do, by these Articles of Incorporation, set forth:

ARTICLE I - NAME

The name of this corporation is Synergy School of Tomorrow Junior College, Inc.

ARTICLE II- PRINCIPAL OFFICE

The address of the principal office and the mailing address of the Corporation is 2810 S. Federal Highway, Fort Pierce, FL 34982.

ARTICLE III - DURATION

The term of existence of the corporation is perpetual.

ARTICLE IV - GENERAL AND SPECIFIC PURPOSES

The specific and primary purposes for which this corporation is formed are:

1. To develop and promote educational opportunities for preschool through college consistent with the requirements of Section 501(c)(3) of the Internal Revenue Code, as amended, or under any corresponding provisions of any subsequent federal tax laws covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue Code.

2. To operate exclusively in any other matter for such charitable purposes as will qualify it as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, as amended, or under any corresponding provisions of any subsequent federal tax laws covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue Code.

3. It is the intent of the incorporators of this corporation to qualify as a charitable not for profit corporation according to Section 501(c)(3) of the Internal Revenue Code. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to any director or officer of the corporation or any member of the corporation or any other private individual (except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes), and no director or officer of the corporation or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. No substantial part of the activities of the corporation shall be, or include the carrying on of, propaganda or otherwise attempting to influence legislation and the corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

4. The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to tax on undistributed income imposed by Section 4942 of the Internal Revenue Code or any corresponding provisions of any subsequent federal tax laws.

5. The corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws.

6. The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws.

7. The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws.

8. The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws.

9. Notwithstanding any other provision of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code and Regulations issued pursuant thereto as they now exist or as they may hereafter be amended, or by an organization, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code and the regulations as they now exist or as they may hereafter be amended.

10. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code (or the corresponding provisions of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the circuit court of the county in which the principal office of the corporation is then located exclusively for such purposes or to such organization or organizations, as the Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE V - MEMBERSHIP

The members of the corporation shall consist of those individuals that have an interest in educational opportunities consistent with these Articles.

ARTICLE VI- DIRECTORS AND OFFICERS

1. The affairs of the corporation shall be administered by a Board of Directors consisting of the number of directors determined by the Bylaws, but not less than three (3) directors.

2. Directors of the corporation shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

3. The business of the corporation shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the corporation and shall serve at the pleasure of the Board.

ARTICLE VII - INITIAL REGISTERED AGENT AND ADDRESS

As set forth in the registered agent's written acceptance of his appointment, which is delivered to the Department of State, together with these articles of incorporation, the name and address of the initial registered agent for the Corporation is Rickey L. Farrell, 1597 S.E. Port St. Lucie Boulevard, Port St. Lucie, Florida 34952.

ARTICLE VIII - INCORPORATORS

The names and street addresses of the incorporators are as follows:

Donnelyn Khourie
10799 SW Civic Lane
Port St. Lucie, FL 34987

ARTICLE IX- INITIAL DIRECTORS

Donnelyn Khourie
10799 SW Civic Lane
Port St. Lucie, FL 34987

Cynthia Webster
2603 Cortez Blvd.
Fort Pierce, FL 34981

Mary Grace Achaibar
4515 SW Fireside Circle
Port St. Lucie, FL 34953

ARTICLE X- INITIAL OFFICERS

President- Donnelyn Khourie
Secretary- Mary Grace Achaibar
Treasurer- Cynthia Webster

The undersigned have executed these Articles of Incorporation this 16 day of May, 2019.

Signed:

DONNELYN KHOURIE, Incorporator

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

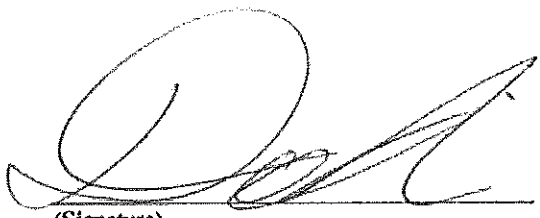
Pursuant to the provisions of Section 617.0501 of the Florida Not For Profit Corporation Act, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement in designating its registered office and registered agent, in the State of Florida.

1. The name of the Corporation is Synergy School of Tomorrow Junior College, Inc.

2. The name and address of the registered agent and office of the Corporation is:

Rickey L. Farrell, Esquire
1597 S.E. Port St. Lucie Boulevard
Port St. Lucie, Florida 34952

Signed:



(Signature)

5-16-19

(Date)

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. IF FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



RICKEY L. FARRELL, ESQUIRE

DUAL ENROLLMENT AGREEMENT

Indian River State College
And
Florida State Christian Academy

Whereas Section (s) 1007.271 (21), **Florida Statutes,** requires state colleges and Florida State Christian Academy to develop comprehensive Dual Enrollment Articulation agreements, **Indian River State College** (IRSC), and Florida State Christian Academy have made the following determinations:

A) Terms of this Agreement shall commence September 1, 2018, or on the last date approved by either party, whichever is later and end August 31, 2019, unless terminated as hereinafter provided.

B) An Annual meeting shall take place between representatives from both institutions to review this Agreement to assure both parties that it continues to serve their mutual interests and provide student opportunities.

C) Either party shall have the right to terminate this Agreement by delivery of the written notice to the other party not less than sixty (60) days prior to the effective date of said termination.

D) The parties to this Agreement recognize that as provided under Section (s) 1007.271 (21), F.S., and SBE Rule 6A-14.064, accelerated mechanisms such as Dual Enrollment/Early College and advanced (college-level) instructional programs for qualified students from the Private Schools enhance learning opportunities and are required to be made available for those students.

E) The parties will adopt an Agreement as provided in Section 1007.271 (21), F.S., and SBE Rule 6A-14.064, including:

   1. College Credit Dual Enrollment
   2. Vocational Credit Dual Enrollment

F) IRSC approved dual enrollment courses offered on a secondary school campus must have a high school instructor who has been interviewed by certified by and approved by Indian River State College. Because the instructor would be a certified IRSC adjunct faculty member, he/she must adhere to the College's rules, regulations, policies, and practices in the same manner as any other IRSC adjunct faculty member. This includes attending an annual meeting, using the departmentally selected learning resources, curriculum, learning outcomes assessments, Learning Management Systems (LMS) and all other requirements as specified by the College.

G) As of Fall 2015 semester, all dual enrollment students must complete IRSC's Dual Enrollment Online New Student Orientation. Dual Enrollment New Student Orientation is required for all new IRSC students and includes information on college policies, procedures, resources, expectations, and other essential items that help support student success. Students who do not complete DE NSO will be unable to register for their dual enrollment classes until this requirement has been met.

H) As of Spring 2016 semester, all new (first-time) dual enrollment Associates in Arts and Associates in Science degree-seeking students must complete SLS 1101 – Student Success during their first semester of dual enrollment or will be ineligible to continue dual enrollment courses in future semesters. Students who have participated in IRSC's dual enrollment program prior to the Spring 2016 semester are encouraged to enroll in the course but are not required to do so. An unweighted high school GPA of 3.0 and a 106 or higher Reading PERT score is needed to participate as a dual enrolled student, however, dual enrollment opportunities will be limited if the student does not score at college levels in all 3 discipline areas. All new (first time) dual enrollment Vocational or Clock hour students are not required to take SLS1101.

NOW, THEREFORE, the parties agree as follows:
ARTICLE I. Ratification of Existing Agreements: All existing dual enrollment agreements between the IRSC and Florida State Christian Academy are hereby modified to conform to the terms of this agreement and the appendices of this document.

ARTICLE II. Program Description: In accordance with Section 1007.271 (21), F.S., SBE Rule 6A-14.064, the dual enrollment program is the enrollment of an eligible secondary student in a postsecondary course creditable toward both high school completion and a career certificate or high school completion and an associate degree. Dual enrollment, an articulated accelerated mechanism offered jointly by the IRSC and Florida State Christian Academy, shall broaden the scope of curricular options available to students and increase the depth of study available for a particular subject by offering college credit and post-secondary vocational courses to eligible high school students as provided in the Dual Enrollment Agreement. Stipulations regarding course content, program requirements, student evaluation, faculty credentials, college environment, and strategic planning for dual enrollment courses are covered in SBE Rule 6A-14.064 adopted by the State Board of Education and included as an appendix to this Agreement, along with the IRSC Dual Enrollment Course list website link.

https://www.irsc.edu/programs/dual-enrollment-for-high-school-students.html - courses.pdf give an up to date approved course list.

Section 1007.271(21), F.S. requires Florida State Christian Academy to "weigh dual enrollment courses the same as advanced placement, International Baccalaureate, and Advanced International Certificate of Education courses when grade point averages are calculated. Alternative grade calculation, weighting systems that discriminate against dual enrollment courses are prohibited."

Course Lists: Any college credit course comprising 3 credits or higher and/or any vocational clock hour course comprising 75 hours or higher that is listed in the State Common Course Numbering System (SCNS) for postsecondary credit can be considered for Dual Enrollment. Courses that meet high school graduation requirements are listed in the DUAL ENROLLMENT COURSE EQUIVALENCY LIST. All high schools shall accept these postsecondary courses toward meeting the requirements of Section 1003.43, F.S.

Physical Education, College Preparatory courses, and private music lessons are excluded from this Agreement. Any changes necessary during the academic year will be mutually agreed upon by the articulation representatives of Indian River State College and Florida State Christian Academy. Approval of courses for dual enrollment does not guarantee applicability toward satisfaction of eligibility requirements for Florida Bright Futures scholarships. Those requirements should be checked with the Bright Futures Office.

Course Credit: According to Section 1007.271 (21), F.S., students who are eligible for dual enrollment shall be permitted to enroll in dual enrollment courses conducted during school hours, after school hours, and during the summer. Students who complete a three (3), four (4), or five (5) credit dual enrollment course at IRSC with a passing grade will earn at least one-half (1/2) credit in the designated subject towards the high school diploma unless credit is otherwise assigned by the DUAL ENROLLMENT EQUIVALENCY LIST.

Advising Services:

1) Dual enrollment students will be assigned an IRSC advisor during their first term of enrollment. They will meet with their advisor to customize a Guided Pathway/Academic Plan based upon their academic and career goals. This plan will then be used by the student and the high school counselor in subsequent semesters to determine appropriate dual enrollment courses to be taken.

2) Dual enrollment students will be able to access their Guided Pathway/Academic Plan online via their My Pioneer Portal, where it can also be utilized to search for available classes each semester.

3) This plan will ensure that dual enrollment students remain "on-track" for a college degree. High school counselors are responsible for ensuring that all applicable high school graduation requirements are met.

4) Dual enrollment students complete the registration process by selecting appropriate college classes, in consultation with their high school counselor and their assigned college advisor, based upon their Guided Pathway/Academic Plans. Upon selection of the classes, they may register online, and submit the Dual Enrollment Registration Form (IRSC68) with appropriate signatures to any IRSC campus. Submission of this form ensures that applicable fees for approved courses are exempted.

Notice to Participate: Students, parents, and school counselors will be notified by IRSC on the opportunities to participate in Dual Enrollment classes by:

1) Providing information sessions to be held at all IRSC campuses during the Spring Semester of each academic year.

2) The Office of Enrollment Management at IRSC, Campus Provost, or other IRSC representatives visiting each high school to provide enrollment support and information to student and the high school guidance counselors.

3) Enrollment Management coordinating efforts to answer questions, provide materials, and direct inquiries from students and parents interested in dual enrollment.

4) Sending students and/or parents a letter informing them of the student options to participate in dual enrollment.

5) Hosting a middle and high school guidance counselor conclave annually to update and inform area high school counselors of dual enrollment opportunities for students as well as other opportunities at IRSC.

Eligibility and Access: Students must meet the following eligibility criteria

1) Be enrolled as a student in a Florida public or nonpublic secondary school (grades 6-12), or in a home education program
2) Have a 3.0 unweighted high school grade point average (GPA) based on four high school credits, in order to enroll in college credit courses, or a 2.0 high school unweighted GPA to enroll in career technical education clock hour dual enrollment courses
3) For college credit courses, achieve a minimum score on the PERT, a common placement test pursuant to Rule 6A-14.064, Florida Administrative Code. Dual enrollment students must score at college level reading to participate in the Dual Enrollment Program. Students may substitute the appropriate scores from a state-approved standardized test (ex. Enhanced ACT or SAT) to qualify for specific college credit dual enrollment courses. Current ACT and SAT scores for college-level readiness are located below and at the following IRSC webpage: http://www.irsc.edu/uploadedFiles/Admissions/assessmentservices/Piacement•Information-For-PERT-CPT-ACT-SAT.pdf

- SAT College Credit Course Placement exams taken after March 1, 2016, require the following:
- A score of 25 or higher on the Writing & Language Subtest and a score of 24 or higher on the Reading subtest for College English Placement
- A score of 24 or higher on the Math subtest for College Math Placement
- SAT College Credit Course Placement exams taken before March 1, 201, require the following:
- A score of 440 or higher on the Reading subtest for College English Placement
- A score of 440 or higher on the Math subtest for College Math Placement
- ACT College Credit Course Placement exams taken before require the following:
- A score of 17 or higher on the English subtest and a score of 19 or higher on the Reading subtest for College English Placement
- A score of 19 or higher on the Math subtest for College Math Placement

(Scores are subject to change based on state-approved standards. Dual enrollment students are encouraged to take PERT exam at local school district sites.)

4) Must complete the Dual Enrollment Program Agreement form (IRSC 508) with all appropriate signatures.

5) Must complete course registration forms with all appropriate signatures. (IRSC 68)

6) Must complete any applicable vocational assessment (i.e. TABE).

7) Meet any additional eligibility criteria specified by the postsecondary institution in the Dual Enrollment Articulation Agreement

8) Cannot be scheduled to graduate from high school prior to the completion of the dual enrollment course

9) Students with a GPA lower than the requirements stated may enroll in dual enrollment classes pending documented justification for approval from Florida State Christian Academy officials and approved by the college representative (Dean Provost, or discipline Department Chair). The decision will be based on high school justification, the academic rigor of the course, placement scores, and another academic history.

10) Students who have accumulated twelve (12) college credit hours and have not yet demonstrated proficiency in all of the basic competency areas of reading writing and mathematics must be advised in writing by Florida State Christian Academy of the

requirements for Associate degree completion and state university admission, including information about future financial aid eligibility and the potential costs of accumulating excessive college credit, as outlined in Section 1009.286 F.S.

Student Support: High school counselors and IRSC's Enrollment & Student Support staff members will work together to ensure that each student meets the academic eligibility requirements for dual enrollment courses. High school guidance counselors are responsible for assisting the student in identifying college courses that also meet high school graduation requirements; see Dual Enrollment Course Offerings on the IRSC Dual Enrollment Page at the college website: https://www.irsc.edu/uploadedFiles/Programs/DualEnrollment/dual-enrollment-courses.pdf

Student Standards of Conduct (as taken from IRSC's Student Handbook): The College looks to its student's as mature individuals at an age of responsibility for their own actions. The following regulations were designed by the students, staff, and faculty in order to ensure compliance with state and county laws and to promote the safe, efficient operation of the College. Violations of these regulations will be referred to the Vice President of Student Affairs for appropriate action, which may include a Student Affairs Committee. Failure to respond to a summons by letter, telephone call, or message delivered by an IRSC employee concerning a matter of conduct is considered a violation of the student code of conduct. (See Administration of Student Discipline)

Board Policy Number 6Hx11-7.24 Student Standards of Conduct - Any student who accepts the privilege of enrollment at Indian River State College is deemed to have given his or her consent to adhere to the policies of the College and the laws of the State of Florida. Students shall conduct themselves in a manner compatible with the College's function as an educational institution.

Student Standards of Conduct are applicable on campus, at off-campus locations or activities, and while using College facilities or equipment. Each student shall assume responsibility for familiarity with College policies and agree to the highest moral and ethical standards of conduct including, but not limited to the following:

- To uphold and abide by all College policies and procedures including those of the Campus Coalition Government;
- To respect each student's right to learn in all educational environments;
- To participate and contribute to class discussions and activities to the best of his or her ability;
- To make responsible use of all College facilities and equipment including electronic communications with faculty, staff, and other students;
- To demonstrate respect towards faculty, staff, administrators, and other persons employed by the College;
- To respect instructor grading policies and to adhere to the highest standards of academic honesty;

- To acknowledge and comply with reasonable requests for student assistance or service by College personnel whenever possible;
- To extend courtesy, integrity, and good citizenship to all individuals at the College;
- To refrain from engaging in activities or conduct that might discredit or disrupt the College or its employees, students, and visitors.

Misconduct for which students are subject to discipline falls into the following categories:

A. Dishonesty, such as cheating, plagiarism, or knowingly furnishing false information to the College.
B. Forgery, alteration, or misuse of College documents, records, or identification.
C. Obstruction or disruption of teaching, research, administration of disciplinary procedures, or other College activities, including its public service functions, or conduct which threatens or endangers the health or safety of any such persons.
D. Theft or damage to property of the College or of a member of the College community or campus visitor.
E. Unauthorized entry to or use of College facilities.
F. Violation of College policies or of campus regulations including campus regulations concerning the registration of student organizations; the use of College facilities; or the time, place, and manner of public expressions.
G. Consumption, use, possession, distribution or involvement with alcohol, illegal drugs or substances, (e.g. heroin, cocaine, LSD, barbiturates, hallucinogen's, narcotics, marijuana) or presence when/ where these substances are being used or consumed.
H. Disorderly conduct or lewd, indecent, or obscene conduct or expression on the College-owned property or at College-supervised functions.
I. Failure to comply with directions of College officials acting in the performance of their duties.
J. Conduct which adversely affects the student's suitability as a member of the academic community. Students who aid others in disciplinary infractions are also subject to disciplinary action.
K. Acts of sexual assault/battery (rape) or other forms of sexual misconduct, including harassment, exploitation, intimidation, or coercion.

<u>IRSC Enrollment & Student Services</u>

1) Make sure dual enrollment students are properly identified as such in the IRSC registration system.
2) Ensure that an individualized student Guided Pathway/Academic Plan is developed and accessible for each dual enrollment student.
3) Provide ongoing advisement to students regarding their progression in College courses and programs.
4) Provide Dual Enrollment students with the use of all of IRSC academic support resources. Students are encouraged to utilize services such as Career & Transfer Center, Academic Support Centers (ASC), and Libraries.

5) Students may also access the IRSC website for detailed information on degrees, programs, and resources.
7) Indian River State College provides reasonable accommodations to students with documented disabilities through the Enrollment & Student Services/Student Accessibility Services Office (SAS). Listed below are some of the services available to eligible students:
    i) Note takers
    ii) Testing Accommodations
    iii) Use of Equipment and Assistive Technology
    iv) Readers
    v) Scribes
    vi) Sign Language Interpreters
    vii) Alternative Text
8) Students must apply to the college and provide appropriate documentation to the SAS office if accommodations are necessary.

Student Records: The parties may provide personally identifiable student records to each other in the performance of this agreement. Such records are provided pursuant to Section 1002.22, F.S., and 20 U.S.C.A. 1232g.
Each party further agrees to comply with Section 1002.22, F.S., and 20 U.S.C.A. 1232g, including but not limited to provisions related to confidentiality, access, consent, the length of retention and security of student records.

Instructional Quality and Evaluation: IRSC shall accept the responsibility for all courses and certification of faculty as prescribed in SBE Rule 6A-14.064 Credit Dual Enrollment and by the Southern Association of Colleges and Schools Commission on College's Principles of Accreditation.

1) In all cases, faculty must meet IRSC faculty credentialing criteria based on SACSCOC Guidelines. These IRSC criteria apply to all faculty teaching post-secondary courses regardless of the physical location of the course is taught
    I. IRSC at the request of high school principal/designee will work together to identify teachers for dual enrollment courses. The adjunct faculty certification process must be completed by August 1st to be eligible to teach for the Fall Semester and by November 1st to be eligible for the Spring Semester. Each prospective teacher must complete the steps of the adjunct faculty certification process. High School site dual enrollment instructors must contact IRSC instructional dean/designee to inquire about additional training sessions required for specific disciplines.
    II. Additional training is required for SLS1101 instructors.

2) Indian River State College, as the postsecondary institution awarding credit, shall ensure that all faculty teaching dual enrollment courses meet these qualifications. All instructors must be certified by IRSC.
3) If the parties agree to utilize instructors employed by Private School, those

instructors shall meet the same IRSC certification qualifications as other instructors employed by the TRUSTEES.

4) IRSC and the Private Schools shall collaborate to ensure full compliance with all IRSC faculty certification procedures and SACSCOC Principles of Accreditation.
5) The President or designee, for the TRUSTEES, shall assign the instructors for all classes offered in accordance with this agreement.
6) A passing grade in a dual enrollment course indicates mastery of the performance standards for the course.
7) Those classes offered in a high school setting will maintain a collegial atmosphere with minimum interruptions in instructional time as established by SBE Rule 6A-14.064.

    I. Florida State Christian Academy may offer up to four (4) dual enrollment courses and four (4) sections of that dual enrollment course at high school site within an academic year. Each additional course must be approved by the Office of Articulation and Partnerships to ensure that sites do not exceed course and section limits.
    II. Secondary Schools must submit course requests to IRSC instructional Deans and/or Provost Office(s) being considered to take place on high school sites. A list of provost/instructional dean contact information is listed in the DE Administration Handbook.

8) IRSC and secondary schools shall collaborate to ensure full compliance with SACSCOC standards regarding the number of college credit courses which may be offered on a high school site prior to seeking Substantive Change approval.

    I. IRSC instructional deans/designee must be granted unrestricted unannounced access to high school dual enrollment classes to observe the quality of instruction.
9) IRSC shall provide all instructors teaching dual enrollment courses with the approved course plans, syllabi, course objectives, learning outcomes assessments, and final exams.
10) All instructors teaching dual enrollment courses shall provide a copy of any modifications to a course syllabus to the appropriate IRSC Department Chair or Academic Dean prior to the start of each term.
11) All adjunct faculty teaching dual enrollment courses shall be provided with electronic access to the IRSC Adjunct Faculty Handbook and IRSC Student Handbook.
12) Secondary schools that do not have a signed dual enrollment agreement with Indian River State College cannot offer a dual enrollment course(s)/labs. Students enrolled in such classes/labs will not receive credit from IRSC.

Responsibilities:

1) Students enrolled in dual enrollment classes in accordance with this Agreement are exempt from payment of registration, matriculation, and laboratory fees.
2) Insurance fees will be paid by the student unless Florida State Christian Academy provides appropriate insurance for coverage.
3) Students and/or Florida State Christian Academy are responsible for transportation to and from dual enrollment classes.
4) The President or designee, for IRSC, shall have the responsibility for the selection of textbook and courses materials in accordance with this Agreement.
5) Florida State Christian Academy will be responsible for providing instructional materials used in courses offered in accordance with this Agreement. The Head of School or designee for Florida State Christian Academy shall establish procedures and conditions for the purchase, resale, and any reimbursement for instructional materials.
6) Florida State Christian Academy shall be responsible for payment of instructors employed by Florida State Christian Academy for courses offered in accordance with this agreement.
7) Class size, locations and time of course offerings will be approved by the President or designee, for the TRUSTEES.
8) Classes held at the high school site will be offered in accordance to Indian River State College's academic calendar and will start and end within the academic period.
9) Academic policies including grading, course withdrawals and repeats, and attendance will be in accordance with the College Catalog for Indian River State College, SBE Rule 6A-14.064.
10) Florida State Christian Academy advisors/counselors and IRSC advisors/counselors will work collaboratively to ensure students' dual enrollment registration eligibility.
11) Students and parents shall sign an acknowledgment of the following college course-level expectations:

    a. Students must register for courses by the deadline established by Florida State Christian Academy. Registration deadlines established by Florida State Christian Academy, however, cannot exceed the last date of registration allowed by IRSC. Florida State Christian Academy without established deadlines shall use IRSC's established deadlines.
    b. Any letter grade below a "C" will not count as credit toward satisfaction of the requirements of SBE Rule 6A-10.030 F.A.C.; however, all grades are calculated into a student's GPA and will appear on the college transcript.
    c. All grades, including "W" for withdrawal, become part of the student's permanent college transcript and may affect subsequent postsecondary admission.

d. College course materials and class discussions may reflect topics not typically included in secondary courses. College courses will not be modified to accommodate variations in student age and/or maturity.
e. Courses will be selected to meet degree/certificate requirements in order to minimize student and state costs for excess hours.
f. Students who withdraw from a course, or fail a course, cannot take additional dual enrollment classes until they have retaken and completed the course, or an alternative course jointly agreed upon by the student and high school guidance counselor, at their own expense or during the summer when no tuition is charged. Dual enrollment students must adhere to all of the College's withdrawal procedures including talking with their instructor before withdrawing from a course.
    i. Students who withdraw/fail a course two consecutive times will only be eligible to attempt dual enrollment courses during the summer semesters until course(s) are successfully completed.
    ii. Dual Enrolled students needing to attempt courses more than once will be required to meet with their IRSC assigned advisor prior to any re-enrollment.
    iii. Dual Enrolled students will be eligible to enroll in a maximum of 12 credits over the summer, with neither Session A nor Session B exceeding 6 credits.

g. At the request of Florida State Christian Academy, students may exceed
60-credits. A request must be made in writing from a Florida State Christian Academy official to IRSC's Vice President of Enrollment & Student Services. Course(s) approved must be creditable toward high school completion and associate degree or certificate.
h. First-time dual enrollment students cannot participate in more than two, 3-credit courses during their first semester. One of the two courses must be SLS 1101 if the student is degree seeking.
i. Florida State Christian Academy must notify IRSC's Vice President of Enrollment & Student Services if one of their participating dual enrollment students has been expelled from his/her secondary school.
j. Indian River State College must notify Florida State Christian Academy if a dual enrollment student is expelled from the College.
k. Dual Enrollment students are expected to contact their instructor if they are having challenges in a specific course. As such, the student, and not a parent or guardian, should address concerns, complaints, and challenges.

11) Grades awarded by IRSC are not subject to change by the BOARD or its representatives, including a "W". State Board Rule 6A-1.09941, F.A.C., *State Uniform Transfer of High School Credits*, establishes uniform procedures related to the high school's acceptance of transfer credit for students in Florida's public schools.

ARTICLE III. Evaluation of the Agreement: This agreement shall be renewed annually unless both parties request a change or termination, in which case a change or termination will be given in writing by either party with sixty (60) days prior to such change or termination taking place. Evaluation of the Agreement will take place throughout the school year and include identifying problems, taking corrective actions, new strategies, and associated costs to implement those strategies. New courses will be added to the *DUAL ENROLLMENT EQUIVALENCY LIST* once approved by the DOE.

This Agreement is subject to all pertinent state and federal laws and regulations of the Department of Education, State of Florida, Title VI and VII of the Civil Rights Act of 1964, and all regulations, rules, and guidelines promulgated thereunder. The parties expressly agree to maintain records in compliance with the Florida Public Records Act subject only to the privacy rights guaranteed by applicable state and federal laws and regulations.

IN WITNESS WHEREOF, the parties have caused this instrument to be signed in their respective names by their proper official, under these official seals, the day and year written below:

THE DISTRICT BOARD OF TRUSTEES
Indian River State College

_____
Jose L. Conrado, Chair

Date: _____

Florida State Christian Academy

_____
Dr. Donnelyn Khourie, Head of Schools

Date: _____

Attest: _____
Edwin R. Massey, Ph.D., President

FLORIDA STATE CHRISTIAN ACADEMY
K-12TH COLLEGE PREPARATORY SCHOOL

SYNERGY School of Tomorrow

Junior College

To Whom it May Concern:

Saint James Christian Academy, also doing business as Florida State Christian Academy and Synergy School of Tomorrow, is a fully accredited K-12 school. The accrediting agencies are listed below:

Florida Coalition of Christian Private Schools Association
Advanced Ed
FHSAA Approved School

Please use the following links to verify the above accreditations:

http://www.fccpsa.org/accreditated%20schools.html

http://www.advanc-ed.org/oasis2/u/par/accreditation/summary?institutionId=59510

Or go to the FCCPSA website as well as Advanced Ed website. Search under accredited schools the name "Saint James Christian Academy."

Our school name is not, nor ever has been "Saint James Academy." That school is not accredited and is no way affiliated with our institution.

If you have any questions, please direct them to Mrs. Tamara Daniel at tamara.daniel@fscak12.com or call (772) 801-5522 or (772) 834-8620.

Sincerely,
Mrs. Tamara Daniel
Principal
Saint James Christian Academy
Florida State Christian Academy
Synergy School of Tomorrow
(772) 801-5522/(772) 834-8620

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "**Agreement**") is made as of March 1, 2019 (the "**Acceptance Date**") by and between THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED ("**Seller**") and ST. JAMES CHRISTIAN ACADEMY, INC., a Florida not for profit corporation ("**Buyer**").

RECITALS:

A. Seller owns the fee simple interest in and to certain real property commonly known as 2810 S. U.S. Hwy 1, Fort Pierce, Florida and consisting of an approximately 4.34-acre parcel of land and an approximately 1.0-acre outparcel.

B. Prior to the Acceptance Date Buyer purchased from a third-party seller certain furniture, fixtures, equipment and other items of personal property located on the Real Property and abandoned by the previous tenant at the Real Property (collectively, the "**Non-Owned Assets**"), which Non-Owned Assets are set forth on Exhibit A-1 attached hereto.

C. By this Agreement, Buyer agrees to purchase the Property (as hereinafter defined) from Seller, and Seller agrees to sell the Property to Buyer, on the terms and conditions hereinafter set forth.

AGREEMENT:

NOW, THEREFORE, in consideration of the covenants and conditions set forth below and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and seller do hereby agree as follows:

ARTICLE I

SALE OF PROPERTY

1.1. PROPERTY. The term "**Property**" as used herein includes (i) all of the land described on Exhibit A attached hereto, together with all privileges, rights, easements and appurtenances belonging to such land, including, without limitation, all right, title and interest, if any, of Seller in and to any streets, alleys, passages and other rights-of-way or appurtenances included in, adjacent to or used in connection with such land, and all mineral and development rights appurtenant to such land (collectively, the "**Real Property**"); (ii) all buildings, structures and other improvements, and all fixtures, systems and facilities owned by Seller and located on the Real Property (the "**Improvements**"), including, without limitation, an approximately 74,090 square foot building and an approximately 3,000 square foot building; (iii) all furniture, fixtures, equipment, machinery and other tangible personal property, if any, owned by Seller and located on or used in connection with the operation of the Real Property (the "**Personal Property**"), but specifically excluding the Non-Owned Assets; (iv) all agreements, contracts and licenses, if any, affecting the Real Property to which Seller is a party; and (v) to the extent transferrable, all of Seller's right, title and interest, if any, in and to all intangible assets of any nature relating to the Real Property, including, without limitation, al of Seller's right, title and interest in any and all (a) warranties and/or guaranties, (b) use, occupancy, building and/or operating licenses, permits, approvals and/or development rights, and (c) plans and specifications (collectively, the "**Intangible Property**"). Seller purchased the Property in an arms-length transaction on October 14, 2016 for a purchase price of Nine Million and 00/100 Dollars ($9,000,000.00), as evidenced by that certain Special Warranty Deed recorded by the Saint Lucie County Clerk of the Superior Court on October 18, 2016 in Book 3922, Page 2922.

1.2. PURCHASE PRICE; DEPOSIT.

1.2.1 DEPOSIT AND ESCROW. The purchase price for the Property is Six Million Two Hundred Thousand and 00/100 Dollars ($6,200,000.00) (the "**Purchase Price**"). Buyer shall, within two (2) business days of the Acceptance Date, deposit earnest money in the amount of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00) into escrow with The Del Toro Law Group, LLC, 73 S.W. Flagler Avenue, Stuart, Florida 34994, Attn: Peter Del Toro, PharmD, Esq., Phone: (772) 252-1951, Email: peter@deltorolawgroup.com) ("**Escrow Holder**") (any and all deposits so made by Buyer with Escrow Holder shall hereafter be referred to as the "**Deposit**"). In the event Buyer does not expect to terminate this Agreement by written notice to Seller and Escrow Holder on or before the expiration of the Due Diligence Period as set forth in this Agreement, then the Deposit shall become nonrefundable to Buyer unless the Closing fails to occur due to a Seller default under this Agreement. The Deposit shall be held in escrow by Escrow Holder in an insured, interest-bearing account. As used herein, reference to the "**Deposit**" shall include all interest, if any, earned on the Deposit.

1.2.2 BALANCE OF PURCHASE PRICE. The balance of the Purchase Price, less the Deposit and any apportionments set forth in Section 6.4 below, shall be paid in full by Buyer at the Closing by wire transfer of immediately available funds as Seller shall direct.

1.2.3 INDEPENDENT CONSIDERATION. Notwithstanding the foregoing, the sum of One Hundred and 00/100 Dollars ($100.00) out of the Deposit shall be deemed to be independent consideration (the "**Independent Consideration**") for the execution of this Agreement by Seller. Such Independent Consideration will, upon any termination of this Agreement prior to Closing, be paid by Escrow Holder to Seller as separate and additional consideration for this Agreement and Seller's agreements and obligations hereunder. The Independent Consideration is deemed earned by Seller as of the Acceptance Date and is non-refundable in all events; provided, however, that if the Closing occurs, such amount will be credited by Seller against the Purchase Price.

ARTICLE II

TITLE AND SURVEY MATTERS

2.1. TITLE COMMITMENT AND SURVEY. Following the Acceptance Date, Buyer shall have the right, at Buyer's sole cost and expense, to (i) order a commitment from Rickey L. Farrell, Attorney at Law, P.A., as title agent for Old Republic National Title Insurance Company (the "**Title Company**") for an owner's title insurance policy with respect to the Property (the "**Title Commitment**"), and/or (ii) obtain a new or updated survey of the Real Property by a licensed surveyor or registered professional engineer (the "**Survey**").

2.1.1 REVIEW OF TITLE COMMITMENT AND SURVEY; OBJECTIONS; APPROVAL OR TERMINATION. On or before the date that is five (5) business days prior to the expiration of the Due Diligence Period, Buyer may deliver to Seller a notice (the "**Objection Notice**") of any matters shown on the Title Commitment and/or the Survey that are not acceptable to Buyer. Buyer's failure to timely deliver the Objection Notice shall be deemed to constitute Buyer's approval of all matters disclosed in the Title Commitment and the Survey. If Buyer timely delivers the Objection Notice, Seller shall have three (3) business days from the receipt of the Objection Notice to notify Buyer in writing whether Seller elects, in its sole discretion, to remove or otherwise cure or endorse over any objections set forth in the Objection Notice on or prior to the Closing ("**Seller Response Notice**"); provided, however, that notwithstanding anything to the contrary contained in this Agreement, Seller shall only be obligated to cure and cause to be removed from record or endorsed over on or prior to the Closing any of the following matters affecting the Property (collectively, "**Seller Encumbrances**"): (a) mortgage or deed of trust liens encumbering fee title to the Property securing indebtedness of Seller to the mortgagee or beneficiary thereof; (b) recorded agreements and other items placed against the Property

due to the actions of Seller or its agents, employees or contractors after the Acceptance Date and that are not otherwise expressly permitted under this Agreement; (c) mechanics' liens against the Property arising from or related to work performed by or on behalf of Seller or its agents, employees or contractors; (d) judgment liens against Seller which are recorded against the Property; and (e) except for non-delinquent real property taxes and special assessments, monetary obligations placed against Seller or the Property. Seller's failure to timely deliver Seller's Response Notice shall be deemed to be Seller's election not to attempt to remove or otherwise cure any objections set forth in the Objection Notice. If Seller elects in Seller's Response Notice (or is deemed to have elected) not to cure any objection(s) set forth in the Objection Notice, then within two (2) business days following such election (or deemed election) by Seller, Buyer may elect, as its sole and exclusive remedy, to either (i) terminate this Agreement, in which event the Deposit shall be returned to Buyer, and thereafter the parties shall have no further rights or obligations hereunder except for those which expressly survive the Closing or earlier termination of this Agreement; or (ii) waive such objection(s) and proceed to Closing without any adjustment of the Purchase Price. If Buyer fails to timely deliver written notice of its election to terminate this Agreement or to waive its prior objection(s) as set forth in this Section 2.1.1 above, then Buyer shall be deemed to have elected to waive its objection(s) as set forth in clause (ii) above.

2.1.2 ADDITIONAL TITLE MATTERS. In addition, Buyer shall have the right to notify Seller of any additional title objections ("**Additional Matters**") that first appear on any updates to the Title Commitment issued after the expiration of the Due Diligence Period, so long as Buyer makes such objections in writing to Seller within two (2) business days after Buyer's receipt of such updated or supplemental Title Commitment ("**Supplemental Commitment**") (but in any event, prior to the Closing). In the event that Buyer delivers written notice to Seller of any Additional Matters set forth in a Supplemental Commitment, the parties shall follow the same procedures set forth in Section 2.1.1 above applicable to any objections set forth in the Objection Notice.

2.1.3 PERMITTED EXCEPTIONS. The following shall be "**Permitted Exceptions**" under this Agreement and deemed consented to by Buyer: (i) all matters affecting the Property expressly disclosed in either the Title Commitment or the Survey that are not timely objected to by Buyer in an Objection Notice or as Additional Matters, or which are waived (or deemed waived) by Buyer, pursuant to Section 2.1.1 above, (ii) non-delinquent real property taxes and special assessments which are due and payable after the Closing Date, and (iii) any matters which would be disclosed by an accurate survey or physical inspection of the Property.

ARTICLE III

BUYER INSPECTIONS; DUE DILIGENCE PERIOD

3.1. ACCESS. Subject to the terms of this Section 3.1, from and after the Acceptance Date through the Closing, Buyer, personally or through its authorized agents or representatives (including, without limitation, architects, engineers, property managers, surveyors, contractors, consultants, lender's representatives and insurance inspectors) ("**Buyer's Agents**"), shall be entitled to make such investigations of the Property (the "**Inspections**") as Buyer deems reasonably necessary or advisable. Buyer shall have the right, as part of the Inspections, to conduct an appraisal, a property condition site assessment and/or a Phase I environmental site assessment, but shall not conduct any invasive or destructive testing (including, without limitation, any Phase II environmental site assessment, soils borings, soil sampling, ground water testing, or invasive sampling of building materials) at the Property without Seller's prior written consent, which consent may be conditioned or withheld in Seller's sole discretion. Prior to conducting any Inspections, whether by Buyer or Buyer's Agents, Buyer shall, at Buyer's sole cost and expense, deliver certificates to Seller evidencing that Buyer and each of Buyer's Agents conducting such Inspections carries commercial general liability insurance from an insurer reasonably acceptable to Seller, in an amount not less than One Million and No/100 Dollars ($1,000,000.00) per occurrence, with an annual aggregate limit of at least Two Million and No/100

Dollars ($2,000,000.00), which insurance shall provide coverage against any claim for personal injury or liability or property damage caused by Buyer or Buyer's Agents in connection with any entry onto the Property by Buyer or Buyer's Agents (including, without limitation, in connection with any Inspections), and which will name Seller as an additional insured under such policy. After performing any Inspections, Buyer shall restore the Property to the condition existing immediately prior to such Inspections and repair any damage to the Property caused thereby. Buyer hereby agrees to keep the Property free from all liens related to or caused by any Inspections, and, except to the extent resulting from the gross negligence or willful misconduct of Seller, Seller's trustees, beneficiaries, agents and employees, and their respective successors and assigns (collectively, "**Seller's Agents**") to indemnify, defend and hold harmless Seller and Seller's Agents from and against any and all claims, actions, losses, liabilities, damages, costs and out-of-pocket expenses (including, without limitation, reasonable attorneys' fees and costs) incurred, suffered by or claimed against Seller and arising out of the Inspections; provided, however, and notwithstanding the foregoing, that Buyer shall not be liable for any pre-existing conditions at the Property, except to the extent that any Inspections exacerbate such pre-existing condition. The provisions of the immediately preceding sentence shall expressly survive the Closing or earlier termination of this Agreement and shall not be subject to the damages limitation set forth in Section 8.1 below.

3.2. DUE DILIGENCE DOCUMENTS. Seller, within five (5) days following the Acceptance Date, shall deliver to Buyer copies of the following items, to the extent in Seller's possession or reasonable control (the "**Due Diligence Documents**"), and Buyer agrees to keep the same confidential and to not disclose the contents thereof to any third party other than Buyer's attorneys, prospective investors or lenders and third party consultants as is necessary to perform its assessment of the Property: (i) Seller's most recent environmental reports relating to the Property; (ii) Seller's most recent commitment or policy of title insurance; (iii) Seller's most recent survey of the Property; (iv) the most recent tax and utility bills relating to the Property; (v) Seller's most recent property condition assessment report; (vi) Seller's most recent zoning report relating to the Property; (vii) any effective service or maintenance contracts relating to the Property; and (viii) any other documents relating to the Property in Seller's possession or reasonable control. Seller makes no representation or warranty whatsoever with respect to the Due Diligence Documents or the contents thereof, other than that, to Seller's actual knowledge, the Due Diligence Documents are true and correct copies of such documents that are in Seller's possession. Buyer shall undertake its own investigation of the Property and shall rely solely thereon in determining whether to proceed with this transaction.

3.3. DUE DILIGENCE PERIOD. Buyer shall have until 5:00 p.m., Pacific Time, on the date which is thirty (30) days after the Acceptance Date (the "**Due Diligence Period**") to review the Due Diligence Documents and to perform its investigations and Inspections of the Property. Prior to the expiration of the Due Diligence Period, Buyer shall have the unilateral right to terminate this Agreement by delivering written notice of such election to Seller and Escrow Holder on or before the expiration of the Due Diligence Period, in which event the Deposit shall be returned to Buyer and thereafter the parties shall have no further rights or obligations hereunder, except for those which expressly survive the Closing or earlier termination of this Agreement. If Buyer fails to timely deliver such written notice to Seller and Escrow Holder, then Buyer shall be deemed to have approved the Due Diligence Documents and the Property and shall be obligated to proceed to the Closing pursuant to the terms of this Agreement.

ARTICLE IV

REPRESENTATIONS AND WARRANTIES

4.1. SELLER'S REPRESENTATIONS AND WARRANTIES; SURVIVAL.

4.1.1 SELLER'S REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to Buyer as follows, each of which are true as of the Acceptance Date and shall be true as of the date of Closing:

4.1.1.1 Seller is a validly formed trust in the state of California. Seller has full power and authority to execute and enter into this Agreement and any documents, instruments (including, without limitation, any deeds or assignments), and other agreements executed and delivered by the parties hereto at or in connection with the Closing (the "**Closing Documents**"), to perform this Agreement and the Closing Documents and to consummate the transactions contemplated hereby. The execution, delivery and performance of this Agreement and the Closing Documents in accordance with their terms will not result in a breach of any of the terms or provisions of or constitute a default under any agreement and/or instrument to which Seller is a party. This Agreement is a valid and binding obligation of Seller, enforceable against Seller in accordance with its terms.

4.1.1.2 Seller is not a "foreign person" within the meaning of Section 1445(f) of the Internal Revenue Code of 1986, as amended.

4.1.1.3 Seller is not a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("**OFAC**") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including, without limitation, the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action.

4.1.1.4 Seller has not (a) made a general assignment for the benefit of creditors, (b) filed any voluntary petition in bankruptcy or suffered the filing of an involuntary petition by Seller's creditors, (c) suffered the appointment of a receiver to take possession of all or substantially all of Seller's assets, (d) suffered the attachment or other judicial seizure of all, or substantially all, of Seller's assets, (e) admitted in writing its inability to pay its debts as they come due, or (f) made an offer of settlement, extension or composition to its creditors generally.

4.1.1.5 There are no effective leases, licenses, or other agreements for use or occupancy of the Property or any portion thereof to which Seller is party.

4.1.1.6 Seller has not received written notice of any actions, suits or other litigation or alternative dispute resolution proceedings pending against Seller or the Property or any portion thereof, and, to Seller's knowledge, there are no threatened actions, suits or proceedings against Seller or the Property or any portion thereof.

4.1.1.7 Seller has not received written notice of any pending condemnation proceedings against the Property or any portion thereof and, to Seller's knowledge, there is no threatened or contemplated condemnation of the Property or any portion thereof.

4.1.1.8 Seller has not received written notice from governmental authorities of any violations of law, municipal or county ordinances, or other legal requirements with respect to the Property.

4.1.1.9 No person or entity, except Buyer, has been granted any purchase options, rights of first refusal to purchase or other purchase rights with respect to the Property.

4.1.1.10 Except as disclosed in the Due Diligence Documents, there are no service contracts affecting the Property to which Seller is a party and which will affect the Property following the Closing Date.

4.1.1.11 The Due Diligence Documents include all notices, reports and/or correspondence relating to the environmental condition of the Property in Seller's possession or control.

4.1.2 SELLER'S KNOWLEDGE. As used herein, the phrase "to Seller's knowledge" or words of similar import shall mean the actual (and not constructive or imputed) knowledge, as of the Effective Date, of Thomas P. Gallagher and Thomas D. Gordon, who are the co-Trustees of Seller, and shall not be construed, by imputation or otherwise, to refer to the knowledge of Seller or any parent, subsidiary or affiliate of Seller or to any other officer, agent, manager, representative or employee of Seller, or to impose upon Thomas P. Gallagher or Thomas D. Gordon any duty to investigate the matter to which such actual knowledge, or the absence thereof, pertains. Notwithstanding anything to the contrary set forth in this Agreement, neither Thomas P. Gallagher or Thomas D. Gordon shall have any personal liability hereunder.

4.1.3 UPDATE AND SURVIVAL. The representations of Seller set forth in Section 4.1.1 above, and any update of such representations shall survive the Closing for a period of twelve (12) months (the "**Survival Period**"); provided, however, that except with respect to fraudulent misrepresentations made by Seller in no event shall Seller's liability after the Closing for a breach of the representations that survive the Closing exceed Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) in the aggregate (the "**Representation Liability Cap**"). No claim for a breach of any representation or warranty of Seller shall be actionable or payable (a) if the breach in question results from or is based on a condition, state of facts or other matter which was actually known to Buyer prior to Closing, and (b) unless a written notice containing a description of the specific nature of such breach shall have been given by Buyer to Seller prior to the expiration of the Survival Period and an action shall have been commenced by Buyer against Seller within the Survival Period.

4.1.4 LIABILITY FOR MISREPRESENTATIONS. If, prior to the Closing, Buyer shall obtain actual knowledge that any representation of Seller shall fail to be true in any material and adverse respect, Buyer's sole remedy shall be to terminate this Agreement by written notice to Seller and Escrow Holder and receive a return of the Deposit and reimbursement from Seller for all actual and reasonable third party, out-of-pocket costs and expenses incurred by Buyer in connection with this transaction, in an amount not to exceed Fifty Thousand and 00/100 Dollars ($50,000.00) (the "**Reimbursement Cap**") (provided that the Reimbursement Cap shall not apply to the extent of any fraudulent misrepresentations made by Seller), and upon such termination by Buyer, this Agreement shall be null and void and of no further force or effect and, except for those provisions expressly stated to survive the termination of this Agreement, neither party shall have any rights or obligations against or to the other. Notwithstanding the foregoing or anything to the contrary set forth herein, Seller shall have the option, but not the obligation, to rescind Buyer's termination of this Agreement and adjourn the Closing for a period not to exceed thirty (30) days beyond the date scheduled for the Closing in order to make such representation true. If the Closing shall take place without Buyer making an objection to an untrue representation of which Buyer has actual knowledge, Buyer shall be deemed to have waived all liability of Seller by reason of such untrue representation. For purposes hereof, a representation or warranty of Seller shall not be deemed to have been breached or defaulted if the representation or warranty is not true and correct in all material respects as of the Closing Date as a result of changed facts or circumstances arising after the date of this Agreement and which is not a result of a breach by Seller of its obligations under this Agreement or any affirmative act of Seller; provided that Buyer shall be entitled to terminate this Agreement in connection with such untrue and incorrect representation or warranty by delivering written notice to Seller and Escrow Holder in the event that such changed facts or circumstances materially and adversely affects the value of the Property or Buyer's intended use of the Property, in which event the Deposit shall be returned to Buyer and thereafter the parties shall have no further rights or obligations hereunder except for those which expressly survive the Closing or earlier termination of this Agreement. For purposes of this Section 4.1.4, Buyer's "knowledge" is deemed to include, without limitation, any and all matters expressly contained in the Due Diligence Documents delivered to Buyer by or on behalf of Seller. The provisions of this Section 4.1.4 shall survive the Closing or earlier termination of this Agreement.

4.2. BUYER'S REPRESENTATIONS AND WARRANTIES. Buyer represents and warrants to Seller as follows, each of which are true as of the Acceptance Date and shall be true as of the date of Closing:

4.2.1 If Buyer is a corporation, limited liability company, partnership or limited partnership, Buyer is duly formed, validly existing and in good standing under the laws of the State of formation. Buyer has full power and authority to execute and enter into this Agreement and the Closing Documents, to perform this Agreement and the Closing Documents and to consummate the transactions contemplated thereby. The execution, delivery and performance of this Agreement and the Closing Documents in accordance with their terms will not result in a breach of any of the terms or provisions of or constitute a default under any agreement and/or instrument to which Buyer is a party. This Agreement is a valid and binding obligation of Buyer, enforceable against Buyer in accordance with its terms.

4.2.2 Buyer is not a person or entity with whom United States persons or entities are restricted from doing business under regulations of OFAC of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including, without limitation, the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental action.

4.2.3 Buyer has not (a) made a general assignment for the benefit of creditors, (b) filed any voluntary petition in bankruptcy or suffered the filing of an involuntary petition by Buyer's creditors, (c) suffered the appointment of a receiver to take possession of all or substantially all of Buyer's assets, (d) suffered the attachment or other judicial seizure of all, or substantially all, of Buyer's assets, (e) admitted in writing its inability to pay its debts as they come due, or (f) made an offer of settlement, extension or composition to its creditors generally.

ARTICLE V

PROPERTY CONVEYED AS-IS

5.1. PROPERTY CONVEYED AS-IS. Buyer acknowledges and agrees that (a) Buyer has, or will have prior to the expiration of the Due Diligence Period, independently examined, inspected, and investigated to the full satisfaction of Buyer, the physical nature and condition of the Property, including, without limitation, its environmental condition, and the income, operating expenses and carrying charges affecting the Property, (b) except for Seller's representations, warranties and covenants as expressly set forth in this Agreement and the Closing Documents, neither Seller nor any agent, member, officer, partner, employee, representative, broker or third party consultant of Seller has made any representation whatsoever regarding the subject matter of this Agreement or any part thereof, including (without limiting the generality of the foregoing) representations as to the physical nature or environmental condition of the Property, the existence or non-existence of petroleum, asbestos, lead paint, fungi, including mold, or other microbial contamination, hazardous substances or wastes, underground or above ground storage tanks or any other environmental hazards on, under or about the Property, the Lease, operating expenses or carrying charges affecting the Property, any due diligence materials delivered to Buyer by, or on behalf of, Seller, the compliance of the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental or quasi-governmental authority or the habitability, merchantability, marketability, profitability, fitness or development of the Property for any purpose, and (c) except as expressly set forth in this Agreement and the Closing Documents, Buyer, in executing, delivering and performing this Agreement, does not rely upon any statement, offering material, operating statement, historical budget, engineering structural report, any environmental reports, information, or representation to whomsoever made or given (including, without limitation, all of the Due Diligence Documents), whether to Buyer or others, whether with respect to the Property and whether directly or indirectly, orally or in writing, made by any person, firm or corporation except as expressly set forth herein and the Closing

Documents, and Buyer acknowledges that any such statement, information, offering material, operating statement, historical budget, report or representation, if any, does not represent or guarantee future performance of the Property. Without limiting the foregoing, but in addition thereto, except for Seller's representations, warranties and covenants as expressly set forth in this Agreement and the Closing Documents, Seller shall deliver, and Buyer shall take, the Property in its "as is" "where is" condition and with all faults on the Closing Date, including without limitation, any notes or notices or violations of law or municipal ordinances, orders or requirements imposed or issued by any governmental or quasi-governmental authority having or asserting jurisdiction, against or affecting the Property and any conditions which may result in violations. The provisions of this Section 5.1 shall survive the Closing or the earlier termination of this Agreement.

5.2. RELEASE. Subject to the express rights and remedies reserved to Buyer in this Agreement, and except with respect to fraud in the inducement by Seller, Buyer hereby waives, releases and forever discharges Seller, its affiliates, subsidiaries, officers, directors, shareholders, employees, independent contractors, partners, representatives, agents, successors and assigns (collectively, the "**Released Parties**"), and each of them, from any and all causes of action, claims, assessments, losses, damages (compensatory, punitive or other), liabilities, obligations, reimbursements, costs and expenses of any kind or nature, actual, contingent, present, future, known or unknown, suspected or unsuspected, including, without limitation, interest, penalties, fines, and attorneys' and experts' fees and expenses, whether caused by, arising from, or premised, in whole or in part, upon Seller's acts or omissions, and notwithstanding that such acts or omissions are negligent or intentional, or premised in whole or in part on any theory of strict or absolute liability, which Buyer, its successors or assigns or any subsequent buyer of the Property may have or incur in any manner or way connected with, arising from, or related to the Property, including without limitation (i) the condition of the Property, or (ii) actual or alleged violations of laws or regulations in connection with the Property and/or any property conditions. Buyer agrees, represents and warrants that the matters released herein are not limited to matters which are known, disclosed, suspected or foreseeable, and Buyer hereby waives any and all rights and benefits which it now has, or in the future may have, conferred upon Buyer by virtue of the provisions of any law which would limit or detract from the foregoing general release of known and unknown claims. The provisions of this Section 5.2 shall survive the Closing or termination of this Agreement.

ARTICLE VI

CLOSING

6.1. CLOSING. The closing of the transaction contemplated by this Agreement (the "**Closing**") shall take place through an escrow with Escrow Holder on date agreed to in writing by the parties hereto which is not more than seventy (70) days after the expiration of the Due Diligence Period (the "**Closing Date**"), as evidenced by the confirmed recording of the Deed (defined below); provided, however, that (i) the Closing shall occur on a business day, and (ii) in no event shall the Closing occur on a Monday.

6.2. SELLER'S CLOSING DELIVERIES. At least one (1) business day prior to the Closing Date, Seller will deposit with Escrow Holder the following items (collectively, "**Seller's Closing Deliveries**"):

6.2.1 A special warranty deed (the "**Deed**"), in the form of Exhibit C attached hereto, duly executed and acknowledged by Seller;

6.2.2 Two (2) counterparts of a general assignment and bill of sale (the "**General Assignment**"), in the form of Exhibit D attached hereto, executed by Seller;

6.2.3 A non-foreign person affidavit as required by Section 1445 of the Internal Revenue Code, executed by Seller;

6.2.4 A certificate of trust in Seller's standard form, duly executed (and, if required to be recorded by the County in which the Property is located, authorized) by Seller;

6.2.5 Any transfer documents required by state or local laws; and

6.2.6 A customary seller's affidavit in the form of Exhibit E attached hereto, executed by Seller, and such other commercially reasonable and customary documents as Escrow Holder may reasonably require of Seller to complete the transaction contemplated by this Agreement.

6.3. BUYER'S CLOSING DELIVERIES. At least one (1) business day prior to the Closing Date (except with respect to the balance of the Purchase Price, which shall be timely delivered to Escrow Holder in order to effectuate the Closing on the Closing Date), Buyer will deposit with Escrow Holder the following items (collectively, "**Buyer's Closing Deliveries**"):

6.3.1 Immediately available federal funds sufficient to pay the balance of the Purchase Price as provided in Section 1.2.2 above;

6.3.2 Two (2) counterparts of the General Assignment, executed by Buyer;

6.3.3 Such evidence or documents as may reasonably be required by Seller and/or the Title Company evidencing the power and authority of the Buyer and the due authority of, and execution and delivery by, any person or persons who are executing any of the documents required in connection with the purchase of the Property by Buyer;

6.3.4 Any transfer documents required by state or local laws; and

6.3.5 Such other commercially reasonable and customary documents as Escrow Holder may reasonably require of Buyer to complete the transaction contemplated by this Agreement.

6.4. CLOSING COSTS, PRORATIONS AND CREDITS.

6.4.1 CLOSING COSTS. Except as otherwise provided herein, Buyer and Seller shall each pay their own legal fees related to the preparation of this Agreement and all documents required to close the transaction contemplated hereby. Buyer shall pay (i) all costs associated with its investigation of the Property, including the cost of the Title Commitment, the Survey and any Inspections; (ii) the title premium attributable to the extended coverage portion of the owner's title policy (if applicable) issued by the Title Company to Buyer at the Closing (the "**Title Policy**"), and the cost of any title endorsements requested by Buyer (other than those required to eliminate any Seller Encumbrances or any objections set forth in the Objection Notice which Seller elected to endorse over, as set forth in Section 2.1.1 above); (iii) all costs (including any title premium) attributable to any lender's titel policy requested by Buyer or its lender in connection with this transaction; and (iv) fifty percent (50%) of all escrow and title charges. Seller shall pay (a) the title premium attributable to the standard coverage portion of the Title Policy and the cost of any title endorsements required to eliminate any Seller Encumbrances or any objections set forth in the Objection Notice which Seller elected to endorse over, as set forth in Section 2.1.1 above; (b) the recording fee for the Deed and any real property transfer taxes; and (c) fifty percent (50%) of all escrow and title charges. All other customary purchase and sale closing costs shall be paid by Seller or Buyer in accordance with the custom in the jurisdiction where the Property is located.

6.4.2 PRORATIONS. Seller and Buyer will prorate, as of 12:01 a.m., Eastern Time, on the Closing Date, any income and expenses from the operation of the Property (including utilities and

property taxes and assessments), except insurance premiums and utility deposits shall not be prorated but shall remain for the account of Seller. For purposes of calculating prorations, Buyer shall be deemed to be in title to the Property, and therefore entitled to the income and responsible for the expenses, for the entire day upon which the Closing occurs. If, at the time of the Closing, the tax rate or the assessed valuation of Property has not been fixed, the apportionment of taxes will be based upon the most recently established tax rate applied to the latest assessed valuation (taking into account the maximum discount for early payment). Seller shall pay all installments of special assessments due and payable prior to the Closing Date and Buyer shall pay all installments of special assessments due and payable on and after the Closing Date that relate to the period from and after the Closing Date. If any expenses (other than taxes) cannot be determined finally as of the Closing, such expenses will be prorated on the best available information. Adjustments to the prorations will be made from time to time after the Closing to take account of final information as to expenses estimated as of the Closing that were not included in the prorations calculated at the Closing, and Buyer or Seller, as applicable, will pay the other on demand such amounts as may be appropriate based on such adjustments, together with interest at ten percent (10%) per annum from the date of demand if such amount remains unpaid more than thirty (30) days after written demand. Any re-proration of expenses must be completed within ninety (90) days after Closing or, in the case of taxes, within ninety (90) days after the 2019 tax bills are issued, and neither Buyer nor Seller will be entitled to request a payment on account of re-prorations after such date.

6.4.3 SURVIVAL. The provisions of this Section 6.4 shall survive the Closing.

ARTICLE VII

ONGOING OPERATIONS

7.1. LEASING ACTIVITIES. Following the Acceptance Date and prior to the Closing Seller shall not enter into any lease or other occupancy agreement for the Property without the prior written consent of Buyer, which consent may be given or withheld in Buyer's sole and absolute discretion.

7.2. SERVICE CONTRACTS. Following the Acceptance Date and prior to the Closing Seller shall not enter into any new service or other contracts or agreements for the operation or maintenance of the Property which would bind the Property or Buyer after the Closing, without the prior written consent of Buyer, which consent may be given or withheld in Buyer's sole and absolute discretion.

7.3. ENCUMBRANCES. Following the Acceptance Date and prior to the Closing Seller shall not, without the prior written consent of Buyer, in Buyer's sole and absolute discretion, sell, mortgage, pledge, encumber, hypothecate or otherwise transfer or dispose of all or any part of the Property or any interest therein, or consent to, approve or otherwise take any action with respect to zoning or any other governmental rules or regulations presently applicable to all or any part of the Property.

ARTICLE VIII

DEFAULT AND TERMINATION

8.1. BUYER DEFAULT. If Buyer shall fail to perform its material obligations under the terms of this Agreement, the parties hereby acknowledge and agreed that the actual amount of damages that would be sustained by Seller as a result of such Buyer default under this Agreement is difficult or impossible to ascertain and that in such event Seller, as its sole and exclusive remedy, may terminate this Agreement and its obligation to complete the transaction contemplated hereby and, upon doing so, will be entitled to receive the entire Deposit as liquidated damages. By placing their initials below, Buyer and Seller acknowledge their agreement to this liquidated damages provision. It is agreed that Seller shall not have any cause of action or claim whatsoever against Buyer because of a default under this Agreement by

Buyer, and Seller's sole and exclusive remedy shall be the receipt of the above-referenced sum as liquidated damages. Payment to Seller of the above-referenced sum is not intended as a forfeiture or penalty, but instead is intended to constitute liquidated damages to Seller.

Buyer's Initials _____ Seller's Initials _____

8.2. SELLER'S DEFAULT. If Seller shall fail to perform its material obligations under the terms of this Agreement, Buyer's sole remedy for such Seller's default shall be to elect either to (i) terminate this Agreement and receive an immediate refund of the Deposit (together with all interest earned thereon) and reimbursement from Seller for all actual and reasonable third-party, out-of-pocket expenses incurred by Buyer in connection with this transaction, in an amount not to exceed the Reimbursement Cap, and upon the making of such refund and reimbursement, this Agreement shall be null and void and of no further force or effect except for those provisions expressly stated to survive the termination of this Agreement, or (ii) commence an action for specific performance, provided that any such action for specific performance may only be commenced within thirty (30) days following the date on which Buyer obtains actual knowledge of such Seller's default, and provided that if specific performance is unavailable due to an act or omission or Seller, then Buyer shall be entitled to pursue a claim for damages against Seller in an amount not to exceed Buyer's actual damages incurred in connection with the transaction contemplated by this Agreement. Buyer's actual damages shall be defined as Buyer's out-of-pocket costs and expenses incurred in pursing the purchase of the Property and shall not include lost profits or incidental or consequential damages. Buyer hereby waives all other rights and remedies that it might have, including but not limited to, the right to sue for damages.

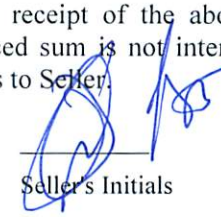
ARTICLE IX

CASUALTY OR CONDEMNATION

9.1. CASUALTY. If the Property is damaged by casualty prior to the Closing, Buyer shall have the option, in Buyer's sole and absolute discretion, to elect either to (i) acquire the Property as is (without reduction in the Purchase Price), plus an assignment from Seller without recourse or credit of any insurance proceeds payable by virtue of such loss or damage, plus a credit for any deductible under said policy and a credit for any uninsured loss; or (ii) terminate this Agreement and receive a refund of the Deposit (together with all interest earned thereon), provided that such right must be exercised within ten (10) days from the earlier to occur of (a) the date Seller provides Buyer with written notice of the loss of the event giving rise to such right, or (b) the date Buyer otherwise obtains actual knowledge of the casualty. Buyer's failure to timely deliver written notice of its election to terminate this Agreement pursuant to clause (ii) of this Section 9.1 shall be deemed to be Buyer's election to proceed with the Closing as set forth in item (i) of this Section 9.1.

9.2. CONDEMNATION. In the event that a condemnation proceeding shall be initiated against any portion of the Real Property prior to the Closing, Buyer shall have the option, in Buyer's sole and absolute discretion, to elect to either (i) acquire the Property as is (without reduction in the Purchase Price), plus an assignment from Seller at Closing of all condemnation proceeds payable as a result of such condemnation, or (ii) terminate this Agreement and receive a refund of the Deposit (together with all interest thereon), provided that such right must be exercised within ten (10) days from the earlier to occur of (a) the date Seller provides Buyer with written notice of the condemnation proceeding, or (b) the date Buyer otherwise obtains actual knowledge of the condemnation proceeding. Buyer's failure to timely deliver written notice of its election to terminate this Agreement pursuant to clause (ii) of this Section 9.2 shall be deemed to be Buyer's election to proceed with the Closing as set forth in item (i) of this Section 9.2.

Buyer, and Seller's sole and exclusive remedy shall be the receipt of the above-referenced sum as liquidated damages. Payment to Seller of the above-referenced sum is not intended as a forfeiture or penalty, but instead is intended to constitute liquidated damages to Seller.



_____ _____

Buyer's Initials Seller's Initials

8.2. SELLER'S DEFAULT. If Seller shall fail to perform its material obligations under the terms of this Agreement, Buyer's sole remedy for such Seller's default shall be to elect either to (i) terminate this Agreement and receive an immediate refund of the Deposit (together with all interest earned thereon) and reimbursement from Seller for all actual and reasonable third-party, out-of-pocket expenses incurred by Buyer in connection with this transaction, in an amount not to exceed the Reimbursement Cap, and upon the making of such refund and reimbursement, this Agreement shall be null and void and of no further force or effect except for those provisions expressly stated to survive the termination of this Agreement, or (ii) commence an action for specific performance, provided that any such action for specific performance may only be commenced within thirty (30) days following the date on which Buyer obtains actual knowledge of such Seller's default, and provided that if specific performance is unavailable due to an act or omission or Seller, then Buyer shall be entitled to pursue a claim for damages against Seller in an amount not to exceed Buyer's actual damages incurred in connection with the transaction contemplated by this Agreement. Buyer's actual damages shall be defined as Buyer's out-of-pocket costs and expenses incurred in pursing the purchase of the Property and shall not include lost profits or incidental or consequential damages. Buyer hereby waives all other rights and remedies that it might have, including but not limited to, the right to sue for damages.

ARTICLE IX

CASUALTY OR CONDEMNATION

9.1. CASUALTY. If the Property is damaged by casualty prior to the Closing, Buyer shall have the option, in Buyer's sole and absolute discretion, to elect either to (i) acquire the Property as is (without reduction in the Purchase Price), plus an assignment from Seller without recourse or credit of any insurance proceeds payable by virtue of such loss or damage, plus a credit for any deductible under said policy and a credit for any uninsured loss; or (ii) terminate this Agreement and receive a refund of the Deposit (together with all interest earned thereon), provided that such right must be exercised within ten (10) days from the earlier to occur of (a) the date Seller provides Buyer with written notice of the loss of the event giving rise to such right, or (b) the date Buyer otherwise obtains actual knowledge of the casualty. Buyer's failure to timely deliver written notice of its election to terminate this Agreement pursuant to clause (ii) of this Section 9.1 shall be deemed to be Buyer's election to proceed with the Closing as set forth in item (i) of this Section 9.1.

9.2. CONDEMNATION. In the event that a condemnation proceeding shall be initiated against any portion of the Real Property prior to the Closing, Buyer shall have the option, in Buyer's sole and absolute discretion, to elect to either (i) acquire the Property as is (without reduction in the Purchase Price), plus an assignment from Seller at Closing of all condemnation proceeds payable as a result of such condemnation, or (ii) terminate this Agreement and receive a refund of the Deposit (together with all interest thereon), provided that such right must be exercised within ten (10) days from the earlier to occur of (a) the date Seller provides Buyer with written notice of the condemnation proceeding, or (b) the date Buyer otherwise obtains actual knowledge of the condemnation proceeding. Buyer's failure to timely deliver written notice of its election to terminate this Agreement pursuant to clause (ii) of this Section 9.2 shall be deemed to be Buyer's election to proceed with the Closing as set forth in item (i) of this Section 9.2.

ARTICLE X

BROKERS

Seller and Buyer represent to each other that neither party has dealt with any broker or real estate consultant other than Commercial Real Estate, LLC ("**Buyer's Broker**") and CBRE ("**Seller's Broker**" and, together with Buyer's Broker, the "**Brokers**") in connection with the transaction contemplated by this Agreement. Seller agrees to pay all fees, commissions or other charges due to Seller's Broker, if, as and when there is a Closing hereunder, pursuant to Seller's separate agreement with Seller's Broker. Seller's Broker shall pay all fees, commissions or other charges due to Buyer's Broker, if, as and when there is a Closing hereunder, pursuant to a separate agreement between Seller's Broker and Buyer's Broker. Seller and Buyer shall indemnify and hold the other free and harmless from and against any liabilities, damages, costs or expenses (including, but not limited to, reasonable attorneys' fees and disbursements) suffered by the indemnified party arising from a misrepresentation or a breach of any covenant made by the indemnifying party pursuant to this Section. The provisions of this Section shall survive the Closing or earlier termination of this Contract.

ARTICLE XI

MISCELLANEOUS

11.1. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein, and it supersedes all prior discussions, understandings or agreements between the parties. All Exhibits and Schedules attached hereto are a part of this Agreement and are incorporated herein by reference.

11.2. SURVIVAL. Subject to Sections 4.1.3 and 6.4.2 of this Agreement, all covenants, undertakings and obligations under this Agreement and all representations and warranties contained in this Agreement will survive the Closing and will not be merged into the Deed or other documents delivered pursuant to this Agreement.

11.3. NO THIRD-PARTY BENEFICIARIES. The parties acknowledge and agree that there are no third-party beneficiaries of this Agreement.

11.4. SUCCESSORS AND PERMITTED ASSIGNS. This Agreement shall be binding and inure to the benefit of the heirs, successors, agents, representatives and assigns of the parties hereto. Buyer shall not assign its interest in this Agreement without Seller's prior written consent, which consent may be withheld by Seller in its sole discretion. Notwithstanding the foregoing or anything to the contrary contained herein, Seller's consent shall not be required in the event Buyer's assignee is a business entity controlled and/or managed by, or under common control with, Buyer; provided that (i) such assignment shall be in writing; (ii) Buyer's obligations under this Agreement shall be assumed in writing by the assignee in form reasonably acceptable to Seller; (iii) a counterpart of the assignment and assumption agreement shall be delivered to Seller no later than the date which is five (5) business days prior to the Closing Date; (iv) any assignee of Buyer shall be in a position to make the representations and warranties of Buyer set forth in Section 4.2 above at the Closing; and (v) Buyer shall remain fully liable with the Assignee for full performance of the Buyer's obligations under this Agreement.

11.5. ATTORNEYS' FEES. If litigation is commenced by Buyer or Seller against the other party in connection with this Agreement or the transaction contemplated hereby, the party prevailing in the litigation will be entitled to collect from the other party the expense (including fees and disbursements of attorneys and other professionals and court costs) incurred in connection with the litigation. Determination of whether a party has prevailed in litigation will be judged against the final settlement offers before trial.

11.6. WAIVER. The excuse or waiver of the performance by a party of any obligation of the other party under this Agreement shall only be effective if evidenced by a written statement signed by the party so excusing or waiving. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by Seller or Buyer of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

11.7. GOVERNING LAW. This Agreement shall be governed by and construed under the internal laws of the State where the Real Property is located, without regard to the principles of conflicts of law.

11.8. NOTICES. All notices or other communications required or provided to be sent by either party shall be in writing and shall be sent by: (i) U.S. Mail, certified mail, return receipt requested; (ii) any nationally known overnight delivery service for next day delivery; (iii) delivered in person; or (iv) e-mail (provided such emailed notice is followed by a hard copy delivered either in accordance with one of the preceding subsections (i) through (iii) above or via regular U.S. Mail, unless such hard copy is waived by reply email from the recipient in response to such notice email), addressed to the parties at the addresses below. Notwithstanding the foregoing or anything to the contrary set forth herein, notices of default under this Agreement shall be delivered by the non-defaulting party to the defaulting party in accordance with one of the preceding subsections (i) through (iii) above and shall not be effective if delivered solely by e-mail.

To Seller:
The Don Levin Trust
1300 W. Olympic Blvd. Suite 770
Los Angeles, California 90064
Attn: Thomas P. Gallagher and Thomas D. Gordon
Email: tomg@dsl-cc.com; tomdg@dsl-cc.com

With a copy to:
Prior to March 15, 2019:

Elkins Kalt Weintraub Reuben Gartside LLP
2049 Century Park East, Suite 2700
Los Angeles, California 90067
Attn: Scott M. Kalt, Esq.
Email: skalt@elkinskalt.com

From and after March 15, 2019:

Elkins Kalt Weintraub Reuben Gartside LLP
10345 Olympic Boulevard
Los Angeles, California 90064
Attn: Scott M. Kalt, Esq.
Email: skalt@elkinskalt.com

To Buyer:
Donnelyn Khourie
Saint James Christian Academy
10799 SW Civic Lane
Port Saint Lucie, FL 34987
Email: Donnelyn.khourie@fscak12.com

With a copy to: Rickey L. Farrell, Attorney at Law, PA
1597 SE Port St. Lucie Boulevard
Port St. Lucie, Florida 34952
Email: rick.farrell@bellsouth.net

Notices on behalf of the respective parties may be given by their attorneys and such notices shall have the same effect as if in fact subscribed by the party on whose behalf it is given. Notwithstanding the foregoing provisions of this Section 11.8, (a) notices sent by U.S. Mail shall be deemed served three (3) days after mailing, (b) notices served by hand delivery shall be deemed served on the date of delivery if delivered at or prior to 5:00 p.m. in the receiving location on a business day and on the next business day if delivered after 5:00 p.m. in the receiving location on a business day or at any time on a non-business day, and (c) notices served by email shall be deemed served when such email is transmitted to the notice address and shall be deemed received on that same day unless given after 5:00 p.m. in the receiving location, in which case such receipt shall be the next business day, or at any time on a non-business day. Notwithstanding anything to the contrary set forth herein, notice(s) which advise the other party of a change of address of the party sending such notice or of such party's attorney, which notice shall not be deemed served until actually received by the party to whom such notice is addressed, or delivery is refused by such party.

11.9. TIME PERIODS. If the time for performance of any obligation hereunder expires on a day that is not a business day, the time for performance shall be extended to the next business day. As used herein, the term "**business day**" means any day other than Saturday, Sunday and any day which is a legal holiday in the State of Florida.

11.10. HEADINGS. The Section headings contained in this Agreement are for convenience of reference only and are not intended to delineate or limit the meaning of any provision of this Agreement or be considered in construing or interpreting the provisions of this Agreement.

11.11. MODIFICATION OF AGREEMENT. No modification of this Agreement shall be deemed effective unless in writing and signed by the party against whom enforcement is sought.

11.12. FURTHER INSTRUMENTS. Each party, promptly upon the request of the other, shall execute and have acknowledged and delivered to the other or to the Escrow Holder, as may be appropriate, any and all further instruments reasonably requested or appropriate to evidence or give effect to the provisions of this Agreement and which are consistent with the provisions of this Agreement. This provision shall survive the Closing.

11.13. CONSTRUCTION OF AGREEMENT. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

11.14. SEVERABILITY. The parties hereto intend and believe that each provision in this Agreement comports with all applicable local, state and federal laws and judicial decisions. However, if any provision in this Agreement is found by a court of law to be in violation of any applicable local, state or federal law, statute, ordinance, administrative or judicial decision, or public policy, or if in any other respect such a court declares any such provision to be illegal, invalid, unlawful, void or unenforceable as written, then it is the intent of all parties hereto that, consistent with and with a view towards preserving the economic and legal arrangements among the parties hereto as expressed in this Agreement, such provision shall be given force and effect to the fullest possible extent, and that the remainder of this Agreement shall be construed as if such illegal, invalid, unlawful, void or unenforceable provision were not contained herein, and that the rights, obligations and interests of the parties under the remainder of this Agreement shall continue in full force and effect.

11.15. SECTION 1031 EXCHANGE. Either party may consummate the purchase or sale of the Property as part of a so-called like kind exchange (an "Exchange") pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, provided that (i) the Closing shall not be delayed or affected by reason of an Exchange nor shall the consummation or accomplishment of any Exchange be a condition precedent or condition subsequent to a party's obligations under this Agreement; (ii) any party desiring an Exchange shall effect its Exchange through an assignment of this Agreement, or its rights under this Agreement, to a qualified intermediary and the other party shall not be required to take an assignment of the purchase agreement for the relinquished or replacement property or be required to acquire or hold title to any real property for purposes of consummating such Exchange; and (iii) the party desiring an Exchange shall pay any additional costs that would not otherwise have been incurred by Buyer or Seller had such party not consummated its purchase or sale through an Exchange. The non-exchanging party shall reasonably cooperate with the exchanging party as necessary or required to effectuate the Exchange. Neither party shall by this agreement or acquiescence to an Exchange desired by the other party (1) have its rights under this Agreement affected or diminished in any manner or (2) be responsible for compliance with or be deemed to have warranted to the other party that such party's Exchange in fact complies with Section 1031 of the Internal Revenue Code of 1986.

11.16. CONFIDENTIALITY. Seller and Buyer hereby covenant and agree that, at all times after the date hereof and prior to the Closing, unless consented to in writing by the other party, no press release or other public disclosure concerning this transaction shall be made, and each party agrees to use its good faith, commercially reasonable efforts to prevent disclosure of this transaction, other than (a) only to the extent necessary, to consultants, contractors, agents, accountants, attorneys, employees, tenants, potential and existing tenants, potential lenders, governmental agencies and affiliates of the parties who are involved in the ordinary course of business with this transaction and prospective investors and lenders, all of which shall be instructed to comply with the nondisclosure provisions hereof; (b) in response to lawful process or subpoena or other valid or enforceable order of a court of competent jurisdiction; and (c) in any filings with governmental authorities required by reason of the transactions provided for herein. Buyer hereby covenants and agrees that, at all times after the date of execution hereof and prior to the Closing, unless consented to in writing by Seller, Buyer will keep in strict confidence, and shall not disclose, the contents of, or Buyer's analysis of the contents of, any documentation made available to Buyer by Seller or any of Seller's agents in connection with this transaction (including, without limitation, any of the Due Diligence Documents), or the content of any appraisal, engineering, environmental or other third party report prepared on behalf of Buyer in connection with its due diligence of the Property and the transaction contemplated by this Agreement, subject to the qualifications set forth in subsections (a), (b), and (c) in the preceding sentence. Nothing herein shall apply to any information that is in the public domain other than as a result of a breach of this Section 11.16.

11.17. COUNTERPARTS. This Agreement may be executed by both parties in counterparts, each of which shall be deemed an original, but all of such counterparts taken together shall constitute one and the same Agreement. Handwritten signatures to this Agreement transmitted by electronic transmission (for example, through use of a Portable Document Format or "PDF" file or through a "JPEG" or other picture format file) shall be valid and effective to bind the party so signing. Each party agrees to promptly deliver to the other party an executed original of this Agreement with its actual signature, but a failure to do so shall not affect the enforceability of this Agreement, it being expressly agreed that each party to this Agreement shall be bound by its own electronically transmitted handwritten signature and shall accept the electronically transmitted handwritten signature of the other party to this Agreement.

11.18. EXCLUSIVE. Seller agrees that it will not negotiate for, nor accept any offers to purchase the Property from any other party during the period commencing on the Acceptance Date and expiring upon the earlier to occur of (i) the date that is ninety (90) days following the Acceptance Date, and (ii) the termination of this Agreement for reasons other than Seller's default.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

SELLER:

THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED

By:_____
Thomas P. Gallagher, Co-Trustee

By:_____
Thomas D. Gordon, Co-Trustee

BUYER:

ST JAMES CHRISTIAN ACADEMY, INC., a Florida not-for-profit corporation

By:_____
Name:_____
Title:_____

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

SELLER:

THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED

By:_____
Thomas P. Gallagher, Co-Trustee

By:_____
Thomas D. Gordon, Co-Trustee

BUYER:

ST JAMES CHRISTIAN ACADEMY, INC., a Florida not-for-profit corporation

By:_____
Name: Donnelyn Khourie
Title: Director / President

CONSENT OF ESCROW HOLDER

The undersigned Escrow Holder hereby agrees to (i) accept the foregoing Agreement, (ii) be Escrow Holder under said Agreement and (iii) be bound by said Agreement in the performance of its duties as Escrow Holder; provided, however, the undersigned shall have no obligations, liability or responsibility under this Consent or otherwise unless and until said Agreement, fully signed by the parties, has been delivered to the undersigned.

THE DEL TORO LAW GROUP, LLC

By:_____
Name: _____
Title: _____

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL I:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTER-LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89° 20' 00" EAST, ALONG SAID QUARTER-SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00° 01' 00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1261.19 FEET; THENCE SOUTH 89° 20' 00" EAST, PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89° 20' 00" EAST, A DISTANCE OF 307.52 FEET; THENCE, SOUTH 00° 40' 00" WEST, A DISTANCE OF 142.00 FEET; THENCE, NORTH 89° 20' 00" WEST PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 306.00 FEET; THENCE, NORTH 00° 03' 00" EAST, ALONG A LINE 83.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 142.01 FEET OF THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PART OF THAT CERTAIN 83 FOOT WIDE STRIP OF LAND, LYING EASTERLY OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL II:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 753.20 FEET TO THE NORTHWEST CORNER OF PARCEL ONE, AS DESCRIBED HEREON; THENCE, SOUTH 89°20'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 343.04 FEET; THENCE, SOUTH 00°40'00" EAST, DEPARTING THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 31.96 FEET TO THE NORTHWEST CORNER OF AN EXISTING TWO-STORY BUILDING AND THE POINT OF BEGINNING;

THENCE, SOUTH 89°19'41" EAST, ALONG THE NORTH FACE OF SAID TWO-STORY BUILDING AND ITS EASTERLY PROLONGATION, A DISTANCE OF 326.62 FEET; THENCE, SOUTH 00°40'36" WEST, ALONG A LINE PARALLEL WITH AND 21.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 166.17 FEET, MORE OR LESS, TO THE NORTHERLY FACE OF AN EXISTING ONE-STORY BUILDING; THENCE, NORTH 89°19'41" WEST, ALONG THE NORTH FACE OF SAID ONE-STORY BUILDING, A DISTANCE OF 21.50 FEET, MORE OR LESS, TO THE EASTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, SOUTH 00°40'36" WEST, ALONG THE EASTERLY FACE OF SAID TWO-STORY BUILDING AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 309.81 FEET; THENCE, SOUTH 89°20'00" EAST, A DISTANCE OF 7.39 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL ONE; THENCE, SOUTH 00°03'00" WEST, ALONG THE EAST LINE OF SAID PARCEL ONE, A DISTANCE OF 142.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE, NORTH 89°20'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL ONE, A DISTANCE OF 261.00 FEET TO THE SOUTHEAST CORNER OF PARCEL A, AS DESCRIBED HEREON; THENCE, NORTH 00°40'00" EAST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 142.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE, NORTH 89°20'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 53.11 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 432.86 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE SOUTHERLY SIDE OF AN EXISTING CONCRETE LOADING DOCK; THENCE, NORTH 89°28'10" WEST, ALONG THE SOUTHERLY FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET; THENCE, NORTH 00°41'10" EAST, A DISTANCE OF 38.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE NORTH SIDE OF SAID CONCRETE LOADING DOCK; THENCE, SOUTH 89°28'10" EAST, ALONG THE NORTH FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET, MORE OR LESS, TO THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 4.86 FEET TO THE NORTHWESTERN CORNER OF SAID TWO-STORY BUILDING AND THE POINT OF BEGINNING.

NOTE: "PARCEL ONE" AND "PARCEL TWO" REFER TO THE PARCELS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 2157, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. "PARCEL A" AND "PARCEL B" REFER TO "THE RESTAURANT PARCEL (A)" AND "SAVINGS & LOAN PARCEL (B)" ALSO DESCRIBED IN THAT WARRANTY DEED.

TOGETHER WITH:

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 576, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 380, PAGE 2398, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 398, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 379, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE APPURTENANT EASEMENTS AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 984, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT A-1

NON-OWNED ASSETS

Virginia College Ft Pierce

Make	Model	Description	Quantity	Price		
		Furniture, Lockers, Shelving				
Global		Plastic Side Chair	282	$ 25.00	$ 7,050.00	
		Laminate Wood Student Work Tables	199	$ 50.00	$ 9,950.00	
		4 DWR Lateral Cabinets	9	$ 75.00	$ 675.00	
		Steno Chairs	330	$ 55.00	$ 18,150.00	
		Chalk Boards	35	$ 15.00	$ 525.00	
		Black Boards	1	$ 15.00	$ 15.00	
		L Shaped Laminated Desk	20	$ 150.00	$ 3,000.00	
		Visual Screen	3	$ 50.00	$ 150.00	
		Cafeteria Round Tables	16	$ 45.00	$ 720.00	
		Cafeteria Fridge	2	$ 75.00	$ 150.00	
		Laminated Desk w Hutch	1	$ 175.00	$ 175.00	
		Computer Tables	71	$ 45.00	$ 3,195.00	
		Library 5 Shelf Book Cases	8	$ 45.00	$ 360.00	
		Upholstered Green Side Chairs	16	$ 50.00	$ 800.00	
		Black 3 Door Lockers	85	$ 30.00	$ 2,550.00	
		Laboratory High Chairs	51	$ 75.00	$ 3,825.00	
		File Cabinets 2 Dwr	2	$ 50.00	$ 100.00	
		File Cabinets 4 Dwr Vertical	25	$ 125.00	$ 3,125.00	
		Book Cases	4	$ 25.00	$ 100.00	
		High Back Exec Chair	13	$ 100.00	$ 1,300.00	
		Total			$ 55,915.00	$ 55,915.00
		Electronics, Printers, Audio Visual				
HP		Desk Top Computers w Screen	179	$ 150.00	$ 26,850.00	
NEC		Overhead Projectors W Screens	27	$ 250.00	$ 6,750.00	
LW		Scientific Micro Scopes Revolution	7	$ 750.00	$ 5,250.00	
LW		Scientific Incubator	1	$ 250.00	$ 250.00	
LW		Scientific Centrifuge	1	$ 400.00	$ 400.00	
Lenovo		Laptop Computers (Reception)	1	$ 250.00	$ 250.00	
Kyocera		Printers FS 2100DN	6	$ 100.00	$ 600.00	
NEC		42" TV	3	$ 75.00	$ 225.00	
		Micro Wave	1	$ 25.00	$ 25.00	
		Sections of Galvanized Shelving 25 x 27	27	$ 50.00	$ 1,350.00	
		File Cabinets 2 Dwr	2	$ 50.00	$ 100.00	
		Podium	5	$ 45.00	$ 225.00	
		Speaker phone	1	$ 75.00	$ 75.00	
					$ 42,350.00	$ 42,350.00
		Cosmetology, Massage Therapy				
		Reception Unit	1	$ 250.00	$ 250.00	
		Upholstered Side Chairs	6	$ 50.00	$ 300.00	
		2 Door Glass Cabinet	1	$ 100.00	$ 100.00	
		Glass Coffee Tables	2	$ 50.00	$ 100.00	
		Upholstered Side Chair	1	$ 50.00	$ 50.00	
		S/S Lamps	2	$ 15.00	$ 30.00	
		Adjustable Upholstered Salon Chairs	20	$ 125.00	$ 2,500.00	
Liberty		Upholstered Adjustable chair W Sink	5	$ 350.00	$ 1,750.00	
Liberty		Salon Chair W Hair Dryer	10	$ 150.00	$ 1,500.00	
CLEO		Upholstered Adjustable Massage Chair W Pedicure Sink	4	$ 1,000.00	$ 4,000.00	
		S/S Garbage Cans	20	$ 15.00	$ 300.00	
		Adjustable Massage Therapy Beds	3	$ 450.00	$ 1,350.00	
		Hot Wax Heaters	3	$ 20.00	$ 60.00	
		Steel 4 Shelf Storage Units	28	$ 50.00	$ 1,400.00	
		HPT Phoenix Super Water Heater	1	$ 2,500.00	$ 2,500.00	
		L shaped Laminate Desk w Hutch	1	$ 150.00	$ 150.00	
		Side Steno Chairs	4	$ 50.00	$ 200.00	
		Black Board	1	$ 10.00	$ 10.00	
		Black Side Chairs and Stools	8	$ 50.00	$ 400.00	
		Portable Ultra Violet Light (Nail Dryer)	1	$ 250.00	$ 250.00	
					$ 17,200.00	$ 17,200.00
		Pharmacy Lab				
		6 Shelf Book Case	9	$ 50.00	$ 450.00	
		Student Work Tables	7	$ 50.00	$ 350.00	
		Steno Chairs	20	$ 55.00	$ 1,100.00	
		Desktop Computers W Screens	5	$ 150.00	$ 750.00	
		Nuair Fume Hood	1	$ 375.00	$ 375.00	
		Stirring Hot Plate	3	$ 25.00	$ 75.00	
		Torbal Mixer	1	$ 25.00	$ 25.00	
		NEC Overhead Projector W Screen	1	$ 250.00	$ 250.00	
		Cabinetry NV	0	$ -	$ -	
		S/S 4 Compartment Sink	1	$ 375.00	$ 375.00	
		S/S Preparation Table	1	$ 250.00	$ 250.00	
					$ 4,000.00	$ 4,000.00
		Hospital Operating Room				
		Haisted Hospital Adjustable Bed	1	$ 750.00	$ 750.00	
		S/S 6 x 4 Tables	3	$ 300.00	$ 900.00	
		Overhead Lamp	1	$ 500.00	$ 500.00	
		S/Garbage Can Holders	3	$ 25.00	$ 75.00	
		Masco Electric Surgical Table #2090L	1	$ 1,500.00	$ 1,500.00	
		Arson Beam Coagulator Mod 6500	1	$ 2,000.00	$ 2,000.00	
		Excel Model 210SF Nitres, Oxygen Unit	1	$ 2,500.00	$ 2,500.00	

Oedema Heat Unit	1	$ 750.00	$ 750.00		
3 Compartment Sink	3	$ 460.00	$ 1,380.00		
Skellon	4	$ 200.00	$ 800.00		
			$ 11,155.00	$	11,155.00
Misc. Supplies					
Supplies Supplies	Lot		$ 450.00		
Cleaning & Maintained Equipment	Lot		$ 450.00		
Uniforms	Lot		$ 300.00		
Ladders	Lot		$ 25.00		
Mops	Lot		$ 25.00		
			$ 1,250.00	$	1,250.00
Main Reception					
Reception Desk	1	$ 500.00	$ 500.00		
Upholstered Chairs	8	$ 50.00	$ 400.00		
Computers & Screens	2	$ 150.00	$ 300.00		
NEC 42" Flat Screen TV	2	$ 50.00	$ 100.00		
Exec Chairs	2	$ 75.00	$ 150.00		
ShoreTel Phone System w/ System	128	$ 75.00	$ 9,600.00		
Main Server Room Routers, Etc.	1	$ 2,800.00	$ 2,800.00		
			$ 13,850.00	$	13,850.00
Books					
Library & Text Books				$	20,000.00
				$	145,720.00
Kitchen Equipment					
		Cost	Insulation	New	
As Per Listing Marked Schedule "A"		$ 415,000.00	$35,000.00	$ 450,000.00	$ 350,000.00
Total Ft Pierce					$ 495,720.00

All Photo Copiers Are Leased
Does not include any Medication or Syringes in the Pharmacy Area
Does not include any Books and Records if any

Item	Qty		Description	Sell Each	Sell Total
	3	ea	1 yr service/labor & 5 yr compressor warranty, standard		
	3	ea	115v/60/1ph, 4.7 amps, 8' cord, NEMA 5-15P		
	3	ea	Left hand hinge		
	3	ea	CASTER SET2IN Casters, 2-1/2", set of 4, for 27" wide models	123.89	371.67
			Extended Total for Item No. 5: **$4,940.37**		
6	3	ea	**PREP WORK TABLE, BAKERS TOP** Advance Tabco Model No. WOODTAB-X Bakers Top Work Table, 1-3/4" thick wood top, 30" wide top, with splash at rear and both sides, 144" long, s/s open base, with side and rear rails only, w/ 4" risers	2,408.10	7,224.30
			Extended Total for Item No. 6: **$7,224.30**		
7	3	ea	**OVERSHELF WITH CHASE** Low Temp Industries, Inc Model No. CUSTOM Single Overshelf Assembly -144" long x 24" wide - 16 ga. stainless steel overshelf - Mounted to top of item 2 and 6 using 1" OD stainless steel vertical tubular supports and 14 ga. stainless steel channels to for attaching to splash on butcher block tops - Provide 14 ga. stainless steel 1 1/2" wide trim strip for installation on top of splashes where they abutt - Provide full length 18 ga. stainless steel electrical chase mounted below overshelf - Chase to be 6" x 6" - Provide four (4) NEMA 5-15 duplex electrical receptables in chase- Chase to have removable access panels on bottom for access to wiring -Provide 18 ga. stainless steel vertical electrical chase on end of each table assembly, item 2 and 6 - Provide two (2) NEMA 5-20 recept in vertical chase as shown-One chase to have additional receptacle for item 12,Proofer	1,512.72	4,538.16
			Extended Total for Item No. 7: **$4,538.16**		
8	3	ea	**POT RACK, WALL-MOUNTED** Advance Tabco Model No. SW-72 Pot Rack, wall-mounted, double bar design, 72" long, with 18 plated double hooks, constructed of 1/4" x 2" stainless steel	455.63	1,366.89
			Extended Total for Item No. 8: **$1,366.89**		
9	2	ea	**EQUIPMENT STAND, FOR MIXER SLICER** Advance Tabco Model No. SAG-MT-302 Equipment Stand with adjustable undershelf, 24" x 30", 24" high, stainless top, legs, and undershelf	350.17	700.34
			Extended Total for Item No. 9: **$700.34**		
10	2	ea	**SINK, HAND** Krowne Metal Model No. HS-9 Packed: each Space Saver Hand Sink, 12" x 16-1/4" OA, wall mount with bracket, 10" wide x 14" x 6" deep compartment, splash-mount gooseneck faucet, 1-1/2" drain, stainless steel construction	91.29	182.58

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description		Sell Each	Sell Total
	2	ea	H-107 Side Splashes for hand sink, pair		134.60	269.20
			Extended Total for Item No. 10:	**$451.78**		
11	2	ea	**FOOD MIXER** Berkel Model No. FMS10-U1Y1 Mixer, Bench, 10-qt. capacity, five-speed drive w/15 min. timer, #12 hub, painted finish, removable bowl guard w/ingredient chute, s/s bowl, beater, whip & dough hook, cord & plug, with hub, 1 HP, 100-120v/50/60/1-ph, 11 amps			Existing
	2	ea	1 year parts, service & travel warranty (excluding wear items), std.			
12	1	ea	**CABINET, MOBILE PROOFER** Metro Model No. C519-PFC-U Packed: each C5™ 1 Series Proofing Cabinet, mobile, full height, non-insulated, clear polycarbonate door, removable bottom mount control module, thermostat to 190ºF, universal wire slides on 3" centers, adjustable on 1-1/2" increments, (18) 18" x 26" or (34) 12" x 20" x 2-1/2" pan capacity, 5" casters, aluminum, 120v/60/1, 1440 watts, 12 amps, NEMA 5-15P, UL, CUL, NSF		2,110.82	2,110.82
			Extended Total for Item No. 12:	**$2,110.82**		
13	1	ea	**EXHAUST HOOD** Larkin Model No. EO-BR 19' 1" x 60" x 24" (EXHAUST ONLY-BACK RETURN) WALL STYLE - 430 STAINLESS STEEL - WHERE EXPOSED HOOD IS 2 SECTIONS, END TO END SECTION 1 OF HOOD 5 9' 7" x 60" x 24" WEIGHT: 525lbs 450 Degree ETL Label (no charbroiler) 2 Prewired Incandescent Light(s) 1 13X13 Exhaust Collar(s) For Top Loose 1 24X6 Supply Collar W/O Damper Loose 1 115"X6" BACK RETURN PLENUM 1 3" Back Stand-Off Mounted (Stand-Off Adds to Width of Hood) 1 Need Height S/S Ceiling Skirt 1 115X78 S/S Back Wall Splash Panel 1 Ansul Piping 1 Heat Sensor Mounted In Hood 1 Heat Sensor Mounted In Hood 1 Stainless Steel Baffle Filters CFM REQUIREMENT: EXHAUST: 1920 CFMS @ .500 S.P. NOTE.....: S.P. Calculations Include Hood, Filters, and up to 8' of Straight Exhaust Duct. SUPPLY: 1536 CFMS @ .125 S.P. NOTE.....: S.P. Calculations Include Hood and up to 20' of Straight Supply Duct. 9' 6" x 60" x 24" WEIGHT: 525lbs 450 Degree ETL Label (no charbroiler) 2 Prewired Incandescent Light(s) 1 13X13 Exhaust Collar(s) For Top Loose 1 24X6 Supply Collar W/O Damper Loose 1 126"X6" BACK RETURN PLENUM 1 Need Height S/S Ceiling Skirt 1 126X78 S/S Back Wall Splash Panel		16,013.75	16,013.75

Item	Qty		Description	Sell Each	Sell Total
			1 *Hood Mounted Ansul R-102 Wet System RH-END (Fire Cabinet Adds 12" to Length of Hood) 1 Including up to 2" Mechanical Gas Valve 1 Chrome Sleeves for Piping 1 Automatic Fan Controll System With Energy Saver (Wall Mount) A Fully Modulating Energy Saving System 1 Stainless Steel Baffle Filters CFM REQUIREMENT: EXHAUST: 1900 CFMS @ .500 S.P. NOTE.....: S.P. Calculations Include Hood, Filters, and up to 8' of Straight Exhaust Duct. SUPPLY: 1520 CFMS @ .125 S.P. NOTE.....: S.P. Calculations Include Hood and up to 20' of Straight Supply Duct. **Extended Total for Item No. 13: $16,013.75**		
13.1	1	ea	**CONTROL PANEL COVER** Larkin Model No. CUSTOM Stainless Steel chase to cover control panel. **Extended Total for Item No. 13.1: $82.80**	82.80	82.80
14	2	ea	**RANGE, GAS, HEAVY DUTY, 36"**  Vulcan Model No. V4B36B V Series Heavy Duty Range, 36", Gas, (4) 33,000 BTU open burners, cast iron grates, storage base w/cabinet doors, stainless steel front, front top ledge, sides, base, burner box & stub back, 132,000 BTU, 6" adjustable legs, CSA, NSF	3,977.62	7,955.24
	2	ea	1 year limited parts & labor warranty, standard		
	2	ea	1-1/4" rear gas connection, standard		
	2	ea	Rear gas connection: cap and cover, both ends		
	2	ea	Gas type to be specified		
	2	ea	PRREGN-3/4 3/4" NPT pressure regulator w/reducer (Natural gas)	80.09	160.18
	2	ea	CASTERS RR4 Casters (set of 4)	235.81	471.62
			Extended Total for Item No. 14: $8,587.04		
14.1	2	ea	**SAFETY SYSTEM MOVEABLE GAS CONNECTOR**  Dormont Manufacturing Model No. 1675KIT48PS Packed: each Safety System Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, 1 SnapFast™ QD, 1 full port valve, (2) 90° elbows, 1 pair Safety-Set™ with adhesive foam tape and hardware mounting options, coiled restraining cable with hardware, limited lifetime warranty **Extended Total for Item No. 14.1: $362.36**	181.18	362.36
15	1	ea	**OVEN, DECK-TYPE, ELECTRIC** Gemini Bakery Model No. DC43 Sveba Dahlen Oven, electric, deck-type, (4) single decks, 3 pan cap., 64.25"W x 32.25"D x 6.5" H deck, individual controls for top, bottom & front heat w/60 min. timer per deck, aluminized steel interior, double glazed window, s/s front and sides	37,892.50	37,892.50
	1	ea	480v/60/3-ph, 51.2 kw, 61.65 amps, heater elements, contact factory for electrical load information, std.		
	1	ea	115v/60/1-ph, 15 amps, controls, contact factory for electrical load information, std		

Item	Qty		Description	Sell Each	Sell Total
	4	ea	Stone hearth, per deck		
	4	ea	NOTE: Must specify quantity & location of decks to have stone hearths		
	4	ea	Self-generating steam system including distribution & controls (add 2 kw/5 amps each) per deck		
	1	ea	Steam trap & piping, required, per oven		
	1	ea	Casters (set of 4), std		
	1	ea	Separate crating is required		
	1	ea	Note: Genie or Forklift required to lift the oven up and on to its casters for all Deck Ovens		
	1	ea	Supervision of installation and start up for all NOT pre-assembled ovens (net)	1,840.00	1,840.00
			Extended Total for Item No. 15: $39,732.50		
15.1	1	ea	**WATER FILTER ASSEMBLY** Everpure Model No. EV9797-20 Packed: each SR-X Scale Inhibitor, Feeder & Deliming System, inhibits limescale build up in steamers, housing converts ScaleKleen feeder for periodic delimings, includes SR-X 10" clear housing, 1 SS-10 cartridge, dip tube assy, (1) 2.2 lb. package of ScaleKleen	162.73	162.73
			Extended Total for Item No. 15.1: $162.73		
15.2	1	ea	**WATER HOSE** T & S Brass Model No. HW-4B-72VB Packed: each Water Hose, with quick disconnect, vacuum breaker, 3/8" diameter, 72" long	176.64	176.64
			Extended Total for Item No. 15.2: $176.64		
15.3	1	ea	**GAS VALVES & FITTINGS** Dormont Manufacturing Model No. RDC48 Restraining Device for 48" Connectors	12.11	12.11
	1	st	PS Safety-Set, equipment placement system for all caster-mounted equipment, allows percise, consistent equipment placement under the fire supression and ventilation systems, satisfies NFPA codes 17A (5.6.4) and 96 (12.1.2.3), Includes two (2) units and both adhesive foam tape and hardware pack as optional installation methods	35.86	35.86
			Extended Total for Item No. 15.3: $47.97		
16	1	ea	**STEAMER, CONVECTION COUNTERTOP** Cleveland Range Model No. 21CET16 Packed: each Steamcraft® Ultra 5 Convection Steamer, electric, Countertop, 1 compartment, (5) 12 x 20 x 2-1/2" pans/compartment capacity, automatic water level and generator drain controls with 60-minute mechanical timer and bypass switch for constant steaming, stainless steel construction, 16 kW	4,096.88	4,096.88
	1	ea	One year limited warranty, standard		
	1	ea	9797-50CT CT KLEENSTEAM® Filter System for counter top steamers, (1) 4CB5 5 micron carbon block (9617-11), (1) SS10 Scalestick cartridge (9799-0201) & (2) ScaleKleen 7.0 oz. packets (9796-20) (note: two are needed for double stack applications), for counter steamers only	296.13	296.13
	1	ea	(VOS2) 440-480v/60/3-ph, 18.2 amps, 3-wire	169.63	169.63

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description		Sell Each	Sell Total
	1	ea	SCS1 Steam shut-off switch, single compartment		135.13	135.13
	1	ea	UNISTAND34 (P/N 111721) Equipment Stand, 34" H, stainless steel		560.63	560.63
	1	ea	POSK Pull-Out Shelf Kit		138.00	138.00
	1	ea	URK Pan Rack Kit		103.50	103.50
			Extended Total for Item No. 16:	**$5,499.90**		
17	1	ea	**OVERSHELF, WALL-MOUNTED** Advance Tabco Model No. WS-12-48 Shelf, wall-mounted, stainless steel, 12" wide, 4 feet long		159.13	159.13
			Extended Total for Item No. 17:	**$159.13**		
18	1	ea	**MARBLE TOP TABLE** Low Temp Industries, Inc Model No. CUSTOM 48" x 30" - Marble Top; Splash at rear; Turn Down at Free Edge; Open Base - No Undershelf		1,475.00	1,475.00
			Extended Total for Item No. 18:	**$1,475.00**		
19	1	ea	**BATCH FREEZER, ICE CREAM/YOGURT** Taylor Co. Model No. 104 Batch Ice Cream Freezer, counter model, air-cooled self-contained refrigeration system, 3qt. freezing cylinder, automatic timer control, funnel, s/s finish, (1) 2,500 BTU/hr compressor, R404A, 1hp motor (Go to the Taylor web site link to locate your distributor for pricing & warranty information)		6,367.84	6,367.84
	1	ea	208-230v/60/1ph, 15 amps			
			Extended Total for Item No. 19:	**$6,367.84**		
19.1	1	ea	**EQUIPMENT STAND, FOR MIXER SLICER** Advance Tabco Model No. SAG-MT-302 Equipment Stand with adjustable undershelf, 24" x 30", 24" high, stainless top, legs, and undershelf		350.17	350.17
	1	st	TA-25 Casters, 5", swivel, with rubber wheels (set of 4; 2 with brakes)		125.49	125.49
			Extended Total for Item No. 19.1:	**$475.66**		
20			Spare Number			Spare
21	1	ea	**SINK, ONE (1) COMPARTMENT** Advance Tabco Model No. 94-1-24 Regaline Sink, one compartment, 20" front-to-back x 16" W compartment, 14" deep, with 11" high splash, s/s open frame base, boxed crossrails, s/s bullet feet, 14/304 stainless steel, overall 27" F/B x 25" L/R		1,179.04	1,179.04
			Extended Total for Item No. 21:	**$1,179.04**		

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description	Sell Each	Sell Total
21.1	1	ea	**FAUCET** T & S Brass Model No. B-0231 Packed: each Sink Mixing Faucet, with 12" swing nozzle, wall mounted, 8" centers on sink faucet with 1/2" IPS eccentric flanged female inlets, lever handles	113.44	113.44
	1	ea	B-0230-K Installation Kit, 1/2" NPT nipple, lock nut and washer, short E1-1/2" NPT female x male	25.56	25.56
			Extended Total for Item No. 21.1: $139.00		
22	1	ea	**WALK-IN COOLER** Kolpak Model No. CUSTOM 8'-8.5" x 8'-8.5" x 8'-6.25"; 4" Walls, 4" Ceilings, 4" Floor Application Floor Application: 4" (high) Vinyl Screed Interior Wall Finish: 26 GA Embossed Galvalume Interior Ceiling Finish 26 GA Embossed Galvalume Standard Door: 4 x 34 (Std) x 78 LH Walk-In door located Center Standard on Left Wall. Recessed 0" with 0" Leveling Sand and 0" Tile & Grout. Frame = 26 GA Embossed Galvalume / 26 GA Embossed Galvalume Plug = 26 GA Embossed Galvalume / 26 GA Embossed Galvalume **Extended Total for Item No. 22: $6,034.05**	6,034.05	6,034.05
23	1	ea	**EVPAPORATOR COIL** Kolpak Model No. CUSTOM Included with item # 24		
24	1	ea	**COOLER CONDNESER UNIT** Kolpak Model No. CUSTOM 1 HP, Medium Temp, Pre-Charged Lines, Air Cooled, Hermetic, Outdoor OP, Refrigerant R404A, Warranty Included Voltage: Condensing Unit 208/230-60-1, Evaporator(115 / 1) Amps: Condensing Unit 7.8, Evaporator 2.1 Accessories: (1) 40' Pre-Charged Lines (1) Medium Temp Time Clock - 115V (PCL and PR) **Extended Total for Item No. 24: $4,151.50**	4,151.50	4,151.50
25	4	ea	**SHELVING, WIRE** Metro Model No. 2448NK3 Packed: each Super Erecta® Shelf, wire, 24" W, 48" L, plastic split sleeves are included in each carton, Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection, NSF	46.69	186.76
	8	ea	74PK3 Super Erecta® SiteSelect™ Post, 74-5/8" H, adjustable leveling bolt, posts are grooved at 1" increments and numbered at 2" increments, double grooved every 8", Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection	12.08	96.64
	4	ea	2442NK3 Super Erecta® Shelf, wire, 24" W, 42" L, plastic split sleeves are included in each carton, Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection, NSF	46.69	186.76
			Extended Total for Item No. 25: $470.16		

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description	Sell Each	Sell Total
	12	ea	74PK3 Super Erecta® SiteSelect™ Post, 74-5/8" H, adjustable leveling bolt, posts are grooved at 1" increments and numbered at 2" increments, double grooved every 8", Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection	12.08	144.96
	4	ea	2442NK3 Super Erecta® Shelf, wire, 24" W, 42" L, plastic split sleeves are included in each carton, Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection, NSF	46.69	186.76
			Extended Total for Item No. 31: **$774.44**		
32	4	ea	**BUN PAN RACK, MOBILE** Win-Holt Equipment Group Model No. ADE1820B/KDA Packed: each Mobile Pan Rack, full height, open sides, (20) 18"x26" pan capacity, with angle slides on 3" centers, all welded aluminum construction, end loading, 69" high, 5" polyurethane swivel casters, NSF, shipped KD	176.47	705.88
			Extended Total for Item No. 32: **$705.88**		
33	1	ea	**WALK-IN FREEZER** Kolpak Model No. CUSTOM 7'-7" x 8'-8.5" x 8'-6.25"; 4" Walls, 4" Ceilings, 4" Floor Application Floor Application: .100 Smooth Aluminum Interior Wall Finish: 26 GA Embossed Galvalume Interior Ceiling Finish 26 GA Embossed Galvalume Standard Door: 4 x 34 (Std) x 78 LH Walk-In door located Center Standard on Front Wall. Recessed 0" with 0" Leveling Sand and 0" Tile & Grout. Frame = 26 GA Embossed Galvalume / 26 GA Embossed Galvalume Plug = 26 GA Embossed Galvalume / 26 GA Embossed Galvalume. INCLUDED WITH ITEM # 28		
34	1	ea	**EVPAPORATOR COIL** Kolpak Model No. CUSTOM Included with item # 35		
35	1	ea	**FREEZER CONDNESER UNIT** Kolpak Model No. PCL1199LOP 2HP, Low Temp, Pre-Charged Lines, Air Cooled, Hermetic, Outdoor OP, Refrigerant R404A, Warranty Included Voltage: Condensing Unit 208/230-60-1, Evaporator(208 / 1) Amps: Condensing Unit 12.8, Evaporator 8.7 Accessories: (1) 40' Pre-Charged Lines	5,089.90	5,089.90
			Extended Total for Item No. 35: **$5,089.90**		
36	1	ea	**DUNNAGE RACK, TUBULAR** New Age Model No. 2052 Packed: each Dunnage Rack, square bar, 1-tier, 20"W x 30"L x 12"H, all welded aluminum construction, weight capacity 3000 lbs., NSF	90.85	90.85
	1	ea	Lifetime warranty against rust & corrosion, 5 year construction warranty, std.		
	1	ea	All New Age products are made in the USA		
			Extended Total for Item No. 36: **$90.85**		

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description	Sell Each	Sell Total
37	8	ea	**SHELVING, WIRE** Metro Model No. 2148NK3 Packed: each Super Erecta® Shelf, wire, 21" W, 48" L, plastic split sleeves are included in each carton, Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection, NSF	41.66	333.28
	8	ea	2142NK3 Super Erecta® Shelf, wire, 21" W, 42" L, plastic split sleeves are included in each carton, Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection, NSF	41.66	333.28
	16	ea	74PK3 Super Erecta® SiteSelect™ Post, 74-5/8" H, adjustable leveling bolt, posts are grooved at 1" increments and numbered at 2" increments, double grooved every 8", Metroseal 3 epoxy coated corrosion-resistant finish with Microban® antimicrobial protection	12.08	193.28
			Extended Total for Item No. 37: $859.84		
38	8	ea	**WORK TABLE** Low Temp Industries, Inc Model No. CUSTOM 6' x 30" - Splash at Rear; Turn Down at Free Edge; (2) Receptacle; (1) Drawer; Open Base to Allow for Undercounter Refrigerator; Undershelf - where Specified 1 5/8" OD stainless steel legs and crossrails where open to floor for item 39 -Provide partial lower shelf on remainder of table - Other table to be provided with 18 ga. stainless steel reinforced lower shelf full length, welded to legs - Provide two (2) stainless steel drawer pans mounted in a stainless steel fully enclosed housing with double pan drawer front, integral formed hand pull and rubber stops - Provide cylinder locks for each drawer - Drawers to be located as shown on drawing - Provisions in top of table for installation of item 41, Overshelf - Provide two (2) pedistal type double face electrical receptacles - No wiring -	1,304.10	10,432.80
			Extended Total for Item No. 38: $10,432.80		
39	8	ea	**REFRIGERATOR, UNDERCOUNTER, REACH-IN** Traulsen Model No. UHT27-L Dealer's Choice Compact Undercounter Refrigerator, 27"W, one-section, reach-in, s/s exterior top, sides & door, hinged left, anodized aluminum interior, galvanized exterior back & bottom, rear-mounted self-contained refrigeration, 1/6 Hp	1,522.90	12,183.20
	8	ea	1 yr service/labor & 5 yr compressor warranty, standard		
	8	ea	115v/60/1ph, 4.7 amps, 8' cord, NEMA 5-15P		
	8	ea	Left hand hinge		
	8	ea	CASTER SET2IN Casters, 2-1/2", set of 4, for 27" wide models	123.89	991.12
			Extended Total for Item No. 39: $13,174.32		
40	1	ea	**FREEZER, REACH-IN** Traulsen Model No. G12000 Dealer's Choice Freezer, Reach-in, One-Section, self-contained refrigeration w/Microprocessor control, s/s front & half height doors (hinged right), anodized aluminum sides & interior, (3) epoxy coated shelves (factory installed), 6" high casters, UL & NSF listed	3,272.67	3,272.67
	1	ea	115v/60/1ph, 9.5 amps, NEMA 5-15P, standard		
	1	ea	1 yr service/labor & 5 yr compressor warranty, standard		

Item	Qty		Description	Sell Each	Sell Total
	1	ea	G1ACC-TK2 Set of 2 pairs #4 type tray slides, for all single section G-series models (with pilasters)	245.68	245.68
	1	ea	ASSEMBLY LOUVER SECTION Part SK-500-70002-00 Assembly Lover 1 section	91.47	91.47
			Extended Total for Item No. 40: $3,609.82		
41	8	ea	**OVERSHELF**	398.80	3,190.40
			Low Temp Industries, Inc Model No. CUSTOM		
			78" long x 24" wide -16 ga. stainless steel table mounted overshelf - Mounted to top of item 38 and 42 using 1" OD stainless steel vertical tubular supports		
			Extended Total for Item No. 41: $3,190.40		
42	8	ea	**WORK TABLE**	1,304.10	10,432.80
			Low Temp Industries, Inc Model No. CUSTOM		
			6' x 30" - Splash at Rear; Turn Down at Free Edge; (2) Receptacle; (1) Drawer; Undershelf - where Specified 1 5/8" OD stainless steel legs and crossrails where open to floor for item 39 -Provide partial lower shelf on remainder of table - Other table to be provided with 18 ga. stainless steel reinforced lower shelf full length, welded to legs - Provide two (2) stainless steel drawer pans mounted in a stainless steel fully enclosed housing with double pan drawer front, integral formed hand pull and rubber stops - Provide cylinder locks for each drawer - Drawers to be located as shown on drawing - Provisions in top of table for installation of item 41, Overshelf - Provide two (2) pedistal type double face electrical receptacles - No wiring -		
			Extended Total for Item No. 42: $10,432.80		
43	2	ea	**SINK, HAND**	91.29	182.58
			Krowne Metal Model No. HS-9 Packed: each		
			Space Saver Hand Sink, 12" x 16-1/4" OA, wall mount with bracket, 10" wide x 14" x 6" deep compartment, splash-mount gooseneck faucet, 1-1/2" drain, stainless steel construction		
	2	ea	H-107 Side Splashes for hand sink, pair	134.60	269.20
			Extended Total for Item No. 43: $451.78		
44	4	ea	**FRYER, FLOOR MODEL, GAS, FULL POT**	4,691.72	18,766.88
			Vulcan Model No. VFRY18 V Series Heavy Duty Range Match Fryer, gas, 18", 120,000 BTU, 45-50 pound fat capacity		
	4	ea	1 year limited parts & labor warranty, standard		
	4	ea	ZZVULGSC0114R 1-1/4" rear gas connection		
	4	ea	ZZVUL34LPGASA01 3/4" NPT pressure regulator (Natural gas)	63.40	253.60
	4	ea	ZZVULCANCCAPB01 Cap and cover both left and right		
	4	ea	VFR122B 18"W x 22"H Fryer riser, for dump station with basket hanger, for fryer	625.56	2,502.24
	4	ea	1 year limited parts & labor, 5 year limited fry tank warranty, standard		
	4	ea	Natural gas, specify elevation if over 2,000 ft.		
	4	ea	Controls voltage: 120v/60/1, NEMA 5-15P, standard		
	4	ea	3/4" rear gas connection, standard		

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description	Sell Each	Sell Total
	4	ea	Rear gas connection: cap and cover location to be specified		
	4	ea	VSPGARD FRYER Removable Splash Guard, 10", stainless steel, for fryer	143.71	574.84
	4	ea	COVER 1GR45F Tank Cover, stainless steel, for GR45	139.48	557.92
	4	ea	CASTERS 6" casters	211.34	845.36
			Extended Total for Item No. 44: **$23,500.84**		
44.1	4	ea	**SAFETY SYSTEM MOVEABLE GAS CONNECTOR** Dormont Manufacturing Model No. 1675KIT48PS Packed: each Safety System Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, 1 SnapFast™ QD, 1 full port valve, (2) 90° elbows, 1 pair Safety-Set™ with adhesive foam tape and hardware mounting options, coiled restraining cable with hardware, limited lifetime warranty	181.18	724.72
			Extended Total for Item No. 44.1: **$724.72**		
45	1	ea	**WORK TABLE, 12" - 18", STAINLESS STEEL TOP** Advance Tabco Model No. TFMS-123 Equipment Filler Table, open base, s/s legs, 1-1/2" turn up in rear, 12" x 36", (filler table needs to be placed between 2 other tables for stability)	326.46	326.46
			Extended Total for Item No. 45: **$326.46**		
46	4	ea	**POT FILLER FAUCET** T & S Brass Model No. B-0594 Packed: each Pot Filler Faucet, splash-mounted single valve, double-joint nozzle, 24"L, with insulated off-on control valve at outlet, 1/2" IPS female inlet	171.40	685.60
			Extended Total for Item No. 46: **$685.60**		
47	4	ea	**RANGE, GAS, HEAVY DUTY, 36"** Vulcan Model No. V6B36S V Series Heavy Duty Range, 36", Gas, (6) 33,000 BTU open burners, cast iron grates, standard oven base, stainless steel front, front top ledge, side, base, burner box, exterior bottom & stub back, 6" adjustable legs, 248,000 BTU, CSA, NSF	5,105.95	20,423.80
	4	ea	ZZVULGSC0114R 1-1/4" rear gas connection		
	4	ea	ZZVULCANCCAPB01 Cap and cover both left and right		
	4	ea	ZZVULCANSBA001 4" stub back, standard		
	4	ea	1 year limited parts & labor warranty, standard		
	4	ea	1-1/4" rear gas connection, standard		
	4	ea	Rear gas connection: cap and cover, both ends		
	4	ea	Gas type to be specified		
	4	ea	PRREGN-001 1" NPT pressure regulator w/reducer (Natural gas)	147.94	591.76
	4	ea	650 degree Oven thermostat with 1/2" steel deck	710.10	2,840.40
	4	ea	CASTERS RR4 Casters (set of 4)	224.02	896.08
			Extended Total for Item No. 47: **$24,752.04**		

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description		Sell Each	Sell Total
47.1	4	ea	**SAFETY SYSTEM MOVEABLE GAS CONNECTOR** Dormont Manufacturing Model No. 16100KIT48PS Packed: each Safety System Moveable Gas Connector Kit, 1" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, 1 SnapFast™ QD, 1 full port valve, (2) 90° elbows, 1 pair Safety-Set™ with adhesive foam tape and hardware mounting options, coiled restraining cable with hardware, limited lifetime warranty		218.90	875.60
			Extended Total for Item No. 47.1:	**$875.60**		
48	4	ea	**RANGE, GAS, HALF SIZE, 24"** Vulcan Model No. VCBB24B V Series Heavy Duty Range, 24", Gas, charbroiler, cast iron grates and char-radiants, storage base w/cabinet doors, stainless steel front, front top ledge, side, base, burner box, exterior bottom & stub back, 6" adjustable legs, 65,000 BTU, CSA, NSF		3,461.73	13,846.92
	4	ea	1 year limited parts & labor warranty, standard			
	4	ea	3/4" rear gas connection. standard			
	4	ea	Gas type to be specified			
	4	ea	3/4" NPT pressure regulator (Natural gas)		63.40	253.60
	4	ea	Cap and cover both left and right			
	4	ea	4" stub back, standard			
	4	ea	CASTERS RR4 Casters (set of 4)		224.02	896.08
			Extended Total for Item No. 48:	**$14,996.60**		
48.1	4	ea	**SAFETY SYSTEM MOVEABLE GAS CONNECTOR** Dormont Manufacturing Model No. 1675KIT48PS Packed: each Safety System Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, 1 SnapFast™ QD, 1 full port valve, (2) 90° elbows, 1 pair Safety-Set™ with adhesive foam tape and hardware mounting options, coiled restraining cable with hardware, limited lifetime warranty		181.18	724.72
			Extended Total for Item No. 48.1:	**$724.72**		
49	4	ea	**SALAMANDER BROILER, GAS** Vulcan Model No. 36SB Salamander Broiler, Gas, 36" restaurant range mount (36L series), 66,000 BTU total with (6) 11,000 BTU burners, with stainless steel radiants, infinite manual control, standing pilot ignition system, trigger grip positive rack positioning, stainless steel front, top and sides, 3/4" top gas connection with regulator, CSA, NSF		1,845.41	7,381.64
	4	ea	NOTE: A reinforced riser must be ordered with every Salamander in order to properly mount to range			
	4	ea	1 year limited parts & labor warranty, standard			
	4	ea	Gas type to be specified			
	4	ea	WALLMNT-CHRBKR Chrome wall bracket, for FCMJ		139.48	557.92
			Extended Total for Item No. 49:	**$7,939.56**		
50			Spare Number			Spare

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description	Sell Each	Sell Total
54	1	ea	**EXHAUST HOOD** Larkin Model No. EO-FPSP 15' 7" x 48" x 24" (EXHAUST ONLY-FRONT PERFORATED SUPPLY PLENUM)WALL STYLE - 430 STAINLESS STEEL - WHERE EXPOSED WEIGHT: 766lbs 600 Degree ETL Label 4 Prewired Incandescent Light(s) 2 14X14 Exhaust Collar(s) For Top Loose 4 24X10 Supply Collar W/O Damper Loose 1 199"X12" FPSP (Front Perforated Supply Plenum) 1 3" Back Stand-Off Mounted (Stand-Off Adds to Width of Hood) 1 Need Height S/S Ceiling Skirt 1 199X78 S/S Back Wall Splash Panel 1 *Hood Mounted Ansul R-102 Wet System RH-END (Fire Cabinet Adds 12" to Length of Hood) 1 Chrome Sleeves for Piping 1 2 1/2" Electrical Gas Valve W/Reset Relay 1 Automatic Fan Controll System With Energy Saver (Wall Mount) A Fully Modulating Energy Saving System 1 Stainless Steel Baffle Filters CFM REQUIREMENT: EXHAUST: 4680 CFMS @ .500 S.P. NOTE.....: S.P. Calculations Include Hood, Filters, and up to 8' of Straight Exhaust Duct. SUPPLY: 3744 CFMS @ .125 S.P. NOTE.....: S.P. Calculations Include Hood and up to 20' of Straight Supply Duct. **Extended Total for Item No. 54: $15,059.25**	15,059.25	15,059.25
54.1	1	ea	**CONTROL PANEL COVER** Larkin Model No. CUSTOM Stainless Steel chase to cover control panel. **Extended Total for Item No. 54.1: $82.80**	82.80	82.80
55	2	ea	**FOOD MIXER** Berkel Model No. FMS20-U1Y1 Packed: each Mixer, Bench, 20-qt. capacity, five-speed drive w/15 min. timer, #12 hub, painted finish, removable bowl guard w/ingredient chute, s/s bowl, beater, whip & dough hook, cord & plug, with hub, 1 HP, 100-120v/50/60/1-ph, 11 amps	2,563.55	5,127.10
	2	ea	1 year parts, service & travel warranty (excluding wear items), std.		
	2	ea	FCMC-FMSKIT Meat Grinder, #12 taper hub, 1/8" plate, knife, rammer & pan	547.22	1,094.44
			Extended Total for Item No. 55: $6,221.54		
56	2	ea	**EQUIPMENT STAND, FOR MIXER SLICER** Advance Tabco Model No. SAG-MT-302 Equipment Stand with adjustable undershelf, 24" x 30", 24" high, stainless top, legs, and undershelf	376.20	752.40
			Extended Total for Item No. 56: $752.40		

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description	Sell Each	Sell Total
57	2	ea	**OVERSHELF, WALL-MOUNTED** Advance Tabco Model No. WS-12-84 Shelf, wall-mounted, stainless steel, 12" wide, 7 feet long	205.71	411.42
			Extended Total for Item No. 57: **$411.42**		
58	2	ea	**WORK TABLE, 84", STAINLESS STEEL TOP** Advance Tabco Model No. KSS-307 Work Table, 30" wide top, with splash at rear only, 84" long, with adjustable undershelf, s/s frame & shelf, 14 gauge, type 304 stainless steel top, 5" backsplash, s/s bullet feet	1,008.00	2,016.00
	2	ea	TA-11B-2 Double Sink Welded Into Table Top, 16" X 20" X 12"	860.78	1,721.56
	2	ea	K-50OMIT To Delete Faucet	-9.92	-19.84
	4	ea	K-2C Sink Cover, 16" x 20", Poly-Vance™	96.60	386.40
			Extended Total for Item No. 58: **$4,104.12**		
58.1	2	ea	**FAUCET** T & S Brass Model No. B-0225 Packed: each Deck Mixing Faucet, with 12" swing nozzle, 4" centers with 1/2" IPS eccentric flanged female inlets, lever handles	110.40	220.80
			Extended Total for Item No. 58.1: **$220.80**		
59	2	ea	**POT RACK, WALL-MOUNTED** Advance Tabco Model No. SW1-72 Pot Rack, wall-mounted, single bar design, 72" long, with 9 plated double hooks, constructed of 1/4" x 2" stainless steel	284.06	568.12
			Extended Total for Item No. 59: **$568.12**		
60			Spare Number		Spare
61	1	ea	**EXHAUST HOOD** Larkin Model No. CUSTOM 13' 3" x 48" x 24" (EXHAUST ONLY-FRONT PERFORATED SUPPLY PLENUM) WALL STYLE - 430 STAINLESS STEEL - WHERE EXPOSE WEIGHT: 676lbs 600 Degree ETL Label 4 Prewired Incandescent Light(s) 2 13X13 Exhaust Collar(s) For Top Mounted 2 24X10 Supply Collar W/O Damper Mounted 1 171"X12" FPSP (Front Perforated Supply Plenum) 1 3" Back Stand-Off Mounted (Stand-Off Adds to Width of Hood) 1 Need Height S/S Ceiling Skirt 1 171X78 S/S Back Wall Splash Panel 1 *Hood Mounted Ansul R-102 Wet System RH-END (Fire Cabinet Adds 12" to Length of Hood)	9,968.20	9,968.20

Item	Qty		Description		Sell Each	Sell Total
			1 Chrome Sleeves for Piping 1 2 1/2" Electrical Gas Valve W/Reset Relay 1 Heat Sensor Mounted In Hood 1 Stainless Steel Baffle Filters CFM REQUIREMENT: EXHAUST: 3990 CFMS @ .500 S.P. NOTE.....: S.P. Calculations Include Hood, Filters, and up to 8' of Straight Exhaust Duct. SUPPLY: 3192 CFMS @ .125 S.P. NOTE.....: S.P. Calculations Include Hood and up to 20' of Straight Supply Duct. **Extended Total for Item No. 61:**	**$9,968.20**		
61.2	1	ea	**CONTROL PANEL COVER** Larkin Model No. CUSTOM Stainless Steel chase to cover control panel. **Extended Total for Item No. 61.2:**	**$82.80**	82.80	82.80
62	1	ea	**COOK/HOLD OVEN CABINET, ELECTRIC** Alto-Shaam Model No. 1767-SK Packed: each Halo Heat® Slo Cook Hold & Smoker Oven, electric, double deck, standard depth, 100 lb capacity each - (7) full-size pans, manual controls, stainless steel construction with window in door, 5" casters; 2 rigid, 2 swivel with brakes, EcoSmart™, UL		8,978.94	8,978.94
	1	ea	208v/60/1, 30.9amps, 6.4kW (no cord or plug), standard			
	1	ea	Doors hinged on right, standard **Extended Total for Item No. 62:**	**$8,978.94**		
63	1	ea	**ICE MAKER WITH BIN, CUBE-STYLE** Scotsman Model No. CU1526SA-1A Prodigy® Ice Maker w/Bin, Cube Style, air-cooled, self-contained condenser. 80 lb bin storage capacity, up to 150-lb production/24 hours, Auto-alert™ indicator lights, recessed front panel on/off switch, front removable air filter, stainless steel finish, small cube size, 115v/60/1-ph, 11.5 amps, ENERGY STAR®		1,896.05	1,896.05
	1	ea	3 year parts & labor warranties			
	1	ea	5 year parts on compressor and condenser			
	1	ea	5 year parts and labor on evaporator			
	1	ea	SSM1-P Water Filter Assembly, single system, designed for ice makers & beverage equipment, cubers up 650lbs., flakers, nuggets & nugget dispensers up to 1,200 lbs., includes AquaArmor by AgION for antimicrobial protection **Extended Total for Item No. 63:**	**$2,090.73**	194.68	194.68
64	2	ea	**RANGE, GAS, HALF SIZE, 18"** Vulcan Model No. VGT18B V Series Heavy Duty Range, 18", Gas, Griddle top, 3/4" polished steel plate, snap action thermostatic controls, storage base w/cabinet doors, side splashes, stainless steel front, front top ledge, side, base, burner box, exterior bottom & stub back, 6" adjustable legs, 30,000 BTU, CSA, NSF		3,161.63	6,323.26
	2	ea	1 year limited parts & labor warranty, standard			
	2	ea	1-1/4" rear gas connection			
	2	ea	Gas type to be specified			

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description		Sell Each	Sell Total
	2	ea	3/4" NPT pressure regulator w/reducer (Natural gas)		63.40	126.80
	2	ea	Cap and cover both left and right			
	2	ea	4" stub back, standard			
	2	ea	CASTERS RR4 Casters (set of 4)		224.02	448.04
			Extended Total for Item No. 64:	**$6,898.10**		
64.1	2	ea	**SAFETY SYSTEM MOVEABLE GAS CONNECTOR**		181.18	362.36
			Dormont Manufacturing Model No. 1675KIT48PS Packed: each Safety System Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, 1 SnapFast™ QD, 1 full port valve, (2) 90° elbows, 1 pair Safety-Set™ with adhesive foam tape and hardware mounting options, coiled restraining cable with hardware, limited lifetime warranty			
			Extended Total for Item No. 64.1:	**$362.36**		
65	1	ea	**EXHAUST HOOD**		9,742.80	9,742.80
			Larkin Model No. EO-FPSP 12' 7" x 48" x 24" (EXHAUST ONLY-FRONT PERFORATED SUPPLY PLENUM) WALL STYLE - 430 STAINLESS STEEL - WHERE EXPOSED ITEM#65 WEIGHT: 631lbs 600 Degree ETL Label 3 Prewired Incandescent Light(s) 2 13X13 Exhaust Collar(s) For Top Mounted 2 24X10 Supply Collar W/O Damper Mounted 1 163"X12" FPSP (Front Perforated Supply Plenum) 1 3" Back Stand-Off Mounted (Stand-Off Adds to Width of Hood) 1 Need Height S/S Ceiling Skirt 1 163X78 S/S Back Wall Splash Panel 1 *Hood Mounted Ansul R-102 Wet System LH-END (Fire Cabinet Adds 12" to Length of Hood) 1 2 1/2" Electrical Gas Valve W/Reset Relay 1 Chrome Sleeves for Piping 1 Heat Sensor Mounted In Hood 1 Stainless Steel Baffle Filters CFM REQUIREMENT: EXHAUST: 3780 CFMS @ .500 S.P. NOTE.....: S.P. Calculations Include Hood, Filters, and up to 8' of Straight Exhaust Duct. SUPPLY: 3024 CFMS @ .125 S.P.			
			Extended Total for Item No. 65:	**$9,742.80**		
65.1	1	ea	**CONTROL PANEL COVER**		82.80	82.80
			Larkin Model No. CUSTOM Stainless Steel chase to cover control panel.			
			Extended Total for Item No. 65.1:	**$82.80**		
66	1	ea	**EXHAUST HOOD**		14,907.45	14,907.45
			Larkin Model No. EO-FPSP 16' 2" x 48" x 24" (EXHAUST ONLY-FRONT PERFORATED SUPPLY PLENUM) WALL STYLE - 430 STAINLESS STEEL - WHERE EXPOSED HOOD IS 2 SECTIONS, END TO END SECTION 1 OF HOOD 2 8' 1" x 48" x 24" WEIGHT: 451lbs 600 Degree ETL Label 2 Prewired Incandescent Light(s)			

Item	Qty		Description		Sell Each	Sell Total
			1 15X15 Exhaust Collar(s) For Top Mounted 2 24X10 Supply Collar W/O Damper Mounted 1 97"X12" FPSP (Front Perforated Supply Plenum) 1 3" Back Stand-Off Mounted (Stand-Off Adds to Width of Hood) 1 Need Height S/S Ceiling Skirt 1 97X78 S/S Back Wall Splash Panel 1 Ansul Piping 1 Heat Sensor Mounted In Hood 1 Heat Sensor Mounted In Hood 1 Stainless Steel Baffle Filters CFM REQUIREMENT: EXHAUST: 2430 CFMS @ .625 S.P. NOTE.....: S.P. Calculations Include Hood, Filters, and up to 8' of Straight Exhaust Duct. SUPPLY: 1944 CFMS @ .125 S.P. NOTE.....: S.P. Calculations Include Hood and up to 20' of Straight Supply Duct. SECTION 2 OF HOOD 2 8' 1" x 48" x 24" WEIGHT: 451lbs 600 Degree ETL Label 2 Prewired Incandescent Light(s) 1 15X15 Exhaust Collar(s) For Top Mounted 2 24X10 Supply Collar W/O Damper Mounted 1 109"X12" FPSP (Front Perforated Supply Plenum) 1 3" Back Stand-Off Mounted (Stand-Off Adds to Width of Hood) 1 Need Height S/S Ceiling Skirt 1 109X78 S/S Back Wall Splash Panel 1 *Hood Mounted Ansul R-102 Wet System RH-END (Fire Cabinet Adds 12" to Length of Hood) 1 Chrome Sleeves for Piping 1 2 1/2" Electrical Gas Valve W/Reset Relay 1 Automatic Fan Controll System With Energy Saver (Wall Mount) A Fully Modulating Energy Saving System 1 Stainless Steel Baffle Filters CFM REQUIREMENT: EXHAUST: 2430 CFMS @ .625 S.P. NOTE.....: S.P. Calculations Include Hood, Filters, and up to 8' of Straight Exhaust Duct. SUPPLY: 1944 CFMS @ .125 S.P. NOTE.....: S.P. Calculations Include Hood and up to 20' of Straight Supply Duct. **Extended Total for Item No. 66:**	**$14,907.45**		
66.1	1	ea	**CONTROL PANEL COVER** Larkin Model No. CUSTOM Stainless Steel chase to cover control panel. **Extended Total for Item No. 66.1:**	**$82.80**	82.80	82.80
67	1	ea	**TILTING SKILLET/BRAISING PAN, ELECTRIC** Cleveland Range Model No. SEL30T1 Packed: each PowerPan™ Tilting Skillet, electric, 30-gallon cap., bead blasted cooking surface, 10º tilt cooking feature, w/easy manual hand tilt, spring-assisted cover w/vent, gallon & liter markings, s/s construction w/open leg frame		6,336.50	6,336.50
	1	ea	One year limited warranty, standard			
	1	ea	Standard wattage			

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description	Sell Each	Sell Total
	1	ea	(VOSK3) 480v/60/3-ph, 12kw, 14.4 amps		
	1	ea	SPS13 Single Pantry Faucet & Bracket, for T1 skillets, mounts on right rear of console	221.37	221.37
			Extended Total for Item No. 67: $6,557.87		
68	2	ea	**SINK, HAND** Krowne Metal Model No. HS-9 Packed: each Space Saver Hand Sink, 12" x 16-1/4" OA, wall mount with bracket, 10" wide x 14" x 6" deep compartment, splash-mount gooseneck faucet, 1-1/2" drain, stainless steel construction	91.29	182.58
	2	ea	H-107 Side Splashes for hand sink, pair	134.60	269.20
			Extended Total for Item No. 68: $451.78		
69	3	ea	**SINK, HAND** Krowne Metal Model No. HS-9 Packed: each Space Saver Hand Sink, 12" x 16-1/4" OA, wall mount with bracket, 10" wide x 14" x 6" deep compartment, splash-mount gooseneck faucet, 1-1/2" drain, stainless steel construction	91.29	273.87
	3	ea	H-107 Side Splashes for hand sink, pair	134.60	403.80
			Extended Total for Item No. 69: $677.67		
70	1	ea	Lot of Student lockers		By Others
71			Spare Number		Spare
72	3	ea	**SINK, (3) THREE COMPARTMENT** Advance Tabco Model No. 93-83-60-36RL Regaline Sink, three compartment, w/left & right-hand drainboards, 28" front-to-back x 20" W compartment, 12" deep, with 8" high splash, s/s open frame base, side crossrails, 16/304 stainless steel, 36" drainboards, overall 35" F/B x 139" L/R	2,895.00	8,685.00
	3	ea	K-472 Faucet hole revision, each	42.26	126.78
	9	ea	K-5 Drain, twist operated, 2" NPT and 1-1/2" IPS outlet connections	89.70	807.30
	9	ea	K-4 Support Bracket, for lever drains on sinks	18.54	166.86
			Extended Total for Item No. 72: $9,785.94		
72.1	3	ea	**FAUCET** T & S Brass Model No. B-0231 Packed: each Sink Mixing Faucet, with 12" swing nozzle, wall mounted, 8" centers on sink faucet with 1/2" IPS eccentric flanged female inlets, lever handles	113.44	340.32
			Extended Total for Item No. 72.1: $340.32		
72.2	3	ea	**PRE-RINSE UNIT** T & S Brass Model No. B-0133-01 Packed: each EasyInstall Pre-Rinse Unit, 8" c/c wall mount mixing faucet with spring check cartridges & lever handles, 2" diameter flanges with 1/2" NPT male inlets, add-on faucet with 14" swing nozzle, 41-3/8"H, 18" riser, B-0107 spray valve, 063X swing nozzle, 56" flex hose, add on faucet & B109-02 9" wall support	376.74	1,130.22
			Extended Total for Item No. 72.2: $1,130.22		

10-3-12 Culinard Fort Pierce, Florida

Item	Qty		Description		Sell Each	Sell Total
			Krowne Metal Model No. HS-9 Packed: each Space Saver Hand Sink, 12" x 16-1/4" OA, wall mount with bracket, 10" wide x 14" x 6" deep compartment, splash-mount gooseneck faucet, 1-1/2" drain, stainless steel construction **Extended Total for Item No. 79:**	**$91.29**		
80			Spare Number			Spare
81	1	ea	Millwork Counter			By Others
82	1	ea	**WORK TABLE, 120", STAINLESS STEEL TOP** Advance Tabco Model No. SS-3610 Work Table, 36" wide top, without splash, 120" long, with adjustable undershelf, s/s frame & shelf, 14 gauge, type 304 stainless steel top, s/s bullet feet		1,360.59	1,360.59
	1	ea	TA-61 Modification to reduce length, start with next largest size then add "TA-61" to model number for tables 9'-6"			
	1	ea	TA-11A Sink Welded Into Table Top, 16" X 20" X 8" far left side of table		411.84	411.84
	1	ea	K-50OMIT To Delete Faucet		-9.92	-9.92
	1	ea	K-2C Sink Cover, 16" x 20", Poly-Vance™		92.72	92.72
	1	ea	TA-62D Duplex Electrical Outlet, "doghouse style", on top of work surface, each		163.44	163.44
			Extended Total for Item No. 82:	**$2,018.67**		
82.1	1	ea	**FAUCET** T & S Brass Model No. B-0225 Packed: each Deck Mixing Faucet, 12" swing nozzle, 4" centers with 1/2" IPS eccentric flanged female inlets, lever handles		110.40	110.40
	2	ea	B-0425 Supply Nipple Unit, 1/2 x 2		8.28	16.56
			Extended Total for Item No. 82.1:	**$126.96**		
83	1	ea	**WALL CAP** Low Temp Industries, Inc Model No. CUSTOM Stainless Steel wall cap, verify dimensions in the field. **Extended Total for Item No. 83:**	**$795.01**	795.01	795.01
84			Spare Number			Spare
85			Spare Number			Spare
86	25	ea	**CORNER GUARDS** Low Temp Industries, Inc Model No. CUSTOM 2" x 2" x 48" stainless steel corner guards. **Extended Total for Item No. 86:**	**$1,875.00**	75.00	1,875.00

Merchandise	415,147.17
Freight	12,160.00
Total Installation	35,423.12
Sales Tax (6.5%)	30,077.47

EXHIBIT B

INTENTIONALLY DELETED

EXHIBIT C

FORM OF SPECIAL WARRANTY DEED

When Recorded, Mail to:

_____
_____
_____
_____

Mail Tax Statements to:

_____
_____
_____
_____

_____
_____

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other valuable consideration, THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED ("Grantor"), does hereby grant, sell and convey to _____, a _____ ("Grantee"), the following real property situated in the County of St. Lucie, State of Florida, together with all rights and privileges appurtenant thereto and all buildings and improvements situated thereon:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY").

SUBJECT TO: the encumbrances and restrictions described in EXHIBIT B attached hereto.

AND: Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

(Signature Page Follows)

Executed by Grantor this ___ day of _____, 2019.

THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED

By: _____
Name: Thomas P. Gallagher
Title: Co-Trustee

By: _____
Name: Thomas D. Gordon
Title: Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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

PARCEL I:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTER-LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89° 20' 00" EAST, ALONG SAID QUARTER-SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00° 01' 00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1261.19 FEET; THENCE SOUTH 89° 20' 00" EAST, PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89° 20' 00" EAST, A DISTANCE OF 307.52 FEET; THENCE, SOUTH 00° 40' 00" WEST, A DISTANCE OF 142.00 FEET; THENCE, NORTH 89° 20' 00" WEST PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 306.00 FEET; THENCE, NORTH 00° 03' 00" EAST, ALONG A LINE 83.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 142.01 FEET OF THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PART OF THAT CERTAIN 83 FOOT WIDE STRIP OF LAND, LYING EASTERLY OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL II:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 753.20 FEET TO THE NORTHWEST CORNER OF PARCEL ONE, AS DESCRIBED HEREON; THENCE, SOUTH 89°20'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 343.04 FEET; THENCE, SOUTH 00°40'00" EAST, DEPARTING THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 31.96 FEET TO THE NORTHWEST CORNER OF AN EXISTING TWO-STORY BUILDING AND THE POINT OF BEGINNING;

THENCE, SOUTH 89°19'41" EAST, ALONG THE NORTH FACE OF SAID TWO-STORY BUILDING AND ITS EASTERLY PROLONGATION, A DISTANCE OF 326.62 FEET; THENCE, SOUTH 00°40'36" WEST, ALONG A LINE PARALLEL WITH AND 21.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 166.17 FEET, MORE OR LESS, TO THE NORTHERLY FACE OF AN EXISTING ONE-STORY BUILDING; THENCE, NORTH 89°19'41" WEST, ALONG THE NORTH FACE OF SAID ONE-STORY BUILDING, A DISTANCE OF 21.50 FEET, MORE OR LESS, TO THE EASTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, SOUTH 00°40'36" WEST, ALONG THE EASTERLY FACE OF SAID TWO-STORY BUILDING AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 309.81 FEET; THENCE, SOUTH 89°20'00" EAST, A DISTANCE OF 7.39 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL ONE; THENCE, SOUTH 00°03'00" WEST, ALONG THE EAST LINE OF SAID PARCEL ONE, A DISTANCE OF 142.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE, NORTH 89°20'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL ONE, A DISTANCE OF 261.00 FEET TO THE SOUTHEAST CORNER OF PARCEL A, AS DESCRIBED HEREON; THENCE, NORTH 00°40'00" EAST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 142.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE, NORTH 89°20'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 53.11 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 432.86 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE SOUTHERLY SIDE OF AN EXISTING CONCRETE LOADING DOCK; THENCE, NORTH 89°28'10" WEST, ALONG THE SOUTHERLY FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET; THENCE, NORTH 00°41'10" EAST, A DISTANCE OF 38.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE NORTH SIDE OF SAID CONCRETE LOADING DOCK; THENCE, SOUTH 89°28'10" EAST, ALONG THE NORTH FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET, MORE OR LESS, TO THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 4.86 FEET TO THE NORTHWESTERN CORNER OF SAID TWO-STORY BUILDING AND THE POINT OF BEGINNING.

NOTE: "PARCEL ONE" AND "PARCEL TWO" REFER TO THE PARCELS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 2157, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. "PARCEL A" AND "PARCEL B" REFER TO "THE RESTAURANT PARCEL (A)" AND "SAVINGS & LOAN PARCEL (B)" ALSO DESCRIBED IN THAT WARRANTY DEED.

TOGETHER WITH:

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 576, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 380, PAGE 2398, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 398, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 379, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE APPURTENANT EASEMENTS AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 984, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Acts of Grantee, and those claiming by, through and under Grantee.

2. General and special taxes and assessments not yet delinquent.

3. Rights of tenants under leases, and those claiming by, through and under said tenants.

4. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.

5. Any adverse claim to any portion of the Property which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

6. Covenants, conditions, restrictions and private or public utility easements of record together with easements or claims of easements not shown by the public records.

7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the Property.

8. All other matters of record.

EXHIBIT D

FORM OF GENERAL ASSIGNMENT AND BILL OF SALE

THIS GENERAL ASSIGNMENT AND BILL OF SALE ("Assignment") is dated as of _____, 2019 and is entered into by and between THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED ("Assignor") and _____, a _____ ("Assignee"), with respect to the following matters.

W I T N E S S E T H:

Assignor and Assignee entered into that certain Purchase And Sale Agreement and Joint Escrow Instructions, dated as of _____, 2019 (the "Agreement"), regarding the sale of that certain real property being more fully described on Exhibit A attached hereto and made a part hereof, together with all improvements and other property comprising Property (as defined in the Agreement). Unless otherwise indicated herein, all capitalized terms in this Assignment shall have the meaning ascribed to them in the Agreement.

Pursuant to the Agreement (except as otherwise provided for therein), Assignor is obligated to transfer, sell, convey and assign any and all of Assignor's right, title and interest in and to the Personal Property and to the extent assignable, the Intangible Property (collectively, the "Assigned Properties"), and to delegate any and all of its obligations and responsibilities in the Assigned Properties from and after the date hereof to Assignee and Assignee is obligated to assume such obligations and responsibilities.

A G R E E M E N T

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows.

Assignor hereby assigns, sells, transfers, sets over and delivers unto Assignee all of Assignor's estate, right, title and interest in and to the Assigned Properties and Assignee hereby accepts such assignment and hereby assumes all of the obligations and the performance of all of the terms, covenants and conditions under the Assigned Properties, in each case, arising and accruing from and after the date of this Assignment.

The Personal Property is being conveyed "AS IS" and "WITH ALL FAULTS", WITHOUT ANY REPRESENTATIONS OR WARRANTIES AS TO CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE, WHICH ARE SPECIFICALLY DISCLAIMED BY SELLER.

In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other party arising out of this Assignment, then in that event the prevailing party shall be entitled to have and recover of and from the other party all out-of-pocket costs and expenses of the action or suit, including actual, reasonable attorneys' fees and costs.

The transfers and assumptions given effect by this Assignment are limited by and made expressly subject to the terms, covenants and conditions set forth in the Agreement.

This Assignment shall be binding upon and inure to the benefit of the successors, assignees, personal representatives, heirs and legatees of all the respective parties hereto.

This Assignment shall be governed by, interpreted under, and construed and enforceable in accordance with the laws of the State of Florida.

This Assignment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date first above written.

ASSIGNOR:

THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED

By:_____
Thomas P. Gallagher, Co-Trustee

By:_____
Thomas D. Gordon, Co-Trustee

ASSIGNEE:

_____,
a _____

By:_____
Name:_____
Title:_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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

PARCEL I:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTER-LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89° 20' 00" EAST, ALONG SAID QUARTER-SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00° 01' 00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1261.19 FEET; THENCE SOUTH 89° 20' 00" EAST, PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89° 20' 00" EAST, A DISTANCE OF 307.52 FEET; THENCE, SOUTH 00° 40' 00" WEST, A DISTANCE OF 142.00 FEET; THENCE, NORTH 89° 20' 00" WEST PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 306.00 FEET; THENCE, NORTH 00° 03' 00" EAST, ALONG A LINE 83.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 142.01 FEET OF THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PART OF THAT CERTAIN 83 FOOT WIDE STRIP OF LAND, LYING EASTERLY OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL II:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 753.20 FEET TO THE NORTHWEST CORNER OF PARCEL ONE, AS DESCRIBED HEREON; THENCE, SOUTH 89°20'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 343.04 FEET; THENCE, SOUTH 00°40'00" EAST, DEPARTING THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 31.96 FEET TO THE NORTHWEST CORNER OF AN EXISTING TWO-STORY BUILDING AND THE POINT OF BEGINNING;

THENCE, SOUTH 89°19'41" EAST, ALONG THE NORTH FACE OF SAID TWO-STORY BUILDING AND ITS EASTERLY PROLONGATION, A DISTANCE OF 326.62 FEET; THENCE, SOUTH 00°40'36" WEST, ALONG A LINE PARALLEL WITH AND 21.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 166.17 FEET, MORE OR LESS, TO THE NORTHERLY FACE OF AN EXISTING ONE-STORY BUILDING; THENCE, NORTH 89°19'41" WEST, ALONG THE NORTH FACE OF SAID ONE-STORY BUILDING, A DISTANCE OF 21.50 FEET, MORE OR LESS, TO THE EASTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, SOUTH 00°40'36" WEST, ALONG THE EASTERLY FACE OF SAID TWO-STORY BUILDING AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 309.81 FEET; THENCE, SOUTH 89°20'00" EAST, A DISTANCE OF 7.39 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL ONE; THENCE, SOUTH 00°03'00" WEST, ALONG THE EAST LINE OF SAID PARCEL ONE, A DISTANCE OF 142.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE, NORTH 89°20'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL ONE, A DISTANCE OF 261.00 FEET TO THE SOUTHEAST CORNER OF PARCEL A, AS DESCRIBED HEREON; THENCE, NORTH 00°40'00" EAST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 142.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE, NORTH 89°20'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 53.11 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 432.86 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE SOUTHERLY SIDE OF AN EXISTING CONCRETE LOADING DOCK; THENCE, NORTH 89°28'10" WEST, ALONG THE SOUTHERLY FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET; THENCE, NORTH 00°41'10" EAST, A DISTANCE OF 38.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE NORTH SIDE OF SAID CONCRETE LOADING DOCK; THENCE, SOUTH 89°28'10" EAST, ALONG THE NORTH FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET, MORE OR LESS, TO THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 4.86 FEET TO THE NORTHWESTERN CORNER OF SAID TWO-STORY BUILDING AND THE POINT OF BEGINNING.

NOTE: "PARCEL ONE" AND "PARCEL TWO" REFER TO THE PARCELS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 2157, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. "PARCEL A" AND "PARCEL B" REFER TO "THE RESTAURANT PARCEL (A)" AND "SAVINGS & LOAN PARCEL (B)" ALSO DESCRIBED IN THAT WARRANTY DEED.

TOGETHER WITH:

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 576, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 380, PAGE 2398, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 398, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 379, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE APPURTENANT EASEMENTS AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 984, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT E

FORM OF SELLER'S AFFIDAVIT

March ___, 2019

Thomas P. Gallagher and Thomas D. Gordon, as co-Trustees of the Don Levin Trust dated August 30, 1991, as amended ("Seller"), hereby represent to Old Republic National Title Insurance Company (the "Company") and Rickey L. Farrell, Attorney at Law, P.A. (the "Agent") that:

1. Seller is the owner of the land legally described on Exhibit A attached hereto (the "Property"). This Closing Affidavit (this "Affidavit") is made by Seller in connection with a sale of the Property (the "Transaction") to St. James Christian Academy, Inc., a Florida not-for-profit corporation ("Buyer").

2. Seller has not received written notice of any liens, taxes, or assessments affecting the Property which are due or about to become due, except for real estate and personal property taxes for the year **2019** and subsequent years, which are not yet due and payable.

3. Seller has not, in the last ninety (90) days prior to the date set forth above, made, ordered, or contracted to be made to the Property any improvements, alterations, or repairs.

4. Except in connection with certain actions filed by or on behalf of the prior tenant of the Property, Medical Career Center, Inc., a Florida corporation ("Prior Tenant"), and any affiliates of Prior Tenant, Seller has not received written notice of any actions, suits or other litigation or alternative dispute resolution proceedings pending against Seller or the Property or any portion thereof, and, to Seller's actual knowledge, there are no threatened actions, suits or proceedings against Seller or the Property or any portion thereof.

5. To Seller's actual knowledge, as of the date first set forth above there are no persons other than Buyer in possession of the Property.

6. To Seller's actual knowledge, as of the date first set forth above there are no active disputes concerning the boundary lines of the Property. Seller has not received written notice from governmental authorities of any violations of law, municipal or county ordinances, or other legal requirements with respect to the Property.

7. Seller has not received written notice of any public hearing regarding changes in zoning laws applicable to the Property in the last ninety (90) days prior to the date set forth above.

8. To Seller's actual knowledge, there are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the Property.

9. Seller understands that Section 1445 of the Internal Revenue Code provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person. To inform Buyer that the withholding of tax is not required upon the disposition of a United States real property interest by Seller, Seller hereby certifies the following:

   A. Seller is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); and

   B. Seller is not a disregarded entity as defined in §1.1445-2(b)(2)(iii) of the Internal Revenue Code; and

C. Seller's U.S. employer taxpayer identification number is _____; and

D. Seller's office address is _____.

Seller understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

10. This affidavit is given for the purpose of aiding the Company and the Agent in determining the insurability of title to the Property, and to induce the Company to issue its title insurance policies and endorsements. Seller understands that the Company and the Agent are relying upon the statements set forth herein and hereby certify that such statements are true and correct. If any of the statements made by Seller in this Closing Affidavit are untrue, Seller shall indemnify the Company and the Agent from any and all loss or damages to the extent arising out of or resulting from such untrue statements made by Seller. “Seller” and “Buyer” include singular or plural as context so requires or admits.

[*signature pages follow*]

Under penalty of perjury, Seller declares under penalty of perjury that the foregoing is true and correct.

SELLER:

THOMAS P. GALLAGHER AND THOMAS D. GORDON, AS CO-TRUSTEES OF THE DON LEVIN TRUST DATED AUGUST 30, 1991, AS AMENDED

By: _____
Thomas P. Gallagher, Co-Trustee

By: _____
Thomas D. Gordon, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this ____ day of _____, 20___, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this ____ day of _____, 20___, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

EXHIBIT A TO SELLER'S AFFIDAVIT

LEGAL DESCRIPTION OF THE PROPERTY

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

PARCEL I:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTER-LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89° 20' 00" EAST, ALONG SAID QUARTER-SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00° 01' 00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1261.19 FEET; THENCE SOUTH 89° 20' 00" EAST, PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89° 20' 00" EAST, A DISTANCE OF 307.52 FEET; THENCE, SOUTH 00° 40' 00" WEST, A DISTANCE OF 142.00 FEET; THENCE, NORTH 89° 20' 00" WEST PARALLEL WITH SAID QUARTER-SECTION LINE, A DISTANCE OF 306.00 FEET; THENCE, NORTH 00° 03' 00" EAST, ALONG A LINE 83.00 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 142.01 FEET OF THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PART OF THAT CERTAIN 83 FOOT WIDE STRIP OF LAND, LYING EASTERLY OF THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND WESTERLY AND CONTIGUOUS TO THE ABOVE DESCRIBED PARCEL OF LAND.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL II:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22 AND THE CENTERLINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 89°20'00" EAST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE, SOUTH 00°03'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 753.20 FEET TO THE NORTHWEST CORNER OF PARCEL ONE, AS DESCRIBED HEREON; THENCE, SOUTH 89°20'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 343.04 FEET; THENCE, SOUTH 00°40'00" EAST, DEPARTING THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 31.96 FEET TO THE NORTHWEST CORNER OF AN EXISTING TWO-STORY BUILDING AND THE POINT OF BEGINNING;

THENCE, SOUTH 89°19'41" EAST, ALONG THE NORTH FACE OF SAID TWO-STORY BUILDING AND ITS EASTERLY PROLONGATION, A DISTANCE OF 326.62 FEET; THENCE, SOUTH 00°40'36" WEST, ALONG A LINE PARALLEL WITH AND 21.50 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 166.17 FEET, MORE OR LESS, TO THE NORTHERLY FACE OF AN EXISTING ONE-STORY BUILDING; THENCE, NORTH 89°19'41" WEST, ALONG THE NORTH FACE OF SAID ONE-STORY BUILDING, A DISTANCE OF 21.50 FEET, MORE OR LESS, TO THE EASTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, SOUTH 00°40'36" WEST, ALONG THE EASTERLY FACE OF SAID TWO-STORY BUILDING AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 309.81 FEET; THENCE, SOUTH 89°20'00" EAST, A DISTANCE OF 7.39 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL ONE; THENCE, SOUTH 00°03'00" WEST, ALONG THE EAST LINE OF SAID PARCEL ONE, A DISTANCE OF 142.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ONE; THENCE, NORTH 89°20'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL ONE, A DISTANCE OF 261.00 FEET TO THE SOUTHEAST CORNER OF PARCEL A, AS DESCRIBED HEREON; THENCE, NORTH 00°40'00" EAST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 142.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE, NORTH 89°20'00" WEST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 53.11 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 432.86 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE SOUTHERLY SIDE OF AN EXISTING CONCRETE LOADING DOCK; THENCE, NORTH 89°28'10" WEST, ALONG THE SOUTHERLY FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET; THENCE, NORTH 00°41'10" EAST, A DISTANCE OF 38.3 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF AN EXISTING 0.7 FOOT WIDE CONCRETE BLOCK WALL ALONG THE NORTH SIDE OF SAID CONCRETE LOADING DOCK; THENCE, SOUTH 89°28'10" EAST, ALONG THE NORTH FACE OF SAID CONCRETE BLOCK WALL, A DISTANCE OF 80.0 FEET, MORE OR LESS, TO THE WESTERLY FACE OF THE AFORESAID TWO-STORY BUILDING; THENCE, NORTH 00°41'10" EAST, ALONG THE WESTERLY FACE OF SAID TWO-STORY BUILDING, A DISTANCE OF 4.86 FEET TO THE NORTHWESTERN CORNER OF SAID TWO-STORY BUILDING AND THE POINT OF BEGINNING.

NOTE: "PARCEL ONE" AND "PARCEL TWO" REFER TO THE PARCELS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 2157, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. "PARCEL A" AND "PARCEL B" REFER TO "THE RESTAURANT PARCEL (A)" AND "SAVINGS & LOAN PARCEL (B)" ALSO DESCRIBED IN THAT WARRANTY DEED.

TOGETHER WITH:

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 85, PAGE 576, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 380, PAGE 2398, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 1393, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 398, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

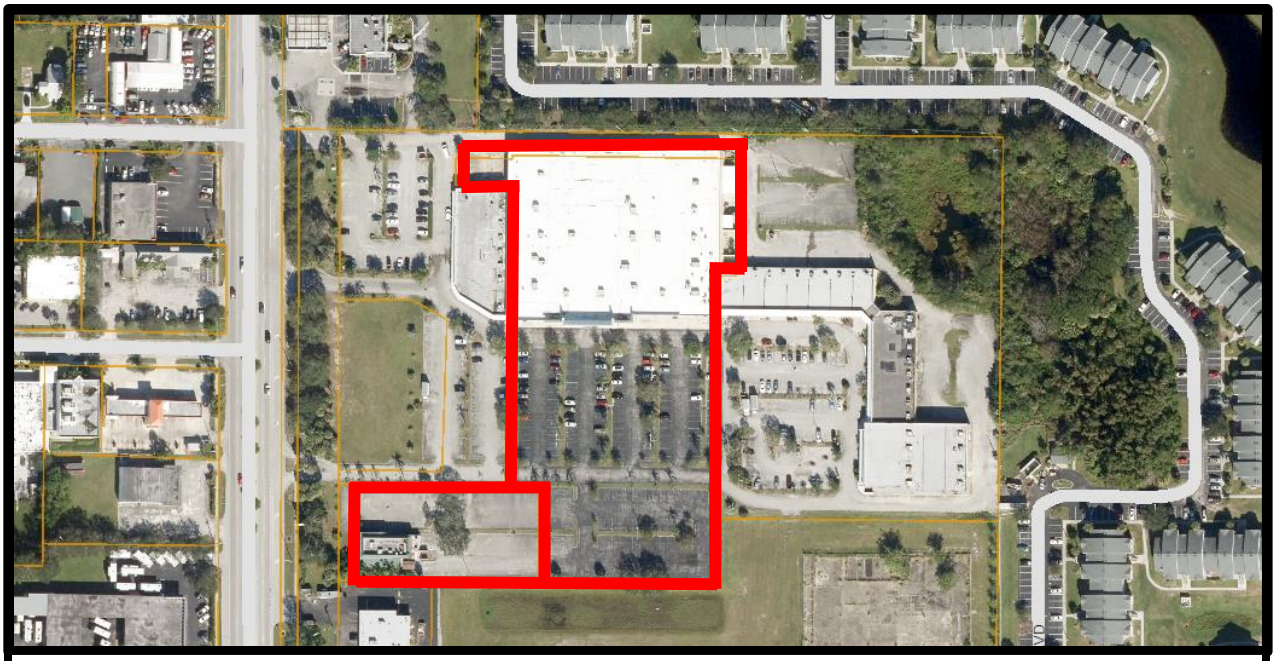
NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN DECLARATION OF INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 372, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

NON-EXCLUSIVE EASEMENT, TO THE EXTENT TO WHICH IT IS APPURTENANT TO THE PREMISES, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 423, PAGE 379, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

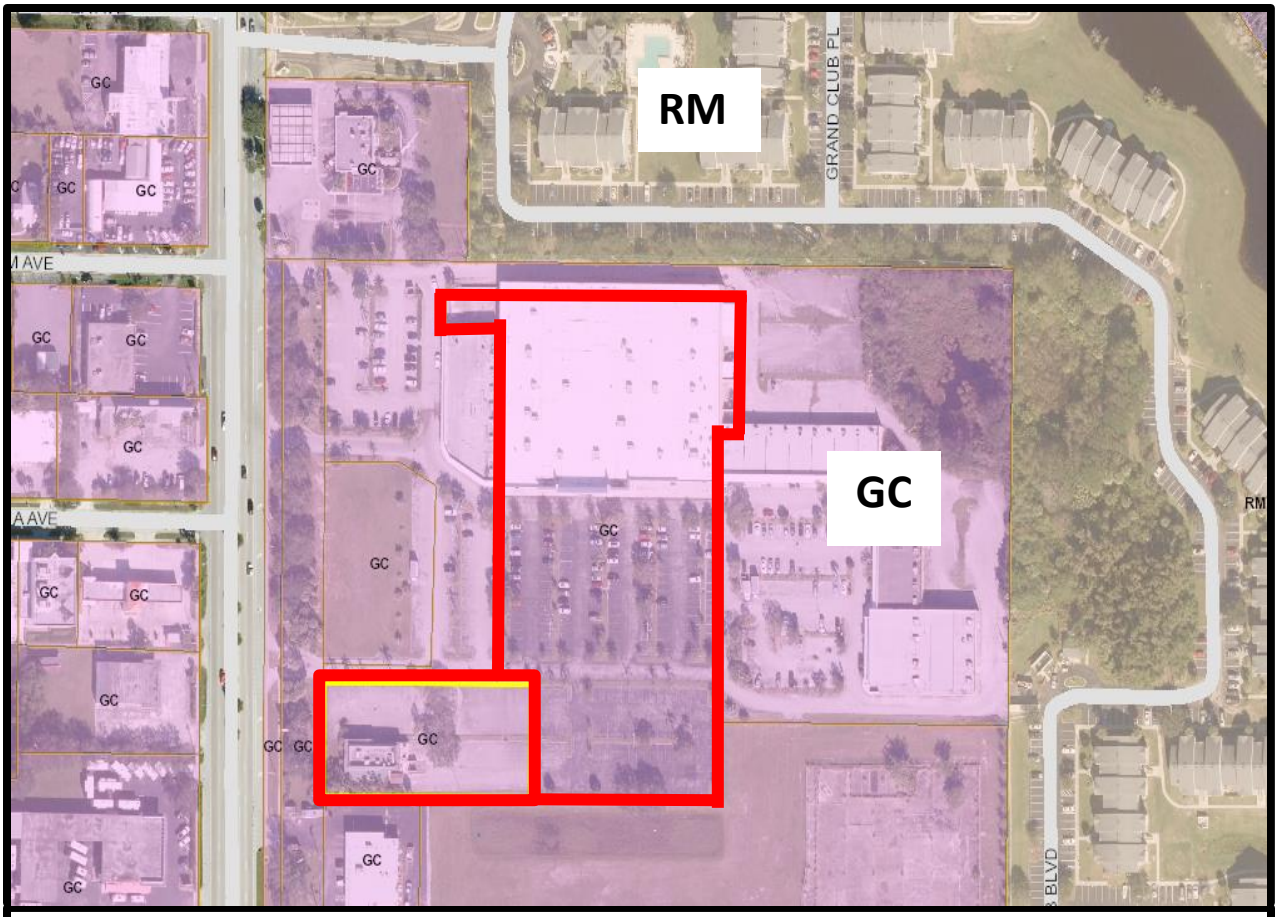
NON-EXCLUSIVE APPURTENANT EASEMENTS AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 984, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use w/o New Construction
Synergy School – 2810 & 2838 S. US Highway 1
Aerial

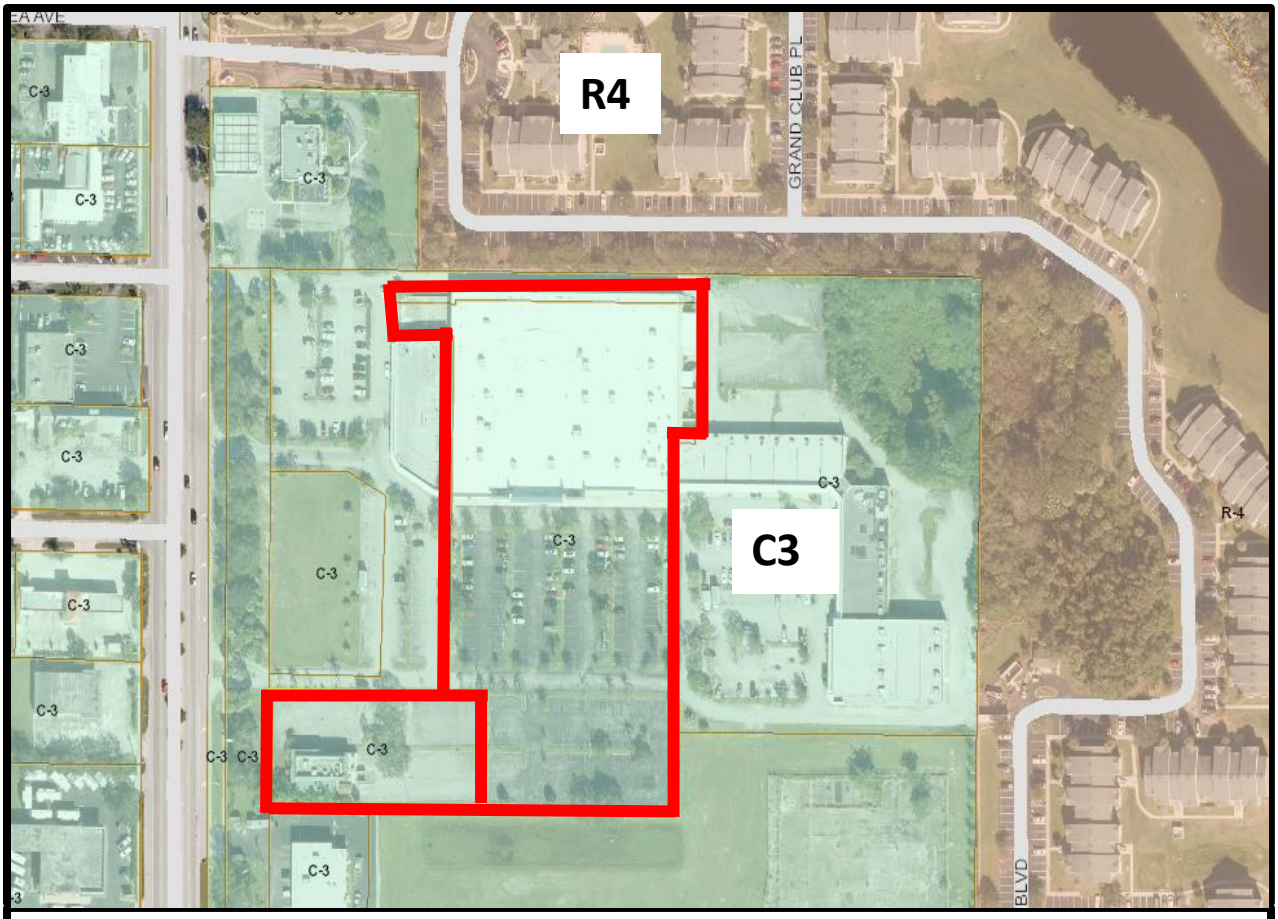
N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use w/o New Construction
Synergy School – 2810 & 2838 S. US Highway 1
Future Land Use Map

N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use w/o New Construction
Synergy School – 2810 & 2838 S. US Highway 1
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
MAY 31 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : St. James Christian Academy – 2810 & 2838 U.S. Hwy. 1
Conditional Use Application - TRC No. 19-04000008

DATE : May 31, 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] Conditional Use 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
- [ ] Do Not Recommend

- [x] Conditional Use
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst
Q:\ENGINEERING\Site Development Projects\S\St. James Christian Academy\Conditional Use\Conditional Use - 053019\Submittal No. 2 - 053119\CU Approval - 053119.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
MAY 30 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : St. James Christian Academy – 2810 & 2838 U.S. Hwy. 1
Conditional Use Application - TRC No. 19-04000008

DATE : May 30, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 24, 2019:

- [x] Conditional Use 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] Conditional Use
- [ ] 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

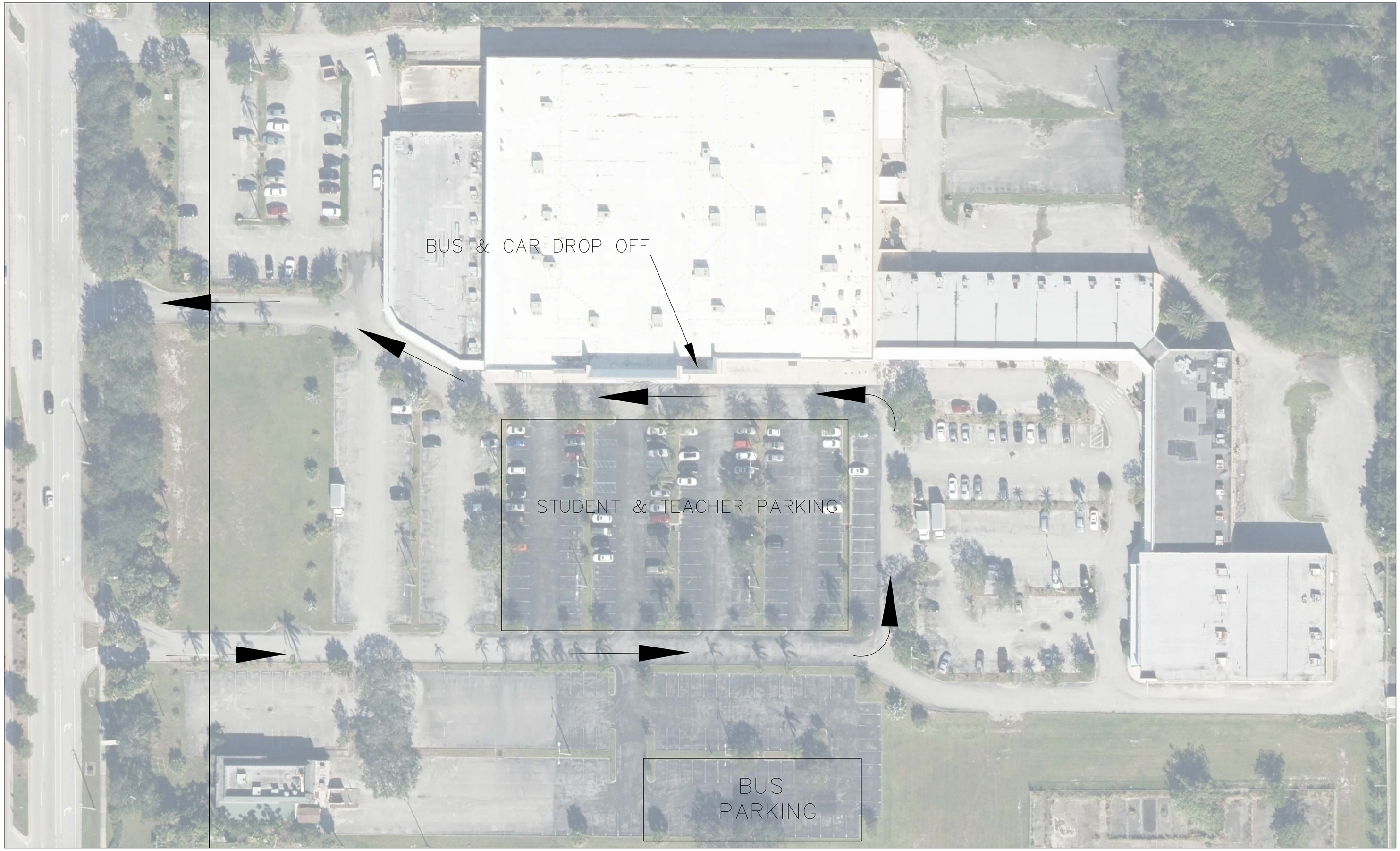
Q:\ENGINEERING\Site Development Projects\S\St. James Christian Academy\CU Comments - 053019.docx

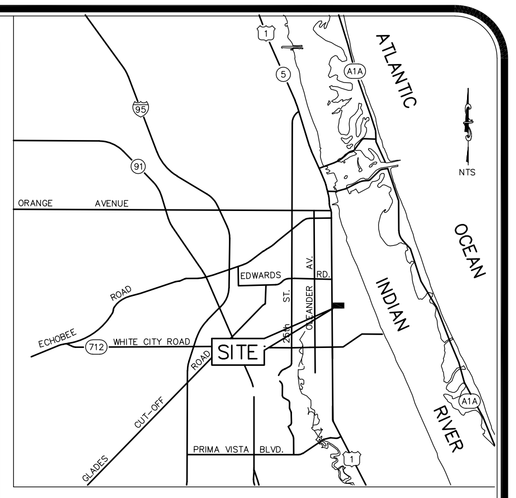
ENGINEERING COMMENTS:

1. **Advisory Comment:** The project will utilize two separate parcels; therefore, the applicant will be required to file a Unity of Title combining the two parcels into one parcel prior to operation of the facility.
2. The proposed bus route extends east of the property boundary and then heads north to the drop off point; please provide a copy of the recorded Ingress/Egress Easement authorizing the use of this adjacent property.

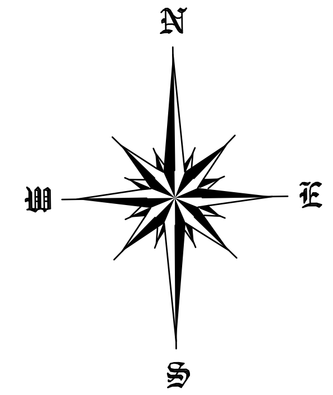
JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847





LOCATION MAP



1. Distribution of Students & Grades

SJCA epects a total number of 300 students for 6th -12th Grades

2. Operational Hours

The operational hours are from 7:00am - 6:00pm Monday - Friday. A more specific schedule of times and events are as follows.

Parent Drop Off: 8:45am - 9:00am

Buses Drop off: 8:50am - 9:00am

Start of School Day: 9:00am

Dismissal: 3:00pm

3. Food Services & Supply Drop Off

Lunch can be brought by student or purchased. All food is prepared onsite within the kitchen.

4. General Security Protocol

With recent events SJCA has increased Security on campuses. It has extensive background checks for all Teachers, Admin and Volunteers.

It also requires all visitors to check in with Security Staff at each campus. SJCA has Security policy in place and practices multiple safety drills thru out the year with students and staff.

RICHARD M. LADYKO, P.E. FL. REG. NO. 34288

– REVISIONS –	BY	DATE
UPDATED BUS DROP OFF & BUS PARKING	JMM	5-31-19

COMPUTER FILE REF.	FIELD BK./PG.

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 28610
4400 BELLE GROVE DRIVE
FT. PIERCE, FL. 34981.
PHONE: 772-530-8261
FAX: 772-464-1383
enginpod225@aol.com

	BY	DATE
DESIGNED	RML	5-14-19
CALCS.		
DRAWN	RML	5-14-19
DETAILED		
CHECKED	RML	5-14-19
APPROVED		

VIRGINIA COLLEGE
2810 S FEDERAL HWY
CONDITIONAL USE PLAN FOR SAINT JAMES CHRISTIAN ACADEMY

DATE: DATE
HORIZ. SCALE: 1"=1'
VERT. SCALE: 1"=1'
JOB No. 91-00
SHEET 1 OF 1

Planning Board **7.f.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Conditional Use With New Construction - Drulard Dune Crossover - 620 South Ocean Drive

LOCATION

620 South Ocean Drive

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

The requested Application for Conditional Use with New Construction meets the criteria specified in City Code 22-66 & City Code 22-74, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends that the Planning Board forward a recommendation of Approval to the City Commission.

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 06/05/2019 06:20 PM

Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Planning Board

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner BCC

RE: **Application for Conditional Use With New Construction**
Drulard Dune Crossover - 620 South Ocean Drive

BOARD DATE: June 11, 2019

STAFF REPORT

Property Owner/Applicant: Lawrence Drulard
620 South Ocean Drive
Fort Pierce, Florida 34949

Requested Action: Approval for the after the fact construction of a dune crossover located seaward of the Coastal Construction Control Line (CCCL)

Site Location: 620 South Ocean Drive

Parcel ID: 2401-503-0002-400-9

Existing Use: Residential

Parcel Size: 0.22 Acres

Current Zoning: Hutchinson Island Medium Density Residential (R-4A)

Current Future Land Use Hutchinson Island Residential (HIR)

Surrounding Zoning

North	East	South	West
R-4A	Ocean	ROW	R-4A

Staff Analysis:

Request

In accordance with Sections 22-66 & 22-76 of the City Code, the applicant is requesting the review and approval of an elevated dune crossover that will supplement the existing residence. The structure is for one of five townhouses that are connected. There is a City right–of-way abutting the southern portion of this property that is being used as a beach access point and the Atlantic Ocean abuts the eastern boundary.

The townhomes constructed in 1988, and subsequent to this date, City Code requires that vertical construction seaward of the Coastal Construction Control Line (CCCL) go through additional review and approval as a Conditional Use. The CCCL is intended to help reduce beach erosion through protection of the dune. This dune crossover is considered an after-the-fact request for approval as the applicant applied for and received building permits for the construction of this dune cross over and the structure has already been completed. The applicant has also received all applicable approval from the Florida Department of Environmental Protection (FDEP) for construction of this structure. During the Building Permit process, the St. Lucie County Erosion District had the opportunity to regulate the development of this dune crossover as it fell within their Perpetual Construction Easement. After speaking with the applicant and his representative, the St. Lucie County Erosion District declined to take any action on the dune crossover and that the dune crossover could remain as is.

The proposed construction was reviewed in accordance to City Code 22-74 and it was determined that as the St. Lucie County Erosion District and the FDEP have no concerns with the construction of the dune crossover, the structure does not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Conditional Use with New Construction 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.

Staff Recommendation:

The requested Application for Conditional Use with New Construction meets the criteria specified in City Code 22-66 & City Code 22-74, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
APR 15 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 620 South Ocean Drive, Fort Pierce, FL 34949

Parcel ID #(s) 2401-503-0002-4001/9

Project description Dune Walkover

Lawrence Drulard	N/A
Property Owner(s)	**Applicant/Representative, Title, Company**
620 South Ocean Drive	
Street Address	Street Address
Fort Pierce FL 34949	
City State Zip	City State Zip
305-970-8171	
Phone Number	Phone Number
larrydrulard@yahoo.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.*

Lawrence A Drulard
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 15th day of April, 2019, by Lawrence Allen Drulard who is personally known to me or has produced FL DL # D646-521-61-415-0 exp. 11/15/20 as identification.

Alfa M. Rodriguez
Signature of Notary

ALFA M RODRIGUEZ
MY COMMISSION # FF943205
EXPIRES January 17, 2020
(407) 398-0153 FloridaNotaryService.com
(Seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
P.O. BOX 1480, FORT PIERCE, FLORIDA 34954
772-467-3725 FAX: 772-467-3849

Permit Conditions

DATE: 12/13/18
PERMIT #: 18-3907
OWNER: LAWRENCE DRULARD
CONTRACTOR: OWNER
PROJECT ADDRESS: 620 S OCEAN DR.

THE ABOVE REFERENCED PERMIT HAS BEEN ISSUED WITH THE FOLLOWING CONDITIONS: IF DUNE CROSSOVER DECK EXCEEDS 30" ABOVE GRADE, HANDRAILS MUST COMPLY WITH FBC 1015.

The above conditions must be addressed prior to requesting an inspection for the item included or prior to final approval of the project. Any items not properly addressed will hold up final approval and issuance of the required certificate of occupancy/completion. Some items listed above may require revised plans, as-built plans and/or certification by a licensed architect or engineer. When dealing with revised documents, please allow sufficient time for review and approval by appropriate departments or agencies. **Approval must be granted prior to requesting any inspection.**

I have read the above statement and will abide by same:

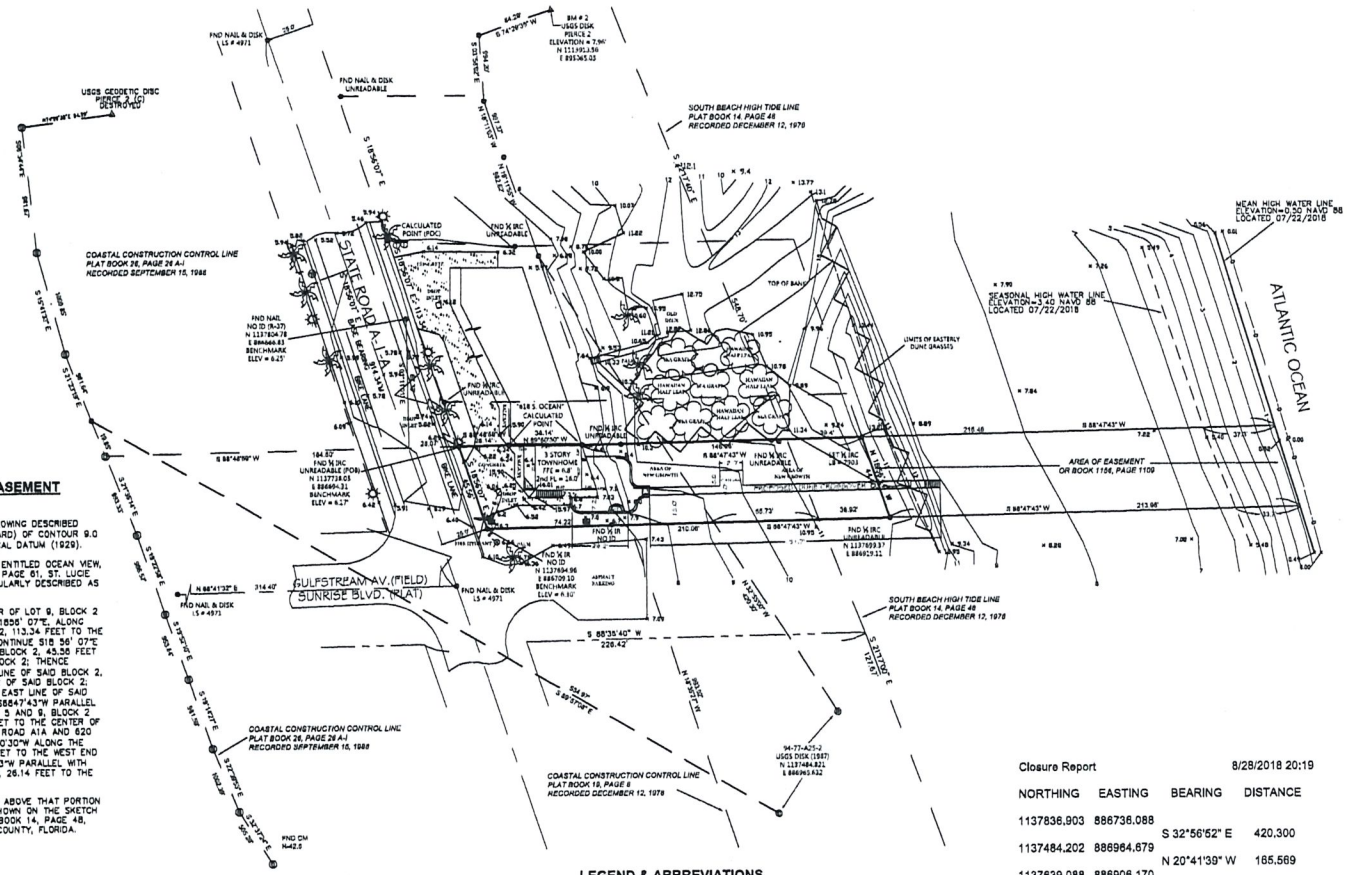
Lawrence A Drulard — DEC. 13, 2018

Contractor or Owner/Builder's Signature — Date

4

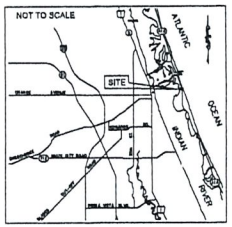
BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SAINT LUCIE COUNTY, FLORIDA



LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S1856' 07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 113.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18 56' 07"E ALONG THE WEST LINE OF SAID BLOCK 2, 43.56 FEET TO THE SW CORNER OF SAID BLOCK 2; THENCE N8847'43"E ALONG THE SOUTH LINE OF SAID BLOCK 2, 210.06 FEET TO THE SE CORNER OF SAID BLOCK 2; THENCE N1856'44"W ALONG THE EAST LINE OF SAID BLOCK 2, 44.60 FEET; THENCE S8847'43"W PARALLEL WITH THE NORTH LINES OF LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.08 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A1A AND 620 STATE ROAD A1A; THENCE N8950'30"W ALONG THE CENTER OF SAID WALL, 38.14 FEET TO THE WEST END OF SAID WALL; THENCE S8847'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: FOR A POINT OF REFERENCE, COMMENCE AT THE SE CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE PROCEED ON AN ASSUMED BEARING OF EAST ALONG THE EXTENDED SOUTH LINE OF SAID SECTION, A DISTANCE OF 89.76 FEET TO THE POINT OF BEGINNING; THENCE PROCEED ON A BEARING OF N2007'40"W A DISTANCE OF 702.00 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8932'20"W AND A DISTANCE OF 131.23 FEET TO THE SW CORNER OF BLOCK 1, PLAT BOOK 9, PAGE 26; THENCE PROCEED ON A BEARING OF N2027'40"W A DISTANCE OF 211.15 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N2047'40"W A DISTANCE OF 708.69 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8932'20"W AND A DISTANCE OF 113.30 FEET TO THE NW CORNER OF BLOCK 1, PLAT 9, PAGE 26; THENCE PROCEED ON A BEARING OF N2047'40"W A DISTANCE OF 8.75 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N1754'20"W A CALCULATED DISTANCE OF 1,335.82 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N2117'00"W A DISTANCE OF 127.67 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8835'40"W AND A DISTANCE OF 226.42 FEET TO THE SE CORNER OF BLOCK 8, PLAT BOOK 6, PAGE 61; THENCE PROCEED ON A BEARING OF N2217'40"W A DISTANCE OF 548.70 FEET TO A POINT, SAID POINT BEING ON A BEARING OF N8626'40"W AND A DISTANCE OF 146.34 FEET TO THE SW CORNER OF LOT 6, BLOCK 2, PLAT BOOK 6, PAGE 44; THENCE PROCEED ON A BEARING OF N2217'40"W A DISTANCE OF 1006.45 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N1201'40"W A DISTANCE OF 749.21 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8358'40"W A DISTANCE OF 171.70 FEET TO THE SW CORNER OF LOT 2, BLOCK 3, PLAT BOOK 6, PAGE 31; THENCE PROCEED ON A BEARING OF N1201'40"W A DISTANCE OF 155.84 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N0117'20"E A DISTANCE OF 780.23 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8147'20"W AND A DISTANCE OF 477.95 FEET TO THE NE CORNER OF LOT 1, BLOCK 4, PLAT BOOK 6, PAGE 29; THENCE PROCEED ON A BEARING OF N0754'40"E A DISTANCE OF 172 FEET, MORE OR LESS, TO A POINT ON THE SOUTH JETTY, SAID LINE IS SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

DESCRIPTION OF EASEMENT

PARCEL 38

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EASTERLY (SEAWARD) OF CONTOUR 9.0 FEET NATIONAL GEODETIC VERTICAL DATUM (1929).

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S1856' 07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 113.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18 56' 07"E ALONG THE WEST LINE OF SAID BLOCK 2, 43.56 FEET TO THE SW CORNER OF SAID BLOCK 2; THENCE N8847'43"E ALONG THE SOUTH LINE OF SAID BLOCK 2, 210.06 FEET TO THE SE CORNER OF SAID BLOCK 2; THENCE N1856'44"W ALONG THE EAST LINE OF SAID BLOCK 2, 44.60 FEET; THENCE S8847'43"W PARALLEL WITH THE NORTH LINES OF LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.08 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A1A AND 620 STATE ROAD A1A; THENCE N8950'30"W ALONG THE CENTER OF SAID WALL, 38.14 FEET TO THE WEST END OF SAID WALL; THENCE S8847'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE LINE SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

STREET ADDRESS

620 SOUTH OCEAN DRIVE, FORT PIERCE, FL 34949

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATICS (RTK)

2. G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY TOPCON HIPER GA-II SYSTEM WITH CHANNELS (L1 & L2).

3. THE ORIGINAL GPS RTK MEASUREMENTS LOCATED ON SEPTEMBER 08, 2018. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO/MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.

4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018 AND A CARLSON SURVEY + DATA COLLECTOR.

5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 10MM + 1PPM (RMS)
VERTICAL: 20MM + 1PPM (RMS).



LEGEND & ABBREVIATIONS

A	ARC LENGTH	OHP	OVERHEAD UTILITIES
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
CCCL	COASTAL CONSTRUCTION CONTROL LINE	PB	PLAT BOOK
C/L	CENTERLINE	PG(S)	PAGE(S)
CONC	CONCRETE	PLS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
ID	IDENTIFICATION NUMBER	RLS	REGISTERED LAND SURVEYOR
IP	IRON PIPE	R/W	RIGHT-OF-WAY
IR	IRON ROD	WM	WATER METER
IRC	IRON ROD & CAP	&	AND
LB	LICENSED BUSINESS	@	AT
LS	LICENSED SURVEYOR	Δ	DELTA
M	MEASURED DATA		UTILITY POLE
MON	MONUMENT		FIRE HYDRANT
NAVD	NORTH AMERICAN VERTICAL DATUM		SEWER MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM		BACKFLOW PREVENTER
NO OR #	NUMBER	IV	IRRIGATION VALVE
NTS	NOT TO SCALE		CLEAN OUT
	STREET LIGHT		

Closure Report 8/28/2018 20:19

NORTHING	EASTING	BEARING	DISTANCE
1137836.903	886736.088		
		S 32°56'52" E	420.300
1137484.202	886964.679		
		N 20°41'39" W	165.569
1137639.088	886906.170		
		N 21°56'12" W	533.175
1138133.660	886706.985		
		N 21°56'12" W	820.787
1138895.020	886400.354		
		N 21°56'12" W	183.219
1139064.973	886331.907		
		N 11°40'12" W	906.328
1139952.565	886148.579		
		N 01°35'47" E	781.227
1140733.489	886170.344		
		S 82°13'51" W	62.936
1140724.981	886107.986		
		S 74°18'26" W	84.290
1140702.183	886026.838		
		S 03°58'02" E	994.200
1139710.365	886095.624		
		S 18°22'12" E	997.370
1138763.820	886409.950		
		S 19°23'04" E	982.620
1137836.903	886736.088		

Closure Error Distance> 0.0602
Total Distance> 6932.021
Polyline Area: 231529.70 sq ft, 5.32 acres

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SOUTH OCEAN DRIVE, HAVING A BEARING OF N18°56'07"W, ACCORDING TO THE PLAT OF OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA. (ASSUMED DATUM)

2. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF.

3. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE-6", "VE-8", AND "VE-11" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0194 J, EFFECTIVE DATE FEBRUARY 06, 2013. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

5. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

6. 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.

7. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 09, 2018.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. ELEVATIONS SHOWN HEREON ARE IN U.S. STANDARD FEET AND BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM = +1.49'.

10. ALL DEBRIS WILL BE REMOVED FROM THE SITE AND DEPOSITED AT AN APPROVED UPLAND DISPOSAL SITE.

11. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
34 NYDIE MEYA, FORT PIERCE, FLORIDA 34981
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISION
02/21/19	CA	ADDED DESCRIPTION OF EASEMENT
10/03/18	CA	ADDED ADDITIONAL CONTROL
09/11/18	CA	REVISED & ADDED REAR TOPO

CERTIFICATIONS
LARRY DRUHARD
ST. LUCIE COUNTY FLORIDA

© COPYRIGHT ARNOLD SURVEYING, INC.
ALL DRAWINGS OR DOCUMENTS PREPARED BY ARNOLD SURVEYING, INC. ARE THE PROPERTY OF ARNOLD SURVEYING, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THESE DRAWINGS OR ANY OTHER PROJECT DRAWINGS OR DOCUMENTS BY ANY METHOD WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. ANY UNAUTHORIZED USE SHALL BE SUBJECT TO LEGAL ACTION AS DEEMED APPROPRIATE BY ARNOLD SURVEYING, INC. ALL RIGHTS RESERVED UNDER FEDERAL COPYRIGHT LAWS.

DRAWN BY: CA
CHECKED BY: CA
DATE: 08/20/2018
HORIZONTAL SCALE: 1"=30'

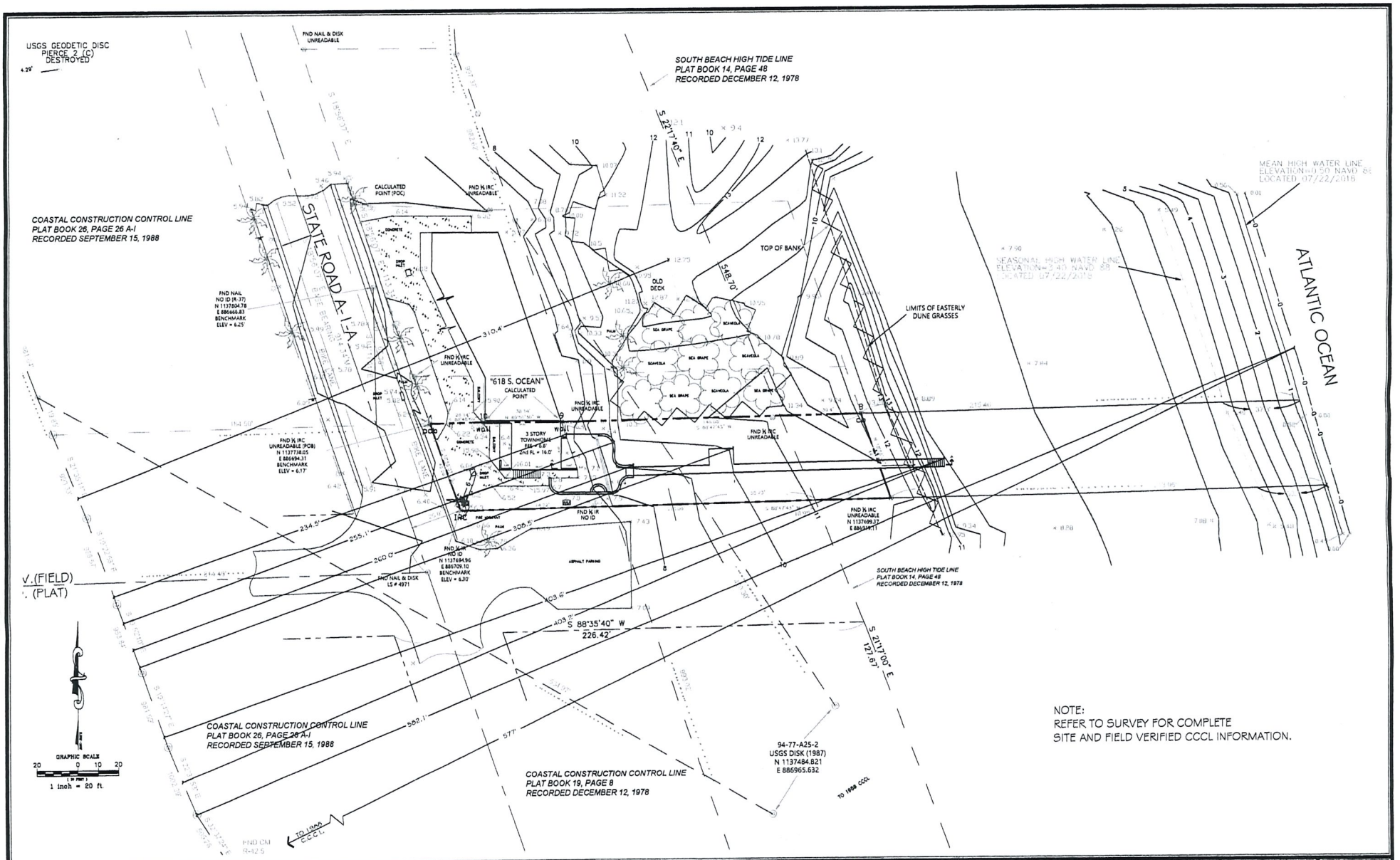
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4871

PRINTED DATE
SHEET 1 OF 1
PROJECT NO. 18-816

4



COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

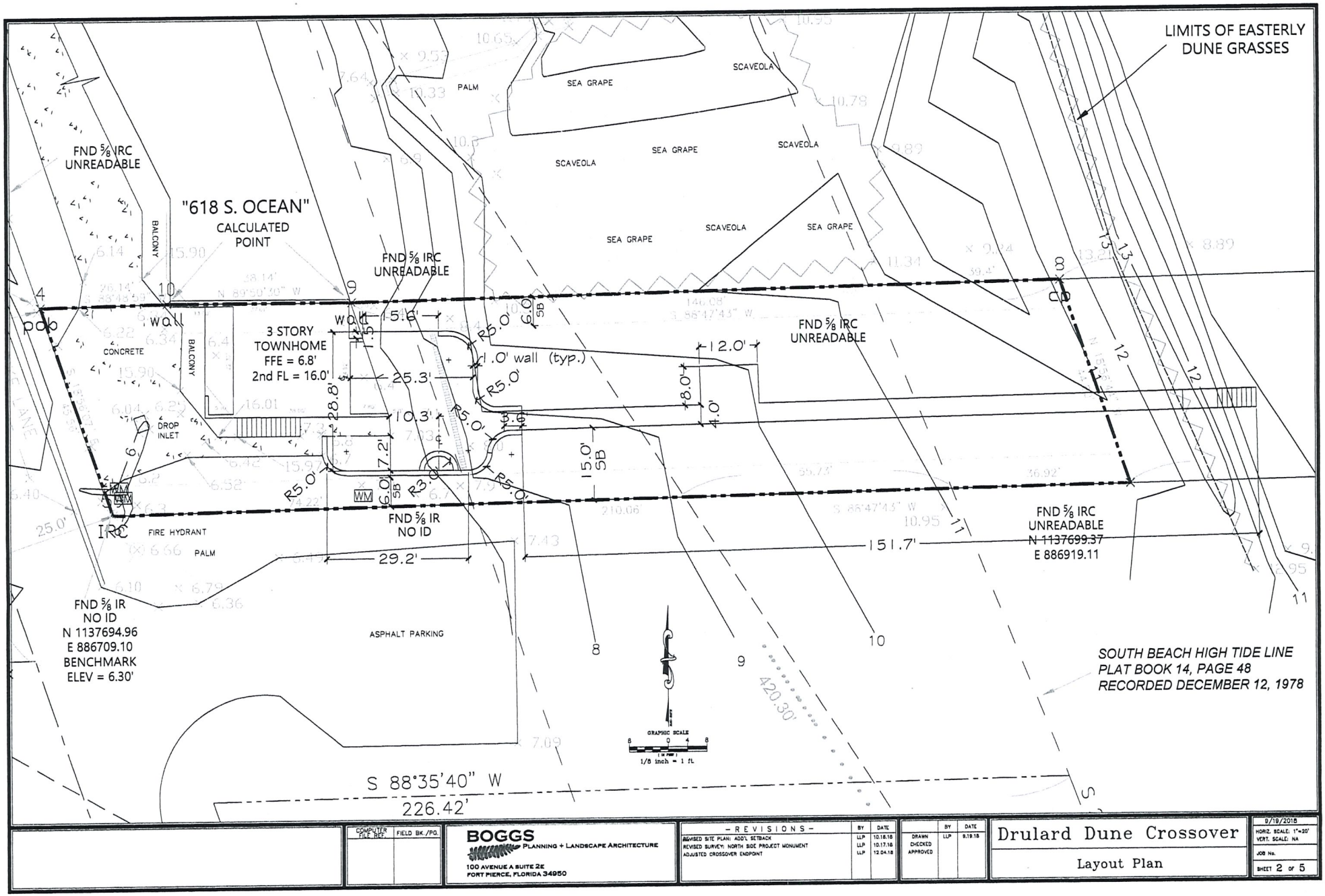
– REVISIONS –	BY	DATE
REVISED SITE PLAN: ADD'L SETBACK	LLP	10.10.18
REVISED SURVEY: NORTH SIDE PROJECT MONUMENT	LLP	10.17.18
ADJUSTED CROSSOVER ENDPOINT	LLP	12.04.18

	BY	DATE
DRAWN	LLP	8.19.18
CHECKED		
APPROVED		

Drulard Dune Crossover

Site Plan

9/19/2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NA
JOB No.
SHEET 1 OF 5



COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

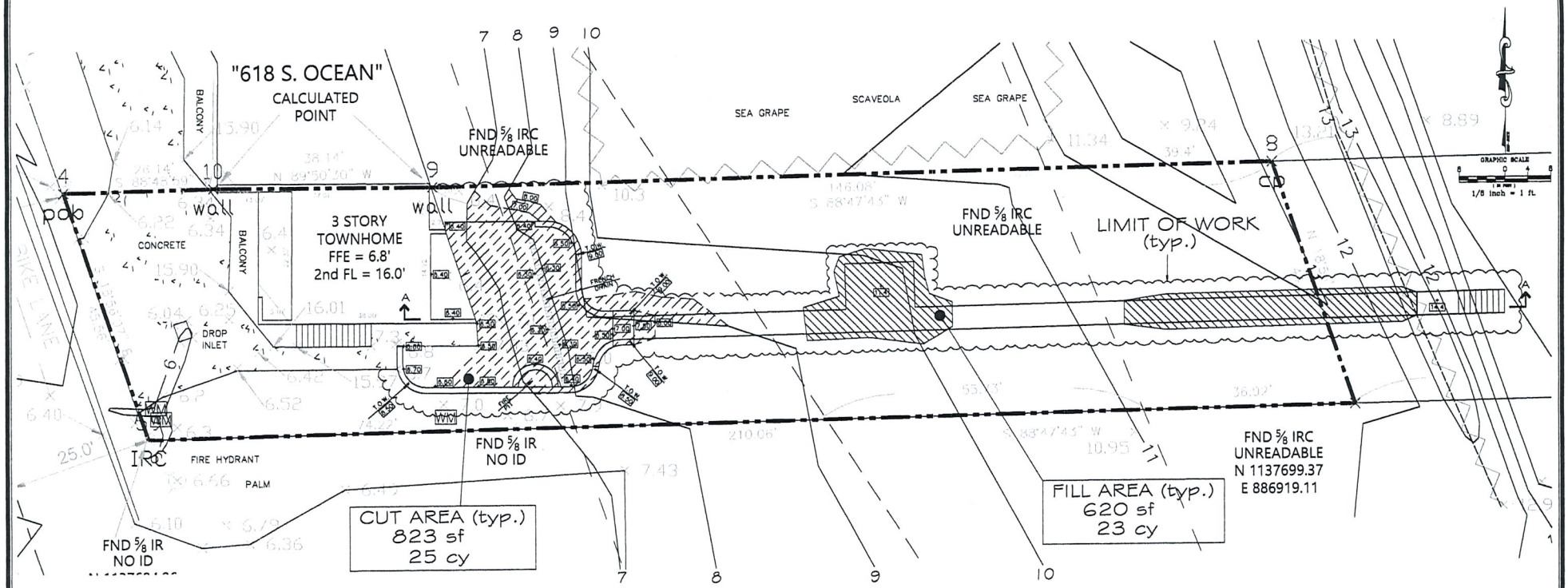
- REVISIONS -	BY	DATE
REVISED SITE PLAN: ADD'L SETBACK	LLP	10.16.18
REVISED SURVEY: NORTH SIDE PROJECT MONUMENT	LLP	10.17.18
ADJUSTED CROSSOVER ENDPOINT	LLP	12.04.18

	BY	DATE
DRAWN	LLP	9.19.18
CHECKED		
APPROVED		

Drulard Dune Crossover

Layout Plan

9/19/2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NA
JOB No.
SHEET 2 of 5

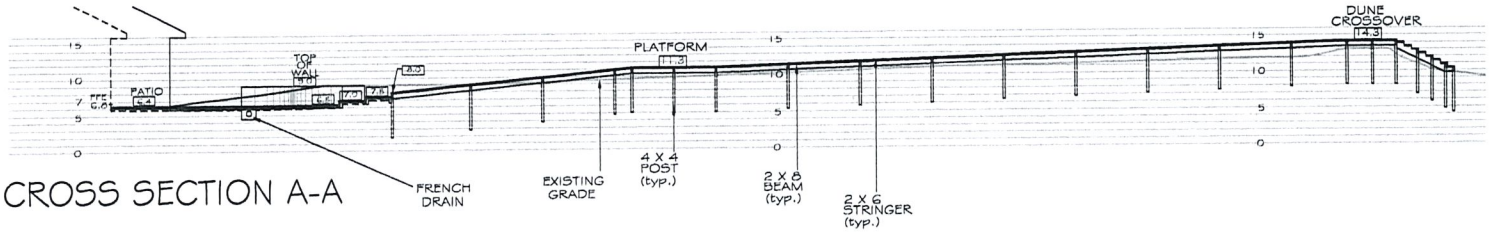


GRADING PLAN

CUT/FILL

- Excavation from 6.0 feet to 9.3 feet seaward of the CCCL = 25 cy
- Fill from 10 feet to 13 feet seaward of the CCCL = 23 cy
- Net excess fill to be relocated seaward of the CCCL = 2 cy

NOTE:
CONTRACTOR TO DISTRIBUTE EXCESS SAND FILL USING NON-MECHANICAL METHODS TO DEPRESSIONS, LOW POINTS OR OTHER SITE AREAS TO NATURALLY AUGMENT THE DUNE ELEVATION WITHOUT DISTURBING EXISTING NATIVE VEGETATION. ALL AREAS RECEIVING EXCESS FILL WILL BE REVEGETATED WITH NATIVE DUNE VEGETATION.



CROSS SECTION A-A

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

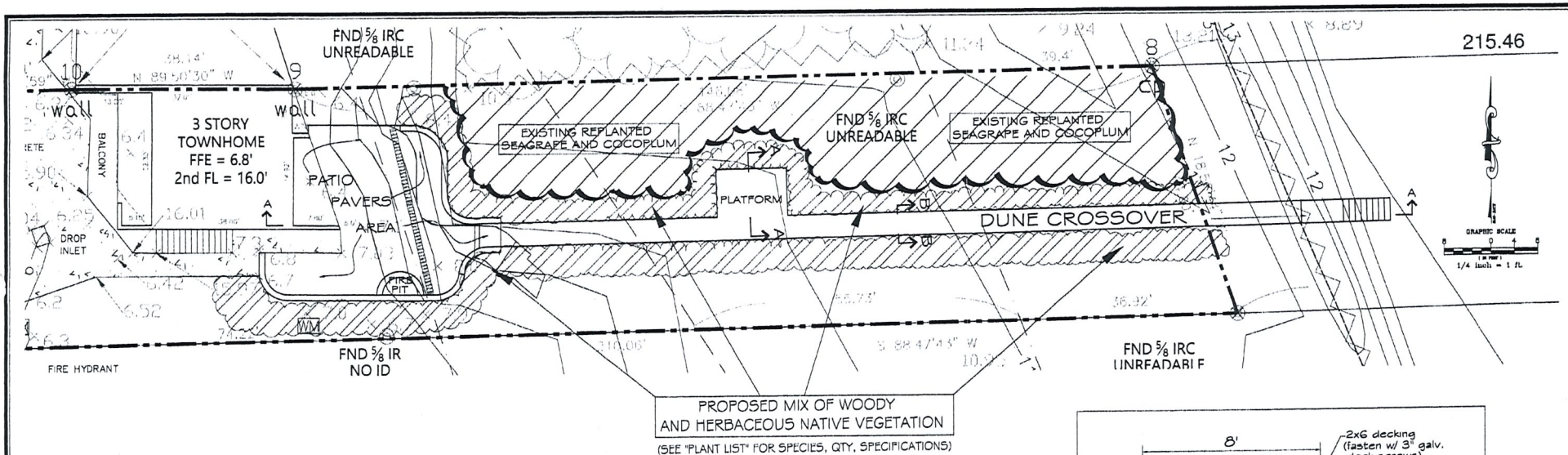
– REVISIONS –	BY	DATE
REVISED SITE PLAN; ADD'L SETBACK	LLP	10.16.18
REVISED SURVEY; NORTH SIDE PROJECT MONUMENT	LLP	10.17.18
ADJUSTED CROSSOVER ENDPOINT	LLP	12.04.18

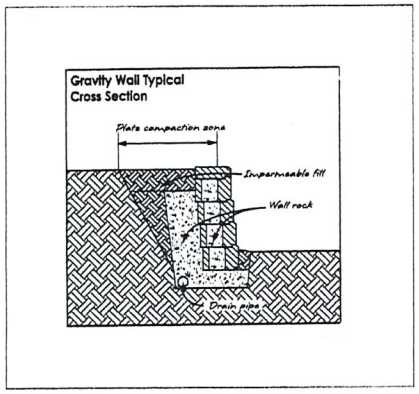
	BY	DATE
DRAWN	LLP	9.19.18
CHECKED		
APPROVED		

Drulard Dune Crossover

Grading Plan/Cross Section

9/19/2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NA
JOB No.
SHEET 3 OF 5



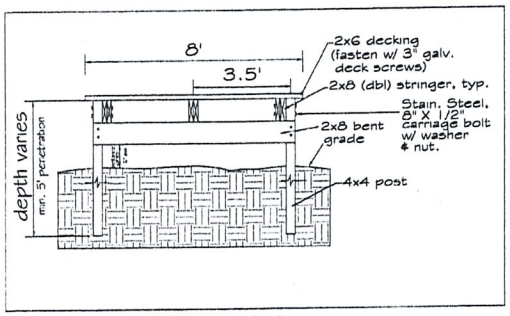


ALLAN BLOCK WALL SECTION (typ.)
NTS

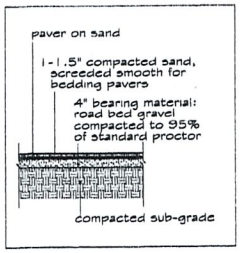
PLANT LIST

Quantity	Botanical Name	Common Name	Specifications
25	*Uniola paniculata*	Sea Oats	4" pot, 24"o.c.
25	*Helianthus debilis*	Dune Sunflower	1 gal., 24" o.c.
25	*Ipomoea pes-caprae*	Railroad Vine	1 gal., 24" o.c.
25	*Schizachyrium scoparium*	Little Bluestem	4" pot, 24" o.c.
25	*Gaillardia pulchella*	Indian Blanket Flower	1 gal., 24" o.c.
25	*Solidago sempervirens*	Seaside Goldenrod	1 gal., 24" o.c.
40	*Serenoa repens*	Saw Palmetto	3 gal., 36" o.c.
40	*Zamia pumila*	Coontie	3 gal., 36" o.c.
40	*Coccoloba uvifera*	Sea Grape	3 gal., 36" o.c.

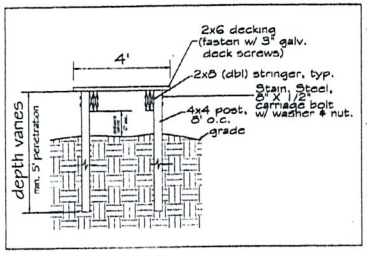
The previous approved corrective restoration plan approved under permit number VSL 17-01P will be supplanted by the current planting plan that adapts the planting plan to the proposed layout plan. The proposed planting shall conform to permit conditions of 80% survival rate within 180 days of permit issuance. Plants will be placed in a naturalistic pattern indicative of native planting regime.



PLATFORM SECTION A-A
NTS



PAVER SECTION (typ.)
NTS



CROSSOVER SECTION B-B
NTS

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2K
FORT PIERCE, FLORIDA 34950

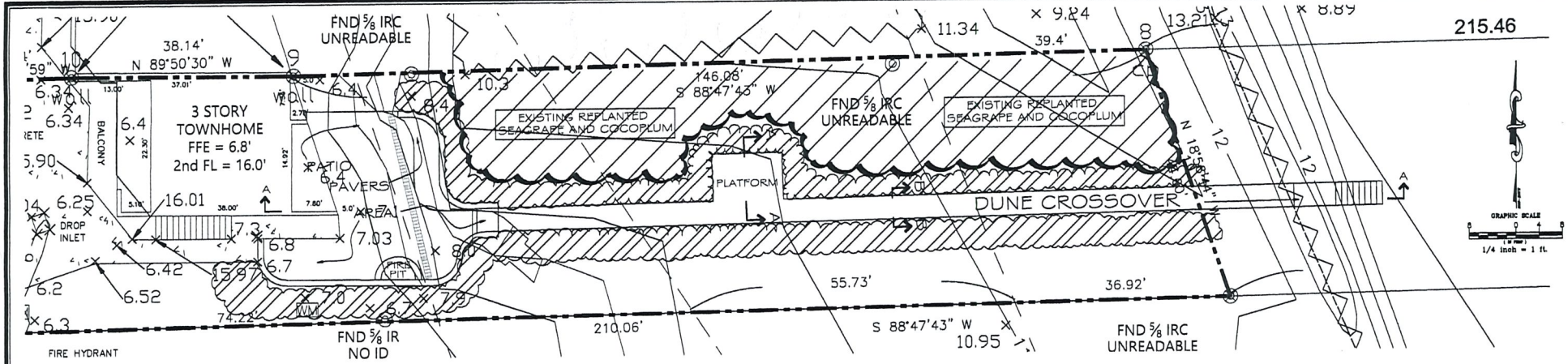
– REVISIONS –	BY	DATE
REVISED SITE PLAN: ADD'L SETBACK	LLP	10.16.18
REVISED SURVEY: NORTH SIDE PROJECT MONUMENT	LLP	10.17.18
ADJUSTED CROSSOVER ENDPOINT	LLP	12.04.18

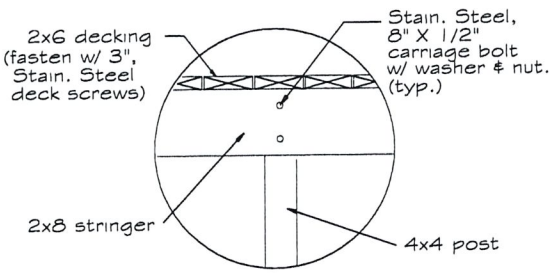
	BY	DATE
DRAWN	LLP	9.19.18
CHECKED		
APPROVED		

Drulard Dune Crossover

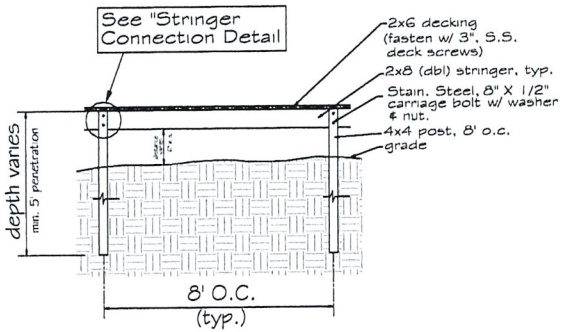
Landscape Plan & Preliminary Details

9/19/2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NA
JOB No.
SHEET 4 OF 5

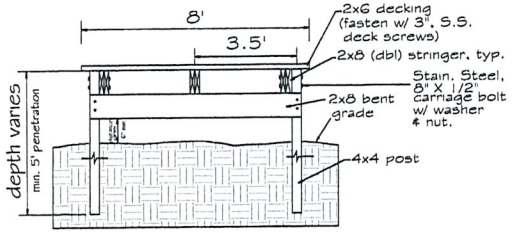




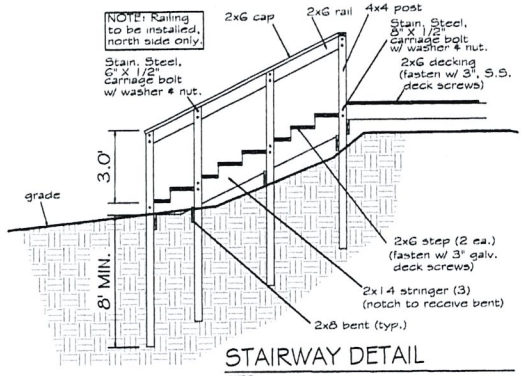
STRINGER CONNECTION DETAIL
NTS



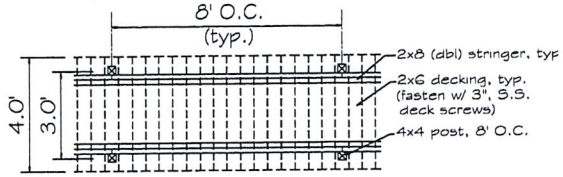
CROSSOVER TYP. POST LAYOUT
NTS



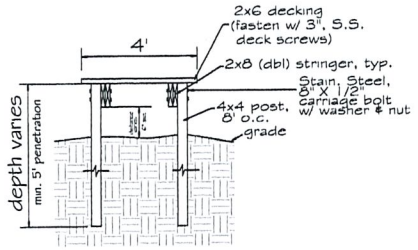
PLATFORM SECTION A-A
NTS



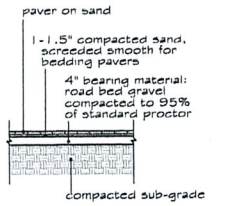
STAIRWAY DETAIL
NTS



CROSSOVER LAYOUT (TYP.)
NTS



CROSSOVER SECTION B-B
NTS



PAVER SECTION (TYP.)
NTS

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

- REVISIONS -	BY	DATE
REVISED SITE PLAN: ADD'L SETBACK	LLP	10.18.18
REVISED SURVEY: NORTH SIDE PROJECT MONUMENT	LLP	10.17.18
ADJUSTED CROSSOVER ENDPOINT	LLP	12.04.18

	BY	DATE
DRAWN	LLP	9.19.18
CHECKED		
APPROVED		

Drulard Dune Crossover

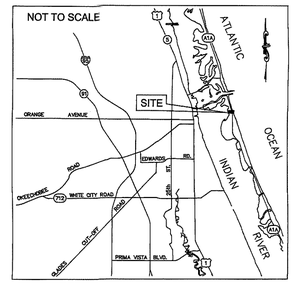
Landscape Layout & Construction Details

9/19/2018
HORIZ. SCALE: 1"=20'
VERT. SCALE: NA
JOB No.
SHEET 5 of 5

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SAINT LUCIE COUNTY, FLORIDA





LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF THE SUBDIVISION ENTITLED OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 9, BLOCK 2 OF SAID SUBDIVISION; THENCE S1856' 07"E, ALONG THE WEST LINE OF SAID BLOCK 2, 113.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S18 56' 07"E ALONG THE WEST LINE OF SAID BLOCK 2, 45.56 FEET TO THE SW CORNER OF SAID BLOCK 2; THENCE N8847'43"E ALONG THE SOUTH LINE OF SAID BLOCK 2, 210.06 FEET TO THE SE CORNER OF SAID BLOCK 2; THENCE N1856'44"W ALONG THE EAST LINE OF SAID BLOCK 2, 44.60 FEET; THENCE S8847'43"W PARALLEL WITH THE NORTH LINES OF LOTS 5 AND 9, BLOCK 2 OF SAID SUBDIVISION, 146.08 FEET TO THE CENTER OF A WALL COMMON TO 618 STATE ROAD A1A AND 620 STATE ROAD A1A; THENCE N8950'30"W ALONG THE CENTER OF SAID WALL, 38.14 FEET TO THE WEST END OF SAID WALL; THENCE S8847'43"W PARALLEL WITH THE NORTH LINE OF SAID LOT 9, 26.14 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: FOR A POINT OF REFERENCE, COMMENCE AT THE SE CORNER OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE PROCEED ON AN ASSUMED BEARING OF EAST ALONG THE EXTENDED SOUTH LINE OF SAID SECTION, A DISTANCE OF 89.76 FEET TO THE POINT OF BEGINNING; THENCE PROCEED ON A BEARING OF N2007'40"W A DISTANCE OF 702.00 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8932'20"W AND A DISTANCE OF 131.23 FEET TO THE SW CORNER OF BLOCK 1, PLAT BOOK 9, PAGE 26; THENCE PROCEED ON A BEARING OF N2027'40"W A DISTANCE OF 211.15 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N2047'40"W A DISTANCE OF 708.69 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8931'20"W AND A DISTANCE OF 115.30 FEET TO THE NW CORNER OF BLOCK 1, PLAT 9, PAGE 26; THENCE PROCEED ON A BEARING OF N2047'40"W A DISTANCE OF 8.75 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N1754'20"W A CALCULATED DISTANCE OF 1,335.62 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N2117'00"W A DISTANCE OF 127.67 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8835'40"W AND A DISTANCE OF 226.42 FEET TO THE SE CORNER OF BLOCK 8, PLAT BOOK 6, PAGE 61; THENCE PROCEED ON A BEARING OF N2217'40"W A DISTANCE OF 548.70 FEET TO A POINT, SAID POINT BEING ON A BEARING OF N8626'40"W AND A DISTANCE OF 146.34 FEET TO THE SW CORNER OF LOT 6, BLOCK 2, PLAT BOOK 8, PAGE 44; THENCE PROCEED ON A BEARING OF N2217'40"W A DISTANCE OF 1006.45 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N1201'40"W A DISTANCE OF 749.21 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8558'40"W A DISTANCE OF 171.70 FEET TO THE SW CORNER OF LOT 2, BLOCK 3, PLAT BOOK 6, PAGE 31; THENCE PROCEED ON A BEARING OF N1201'40"W A DISTANCE OF 155.84 FEET TO A POINT; THENCE PROCEED ON A BEARING OF N0117'20"E A DISTANCE OF 780.23 FEET TO A POINT, SAID POINT BEING ON A BEARING OF S8147'20"W AND A DISTANCE OF 477.95 FEET TO THE NE CORNER OF LOT 1, BLOCK 4, PLAT BOOK 8, PAGE 29; THENCE PROCEED ON A BEARING OF N0754'40"E A DISTANCE OF 172 FEET, MORE OR LESS, TO A POINT ON THE SOUTH JETTY, SAID LINE IS SHOWN ON THE SKETCH OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF SOUTH OCEAN DRIVE, HAVING A BEARING OF N18°56'07"W, ACCORDING TO THE PLAT OF OCEAN VIEW, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA. (ASSUMED DATUM)

2. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD, IN FEET AND DECIMALS THEREOF.

3. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE-6", "VE-8", AND "VE-11" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0194 J, EFFECTIVE DATE FEBRUARY 06, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

5. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

6. 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.

7. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 09, 2018.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. ELEVATIONS SHOWN HEREON ARE IN U.S. STANDARD FEET AND BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

10. ALL DEBRIS WILL BE REMOVED FROM THE SITE AND DEPOSITED AT AN APPROVED UPLAND DISPOSAL SITE.

11. THE EXPECTED USE OF THE SURVEY AND MAP IS RESIDENTIAL.

STREET ADDRESS

620 SOUTH OCEAN DRIVE, FORT PIERCE, FL 34949

GLOBAL POSITIONING SYSTEM (GPS) NOTES

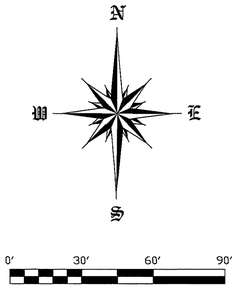
1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)

2. G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY TOPCON HIPER GA -12 CHANNEL (L1 & L2).

3. THE ORIGINAL GPS RTK MEASUREMENTS, AUGUST 22, 2018. TWO TOPCON DUAL FREQUENCY GPS RECEIVERS EQUIPPED WITH RT-SKI (REAL TIME MEASUREMENT CAPABILITIES) WERE USED TO GATHER GPS DATA. TYPICALLY A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO / MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.

4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY STANDALONE, SURVEY +.

5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 10MM + 1PPM (RMS)
VERTICAL: 20MM + 1PPM (RMS).



LEGEND & ABBREVIATIONS

A	ARC LENGTH	OHP	OVERHEAD UTILITIES
A/C	AIR CONDITIONER	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
CCCL	COASTAL CONSTRUCTION CONTROL LINE	PB	PLAT BOOK
C/L	CENTERLINE	PG(S)	PAGE(S)
CONC	CONCRETE	PLS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
ID	IDENTIFICATION NUMBER	RLS	REGISTERED LAND SURVEYOR
IP	IRON PIPE	R/W	RIGHT-OF-WAY
IR	IRON ROD	WM	WATER METER
IRC	IRON ROD & CAP	&	AND
LB	LICENSED BUSINESS	@	AT
LS	LICENSED SURVEYOR	△	DELTA
M	MEASURED DATA		UTILITY POLE
MON	MONUMENT		FIRE HYDRANT
NAVD	NORTH AMERICAN VERTICAL DATUM	SS	SEWER MANHOLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM		BACKFLOW PREVENTER
NO OR #	NUMBER	IV	IRRIGATION VALVE
NTS	NOT TO SCALE	CO	CLEAN OUT
	STREET LIGHT		

Closure Report 8/28/2018 20:19

NORTHING	EASTING	BEARING	DISTANCE
1137836.903	886736.088		
		S 32°56'52" E	420.300
1137484.202	886964.679		
		N 20°41'39" W	165.569
1137639.088	886906.170		
		N 21°56'12" W	533.175
1138133.660	886706.985		
		N 21°56'12" W	820.787
1138895.020	886400.354		
		N 21°56'12" W	183.219
1139064.973	886331.907		
		N 11°40'12" W	906.328
1139952.565	886148.579		
		N 01°35'47" E	781.227
1140733.489	886170.344		
		S 82°13'51" W	62.936
1140724.981	886107.986		
		S 74°18'26" W	84.290
1140702.183	886026.838		
		S 03°58'02" E	994.200
1139710.365	886095.624		
		S 18°22'12" E	997.370
1138763.820	886409.950		
		S 19°23'04" E	982.620
1137836.903	886736.088		

Closure Error Distance> 0.0602
Total Distance> 6932.021
Polyline Area: 231529.70 sq ft, 5.32 acres

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
AVENUE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 460-8211 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISION
09/11/18	CA	REVISED & ADDED TOPO @ REAR

CERTIFICATIONS

LARRY DRUHARD

ST. LUCIE COUNTY **FLORIDA**

© COPYRIGHT ARNOLD SURVEYING, INC. 2018
ALL DRAWINGS OR DOCUMENTS AND COPIES THEREOF ARE INSTRUCTIONS OF SERVICE AND REMAIN THE PROPERTY OF ARNOLD SURVEYING, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THESE DRAWINGS OR DOCUMENTS WITHOUT THE WRITTEN CONSENT OF ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. THIS DRAWING OR DOCUMENT IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

DRAWN BY:	CA
CHECKED BY:	CA
DATE:	08/20/2018
HORIZONTAL SCALE:	1"=30'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

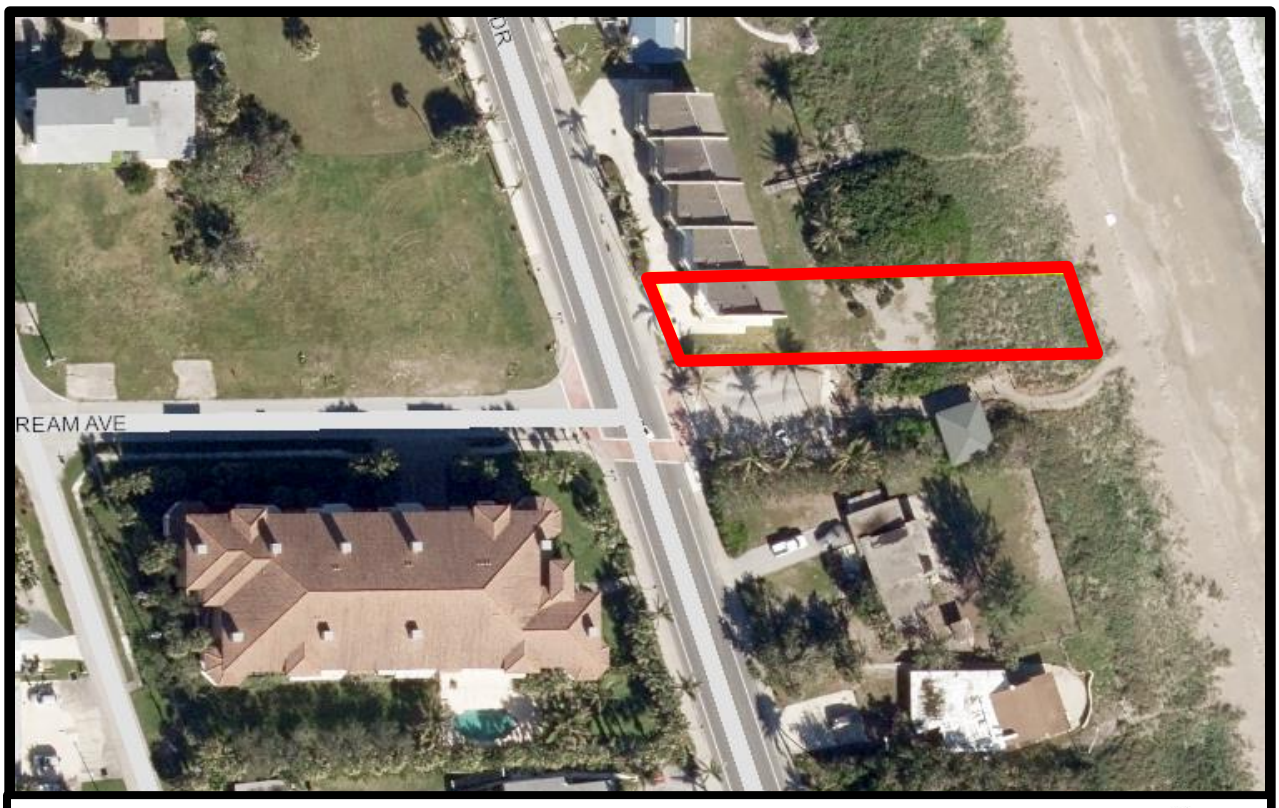
SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

10-3-18
PRINTED DATE

SHEET 1 OF 1

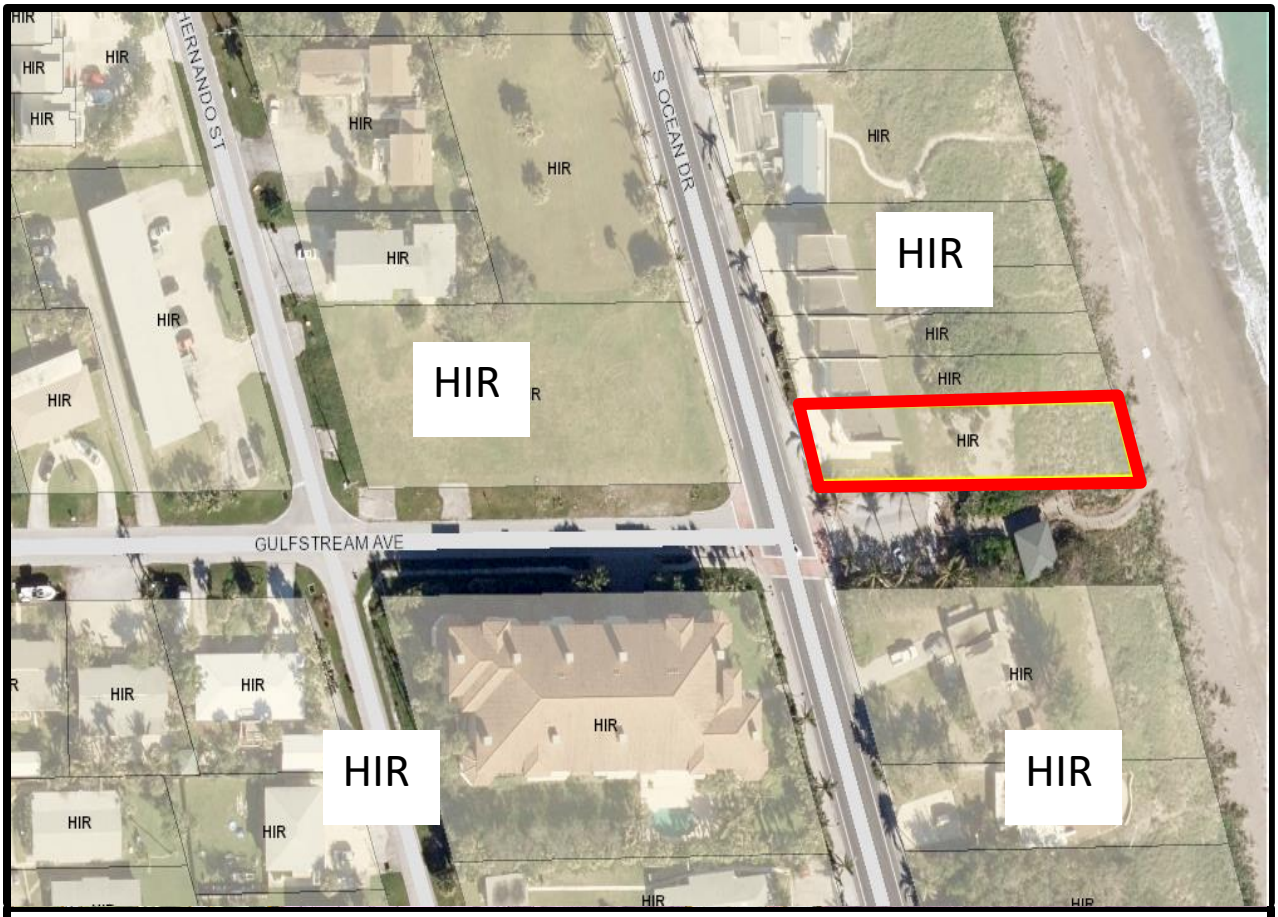
PROJECT NO. 18-816



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use With New Construction
Drulard Dune Crossover – 620 South Ocean Drive
Aerial Map

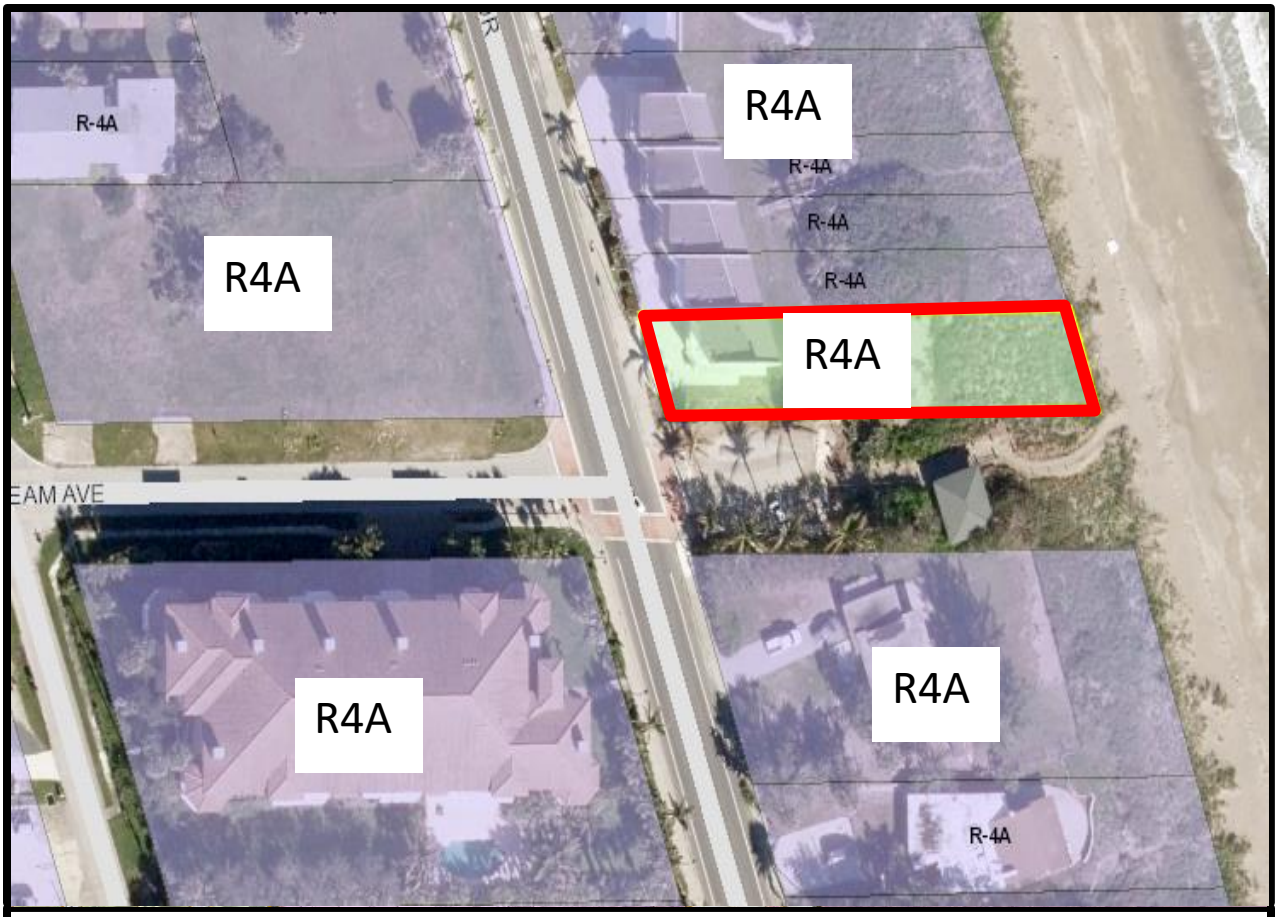
N
W E
S



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use With New Construction
Drulard Dune Crossover – 620 South Ocean Drive
FLU Map

N W E S



THE SUNRISE CITY FORT PIERCE Florida

Conditional Use With New Construction
Drulard Dune Crossover – 620 South Ocean Drive
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Drulard Dune Crossover – 620 South Ocean Drive
TRC No. 19-04000006

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] Conditional Use
- [ ] 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 Conditional Use
- [ ] 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] No comment

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: 620 S Ocean Dr.
Property Name: Drulard Dune Crossover
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 # 19-04000006

Conditional Use New Construction – Drulard Dune Crossover – 620 S. Ocean Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment

Technical Review Committee meeting

May 16th, 2019

Case # 19-0400006

Conditional Use with new construction

Drulard dune crossover, 620 South Ocean Dr., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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:	**Conditional Use New Construction – Drulard Dune Crossover – 620 S. Ocean Drive** Technical Review Project # 19-04000006

The St. Lucie County Planning & Development Services Department has completed a review of the distribution of Technical Review Project 19-04000006.

Background

Application for Development Review (Conditional Use with New Construction) for the after the fact approval for a dune crossover. The applicant has met with the City Manager's Office and it was determined that Planning Staff would carry the project forward and would be recommending approval of this project all the way up to the City Commission. The applicant has already received approval for the Florida Department of Environmental Protection which monitors construction past the Coastal Construction Control Line (CCCL). The parcel currently has a zoning R-4A, Hutchinson Island Medium Density Residential and a Future Land Use of HIR, Hutchinson Island Residential. The parcel ID is 2401-503-0002-400-9.

Perpetual easements were recorded for all property adjacent to the Fort Pierce Beach Shore Protection Project (approximately 1.3 miles) in 1998. The intent of these federally required easements was not only to create a construction corridor along the Federal project area (if needed due to erosion) but to allow Federal dollars to be spent addressing erosion into private properties. In establishing these easements, the Federal government provided local sponsors with jurisdiction over the all structures within these areas.

Considering the responsibility identified above, and 1) the recurring, chronic erosion exhibited at Fort Pierce Beach, 2) the ever increasing cost of nourishing the beach, 3) the real possibility of an Emergency Truck haul this year at this beach, and 4) the possible precedent that allowing such over walk to exist in its current form, St. Lucie County's staff strongly suggests the City cautiously approach approving construction of this magnitude/type. While the perpetual easement language does not prohibit dune over walk construction in this area, it does identify such structures as "subordinate to the construction, operations, maintenance, repair and replacement of the project". Assessing both the extent of the structure (traversing the entire perpetual easement, and some) and the location of the structure (within one of Florida's most erosive coastlines) it is easy to see why the structure may unintentionally effect future construction. Most alarming would be the precedent that this structure would set for future structures along Fort Pierce Beach.

On a separate note, a similar structure was recently constructed just north of this area. In that instance, the owner decided it was in his/her best interest to limit the rigid components of the proposed over walk structure to areas west of the perpetual easement; opting to construct only a small (+/- 15') removable ramping segment east of his/her perpetual easement. Conceptually, this approach would allow for the extended portion of this "removable" structure (the potion within the perpetual easement) to be removed, if and when, it were to be impacted by erosion and/or construction. This approach not only safeguards the property owner from impacts associated with beach erosion but also limits the potential for conflict(s) and/or construction obstacles that naturally results from placing structures in this highly eroding segment of beach.

Review Comments

St. Lucie County's staff have identified a few conditions that may assist in abating negative effects associated with structures built in this specific location (adjacent to an extremely unstable Federal Beach Project); thereby possibly reducing any negative effects (financial and/or reduced accessibility) that may result from construction within this easement corridor . Please consider the following:

1) Considering the high likelihood of said structure being impacted by future erosion, it might be in everyone's best interest to require the owner to:
    - scale back or modify the structure (eastward segment) to temper expectations associated with future permit applications along this stretch of beach, and/or
    - actively scale back the seaward extent of said structure, as impacts happen; requiring the owner to remove seaward segments of the structure that are compromised during construction and/or storm events.

2) The perpetual easement language requires all structures to be "subordinate to the construction, operations, maintenance, repair and replacement of the project", it may be prudent to:
    - require the owner to remove said structure if, during the course of beach construction, the structure's existence impacts construction in any way.
    - remind the applicant that any damages to the structure that result from construction are not the responsibility of the Federal Government and/or the County.
    - require the owner to pay any/all additional cost(s) associated with:
        - the removal of said structure (by future beach contractors) for construction access purposes; if said structure limits needed access for sand placement.
        - the working around and/or placing of sand in-between said structure during future beach construction.

Again, it is in everyone's best interest to reduce costs associated with future Federal beach projects. Structures built within perpetual easement areas at Fort Pierce Beach may create obstacles that not only limit construction access but may, as more are built, reduce the future efficiency of beach projects. As future funding is of particular concern, we hope the City understands the unintended consequences of not limiting construction within this area.

Moving forward, the County would appreciate the opportunity to be engaged during the City's permitting process; as we understand that addressing "after the fact" issues can be challenging.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

Planning Board **7.g.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Abandonment - Granada Street Properties - Western Portion of Frances Avenue Right-of-Way (Between Granada Street and Hernando Street)

LOCATION

Western Portion of Frances Ave. ROW (Between Granada St. and Hernando St.)

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of Approval for the requested abandonment.

Attachments

Staff Report
Application
Location Map
Aerial Map
Adjacent Property Records
Surveys
Narrative
Title Search
Utility Location Information
Appraisal
Site Plans
Conceptual Plans
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 06/04/2019 02:47 PM

Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Abandonment of Unopened Right-of-Way** **The western portion of Frances Avenue, between Granada Street and Hernando Street**
BOARD DATE:	June 11, 2019

STAFF REPORT

Property Owner: City of Fort Pierce

Applicant: Granada Street Properties LLC – Henry Louden
500 S. Federal Highway, #1641
Hallandale, FL. 33008

Applicant's Request: Approval of Abandonment of the western portion of Frances Avenue, between Granada Street and Hernando Street

Location(s): The western portion of Frances Avenue, between Granada Street and Hernando Street

Abutting Parcel ID(s): 2401-502-0084-000-0 & 2401-502-0077-000-8

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R4-A	R-2

Land Area of Subject ROW: Approximately .19 acres

Staff Analysis:

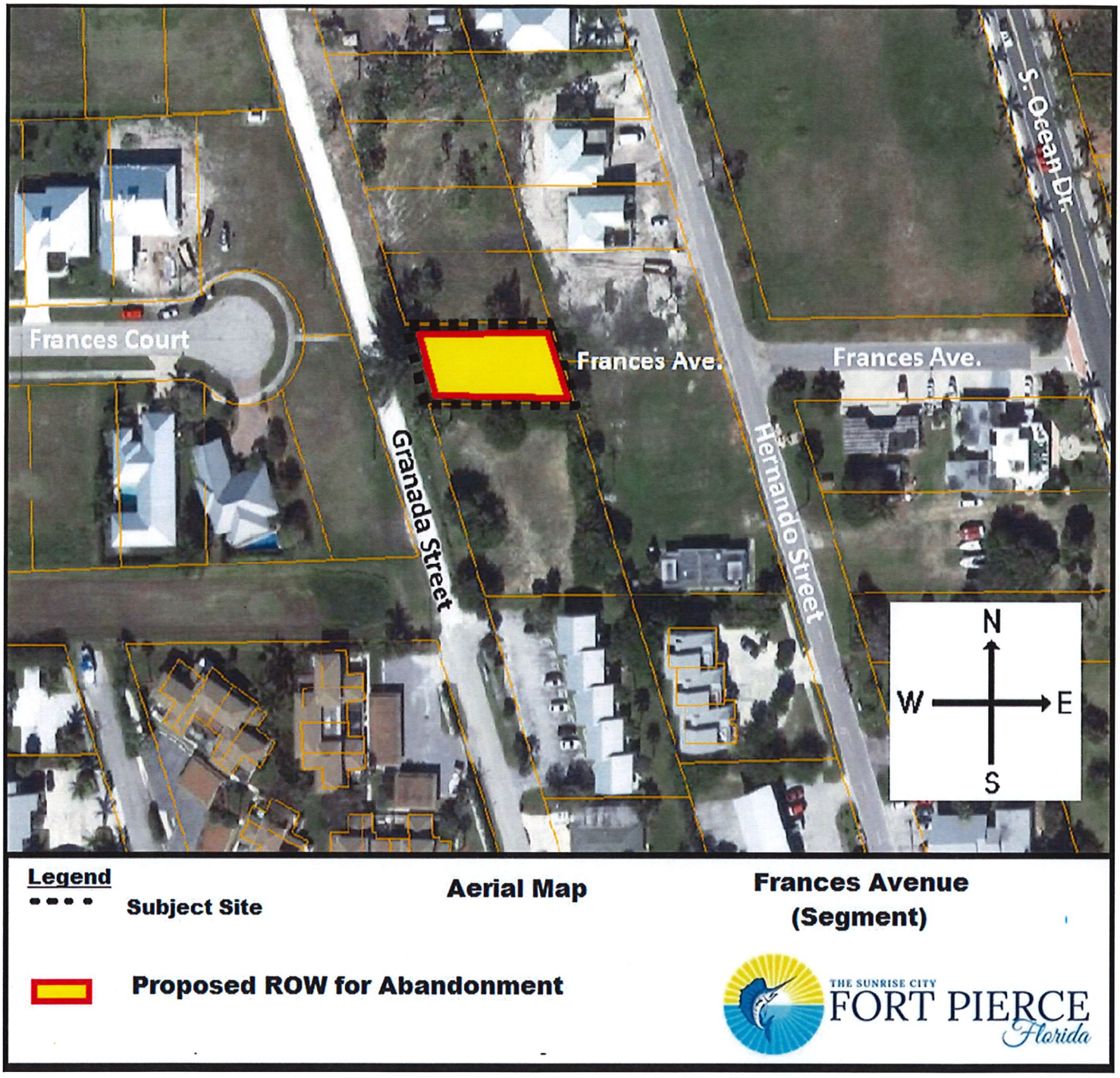
Request

In accordance with City Code Sections 17-1: Abandonment, the applicant is requesting that the City of Fort Pierce abandon an unopened western portion of Frances Avenue between Granada Street and Hernando Street which abuts their land holdings.

The segment of Frances Avenue has been unimproved and has not been utilized for utility infrastructure. The City Commission has already approved the abandonment of the eastern portion of Frances Avenue (between Granada Street and Hernando Street) on March 5, 2018. This right-of-way segment sought for abandonment offers minimal vehicular, pedestrian, or utility design advantage to the City, especially in its unimproved state.

The applicant owns the properties adjacent to the northern and southern half of the subject Frances Avenue right-of-way. The underlying objective for the applicant is a development consisting of approximately five (5) townhomes. The applicant has provided utility location reports and has stated that there is a utility line along the Granada Street/western border of the right-of-way. The entire right-of-way segment is being considered for abandonment, based upon Florida State Statutes Chapter 336. Florida State Statutes Chapter 336 mandates that an abandoned right-of-way be granted to adjacent property owners. Granada Street Properties owns all of the adjacent properties to the north and south. The applicant has provided an appraisal value of the entire Frances Avenue right-of-way at $58,000.

The Fort Pierce Utilities Authority (FPUA) has provided approval of the proposed abandonment. All other affected Departments have reviewed and approved the proposed Abandonment.



Technical Review Committee
All affected Departments have reviewed and approved the proposed Abandonment.

Staff Recommendation:
Staff recommends the Planning Board forward a recommendation to **approve** the requested abandonment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Abandonment

Property address or Location: Granada Street & Frances Ave

Parcel ID #(s): 2401502008400000 & 2401502007700008

Project description: Abandoned Roadway at Frances Ave & Granada St.

Property Owner(s)
GRANADA STREET PROPERTIES, LLC.
500 S Federal Hwy, #1641
Street Address
Hallandale FL 33008
City State Zip
3055252545
Phone Number
HTLOUDEN@gmail.com
Email Address

Applicant/Representative, Title, Company
GRANADA STREET PROPERTIES, LLC. C/O Henry Louden
500 S Federal Hwy, #1641
Street Address
Hallandale FL 33008
City State Zip
3055252545
Phone Number
HTLOUDEN@gmail.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Miami Dade

The foregoing instrument was acknowledged before me this 15th day of April, 20 19, by Henry Louden who is personally known to me or has produced _____ as identification.

ALDO CACEDA
Signature of Notary

(seal)

ALDO CACEDA
Notary Public – State of Florida
Commission # GG 139022
My Comm. Expires Aug 28, 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_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Current survey, including property size
- ☐ Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- ☐ Encumbrance Title Search
- ☐ Complete, notarized application

Application Type:

☐ Easement Abandonment ☒ Right-of-Way Abandonment

Reason for Abandonment Request: NON-USE OF EASEMENT

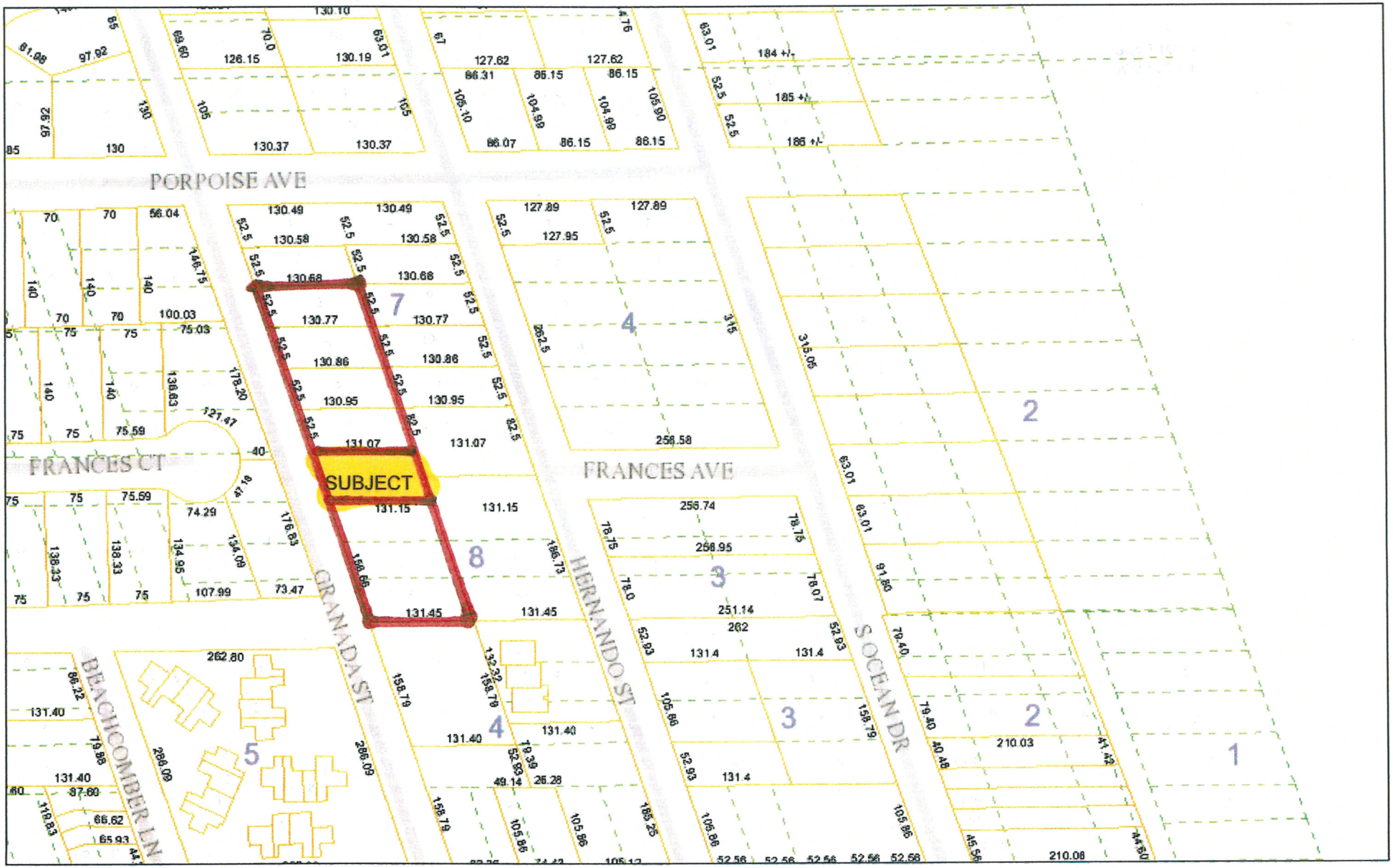
List any utilities visible or known to exist in the right of way/easement: NONE

Is the right of way in use or unopened? ☐ In Use ☒ Unopened

Application Outlook



Michelle Franklin, CFA - Saint L cie County Property Appraiser



April 17, 2018

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

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



Legend

Subject Site

Proposed ROW for Abandonment

Aerial Map

Frances Avenue (Segment)

THE SUNRISE CITY
FORT PIERCE
Florida

Saint Lucie County Property Appraiser
Michelle Franklin CFA

generated: Friday, April 19, 2019
el Report





Parcel

Parcel ID:	2401-502-0077-000-8
Property ID:	179990
Owner 1:	Granada Street Properties LLC
Site Address:	GRANADA ST

Owner

Owner 1:	Granada Street Properties LLC
Owner 2:	
Owner 3:	
Mailing Address:	500 S Federal HWY, Unit Unit 1641 Hallandale Beach, FL 33008-6071

Overview

Primary Land Use:	0000 - Vac Res
District Group:	9022 - Fort Pierce
Subdivision:	Palm Haven Subdivision
Just/Market Value:	$45,100
Finished Area:	
Acres:	0.16
Total Area:	6,969

Legal Description

Legal Description: PALM HAVEN S/D-UNIT 1- BLK 7 LOT 6 (0.16 AC - 6,969 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	$45,100	$0	$45,100	$0	$43,450	$0	$43,450	$1,650	$0
2017	$39,500	$0	$39,500	$0	$39,500	$0	$39,500	$0	$0
2016	$39,500	$0	$39,500	$0	$39,500	$0	$39,500	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	2015	0.2	$10.80

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	2014
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	6,969	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/08/2019	$130,000	0205	WD	Danks Jr Keith D	4255-1295	Clerk of Courts
08/05/2015	$42,900	0001	WD	Steiner David	3775-2680	Clerk of Courts
04/16/2014	$100	0311	CT	Ocean Vue Development Corp	3622-785	Clerk of Courts

Photos

Saint Lucie County Property Appraiser
Michelle Franklin CFA

t generated: Friday, April 19, 2019

Your report is loading.

Parcel Report





Parcel

Parcel ID:	2401-502-0084-000-0
Property ID:	14902
Owner 1:	Granada Street Properties LLC
Site Address:	GRANADA ST

Owner

Owner 1:	Granada Street Properties LLC
Owner 2:	
Owner 3:	
Mailing Address:	500 S Federal HWY, Unit Unit 1641 Hallandale Beach, FL 33008-6071

Overview

Primary Land Use:	0000 - Vac Res
District Group:	9022 - Fort Pierce
Subdivision:	Palm Haven Subdivision
Just/Market Value:	$134,800
Finished Area:	
Acres:	0.472
Total Area:	20,577

Legal Description

Legal Description: PALM HAVEN S/D-UNIT 1- BLK 8 LOTS 1, 3 AND 5 (OR 4123-236)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2018	$134,800	$0	$134,800	$0	$134,800	$0	$134,800	$0	$0
2017	$117,900	$0	$117,900	$0	$117,900	$0	$117,900	$0	$0
2016	$117,900	$0	$117,900	$0	$117,900	$0	$117,900	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

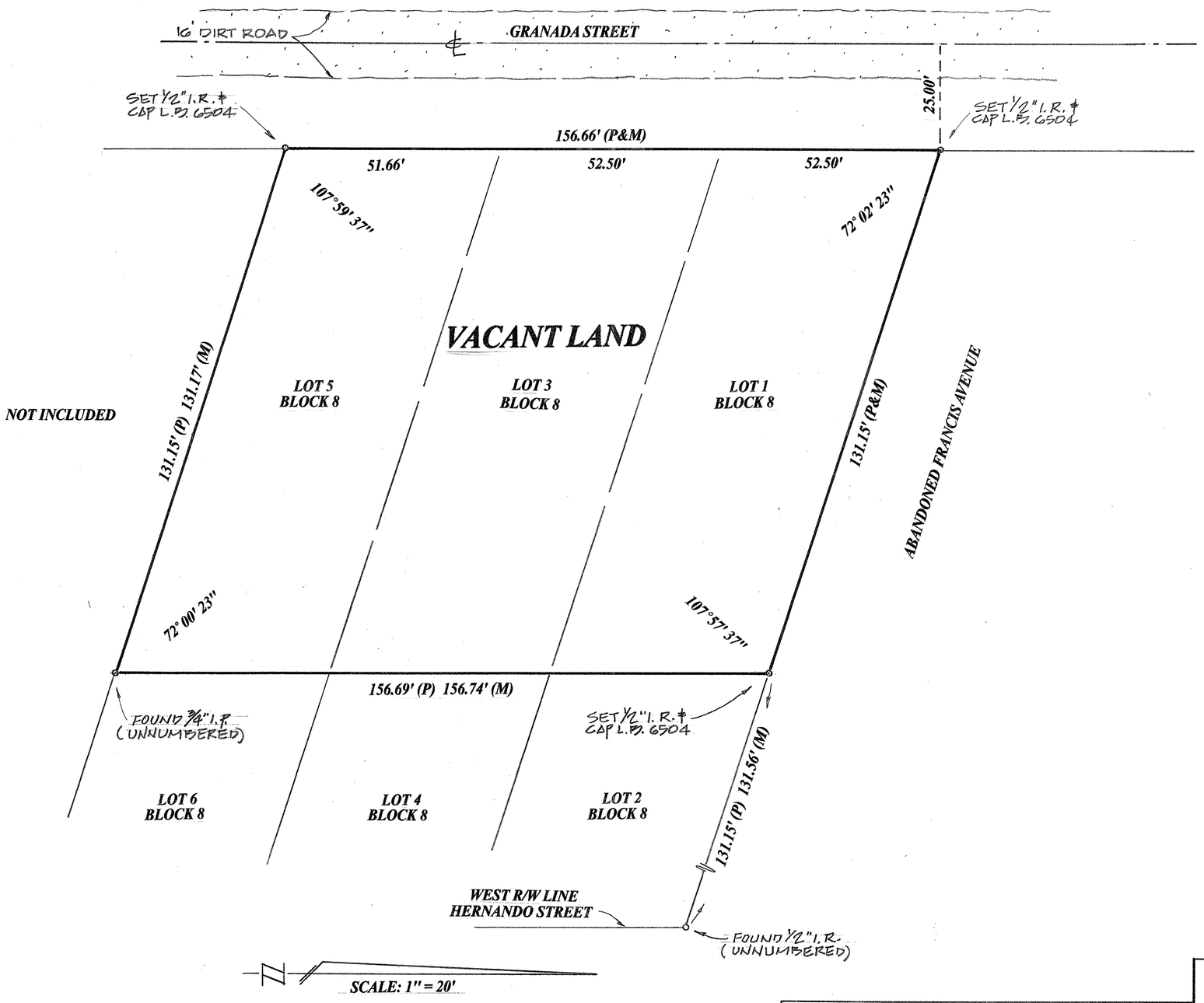
Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
Fort Pierce Stormwater Charge	1999	1	$54.00

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	2014
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0



LOTS 1, 3, AND 5, BLOCK 8

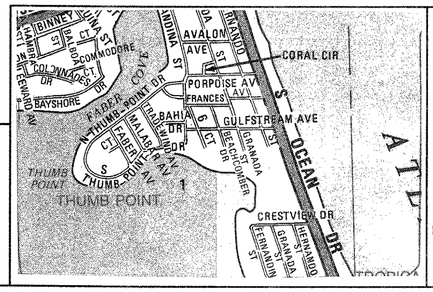
PALM HAVEN SUBDIVISION

According To The Plat Recorded In Plat Book 8, Page 44, Recorded In The Public Record Of Saint Lucie County, Florida Said Land Situate, Lying, And Being In Saint Lucie County, Florida .

NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING BASE
2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 UNLESS OTHERWISE NOTED
4 NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	△ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	Ⓑ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	⌀ = not field measured	M.H. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



NORTH
NOT TO SCALE
NORTH VICINITY MAP

Renner Burgess, Inc.
LAND SURVEYING

801 S.E. 6th Ave., Suite 101
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS 5089

CERTIFIED TO:

FLOOD ZONE AE ELEV. 8
MAP No 12028C0183J
MAP DATE 2-16-12

DATE 4-11-18
JOB NO 4-18-017

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

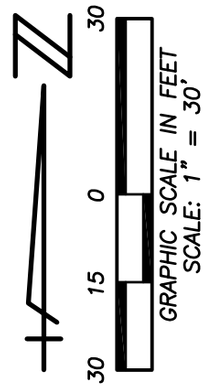
TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	3-28-19				

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 7 OF PALM HAVEN UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 51, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

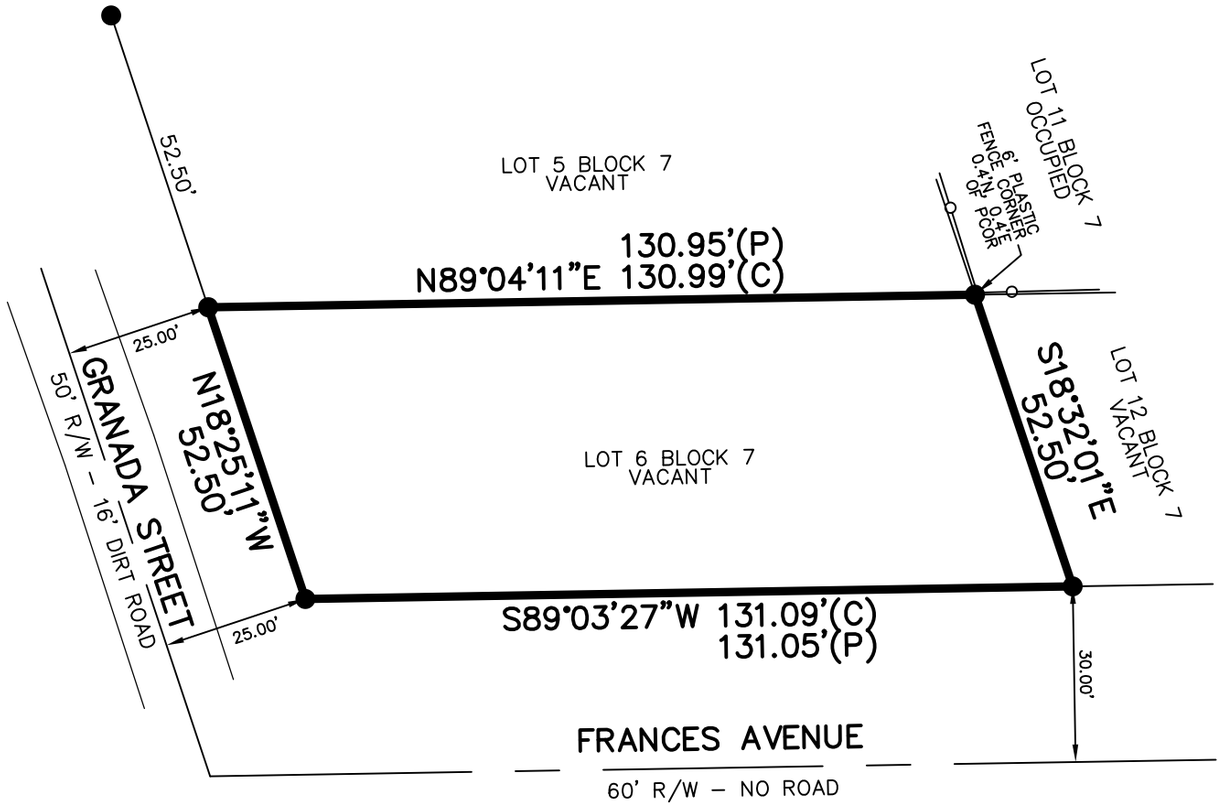
ABBREVIATIONS:

(C) = CALCULATED
(M) = MEASURED
(P) = PLATTED
CBS = CONCRETE BLOCK STRUCTURE
CMP = CORRUGATED METAL PIPE
CLF = CHAIN LINK FENCE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND 5/8" IRON REBAR
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
IR = 5/8" IRON REBAR
PCOR = PROPERTY CORNER
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"



SURVEYOR'S REPORT:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "AE" BASE FLOOD ELEV= 8.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 J, EFFECTIVE DATE FEBRUARY 16, 2012.
4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 6 AS BEING N18°25'11"W ACCORDING TO THE PLAT DESCRIBED HEREON.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED.
7. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LISCENSED SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.



GRANADA STREET

LAST FIELD DATE: 3-28-19

SCALE: 1"=30'	**ALEXANDER J. PIAZZA PSM, INC.**				CERTIFIED TO:
DATE: 3-28-19	Surveying • Mapping • Consulting				OCHOA & RUBIO, PA
DRAWN: CJM	619 SW Biltmore Street				OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
JOB NO.:	Port St. Lucie, Florida 34983				GRANADA STREET PROPERTIES, LLC.
19-4512	Phone: (772) 340-7770				
	Fax: (772) 340-2250				
	LB#7280				
DATE:	REVISIONS:				
FB/PG:	-	-	-	-	

ALEXANDER J. PIAZZA
License Number 6330
STATE OF FLORIDA

ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No.: 6330

K:\REALTIME\PALM HAVEN\19-4512.dwg, 4/2/2019 1:34:09 PM

16' DIRT ROAD

GRANADA STREET

25.00'

SET 1/2" I.R. & CAP L.B. 6504

FOUND 5/8" I.R. & CAP L.B. 6018

62.70' (P) 65.02' (M)

WEST LINE OF BLOCK 8

106°56'52"

73°07'34"

LOT 1 BLOCK 8

131.15' (P&M)

NORTH LINE OF LOT 1 BLOCK 8

ABANDONED FRANCIS AVENUE VACANT LAND

SOUTH LINE OF BLOCK 7

131.15' (P) 131.16' (M)

LOT 6 BLOCK 7

SCALE: 1" = 20'

A PORTION OF A PLATTED RIGHT-OF-WAY AS PLATTED IN PALM HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 8 PAGE 44 OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA . BEING MORE PARTICULARLY DESCRIBED AS

BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7

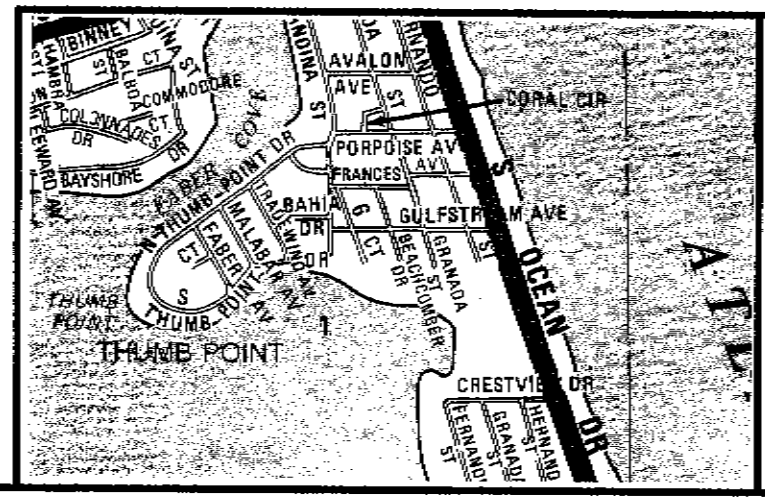
NOTES:

1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



NORTH
NOT TO SCALE
NORTH VICINITY MAP

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	⌀ = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	Ⓑ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	# = not field measured	MH. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		

FOUND 5/8" I.R. UNNUMBERED

FOUND 1/2" I.R. (UNNUMBERED)

WEST R/W LINE HERNANDO STREET

EAST LINE OF LOT 1 BLOCK 8

73°06'19"

106°49'15"

FOUND 5/8" I.R. & CAP L.B. 6018

62.70' (P) 65.18' (M)

131.15' (P) 131.56'

Reiner Burgess, Inc. LAND SURVEYING

801 S.E. 6th Ave., Suite 101
Delray Beach, Fl 33483

Phone 561-243-4624
Fax 243-4869

CERTIFIED TO:

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS PLS6668

FLOOD ZONE: AE ELEV. 8

MAP NO.: 12028C0183J

MAP DATE: 2-16-12

DATE: 4-11-18

JOB NO. 4-18-017

REVISED:

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

Granada Street Properties, LLC.

500 S Federal Hwy, #1641, Hallandale, FL 33008; Phone-954-554-0821

April 15, 2019

To: Technical Review Board, Planning Board, & City Commission

From: Henry Louden

Granada Street Properties, LLC.

Subject: Abandonment Letter

Frances Ave, between Granada Street and Hernando Street

I am asking for your approval to abandon a portion of unopened right-of-way, the road called Frances Ave, between Granada Street and Hernando Street.

In an effort to advance investment, redevelopment, and infill on Hutchinson Island, I'm submitting the application for abandonment of the portion abutting property within my control.

The abandonment of the un-open right-of-way would provide capacity to join two parcels presented held, to expand holdings for consideration of a development application for construction of nine coastal style, single-family townhomes on these lots. I have attached a sample drawing and photos of the home. It will be on stilts with parking below.

I am working on a conceptual lot configurations and setbacks, which will be beneficial in showing you the concept. Below is a draft concept showing the land and the proposed homes.

Property Title Search Services

Phone: 866-425-1184 – Fax: 866-425-1185

Email: info@propertytitle.com

Invoice for Order #: Granada Street Properties, LLC.

PREPARED FOR:

Customer:	Granada Street Properties, LLC.
Order #:	Granada Street Properties, LLC.
Date Ordered:	4/1/2019
Total:	$50.00

SUMMARY OF PRODUCTS BILLED FOR ORDER

Product	Code	Price
FL RES O and E	FLOE	$50.00

PROPERTY ADDRESS

Street Address	Frances Ave
City	Fort Pierce
State	Florida
County	St. Lucie

ORDER PARTIES

Property Title Search Services

TITLE SEARCH REPORT

File #: Granada Street Properties, LLC. Associated File # 9912252

Property Title Search Services and/or their agent has searched the St. Lucie County, Florida records for the period shown relative to title to the real property described below and provides the following title search report (TSR) for Granada Street Properties, LLC.

Search Type: FL RES O and E

The search period was to at 08:00

Property Address: Frances Ave., Fort Pierce, FL

Seller:

Buyer/Borrower:

Title Vested In:

Interest or estate (Fee Simple/leasehold):

Taxes

Mortgage, Liens & court

Note: O and E Order, please see attached report

Additional Matters of Record

Note: O and E Order, please see attached report

County Notes

Tax Contact Info:
772.462.1650

Tax Site:
http://www.tcslc.com/home/default.asp

Notice: This report, as written (and any supplements or amendments hereto), is issued solely for use in connection with the issuance of Commitments for Title Insurance, Policies of Title Insurance, Preliminary and Final Judicial Reports, or Title Guarantees of Premier Title Guaranty Company. This report shall not be considered, nor used as a commitment or policy of title insurance.

THIS REPORT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

Document List:

Link to download all images: TSR Images

RECORDED	PARTY 1	PARTY 2	INST. TYPE	INST. NO.	REMARKS
01/07/1970	County of ST. Lucie	Palm Haven	PLAT (Plat_map)	Book 8, Page 44	



Revised Plat Of

PALM HAVEN SUBDIVISION

St Lucie County, Fla

Scale 1"=100 February 9, 1948

Being the South 336 ft of Govt Lot 1 and North one half of Govt Lot 4

Sec 1 - Twp 35S - R 40E

CERTIFICATE OF DEDICATION

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL

ENGINEERS CERTIFICATE

SUNRISE ENGINEERING CO.

PALM HAVEN SUBDIVISION

Property Info Corporation

File No.: Granada Street Properties, LLC.

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court of St. Lucie County, State of Florida, from 3/9/1948 to 4/12/2019 @ 08:00 AM:
NO DEEDS FOUND OF RECORD of the following described land (hereafter referred to as the "Property"), situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

LEGAL DESCRIPTION:

Frances Avenue as depicted in Revised Plat of Palm Haven Subdivision according to the plat thereof as recorded in Plat Book 8, Page 44, Public records of St. Lucie County, Florida.

SUBJECT TO THE FOLLOWING:

N/A

MISCELLANEOUS INSTRUMENTS:

Dedication to Public noted on plat recorded in Plat Book 8, Page 44, Public records of St. Lucie County, Florida.

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

THIS COMPANY, in issuing this O and E Report (hereinafter referred to as the "report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this report is limited to $1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this report. Customer, by accepting this report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Issued: 4/12/2019
Property Info Corporation

HLouden@genexbldr.com

From: irth_host@callsunshine.com
Sent: Wednesday, June 27, 2018 7:01 AM
To: hlouden@genexbldr.com
Subject: Response to Sunshine State One Call ticket 173810841

The following facility operators have responded for this locate request:

Ticket 173810841
FL : ST LUCIE County, Ft Pierce City
0 FRANCES AVE

FT PIERCE UTILITIES AUTHORITY
- Marked

A T & T/ DISTRIBUTION
- ***Response has not been entered***

COMCAST CABLE
- ***Response has not been entered***

CITY OF FORT PIERCE
- ***Response has not been entered***

The most up-to-date response status can always be gathered at
http://www.online811.com/IRTHOneCall/ or by calling 1 - (800) 852 - 8057.

HLouden@genexbldr.com

From: irthnet@callsunshine.com
Sent: Tuesday, June 26, 2018 11:11 AM
To: hlouden@genexbldr.com
Subject: Ticket 173810841 - Response to dig request

==========

To: GEN-EX BUILDERS LLC Attn: HENRY LOUDEN
Voice: 3055252545 Fax: 9546283340
Re: Response to dig request

This is an important message from the Fort Pierce Utilities Authority replying to your request to locate our underground facilties.

==========

Ticket: 173810841
County: ST LUCIE Place: Ft Pierce
Address: 0 FRANCES AVE

FTPRCE:
The Fort Pierce Utilities Authority has marked its facilities as requested on the Sunshine One Call Ticket.

==========

If you have any questions, please contact the Fort Pierce Utilities Authority, between 7:00 am, and 3:30 pm, weekdays, at 772-466-1600 extension 6226. For emergencies after hours and weekends, call 772-466-7703. Thank you.

==========

This message was generated by an automated system. Please do not reply to this email.

HLouden@genexbldr.com

From: irthnet@callsunshine.com
Sent: Tuesday, June 26, 2018 11:11 AM
To: hlouden@genexbldr.com
Subject: Ticket 173810841 - Response to dig request

==========

To: GEN-EX BUILDERS LLC Attn: HENRY LOUDEN
Voice: 3055252545 Fax: 9546283340
Re: Response to dig request

This is an important message from the Fort Pierce Utilities Authority replying to your request to locate our underground facilties.

==========

Ticket: 173810841
County: ST LUCIE Place: Ft Pierce
Address: 0 FRANCES AVE

FTPRCE:
The Fort Pierce Utilities Authority has marked its facilities as requested on the Sunshine One Call Ticket.

==========

If you have any questions, please contact the Fort Pierce Utilities Authority, between 7:00 am, and 3:30 pm, weekdays, at 772-466-1600 extension 6226. For emergencies after hours and weekends, call 772-466-7703. Thank you.

==========

This message was generated by an automated system. Please do not reply to this email.

HLouden@genexbldr.com

From: irth_host@callsunshine.com
Sent: Monday, June 25, 2018 11:29 AM
To: hlouden@genexbldr.com
Subject: SSOCOF CONFRM 2018/06/25 #00000 173810841-001 NORM NEW

CONFRM 00000 CALL SUNSHINE 06/25/18 11:28:29ET 173810841-001 REXMIT GRID FRANCES AVE ROW
Ticket : 173810841 Rev:001 Taken: 06/25/18 11:09ET Old Tkt: 173810841 Taken: 06/22/18 20:28ET
Oper: Ano

State: FL Cnty: ST LUCIE GeoPlace: FT PIERCE
CallerPlace: FT PIERCE
Subdivision: PALM HAVEN

Address : 0
Street : FRANCES AVE
Cross 1 : GRANADA ST
Within 1/4 mile: Y

Locat: ENTIRE PROPERTY; REAR OF PROPERTY; WORK IN DRIVEWAY AREA; FRONT OF PROPERTY; SIDE OF PROPERTY; WORK IN PLANTER AREA; PERIMETER OF PROPERTY; WORK FROM STREET TO ADDRESS; WORK IN SIDEWALK AREA
:
Remarks : CENTER CORRECTION TO GRIDS FRANCES AVE HAS NO ADDRESSES ON IT
JUST A R/O/W PER CALLER WE ARE ASKING FOR LOCATIONS OF ANY UTILITIES ON
FRANCES AVE BETWEEN GRANADA ST & HERNANDO ST
*** LOOKUP BY MANUAL ***
:
Grids : 2727A8017B 2727A8017C 2727B8017B 2727B8017C

Work date: 06/26/18 Time: 23:59ET Hrs notc: 036 Category: 3 Duration: 12 MONS Due Date : 06/26/18 Time: 23:59ET Exp Date : 07/23/18 Time: 23:59ET Work type: FENCE INSTALLATION Boring: N White-lined: Y
Ug/Oh/Both: U Machinery: Y Depth: 3LF Permits: N N/A Done for : DEVELOPER

Company : GEN-EX BUILDERS LLC Type: CONT Co addr : 500 S FEDERAL HWY
City : HALLANDALE State: FL Zip: 33008
Caller : HENRY LOUDEN Phone: 305-525-2545 Contact : HENRY LOUDEN Phone: 305-525-2545
BestTime: 8AM
Fax : 954-628-3340
Email : HLOUDEN@GENEXBLDR.COM

Submitted: 06/25/18 11:09ET Oper: SAN
Mbrs : CC1283 CFP615 FTPRCE LS1104 SB2186 SBF02

AN APPRAISAL REPORT OF
A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Street
Fort Pierce, St. Lucie County, Florida

PREPARED FOR
Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway, #1641
Hallandale, Florida 33008

"AS IS" ESTIMATE AS OF
May 07, 2018

PREPARED BY
THOMAS JOHNSON & ASSOCIATES, INC.
REAL ESTATE APPRAISAL & CONSULTANTS

THOMAS J. JOHNSON, MAI, SRA
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ798

NIKOLAUS M. SCHROTH, CCIM,
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ3704

CRISTEN G. CROSBY
REGISTERED TRAINEE APPRAISER RI24326

18-060

AN APPRAISAL REPORT OF
A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Street
Fort Pierce, St. Lucie County, Florida

PREPARED FOR
Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway, #1641
Hallandale, Florida 33008

"AS IS" ESTIMATE AS OF
May 07, 2018

PREPARED BY
THOMAS JOHNSON & ASSOCIATES, INC.
REAL ESTATE APPRAISAL & CONSULTANTS

THOMAS J. JOHNSON, MAI, SRA
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ798

NIKOLAUS M. SCHROTH, CCIM,
STATE CERTIFIED GENERAL
REAL ESTATE APPRAISER-RZ3704

CRISTEN G. CROSBY
REGISTERED TRAINEE APPRAISER RI24326

18-060

THOMAS JOHNSON & ASSOCIATES, INC
APPRAISERS • CONSULTANTS

May 14, 2018

Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway
Hallandale, Florida 33008

Dear Mr. Louden:

Re: 18-060 NMS

In accordance with your request, we have made an inspection, analysis, and appraisal of the following:

A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Avenue
Fort Pierce, St. Lucie County, Florida

As a result of our investigation and analysis of the information outlined in this report, we hereby submit that the "As Is" Market Value of the Fee Simple Estate of the subject property as of May 07, 2018, is as follows:

FIFTY-EIGHT THOUSAND DOLLARS

$58,000

The subject is a 0.19 acre or 8,235 square foot parcel located on the west side of Hernando Street, across the street from Frances Court on Hutchinson Island, Florida. The property is level however, there is some vegetation present that would need to be cleared prior to development of the land. Zoning is R4A and is compatible with the Medium Density Residential Hutchinson Island designation.

The property is not known to have been inspected for environmental contamination, such as underground storage tanks, drums of known or unknown contents, evidence of waste disposal such as sludge, paints, chemical residues, oil spillage, asbestos, etc. No environmental contamination is known to exist by the appraiser. The appraiser was not provided with an environmental survey of the subject. A description of the property appraised together with an explanation of the valuation procedures utilized is contained within the body of the report. This letter is made part of this report and subject to the Limiting Conditions as set forth herein. This appraisal is intended to comply with Federal

THOMAS JOHNSON & ASSOCIATES, INC
APPRAISERS • CONSULTANTS

May 14, 2018

Mr. Henry Louden
Granada Street Properties, LLC
500 South Federal Highway
Hallandale, Florida 33008

Dear Mr. Louden:

Re: 18-060 NMS

In accordance with your request, we have made an inspection, analysis, and appraisal of the following:

A 0.19 Acre Public Right of Way
Located at
Francis Avenue & Hernando Avenue
Fort Pierce, St. Lucie County, Florida

As a result of our investigation and analysis of the information outlined in this report, we hereby submit that the "As Is" Market Value of the Fee Simple Estate of the subject property as of May 07, 2018, is as follows:

FIFTY-EIGHT THOUSAND DOLLARS

$58,000

The subject is a 0.19 acre or 8,235 square foot parcel located on the west side of Hernando Street, across the street from Frances Court on Hutchinson Island, Florida. The property is level however, there is some vegetation present that would need to be cleared prior to development of the land. Zoning is R4A and is compatible with the Medium Density Residential Hutchinson Island designation.

The property is not known to have been inspected for environmental contamination, such as underground storage tanks, drums of known or unknown contents, evidence of waste disposal such as sludge, paints, chemical residues, oil spillage, asbestos, etc. No environmental contamination is known to exist by the appraiser. The appraiser was not provided with an environmental survey of the subject. A description of the property appraised together with an explanation of the valuation procedures utilized is contained within the body of the report. This letter is made part of this report and subject to the Limiting Conditions as set forth herein. This appraisal is intended to comply with Federal

reporting standards and the standards and reporting requirements of the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. This is a Commercial Appraisal Report of the subject property.

Sincerely,



Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798



Nikolaus Martin Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704



Cristen G. Crosby
Registered Trainee Appraiser RI24326

CERTIFICATION

The undersigned hereby certify that, except as otherwise noted in this appraisal report:

1) It is acknowledged that Cristen Crosby, Registered Trainee Appraiser RI24326, under the direct supervision of Thomas J. Johnson, MAI, SRA, State Certified General Real Estate Appraiser RZ798, made a significant professional contribution to this appraisal, consisting of participating in the property's inspection, conducting research on the subject, competitive markets and comparable data, performing appraisal analyses and assisting in the report writing, all under the appropriate supervision.

2) I, Thomas J. Johnson, MAI, SRA, the supervisory appraiser of a registered trainee who contributed to the development or communication of this appraisal, hereby accepts full responsibility for any work performed by the registered appraiser trainee named in this report for any work performed by the registered appraiser trainee named in this report as if it were my own work.

3) Nikolaus M. Schroth and Cristen Crosby have personally inspected the property that is the subject of this appraisal report.

4) The statements of fact contained within this report are true and correct, and no pertinent facts affecting value have been knowingly withheld.

5) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.

6) I/We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

7) I/We have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

8) My/Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

9) My/Our compensation for completing this assignment is not contingent upon developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

10) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

11) As of the date of this report, Thomas J. Johnson, MAI, has completed the continuing education program of the Appraisal Institute.

12) The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Board.

13) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

14) Thomas J. Johnson and Nikolaus M. Schroth currently hold the appropriate State certification allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.

15) Cristen Crosby currently holds the appropriate Trainee License allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located, under the supervision of Thomas J. Johnson.

16) I/We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

17) The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

18) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus Martin Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704



Cristen G. Crosby
Registered Trainee Appraiser RI24326

TABLE OF CONTENTS

LETTER OF TRANSMITTAL
CERTIFICATION 3
TABLE OF CONTENTS 6
SUMMARY OF SALIENT FACTS 7
LOCATION MAP 9
PHOTOGRAPHS OF SUBJECT PROPERTY ..... **ERROR! BOOKMARK NOT DEFINED.**
IDENTIFICATION AND LOCATION OF SUBJECT PROPERTY 10
PURPOSE AND DATE OF APPRAISAL 17
FUNCTION, INTENDED USE, AND USER OF APPRAISAL 17
PROPERTY RIGHTS APPRAISED 17
OWNER OF RECORD WITH 5-YEAR HISTORY 17
LEGAL DESCRIPTION 17
SCOPE OF WORK 18
PROPERTY DESCRIPTION 19
HIGHEST AND BEST USE 24
SWOT ANALYSIS 25
COST APPROACH TO VALUE 26
SALES COMPARISON APPROACH 28
- SALES COMPARISON MAP 30
- SALES COMPARISON AND ADJUSTMENT CHART 31
- PHYSICAL CHARACTERISTIC ADJUSTMENTS 33
- SALES COMPARISON CONCLUSION 39

INCOME APPROACH 40
RECONCILIATION AND VALUE CONCLUSION 42
ADDENDUM

SUMMARY OF SALIENT FACTS

LOCATION:	East side of Granada Street, Across the street from Frances Court, Hutchinson Island, St. Lucie County, FL
OWNER OF RECORD:	City of Fort Pierce
IMPROVEMENTS:	N/A; Vacant Land
SITE SIZE:	0.19 Acres, 8,276 SF
ZONING & LAND USE:	R4A, Medium Density, St. Lucie County
FLOOD ZONE:	"AE" Map #12111C0183J, dated 02/16/2012
CENSUS TRACT:	3913.00, City of Fort Pierce
HIGHEST AND BEST USE:	
(AS VACANT):	Develop with a medium density, multi-family use
(AS IMPROVED):	N/A; Vacant Land
INTEREST APPRAISED:	Fee Simple Estate

VALUE INDICATIONS –

Value Reconciliation	
Cost Approach	N/A
Sales Comparison Approach	$58,000
Income Approach	N/A
Final Value Conclusion	$58,000

DATE OF APPRAISAL:	May 07, 2018
DATE OF REPORT:	May 14, 2018
ESTIMATED MARKETING TIME:	6-12 Months

HYPOTHETICAL CONDITIONS: "A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the date of the assignment results but is used for the purpose of analysis". – None employed

EXTRAORDINARY ASSUMPTIONS/ LIMITING CONDITIONS: "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions". – None employed

COMPETENCY PROVISION: Thomas Johnson & Associates, Inc. and the signatories hereto have experience in the appraisal of properties similar to the subject and are qualified due to education, training and experience in the preparation of such reports to comply with the competency provision of USPAP and the State of Florida. All signatories are state licensed through November 2018.

APPRAISER: Thomas Johnson & Associates, Inc.

Thomas J. Johnson, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Nikolaus M. Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704

Cristen G. Crosby
Registered Trainee Appraiser RI24326

LOCATION MAP



IDENTIFICATION AND LOCATION OF SUBJECT PROPERTY

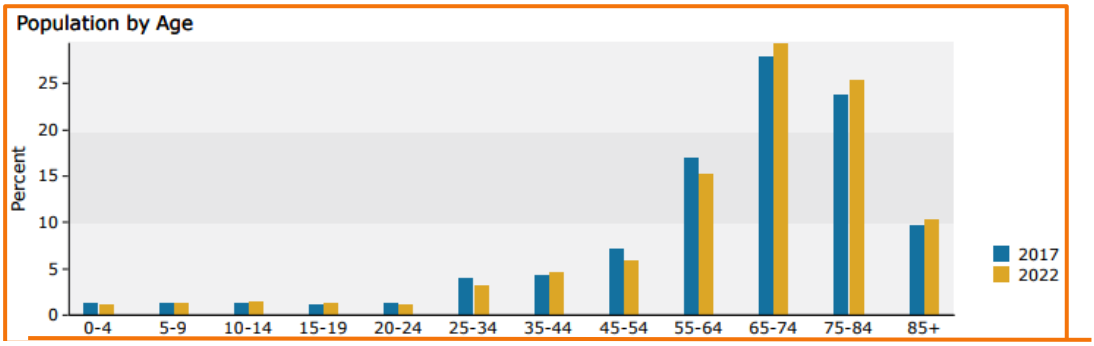
The subject is a 0.19-acre public right of way located on the east side of Granada Street across the street from Frances Court on Hutchinson Island. The parcel is situated on the northern section of South Hutchinson Island within the City of Fort Pierce. The subject's neighborhood is generally considered the South Beach neighborhood of Fort Pierce. In recent years, new development has started to occur in this area and has been well received by the market.

Hutchinson Island Neighborhood Analysis & Demographic Profile

Hutchinson Island is a 23-mile long barrier island on the East coast of Florida bounded on the east by the Atlantic Ocean, on the south by the St. Lucie Inlet, on the west by the Indian River and on the north by the Fort Pierce Inlet. The southern one-third of Hutchinson Island is part of unincorporated Martin County while the northern two-thirds is part of St. Lucie County. The island is connected to the mainland by three bridges, A1A connects at the northern end, in Fort Pierce, and southern end, in Stuart, and NE Causeway Boulevard connects in Jensen Beach.

Below is a chart that lists the past (2000;2010), present (2016) and future (2021) population, current households, current housing units, current median household income, current median home value, per capita income and median age for Sewall's Point, Martin County, Florida.

Hutchinson Island Demographic Profile	
Current Population	9,758
2000 Population	8,312
2010 Population	8,887
2017-2021 Projected Rate	1.40%
Current Households	5,641
Current Average Household Size	1.73%
% of Households with College Degree	47.1%
(2010) % Family Households	54.0%
(2010) % Non-Family Households	6.6%
% 65 Years and Over	61.3%
Current Housing Units	10,555
Current Median Household Income	51,882
Current Median Home Value	$268,938
Per Capita Income	$44,694
Median Age	69.2
Source: ESRI Economic & Social Research Institute	



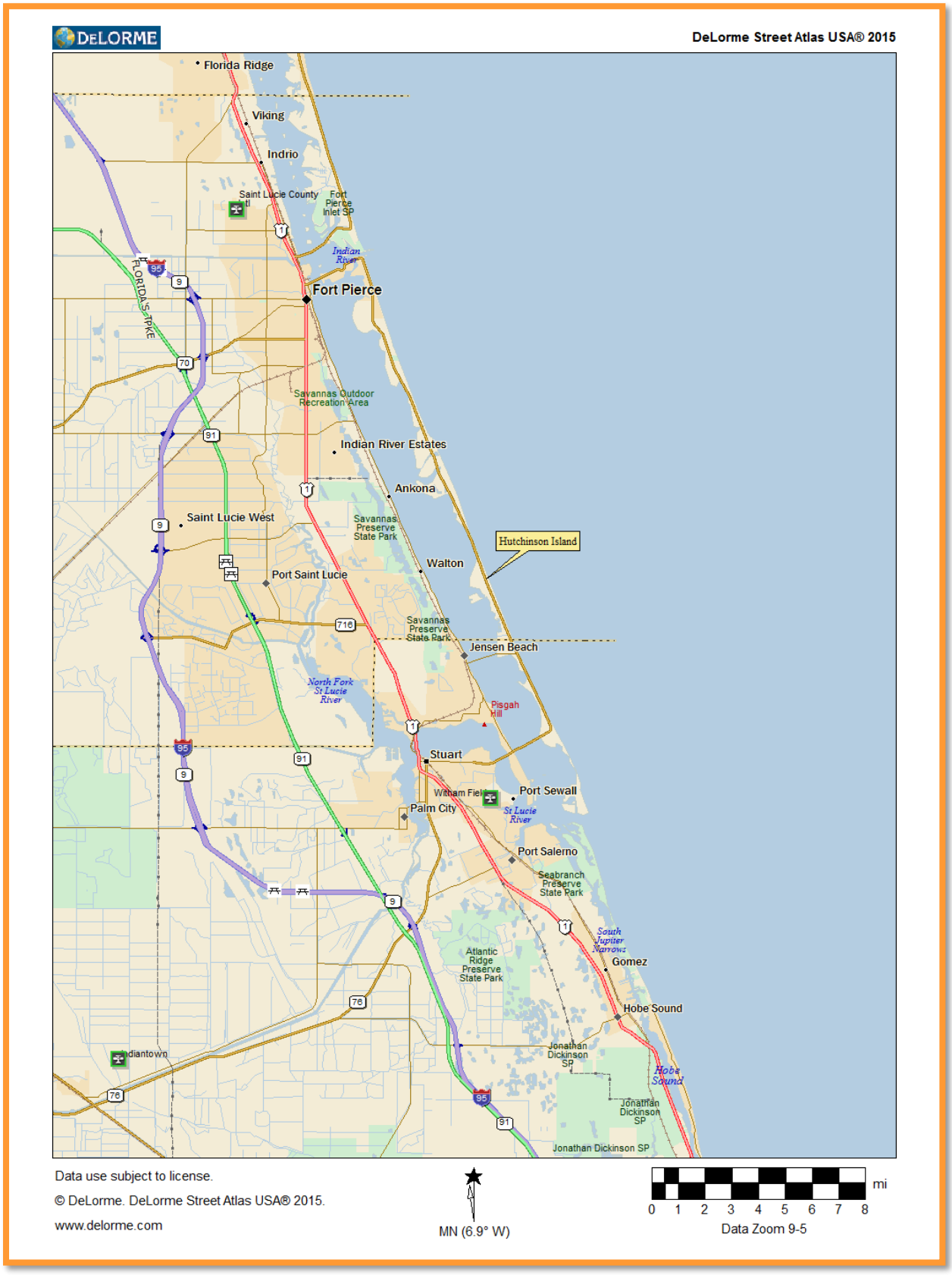
Neighborhood Access

The 23-mile-long island is connected to the mainland by three bridges, A1A connects at the northern end, in Fort Pierce, and southern end, in Stuart, and NE Causeway Boulevard connects in Jensen Beach. A1A is the only primary road on the island, running north to south. Other main arterial roadways such as US 1, The Florida Turnpike and I-95 can be accessed off the island to the west.

Airports, hospitals and school are all located on the mainland. Palm Beach International Airport (PBI) and Melbourne International Airport (MLB) are the closest major airports to the island. Several smaller airports such as Witham Field in Stuart, Vero Beach Municipal Airport and St. Lucie County International Airport are all located within 30 miles of the island.

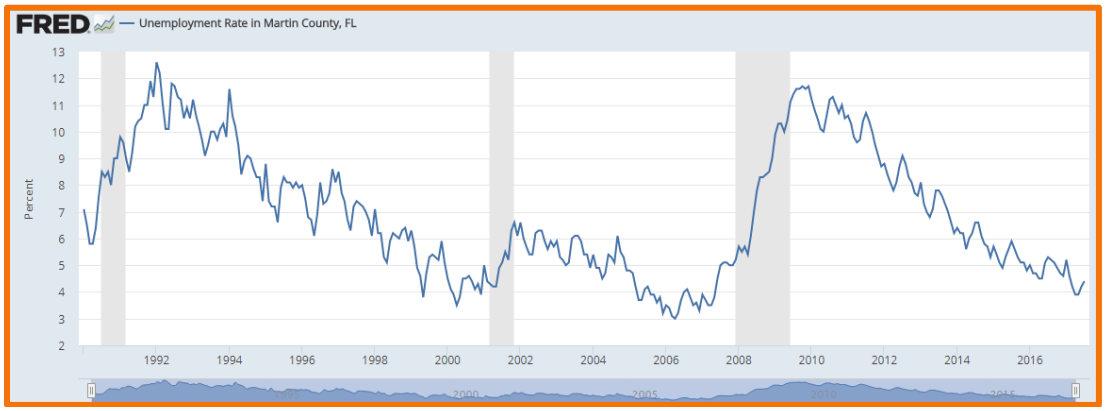
The closest hospitals; Lawnwood Regional Medical Center in Fort Pierce, St. Lucie Medical Center in Port St. Lucie and Martin Medical Center in Stuart are all acute care hospitals with emergency centers and each containing over 200 beds. Lawnwood Regional has a Level II Trauma Center and in 2014 opened a Level III Neonatal Intensive Care Unit and a pediatric ER.

Schools for Hutchinson Island residents are also all located on the mainland with many schools in both Martin and St. Lucie County. As of 2017, both counties school districts received B rankings with St. Lucie County rising up from their C ranking in previous years.

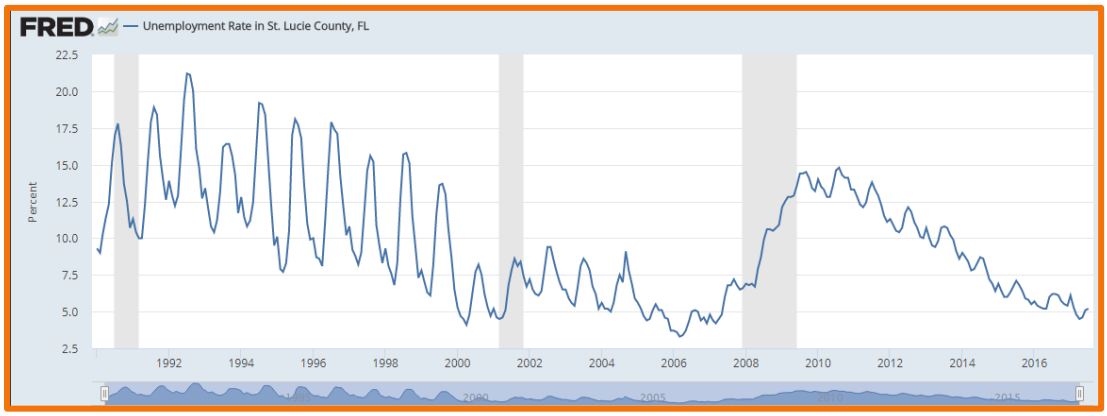

DeLorme Street Atlas USA® 2015
Florida Ridge
Viking
Indrio
Saint Lucie County Fl
Fort Pierce Inlet SP
Indian River
Fort Pierce
FLORIDA'S TPKE
Savannas Outdoor Recreation Area
Indian River Estates
Ankona
Saint Lucie West
Savannas Preserve State Park
Hutchinson Island
Walton
Port Saint Lucie
Jensen Beach
North Fork St Lucie River
Pisgah Hill
Stuart
Witham Field
Port Sewall
Palm City
St Lucie River
Port Salerno
Seabranch Preserve State Park
South Jupiter Narrows
Gomez
Atlantic Ridge Preserve State Park
Hobe Sound
Jonathan Dickinson SP
Hobe Sound
Jonathan Dickinson SP
Jonathan Dickinson SP
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
MN (6.9° W)
mi
0 1 2 3 4 5 6 7 8
Data Zoom 9-5

Employment & Growth Management

Employment opportunities often influence people to move, a city's unemployment rate is a major indicator of an economy's overall health and lower unemployment rates often mean a region is better able to attract and retain skilled workers, new industries and retailers. Martin County's current unemployment rate is 4.4% and St. Lucie County's current unemployment rate is 5.2%. Below is an Unemployment Rate History Chart.



Unemployment Rate Chart – Martin County



Unemployment Rate Chart – St. Lucie County

Below is a chart that shows the Martin County Top Employers and number of employees.

St. Lucie County Top Employers	
Employer	**Employees**
School Board of St. Lucie County	5,416
Indian River State College	2,400
Lawnwood Regional Medical Center	1,339
City of Port St. Lucie	1,086
Convey Health Solutions	950
Walmart Distribution Center	890
Martin Health System	850
St. Lucie Medical Center	850
Florida Power & Light	829
Teleperformance	800
St. Lucie County	658
St. Lucie County Fire District	434
Treasure Coast Hospice	425
Blue Goose Growers/Construction	400
New Horizons of the treasure Coast	360
City of Fort Pierce	335
Pursuit Boats	318
Tropicana Products Inc.	295
Maverick Boat Company	275
McKesson	275
Source: Business Development Board of Martin County Florida	

Commercial & Industrial Market

The main commercial corridor, U. S. Highway No. 1, is located in Ft. Pierce, off the island and consists of a variety of commercial uses from big box retail, shopping center, regional and national tenants to mom and pop type retail/commercial. Other areas of commercial development throughout the area are concentrated mostly along the arterial streets such as Orange Avenue and Okeechobee Road. The commercial developments along Okeechobee Road includes a number of restaurants, an Outlet Center, big-box stores including Wal-Mart and Home Depot, and a variety of regional and national retail, restaurant, and service business that have developed around the larger national retailers. This area of Okeechobee Road also has very good access to Interstate 95 and Florida's Turnpike, with interchanges serving both of these highways within one mile of each other.

Orange Avenue is a commercial corridor, but inferior to that of Okeechobee Road. The commercial/retail tenants along Orange Avenue are predominately local business owners. The overall conditions of these buildings are inferior to that of buildings located along Okeechobee Road or U. S. Highway No. 1. The majority of their business comes from the residents who live within close proximity. Considering this, traffic counts are lower than that

of Okeechobee Road and U. S. Highway No. 1; therefore, the Orange Avenue market does not draw interest from national tenants.

Retail development within the Fort Pierce market area consist of two market areas, the eastern market located along U. S. Highway No. 1 and the western market centralized by the interchanges of Florida's Turnpike and Interstate 95 with Okeechobee Road. Development in the eastern area of the City consists of two Publix anchored centers, a K-Mart center and several older neighborhood strip centers. Publix and K-Mart both are located at the intersection of Virginia Avenue and U. S. Highway No. 1 with the second Publix location being north of Taylor Creek in a center originally developed as a Food Lion anchored plaza and primarily serves the North Hutchinson Island market. New development in this corridor consists of a Walgreens built in 2009 and a Save-A-Lot anchored center that was built in 2010 known as Coral Square Shoppes and West Marine. The Coral Square center was to be developed as an 182,000 square foot power center on the site of the former Jefferson Shoppes. However, only 42,801 square feet of the center has been developed with Save-A-Lot as the anchor tenant and 19,500 square feet of available inline space. A portion of the previous mall was formerly occupied by Riverside Bank as an operations center. The operations center occupied a former department store big box. When the FDIC shut down Riverside Bank, the site was auctioned and sold and has been remodeled to accommodate Virginia University.

To the west, Virginia Avenue merges with Okeechobee Road to form the primary corridor in this area. Having an interchange with both, Interstate 95 and Florida's Turnpike, Okeechobee Road is heavily traveled by tractor trailer trucks and has the associated commercial uses such as truck stops and several hotels. In 2008-2009 three new hotels were constructed at this intersection essentially doubling the number of rooms within the immediate market area. Existing retail development in the area consists of the Orange Blossom Mall which was built in 1984 and currently houses the Saint Lucie County School Board. Newer development consists of a Home Depot center built in 1997, a Wal-Mart Super Center that was built in 1998 and a Walgreens that was built in 2009. There are a few neighborhood strip centers primarily located in the area of the Wal-Mart Supercenter. Proposed development in the area consisted of a Lowe's, Target and the redevelopment of the old Furniture Mart located in the northwest corner of the intersection of Okeechobee Road and Interstate 95. None of this development ever came to fruition, although several developers contracted and closed on sites as if the developments were done deals, even sending press releases of future tenants and projects which never came to fruition.

Residential Market

Homes on the island typically start in the mid $200's with prices rising into the $1,000,000's.

Vacant Land Market

Land on Hutchinson Island is considered adequate, with vacant residential and commercial lots available for development throughout. However, several acres of land on the island are unbuildable as they are home to an abundance of Mangrove Trees and wetlands.

Conclusion

The subject's south beach location puts it within an area of Ft. Pierce that has shown strong appeal in the local market. Although development has been small in scale, increasing prices and renovations and redevelopment have been consistent themes in the area. It is expected that the South Beach area will continue to be an area of high demand for the Ft. Pierce market.

PURPOSE AND DATE OF APPRAISAL

The purpose of this appraisal is to estimate the "As Is" Market Value of the subject property, as of May 07, 2018 . The appropriate rights appraised are the Fee Simple Estate.

FUNCTION, INTENDED USE, AND USER OF APPRAISAL

According to the client and users, Granada Street Properties, LLC, the function of this appraisal is to provide an estimated market value of the subject for use in establishing a value to purchase the property. There are no other users known to this appraiser. This appraisal is intended to conform to all federal report writing requirements.

PROPERTY RIGHTS APPRAISED

The property rights appraised are the Fee Simple Estate of the subject property.

OWNER OF RECORD WITH 5-YEAR HISTORY

The owner of record of the subject property is The City of Ft. Pierce. As a Public Right of Way, the subject is a part of the city's infrastructure and would require public hearings to be sold or abandoned. The subject property is not listed for sale or under any known agreement for sale. There are no known contracts on the subject property at this time. The property is not listed on the MLS or LoopNet.

LEGAL DESCRIPTION - ABBREVIATED

A portion of Public Right of Way known as Frances Avenue, located East of Granada Avenue, Fort Pierce, St. Lucie County Florida.

SCOPE OF WORK

Our client has requested an appraisal of the subject for use in rendering a decision on financing.

In preparing this appraisal, the appraiser

- Inspected the subject site;
- Gathered information on comparable land sales; and
- Confirmed and analyzed the data and applied the Sales Comparison Approach.

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

***Sources of Information*:** St. Lucie County Property Appraiser, St. Lucie County Tax Collector, St. Lucie County Clerk of Court, Crexi, De Lorme Street Maps, A La Mode Interflood, LoopNet

Market Participant Interviews: Stephen Dutcher (Illustrated Properties), Chris and Pamela Sante, Linda Nelson (Coldwell Banker Paradise)

The parcel size was taken from the subject's survey.

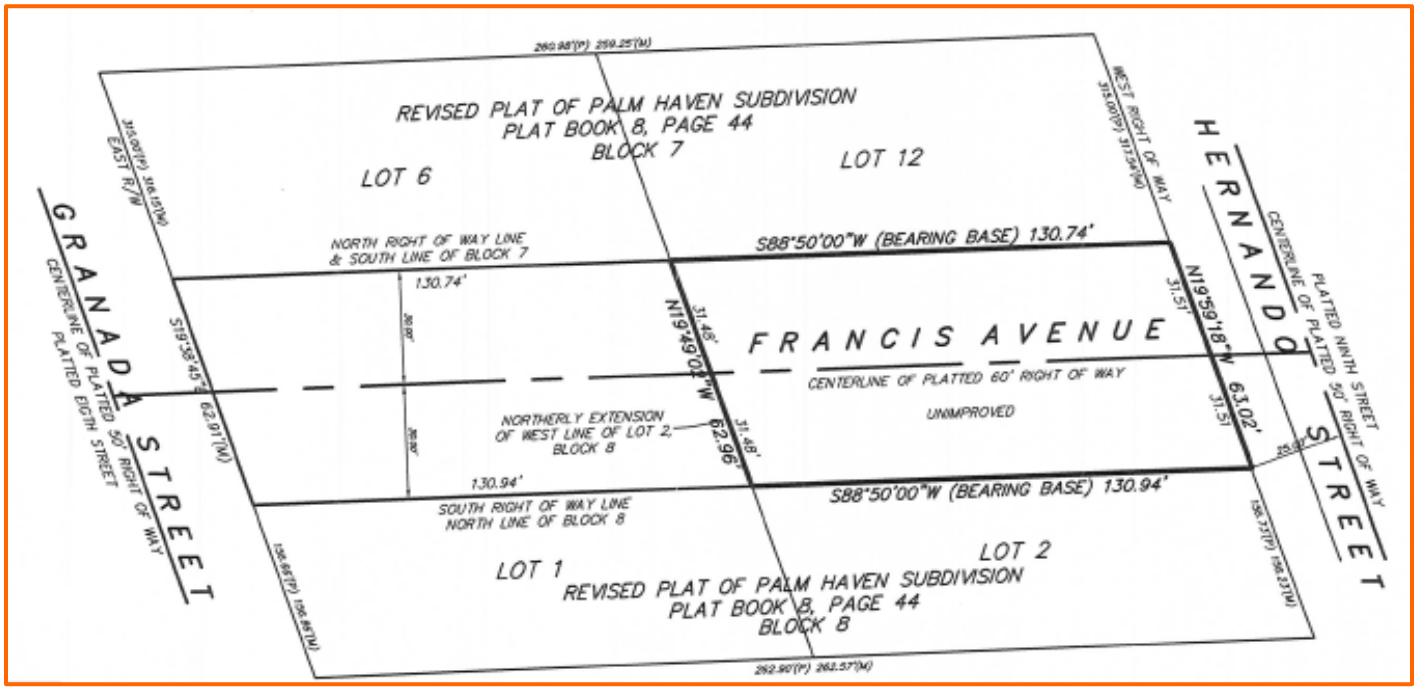
This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated previously. The appraiser is not responsible for unauthorized use of this report.

PROPERTY DESCRIPTION



Subject Site Data					
Size	0.19 Acres, 8,276 SF	**Shape**	Irregular	**Topography**	Level
Frontage	62'	**Road**	Granada Street	**Ingress/egress**	N/A
Water	City of Ft. Pierce	**Wastewater**	City of Ft. Pierce	**Power**	FPUA
Parking	N/A	**Parking Ratio**	N/A	**Handicap Spaces**	N/A

The subject is a 0.19 acre or 8,276 square foot parcel located on the east side of Granada Street, across the street from Frances Court on Hutchinson Island, Florida. The property is level and some vegetation is present. Zoning is R4A and is compatible with the Medium Density Residential Hutchinson Island designation.


REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44
BLOCK 7
LOT 6
LOT 12
NORTH RIGHT OF WAY LINE
& SOUTH LINE OF BLOCK 7
S88°50'00"W (BEARING BASE) 130.74'
130.74'
FRANCIS AVENUE
CENTERLINE OF PLATTED 60' RIGHT OF WAY
UNIMPROVED
NORTHERLY EXTENSION
OF WEST LINE OF LOT 2,
BLOCK 8
130.94'
SOUTH RIGHT OF WAY LINE
NORTH LINE OF BLOCK 8
S88°50'00"W (BEARING BASE) 130.94'
LOT 1
LOT 2
REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44
BLOCK 8
GRANADA STREET
CENTERLINE OF PLATTED 50' RIGHT OF WAY
PLATTED EIGTH STREET
HERNANDO STREET
CENTERLINE OF PLATTED 50' RIGHT OF WAY
PLATTED NINTH STREET
WEST RIGHT OF WAY
EAST R/W
N19°49'02"W 62.96'
N19°59'18"W 63.02'
S19°38'45"E 62.91'(M)
31.48'
31.51'

Subject Zoning, Land Use, Development Standards					
Zoning & Land Use	R4A, Medium Density,	**Min Lot Size**	5,000	**Min Frontage**	60'
Setback (F)	25'	**Max Height**	45'	**Open Space**	N/A
Setback (R)	15'	**Max Bldg. Cover**	40%	**CRA (Y/N)**	No
Setback (S)	6'	**Max Density**	8 UPA	**Municipality**	St. Lucie County

The subject is zoned R4A, Hutchinson Island Medium Density Residential District. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

The subject is a buildable site by zoning and appears to be allowable for a single unit without bonus density.

Flood Zone: According to Flood Panel #12111C0183J, the subject is in Flood Zone "AE". The date of the map is 02/16/2012.



Census Tract: The subject is located in Census Tract 3913.00 in City of Fort Pierce.

ASSESSED VALUATION AND TAXES:

The subject property is part of a Public Right of Way and is not assessed. Upon dedicating the ROW to a private party, the assessment will be reassessed or included in the adjacent properties.

HIGHEST AND BEST USE

Highest and Best Use as defined by the Appraisal Institute is as follows:

> **Highest and Best Use** - The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value (Source: The Appraisal of Real Estate, Twelfth Edition).

A proper analysis of the Highest and Best Use of a site is to examine each segment of the definition. If a use is feasible when considering each segment, it will represent one of the Highest and Best Uses of the site.

As Vacant

The first segment of the definition calls for the use to be a reasonable, probable and a legal alternative use. The subject zoning allows for a variety of residential uses not exceeding (8) units per acre and taking into consideration the island's sensitive barrier when developing. The subject as a standalone parcel would not meet the development criteria of the zoning but could be combined with the adjacent properties and provide contributive value.

The next segment of the definition deals with the site being physically possible to develop and having that developed use being appropriately supported. The subject is a 0.19-acre parcel with a level topography and little vegetation and presents no obvious physical hurdles to development.

The last and possibly most important segment of the definition is that the use be financially feasible. The financial feasibility of the site is directly related to the demand for the development possibilities of that site. Demand for residential lots within the South Beach market of Ft. Pierce is strong. The subject could be developed with a single-family home or assembled with adjacent lots to be developed as a Planned Development.

Conclusion as Vacant

Taking into consideration all of the above factors, which include location of the subject site, size of the subject site, the Highest and Best Use of the site "As Vacant", is concluded to be to develop with a single-family home or to assemble with adjacent lots and develop as a Planned Development.

Highest and Best Use as Improved

The subject parcel is vacant undeveloped land and no analysis of Highest and Best Use as improved is therefore applied.

SWOT Analysis

A SWOT analysis is a comprehensive analysis of the Strengths, Weaknesses, Opportunities and Threats to a property. This analysis allows the appraiser to consider market activities that are presently occurring that may have an impact on the subject value, the effect of which may not be captured in comparable sales. Such actions include road improvement projects, shifts in government such as a change in commission, competitors entering the market or new developments. The SWOT analysis pertaining to the subject is shown below:

Strengths

- Located close to the water, desirable location
- Level ground, easy to build on as it

Weaknesses

- FEMA Special Flood Hazard Area
- Sensitive Island Barrier, caution required in development

Opportunities

- Develop with multi-family use not exceeding (8) units per acre

Threats

- T Lot, creates a less desirable location at the end of a street with the potential for additional noise and light from vehicle traffic.



COST APPROACH TO VALUE

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

The Cost Approach is not applicable to the subject as the subject property is vacant land. Although the Cost Approach will typically contain a Land Value Analysis, the analysis is based on the same methodology as the Sales Comparison Approach and therefore it is most appropriate for the Scope of Work in the subject assignment that the Land Value Analysis be included as part of the Sales Comparison Approach.

J

SALES COMPARISON APPROACH

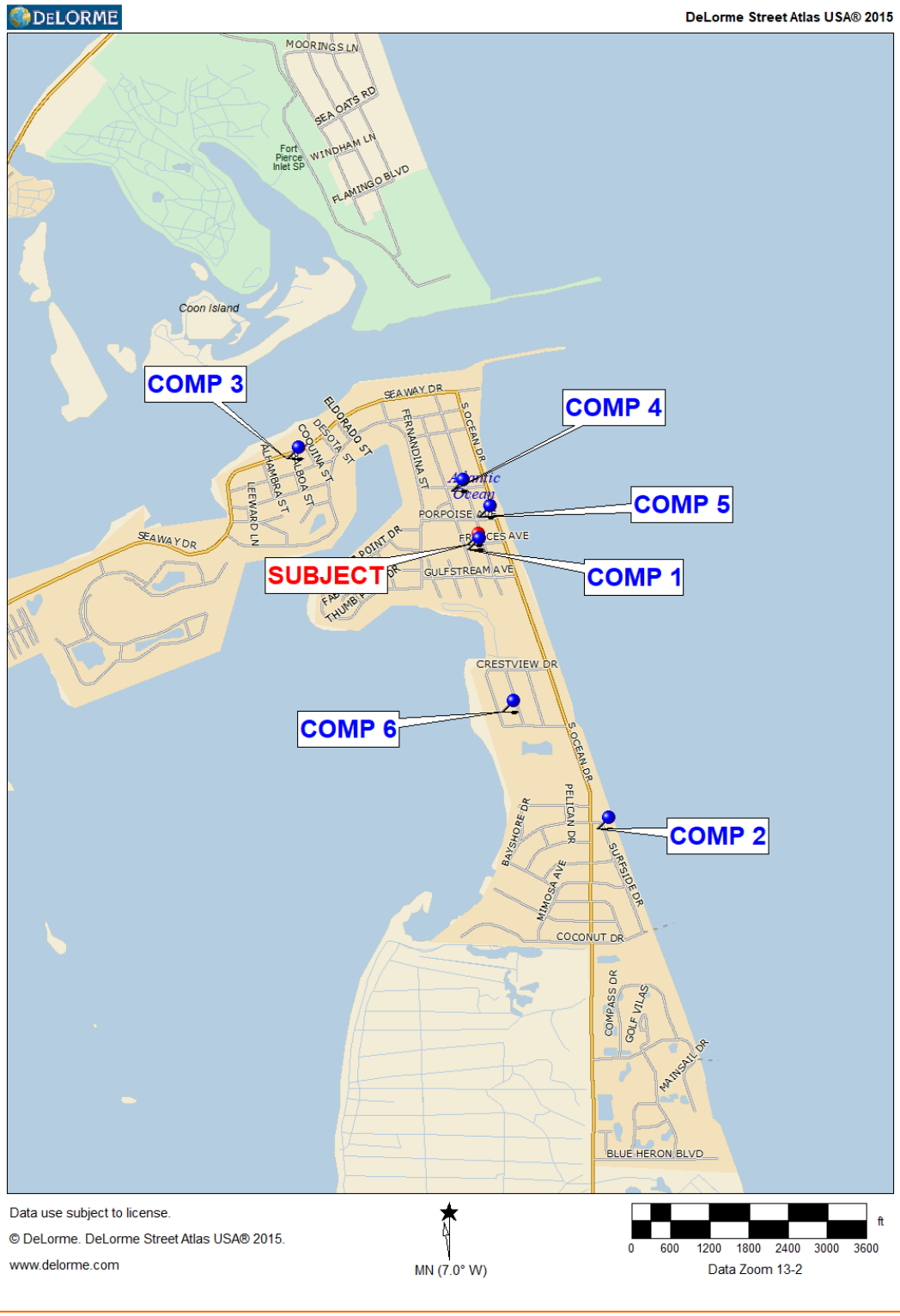
The Sales Comparison Approach is based upon the principle of substitution that states that a prudent purchaser would pay no more for a property than the cost of acquiring a substitute property on the open market. Substitution may assume purchase of an existing property, with equal utility, or of acquiring an investment that will produce an income stream of similar size with similar risk, as the subject property.

The subject's competitive neighborhood is considered to be Hutchinson Island. Our search revealed several sales of properties that met the subject criteria but was narrowed to six (6) properties located within St. Lucie county.

Adjustments are made to the sales to account for physical and economic differences as compared to the subject property. An adjusted sales price indication is derived from each comparable sale analyzed. These are then weighted according to their relative comparability and then applied to the subject property to indicate a value.

The comparables selected for use in this appraisal are summarized on the Sales Comparison and Adjustment Grid table and presented on the following pages along with a location map of the comparable properties.

SALES COMPARISON MAP



SALES COMPARISON AND ADJUSTMENT CHART

Land Sales Comparables							
Sales	**Subject**	**1**	**2**	**3**	**4**	**5**	**6**
Address	**Granada Street**	Granada Street	Surfside Drive	1241 Seaway Drive	1801 Avalon Ave.	Hernando Street (Parcel 9)	Fernandina Street
City	**Fort Pierce**	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce	Fort Pierce
County	**St. Lucie**	St. Lucie	St. Lucie	St. Lucie	St. Lucie	St. Lucie	St. Lucie
Site Size (Acre)	**0.19**	0.47	0.27	0.17	0.14	0.15	0.20
Site Size (SF)	**8,276**	20,473	11,761	7,405	6,098	6,534	8,712
Front Feet	**63**	157	130	60	53	53	70
Zoning	**R4A**	R4A	R4A	R4A	R4A	R4A	R2
Units Per Proposed/Zoned	**8 UPA**	8 UPA	8 UPA	8 UPA	8 UPA	8 UPA	5 UPA
Date of Sale	**-**	Apr 2018	Jan 2018	Nov 2017	May 2017	Apr 2017	Dec 2016
OR Book	**-**	4123	4083	4067	3992	3985	3939
Page	**-**	236	1272	2672	896	2336	1094
Sales Price	**-**	$144,000	$155,000	$102,500	$50,000	$51,000	$78,000
Price Per Front Foot	**-**	**$917.20**	**$1,192.31**	**$1,708.33**	**$943.40**	**$962.26**	**$1,114.29**
Economic Adjustments							
Sale Conditions		0%	0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%	0%
Time		0%	0%	1%	2%	2%	3%
Gross Adjusted Price/FF		**$917.20**	**$1,192.31**	**$1,725.42**	**$962.26**	**$981.51**	**$1,147.71**
Physical Adjustments							
Location		0%	-15%	-25%	-5%	0%	-10%
Size		0%	0%	0%	0%	0%	0%
Access/Frontage		0%	-5%	-20%	-5%	-10%	-5%
Topography		0%	0%	0%	0%	0%	0%
Utilities		0%	0%	0%	0%	0%	0%
Zoning		0%	0%	0%	0%	0%	0%
Total Adjustment		**0%**	**-20%**	**-45%**	**-10%**	**-10%**	**-15%**
Net Adjusted Price/FF		**$917.20**	**$953.85**	**$948.98**	**$866.04**	**$883.36**	**$975.56**

Range & Mean	
Min	$866.04
Max	$975.56
Mean	**$924.16**

SALES COMPARISON APPROACH

On the previous page, the comparables are shown in the Sales Summary and Adjustment Chart and each comparable was considered and adjusted as shown. The comparable sales are broken down to an appropriate unit of comparison. For the subject property, the appropriate unit of comparison was determined to be a price per front foot.

All of the comparable sales were verified to the fullest extent possible. Where transfers of property were between related parties, involved additional parties or properties, were part of larger transactions, or for any other reason may not have represented a true Arm's Length Transaction, the transactions have been excluded from the comparable set or adjusted for and discussed as a condition of the sale. Financing involved in the sale was researched and is discussed and adjusted for where applicable.

The comparable sale dates range from December, 2016 to April, 2018. The recovery from the great recession began to be felt in the Treasure Coast market in 2012 with investors citing cautious optimism. However, at that time inventory continued to be out of balance with more bank owned inventory being added to the market than was being absorbed from the market. As 2013 began, this trend started to reverse and gains in absorption toward stability were noted. In 2014, most markets stabilized. Residential land and industrial properties led the gains, while office markets struggled and continue to struggle with an oversupply of inventory, although less bank owned inventory. As a vacant residential property, the subject has good visibility and access from Hernando Street and Frances Avenue.

Finally, the physical traits of the properties are compared and adjusted for. The breakdown of the traits is shown in the chart above and the adjustments for each comparable are discussed in the following pages. The resulting value indications are then reconciled and discussed in the Sales Comparison Conclusion.

PHYSICAL CHARACTERISTIC ADJUSTMENTS



Comparable 1							
Address	**City**	**County**	**Sale Price**	**Sale Date**	**Book**	**Page**	**LTV**
Granada Street	Fort Pierce	St. Lucie	$144,000	Apr-18	4123	236	0%
Grantor	James D. Buzzard						
Grantee	Granada Street Properties LLC						
Lender	N/A						
5-Year Sales History	None						
Site Size (Acre)	0.47						
Site Size (SF)	20,473						
Zoning / Land Use	R4A						
Units Proposed/Zoned	8 UPA						
Parcel Control #(s)	240150200840000						



Comparable 2

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
Surfside Drive	Fort Pierce	St. Lucie	$155,000	Jan-18	4083	1272	0%

Grantor	Dorothy Kargman TR
Grantee	William Snyder Jr.
Lender	N/A
5-Year Sales History	None
Site Size (Acre)	0.27
Site Size (SF)	11,761
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	241250101110000



Comparable 3							
Address	**City**	**County**	**Sale Price**	**Sale Date**	**Book**	**Page**	**LTV**
1241 Seaway Drive	Fort Pierce	St. Lucie	$102,500	Nov-17	4067	2672	0%

Grantor	Gloria Scelfo
Grantee	Ralph Femminella
Lender	N/A
5-Year Sales History	None
Site Size (Acre)	0.17
Site Size (SF)	7,405
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	240160100040000



Comparable 4

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
1801 Avalon Ave.	Fort Pierce	St. Lucie	$50,000	5/1/17	3992	896	0%

Grantor	Manhire, Lynn & Richard
Grantee	Miller, David & Kim
Lender	Enter
5-Year Sales History	None
Site Size (Acre)	0.14
Site Size (SF)	6,098
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	240150200540001



Comparable 5

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
Hernando Street (Parcel 9)	Fort Pierce	St. Lucie	$51,000	4/13/17	3985	2336	0%

Grantor	Danks, Keith Jr.
Grantee	Fischer, Allyson & David
Lender	Enter
5-Year Sales History	Sold 08/05/2015 for $42,900
Site Size (Acre)	0.15
Site Size (SF)	6,534
Zoning / Land Use	R4A
Units Proposed/Zoned	8 UPA
Parcel Control #(s)	240150200800002



Comparable 6

Address	City	County	Sale Price	Sale Date	Book	Page	LTV
Fernandina Street	Fort Pierce	St. Lucie	$78,000	12/5/16	3939	1094	-

Grantor	Chris Humphreys
Grantee	Charles & Denise Gordils
Lender	-
5-Year Sales History	None
Site Size (Acre)	0.2
Site Size (SF)	8,712
Zoning / Land Use	R2
Units Proposed/Zoned	5 UPA
Parcel Control #(s)	240181100320000

SALES COMPARISON CONCLUSION

After making adjustments for transactional and physical conditions, the indicated range and mean are as shown in the chart below:

Range & Mean	
Min	$866.04
Max	$975.56
Mean	**$924.16**

All of the comparable parcels are located on Hutchinson Island within close proximity of the subject and with similar topography. Parcel 3 has a higher price per front foot due to its superior frontage and access along Seaway Drive, a main road on the island. Greatest weight is placed on Comparable 1 as it is adjacent to the subject. A market value indicator for the subject of $920.00 per front foot has been selected as reasonable and market supported for the subject, as follows:

63 Front Feet X $920.00/Front Foot = $57,960 Rounded to $58,000

In conclusion, the "As Is" market value of the subject property via the Sales Comparison Approach, as of May 07, 2018, is:

FIFTY-EIGHT THOUSAND DOLLARS

$58,000

J

INCOME APPROACH

The Income Capitalization Approach to Value considers the relationship between income and value. This approach analyzes the anticipated future benefits that the property is expected to generate and what a prudent purchaser would pay to receive these benefits. The Income Approach is most pertinent to a purchaser who would seek to derive income from the property as an investor. An income approach was not applied as the subject is vacant land not subject to a land lease. Further, sites similar to the subject are not typically developed under a land lease agreement within the market area.

RECONCILIATION AND VALUE CONCLUSION

The estimates of value obtained are as follows:

Value Reconciliation	
Cost Approach	N/A
Sales Comparison Approach	$58,000
Income Approach	N/A
Final Value Conclusion	$58,000

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

Placing full weight on the Sales Comparison Approach, it is concluded that the "As Is" Market Value of the Fee Simple Estate of the subject as of May 07, 2018, is as follows:

Market Value of the Fee Simple Estate

FIFTY-EIGHT THOUSAND DOLLARS

$58,000

J

ADDENDUM

ASSUMPTIONS AND LIMITING CONDITIONS

The following assumptions and limiting conditions apply to the attached appraisal report:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. Legal access to the site is available unless otherwise stated.

3. It is assumed that all licenses, certificates of occupancy, consents or other legislative or administrative authority from local, state, or national government, or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

4. The appraisal has relied upon the size and dimensions data as stated herein. Should a survey prove these characteristics inaccurate, it may be necessary for the appraisal to be adjusted.

5. Any proposed improvements are assumed to have been completed unless otherwise stipulated; any construction is assumed to conform with building plans, if any, referenced in this report.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct; however, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser.

7. The property is appraised free and clear of any or all liens or encumbrances, unless otherwise stated.

8. Responsible ownership and competent property management are assumed.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.

10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. The appraiser assumes no responsibility for such conditions, if any.

11. It is assumed that there is full compliance with all applicable Federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.

12. This analysis has been prepared by the appraisers during the normal course of their inspection of the property and resulting preparation of a real estate appraisal report. Only a visual observation of the property has been made. Any form of environmental audit is both beyond the scope of this assignment and the particular expertise of the appraisers, who have not searched title, interviewed the current or prior owners of the site, or researched the property beyond the scope normally associated with the appraisal process, unless otherwise stated herein. The appraiser is neither trained nor qualified to identify and/or quantify any existing or potential environmental problems. The presence of hazardous waste or materials on the site and/or in any improvements thereon may affect the value of the property. The value conclusions and other related opinions expressed in this report are based upon the assumption that the site and improvements, if any, are clean and free of any and all forms of contamination. Any statements made in this report relative to the existence of or potential for existence of contamination or any other environmental problems are made only to assist the users in their own determination as to whether the site requires further investigation by an appropriate environmental expert or professional. The appraisers cannot be held liable for lack of detection and/or identification of possible environmental problems.

13. Compliance with the *Americans with Disabilities Act* (ADA), effective January 26, 1992, has not been verified by the appraiser. The appraiser is neither trained nor qualified to verify said compliance. The property is assumed to be in compliance with said act. Any non-compliance should be brought to the attention of the appraiser for further assessment of the possible impact on property value stated herein.

14. Where the values of the various components of the property are shown separately, the value of each is segregated only as an aid to better estimate the value of the whole; the independent value of the various components may, or may not, be the market value of the component. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid is so used.

15. Any value estimates provided in the report apply to the entire property and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

16. This appraisal report covers only the property described and any values or rates used are not to be construed as applicable to any other property however similar the properties may be. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass, unless noted in the report.

12. This analysis has been prepared by the appraisers during the normal course of their inspection of the property and resulting preparation of a real estate appraisal report. Only a visual observation of the property has been made. Any form of environmental audit is both beyond the scope of this assignment and the particular expertise of the appraisers, who have not searched title, interviewed the current or prior owners of the site, or researched the property beyond the scope normally associated with the appraisal process, unless otherwise stated herein. The appraiser is neither trained nor qualified to identify and/or quantify any existing or potential environmental problems. The presence of hazardous waste or materials on the site and/or in any improvements thereon may affect the value of the property. The value conclusions and other related opinions expressed in this report are based upon the assumption that the site and improvements, if any, are clean and free of any and all forms of contamination. Any statements made in this report relative to the existence of or potential for existence of contamination or any other environmental problems are made only to assist the users in their own determination as to whether the site requires further investigation by an appropriate environmental expert or professional. The appraisers cannot be held liable for lack of detection and/or identification of possible environmental problems.

13. Compliance with the *Americans with Disabilities Act* (ADA), effective January 26, 1992, has not been verified by the appraiser. The appraiser is neither trained nor qualified to verify said compliance. The property is assumed to be in compliance with said act. Any non-compliance should be brought to the attention of the appraiser for further assessment of the possible impact on property value stated herein.

14. Where the values of the various components of the property are shown separately, the value of each is segregated only as an aid to better estimate the value of the whole; the independent value of the various components may, or may not, be the market value of the component. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid is so used.

15. Any value estimates provided in the report apply to the entire property and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

16. This appraisal report covers only the property described and any values or rates used are not to be construed as applicable to any other property however similar the properties may be. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass, unless noted in the report.

17. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.

18. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to change in future conditions.

19. Disclosure of the contents of the appraisal is governed by the By-laws and Regulations of the professional appraisal organizations with which the appraisers are affiliated.

20. The contents of this appraisal are for the ***exclusive*** use and reliance upon by the client for whom it has been prepared and to whom it has been certified. Neither all, nor any part, of the content of the report or copy thereof (including conclusions as to property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations or the firm with which the appraiser is connected) shall be used for any purpose by anyone but the client specified in the report, without written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the prior written consent of the appraiser.

21. If the appraiser is required to give testimony of any nature whatsoever because of having made the appraisal with reference to the property in question, arrangements for payment of fees for the appraiser's services as an expert witness must be made in advance of such testimony.

22. The appraisal expresses the opinion of the signers and is not contingent upon a predetermined value. Neither the employment to make the appraisal nor the compensation in any way determined the amount of the valuation reported.

23. The contract for this appraisal of the property legally described herein is fulfilled by the signer upon delivery of this appraisal and the total fee is payable.

24. If this appraisal concludes a Prospective Value, the value is contingent upon the market conditions described herein remaining the same until the effective date specified. We cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the Prospective Value.

QUALIFICATIONS OF APPRAISER

THOMAS J. JOHNSON, MAI, SRA
State Certified General Real Estate Appraiser RZ798

Personal
Resident, Palm Beach County, Florida since 1951
Licensed Broker, Florida Real Estate Commission #135591

Professional Designation
Member - The Appraisal Institute. MAI Certificate No. 8851
SRPA - Senior Real Property Appraiser

Education
Graduate, University of South Florida, College of Business Administration, BSBA (Major: Finance)

Professional Courses

Developing A Suitable Work File		2016
Tightening the Appraisal		2016
7- Hour USPAP Update Course		2016
The Tough Ones – Mixed Use Properties		2016
Fundamentals of Separating Real Property, Personal & Tangible Business		2016
Assets		2012
Florida Appraisal Law		2012
7-Hour National USPAP Update		2012
Appraising the Appraisal		2012
Sales Contract Seminar		2012
7-Hour Appraisal Review-Residential		2012
7-Hour Appraisal Institute & Florida Real Estate Appraisal Board #08935		2012
AIREA-	Mastering Unique & Complex Appraisals	2010
AIREA-	Florida Supervisor/Trainee Roles & Relationships	2010
AIREA-	Appraisal Institute's Course	2010
AIREA-	Florida Law for R.E Appraisers	2010
AIREA-	Business Practices & Ethics	2009
AIREA –	Litigation Skills for the Appraiser	2008
AIREA –	Florida Law for Real Estate Appraisers	2008
AIREA –	Spotlight on USPAP: Hypothetical Conditions & Extraordinary	2008
AIREA -	Supervisor Trainee Roles and Rules	2008
7-Hour National USPAP Update Course		2006
7-Hour National USPAP Update Course		2005
7-Hour National USPAP Update Course		2004
USPAP –	Florida Law Update	2000
Standards of Professional Practice, Parts A & B, Appraisal Institute		1998
SREA 101	Introduction to Appraising Real Property	
SREA R2	Case Study of Single Family Residence	

SREA 201	Principles of Income Property Appraising
SREA 202	Case Study of Income Property Valuation
SREA	Income Property Demonstration Report
AIREA 1A-1	Real Estate Appraisal Principles
AIREA 1A-2	Basic Valuation Procedures
AIREA 8 -1	Real Estate Appraisal Principles
AIREA 2 -1	Case Studies in Real Estate Valuation
AIREA 1B-A	Capitalization Theory and Techniques
AIREA 1B-B	Capitalization Theory and Techniques
AIREA 2 -2	Case Studies
AIREA	Comprehensive Exam

Seminars Attended

Liability Management for Residential Appraisers, Appraisal Institute	2006
Professional's Guide to the Uniform Residential Appl. Report, Appraisal Institute	2005
Subdivision Valuation, Appraisal Institute	2005
Business Practices and Ethics, Appraisal Institute	2005
Florida Real Estate Appraisers, Appraisal Institute	2006
Scope of the Work: Expanding Your Range of Services, Appraisal Institute	2003
Florida State Law for Real Estate Appraisers, Appraisal Institute	2003
Condemnation Appraising: Advanced Topics and Applications, Appraisal Institute	2003
Houses to Hotels – The Income Approach, Appraisal Institute	2002
Florida State Law and USPAP Review for Real Estate Appraisers, Appraisal Institute	2002
Introduction to Appraising and Analysis of Proposed Subdivisions And Condominiums, Appraisal Institute	2002
FHA 4150.2 Seminar, Gold Coast	2000
Residential Cost Depreciation Seminar, Gold Coast	2000
Sales Comparison Valuation of Small, Mixed-Use Properties, Appraisal Institute	1998
Understanding & Using DCF Software: A Comparison of Argus, Project and Dynalease, Appraisal Institute	1998
Financial Analysis, CCIM	1997
Advanced Applications, Appraisal Institute	1995
Limited Appraisal/Evaluations, Appraisal Institute	1995
How to Prepare a Market Study for an Appraisal Practice, Appraisal Institute	1994
Understanding Limited Appraisals and Appraisal Reporting Options, Appraisal Institute	1994
Professional Standards USPAP Update Core Law for Appraisers, Appraisal Institute	1994
Appraising Complex Residential Properties, Appraisal Institute	1993
Mock Trial, Appraisal Institute	1993
Litigation Valuation, Appraisal Institute	1993

Appraising the Tough Ones, Appraisal Institute	1993
Appraisal Theory Update, Appraisal Institute	1992
Discounted Cash Flow Analysis, Appraisal Institute	1991
Comprehensive Appraisal Workshop	1990
Condemnation Seminar	1988
Rates, Ratios & Reasonableness	1988
Uniform Residential Appraisal Report Writing	1986
R4l-B & the Appraiser, FHLBB Appraiser Standards & Guidelines	SREA 1985
Advanced Appraisal Techniques	SREA 1983
Market Extraction	SREA 1981
Valuation of Leases and Leaseholds	SREA 1979

Types of Valuation/Consultation Services Performed

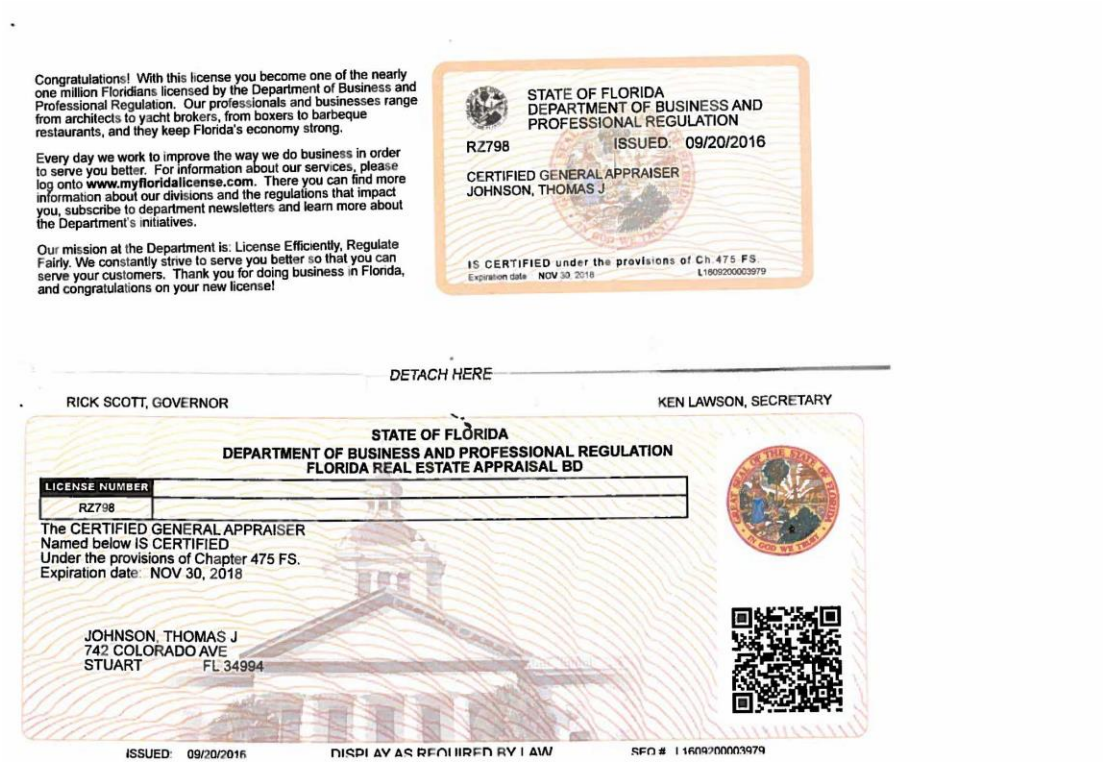
Appraisals, Appraisal Reviews, Condemnation, Court Testimony, Estate Valuations, Feasibility Studies, Highest and Best Use Studies, Market Studies, Leasehold & Leased Fee Valuations, Tax Assessment Appeals/Impact Studies, Reproduction/ Replacement Cost Estimates

Types of Property Appraised

Residences, Condominiums, Shopping Centers, Industrial Properties, Marinas, Vacant Lots, Acreage, Residential Projects, Mobile Home Parks, Motels, Office Buildings, Warehouses, Restaurants, Churches, Night Clubs, Special Purpose Properties, Apartment Projects, Environmentally Sensitive Properties/Wetlands

Professional Service

Member SREA Chapter 200 Experience Review Committee
Chairman SREA Chapter 200 Employee Opportunities Committee
Qualified Expert Witness: Palm Beach County, Martin County, St. Lucie County, Okeechobee County Circuit Court, and Federal Bankruptcy Court
Special Master to Oversee Tax Appeals for Palm Beach County
Member Board of Directors Appraisal Institute Chapter 200



Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ798 ISSUED: 09/20/2016

CERTIFIED GENERAL APPRAISER
JOHNSON, THOMAS J

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date: NOV 30 2018 L1609200003979

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ798

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

JOHNSON, THOMAS J
742 COLORADO AVE
STUART FL 34994

ISSUED: 09/20/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1609200003979

QUALIFICATIONS OF APPRAISER

Nikolaus M. Schroth, CCIM
4729 SE Rocky Point Way, Stuart, FL 34997 – 772-403-3752

Personal
Resident, Palm Beach County, Florida, since 2005- Florida Native
Licensed Real Estate Broker Associate, FREC BK3157525
Certified General Appraiser RZ3704

Professional Designations and Affiliations
Member – Martin County Board of Realtors - 2006
Associate Member of the Appraisal Institute – 2007
CCIM Candidate – 2007
CCIM Designee – 2013
Urban Land Institute- 2015
Stuart Main Street – Board Member

Education
Graduate, University of Central Florida, College of Business Administration, BSBA (Major: Finance) 2005

Professional Courses
7-Hour National USPAP Update Course – Appraisal Institute - 2016
3- Hour Florida Appraisal Law – Appraisal Institute – 2016
14- Hour Real Estate Finance Statistics & Valuation Modeling – Appraisal Institute – 2016
6- Methodology & Application of Sales Comparison – Bert Rodgers Schools – 2016
Tax Deferred 1031 Exchanges LANDU Course – National Association of Realtors – 2015
General Appraiser Report Writing and Case Studies – Appraisal Institute – 2014
CI 104 Investment Analysis for Commercial Real Estate – CCIM Institute – 2012
General Appraiser Sales Comparison Approach- Appraisal Institute – 2011
General Appraiser Site Valuation and Cost Approach – Appraisal Institute – 2011
General Appraiser Market Analysis and Highest & Best Use – Appraisal Institute – 2011
CI 102 Market Analysis for Commercial Real Estate – CCIM Institute – 2009
CI 103 User Decision Analysis for Investment Real Estate – CCIM Institute – 2009
Income Approach Part 2 – Appraisal Institute – 2008
7-Hour Business Law and Ethics – Appraisal Institute – 2007
CI 101 Financial Analysis for Commercial Real Estate– CCIM Institute- 2007
Real Estate Investment Analysis – University of Central Florida – 2005
Real Estate Finance – University of Central Florida - 2005
Appraisal Principals 110 - University of Central Florida - 2005
Appraisal Procedures 120 - University of Central Florida – 2005
Real Estate Law – University of Central Florida - 2005
15-Hour National USPAP Course – Appraisal Institute – 2005

Seminars Attended

Subdivision Valuation – Appraisal Institute – 2005
Retailer One on One – Orlando – 2012
NAI Florida Forum – Miami 2014
NAI Florida Forum – Miami 2015
International Council of Shopping Centers – Orlando 2015

Types of Valuation/Consultation Services Performed

Feasibility Studies, Market Studies, Leasehold & Leased Fee Valuations, Reproduction/ Replacement Cost Estimates, expert witness testimony

Types of Property Appraised

Commercial Office, Retail and Industrial Buildings, Commercial Land, Residential Development Land, Pasture Land, Grove Land, Row Crop Land, Organic Farms, Gas Stations and Convenience Stores, Proposed Commercial Office and Retail Buildings, Mobile Home Parks, Restaurants, Proposed Residential Development

Brokerage Experience

Transaction volume totaling over $50 million in sales and leasing since 2010 and over $23 million in transactions in 2016. Properties sold or leased include Professional and Medical Offices, Retail Centers, Industrial Buildings, Marina's, Vehicle Sales Facilities, Residential Vacant Land, Commercial Vacant Land, Agricultural Land, Bowling Alley, Church facility among others.

Work Experience

2005 to 2006- Researcher – Johnson & Parrish of the Treasure Coast
2006 to 2014 – Trainee Appraiser – Johnson & Parrish of the Treasure Coast
2006 to 2010 – Sales Associate – Southcoast Incorporated
2014 to 2015 – Certified Appraiser – Thomas Johnson and Associates
2015 to Present – Certified Appraiser & Managing Partner – Thomas Johnson and Associates
2010 to Present – Broker Associate/Vice President – NAISouthcoast Incorporated
2012 to Present – Information Officer – Erfolg Holdings, Inc.
2014 to Present – Founding Partner/Director Islamorada Beer Company

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

RZ3704 ISSUED: 12/20/2016

CERTIFIED GENERAL APPRAISER
SCHROTH, NIKOLAUS MARTIN

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2018 L1612200002162

DETACH HERE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ3704

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

SCHROTH, NIKOLAUS MARTIN
742 COLORADO AVE
STUART FL 39994

ISSUED: 12/20/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1612200002162

QUALIFICATIONS OF APPRAISER



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE REGISTERED TRAINEE APPRAISER HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

CROSBY, CRISTEN GRACE

3156 IBERVILLE WAY
TALLAHASSEE FL 32311

LICENSE NUMBER: RI24326

EXPIRATION DATE: NOVEMBER 30, 2018

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.

DEFINITIONS

Cost Approach: A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Easement: The right to use another's land for a stated purpose (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Exposure Time: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal. (Source: USPAP 2014-2015 Edition published by The Appraisal Foundation, Definitions)

Exposure time is always presumed to precede the effective date of appraisal. Exposure time is a function of price, time, and use – not an isolated opinion of time alone.

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Going-Concern Value: 1) The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern. 2) The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legally permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Highest and Best Use of Land or a Site as Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Highest and Best Use of Property as Improved: The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Income Capitalization Approach: A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Leased Fee Interest: A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Leasehold Interest: The tenant's possessory interest created by a lease (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Liquidation Value: The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

1. Consummation of a sale will occur within a severely limited future marketing period specified by the client.
2. The actual market conditions currently prevailing are those to which the appraised property interest is subject.
3. The buyer is acting prudently and knowledgeable.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. The buyer is acting in what he or she considers his or her best interest.
7. A limited marketing effort and time will be allowed for the completion of a sale.
8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associate with the sale.

(Source: The Dictionary of Real Estate Fifth Edition published by The Appraisal Institute).

Marketing Period: Marketing Time according to Advisory Opinion AO-7 is "the amount of time it might take to sell a real or personal property interest at the concluded market value

level during the period immediately after the effective date of an appraisal." (Source: USPAP 2013-14 Edition published by The Appraisal Foundation)

Market Value: As defined in the Agencies' appraisal regulations, the most probably price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Department of the Treasury, Office of Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation, Office of Thrift Supervision and National Credit Union Administration under 12 CFR Part 34, Real Estate Appraisals and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA"); and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 20, 2010.

Prospective Opinion of Value: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Sales Comparison Approach: The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison (Source: The Dictionary of Real Estate Appraisal, Fifth Edition).

Value in Use: The value a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually (Source: The Dictionary of Real Estate Appraisal, Fifth Edition)

ENGAGEMENT LETTER



THOMAS JOHNSON

AGREEMENT FOR PROFESSIONAL SERVICES

Payment Terms and Conditions

Please note that the client may differ from the Party Responsible for Payment. Thomas Johnson and Associates, Inc., hereby agrees to share all of its findings with only the client, and no other parties, either to this agreement or with whom Thomas Johnson and Associates, Inc., may have dealings with.

Contract for Services

This is a contract for services. By signing below, the party responsible for payment hereby guarantees payment. USPAP stipulates the terms of payment for an appraisal cannot be predicated on the value conclusion reported. Payment for services is due regardless of the value. Thomas Johnson and Associates, Inc., will pursue payment to the fullest extent permitted by law.

Date of Value	Requested Delivery Date:	Turnaround Time:
Current	A.S.A.P.	15 Business Days

Party Responsible For Payment (Print)

Title	Henry Louden
Company	GRANADA STREET PROPERTIES, LLC.
Address	320 S Federal Hwy, #1691
City, State, Zip	Hallandale, FL 33009
Telephone	305-525-2545
Fax	954 628 5340
E-mail	htlouden@gmail.com

# of Copies	Payment Terms
Electronic	50% at engagement, balance due prior to report delivery.

Total Fee: $1,200.0

Signatures

If you would like Thomas Johnson & Associates, Inc., to proceed with this assignment, please sign below confirming acceptance to the terms and e-mail us at admin@TJAR.com or fax back to us at 772-286-9138. Thank you for the opportunity to be of service.

Signature of Party Responsible for Payment — Date: 4/2/18

Signature of Appraiser — Date

THOMAS JOHNSON

Proposal ID # 2018-17-04

CLIENT FORM

Property Information- Please fill out to the best of your knowledge

Property Address: Frances Avenue & Hernando Street

City: Fort Pierce County: St Lucie

Parcel Control #:

Description:

The Western Portion of the ROW as depicted in the drawing that the client has submitted to us.

Property Contact: Henry Louden Telephone: 305-525-2545

Property Type: Land Report Type: Evaluation

Interest Valued/Intended User(s)/Intended Use

Is the Property Leased: N/A If so, How many years: N/A

How many tenants: N/A Who will be relying on the report: Client to establish value to purchase

Note: No other use is intended by Client. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment

Hypothetical Conditions:

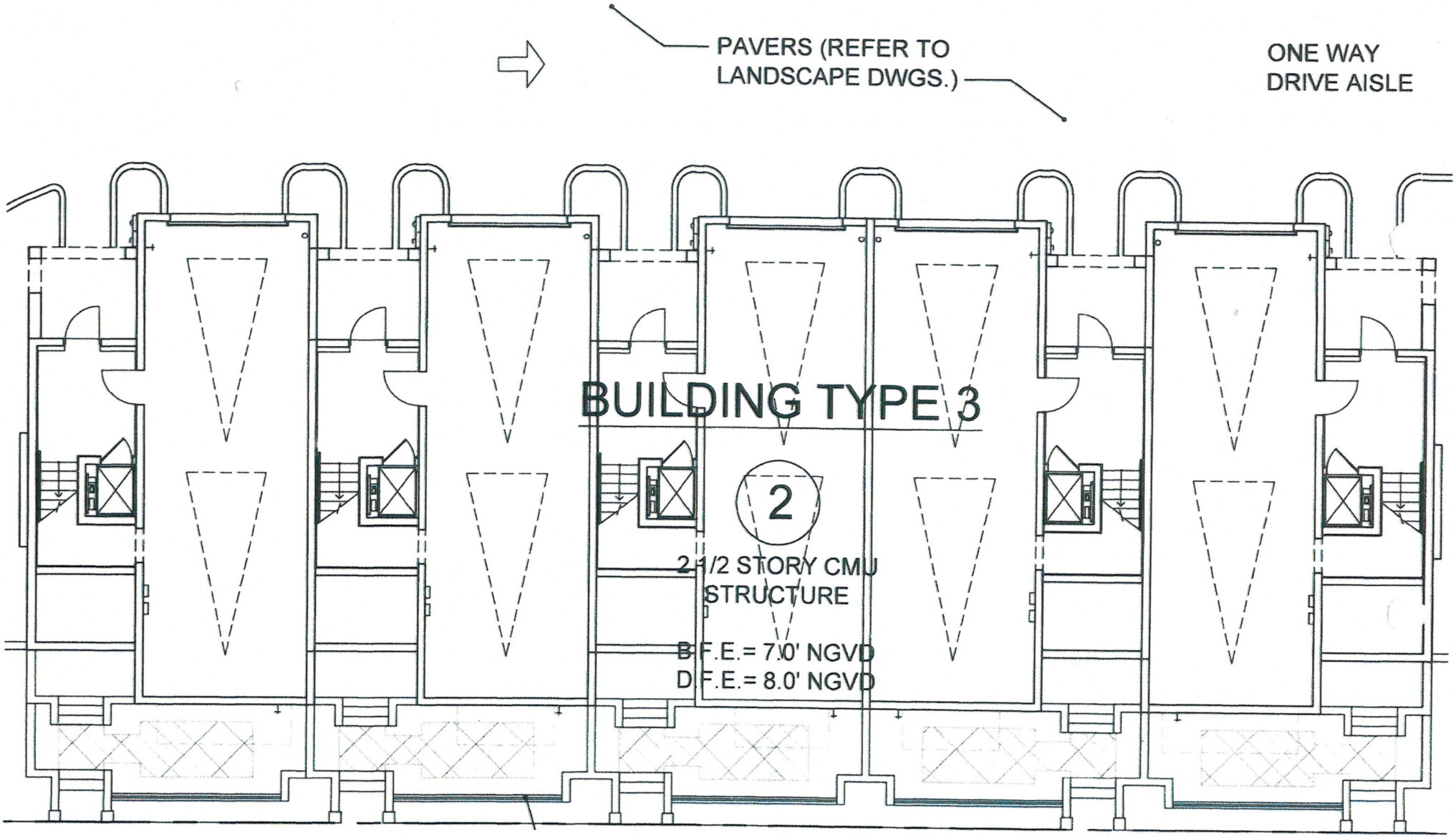
We are seeking to purchase parcel from the City of Ft. Pierce; City will not build Frances Ave Road (ROW).

Extraordinary Assumptions/Limiting Conditions:

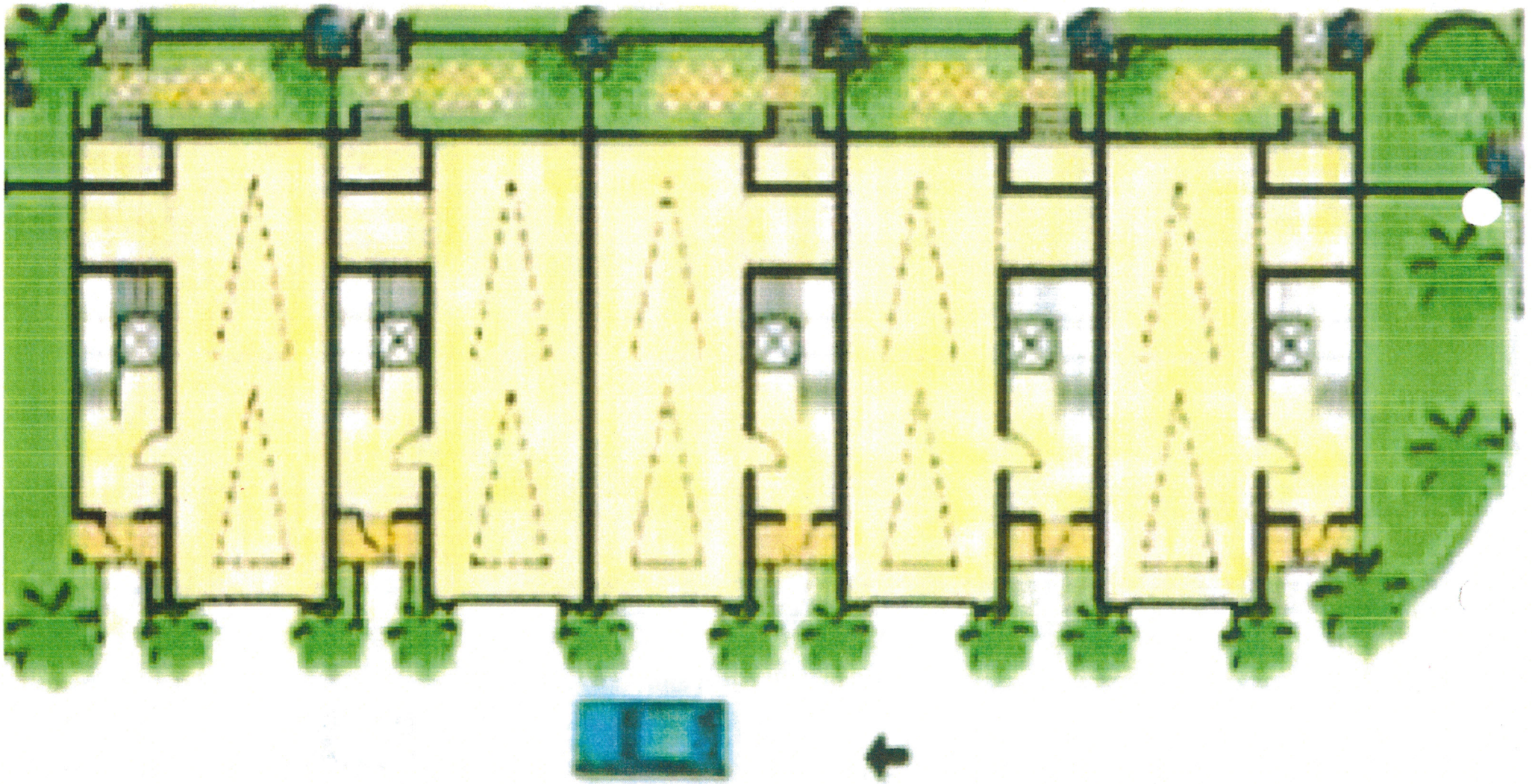
We are the owners of the three(3) lots South of the subject lot. Attached is copy of HUD closing doc. Purchase price was $ 1995 for 3 lots.

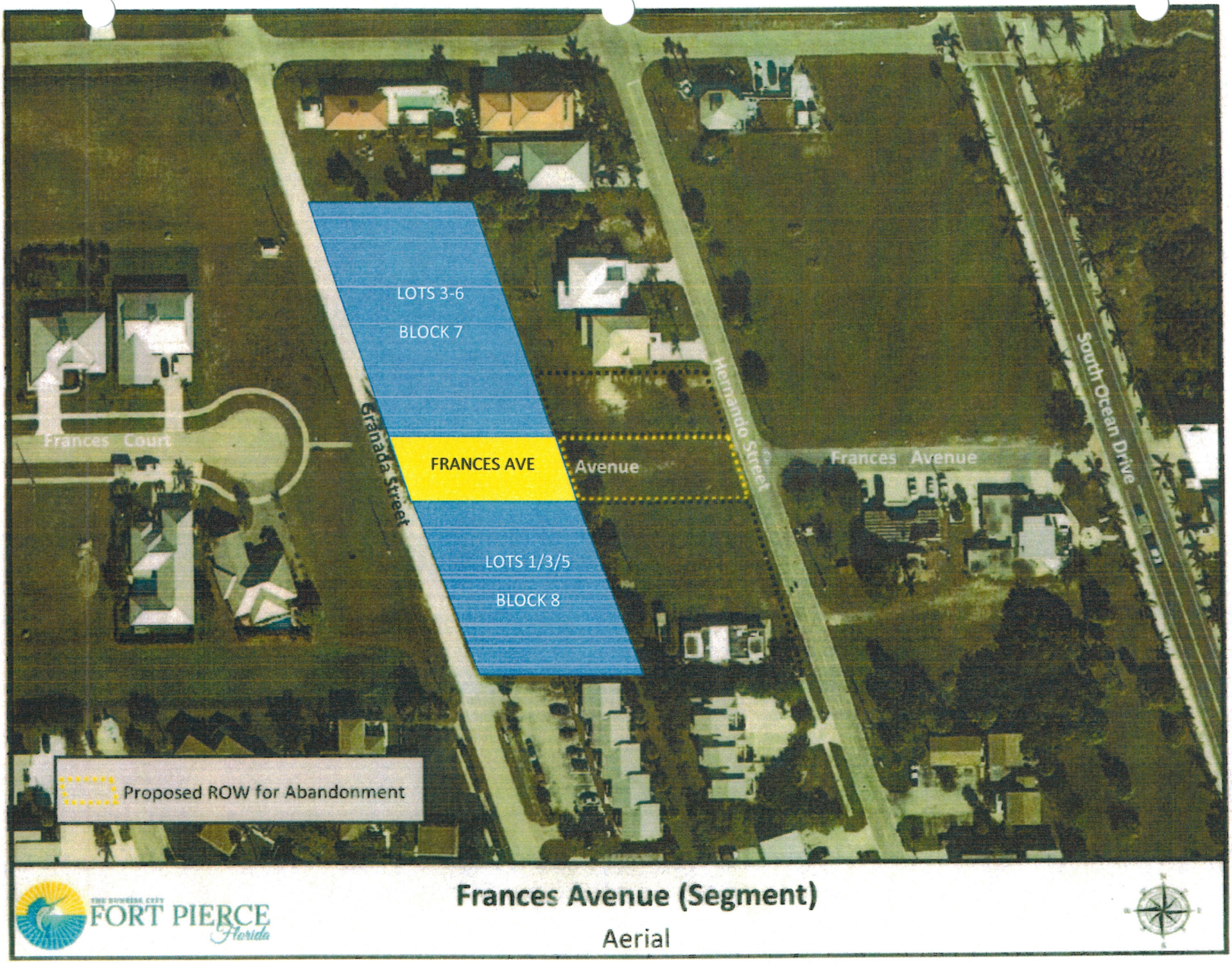
Scope of Work:

We are looking for the same type of appraisal that your firm provided for the Eastern portion of the ROW completed for Mr. Smith attached.


PAVERS (REFER TO
LANDSCAPE DWGS.)
ONE WAY
DRIVE AISLE
BUILDING TYPE 3
2
2 1/2 STORY CMU
STRUCTURE
B F.E.= 7.0' NGVD
D F.E.= 8.0' NGVD

CONCEPTUAL ONLY





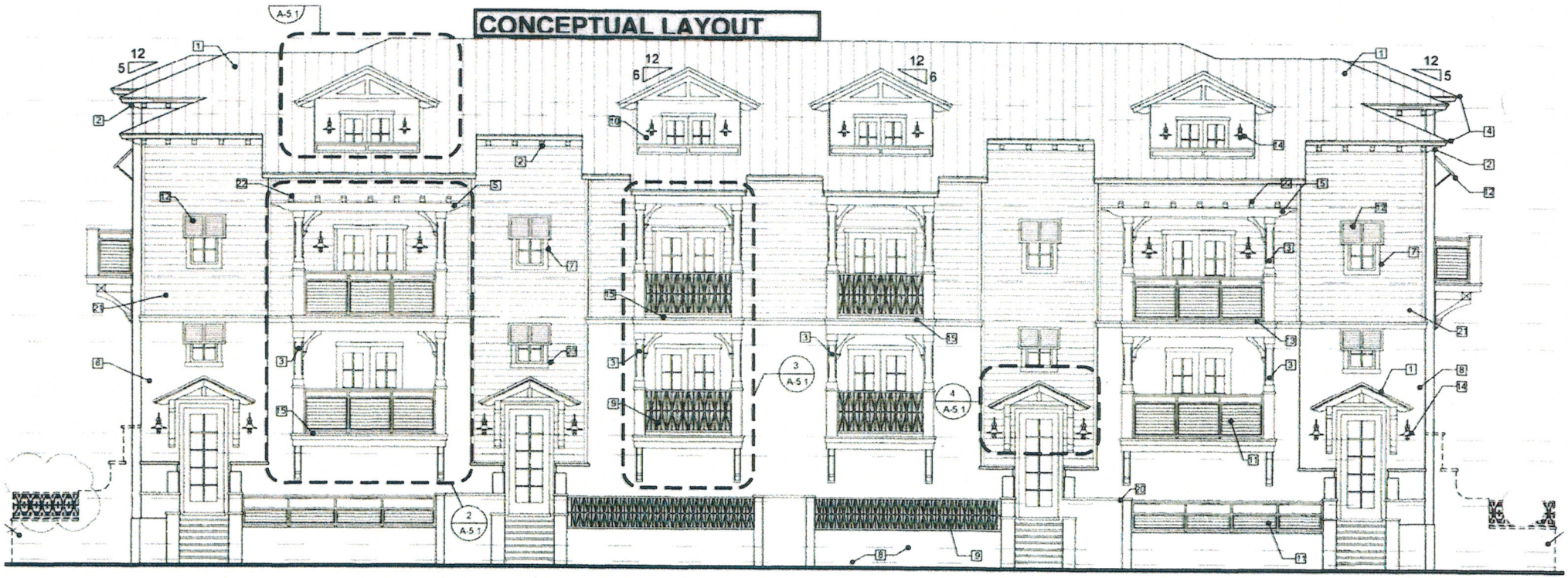
THE SUNRISE CITY
FORT PIERCE
Florida

Frances Avenue (Segment)

Aerial

CONCEPTUAL ONLY




CONCEPTUAL LAYOUT
A-5.1
12
5
12
6
12
6
12
5
2
A-5.1
3
A-5.1
4
A-5.1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Henry Louden, Granada Street Properties LLC
500 S. Federal Highway, #1641
Hallandale, FL. 33008

Re: Abandonment – Granada Street Properties – Frances Avenue

Dear Mr. Louden,

The following are comments from the Planning Department's review of the application for the Abandonment of Frances Avenue (Please Provide a Written Response to all responsible Departments):

1) Please submit payment to the City of Fort Pierce for the appraisal of the subject abandonment right-of-way.

2) Please confirm with FPUA and other utility providers whether or not they have any facilities located within the section of the proposed abandonment.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.16.19
Property Address: Francis Avenue
Property Name: Granada Street Properties
Project Name:
Planner: Vennis Gilmore

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

FROM : John R. Andrews, P.E., City Engineer

RE : Francis Avenue R/W Abandonment – West of Hernando
TRC No. 17-0100002

RECEIVED
MAY 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : May 10, 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] R/W Abandonment Application
- [ ] 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 Abandonment
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\F\Francis Avenue RW Abandonment\RW Abandonment\Submittal No. 3 - 050319\RW Abandonment Approval - 051019.docx

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 6, 2019

Project: **Abandonment Granada St. Properties Frances Avenue**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, per Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes

SURVEY:

1) Please make sure any and all easements have been addressed both over and adjacent to the Right of Way abandonment in question, including aerial easements.
2) Please be aware that according to Florida Plat Law under Ch. 177.051 (2) Any change in a recorded Plat, shall be labeled a "replat" except as provided in s. 177.141 (pertaining to errors and omissions on plats), that is if the original lot lines are changed there must be a replat. Additionally a Boundary Survey must precede the initial submittal of the Replat.
3) Please be aware that if the abandonment occurs one half of the road abandonment will go to the lot on one side of the road and the other half will go to the lot on the other side of the road.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue

Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

ST. LUCIE WORKS

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 # 19-01000001 (Abandonment)

Abandonment – Granada Street Properties – Frances Avenue (Right-of-Way)

Comments

FPUA W/WW Engineering: Approved as Noted
Utility Easements may be required based on the utility needs of the property.

FPUA Electric & Gas Engineering: We have no objection to the abandonment request. Electric service is available to the site. Utility easement may be required for the new FPUA facilities. Please provide AutoCad drawings and electrical plans. For more information please contact the following FPUA staff:
Sal Scimeca
Engineering Technician II
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

May 16th, 2019

Case # 19-01000001

Abandonment

Granada Street Properties, Francis Avenue Right of Way.

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Granada Street Property Abandonment of Frances Avenue R/W School District CommentsSANDERS, MARVIN E. to: Vennis Gilmore 05/15/2019 04:05 PM
Cc: "HTLouden@gmail.com"
From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
To: "Vennis Gilmore" <vgilmore@city-ftpierce.com>
Cc: "HTLouden@gmail.com" <HTLouden@gmail.com>

The St. Lucie County School District has reviewed the above reference project. How many dwelling units may be constructed as a result of the abandonment of the right-of-way?

Please feel free to contact me if you have any questions.

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



Planning Board **7.h.**

Meeting Date: 06/11/2019

Information

REQUESTED ACTION

Preliminary Plat - Neill Farms - East side of South Jenkins Road, approximately 1,000 feet south of State Road 70

LOCATION

East side of South Jenkins Road, approximately 1,000 feet south of State Road 70 (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)

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

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, subject to the following condition:

1. Prior to the submittal of the Final Plat, address all of the Engineering Comments on the Plat document.

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

TRC Comments

Applicant Responses To TRC Comments

Form Review

Form Started By: Rebeca Guerra Started On: 06/05/2019 07:27 PM

Final Approval Date: 06/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Zoning Atlas Map Amendment** **Application for a Future Land Use Map Amendment** **Application for Preliminary Plat** **Neill Farms**
BOARD DATE:	June 11, 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 C-3, General Commercial (2 parcels) & R-4, Medium Density Residential (6 parcels) to PD, Planned Development with associated Development Plan. Approval to change the Future Land Use of two (2) parcels from GC, General Commercial to RM, Medium Density Residential. 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, & 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial (for two parcels) & R-4, Medium Density Residential to PD, Planned Development. The applicant is also 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. Lastly, in accordance with Chapter 18 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for 74.19 acres of land. The applicant is requesting all of this so that they may develop a residential subdivision known as Neill Farms that will have 303 platted lots that will consist of single and two-family dwelling units.

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 identified as 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 the 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, would meet transportation demands, and provide community facilities and services. The applicant at this time is requesting the zoning to be changed to a PD, Planned Development instead of the R-4, Medium Density Zoning district that was previously approved on the property. There are other residential developments either existing or in the process

of being constructed around this site and the services that are provided for those developments would be the same or similar with this request. The presented amendment promotes and protects the public health, safety and general welfare as 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. Since that, time nothing has changed to alter this except that the Zoning will now become PD, Planned Development and the Future Land Use on two of the parcels will be changed to RM, Medium Density Residential to become consistent with the other six parcels that are a part of the proposed subdivision that also carry that Future Land Use. Designation.

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 should 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 designation of RM, Medium Density Residential for two of the parcels to be consistent with the other six 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 designation 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.

Staff Recommendation Zoning Atlas Map Amendment:

The requested Application for a Zoning Atlas Map Amendment & 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 that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 Planning Board forward a recommendation of **APPROVAL** to the City Commission.

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 of the Engineering Comments on the Plat document.

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

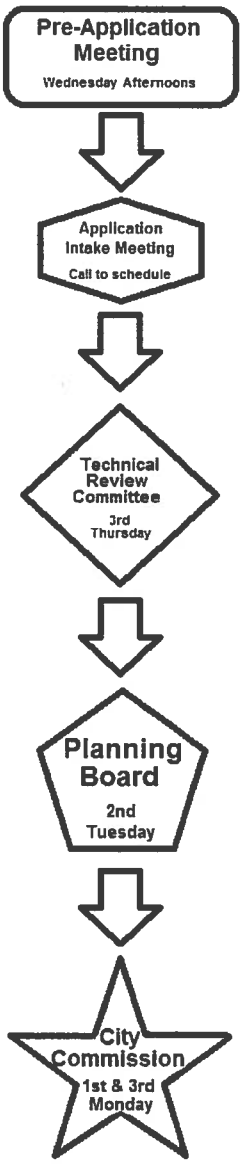
Site Information:

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

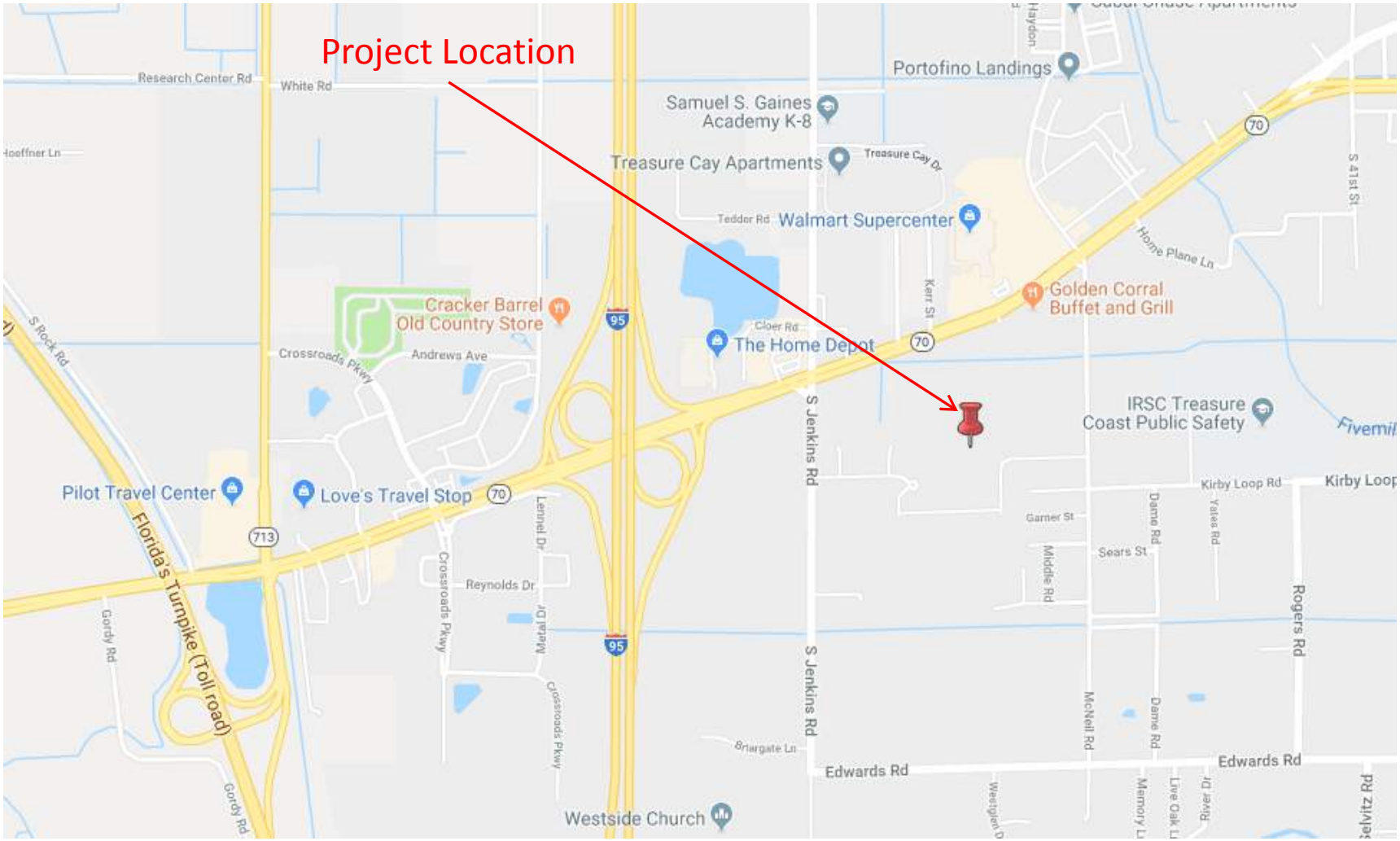
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

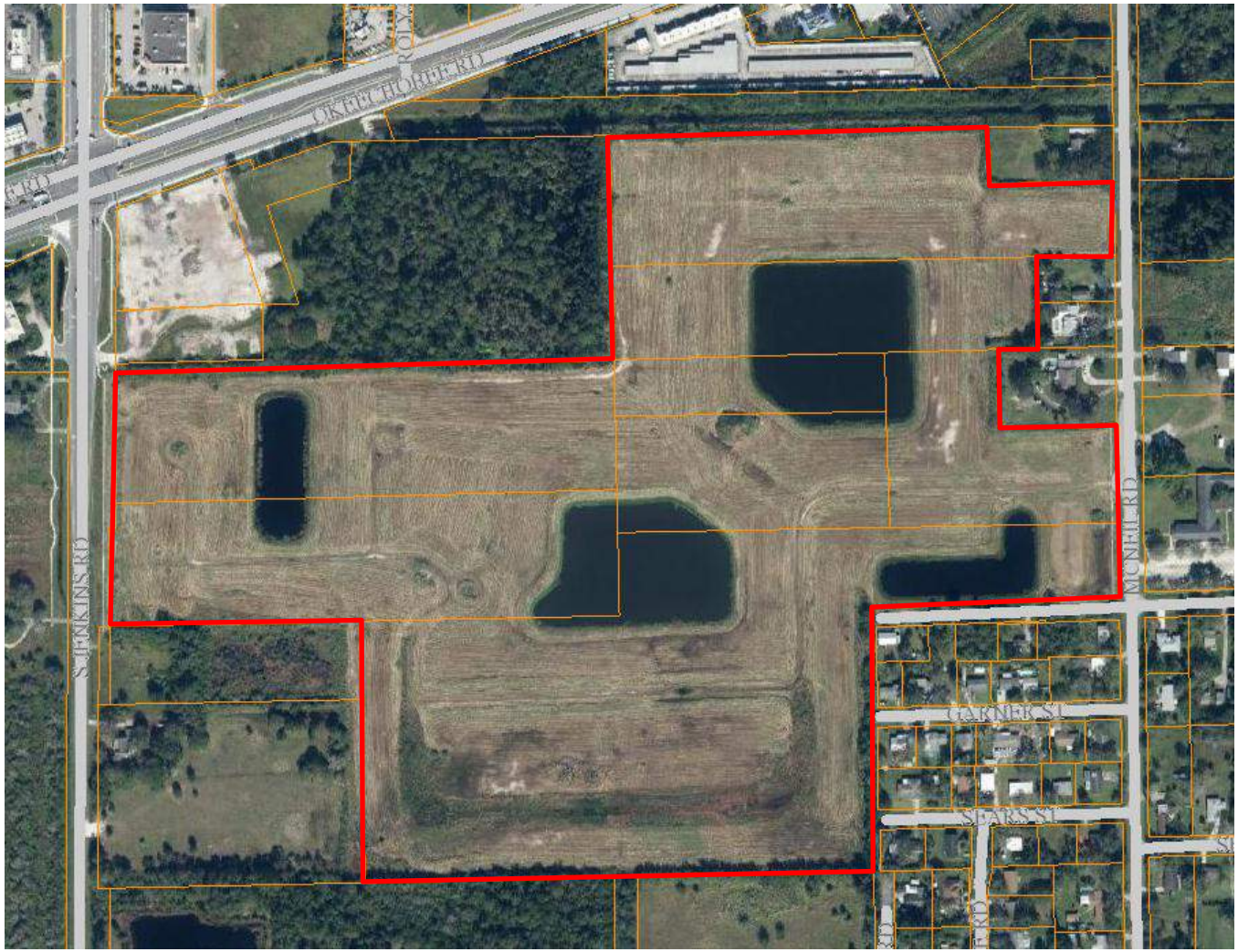
Environmental Site Assessment

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)

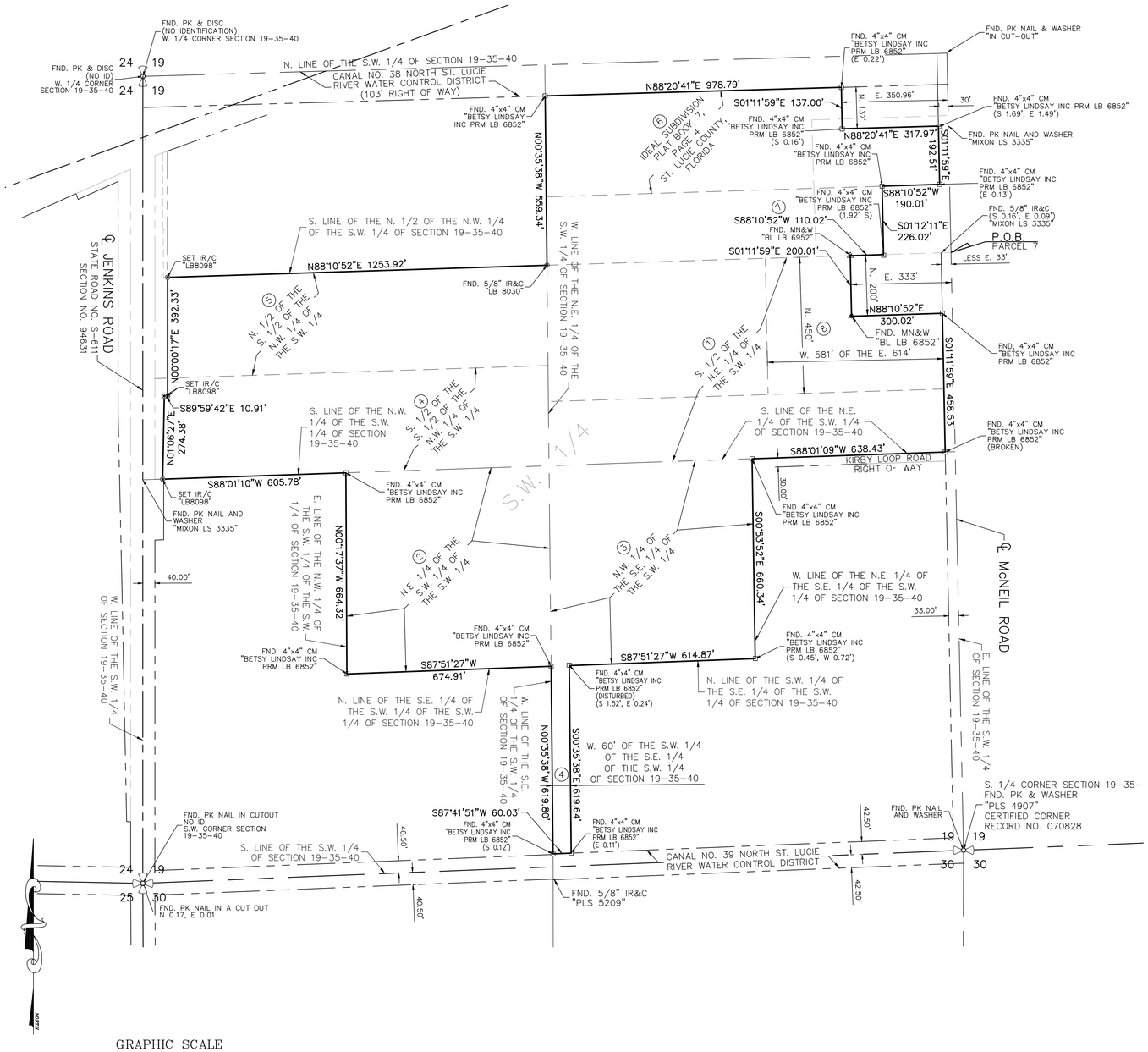
St. Lucie County, Florida (FL111)

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

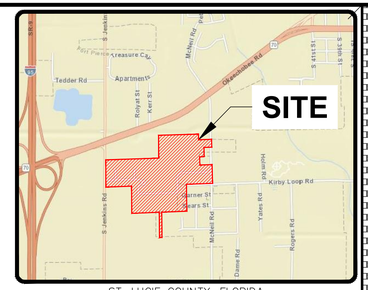


GRAPHIC SCALE

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

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

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

BOUNDARY SURVEY

FOR: CGV INVESTMENTS, LLC

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

ENGINEERS ✪ SURVEYORS ENVIRONMENTAL

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

18-430

1 OF 1

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

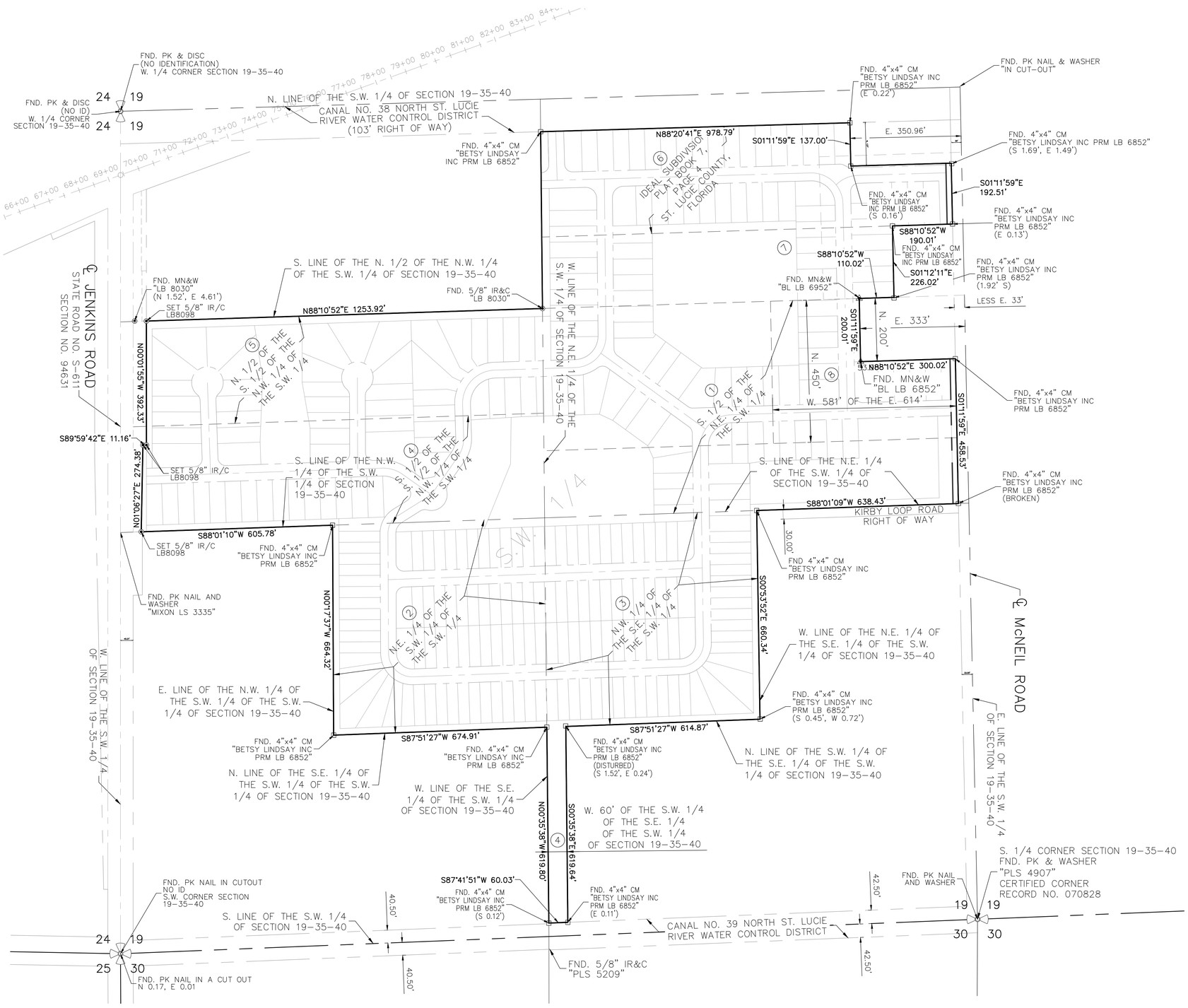
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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

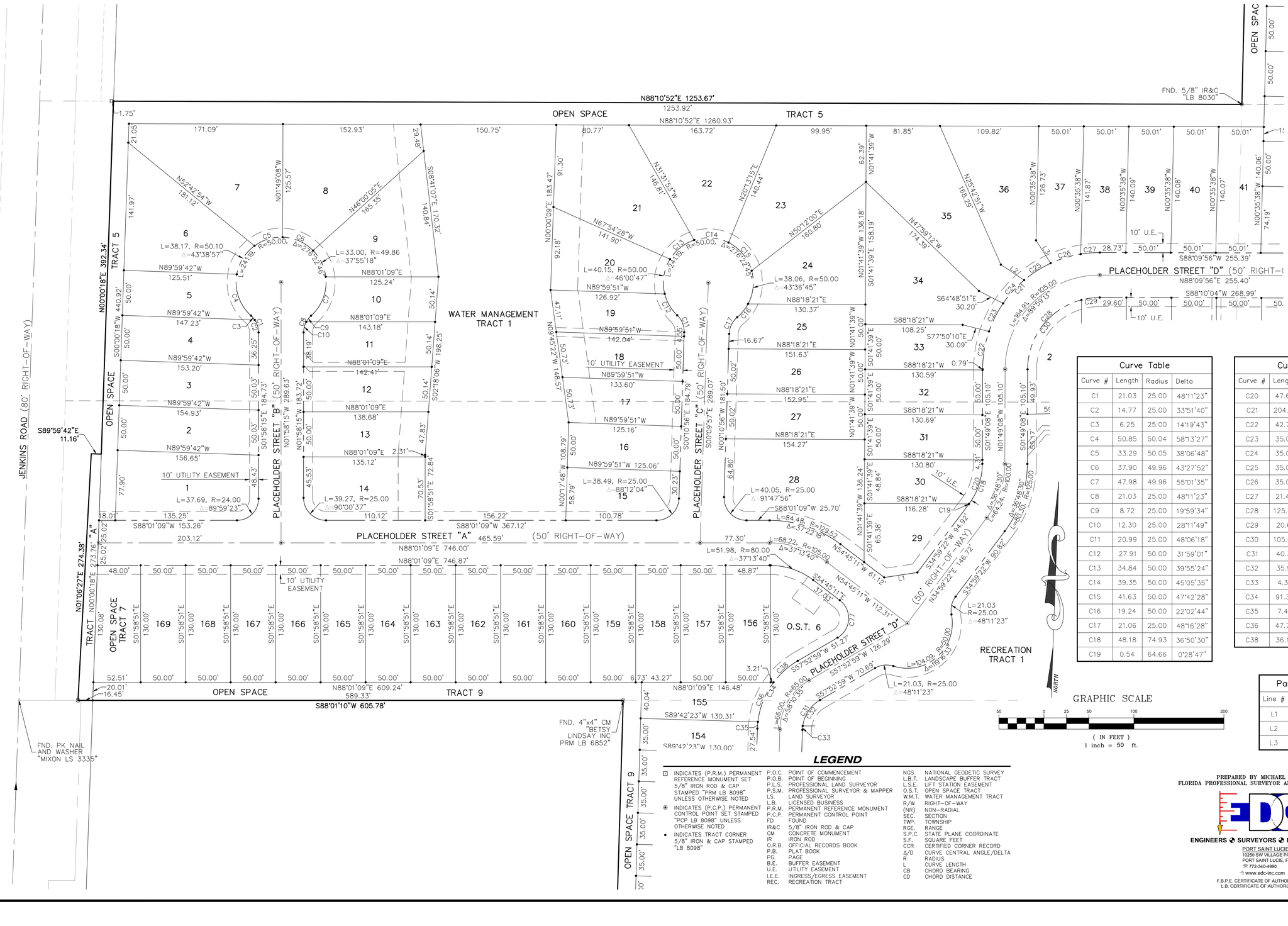
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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._____



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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 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
- ◉ 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		

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

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

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

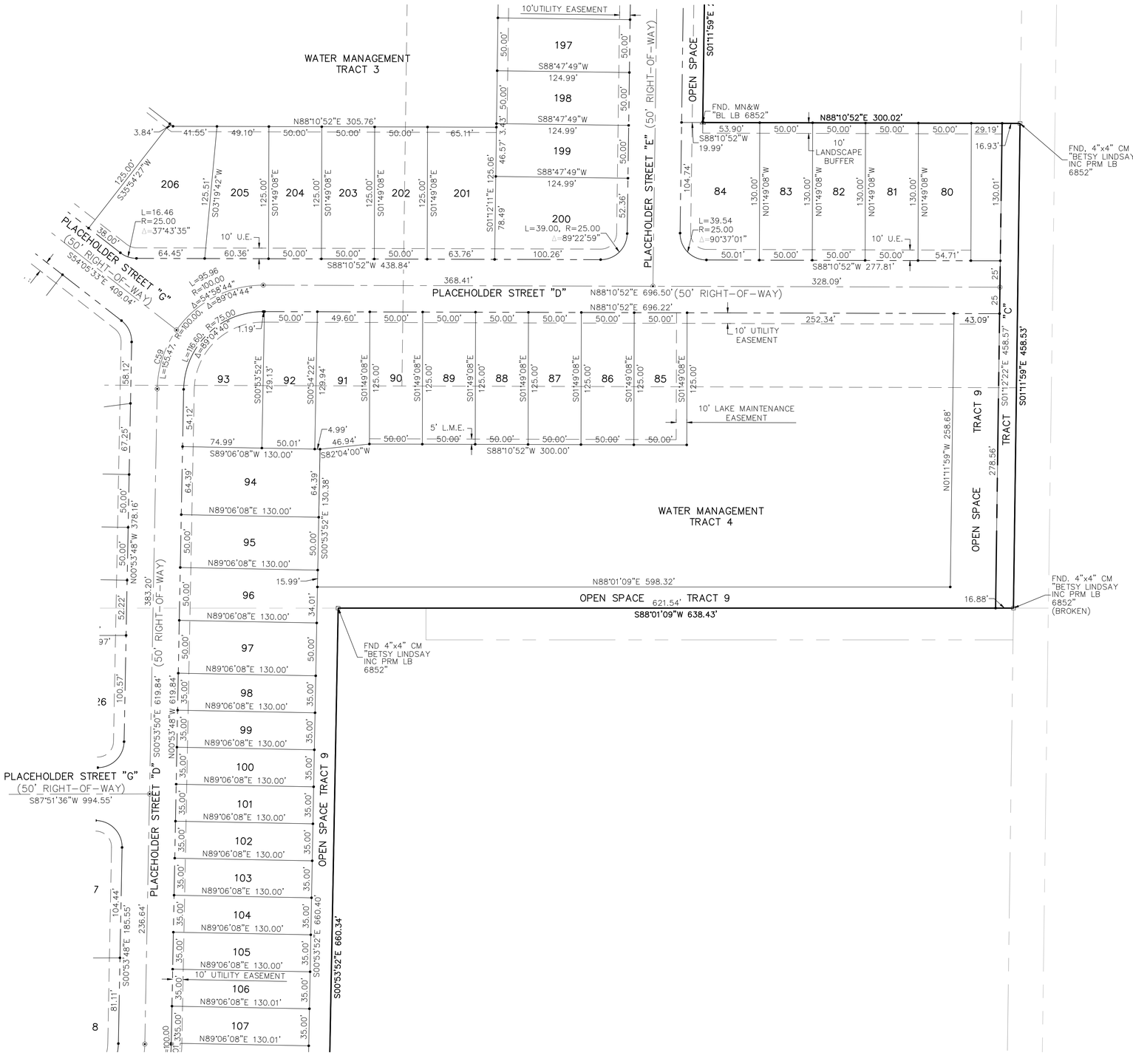
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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._____



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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

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

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

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

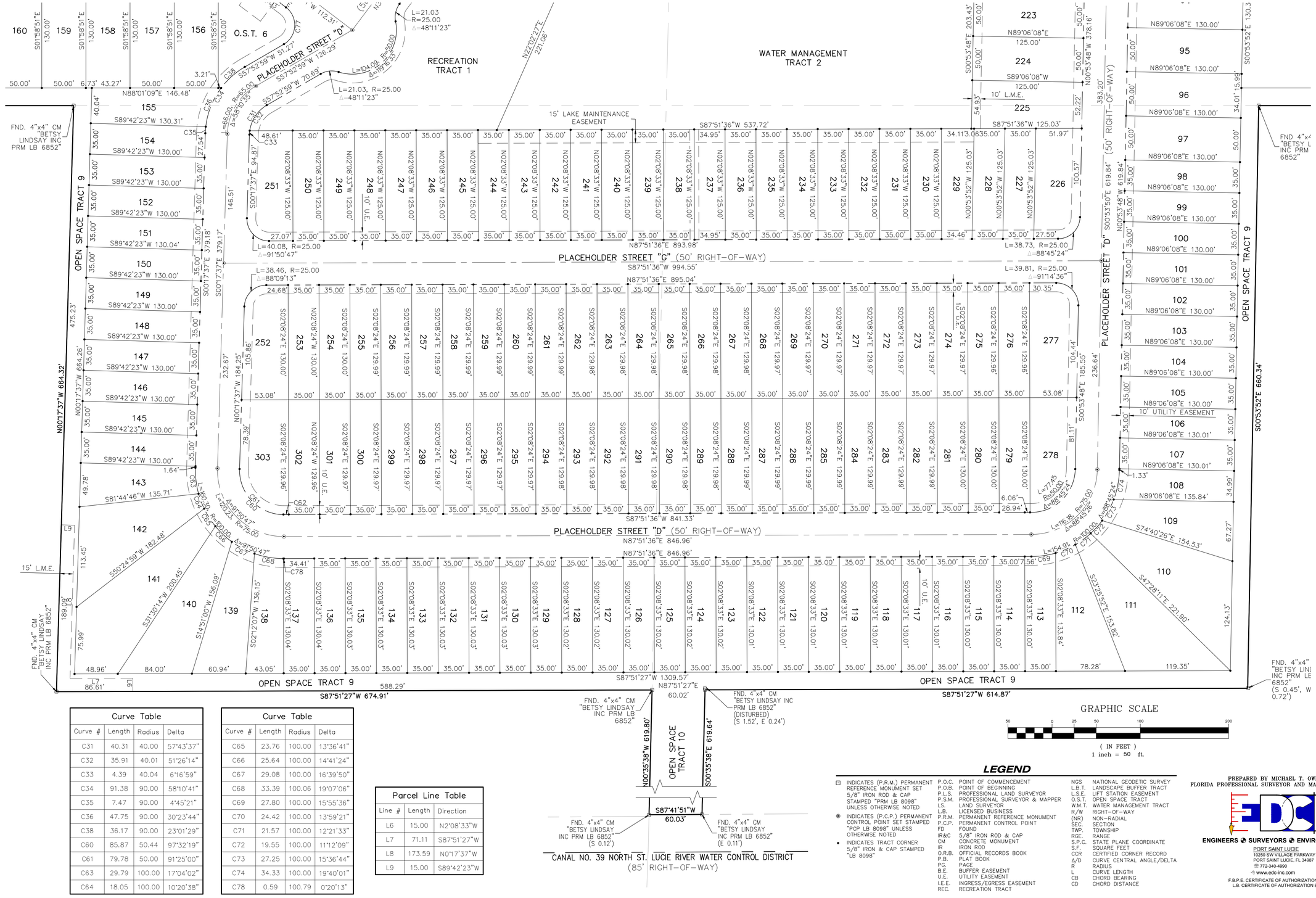
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
www.edc-inc.com

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._____



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

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

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

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

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 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.

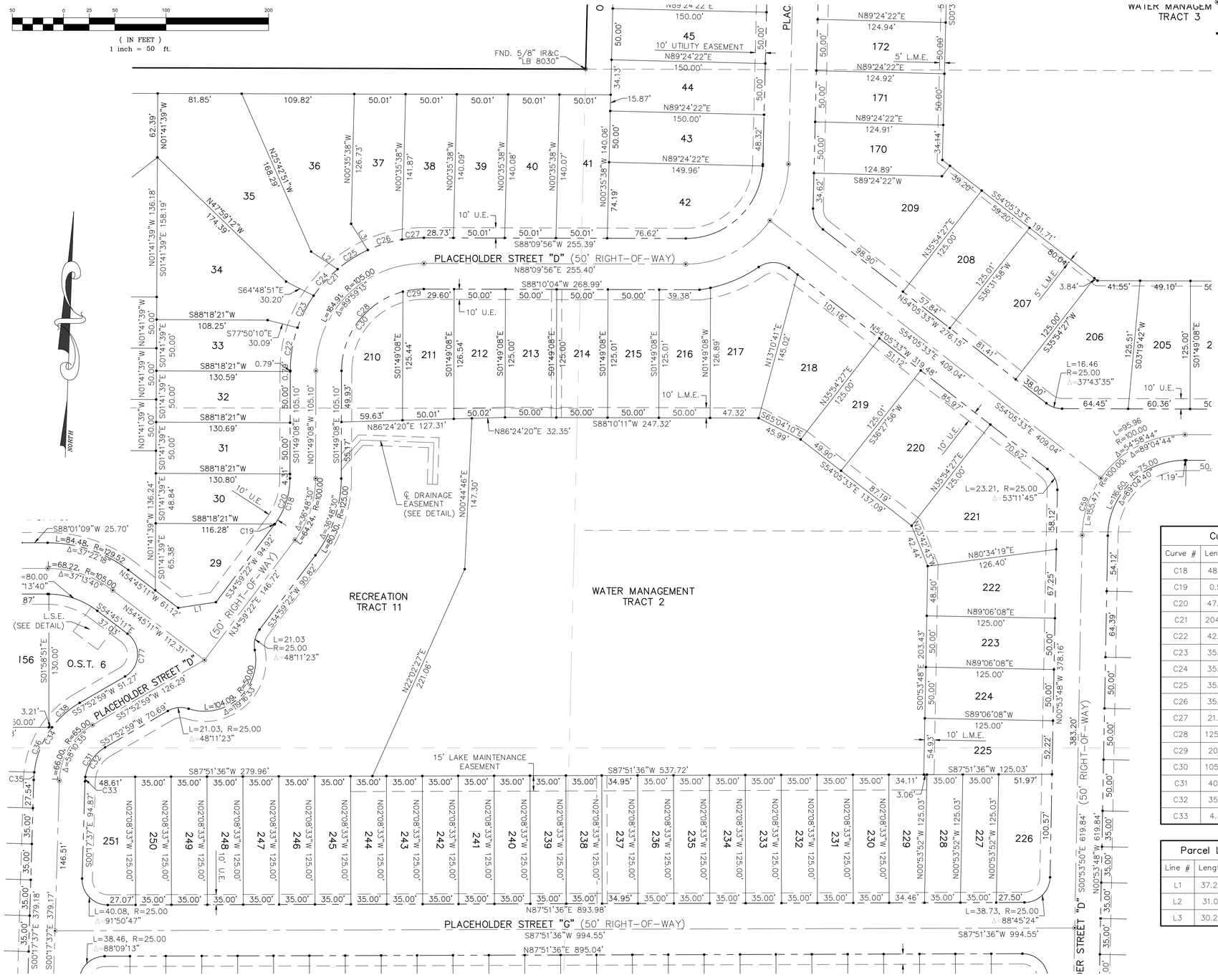
PLAT BOOK _____
PAGE _____
DOCKET NO._____

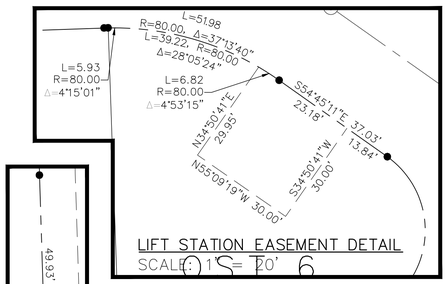
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

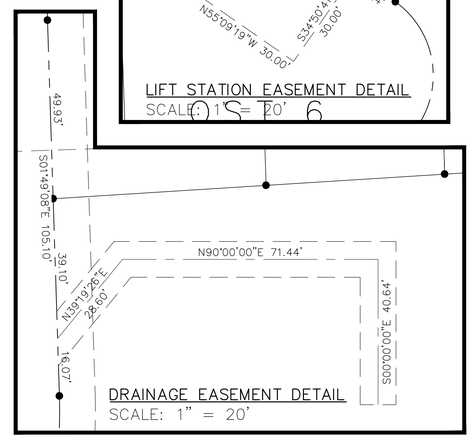
LEGEND

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

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







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

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

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

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

ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

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

Neill Farms - Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

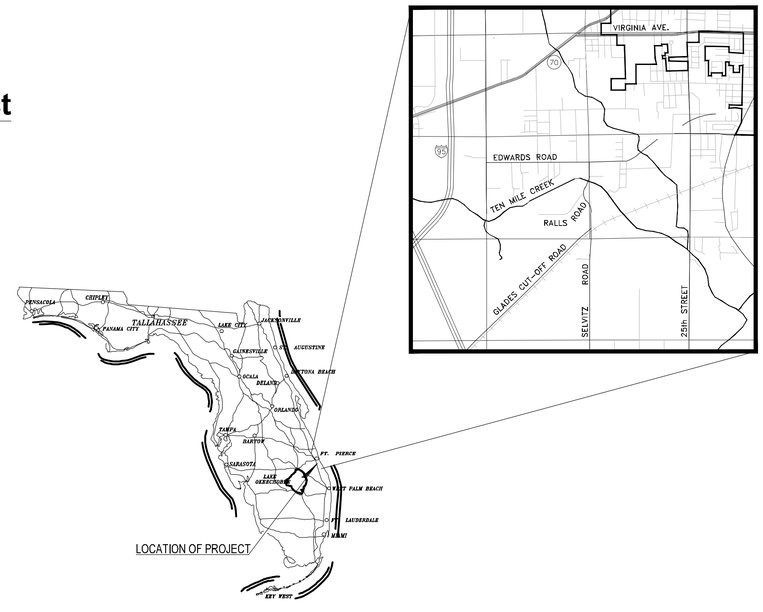
Applicant
Neill Farms FP, LLC
601 N. Congress Ave.
Delray Beach, Fl. 33445

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



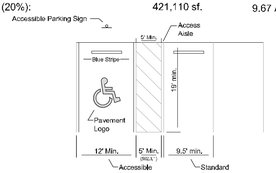
Sheet Index

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

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

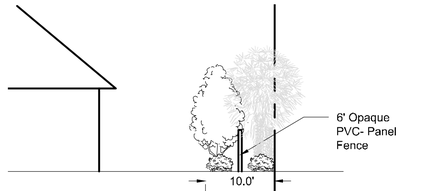
Bicycle Parking Required: 2 Spaces

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)

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)

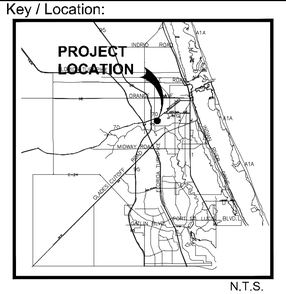
20' Front (Front Loaded Garage)

Typical Single Family Lot (50' x 125')

N.T.S.

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

Key / Location:



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

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

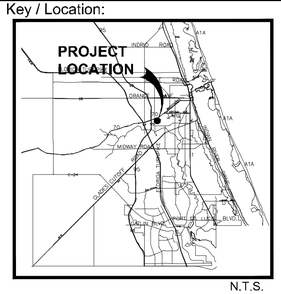
Designer	RM
Manager	BN
Project Number	18-895
Municipal Number	---
Computer File	18-895_NeillFarms_site and LA plan_4.30.19.dwg

Sheet
SP-1

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

Key / Location:



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
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'

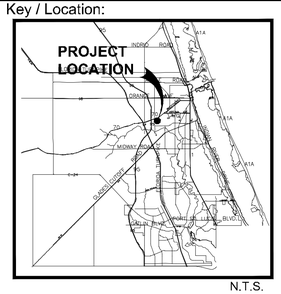
REG. # 1018
Thomas P. Lucido

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

Key / Location:



N.T.S.

Project Team:

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

Civil Engineer
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

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

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

Neill Farms

Planned Unit Development

City of Fort Pierce, FL

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'

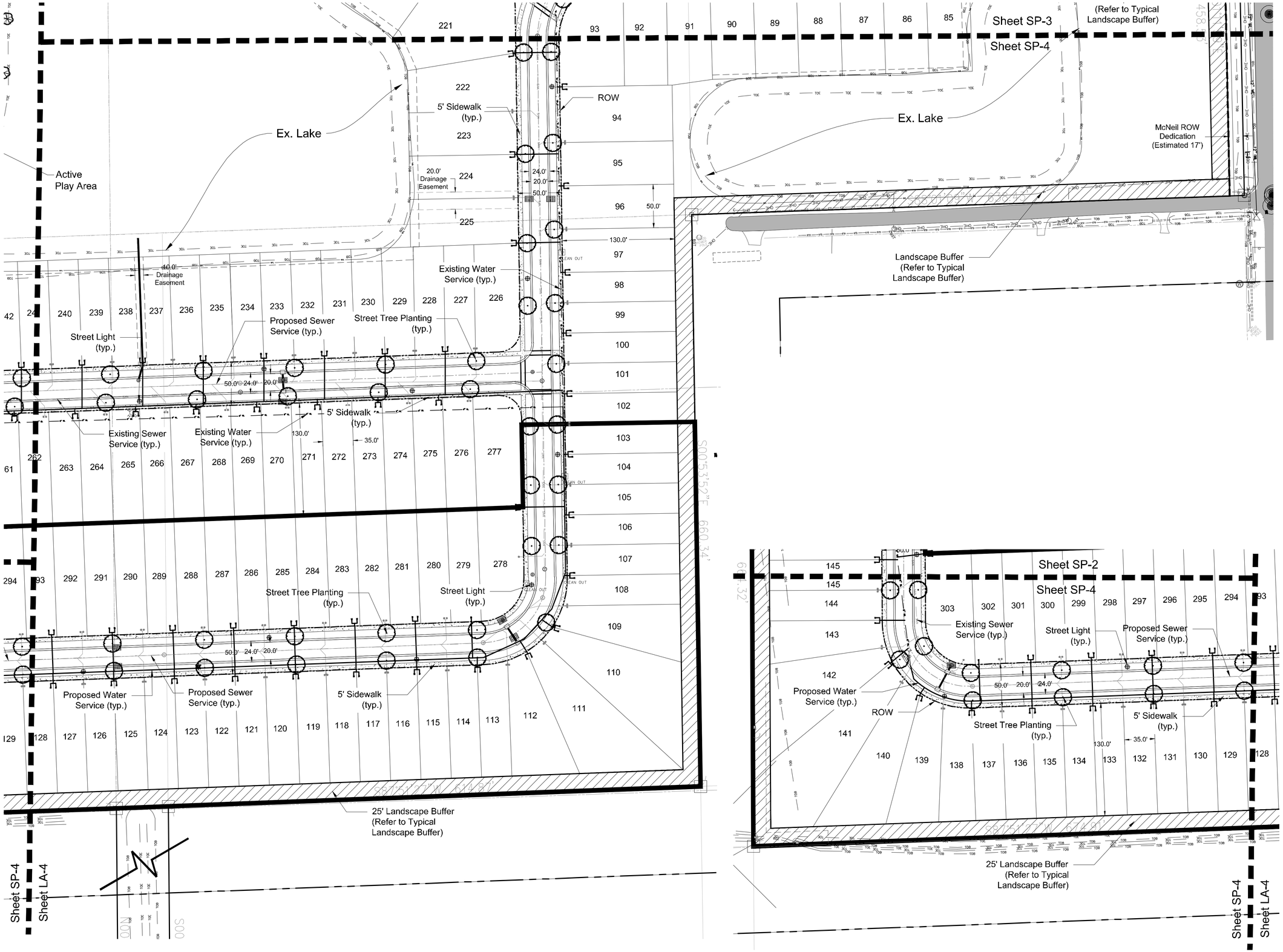
0 25' 50' 100'

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

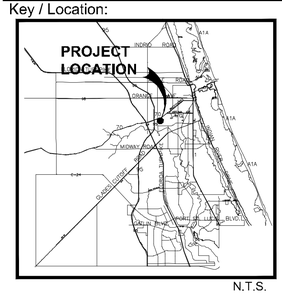
Sheet **SP-3**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



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

Key / Location:



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.
7907 Jack James Dr.
Stuart FL 34997

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

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**

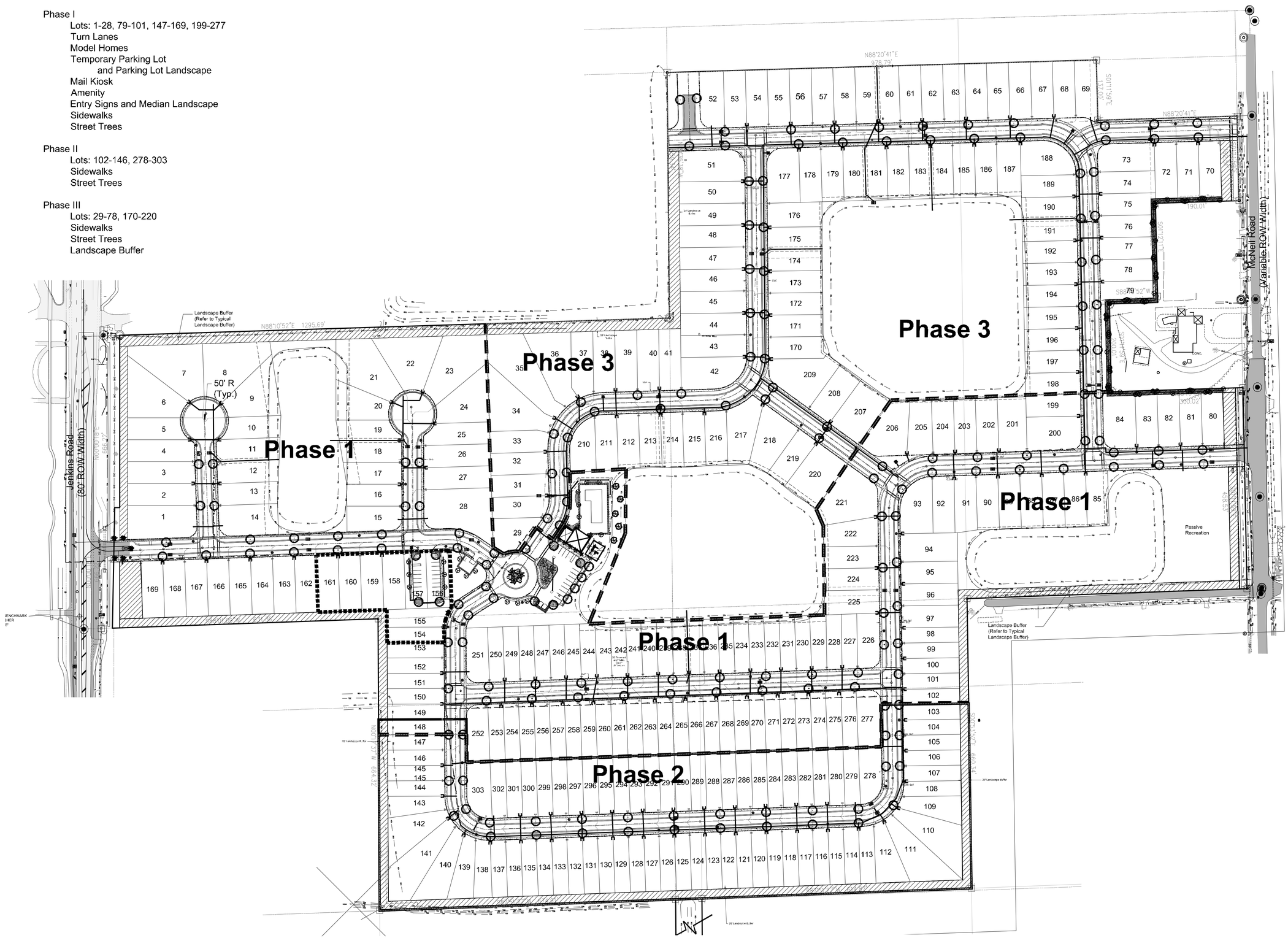
© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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

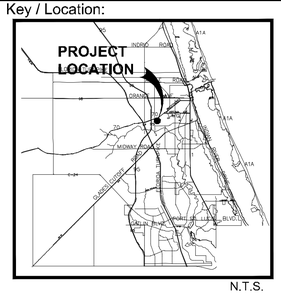
Phase III
- Lots: 29-78, 170-220
- Sidewalks
- Street Trees
- Landscape Buffer



lucido & associates

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

Key / Location:



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

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

PLANT SCHEDULE OVERALL (excludes buffer)

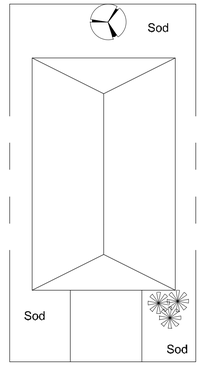
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	12	Adonidia merrillii	Christmas Palm	FG	10`CT		SGL, SP		
	5	Adonidia merrillii	Christmas Palm Triple	FG	12` CT		TRP, FH, SP	Non-native	
	19	Ilex cassine	Dahoon Holly	FG	12` HT	6` SPR	F, SP	Native	
	5	Phoenix roebelenii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

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

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

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

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

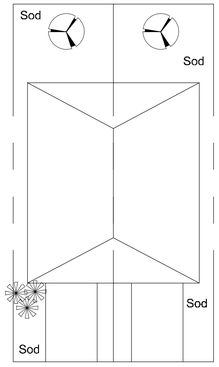


Typical Single Family Lot (50' x 125')

N.T.S.

Typical Lot Landscape

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



Typical Duplex Lot (35' x 125')

N.T.S.

Typical Lot Landscape

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

PLANT_SCHEDULE_OVERALL_PERIMETER_BUFFER

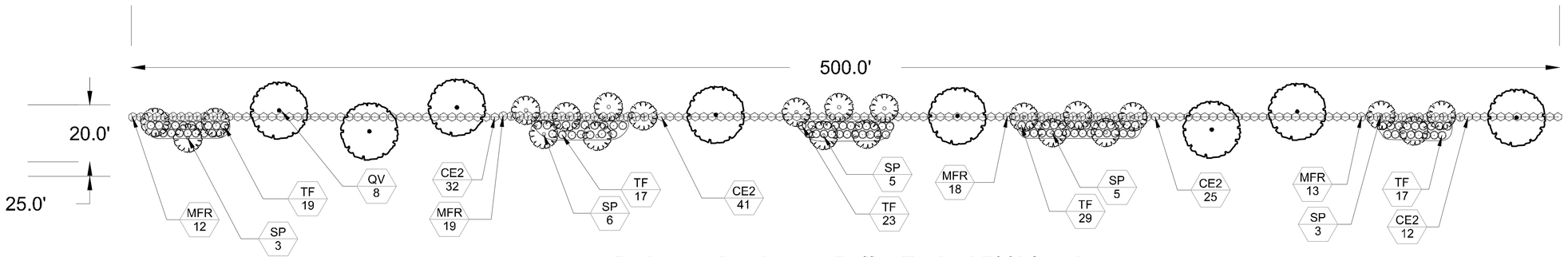
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
QV	93	Quercus virginiana	Southern Live Oak	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
SP	255	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

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

PLANT SCHEDULE TYPICAL BUFFER - 500' SECTION

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

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

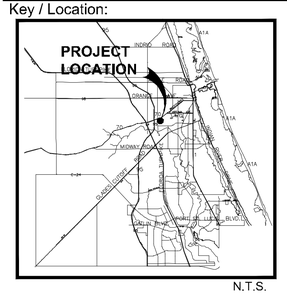


Perimeter Landscape Buffer-Typical 500' Section

lucido & associates

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

Key / Location:



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.
7597 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 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'

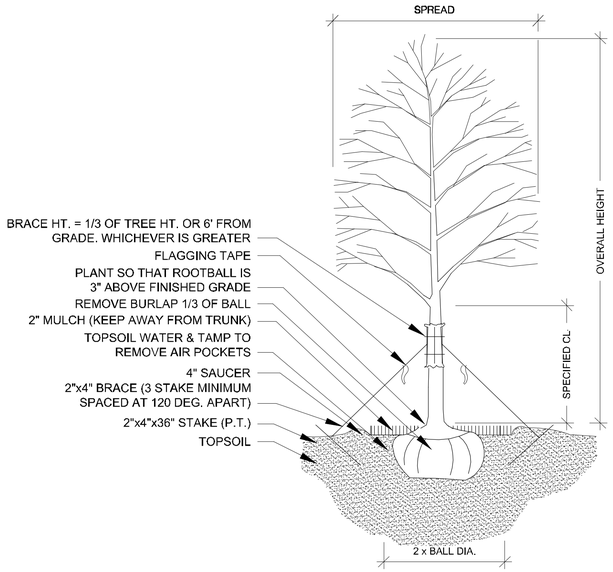
REG. # 1018
Thomas P. Lucido

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

Sheet

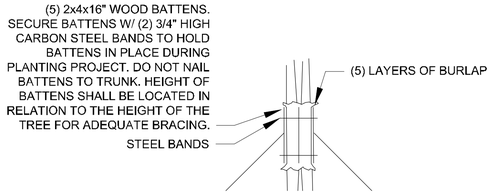
SP 6

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



TREE PLANTING & STAKING

NOT TO SCALE

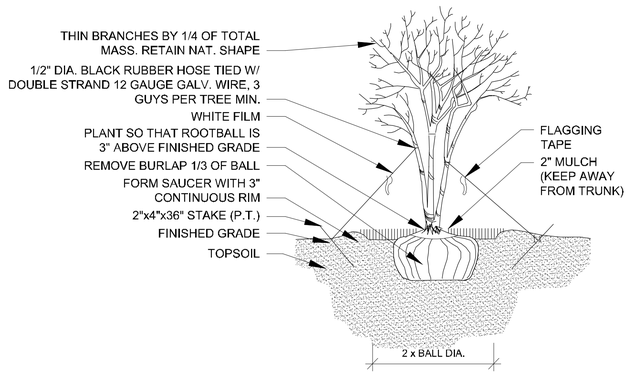


BRACING DETAIL

NOT TO SCALE

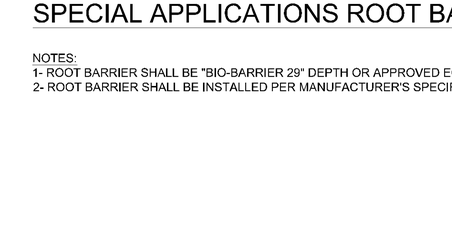
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



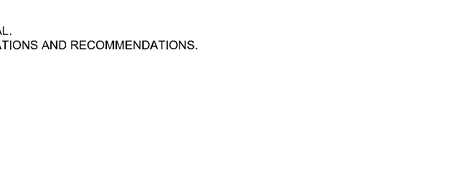
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



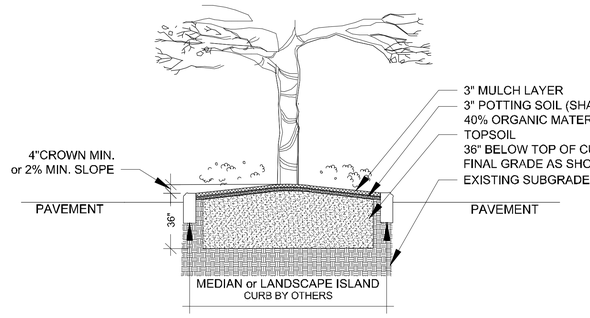
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

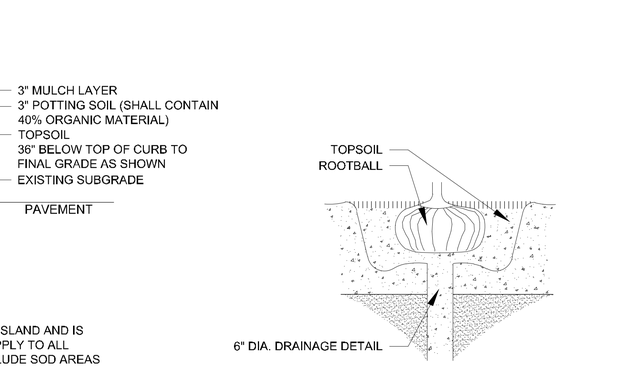


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

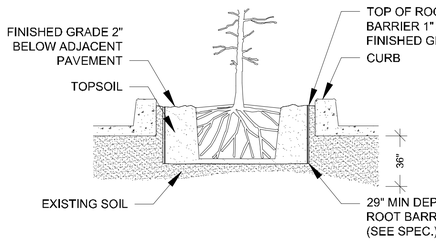
NOT TO SCALE

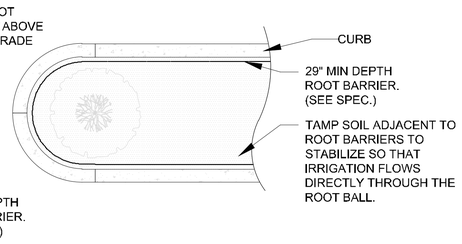
- ΤΟΠΟΣΟΙΑ ΣΗΑΑΑ ΒΕ ΝΑΤΥΡΑΑ, ΦΡΙΑΒΑΕ, ΦΙΝΕ ΛΟΑΜΡΣΟΙΑ ΠΟΣΣΕΣΣΙΝΓ ΧΗΑΡΑΧΤΕΡΙΣΤΙΟΣ ΟΦ ΡΕΓΡΙΕΣΙΝ/ΑΤΕΡ
- ΤΟΠΣΟΙΑ ΙΝ ΤΗΕ ΔΙΧΝΤΡΦ ΟΦ ΤΗΕ ΠΡΟΣΕΧΤ ΣΙΤΕ ΤΗΑΤ ΡΡΟΥΟΥΣΙΟ ΗΙΑΣΦΙ ΡΟΟΤΙΝ.
- ΤΟΠΣΟΙΑ ΣΠΑΑΑ ΗΑΣΕ Α ΤΕΡ ΡΑΝΓΕ ΟΦ 5.5–7.4. ΦΡΕΕ ΦΡΟΜ ΣΥΗΣΟΙΑ, ΣΗΕΑΣ, ΔΙΤΤΕΡ, ΣΟΑΣ, ΧΑΑΡ, ΣΤΟΝΕΣ, ΣΤΥΜΠΣ, ΡΟΟΤΣ, ΓΡΑΣΣ, ΗΕΡΒΙΟΙΔΕΣ, 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

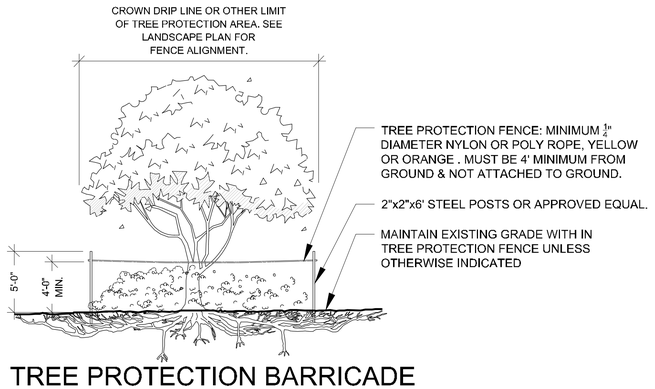




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

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.

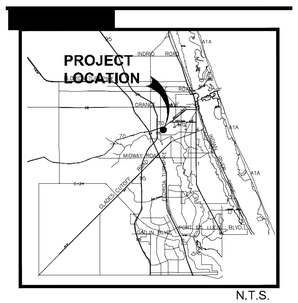
B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

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.

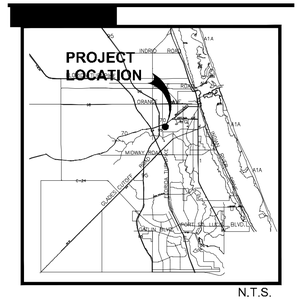
B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

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.

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

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

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.

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.

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 ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
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
18-430 preliminary engineering r3.dwg
FILENAME
Preliminary Eng-Util
LAYOUT
AS SHOWN
SCALE
27/MAR/19
DATE

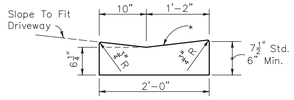
REVISION COMMENTS

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

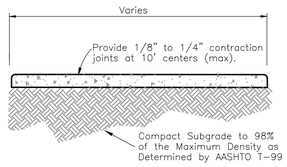
18-430



Note:

1. To be paid for as parent curb.

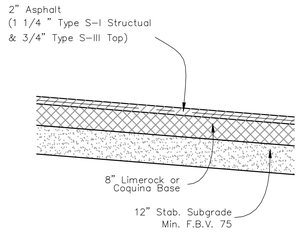
VALLEY GUTTER



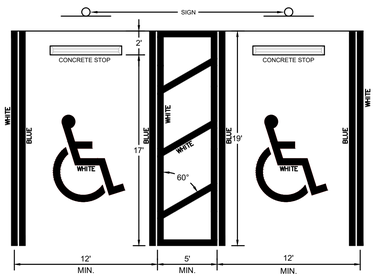
NOTES:

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.

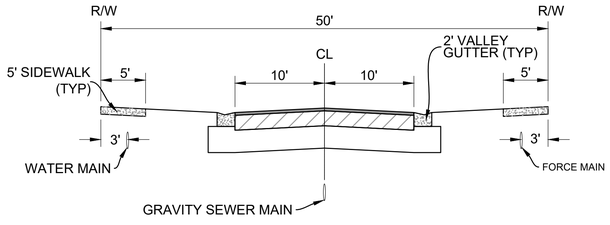
4" THICK SIDEWALK DETAIL



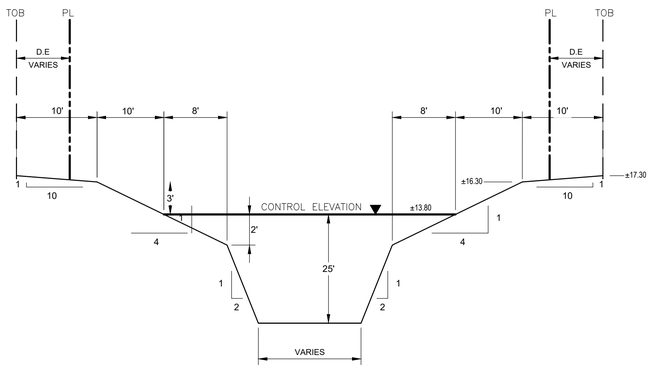
TYPICAL PAVEMENT SECTION



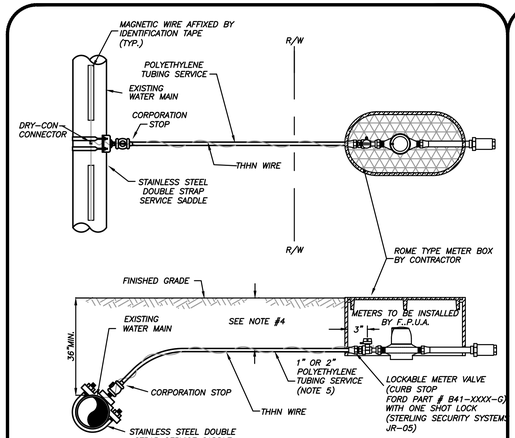
CITY OF FORT PIERCE HANDICAPPED SPACE DETAIL



TYPICAL ROAD SECTION



TYPICAL LAKE SECTION - EXISTING

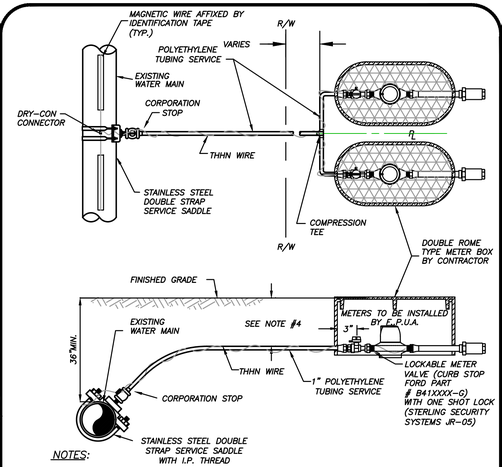


NOTES:

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.)

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	

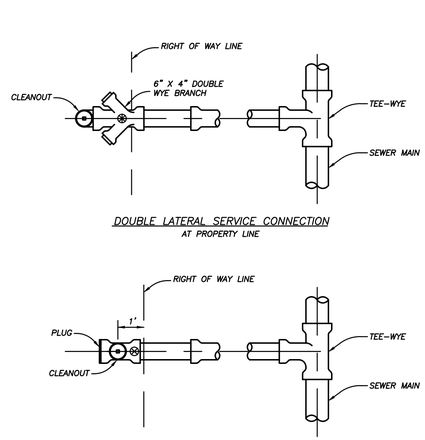


NOTES:

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".

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

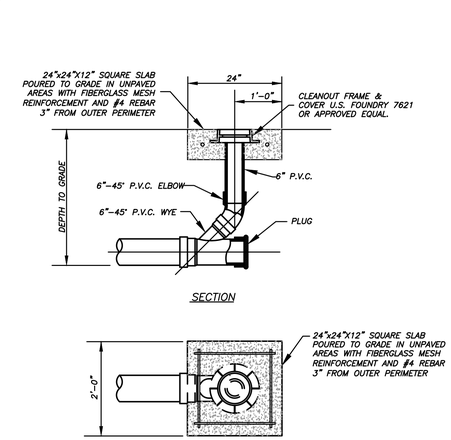
SINGLE SERVICE LATERAL CONNECTION

⊛ = 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	

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

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
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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.

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
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Fort Pierce Regulations

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

SUMMARY:

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

ENGINEERS SURVEYORS ENVIRONMENTAL

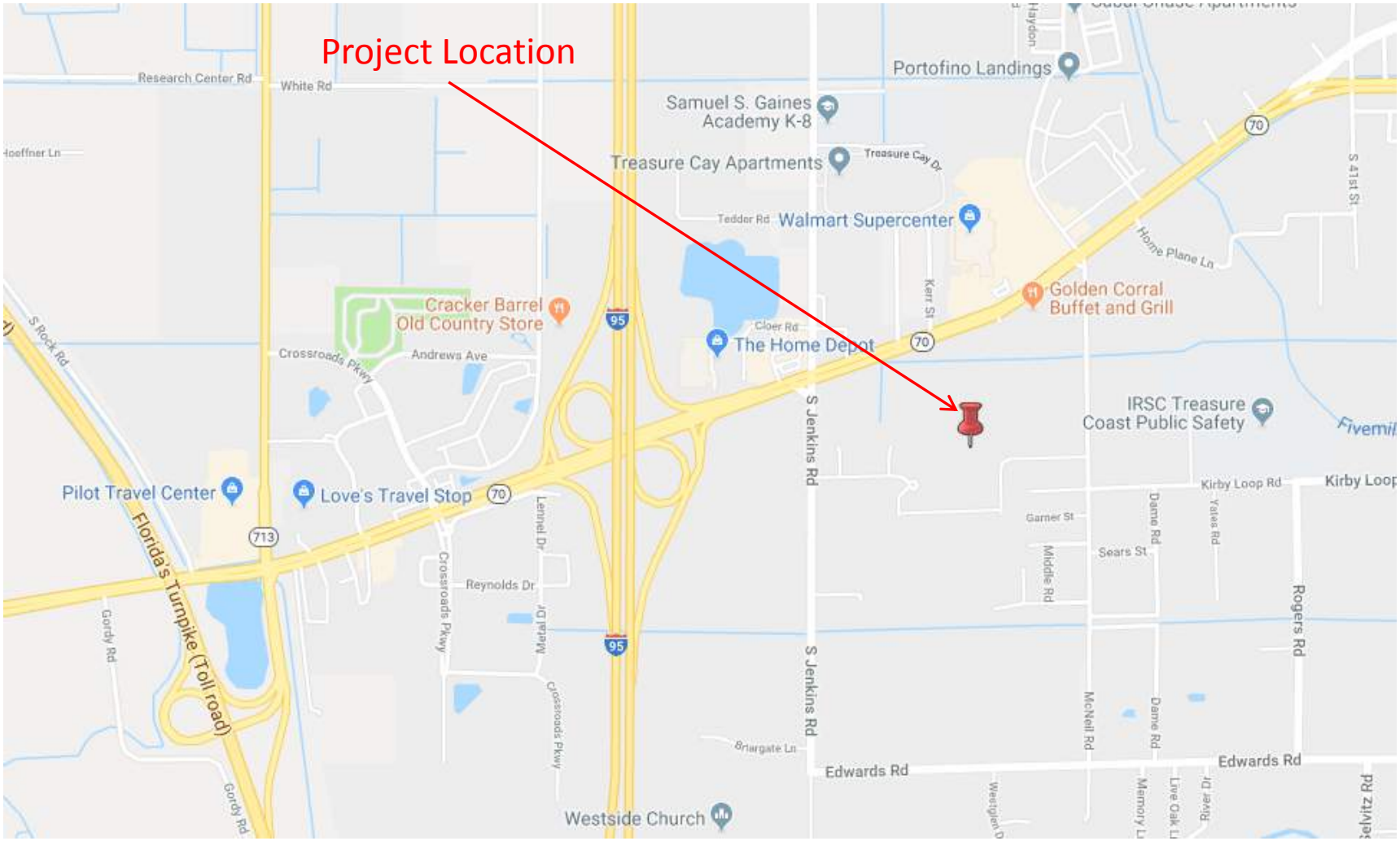
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Location Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

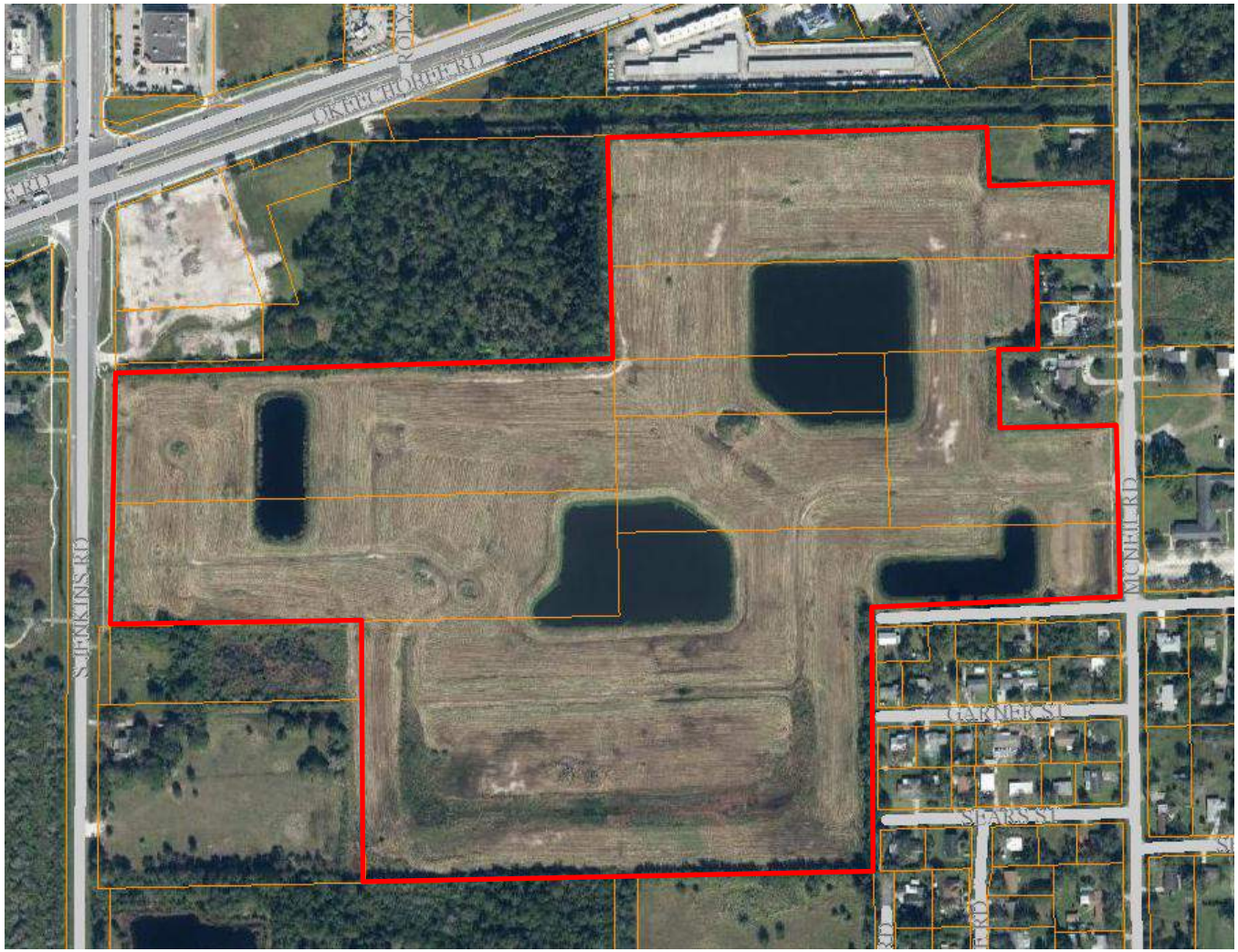
Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Property Appraiser Map

Project: 18-430		12/13/2018



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Neill Farms-CGV Investments

McNeil Road, Fort Pierce, FL

Soil Map

Project: 18-430		12/13/2018

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

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



TRAFFIC IMPACT ANALYSIS

NEILL FARMS
FORT PIERCE, FL

PREPARED FOR:
CGV INVESTMENTS,LLC

Kimley»Horn

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

TRAFFIC IMPACT ANALYSIS

NEILL FARMS

FORT PIERCE, FL

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

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

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

TABLE OF CONTENTS

INTRODUCTION 1

INVENTORY AND PLANNING DATA 3

PROJECT TRAFFIC 4

Existing and Proposed Land Uses 4

Trip Generation 4

Trip Distribution 5

Traffic Assignment 5

DRIVEWAY ANALYSIS 8

ROADWAY SEGMENT ANALYSIS 10

INTERSECTION ANALYSIS 13

ACCESS REVIEW 16

CONCLUSION 18

APPENDIX A: SITE INFORMATION

APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

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

APPENDIX D: COMMITTED DEVELOPMENTS

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

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

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

LIST OF TABLES

Table 1: Trip Generation 4
Table 2: Two-Way Peak-Hour Roadway Segment Analysis 12
Table 3: LOS and Delay 14
Table 4: 95th Percentile Queue Lengths 14

LIST OF FIGURES

Figure 1: Project Location Map 2
Figure 2: Inbound Project Traffic Assignment 6
Figure 3: Outbound Project Traffic Assignment 7
Figure 4: Project Traffic Driveway Volumes 9
Figure 5: Project Traffic Volumes 15

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.

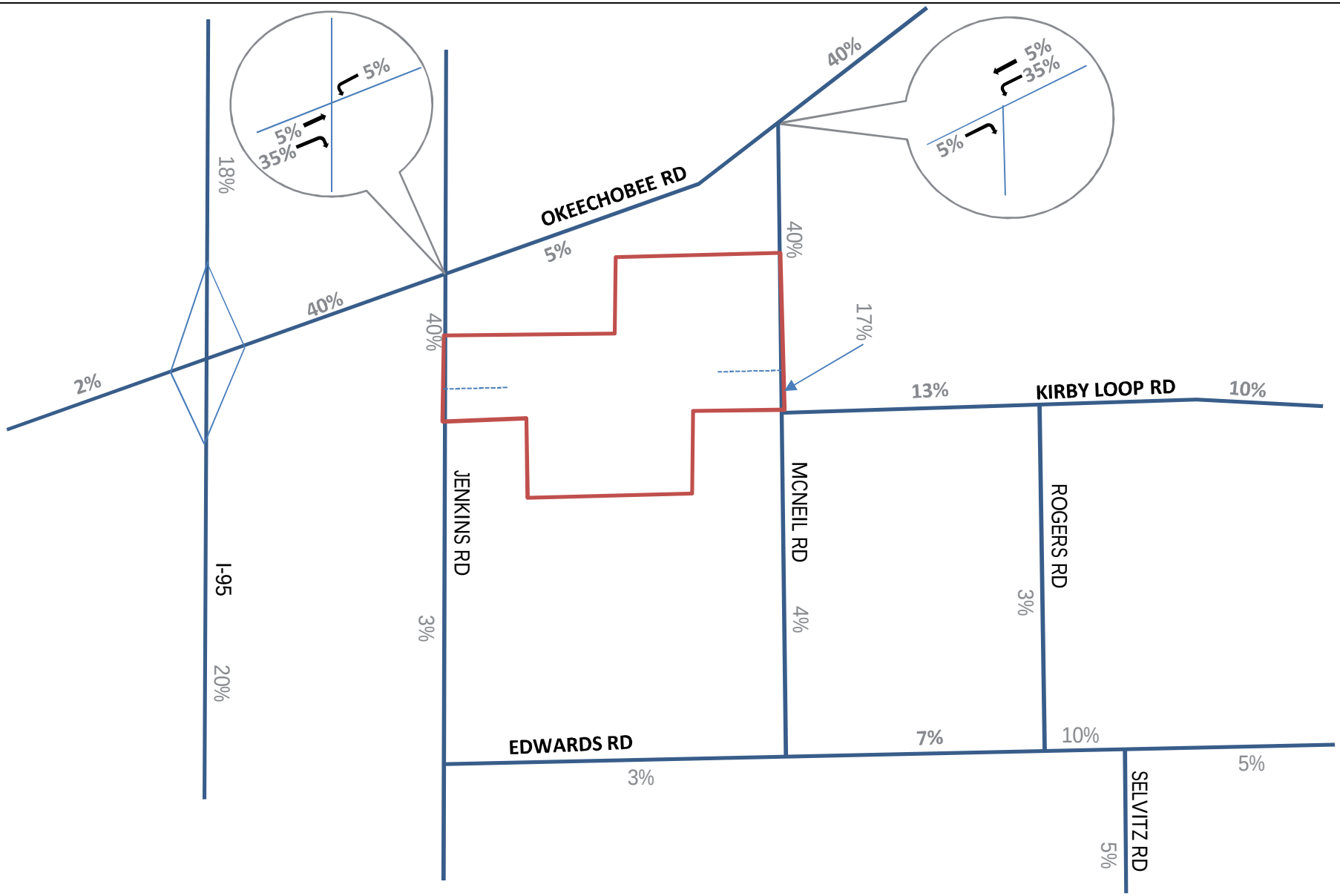
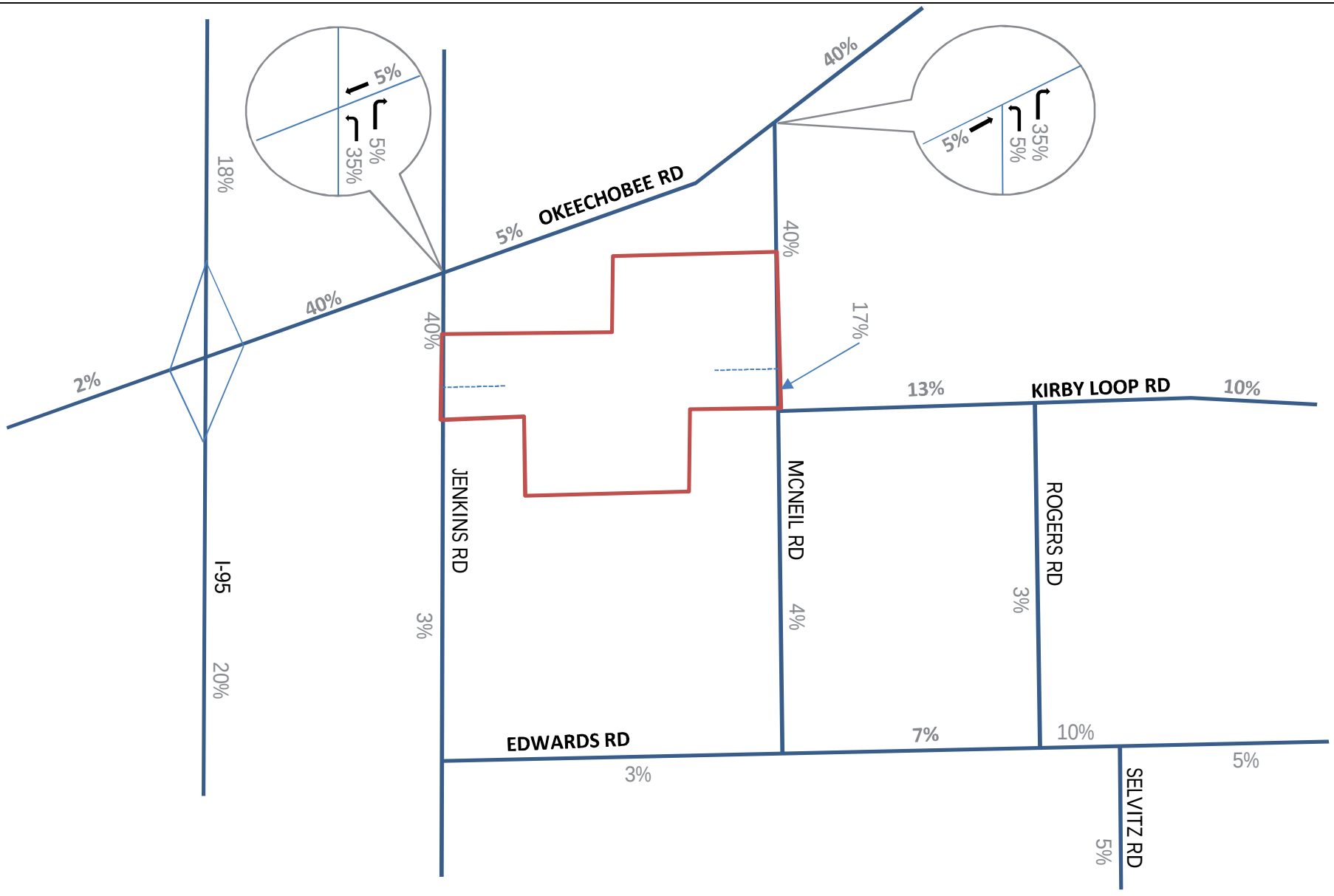


FIGURE 2
INBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

Kimley»Horn



NORTH

LEGEND

Site

XX% Project Traffic Assignment

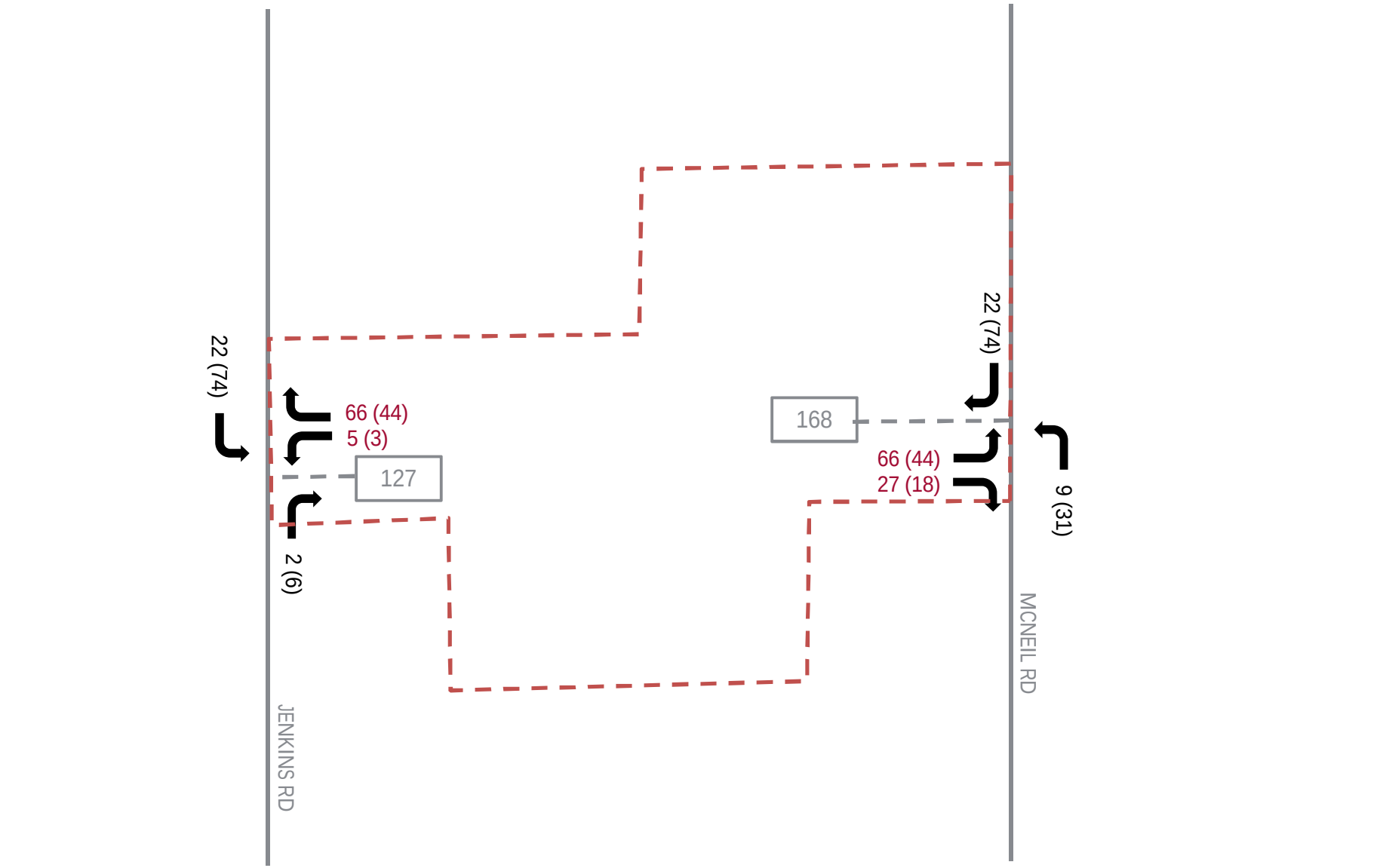
FIGURE 3
OUTBOUND PROJECT TRAFFIC ASSIGNMENT
NEILL FARMS

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

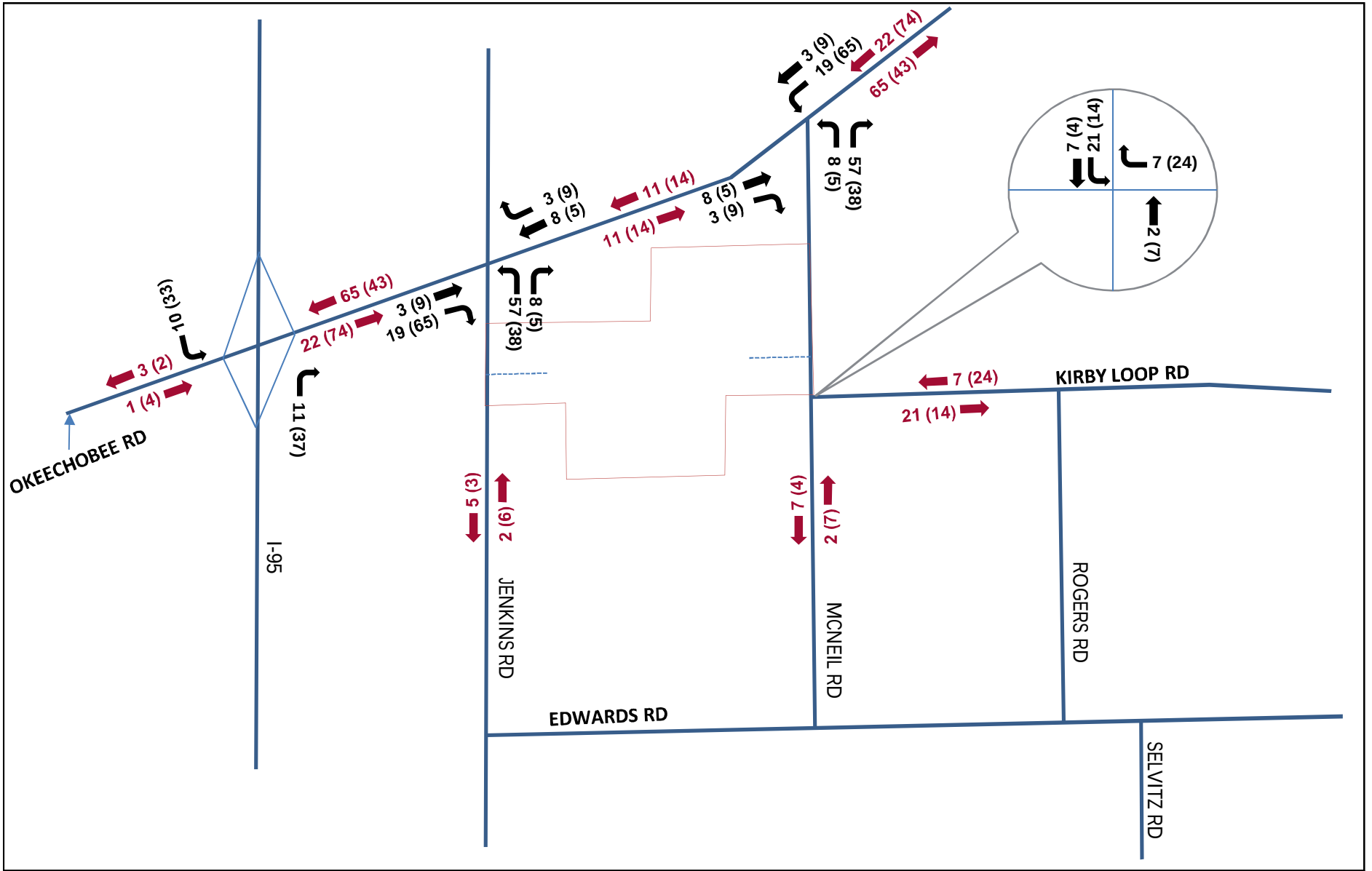


FIGURE 5
PROJECT TRAFFIC VOLUMES
NEILL FARMS

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

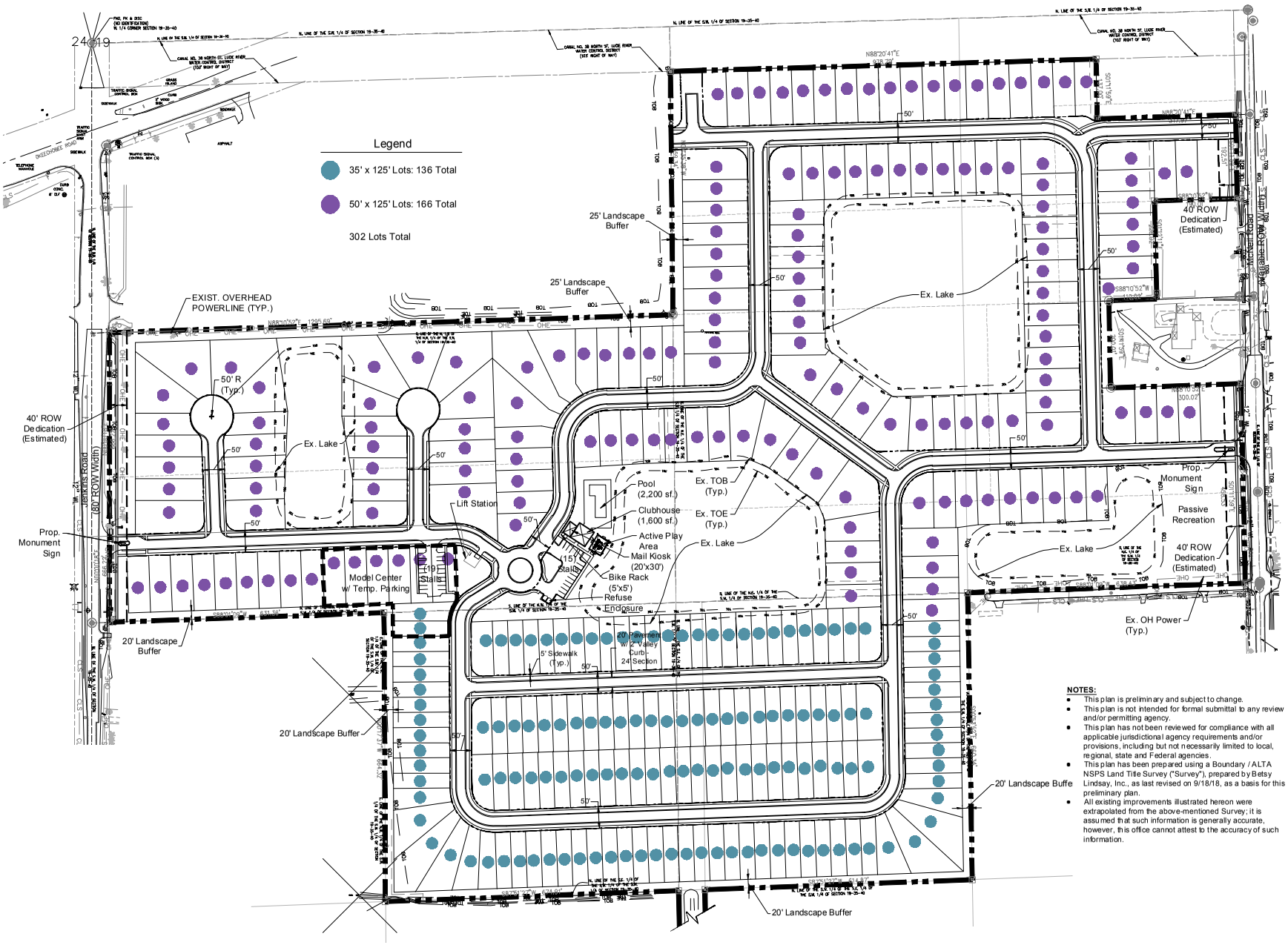
Road & Kirby Loop Road. The area-wide growth rate of 3.69% was applied to the 2019 volumes to determine the anticipated 2023 volumes. The highest northbound left-turn volume is anticipated to be 31 vehicles, which is project to occur during the PM peak hour and constitutes approximately 14.5 percent 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



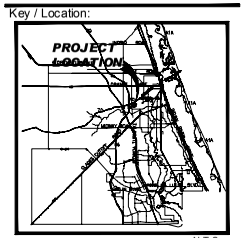
NOTES:

- 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	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

APPENDIX B: TURNING MOVEMENT COUNTS AND PSCF

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

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

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

ALL VEHICLES

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

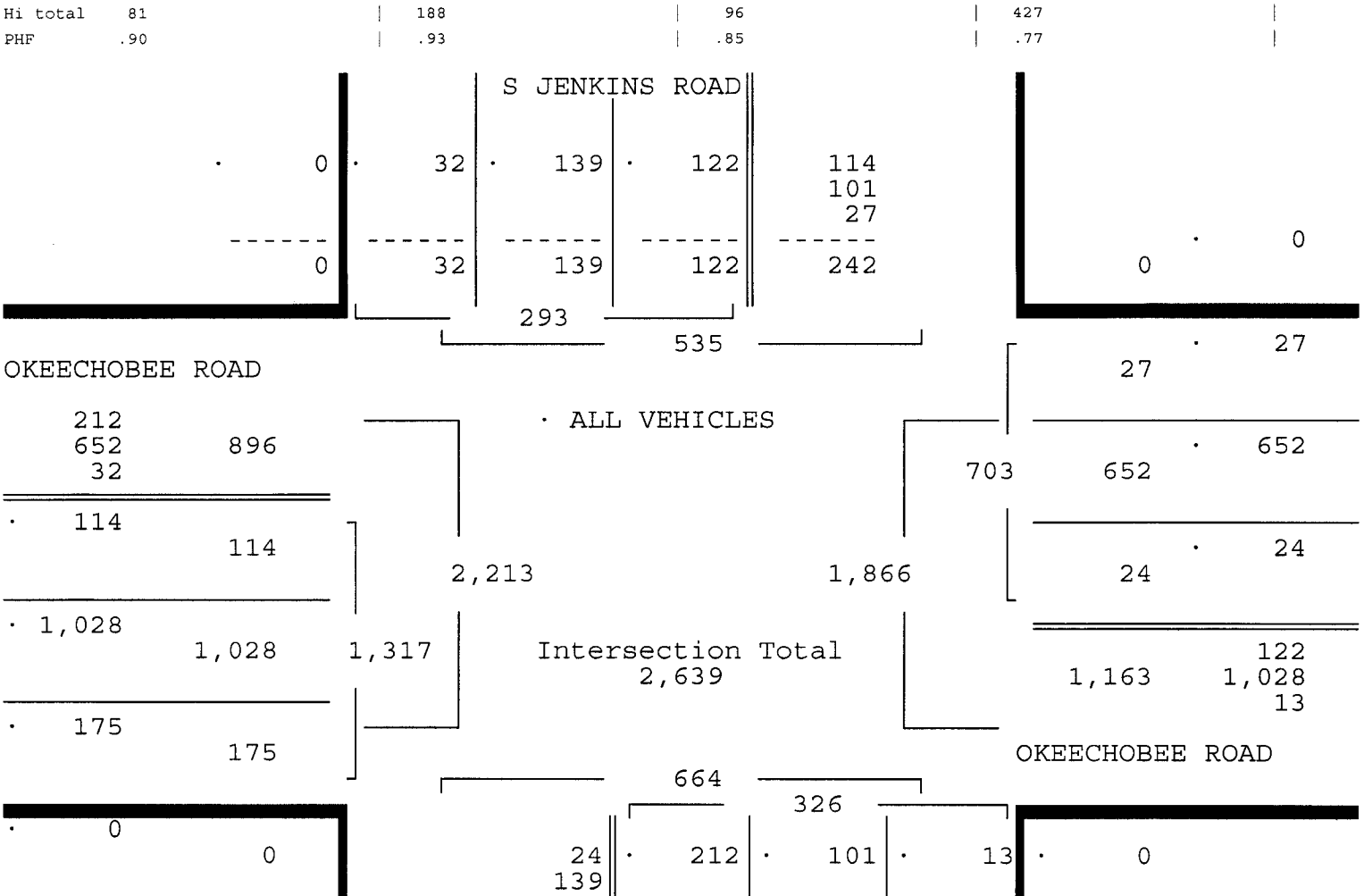
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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

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

ALL VEHICLES

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



TRAFFIC SURVEY SPECIALISTS, INC.

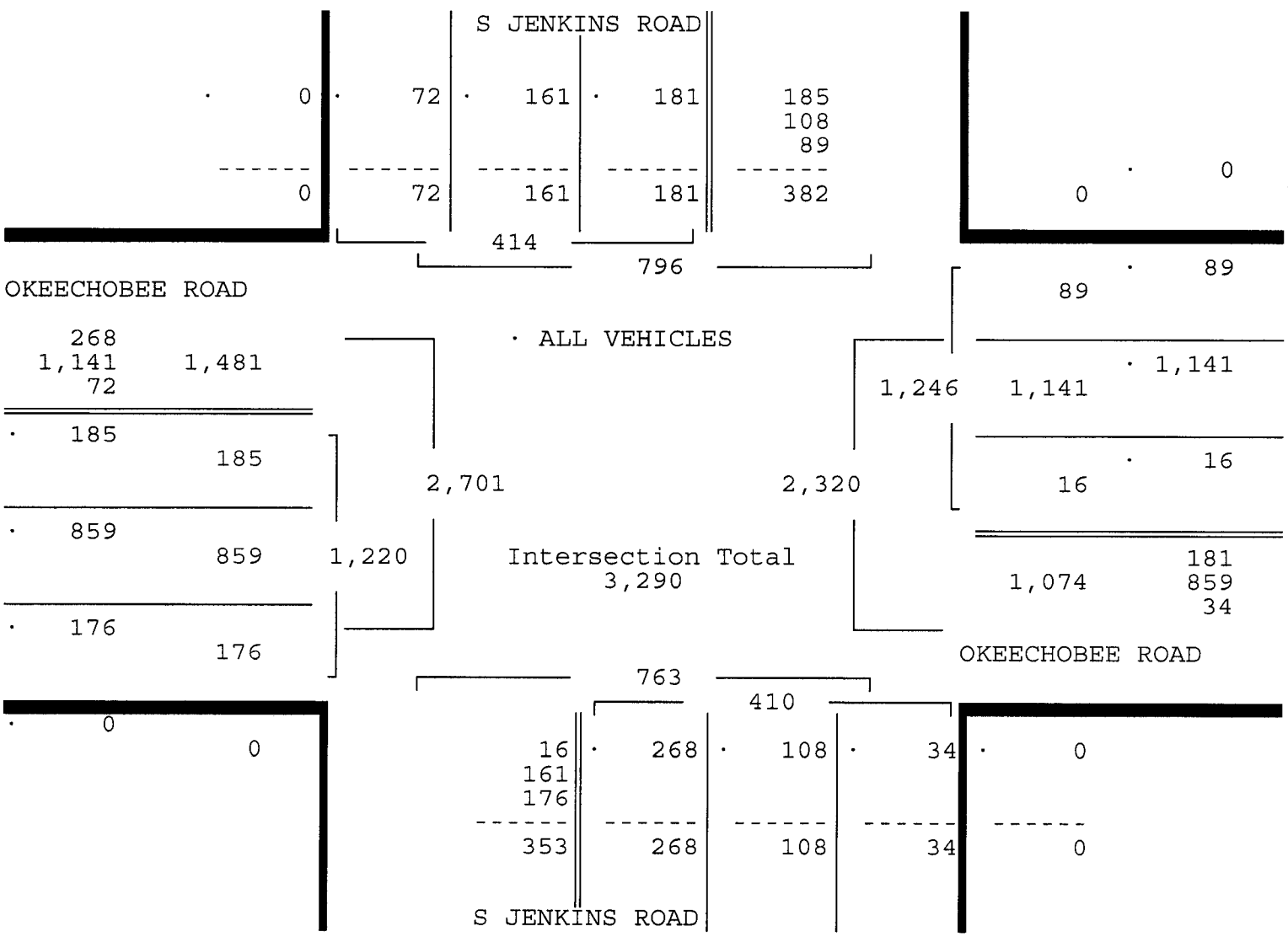
OKEECHOBEE ROAD & S JENKINS ROAD
FT PIERCE, FLORIDA
COUNTED BY: G. CAMPUSANO, M. MALONE &
S. SALVO, SIGNALIZED

85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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				



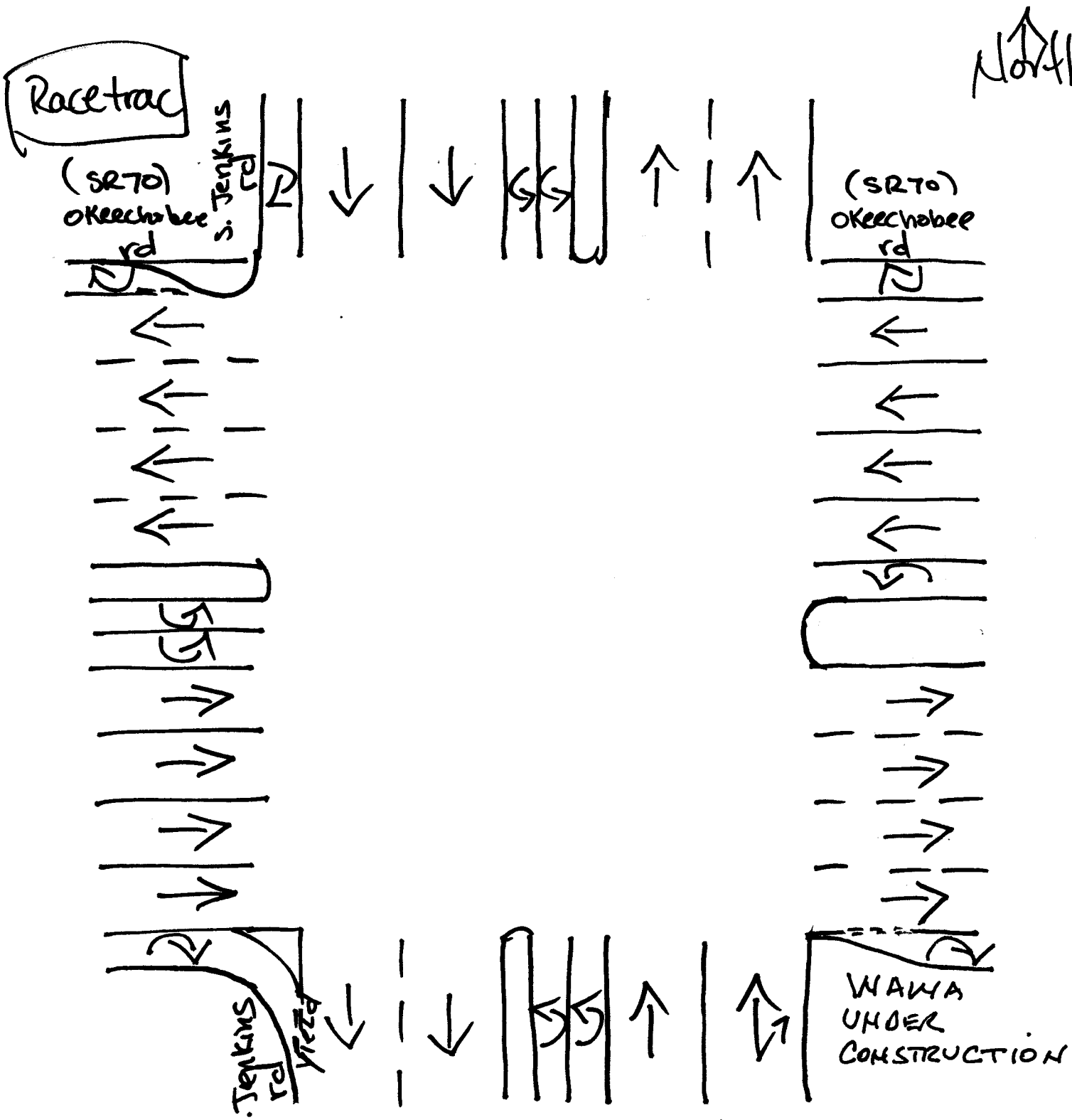
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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

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

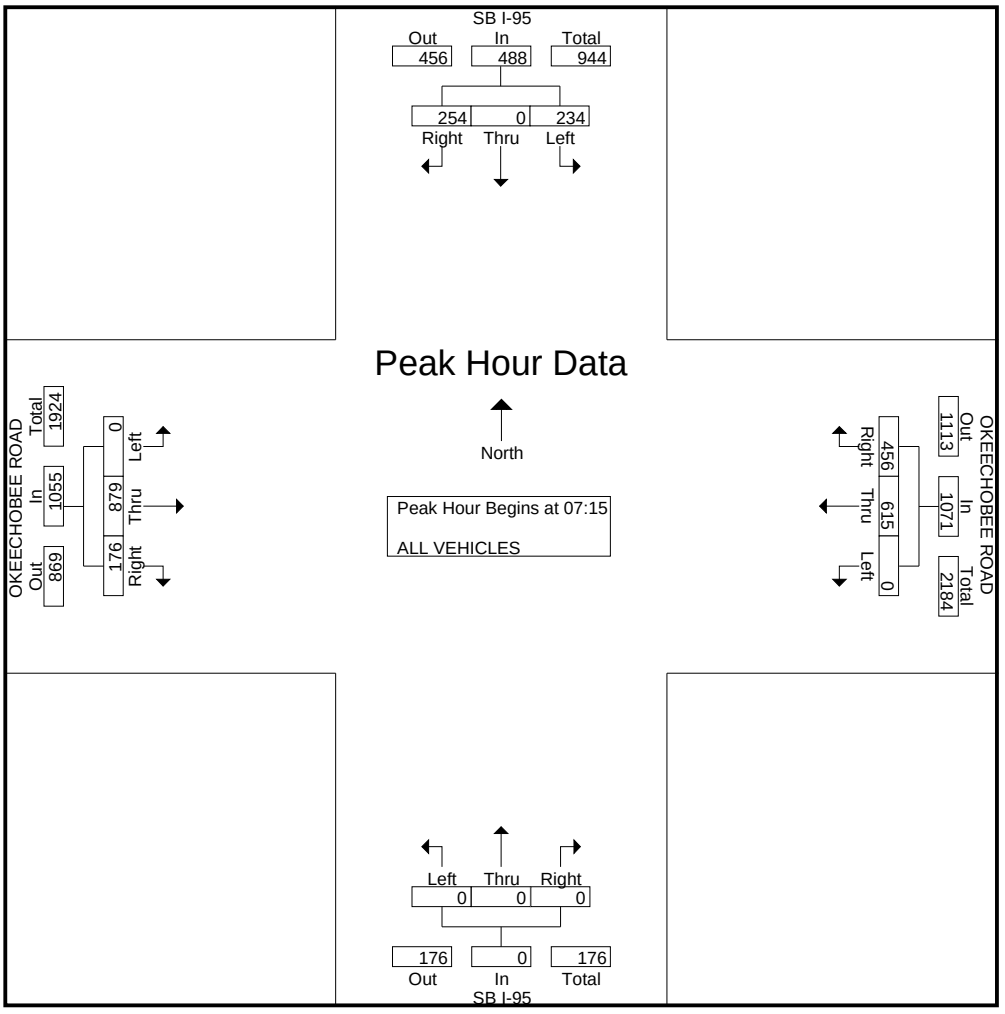
	SB I-95 From North				OKEECHOBEE ROAD From East				SB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	51	0	73	0	0	124	99	0	0	0	0	0	0	197	48	592
07:15	0	60	0	60	0	0	154	104	0	0	0	0	0	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

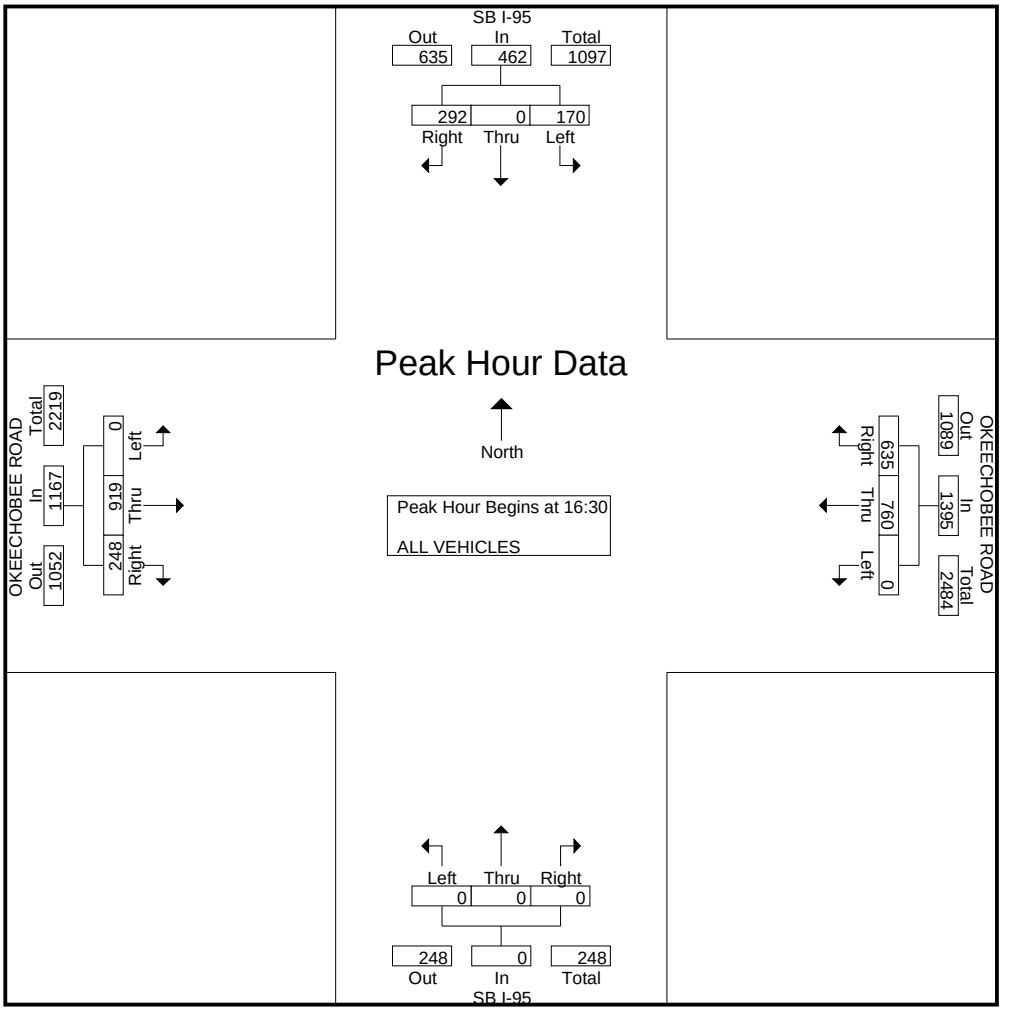


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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 : 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

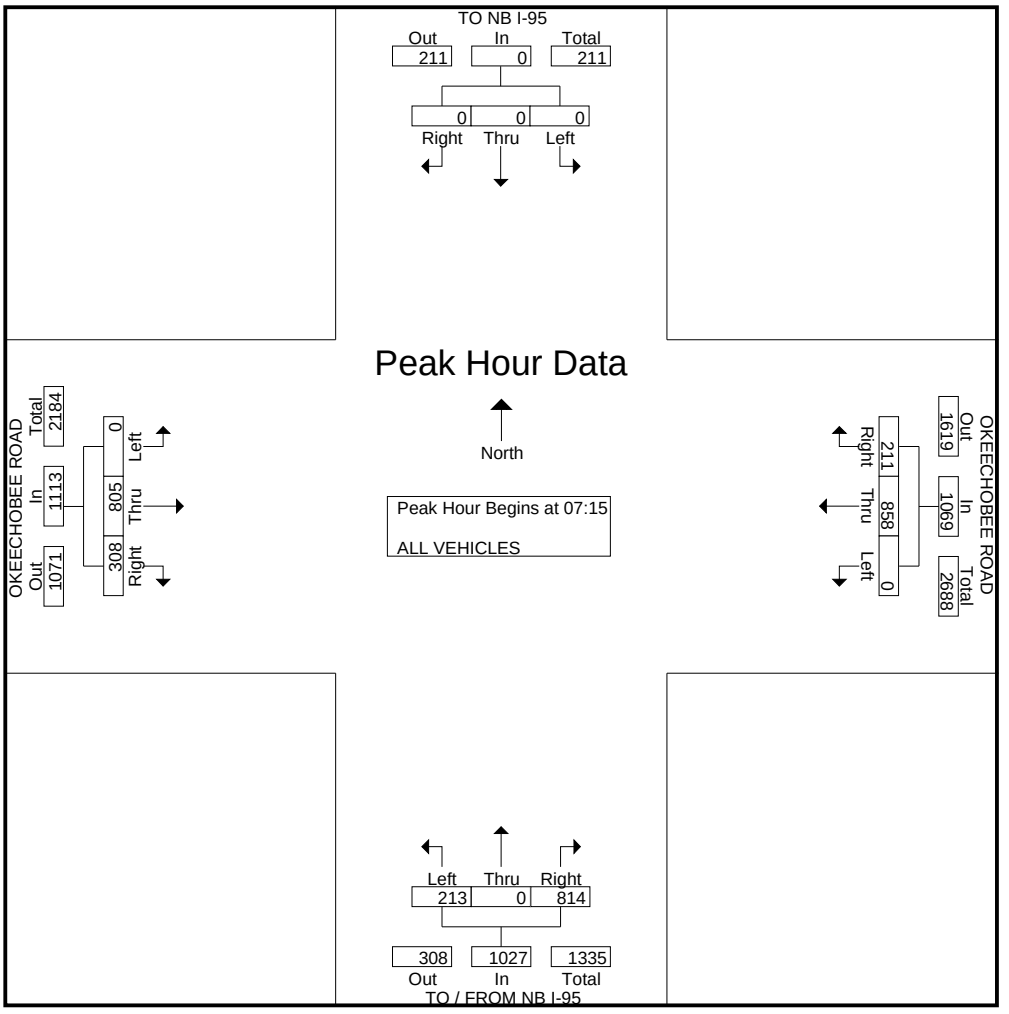
	TO NB I-95 From North				OKEECHOBEE ROAD From East				TO / FROM NB I-95 From South				OKEECHOBEE ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	0	0	0	0	0	181	32	0	42	0	137	0	0	170	78	640
07:15	0	0	0	0	0	0	200	58	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	

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 : 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

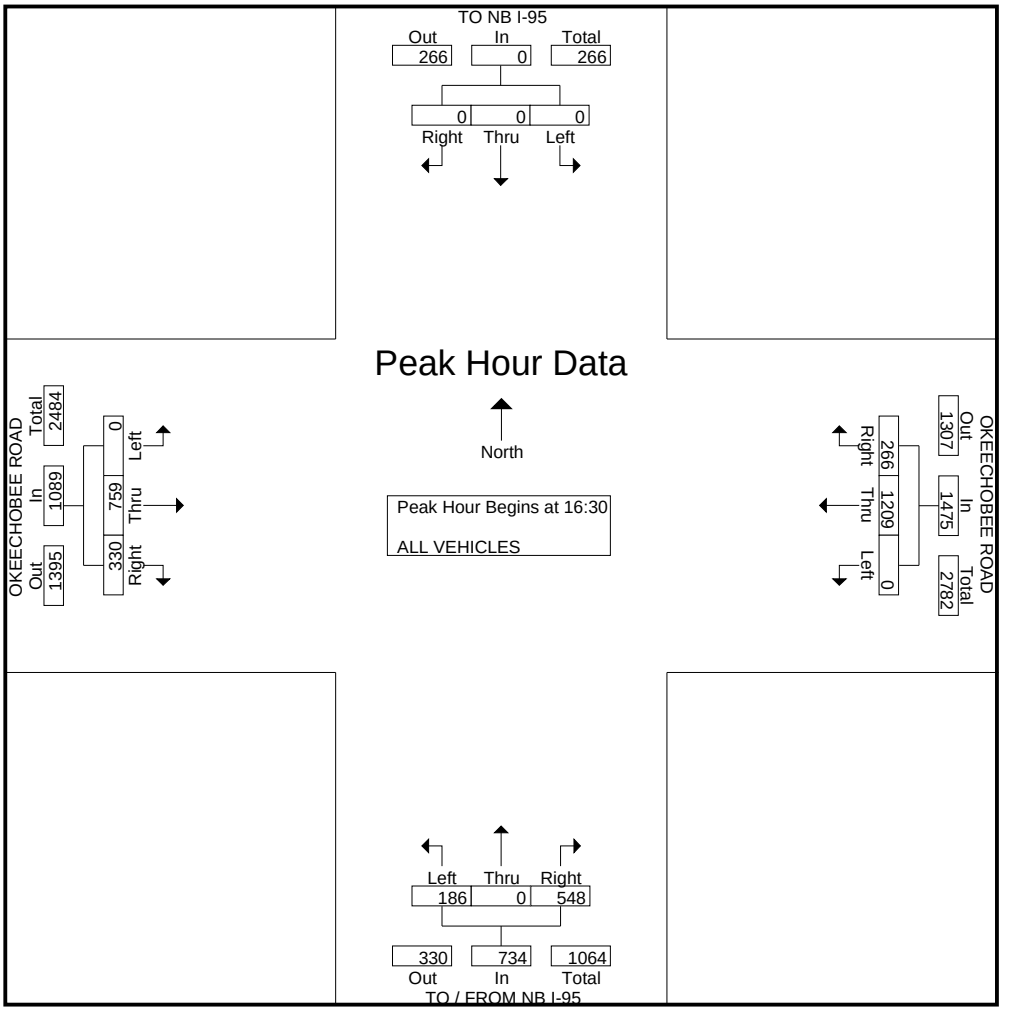


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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



Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

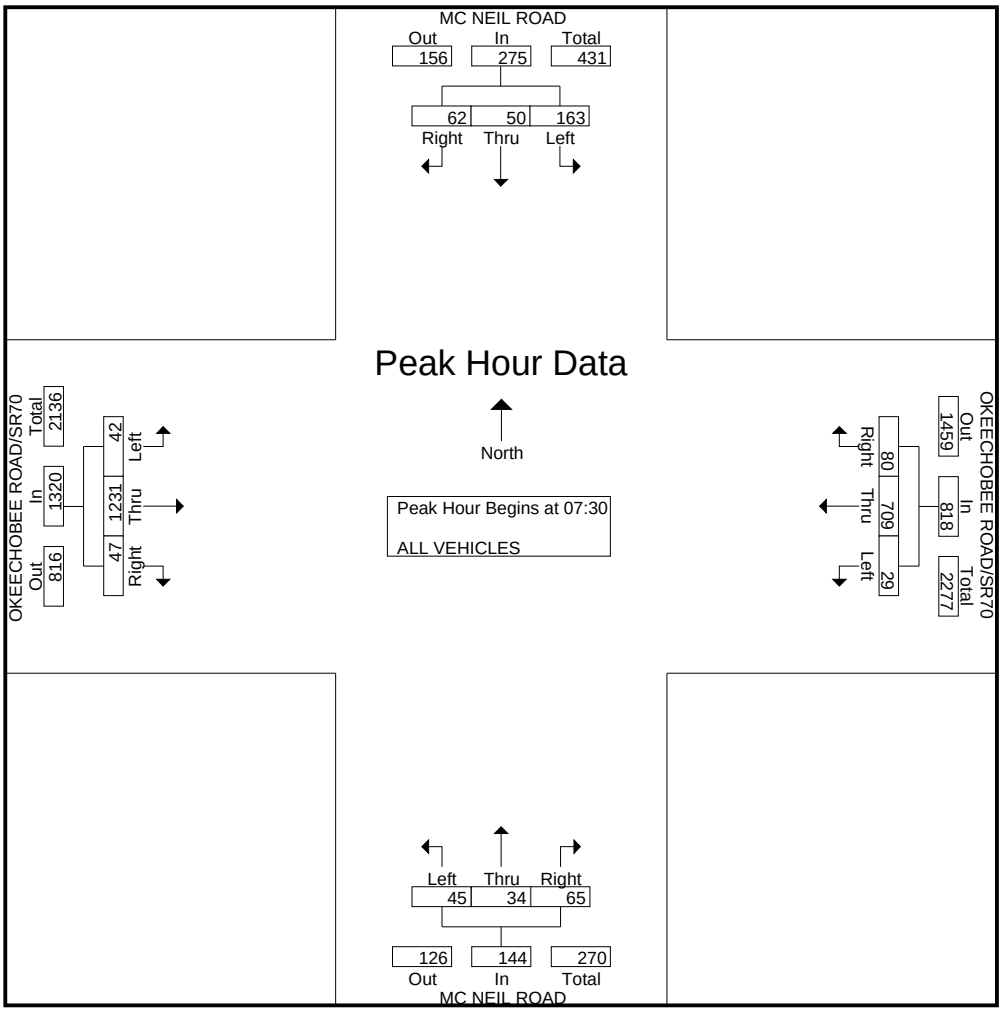
	MC NEIL ROAD From North				OKEECHOBEE ROAD/SR70 From East				MC NEIL ROAD From South				OKEECHOBEE ROAD/SR70 From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	27	11	9	0	3	129	17	0	13	8	10	1	6	211	15	460
07:15	0	31	13	25	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	

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

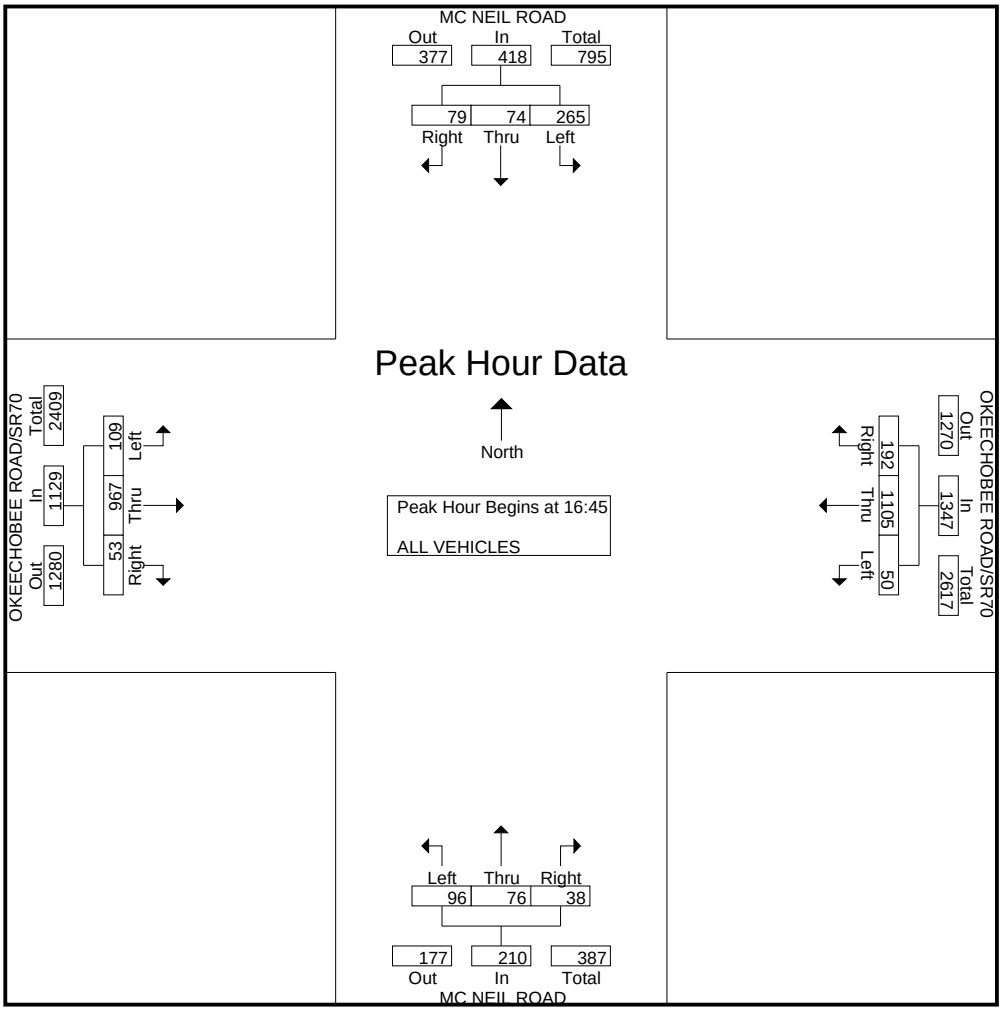


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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



Traffic Survey Specialists, Inc.

Delray Beach, Florida

Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

Groups Printed- ALL VEHICLES

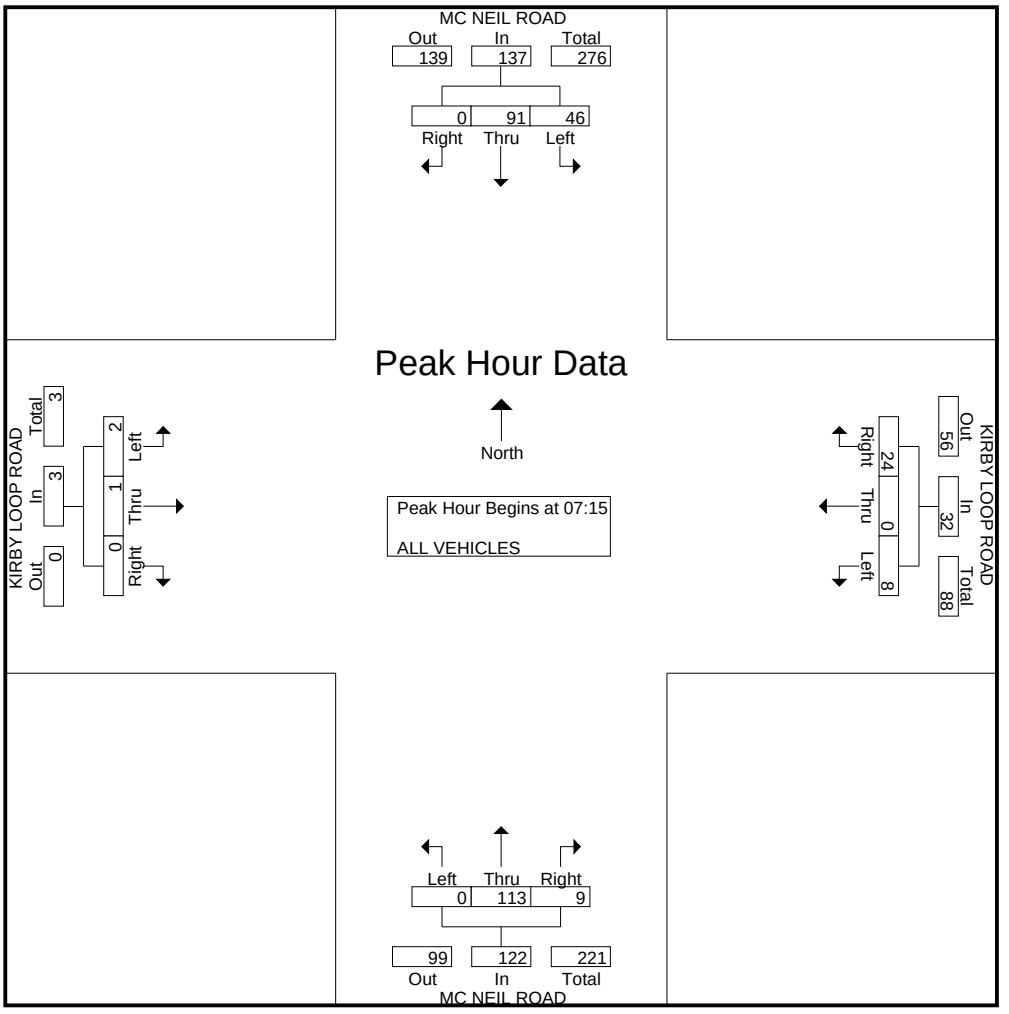
	MC NEIL ROAD From North				KIRBY LOOP ROAD From East				MC NEIL ROAD From South				KIRBY LOOP ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00	0	16	12	0	0	3	0	8	0	0	26	0	0	0	0	0	65
07:15	0	16	22	0	0	1	0	8	0	0	18	3	0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

Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

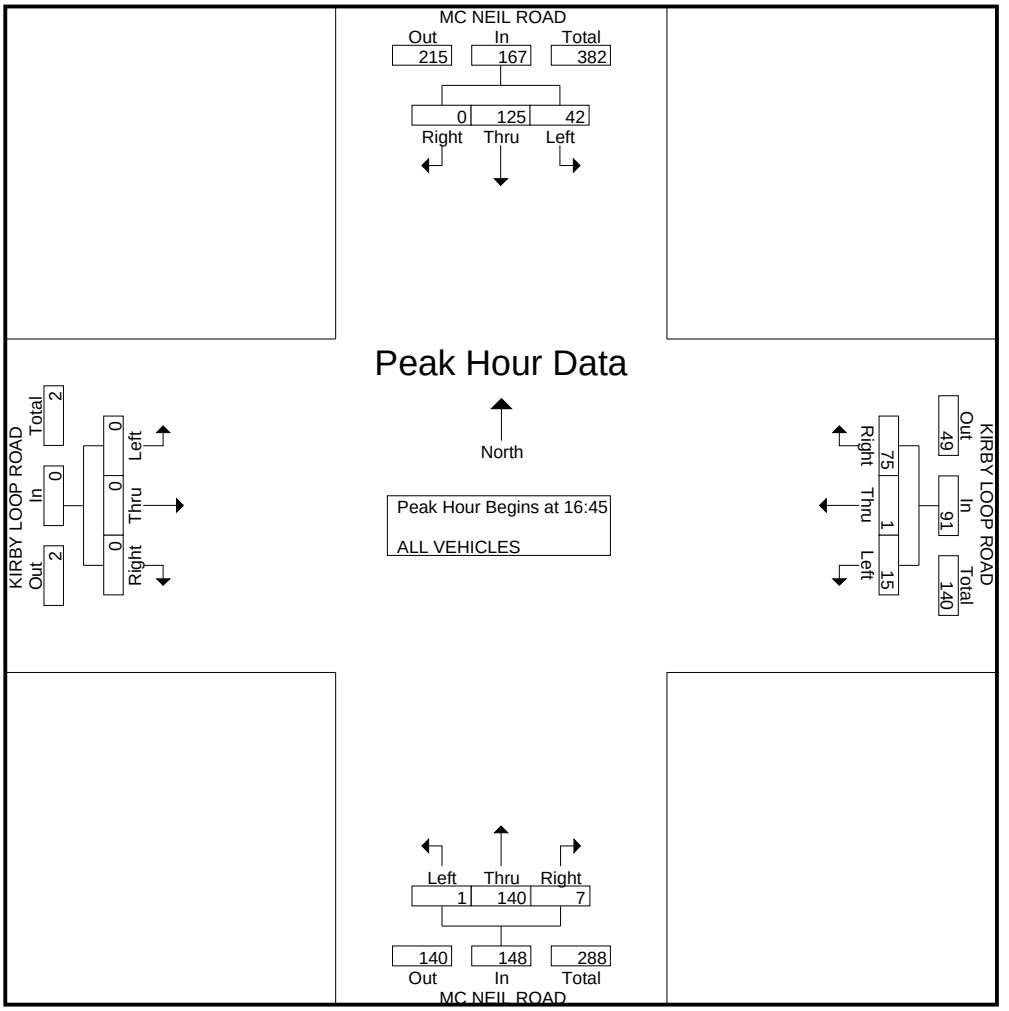


Traffic Survey Specialists, Inc.
Delray Beach, Florida
Phone (561) 272-3255 www.trafficsurveyspecialists.com

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

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

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



St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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
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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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
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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

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

* PEAK SEASON

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

MOCF: 0.90

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

* PEAK SEASON

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

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

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

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

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

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

Part II — *Coordinated Timing Information*

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — *Notes and Comments*

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at McNeil Road**

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

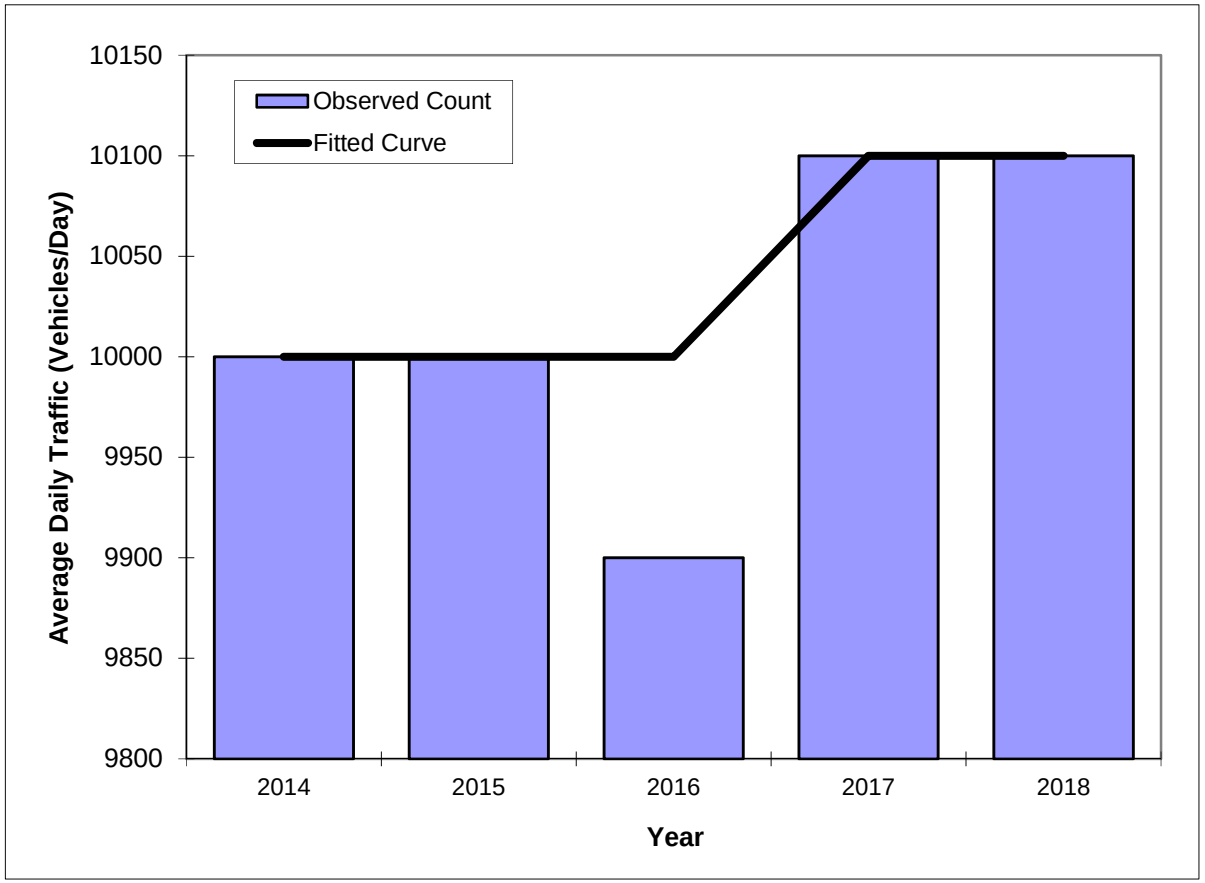
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10100 S	E 5000	W 5100	9.00	51.30	5.80
2017	10100 F	E 5000	W 5100	9.00	50.90	10.00
2016	9900 C	E 4900	W 5000	9.00	50.90	6.20
2015	10000 V	E 5000	W 5000	9.00	51.00	41.80
2014	10000 R	E 5000	W 5000	9.00	50.80	49.50
2013	10000 T	E 5000	W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

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

TRAFFIC TRENDS

Edawrds Rd -- E of McNeil Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

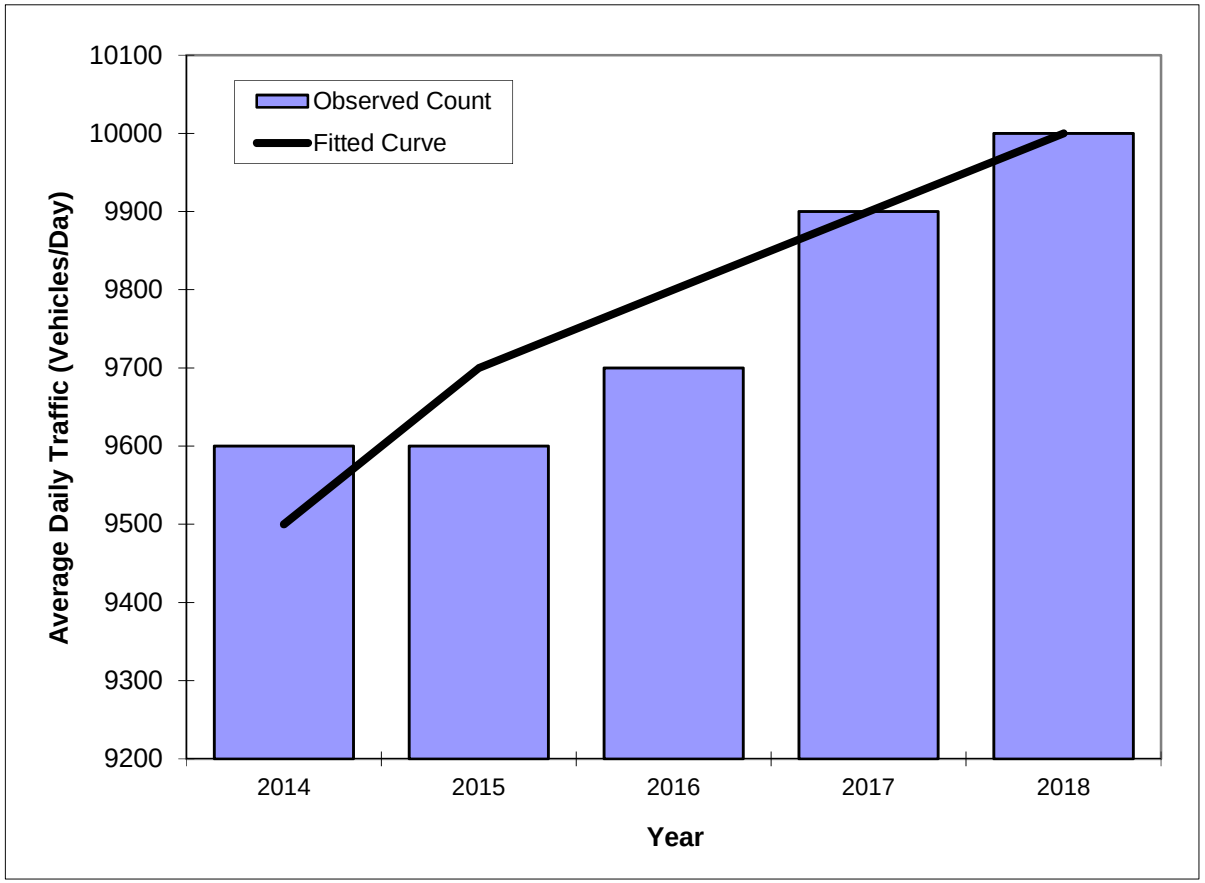
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300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

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

TRAFFIC TRENDS

Jenkins Rd -- N of Okeechobee Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

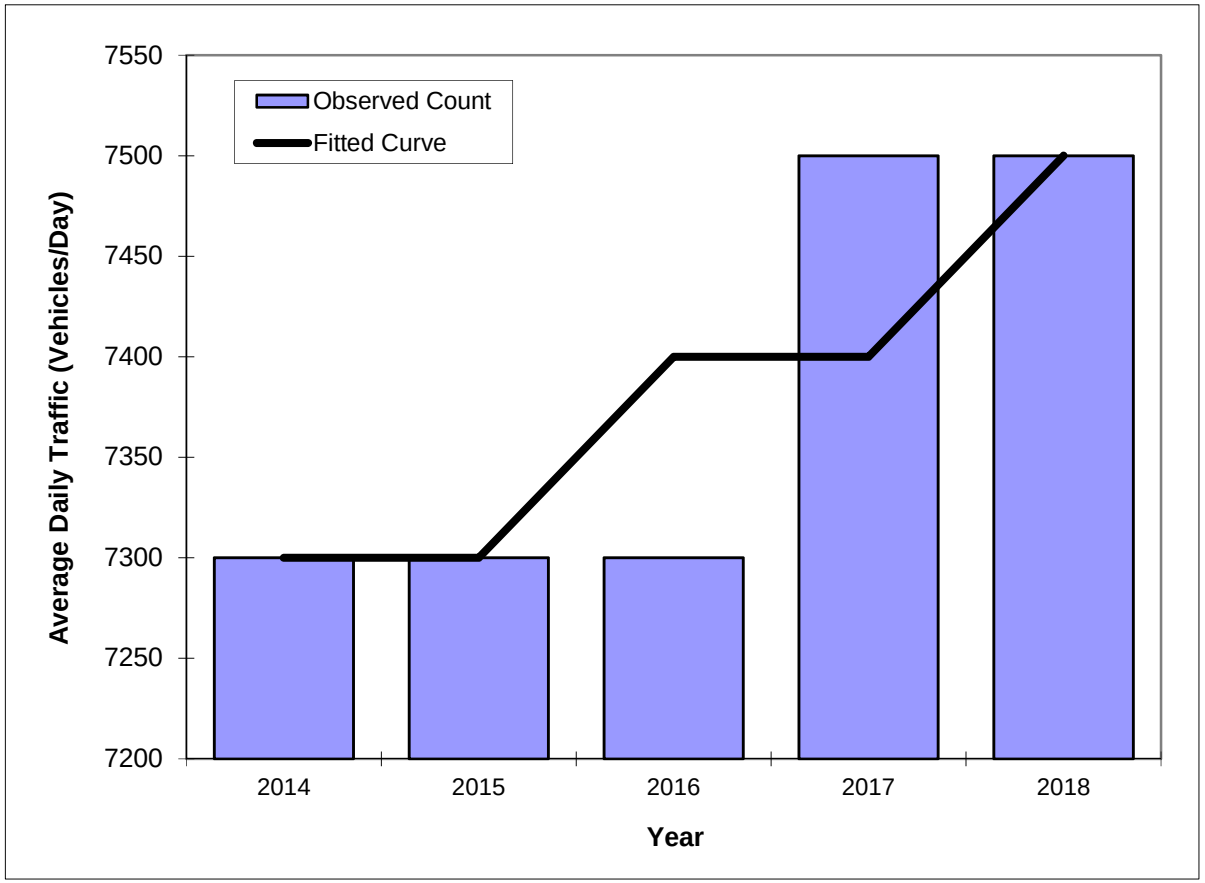
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500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

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

TRAFFIC TRENDS

Jenkins Road -- S of Okeechobee Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0089 - MCNEIL RD- NORTH OFGARNER ST

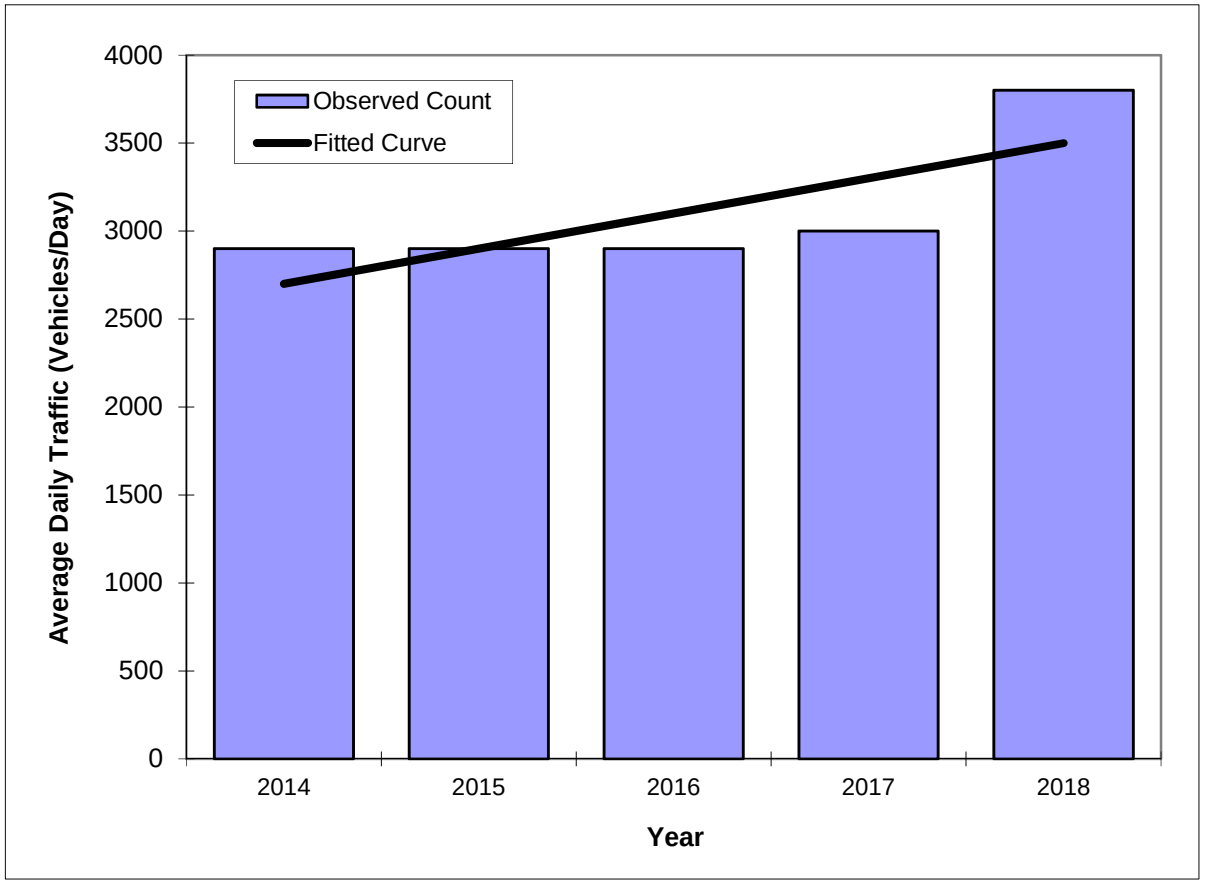
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	3800 C	N 1900	S 1900	9.00	51.30	5.80
2017	3000 V	0	0	9.00	50.90	10.00
2016	2900 R	0	0	9.00	50.90	6.20
2015	2900 T	0	0	9.00	51.00	41.80
2014	2900 S			9.00	50.80	49.50
2013	2900 F	0	0	9.00	50.80	11.90
2012	2900 C	N 0	S 0	9.00	56.80	7.10

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

TRAFFIC TRENDS

McNeil Rd -- S of Kirby Loop Rd

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

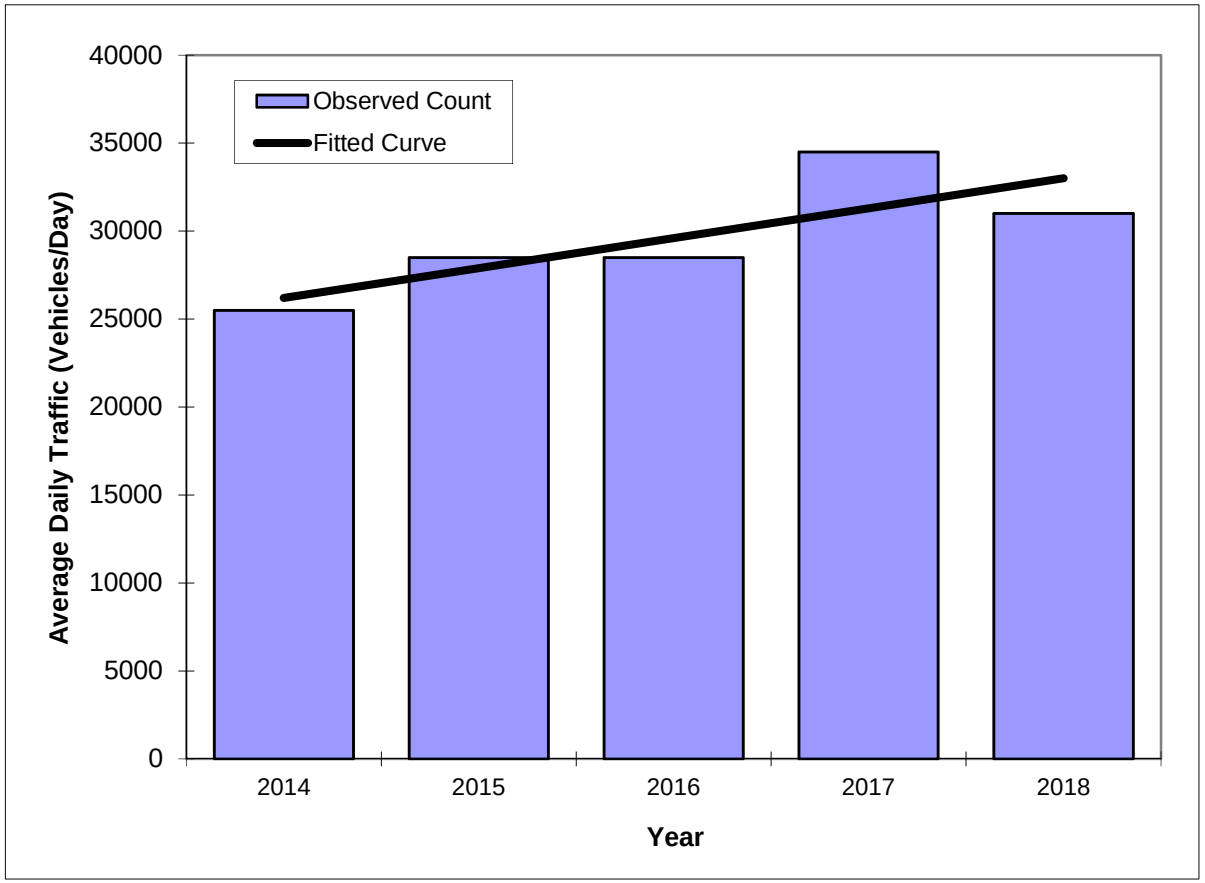
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500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

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

TRAFFIC TRENDS

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

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



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

*Axle-Adjusted

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

Straight Line Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

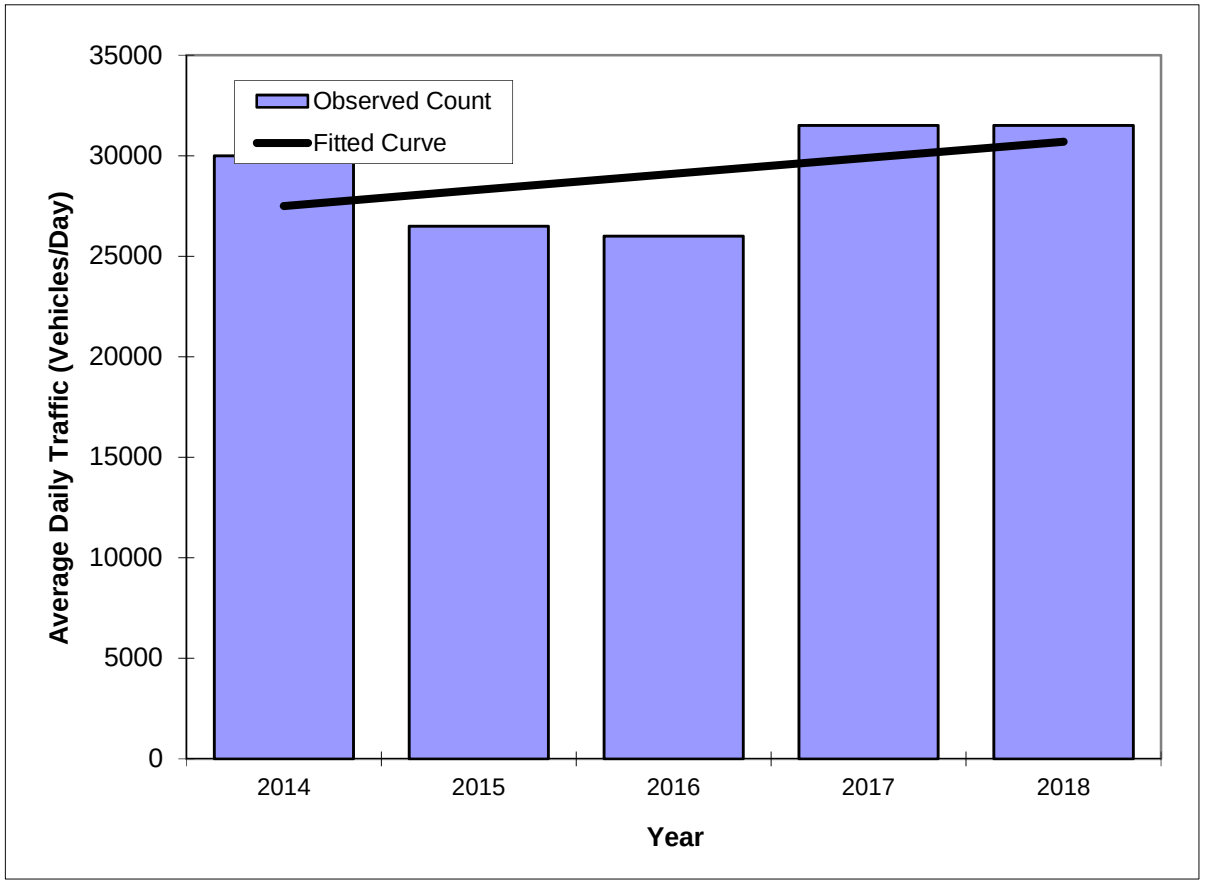
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000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

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

TRAFFIC TRENDS

Okeechobee Rd -- E of McNeil Road

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



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

*Axle-Adjusted

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

Straight Line Growth Option

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

APPENDIX D: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

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

Prepared by:

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

March 6, 2018
SR18021.0

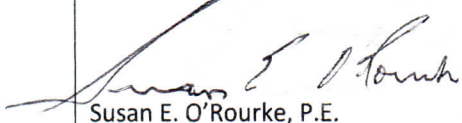
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

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

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

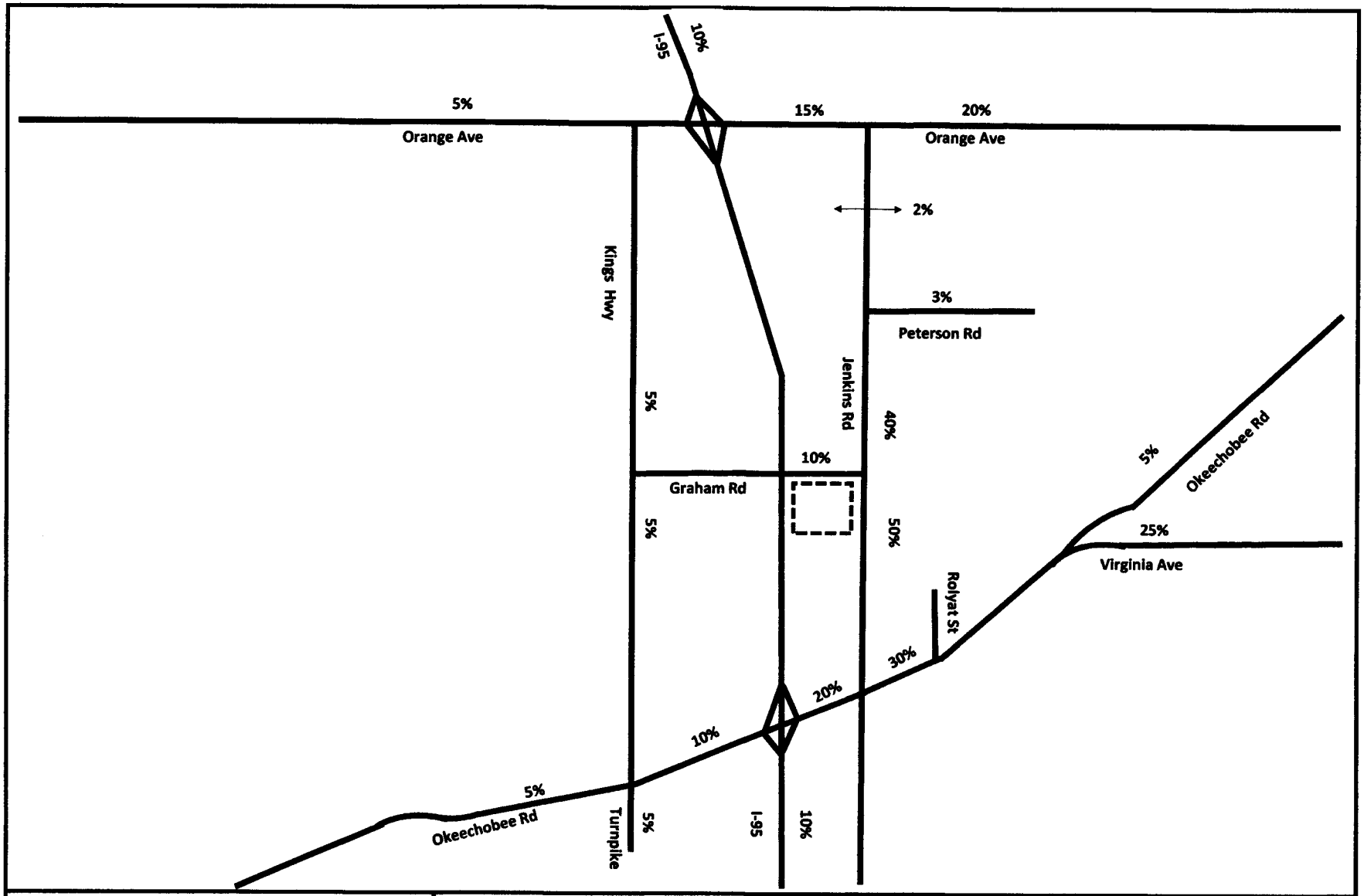
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

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

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

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

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

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

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

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

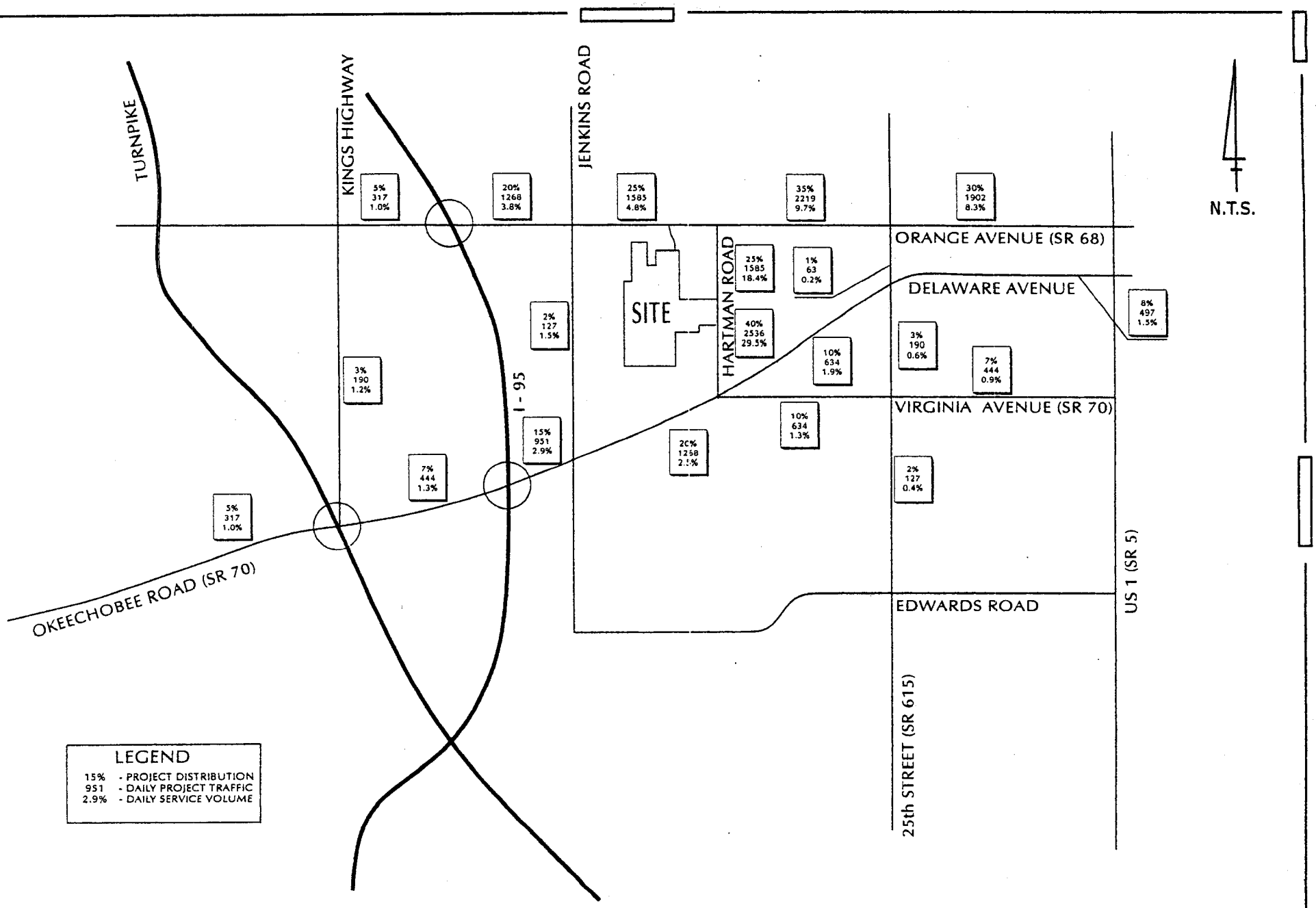
AM Peak Hour Trip Generation

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
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

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

Trip Generation and Distribution

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

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

The roadway links considered in this analysis were:

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

Summary

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

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

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

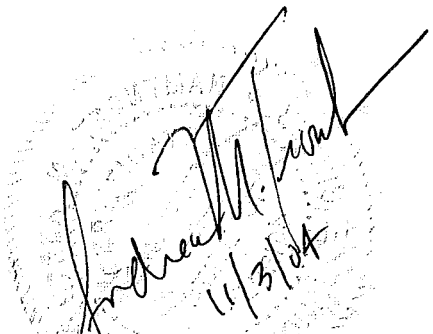
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

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



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

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

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

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

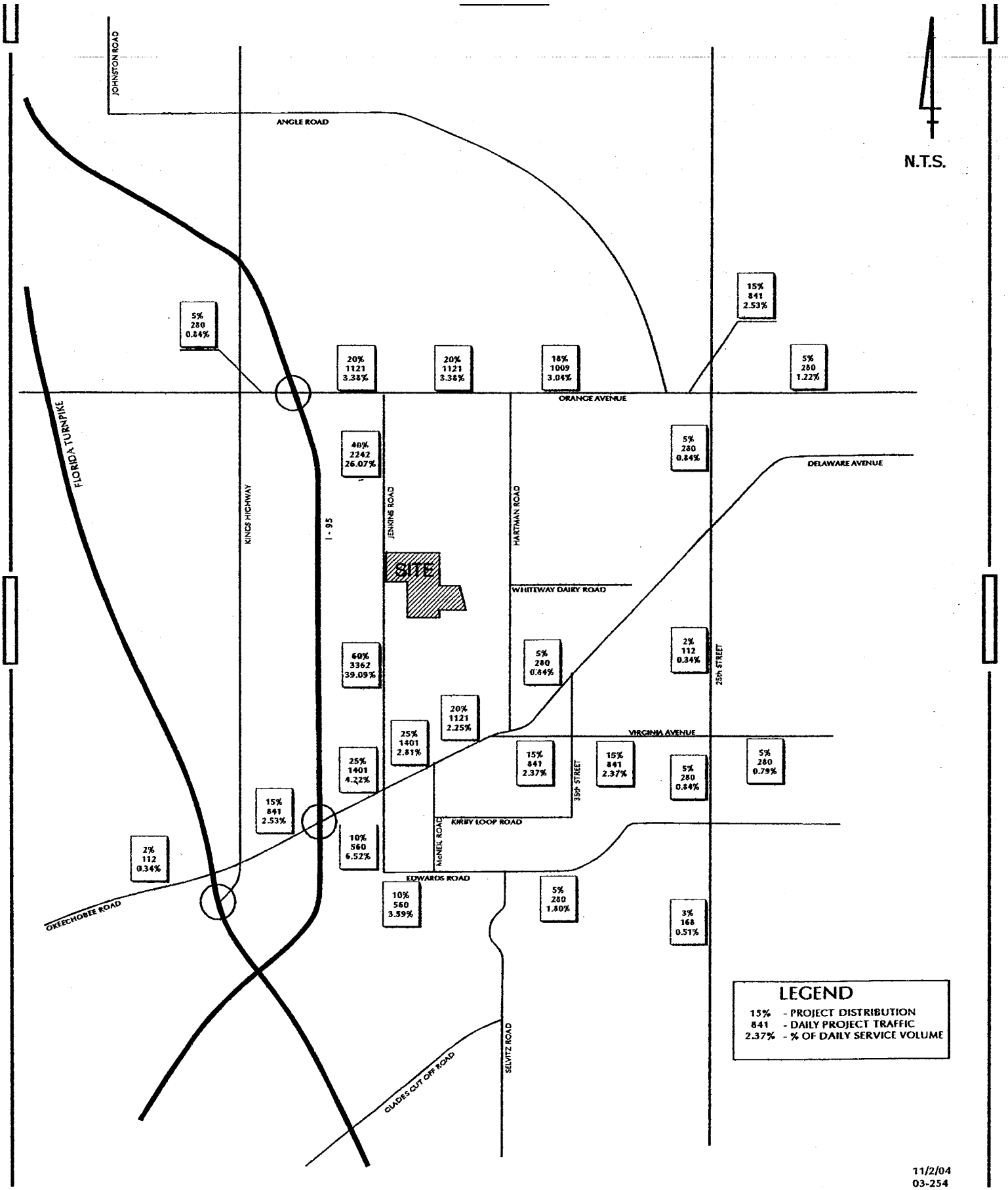
AM Peak Hour

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

PM Peak Hour

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

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



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

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

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

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

Prepared by:

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

July 14, 2017

SR17062.0

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

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

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

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

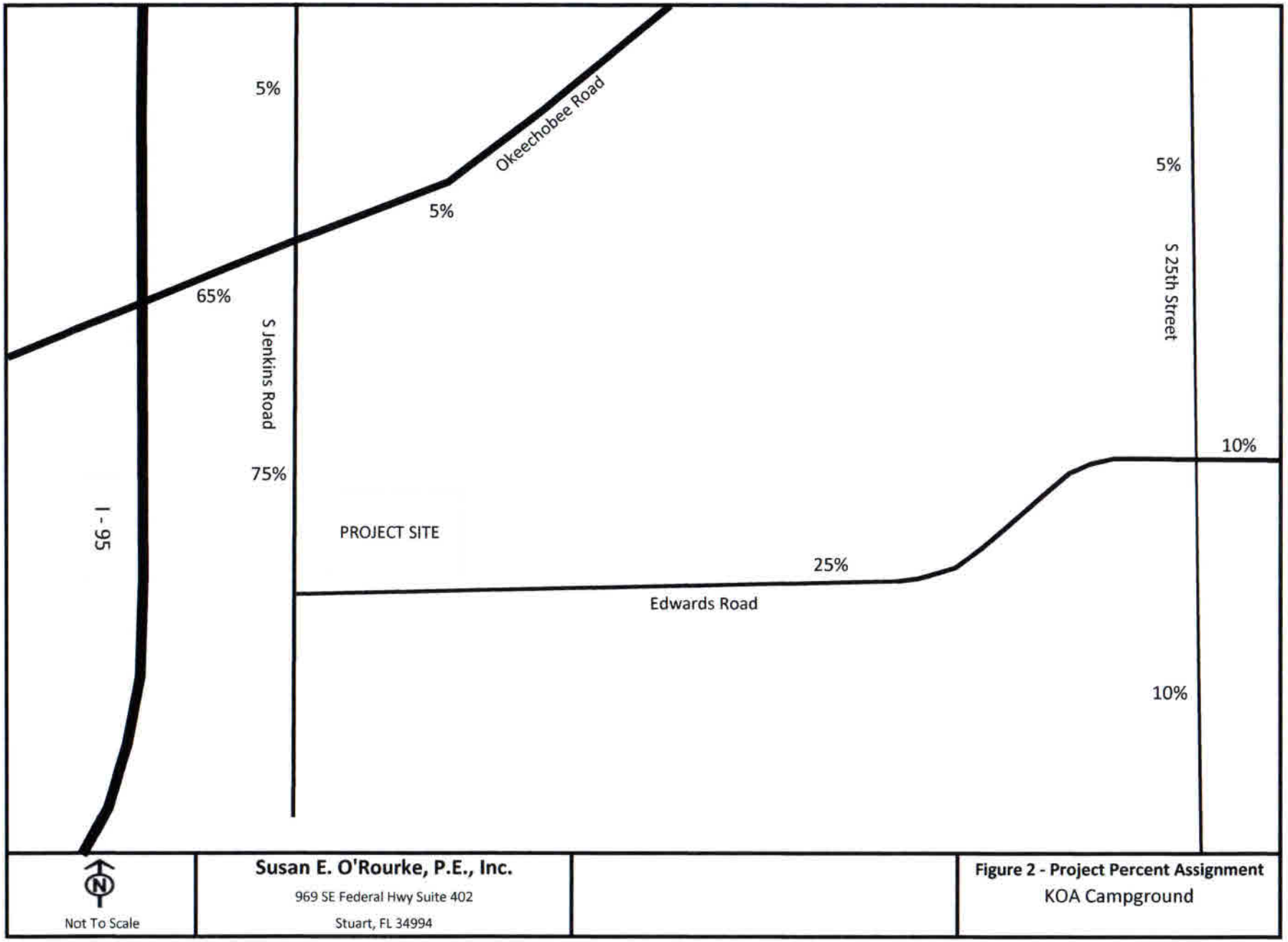
AM

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

PM

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

Source: ITE Trip Generation 9th Edition


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

APPENDIX E: VOLUME DEVELOPMENT WORKSHEETS

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

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

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 07/10/2018	268	108	34	181	161	72	185	859	176	16	1,141	89
Peak Season Volume	300	121	38	203	180	81	207	962	197	18	1,278	100
Traffic Volume Growth	60	24	8	40	36	16	41	191	39	4	254	20
Committed Celebration Pointe												
Inbound Traffic Assignment		10.0%					25.0%		25.0%			
Inbound Traffic Volumes		40					100		100			
Outbound Traffic Assignment				25.0%	10.0%	25.0%						
Outbound Traffic Volumes				54	22	54						
Project Traffic	0	40	0	54	22	54	100	0	100	0	0	0
Committed Bent Creek												
Inbound Traffic Assignment			3.0%	2.0%				15.0%				
Inbound Traffic Volumes			7	5				34				
Outbound Traffic Assignment										3.0%	15.0%	2.0%
Outbound Traffic Volumes										19	95	13
Project Traffic	0	0	7	5	0	0	0	34	0	19	95	13
Committed Camping World												
Inbound Traffic Assignment							20.0%					30.0%
Inbound Traffic Volumes							13					20
Outbound Traffic Assignment				30.0%		20.0%						
Outbound Traffic Volumes				24		16						
Project Traffic	0	0	0	24	0	16	13	0	0	0	0	20
Committed KOA												
Inbound Traffic Assignment					5.0%			65.0%			5.0%	
Inbound Traffic Volumes					4			46			4	
Outbound Traffic Assignment	65.0%	5.0%	5.0%									
Outbound Traffic Volumes	25	2	2									
Project Traffic	25	2	2	0	4	0	0	46	0	0	4	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									25			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	15											
Project Traffic	15	0	0	0	0	0	0	0	25	0	0	0
Total Committed Projects	40	42	9	83	26	70	113	80	125	19	99	33
1.0% Traffic Volume Growth	15	6	2	10	9	4	11	49	10	1	65	5
Committed + 1.0% Growth	55	48	11	93	35	74	124	129	135	20	164	38
Max (Committed + 1.0% or Historic Growth)	60	48	11	93	36	74	124	191	135	20	254	38
Background Traffic Volumes	360	169	49	296	216	155	331	1,153	332	38	1,532	138
Project Traffic												
Inbound Traffic Assignment								5.0%	35.0%	5.0%		
Inbound Traffic Volumes								9	65	9		
Outbound Traffic Assignment	35.0%		5.0%								5.0%	
Outbound Traffic Volumes	38		5								5	
Project Traffic	38	0	5	0	0	0	0	9	65	9	5	0
Total Traffic w/o RTOR	398	169	54	296	216	155	331	1,162	397	47	1,537	138
RTOR Reduction												
TOTAL TRAFFIC	398	169	54	296	216	155	331	1,162	397	47	1,537	138

VOLUME DEVELOPMENT SHEET
NEILL FARMS
OKEECHOBEE ROAD & MCNEIL ROAD
SIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	45	34	65	163	50	62	47	1,231	42	29	709	80
Peak Season Volume	49	37	71	178	55	68	51	1,342	46	32	773	87
Traffic Volume Growth	8	6	11	28	9	11	8	209	7	5	121	14
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	5										21	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								74	19			
Project Traffic	5	0	0	0	0	0	0	74	19	0	21	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								77				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											102	
Project Traffic	0	0	0	0	0	0	0	77	0	0	102	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											13	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								4				
Project Traffic	0	0	0	0	0	0	0	4	0	0	13	0
Total Committed Projects	5	0	0	0	0	0	0	155	19	0	136	0
1.0% Traffic Volume Growth	2	2	3	7	2	3	2	54	2	1	31	4
Committed + 1.0% Growth	7	2	3	7	2	3	2	209	21	1	167	4
Max (Committed + 1.0% or Historic Growth)	8	6	11	28	9	11	8	209	21	5	167	14
Background Traffic Volumes	57	43	82	206	64	79	59	1,551	67	37	940	101
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									3	19	3	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	8		57					8				
Project Traffic	8	0	57	0	0	0	0	8	3	19	3	0
Total Traffic w/o RTOR	65	43	139	206	64	79	59	1,559	70	56	943	101
RTOR Reduction												
TOTAL TRAFFIC	65	43	139	206	64	79	59	1,559	70	56	943	101

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	96	76	38	265	74	79	109	967	53	50	1,105	192
Peak Season Volume	105	83	41	289	81	86	119	1,054	58	55	1,204	209
Traffic Volume Growth	16	13	6	45	13	13	19	164	9	9	188	33
Committed Celebration Pointe												
Inbound Traffic Assignment	5.0%										20.0%	
Inbound Traffic Volumes	20										80	
Outbound Traffic Assignment								20.0%	5.0%			
Outbound Traffic Volumes								43	11			
Project Traffic	20	0	0	0	0	0	0	43	11	0	80	0
Committed Bent Creek												
Inbound Traffic Assignment								20.0%				
Inbound Traffic Volumes								46				
Outbound Traffic Assignment											20.0%	
Outbound Traffic Volumes											127	
Project Traffic	0	0	0	0	0	0	0	46	0	0	127	0
Committed Camping World												
Inbound Traffic Assignment											30.0%	
Inbound Traffic Volumes											20	
Outbound Traffic Assignment								30.0%				
Outbound Traffic Volumes								24				
Project Traffic	0	0	0	0	0	0	0	24	0	0	20	0
Total Committed Projects	20	0	0	0	0	0	0	113	11	0	227	0
1.0% Traffic Volume Growth	4	3	2	12	3	3	5	43	2	2	49	8
Committed + 1.0% Growth	24	3	2	12	3	3	5	156	13	2	276	8
Max (Committed + 1.0% or Historic Growth)	24	13	6	45	13	13	19	164	13	9	276	33
Background Traffic Volumes	129	96	47	334	94	99	138	1,218	71	64	1,480	242
Project Traffic												
Inbound Traffic Assignment									5.0%	35.0%	5.0%	
Inbound Traffic Volumes									9	65	9	
Outbound Traffic Assignment	5.0%		35.0%					5.0%				
Outbound Traffic Volumes	5		38					5				
Project Traffic	5	0	38	0	0	0	0	5	9	65	9	0
Total Traffic w/o RTOR	134	96	85	334	94	99	138	1,223	80	129	1,489	242
RTOR Reduction												
TOTAL TRAFFIC	134	96	85	334	94	99	138	1,223	80	129	1,489	242

VOLUME DEVELOPMENT SHEET
NEILL FARMS
MCNEIL ROAD & KIRBY LOOP ROAD
UNSIGNALIZED INTERSECTION

Growth Rate =	3.69%	
Peak Season =	1.09	1.09
Buildout Year =	2023	2023
Years =	4	4

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	0	113	0	46	91	0	2	1	0	8	0	24
Peak Season Volume	0	123	0	50	99	0	2	1	0	9	0	26
Traffic Volume Growth	0	19	0	8	15	0	0	0	0	1	0	4
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	5	0	2	4	0	0	0	0	0	0	1
Committed + 1.0% Growth	0	10	0	2	23	0	0	0	0	0	0	1
Max (Committed + 1.0% or Historic Growth)	0	19	0	8	23	0	0	0	0	1	0	4
Background Traffic Volumes	0	142	0	58	122	0	2	1	0	10	0	30
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		2										7
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				21	7							
Project Traffic	0	2	0	21	7	0	0	0	0	0	0	7
Total Traffic w/o RTOR	0	144	0	79	129	0	2	1	0	10	0	37
RTOR Reduction												
TOTAL TRAFFIC	0	144	0	79	129	0	2	1	0	10	0	37

PM Peak Hour

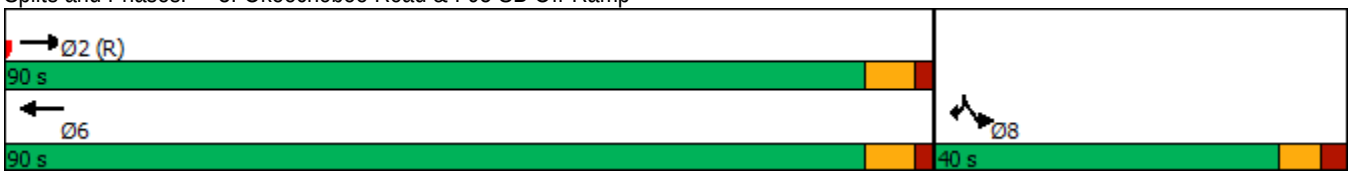
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 05/07/2019	1	140	7	42	125	0	0	0	0	15	1	75
Peak Season Volume	1	153	8	46	136	0	0	0	0	16	1	82
Traffic Volume Growth	0	24	1	7	21	0	0	0	0	2	0	13
Committed Development from TPS												
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	6	0	2	6	0	0	0	0	1	0	3
Committed + 1.0% Growth	0	26	0	2	17	0	0	0	0	1	0	3
Max (Committed + 1.0% or Historic Growth)	0	26	1	7	21	0	0	0	0	2	0	13
Background Traffic Volumes	1	179	9	53	157	0	0	0	0	18	1	95
Project Traffic												
Inbound Traffic Assignment		4.0%										13.0%
Inbound Traffic Volumes		7										24
Outbound Traffic Assignment				13.0%	4.0%							
Outbound Traffic Volumes				14	4							
Project Traffic	0	7	0	14	4	0	0	0	0	0	0	24
Total Traffic w/o RTOR	1	186	9	67	161	0	0	0	0	18	1	119
RTOR Reduction												
TOTAL TRAFFIC	1	186	9	67	161	0	0	0	0	18	1	119

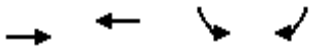
APPENDIX F: SYNCHRO AND HCS OUTPUT SHEETS

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1149	818	315	332
Future Volume (vph)	1149	818	315	332
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
LOS	B	A	D	A
Approach Delay	11.4	6.4	21.4	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 71 (55%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.37	
Intersection Signal Delay: 12.4	Intersection LOS: B
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

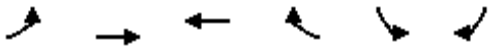
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1209	861	332	349
v/c Ratio	0.37	0.26	0.26	0.30
Control Delay	11.4	6.4	39.3	4.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.4	6.4	39.3	4.4
Queue Length 50th (ft)	164	42	79	0
Queue Length 95th (ft)	192	64	108	31
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1181
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.37	0.26	0.26	0.30

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1149	818	0	315	332
Future Volume (vph)	0	1149	818	0	315	332
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1209	861	0	332	349
RTOR Reduction (vph)	0	0	0	0	0	260
Lane Group Flow (vph)	0	1209	861	0	332	89
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.24	0.17		c0.07	0.02
v/s Ratio Perm						
v/c Ratio		0.37	0.26		0.26	0.10
Uniform Delay, d1		11.1	10.1		38.6	37.0
Progression Factor		1.00	0.61		1.00	1.00
Incremental Delay, d2		0.3	0.0		0.5	0.2
Delay (s)		11.4	6.3		39.1	37.2
Level of Service		B	A		D	D
Approach Delay (s)		11.4	6.3		38.1	
Approach LOS		B	A		D	

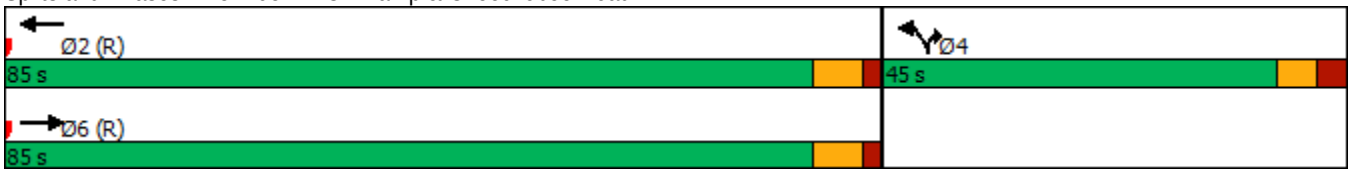
Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	1015	1084	268	1036
Future Volume (vph)	1015	1084	268	1036
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	85.0	85.0	45.0	45.0
Total Split (%)	65.4%	65.4%	34.6%	34.6%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	79.5	79.5	36.7	36.7
Actuated g/C Ratio	0.61	0.61	0.28	0.28
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
LOS	B	B	D	D
Approach Delay	12.7	10.1	45.3	
Approach LOS	B	B	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 118 (91%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.92	
Intersection Signal Delay: 24.4	Intersection LOS: C
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road





Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1068	1141	282	1091
v/c Ratio	0.34	0.37	0.20	0.92
Control Delay	12.7	10.1	35.6	47.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	12.7	10.1	35.6	47.8
Queue Length 50th (ft)	198	113	63	314
Queue Length 95th (ft)	243	143	87	#403
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3108	3108	1458	1222
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.34	0.37	0.19	0.89

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1015	0	0	1084	268	1036
Future Volume (vph)	1015	0	0	1084	268	1036
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1068	0	0	1141	282	1091
RTOR Reduction (vph)	0	0	0	0	0	170
Lane Group Flow (vph)	1068	0	0	1141	282	921
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	79.5			79.5	36.7	36.7
Effective Green, g (s)	79.5			79.5	36.7	36.7
Actuated g/C Ratio	0.61			0.61	0.28	0.28
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3109			3109	1408	1019
v/s Ratio Prot	0.21			c0.22	0.06	c0.26
v/s Ratio Perm						
v/c Ratio	0.34			0.37	0.20	0.90
Uniform Delay, d1	12.4			12.6	35.5	44.9
Progression Factor	0.98			0.76	1.00	1.00
Incremental Delay, d2	0.3			0.3	0.1	11.1
Delay (s)	12.5			9.9	35.6	56.0
Level of Service	B			A	D	E
Approach Delay (s)	12.5			9.9	51.8	
Approach LOS	B			A	D	

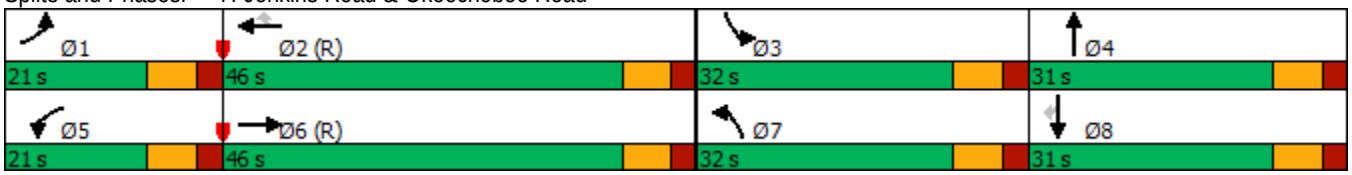
Intersection Summary			
HCM 2000 Control Delay	26.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	55.3%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	249	202	133
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	21.0	46.0		21.0	46.0	46.0	32.0	31.0	32.0	31.0	31.0
Total Split (%)	16.2%	35.4%		16.2%	35.4%	35.4%	24.6%	23.8%	24.6%	23.8%	23.8%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	11.7	46.1	130.0	8.9	40.7	40.7	19.1	33.2	15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.35	1.00	0.07	0.31	0.31	0.15	0.26	0.12	0.23	0.23
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
LOS	E	C	A	D	E	A	E	C	E	D	A
Approach Delay		26.2			54.0			52.5		43.1	
Approach LOS		C			D			D		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 12 (9%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay: 39.3	Intersection LOS: D
Intersection Capacity Utilization 64.1%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

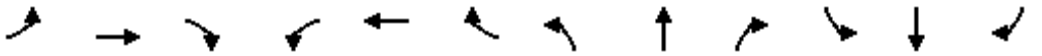




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	178	1456	272	48	929	58	366	181	262	213	140
v/c Ratio	0.58	0.64	0.17	0.40	0.46	0.10	0.73	0.20	0.65	0.27	0.29
Control Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	61.0	26.8	0.2	53.5	56.8	9.3	61.5	34.3	62.5	43.5	6.2
Queue Length 50th (ft)	69	274	0	40	224	6	154	54	110	78	0
Queue Length 95th (ft)	m92	357	m0	84	261	35	199	91	151	121	42
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	361	2270	1583	186	2006	604	652	892	652	798	480
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.64	0.17	0.26	0.46	0.10	0.56	0.20	0.40	0.27	0.29

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Future Volume (vph)	169	1383	258	46	883	55	348	135	37	249	202	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3425		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	178	1456	272	48	929	58	366	142	39	262	213	140
RTOR Reduction (vph)	0	0	0	0	0	40	0	18	0	0	0	108
Lane Group Flow (vph)	178	1456	272	48	929	18	366	163	0	262	213	32
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Effective Green, g (s)	11.7	44.6	130.0	7.8	40.7	40.7	19.1	33.2		15.2	29.3	29.3
Actuated g/C Ratio	0.09	0.34	1.00	0.06	0.31	0.31	0.15	0.26		0.12	0.23	0.23
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	308	2198	1583	106	2006	495	504	874		401	797	356
v/s Ratio Prot	c0.05	c0.23		0.03	0.14		c0.11	0.05		0.08	c0.06	
v/s Ratio Perm			c0.17			0.01						0.02
v/c Ratio	0.58	0.66	0.17	0.45	0.46	0.04	0.73	0.19		0.65	0.27	0.09
Uniform Delay, d1	56.8	36.3	0.0	59.0	35.9	31.0	53.0	37.8		54.9	41.5	39.8
Progression Factor	0.97	0.71	1.00	0.78	1.55	1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	2.1	1.2	0.2	2.9	0.7	0.1	5.2	0.5		3.8	0.8	0.5
Delay (s)	57.2	27.0	0.2	48.9	56.2	31.2	58.1	38.3		58.7	42.3	40.3
Level of Service	E	C	A	D	E	C	E	D		E	D	D
Approach Delay (s)		26.0			54.5			51.6			48.8	
Approach LOS		C			D			D			D	

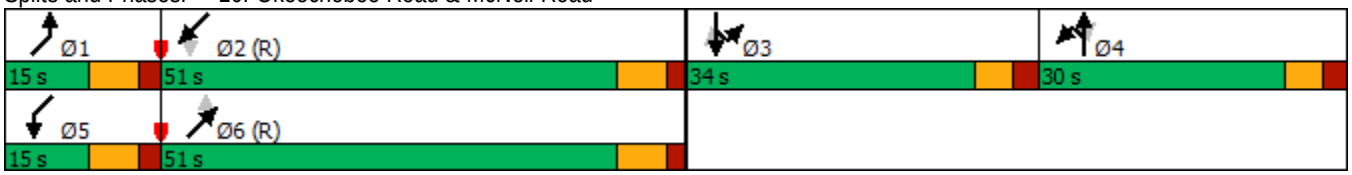
Intersection Summary			
HCM 2000 Control Delay	40.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	64.1%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	30.0	30.0	30.0	34.0	34.0	34.0	15.0	51.0		15.0	51.0
Total Split (%)	23.1%	23.1%	23.1%	26.2%	26.2%	26.2%	11.5%	39.2%		11.5%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	10.5	10.5	10.5	16.4	16.4	16.4	78.6	72.4	130.0	78.4	72.3
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.60	0.56	1.00	0.60	0.56
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
LOS	E	E	B	E	E	A	C	D	A	B	B
Approach Delay		37.7			53.5			44.3			18.3
Approach LOS		D			D			D			B

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 18 (14%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 36.3	Intersection LOS: D
Intersection Capacity Utilization 64.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	68	45	146	141	143	83	62	1641	74	59	1099
v/c Ratio	0.48	0.30	0.56	0.67	0.66	0.26	0.20	0.58	0.05	0.30	0.39
Control Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	60.3	16.9	68.9	68.1	2.3	22.6	47.1	0.0	14.7	18.5
Queue Length 50th (ft)	56	36	0	121	123	0	44	539	0	17	189
Queue Length 95th (ft)	102	74	64	186	187	4	m74	591	m0	43	278
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	324	341	409	359	368	449	328	2832	1583	210	2796
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.13	0.36	0.39	0.39	0.18	0.19	0.58	0.05	0.28	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Future Volume (vph)	65	43	139	206	64	79	59	1559	70	56	943	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.99	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1724	1583	1770	5085	1583	1770	5012	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.21	1.00	1.00	0.09	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1724	1583	394	5085	1583	177	5012	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	68	45	146	217	67	83	62	1641	74	59	993	106
RTOR Reduction (vph)	0	0	134	0	0	73	0	0	0	0	7	0
Lane Group Flow (vph)	68	45	12	141	143	10	62	1641	74	59	1092	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Effective Green, g (s)	10.5	10.5	10.5	16.4	16.4	16.4	77.2	71.0	130.0	77.0	70.9	
Actuated g/C Ratio	0.08	0.08	0.08	0.13	0.13	0.13	0.59	0.55	1.00	0.59	0.55	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	142	150	127	212	217	199	299	2777	1583	179	2733	
v/s Ratio Prot	c0.04	0.02		c0.08	0.08		0.01	c0.32		c0.02	0.22	
v/s Ratio Perm			0.01			0.01	0.11		c0.05	0.18		
v/c Ratio	0.48	0.30	0.09	0.67	0.66	0.05	0.21	0.59	0.05	0.33	0.40	
Uniform Delay, d1	57.1	56.3	55.3	54.2	54.1	50.0	11.6	19.8	0.0	13.7	17.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	2.04	2.20	1.00	1.00	1.00	
Incremental Delay, d2	2.5	1.1	0.3	7.6	7.0	0.1	0.3	0.8	0.0	1.1	0.4	
Delay (s)	59.7	57.4	55.7	61.8	61.2	50.1	23.9	44.2	0.0	14.8	17.6	
Level of Service	E	E	E	E	E	D	C	D	A	B	B	
Approach Delay (s)		57.0			58.9			41.7			17.5	
Approach LOS		E			E			D			B	

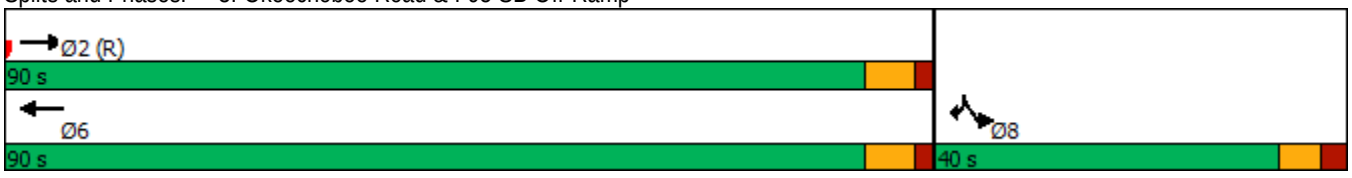
Intersection Summary			
HCM 2000 Control Delay	36.7	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	64.8%	ICU Level of Service	C
Analysis Period (min)	15		

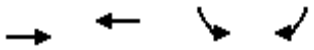
c Critical Lane Group

Lane Group	EBT	WBT	SBL	SBR
Lane Configurations				
Traffic Volume (vph)	1204	995	258	381
Future Volume (vph)	1204	995	258	381
Turn Type	NA	NA	Prot	Prot
Protected Phases	2	6	8	8
Permitted Phases				
Detector Phase	2	6	8	8
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	24.8	24.8
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	None	Max	Max
Act Effct Green (s)	83.2	83.2	33.2	33.2
Actuated g/C Ratio	0.64	0.64	0.26	0.26
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
LOS	B	A	D	B
Approach Delay	11.6	5.3	22.8	
Approach LOS	B	A	C	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 105 (81%), Referenced to phase 2:EBT, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.39	
Intersection Signal Delay: 11.9	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

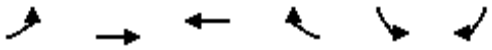
Splits and Phases: 3: Okeechobee Road & I-95 SB Off-Ramp





Lane Group	EBT	WBT	SBL	SBR
Lane Group Flow (vph)	1267	1047	272	401
v/c Ratio	0.39	0.32	0.21	0.35
Control Delay	11.6	5.3	38.7	12.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.6	5.3	38.7	12.1
Queue Length 50th (ft)	175	40	64	32
Queue Length 95th (ft)	204	167	90	67
Internal Link Dist (ft)	1268	1322	1192	
Turn Bay Length (ft)				
Base Capacity (vph)	3254	3254	1274	1135
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.39	0.32	0.21	0.35

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑↑	↑↑↑		↰↰↰	↱↱↱
Traffic Volume (vph)	0	1204	995	0	258	381
Future Volume (vph)	0	1204	995	0	258	381
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.8	6.8		6.8	6.8
Lane Util. Factor		0.91	0.91		0.94	0.76
Frt		1.00	1.00		1.00	0.85
Flt Protected		1.00	1.00		0.95	1.00
Satd. Flow (prot)		5085	5085		4990	3610
Flt Permitted		1.00	1.00		0.95	1.00
Satd. Flow (perm)		5085	5085		4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	1267	1047	0	272	401
RTOR Reduction (vph)	0	0	0	0	0	214
Lane Group Flow (vph)	0	1267	1047	0	272	187
Turn Type		NA	NA		Prot	Prot
Protected Phases		2	6		8	8
Permitted Phases						
Actuated Green, G (s)		83.2	83.2		33.2	33.2
Effective Green, g (s)		83.2	83.2		33.2	33.2
Actuated g/C Ratio		0.64	0.64		0.26	0.26
Clearance Time (s)		6.8	6.8		6.8	6.8
Vehicle Extension (s)		3.0	3.0		3.0	3.0
Lane Grp Cap (vph)		3254	3254		1274	921
v/s Ratio Prot		c0.25	0.21		c0.05	0.05
v/s Ratio Perm						
v/c Ratio		0.39	0.32		0.21	0.20
Uniform Delay, d1		11.2	10.6		38.1	38.0
Progression Factor		1.00	0.47		1.00	1.00
Incremental Delay, d2		0.4	0.1		0.4	0.5
Delay (s)		11.6	5.0		38.5	38.5
Level of Service		B	A		D	D
Approach Delay (s)		11.6	5.0		38.5	
Approach LOS		B	A		D	

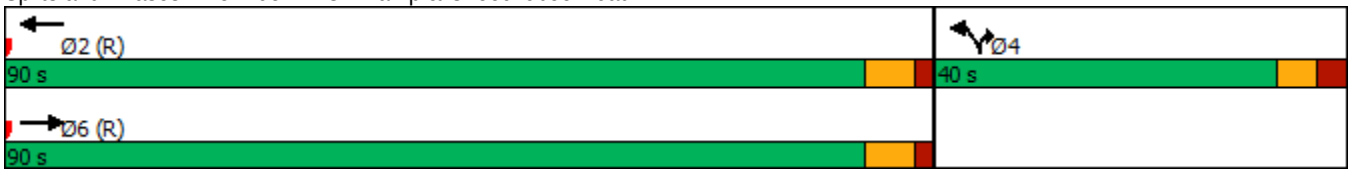
Intersection Summary			
HCM 2000 Control Delay	15.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.6
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBT	WBT	NBL	NBR
Lane Configurations				
Traffic Volume (vph)	960	1526	235	727
Future Volume (vph)	960	1526	235	727
Turn Type	NA	NA	Prot	Prot
Protected Phases	6	2	4	4
Permitted Phases				
Detector Phase	6	2	4	4
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	24.8	24.8	25.0	25.0
Total Split (s)	90.0	90.0	40.0	40.0
Total Split (%)	69.2%	69.2%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.0	4.0
All-Red Time (s)	2.0	2.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	7.0	7.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	None
Act Effct Green (s)	91.6	91.6	24.6	24.6
Actuated g/C Ratio	0.70	0.70	0.19	0.19
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
LOS	A	A	D	D
Approach Delay	3.8	8.8	38.7	
Approach LOS	A	A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 19 (15%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 15.8	Intersection LOS: B
Intersection Capacity Utilization 47.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 5: I-95 NB Off-Ramp & Okeechobee Road





Lane Group	EBT	WBT	NBL	NBR
Lane Group Flow (vph)	1011	1606	247	765
v/c Ratio	0.28	0.45	0.26	0.82
Control Delay	3.8	8.8	44.5	36.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	3.8	8.8	44.5	36.9
Queue Length 50th (ft)	14	164	63	167
Queue Length 95th (ft)	195	198	83	213
Internal Link Dist (ft)	1322	1214	977	
Turn Bay Length (ft)				
Base Capacity (vph)	3581	3581	1266	1147
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.28	0.45	0.20	0.67

Intersection Summary

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	960	0	0	1526	235	727
Future Volume (vph)	960	0	0	1526	235	727
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8			6.8	7.0	7.0
Lane Util. Factor	0.91			0.91	0.94	0.76
Frt	1.00			1.00	1.00	0.85
Flt Protected	1.00			1.00	0.95	1.00
Satd. Flow (prot)	5085			5085	4990	3610
Flt Permitted	1.00			1.00	0.95	1.00
Satd. Flow (perm)	5085			5085	4990	3610
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1011	0	0	1606	247	765
RTOR Reduction (vph)	0	0	0	0	0	251
Lane Group Flow (vph)	1011	0	0	1606	247	514
Turn Type	NA			NA	Prot	Prot
Protected Phases	6			2	4	4
Permitted Phases						
Actuated Green, G (s)	91.6			91.6	24.6	24.6
Effective Green, g (s)	91.6			91.6	24.6	24.6
Actuated g/C Ratio	0.70			0.70	0.19	0.19
Clearance Time (s)	6.8			6.8	7.0	7.0
Vehicle Extension (s)	3.0			3.0	3.0	3.0
Lane Grp Cap (vph)	3582			3582	944	683
v/s Ratio Prot	0.20			c0.32	0.05	c0.14
v/s Ratio Perm						
v/c Ratio	0.28			0.45	0.26	0.75
Uniform Delay, d1	7.1			8.3	45.0	49.8
Progression Factor	0.48			0.96	1.00	1.00
Incremental Delay, d2	0.2			0.3	0.1	4.7
Delay (s)	3.6			8.2	45.1	54.5
Level of Service	A			A	D	D
Approach Delay (s)	3.6			8.2	52.2	
Approach LOS	A			A	D	

Intersection Summary			
HCM 2000 Control Delay	19.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.51		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	13.8
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	296	216	155
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4	3	8	
Permitted Phases			Free			2					8
Detector Phase	1	6		5	2	2	7	4	3	8	8
Switch Phase											
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	12.3	25.3		12.3	25.3	25.3	12.3	25.3	12.3	25.3	25.3
Total Split (s)	25.0	62.0		15.0	52.0	52.0	28.0	25.0	28.0	25.0	25.0
Total Split (%)	19.2%	47.7%		11.5%	40.0%	40.0%	21.5%	19.2%	21.5%	19.2%	19.2%
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Max		None	C-Max	C-Max	None	Max	None	Max	Max
Act Effct Green (s)	16.7	57.7	130.0	7.3	45.7	45.7	19.4	21.5	16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.44	1.00	0.06	0.35	0.35	0.15	0.17	0.13	0.15	0.15
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
LOS	E	B	A	F	B	A	E	D	E	D	A
Approach Delay		23.9			17.1			59.5		46.4	
Approach LOS		C			B			E		D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 36 (28%), Referenced to phase 2:WBT and 6:EBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay: 29.1	Intersection LOS: C
Intersection Capacity Utilization 73.4%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 7: Jenkins Road & Okeechobee Road

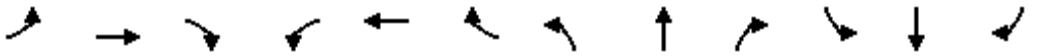




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	348	1223	418	49	1618	145	419	235	312	227	163
v/c Ratio	0.79	0.43	0.26	0.50	0.72	0.21	0.82	0.40	0.70	0.44	0.39
Control Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.1	19.6	0.4	84.6	16.5	0.8	67.1	45.8	62.7	54.2	4.5
Queue Length 50th (ft)	138	190	0	44	84	1	176	83	131	94	0
Queue Length 95th (ft)	192	207	0	m54	124	m2	235	130	176	137	20
Internal Link Dist (ft)		1214			2765			1635		248	
Turn Bay Length (ft)	700		325	425		500	315		475		575
Base Capacity (vph)	467	2845	1583	104	2254	699	546	587	546	516	418
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.75	0.43	0.26	0.47	0.72	0.21	0.77	0.40	0.57	0.44	0.39

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Future Volume (vph)	331	1162	397	47	1537	138	398	169	54	296	216	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	4.0	7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95		0.97	0.95	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.96		1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	1.00
Satd. Flow (perm)	3433	6408	1583	1770	6408	1583	3433	3410		3433	3539	1583
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	348	1223	418	49	1618	145	419	178	57	312	227	163
RTOR Reduction (vph)	0	0	0	0	0	94	0	23	0	0	0	139
Lane Group Flow (vph)	348	1223	418	49	1618	51	419	212	0	312	227	24
Turn Type	Prot	NA	Free	Prot	NA	Perm	Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			Free			2						8
Actuated Green, G (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Effective Green, g (s)	16.7	56.3	130.0	6.1	45.7	45.7	19.4	21.5		16.9	19.0	19.0
Actuated g/C Ratio	0.13	0.43	1.00	0.05	0.35	0.35	0.15	0.17		0.13	0.15	0.15
Clearance Time (s)	7.3	7.3		7.3	7.3	7.3	7.3	7.3		7.3	7.3	7.3
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	441	2775	1583	83	2252	556	512	563		446	517	231
v/s Ratio Prot	c0.10	0.19		0.03	c0.25		c0.12	0.06		0.09	c0.06	
v/s Ratio Perm			c0.26			0.03						0.02
v/c Ratio	0.79	0.44	0.26	0.59	0.72	0.09	0.82	0.38		0.70	0.44	0.10
Uniform Delay, d1	54.9	25.8	0.0	60.7	36.6	28.2	53.6	48.3		54.1	50.6	48.1
Progression Factor	0.99	0.75	1.00	1.24	0.42	1.93	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2	8.5	0.5	0.4	6.3	1.2	0.2	9.8	1.9		4.8	2.7	0.9
Delay (s)	62.8	19.9	0.4	81.9	16.4	54.7	63.4	50.2		58.9	53.3	49.0
Level of Service	E	B	A	F	B	D	E	D		E	D	D
Approach Delay (s)		23.3			21.2			58.7			54.8	
Approach LOS		C			C			E			D	

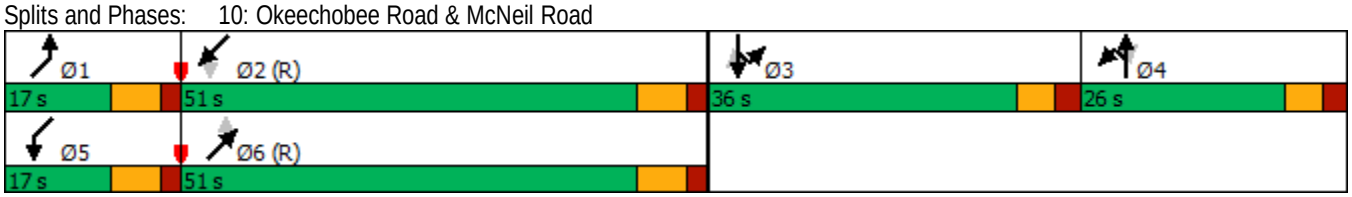
Intersection Summary			
HCM 2000 Control Delay	31.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	29.2
Intersection Capacity Utilization	73.4%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Configurations											
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA
Protected Phases	4	4		3	3		1	6		5	2
Permitted Phases			4			3	6		Free	2	
Detector Phase	4	4	4	3	3	3	1	6		5	2
Switch Phase											
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	5.0	12.0		5.0	12.0
Minimum Split (s)	24.2	24.2	24.2	24.2	24.2	24.2	11.8	24.8		24.8	24.8
Total Split (s)	26.0	26.0	26.0	36.0	36.0	36.0	17.0	51.0		17.0	51.0
Total Split (%)	20.0%	20.0%	20.0%	27.7%	27.7%	27.7%	13.1%	39.2%		13.1%	39.2%
Yellow Time (s)	3.7	3.7	3.7	3.7	3.7	3.7	4.8	4.8		4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.0	2.0		2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lead	Lead	Lag		Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max
Act Effct Green (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
LOS	E	E	A	E	E	A	E	C	A	C	D
Approach Delay		49.3			54.4			29.3			39.1
Approach LOS		D			D			C			D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 109 (84%), Referenced to phase 2:SWTL and 6:NETL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 38.4	Intersection LOS: D
Intersection Capacity Utilization 76.7%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 10: Okeechobee Road & McNeil Road



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT
Lane Group Flow (vph)	141	101	89	222	229	104	145	1287	84	136	1822
v/c Ratio	0.68	0.46	0.29	0.75	0.76	0.26	0.70	0.59	0.05	0.56	0.86
Control Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	70.9	59.5	3.6	65.9	66.1	4.1	57.6	28.0	0.1	25.9	40.1
Queue Length 50th (ft)	115	80	0	188	194	0	69	382	0	53	512
Queue Length 95th (ft)	182	134	10	267	274	21	#177	460	0	106	#713
Internal Link Dist (ft)		1194			146			2765			1040
Turn Bay Length (ft)	175		175				200		100	200	
Base Capacity (vph)	269	283	360	385	394	471	213	2178	1583	254	2116
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.52	0.36	0.25	0.58	0.58	0.22	0.68	0.59	0.05	0.54	0.86

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Future Volume (vph)	134	96	85	334	94	99	138	1223	80	129	1489	242
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8	4.0	6.8	6.8	
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.98	
Flt Protected	0.95	1.00	1.00	0.95	0.97	1.00	0.95	1.00	1.00	0.95	1.00	
Satd. Flow (prot)	1770	1863	1583	1681	1721	1583	1770	5085	1583	1770	4979	
Flt Permitted	0.95	1.00	1.00	0.95	0.97	1.00	0.07	1.00	1.00	0.13	1.00	
Satd. Flow (perm)	1770	1863	1583	1681	1721	1583	134	5085	1583	249	4979	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	141	101	89	352	99	104	145	1287	84	136	1567	255
RTOR Reduction (vph)	0	0	79	0	0	86	0	0	0	0	15	0
Lane Group Flow (vph)	141	101	10	222	229	18	145	1287	84	136	1807	0
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	4	4		3	3		1	6		5	2	
Permitted Phases			4			3	6		Free	2		
Actuated Green, G (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Effective Green, g (s)	15.3	15.3	15.3	22.9	22.9	22.9	66.6	55.7	130.0	65.0	54.9	
Actuated g/C Ratio	0.12	0.12	0.12	0.18	0.18	0.18	0.51	0.43	1.00	0.50	0.42	
Clearance Time (s)	6.2	6.2	6.2	6.2	6.2	6.2	6.8	6.8		6.8	6.8	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	208	219	186	296	303	278	205	2178	1583	242	2102	
v/s Ratio Prot	c0.08	0.05		0.13	c0.13		c0.06	0.25		0.04	c0.36	
v/s Ratio Perm			0.01			0.01	0.30		c0.05	0.24		
v/c Ratio	0.68	0.46	0.06	0.75	0.76	0.07	0.71	0.59	0.05	0.56	0.86	
Uniform Delay, d1	55.0	53.5	50.9	50.8	50.9	44.6	27.6	28.4	0.0	19.7	34.1	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.57	0.88	1.00	1.00	1.00	
Incremental Delay, d2	8.5	1.5	0.1	10.2	10.3	0.1	9.7	1.1	0.1	3.0	4.9	
Delay (s)	63.5	55.0	51.1	61.0	61.1	44.7	53.0	26.2	0.1	22.7	38.9	
Level of Service	E	E	D	E	E	D	D	C	A	C	D	
Approach Delay (s)		57.6			58.0			27.3			37.8	
Approach LOS		E			E			C			D	

Intersection Summary			
HCM 2000 Control Delay	38.2	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.79		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	26.0
Intersection Capacity Utilization	76.7%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

HCS7 Two-Way Stop-Control Report

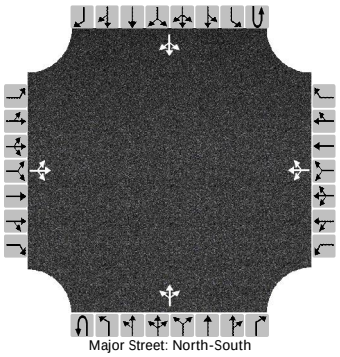
General Information

Analyst	MAG
Agency/Co.	KAH
Date Performed	5/14/2019
Analysis Year	2023
Time Analyzed	Future Total AM
Intersection Orientation	North-South
Project Description	Neill Farms

Site Information

Intersection	Kirby Loop & McNeil
Jurisdiction	St Lucie
East/West Street	Kirby Loop Road
North/South Street	McNeil Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2.00	1.00	0.00		10.00	0.00	37.00		0.00	144.00	0.00		79.00	129.00	0.00
Percent Heavy Vehicles (%)		2.00	2.00	2.00		2.00	2.00	2.00		2.00				2.00		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.12	6.52	6.22		7.12	6.52	6.22		4.12				4.12		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			3.16				49.47			0.00				83.16		
Capacity, c (veh/h)			489.05				776.98			1451.00				1431.87		
v/c Ratio			0.01				0.06			0.00				0.06		
95% Queue Length, Q_{95} (veh)			0.02				0.20			0.00				0.18		
Control Delay (s/veh)			12.41				9.95			7.48		0.00		7.67		0.00
Level of Service (LOS)			B				A			A		A		A		A
Approach Delay (s/veh)	12.41				9.95				0.00				2.91			
Approach LOS	B				A											

Copyright © 2019 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

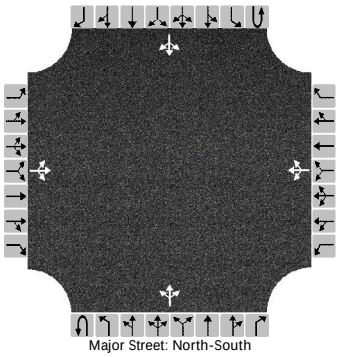
General Information

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										

Copyright © 2019 University of Florida. All Rights Reserved.

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

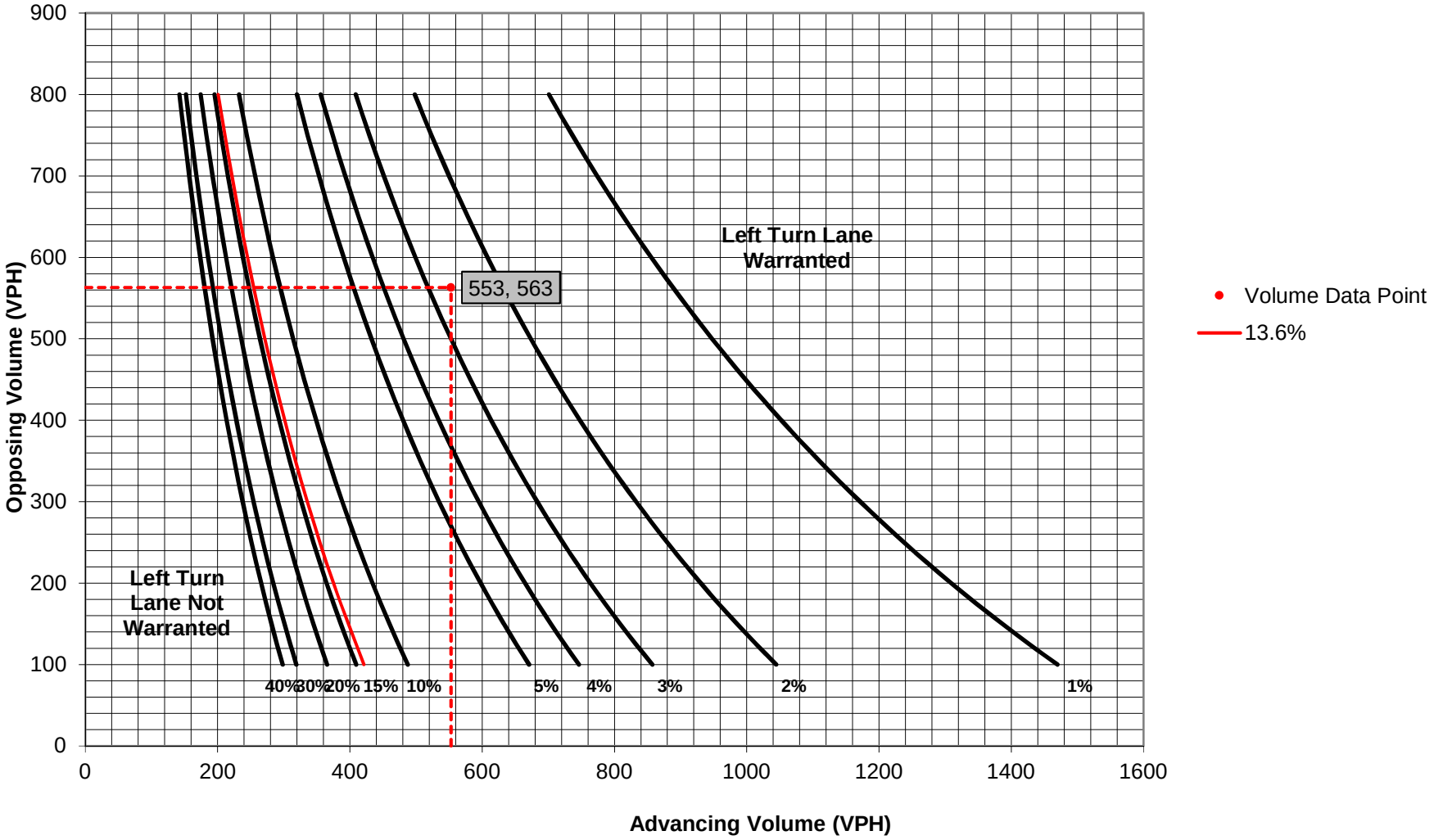
Applicable Warrant Figure: Figure 3

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

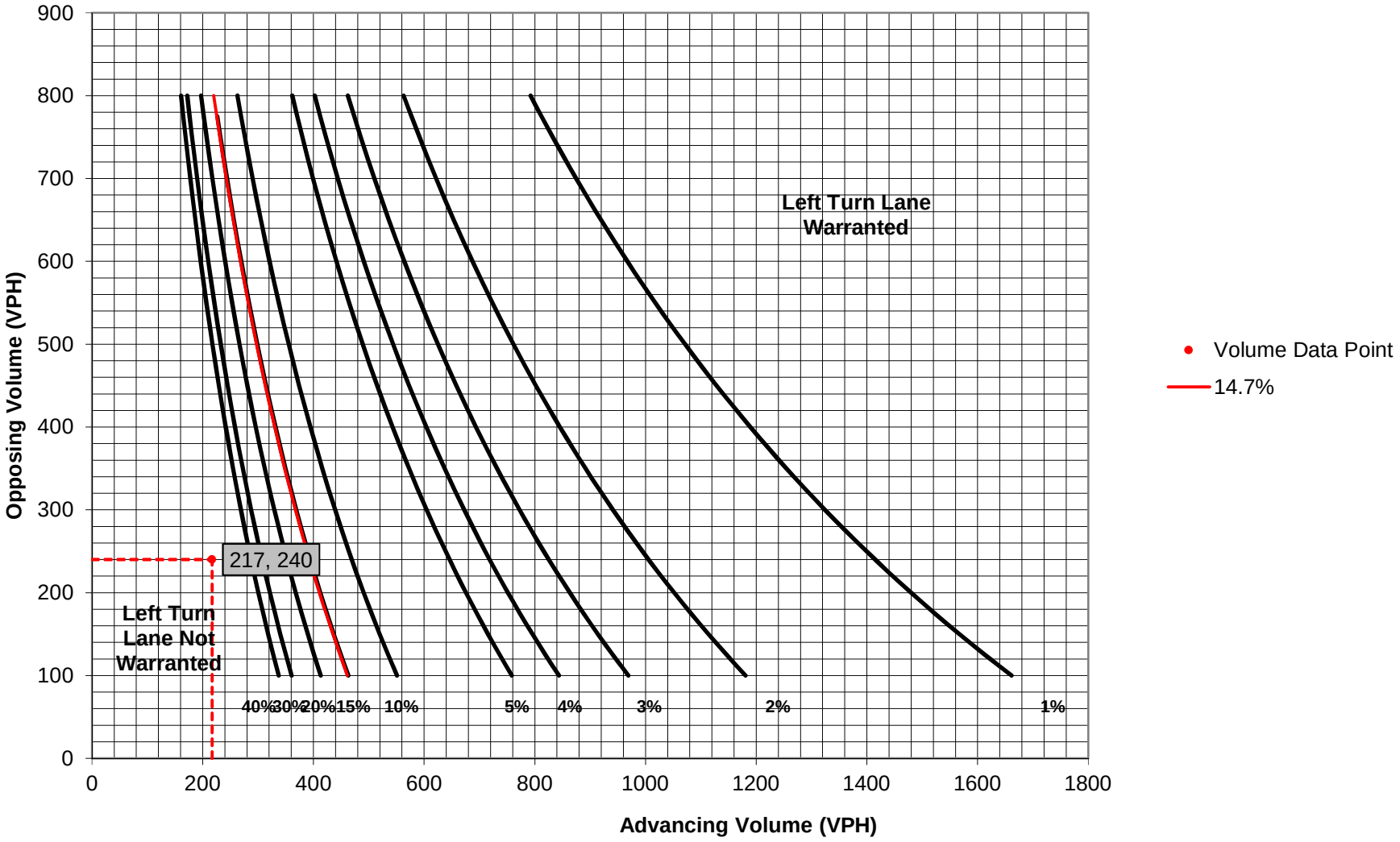
Left Turn Lane Warrant Findings

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)



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.

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

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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

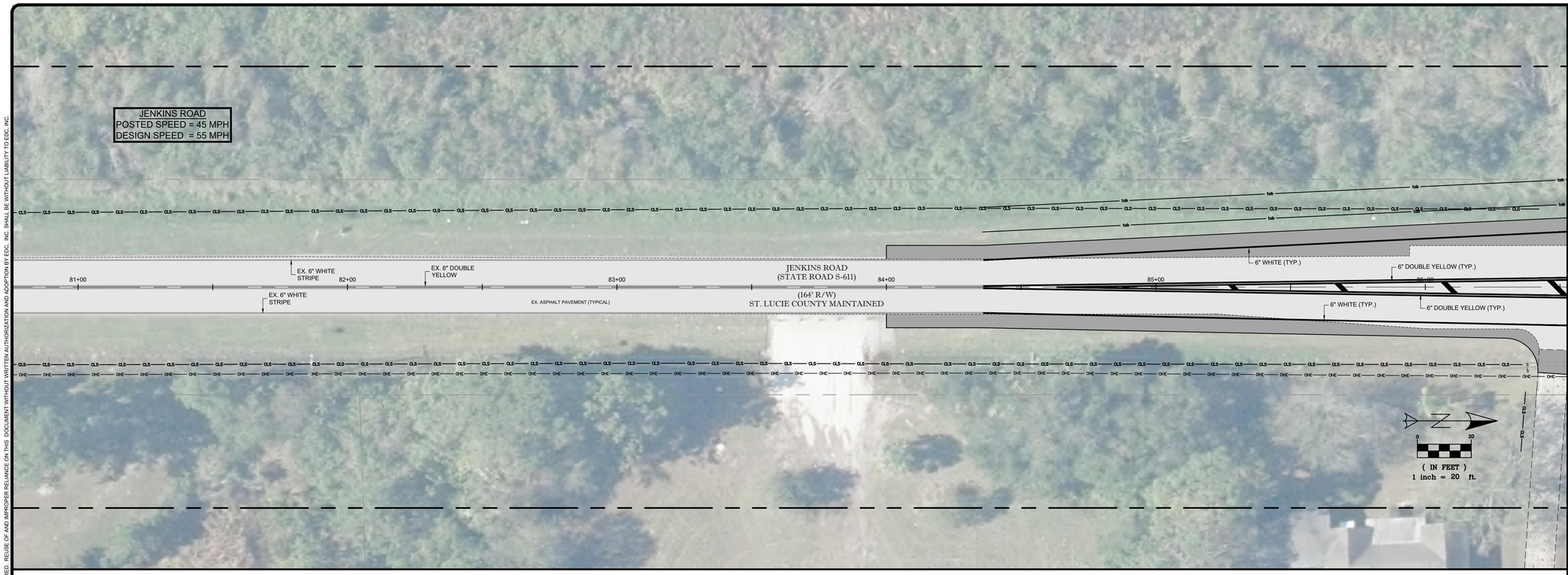
DATE

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
- 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

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
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 (2)
SCALE: AS SHOWN
DATE: 04/24/19

REVISION COMMENTS

DATE

NEILL FARMS

PRELIMINARY TURN LANE PLAN

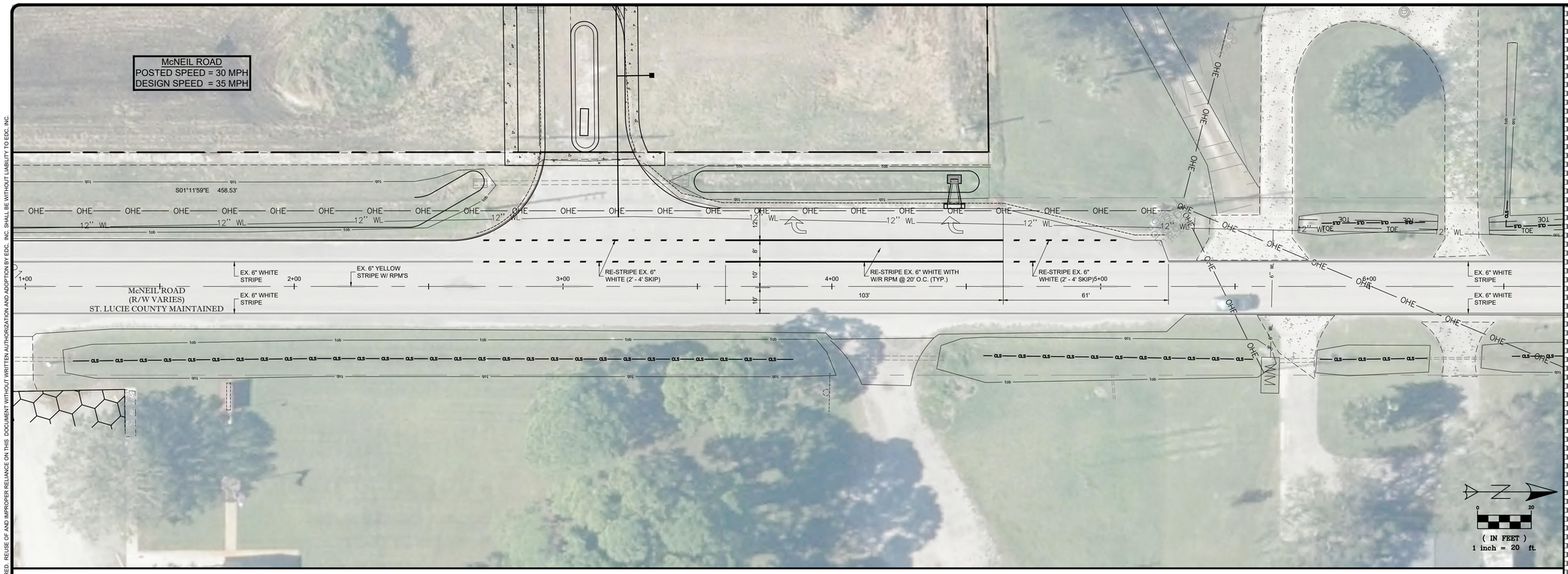
FORT PIERCE FLORIDA

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
- 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

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
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 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
PORT SAINT LUCIE, FL 34987
772-462-2455

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.



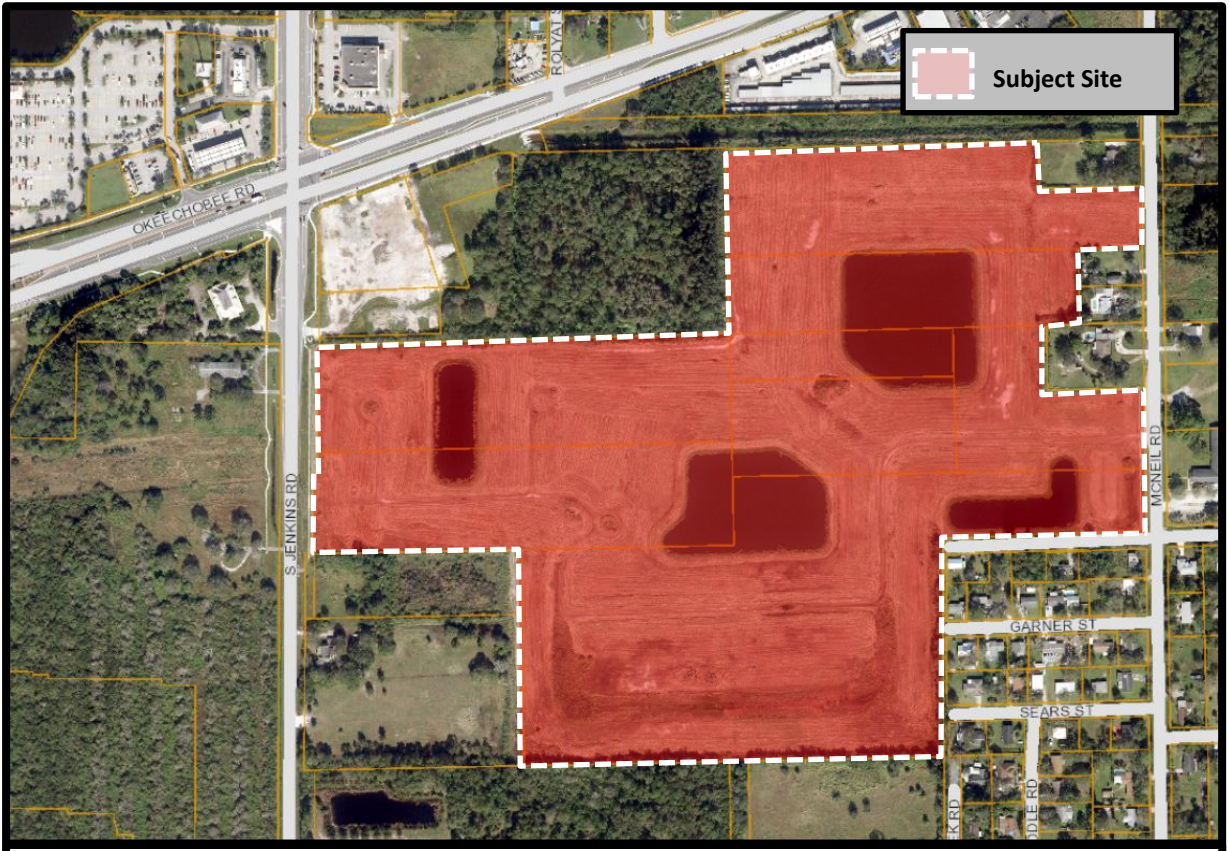












THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Neill Farms
Aerial 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

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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.

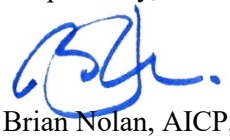
Response: Acknowledged.

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