CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, November 12, 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 October 8, 2019 meeting

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

   a. Future Land Use Map Amendment - Misty Creek Preserve - 1919 S. 35th Street (12 Parcels)

7. **NEW BUSINESS**

   a. Conditional Use - The Manor Assisted Living Facility - 4201 S. 25th Street

   b. Conditional Use - Wood Vacation Rental - 1123 Hernando Street

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: 11/12/2019

Information

REQUESTED ACTION

Minutes from the October 8, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 10/8/19

Form Review

Form Started By: Alicia Rosenthal Started On: 10/10/2019 10:46 AM

Final Approval Date: 10/22/2019

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, OCTOBER 8, 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: **Tim O'Connell**; **Gloria Johnson-Scott**; **Bob Burdge**; **Patricia Diaz**; **Michael Broderick**; **Frank Creyaufmiller**, **Chairman**

Absent: **Jovona Parker**

Staff Present: **Peter Sweeney**, **City Attorney**
Jennifer Hofmeister, **Planning Director**
Rebeca Guerra, **Assistant Planning Director**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

Ms. Parker's absence was excused.

5. APPROVAL OF MINUTES

a. Minutes from the September 17, 2019 meeting

Motion was made by Gloria Johnson-Scott, and seconded by Michael Broderick to approve the minutes from the September 17, 2019 meeting with the addition of Chairman Burdge thanking Mr. Paul for his years of service on the Planning Board.

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

Passed

6. NEW BUSINESS

Chairman Creyaufmiller introduced all the annexations. Mr. Creagan gave a brief explanation and showed an aerial map of each property being annexed. Mr. Creagan stated through FPUA annexation agreements, the city is seeking to annex properties that are contiguous to the city limits to square off the city boundaries. Mr. Creagan explained the process of what happens when someone signs a FPUA annexation agreement and he stated the city will be doing annexation agreements every quarter.

Mr. Creagan answered questions from the Board on county zoning versus city zoning, agricultural zoning, and density of surrounding annexed areas.

Mr. Creagan noted that once a property is annexed into the City of Fort Pierce, the property owner will receive city sewer, garbage service, trash pickup and be served by the City of Fort Pierce Police department.

Mr. Sweeney added that once annexed, the property owner will become an official citizen of Fort Pierce, and be able to vote for city officials.

Mr. Sanders commented that it would be helpful to see current city boundaries on the aerial maps, along with the proposed zoning and future land use.

Chairman Creyaufmiller pointed out that county, and like, city land use and zoning designations sometimes are not completely compatible. Mr. Broderick asked staff to specifically point out to the Board any annexation where the zoning is a little different and does not completely match up.

Ms. Guerra stated that as the City annexes land, and the City's boundaries get filled in, more properties will be able to be brought forward in the future that meet the State's requirements for annexation.

Ms. Johnson Scott asked about the process for projects that were started in St. Lucie County and are now in the City of Fort Pierce. Mr. Creagan said that the city will honor the setbacks and lot coverage and process the current building permits.

a. **(2) Voluntary Annexations -**
(2313-414-0001-000-5) - 1955 South Jenkins Road
(2324-111-0003-000-3) - 2925 South Jenkins Road

Motion was made by Bob Burdge, **and seconded by Michael Broderick to forward a recommendation of approval of the proposed two (2) annexations with associated changes to the Future Land Use and Zoning designations of RL and E-2, respectively, for each of the subject parcels.**

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

Passed

b. **(3) Voluntary Annexations -**
(2428-601-0264-000-3) - 3335 Sunrise Boulevard
(2428-322-0002-000-3) - 3366 South 25th Street
(2428-322-0003-000-0) - 3540 South 25th Street

Motion was made by Tim O'Connell, and seconded by Michael Broderick to forward a recommendation of approval of the proposed three (3) annexations with associated changes to the Future Land Use and Zoning designations of RM and R-4, respectively, for each of the subject parcels.

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

Passed

c. **(4) Voluntary Annexations -**
(2428-604-0037-000-2) - 2409 Elizabeth Avenue
(2428-232-0001-000-0) - 3240 South 25th Street
(2428-233-0002-000-0) - 3306 South 25th Street
(2428-702-0042-000-1) - 3418 Sunrise Boulevard

Motion was made by Gloria Johnson-Scott, and seconded by Tim O'Connell to forward a recommendation of approval of the proposed four (4) annexations along with the Future Land Use and Zoning designations, of RL and R-1, respectively, for each of the parcels.

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

Passed

d. **(5) Voluntary Annexations -**
(2404-213-0001-000-7) - 1810 Avenue Q
(2404-213-0001-050-2) and (2404-213-0001-030-6) - 1908 Avenue Q
(2404-213-0001-010-0) - 1910 Avenue Q
(2404-213-0001-020-3) - 1912 Avenue Q

Motion was made by Patricia Diaz, and seconded by Tim O'Connell to forward a recommendation of approval of the proposed five (5) annexations with the accompanying change to the Future Land Use and Zoning designations of RL and R-3, respectively, for each of the parcels.

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

Passed

e. **(9) Voluntary Annexations -**
(1433-701-0515-000-8) - 1706 Juanita Avenue
(1433-701-0418-000-8) - 2000 North 19th Street
(1433-701-0413-000-3) - 2000 Rosarita Avenue
(1433-701-0318-000-7) - 2004 Avienda Avenue
(1433-701-0328-000-0) - 2005 Avienda Avenue
(1433-701-0178-000-3) - 2206 North 23rd Street
(1433-701-0324-000-2) - 2213 North 19th Street
(1433-701-0321-000-1) - 2305 North 19th Street
(1433-701-0245-000-4) - 2306 North 23rd Street

Motion was made by Tim O'Connell, and seconded by Michael Broderick to forward a recommendation of approval of the proposed nine (9) annexations along with the change of the Future Land Use and Zoning designations to RL and R-1, respectively, for each of the parcels.

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

Passed

f. **Voluntary Annexation - (2408-605-0001-000-2) - 3301 Avenue A**

Motion was made by Gloria Johnson-Scott, and seconded by Patricia Diaz to forward the proposed annexation application, which includes a change to the Future Land Use and Zoning designations of GC and C-3, respectively, to the City Commission for approval.

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

Passed

g. **Voluntary Annexation - (2433-221-0005-040-2) - 3601 West Wilderness Drive**

Mr. Burdge asked if there are properties contiguous to this property. Mr. Sweeney stated there is one remaining parcel that is a single family residence that is not annexed into the city.

Mr. Sanders suggested to look up the master developer's agreements to possibly help find specific annexation agreements.

Motion was made by Tim O'Connell, and seconded by Gloria Johnson-Scott to recommend approval of the proposed annexation application, with associated changes to the Future Land Use and Zoning designations to RL and E-3, respectively, to the City Commission for approval.

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

Passed

h. **Voluntary Annexation - (2419-311-0001-000-4) - 2675 McNeil Road**

Motion was made by Patricia Diaz, and seconded by Tim O'Connell to recommend approval of the proposed annexation application with associated changes to the Future Land Use and Zoning designations of OP and C-2, respectively.

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

Passed

i. **Voluntary Annexation - (2430-501-0003-000-6) - 4880 Edwards Road**

Motion was made by Gloria Johnson-Scott, and seconded by Patricia Diaz to recommend approval of the proposed annexation application with the associated change to the Future Land Use and Zoning designations of RL and R-1, respectively.

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

Passed

j. **Voluntary Annexation - (2419-221-0001-000-8) - 2250 South Jenkins Road**

Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to recommend approval of the proposed annexation application with the change to the Future Land Use and Zoning designations of RH and R-5, respectively.

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

Passed

k. **Voluntary Annexation - (1433-701-0085-000-4) - 2402 Valencia Avenue**

Motion was made by Tim O'Connell, and seconded by Gloria Johnson-Scott to recommend approval of the proposed annexation with associated changes to the Future Land Use and Zoning designations of RL and R-1, respectively.

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

Passed

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.

8. BOARD COMMENTS

Chairman Creayaufmiller thanked the Board for their continued confidence in voting for him for Chairman. Chairman Creyaufmiller also thanked Mr. O'Connell for his service the past year as Vice-Chairman.

Mr. Broderick asked for an update on the Comprehensive Plan.

Ms. Diaz asked the possibility of adding homeowner association approval, if applicable, as a requirement for Conditional Use application submittal. Mr. Sweeney stated he would research the request and have more information at the November Planning Board meeting.

Ms. Guerra gave an update on the Board of Adjustment text amendment that will be heard at the October 21, 2019 City Commission meeting.

9. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 11/12/2019

Information

REQUESTED ACTION

Future Land Use Map Amendment - Misty Creek Preserve - 1919 S. 35th Street (12 Parcels)

LOCATION

1919 S. 35th Street (12 Parcels)

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Aerial Map
Future Land Use Map
TRC Comments
TRC Responce from Applicant

Form Review

Form Started By: Brandon Creagan Started On: 11/04/2019 11:23 AM

Final Approval Date: 11/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	City of Fort Pierce Local Planning Agency (Members of the Planning Board)
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner BCC
RE:	**Application for a Future Land Use Map Amendment** **Misty Creek Preserve – 1919 South 35th Street**
BOARD DATE:	November 12, 2019

STAFF REPORT

Property Owner	Cone & Graham Inc. 5101 Cone Road Tampa, Florida 33610
Applicant/Representative:	Brian Nolan, AICP, ASLA (Lucido & Associates) 701 Southeast Ocean Boulevard Stuart, Florida 34994
Requested Action:	Approval to change the Future Land Use of 12 parcels from General Commercial (GC) to Medium Density Residential (RM).
Site Location:	1919 South 35th Street
Parcel IDs:	2417-342-0006-000-9, 2417-343-0001-100-8, 2417-343-0001-000-7, 2417-343-0001-150-3, 2417-343-0003-000-1, 2417-343-0002-000-4, 2417-343-0004-000-8, 2417-342-0007-000-6, 2417-343-0003-010-4, 2417-342-0008-000-3, 2417-342-0008-010-6, 2417-343-0006-000-2
Existing Use:	Vacant
Parcel Size:	10.31 acres
Current Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial (C-3)
Proposed Future Land-Use:	Medium Density Residential (RM)
Proposed Zoning:	Planned Development (PD)

Surrounding Future Land Use:

North	East	South	West
GC	Low Density Residential (RL)	GC	GC

In accordance with Sections 22-131 and 22-142 of the City Code, the applicant is requesting the review and approval of a Future Land Use Map Amendment from General Commercial (CG) to Medium Density Residential (RM) for 12 parcels of land that are approximately 10.31 acres in size. The applicant is seeking to construct a multi-family development known as Misty Creek Preserve. The development will include 144 multi-family units. The applicant has also submitted a Zoning Atlas Map Amendment application to rezone the 12 properties from General Commercial (C-3) to Planned Development (PD) that will be forwarded to the Planning Board at a future meeting.

Background

The subject site was originally approved in 2007 as a 138-unit multi-family development known as Mission Gardens. Mission Gardens never commenced development and the property remains vacant. Subsequently, an amendment to the Comprehensive Plan resulted in a percentage cap of 20% residential in the General Commercial (GC) Future Land Use category. As a result, the subject proposal requires a Future Land Use change to residential.

Standards for Review

The following standards must be satisfied per Section 22-131 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
    a. Satisfy land and water use needs and
    b. Meet transportation demands and provide community facilities and services.
(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. The Future Land Use amendment promotes and protects the public health, safety and general welfare as it is similar in size and scope as the Mission Gardens. At that time, the City Commission was charged with determining compliance with the three (3) criteria stated above. In so doing, the City Commission approved the project in 2007. The current staff review finds the requested change to the Future Land Use category from GC to RM to be more a more appropriate land use for the subject proposal.

Future Land Use Designation Comparison

The subject site currently has a Future Land Use of GC for two (2) of the parcels. The GC designation is intended for higher intensity commercial development or horizontal and vertical mixed-use projects. Uses allowed within this designation include intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, limited multifamily residential, 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 may include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. The limitation to residential uses is that they may only comprise up to 20% of the total floor area of the GC Future Land Use designation.

The subject site is seeking a Future Land Use of RM for two (2) of the parcels to be consistent with the other six (6) parcels in the development that already have this designation. The RM designation is intended for parcels for that are best suited for multifamily residential 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 and compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and day-care facilities are also allowed.

It is staff's professional opinion that the appropriate Future Land Use category for a multi-family residential development that contains no commercial uses is Medium Density Residential (RM). As the GC Future Land Use limits residential uses to 20% of the total floor area, the applicant would not be able to develop the project as proposed under this commercial land use and a change to an appropriate residential land use is required to develop the project as proposed.

Technical Review Committee
All affected City Departments have reviewed the proposed 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
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 **APPROVAL** of the proposed Future Land Use Map Amendment.

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: 1919 S. 35th Street, Fort Pierce, FL
2. Property Tax ID(s): See Special Warranty Deed, attached
3. Total Acreage: 10.31 ac.
4. Existing Future Land Use Designation: GC, General Commercial
5. Existing Zoning Classification: C-3, General Commercial
6. Proposed Zoning Classification: Planned Development
7. Other applications being submitted concurrent with this application, if any: Rezoning to PD
8. Describe the existing uses, improvements and structures on the amendment lands: Subject parcels are currently vacant
9. Are there any identified or possible historical structures on the amendment lands? N/A
10. The reason for making this request: Existing Future Land Use and Zoning and designations do not permit the proposed use.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Commercial	COM and RU (County) CG (City)	CG and RM-5 (County) C3 (C of FP)
South	Commercial	COM (County) CG (City)	CG (County) C3 (City)
East	Single-family residential	RU (County) RM (City)	RM-5 (County) R3 (City)
West	Vacant	COM (County)	CG and CO (County)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	FAR 1.0 = 449,103.6 sf.	10.31	X
Proposed	RM	PD	*15 DU / ac. = 155 DU's	10.31	N/A

*12 DU/ac., plus density bonus of 3 DU/ac. per Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances.

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 (0.125)(449,103.6 sf.) = 56,138 gpd
Proposed Zoning	Total gallons per day (144)(2.6)(100 gpd) = 37,440 gpd
Change in Demand	**Total gallons per day** -18,698 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day (0.1)(449,103.6 sf.) = 44,910.36
Proposed Zoning	Total gallons per day (144)(2.6)(100) = 37,440 gpd
Change in Demand	**Total gallons per day** -7,470.36 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~ 1.5 ac. / 1,000 people (2015 LOS per Policy 7.1.1)	44.227 x 1.5 ac. = 66.34 ac.	66.90 ac. Approx. 1.8 ac. of rec. area prov'd.	+0.56 ac.

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		
City		
Distance		
Current Zoning Enrollment Demand	NA	NA
Proposed Zoning Enrollment Demand	21 Students	9 Students
Change in Demand	+ 21 Students	+ 9 Students

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	TBD
Proposed Zoning	TBD
Change in Demand	TBD

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	See attached.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	-16,696	376 / 1,651
Proposed Zoning	1,048	67 / 82
Change in Demand	Trips -15,648	Trips -309 / -1,569
Impact to Capacity	See attached Traffic Impact Report	

12. Name of Owner(s): Cone & Graham, Inc.
Mailing Address: 5101 Cone Road
City Tampa State FL Zip 33610
Phone # _____
E-mail: sanjayamin577@hotmail.com

13. Name of Applicant: SAME AS OWNER
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Lucido & Associates - Brian Nolan, AICP, ASLA
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.

SIGN HERE

Applicant's Signature

Date

Address State FL 33610 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.

Property Owner's Name (Please Print) Phone

5101 Cone Road, Tampa FL 33610

Address State Zip

SIGN HERE

Property Owner's Signature 7/2/19 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 2nd day of July, 2019, by ROBERT G. GRAHAM who is personally known to me or ~~has produced~~ NA as identification.

Signature of Notary (seal)

PAMELA A. MOORE
MY COMMISSION # FF 991650
EXPIRES: September 11, 2020
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:

lucido&associates

July 24, 2019

Mr. Brandon Creagan, MCRP, LEED Green Associate
Planner
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Mistry Creek Preserve – Project Narrative
Our Reference Number: 19-310

Dear Mr. Creagan,

On behalf of Cone & Graham, Inc., Lucido & Associates is pleased to present to you the proposed multi-family development to be known as Misty Creek Preserve. The subject is comprised of several, contiguous parcels of land totaling approximately 10.31 ac. of land and is located within the municipal limits of the City of Fort Pierce, lying between Virginia Avenue and Okeechobee Road, immediately west of Kirby Loop Road. Subject parcels are currently vacant and are chiefly comprised of Brazilian Pepper trees and disturbed lands, with evidence of prior clearing, excavating and trash dumping activities. Additionally, there exists a man-made excavated pond of approximately 0.4 ac in area. It should be noted that this man-made pond was previously mitigated for under the previously proposed development plan, with the appropriate wetland mitigation fees having been paid to Bluefield Ranch Mitigation Bank.

Currently, the subject is assigned the CG (Commercial, General) Future Land Use classification and the C-3 (Commercial) zoning designation. As the proposed use is not an allowable use within the CG Future Land Use classification, the Applicant proposes to amend the Future Land Use Map to provide for a Future Land Use classification of RM (Residential, Medium) and also to amend the official Zoning Atlas of the City of Fort Pierce to assign the PD (Planned Development) zoning designation upon the subject parcels. It should be noted that a previous development (Mission Gardens Townhomes), similar in character, was previously approved on the subject parcels under the current Future Land Use and Zoning designations; since the time of the prior approval, the Comprehensive Plan was updated to remove the allowance for multi-family uses within the CG Future Land Use classification; hence, the current requests.

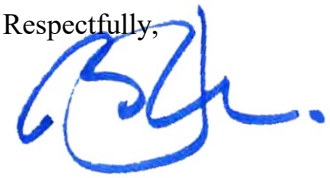
The RM Future Land Use classification allows a gross density ranging from 6.5 DU's/ac. to 12 DU's/ac. However, pursuant to Sections 22-72(b) and 22-72(C)(2), the subject is entitled to a Density Bonus of up to three (3) DU's/ac. due to the proximity of an existing transit stop to the subject (within ¼ mile). At this time, the Applicant is not seeking the full Density Bonus permitted by Code; however, the Applicant and its successors or assigns reserve the right to exercise the full Density Bonus permitted by Code in the future, in accordance with then-applicable Code requirements pertaining to modifications to an approved Planned Development. As currently proposed the net unit density of the project is 13.96 DU's/ac.

As proposed, the project will consist of the following: (6) 24-unit multi-family buildings, to be 3-strories with a maximum building height of 35'; surface parking for 282 vehicles; (3) on-site refuse enclosures; one 4,600 sf. clubhouse with swimming pool; one wet retention area of approximately 1 ac. in area with lake bank plantings and a 20' wide lake maintenance easement; one dry retention area of approximately 0.3 ac. in area with bank plantings; two project access points consisting of one full-movement driveway on Kirby Loop Road (S.W. 35th Street) and one limited-movement driveway on Okeechobee Road (S.R. 70), along with; perimeter landscape buffers and interior landscaping improvements and tree preservation where practicable and on-site tree mitigation as required.

The subject will be served with central utilities by Fort Pierce Utility Authority, which includes central water and waste water services, electrical service and possibly natural gas; a representative of FPUA confirmed adequate capacity exists to service the proposed development with water, sewer, and electrical services. Refuse will be collected by the City's refuse collection contractor; a request for capacity verification has been made to the City's Public Works Department and at this time a response has not been received. The City of Fort Pierce Police Department and St. Lucie County Fire District will provide emergence response services for the subject. Several public schools lie within close proximity to the subject, including Fairlawn, Lawnwood and St. Lucie elementary schools, Dan McCarty and Forrest Grove middle schools and, Fort Pierce Central High School; it is envisioned that all public schools within proximity of the subject have sufficient capacity to serve the proposed development. As indicated in the attached Traffic Impact Report, all affected transportation facilities and intersections will operate within the adopted level of service post-development.

It has been our pleasure to provide you with the above summary of the proposed Misty Creek Preserve and look forward to working with you during your review of the subject applications. Please feel free to contact me directly should you have any questions or concerns, or should you require any further information to support your full and complete review.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Land Planner/Landscape Architect

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4365366 OR BOOK 4058 PAGE 2133, Recorded 10/30/2017 01:54:17 PM Doc Tax: $3360.00

Prepared by and return to:
Robert M. Chisholm, Esq.
Attorney at Law
Robert M. Chisholm, P.A.
7378 SW 48th Street, Suite B
Miami, FL 33155
305-667-4261
File Number: **17-473030**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **24th** day of **October, 2017** between **BFG Land Holdings, Inc., a Florida corporation** whose post office address *is* ***2500 Weston Florida, Suite 300, Weston, FL 33331***, *grantor, and* ***Cone & Graham, Inc., a Florida corporation*** whose post office address is **5101 Cone Road, Tampa, FL 33610**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Parcel Identification Number: 2417-342-0006-000-9;
Parcel Identification Number: 2417-343-0001-100-8;
Parcel Identification Number: 2417-343-0001-000-7;
Parcel Identification Number: 2417-343-0001-150-3;
Parcel Identification Number: 2417-343-0003-000-1;
Parcel Identification Number: 2417-343-0002-000-4;
Parcel Identification Number: 2417-343-0004-000-8;
Parcel Identification Number: 2417-342-0007-000-6;
Parcel Identification Number: 2417-343-0003-010-4;
Parcel Identification Number: 2417-342-0008-000-3;
Parcel Identification Number: 2417-342-0008-010-6; and
Parcel Identification Number: 2417-343-0006-000-2

***Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements,* reservations and limitations of record, if any.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

BFG Land Holdings, Inc., a Florida corporation

By: _____
Luis F. Moran, President

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 24th day of October, 2017 by Luis F. Moran, President of BFG Land Holdings, Inc., a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

MAITÉ MENDIOLA
Notary Public - State of Florida
Commission # FF 967899
My Comm. Expires Jun 24, 2020
Bonded through National Notary Assn.

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows;

Beginning at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence South 01°24'30" West a distance of 609.76 feet to a point on the North Right of Way line of the North St. Lucie River Water Management District Canal No. 7; thence South 89°57'38" East along said Right of Way line a distance of 330.31 feet; thence North 01°22'59" East a distance of 213.93 feet to a point on the South line of the South 1 acre of the North 3 acres of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 40 East; thence South 90°00'00" East along said line a distance of 282.46 feet to a point ton the West Right of Way line of South 35th Street; thence North 01°49'04" West along said Right of Way a distance of 686.68 feet; thence South 81°42'00" West a distance of 259.24 feet; thence North 01°03'00" East a distance of 218.61 feet to a point on the Southerly Right of Way of Okeechobee Road; thence South 50°55'41" West along said Southerly Right of Way a distance of 218.83 feet; thence South 01° 24'30" West a distance of 333.32 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence along said South line North 90°00'00" West, a distance of 150 feet to the Point and Place of Beginning.

Less and except:

A parcel of land in the Northwest quarter of the Southeast quarter of the Southwest quarter of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida, described as follows:

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of the Southwest quarter of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida, run thence East on the South line of said Northwest quarter of the Southeast quarter of the Southwest quarter, a distance of 260 feet; thence run North 01°03'00" East, 319.10 feet; thence North 14°03'00" West, a distance of 86.75 feet to a point on the Southerly Right of Way line of Okeechobee Road; thence North 50°55'41" East along said Southerly Right of Way line, a distance of 107.80 feet; thence South 01°03'00" West, a distance of 140.45 feet to a point on the exterior edge of a 1 story aluminum building; (said point also being the Point of Beginning); thence continue South 77°35'07" West, along said exterior edge, a distance of 1.42 feet; thence continue South 12°24'53" East, along said exterior edge, a distance of 5.94 feet; thence North 01°03'00" East, a distance of 6.11 feet to the Point to Beginning. As conveyed pursuant to that Quit Claim Deed recorded in O. R. Book 2670, Page 2204, Public Record of St. Lucie County, Florida.

BOUNDARY and TOPOGRAPHIC SURVEY

LEGAL DESCRIPTIONS:

PARCEL 2:
THE SOUTH ONE ACRE OF THE NORTH THREE ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER TO THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, LESS THE WEST 100 FEET OF THE SOUTH 50 FEET AND LESS THE NORTH 82 FEET AND THE EAST 37 FEET OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN RIGHT OF INGRESS AND EGRESS EASEMENT SET FORTH IN DEED BOOK 252, PAGE 123 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE NORTH 15 FEET OF THE SOUTH 65 FEET OF THE SOUTH ONE ACRE OF THE NORTH THREE ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST. SAID PROPERTY BEING SITUATED INST. LUCIE COUNTY, FLORIDA. (A.K.A. PARCEL 3, O.R.B. 1953, PG 2794)

PARCEL 3:
THE WEST 100 FEET OF THE SOUTH 50 FEET OF THE SOUTH 1 ACRE OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS RIGHTS-OF-WAY FOR PUBLIC RECORDS. (A.K.A. PARCEL 2, O.R.B. 2285, PG 1078)

PARCEL 4:
THE WEST 133 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST 170 FEET OF THE NORTH 82 FEET OF THE SOUTH 1 ACRE OF THE NORTH 3 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THE RIGHT OF WAY FOR PUBLIC ROAD AND DRAINAGE. (PARCEL 1, O.R.B. 1953, PG 2794)

PARCEL 5:
THE WEST 130 FEET OF THE NORTH 82 FEET OF THE SOUTH 1 ACRE OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST. EXCEPTING RIGHT OF WAY FOR PUBLIC ROADS. PLUS THE NORTH 82 FEET OF THE SOUTH 1 ACRE OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 130 FEET AND LESS THE EAST 170 FEET. ALL OF THE ABOVE LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. (A.K.A. PARCEL 1, O.R.B. 2285, PG 1079 AND O.R.B. 1953, PG 2794)

PARCEL 6:
THE SOUTH HALF OF THE NORTH 2 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 150 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF THE SAID EAST HALF 100 FEET; THENCE RUN NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 120 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF SOUTH 35TH STREET; THENCE RUN NORTH ALONG SAID RIGHT OF WAY LINE 30 FEET; THENCE RUN WEST 260.05 FEET TO THE POINT OF BEGINNING; ALSO LESS THE RIGHT OF WAY FOR PUBLIC ROAD. (A.K.A. PARCEL 2, O.R.B. 1953, PG 2794)

PARCEL 7:
THE NORTH HALF OF THE NORTH 2 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 150 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF THE SAID EAST HALF 100 FEET; THENCE RUN NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 120 FEET; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID EAST HALF 161.67 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF SOUTH 35TH STREET; THENCE RUN NORTH ALONG SAID RIGHT OF WAY LINE 30 FEET; THENCE RUN WEST 260.05 FEET TO THE POINT OF BEGINNING; ALSO LESS THE RIGHT OF WAY FOR PUBLIC ROAD. (CORRECTIVE DEED O.R.B. 2135, PG 269)

PARCEL 8:
BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 150 FEET ALONG THE WEST LINE OF SAID EAST HALF; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID EAST HALF 100 FEET; THENCE RUN NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 120 FEET; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID EAST HALF 161.67 FEET; MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF SOUTH 35TH STREET; THENCE RUN NORTH ALONG SAID RIGHT OF WAY 30 FEET; THENCE RUN WEST 260.05 FEET TO THE POINT OF BEGINNING. (O.R.B. 2088, PG 1534)

PARCEL 9:
THE SOUTH 130 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, LESS THE WEST 320 FEET AND RIGHT OF WAY FOR SOUTH 35th STREET. (O.R.B. 740, PG 2719)

PARCEL 10:
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4, OF THE SE 1/4 OF THE SW 1/4, OF SAID SECTION 17: THENCE RUN S.89°59'00"E 320.00 FEET, TO THE POINT OF BEGINNING; THENCE N.01°03'00"E A DISTANCE OF 253.00 FEET; THENCE N.81°43'00"E A DISTANCE OF 281.7 FEET TO THE RIGHT-OF-WAY OF KIRBY LOOP ROAD; THENCE S.01°27'00"W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 293.8 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 17; THENCE N.89°59'00"W ALONG SAID LINE A DISTANCE OF 290.7 FEET TO THE POINT OF BEGINNING.
LESS THE RIGHT-OF-WAY FOR 35th STREET AND LESS THE SOUTH 130 FEET THEREOF. (0.86 ACRES±) (ORB 2488, PG 2136)

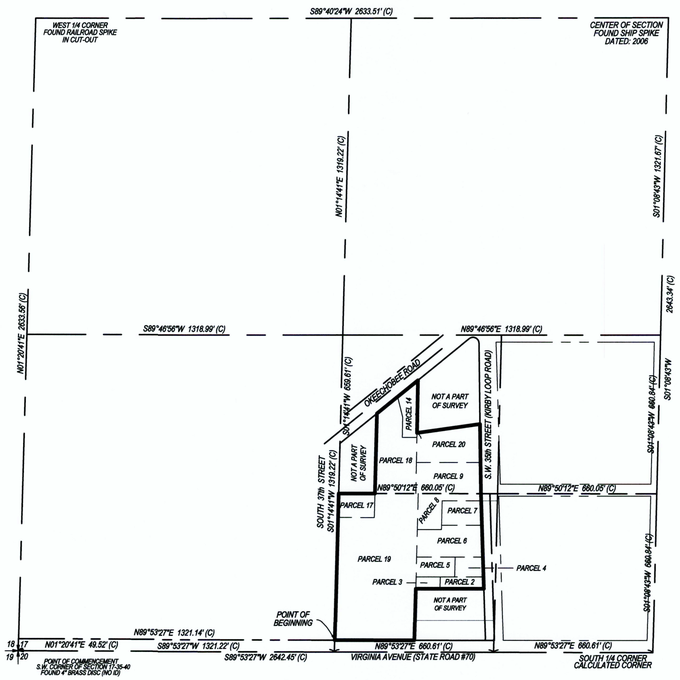
PARCEL 14:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 260 FEET; THENCE RUN NORTH 01°03' EAST 234.3 FEET TO THE POINT OF BEGINNING, THENCE NORTH 1°3' EAST 84.8 FEET; THENCE NORTH 14°03' WEST 86.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70); THENCE RUN NORTH 51°21' EAST ALONG SAID RIGHT OF WAY LINE 107.80 FEET; THENCE RUN SOUTH 01°03' WEST 236.23 FEET; THENCE RUN WEST 60.4 FEET TO THE POINT OF BEGINNING. (O.R.B. 1919, PG 2817)

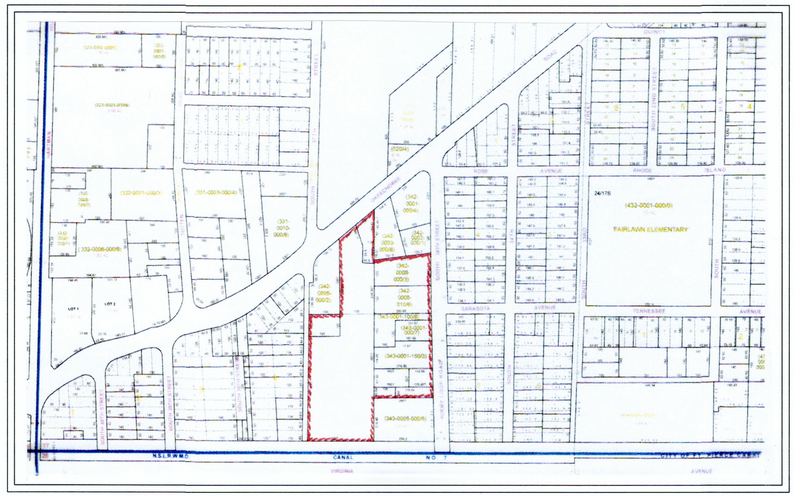
LESS AND EXCEPT:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE 260.00 FEET; THENCE RUN NORTH 01°03'00"E, 319.10 FEET; THENCE NORTH 14°03'00" WEST, A DISTANCE OF 86.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE NORTH 50°55'41" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.80 FEET; THENCE SOUTH 01°03'00" WEST, A DISTANCE OF 140.45 FEET TO A POINT ON THE EXTERIOR EDGE OF A 1 STORY ALUMINUM BUILDING (SAID POINT ALSO BEING THE POINT OF BEGINNING); THENCE CONTINUE SOUTH 77°35'07" WEST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 1.42 FEET; THENCE CONTINUE SOUTH 12°24'53" EAST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 5.94 FEET; THENCE NORTH 01°03'00" EAST, A DISTANCE OF 6.11 FEET TO THE POINT OF BEGINNING. (ORB 2670, PG 2204)

PARCEL 17:
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4, OF THE SE 1/4 OF THE SW 1/4, OF SAID SECTION 17; THENCE RUN EAST 150 FEET, THENCE SOUTH 100 FEET, THENCE WEST 150 FEET THENCE NORTH 100 FEET TO THE POINT OF BEGINNING. (O.R.B. 2360, PG 1784)



LYING IN SE 1/4, SW 1/4 OF SECTION 17-35-40
SECTIONAL BREAKDOWN: SCALE: 1" = 300'



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTIONS: (CONTINUED)

PARCEL 18-19:
FROM THE SW CORNER OF NW 1/4 OF THE SE 1/4 OF THE SW 1/4, RUN EAST 150 FEET FOR POINT OF BEGINNING, THENCE CONTINUE EAST 170 FEET, THENCE NORTH 1 DEGREE 3 MINUTES EAST 243.3 FEET, THENCE WEST 60.4 FEET, THENCE NORTH 1 DEGREE 3 MINUTES EAST 234.30 FEET, THENCE NORTH 14 DEGREES 03 MINUTES WEST 86.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, THENCE SOUTH 50 DEGREES 55 MINUTES 41 SECONDS WEST OF SAID RIGHT OF WAY TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 150 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4, THENCE SOUTH ON SAID EAST LINE TO THE POINT OF BEGINNING, AND ALSO THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4, EXCEPTING THEREFROM THE NORTH 100 FEET OF THE WEST 150 FEET; SAID LANDS LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. (O.R.B. 1913, PG 114)

OVERALL DESCRIPTION:
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE RUN NORTH 01°20'41" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 49.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 7; THENCE RUN NORTH 89°53'27" EAST, ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1321.14 FEET TO A POINT AND PLACE OF BEGINNING; SAID POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 01°14'41" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 610.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89°50'12" EAST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 150.05 FEET TO A POINT ON THE EAST LINE OF THE WEST 150.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 01°14'41" EAST ALONG THE EAST LINE OF THE WEST 150.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 333.94 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 9403-106 (SHEET 2); THENCE RUN NORTH 50°44'23" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 219.63 FEET TO A POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN SOUTH 00°53'03" WEST FOR A DISTANCE OF 141.11 FEET TO A POINT; THENCE RUN SOUTH 77°25'10" WEST FOR A DISTANCE OF 1.42 FEET TO A POINT; THENCE RUN SOUTH 12°34'50" EAST FOR A DISTANCE OF 5.94 FEET TO A POINT (THE LAST TWO CALLS ARE INTENDED TO GO ALONG THE EXTERIOR EDGE OF A ONE STORY STEEL BUILDING); THENCE RUN SOUTH 00°53'03" EAST FOR A DISTANCE OF 72.11 FEET; THENCE RUN NORTH 81°44'15" EAST FOR A DISTANCE OF 264.90 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SW 35th STREET, SAID POINT BEING FOUND 1/2" IRON PIPE; THENCE RUN SOUTH 00°55'57" EAST FOR A DISTANCE OF 292.31 FEET TO A POINT OF INTERSECTION AND A 1/2" IRON PIPE; THENCE CONTINUE SOUTH 01°57'31" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 393.21 FEET; THENCE RUN SOUTH 89°47'44" WEST FOR A DISTANCE OF 282.67 FEET TO A POINT THAT LIES ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 01°13'39" WEST ALONG SAID WEST 1/2 FOR A DISTANCE OF 215.15 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 7; THENCE RUN SOUTH 89°53'27" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 330.29 FEET TO A POINT AND PLACE OF BEGINNING.

CONTAINING: 449216.48 SQUARE FEET OR 10.31 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THIS PROPERTY WAS SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). BENCHMARK REFERENCE USED: ST. LUCIE COUNTY 1998 VERTICAL CONTROL DISK, STAMPED VIR 3-22 HARRY (ELEVATION 4.829', NAVD 88)
6. THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE (STATE ROAD #70), S89°53'27"W, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83/90, WITH 2011 ADJUSTMENT.
7. LEGAL DESCRIPTION FURNISHED BY CLIENT.
8. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
9. 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.
10. THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C-0186-J, DATED: FEBRUARY 16, 2012. COMMUNITY PANEL NO. 120285.
11. OWNERSHIP OF FENCES AS SHOWN, IF ANY, ARE NOT DETERMINED BY THIS SURVEY.
12. THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR URBAN PURPOSES.
13. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.

WETLAND NOTE:

LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND /OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

REFERENCED SURVEY MATERIALS USED:

1. F.D.O.T. RIGHT OF WAY MAP SECTIONS 94030-2522 AND 9403-106.
2. BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC., JOB # 5718, DATED: SEPTEMBER 17, 2007.
3. ASSESSMENT MAP - ST. LUCIE COUNTY, FLORIDA (SOUTH 1/2 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST)
4. CULPEPPER AND TURPENING, INC., JOB #17-148, DATED: FEBRUARY 4, 2005.
5. PLAT OF "WESTWOOD MANOR", PLAT BOOK 6, PAGE 26, ST. LUCIE COUNTY, FLORIDA.
6. JAMES A. KIRBY III, REGISTERED LAND SURVEYOR (STARNET)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

DATE	REVISIONS	DWG	CW
10-2-19	SLC COMMENTS	DPK	CDW

PREPARED FOR:
MISTY CREEK PRESERVE
OKEECHOBEE RD. and S. 35th ST.
FORT PIERCE, FLORIDA

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

JOB NUMBER:	19-257
FIELD DATE:	6-12/15-19
CHECKED BY:	CDW
DRAWN BY:	DPK
SCALE:	1"= 40'

SHEET
1 OF 2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

POINT OF BEGINNING
SET 5/8" IRON ROD & CAP (PSM 5847)

N01°14'41"E 610.10' (C)

S.W. 37th STREET
(30' RIGHT-OF-WAY)

SOUTH 37th STREET

WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17

SOUTHWEST CORNER OF NW1/4, SE1/4, SW1/4 OF SECTION 17-35-40
FOUND 5/8" IRON ROD AND CAP (LB 6018)

S89°50'12"W 150.05' (C)

NOT A PART OF SURVEY

N01°14'41"E 333.94' (C)

FOUND 5/8" IRON ROD AND CAP (LB 6018)

S89°53'27"W 330.29' (C)

N.S.L.R.W.M.D. CANAL NO. 7

PARCEL 17
ID #:2417-343-0003-0104
(ORB 1906, PG 1784)

PARCEL 19
ID #:2417-343-0006-0009
(ORB 1913, PG 1114)

POND

TOP OF BANK

EAST LINE W.150' OF W.1/2 OF NW1/4, SE1/4, SW1/4 OF SECTION 17-35-40

SPOIL PILE

EAST LINE OF THE WEST 150' OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17

SOUTH LINE OF NW1/4, SE1/4, SW1/4 OF SECTION 17-35-40

PARCEL 18
ID #:2417-343-0006-0009
(ORB 1913, PG 1114)

N50°44'23"E 219.63' (C)

OKEECHOBEE ROAD

CENTERLINE OF 80' RIGHT-OF-WAYS PER PLAT SECTION MAP SHOWN ON SHEET 2)

SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD

S12°34'50"E 5.94' (C)

S00°53'03"W 72.11' (C)

PARCEL 14
ID# 2417-342-0007-000-6
(ORB 1919, PG 2817)

S77°25'10"W 1.42' (C)
S00°53'03"W 141.11' (C) EL. PB

FOUND 5/8" IRON ROD AND CAP (LB 6018)

PARCEL 14 (LESS OUT)
(ORB 2670, PG 2204)

1 STORY
ALUMINUM BUILDING
"THOMAS FEED & FARM SUPPLY"
F.F.E. = 17.17'

S01°13'39"W 215.15' (C)

EAST LINE OF W1/2, SW1/4, SE1/4, SW1/4 OF SECTION 17-35-40

FOUND 4"x4" CONCRETE MONUMENT (NO ID)

SET 5/8" IRON ROD & CAP (PSM 5847)

FOUND 5/8" IRON ROD AND CAP (LB 6018) (0.56' S, 0.37' E)
FOUND 5/8" IRON ROD AND CAP (LB 4286) (1.14' E)

FOUND 5/8" IRON ROD AND CAP (LB 4286) (0.32' N, 1.36' E)

BENCHMARK #1
SET MAG NAIL AND DISC (LB 6018)
EL. = 16.58' (NAVD 88)

SITE BENCHMARK #2
FOUND MAG NAIL AND DISC (LB 6018)
EL. = 17.21' (NAVD 88)

PARCEL 3
(O.R.B. 2285, PG 1078)

INGRESS & EGRESS EASEMENT (OR 252, PG 183)

PARCEL 5
ID #:2417-343-0001-000-1
(ORB 2285, PG 1078)

PARCEL 8
ID #:2417-343-0001-000-8
(ORB 2068, PG 1594)

PARCEL 9
ID #:2417-343-0008-000-5
(ORB 740, PG 2719)
(ORB 141, PG 1229)

PARCEL 10
ID #:2417-343-0008-000-3
(ORB 1720, PG 1977)

N81°44'15"E 364.90' (C)

S89°47'44"W 282.67' (C)

PARCEL 2
ID #:2417-343-0004-000-8
(ORB 2285, PG 1078)

SOUTH LINE OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE SW1/4, SE1/4, SW1/4 OF SECTION 17-35-40

NORTH LINE OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE SW1/4, SE1/4, SW1/4 OF SECTION 17-35-40

PARCEL 4
ID #:2417-343-0002-000-4
(ORB 1953, PG 2794)

PARCEL 6
ID #:2417-343-0001-169-3
(ORB 1953, PG 2794)

PARCEL 7
ID #:2417-343-0001-100-8
(ORB 2158, PG 268)

S01°57'31"E 393.21' (C)

WEST RIGHT OF WAY LINE OF SOUTH 35th STREET

S00°55'57"E 292.31' (C)

FOUND 5/8" IRON ROD & CAP (LB 6018) (1.99' N, 0.46' W)
FOUND 1/2" IRON PIPE (NO ID) ANGLE BREAK

FOUND 5/8" IRON ROD & CAP (LB 6018) (0.5' W)

FOUND 1/2" IRON PIPE (NO ID)

WM N90°55'57"W 336.00' (C) 336.68' (M)

FOUND 1/2" IRON PIPE (NO ID)

EAST LINE OF SW1/4, SE1/4, SW1/4 OF SECTION 17-35-40

FOUND NAIL & DISC (RLS 2391) DATED: 10-5-2006

FOUND 1/2" IRON ROD & CAP (RLS 2391)

214.18'

KIRBY LOOP ROAD
S.W. 35th STREET
(RIGHT OF WAY VARIES)

SARATOGA AVENUE

VIRGINIA AVENUE (STATE ROAD NO. 70)

SOUTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

BASELINE OF SURVEY PER F.D.O.T. MAP SECTION 94039-2522

CENTERLINE OF 120 FOOT RIGHT OF WAY

SOUTH RIGHT OF WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 7

NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

S89°57'39"E 2642.66'(CAM) (TOTAL)

SOUTH LINE OF SECTION 17-35-40 and CENTERLINE OF 66' RIGHT OF WAY

NOT A PART OF SURVEY

ID #:2417-343-0000-0005
(ORB 2158, PG 1973)

GUMBERLAND FARMS
FUEL STATION
2009 S. 37th STREET

CONCRETE DRIVEWAY & PARKING

RETENTION AREA

FLUME

CONCRETE SIDEWALK

ASPHALT PAVEMENT

CONCRETE HEADWALL

CONC. HEADWALL

CURB INLET
OUTLET EL. 14.50'

CURB INLET
OUTLET EL. 15.07'

R.C.P.

MES

CB

INLET

DI

SIGN

ANCHOR

WPP

LP

WM

CMP

FH

WV

UR

GUARDRAIL

CONCRETE MEDIAN

SANITARY MANHOLE
RIM EL. 18.08'

TOP OF BANK

2' CURB & GUTTER

GRASS MEDIAN

45 MPH SIGN

120.0'

50.00'

50.00'

49.50'

49.50'

29.50'

10'

24'

24'

49.50'

ABBREVIATIONS:

F.F.E. = FINISH FLOOR ELEVATION
FL = FLOWLINE
EL = ELEVATION
LB = LICENSED BUSINESS
WM = WATER METER
CMP = CORRUGATED METAL PIPE
I/E = INVERT ELEVATION
WPP = WOOD POWER POLE
C/P = CONCRETE POWER POLE
-/- = OVERHEAD UTILITIES
CS = CONCRETE SLAB
(C) = CALCULATED
(D) = DEED
(M) = MEASURED
ID = IDENTIFICATION
x 10.00' = EXISTING SPOT ELEVATIONS
EPB = ELECTRIC PULLBOX
LP = LIGHT POST
N.S.L.R.W.M.D = NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
UR = UTILITY RISER
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
NAVD = NORTH AMERICAN VERTICAL DATUM
PSM = PROFESSIONAL SURVEYOR AND MAPPER
CMP = CORRUGATED METAL PIPE
RLS = REGISTERED LAND SURVEYOR
MES = MITERED END SECTION

SHEET 2 OF 2

SCALE: 1"= 40'

DRAWN BY: DPK

CHECKED BY: CDW

FIELD DATE: 6-12/16-19

JOB NUMBER: 19-257

WATSON | KILLANE
SURVEYING AND MAPPING, INC.

2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

PREPARED FOR:
MISTY CREEK PRESERVE
OKEECHOBEE RD. and S. 35th ST.
FORT PIERCE, FLORIDA

DATE	REVISIONS	DWG	CHK
10-2-19	SLC COMMENTS	DPK	CDW

Misty Creek Preserve
Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

Applicant
Cone & Graham, Inc.
5101 Cone Road
Tampa, FL 33610

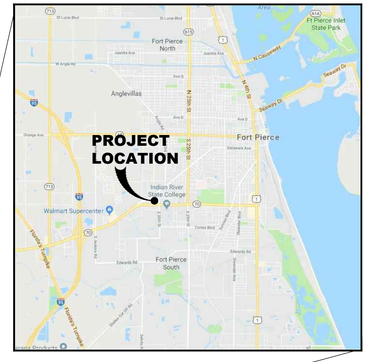
Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

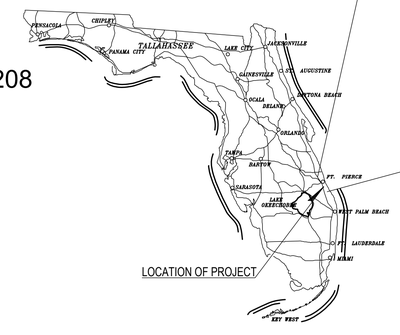
Civil Engineer
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

Environmental Consultant
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Surveyor (Platting)
Watson|Killane Surveying and Mapping, Inc.
2240 NE Dixie Highway
Jensen Beach, FL 34957

Traffic Engineer
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

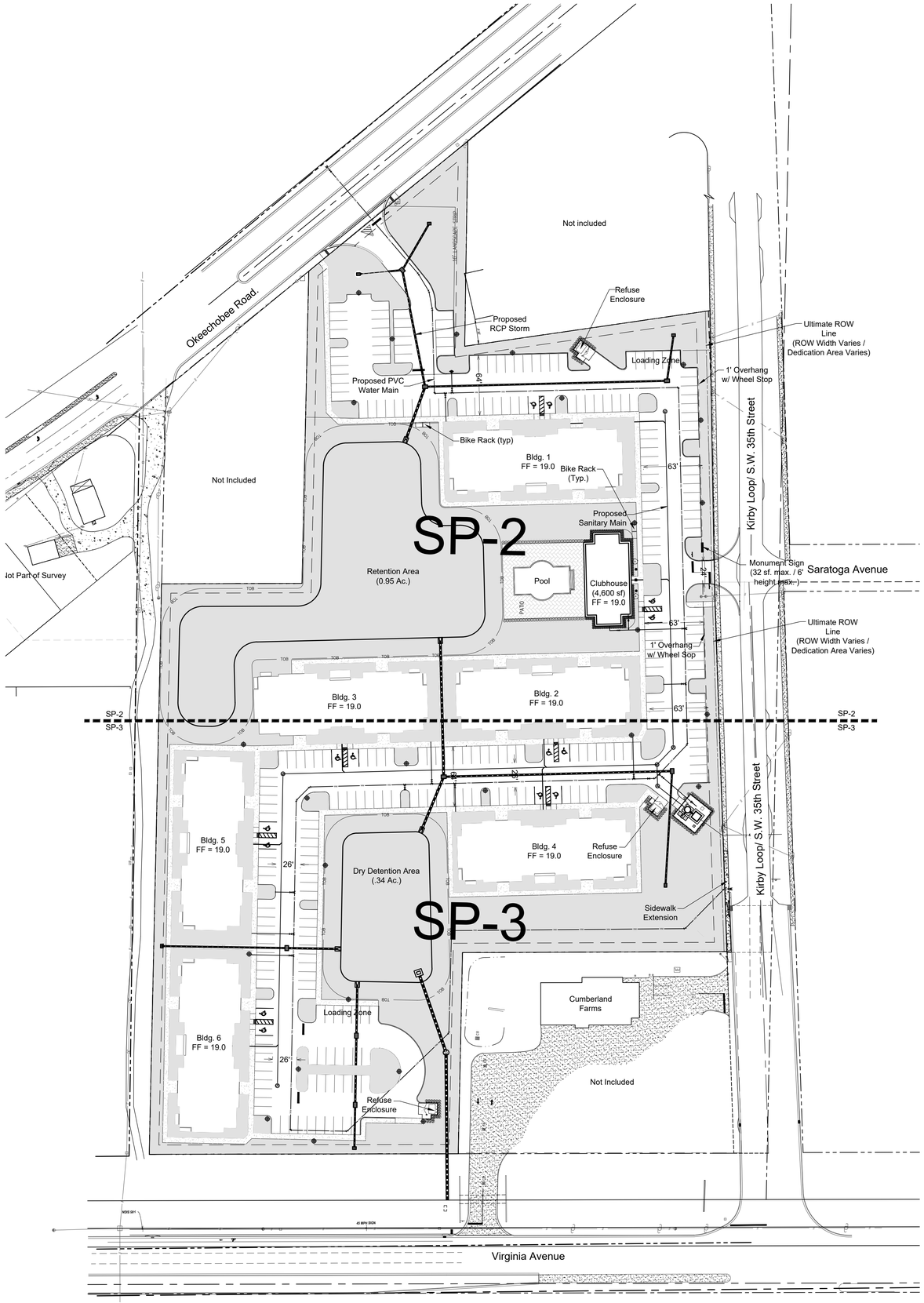




Sheet Index

Cover Sheet	
Site Plans	SP 1 - SP 3
Landscape Plans	LA 1 - LA 5
Mitigation Plans	TP 1 - TP 3

lucido&associates



Meets and Bound Legal Description:

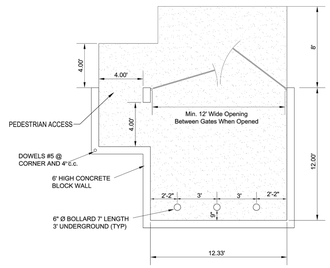
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 17; THENCE S 01°24'30" W A DISTANCE OF 609.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 7; THENCE S 89°57'38" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 330.31 FEET; THENCE N 01°22'59" E A DISTANCE OF 213.93 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1 ACRE OF THE NORTH 3 ACRES OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 (SOUTH), RANGE 40 EAST; THENCE S 90°00'00" E ALONG SAID LINE A DISTANCE OF 282.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 35TH STREET; THENCE N 01°49'04" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 686.68 FEET; THENCE S 81°42'00" W A DISTANCE OF 259.24 FEET; THENCE N 01°03'00" E A DISTANCE OF 218.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD; THENCE S 50°55'41" W ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 218.83 FEET; THENCE S 01°24'30" W A DISTANCE OF 333.32 FEET, TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 17; THENCE ALONG SAID SOUTH LINE N 90°00'00" W, A DISTANCE OF 150 FEET TO THE POINT AND PLACE OF BEGINNING.

LESS AND EXCEPT:

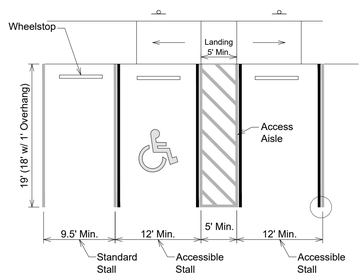
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 260 FEET; THENCE RUN NORTH 01°03'00" EAST, 319.10 FEET; THENCE NORTH 14°03'00" WEST, A DISTANCE OF 86.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE NORTH 50°55'41" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.80 FEET; THENCE SOUTH 01°03'00" WEST, A DISTANCE OF 140.45 FEET TO A POINT ON THE EXTERIOR EDGE OF A 1-STORY, ALUMINUM BUILDING (SAID POINT ALSO BEING THE POINT OF BEGINNING); THENCE CONTINUE SOUTH 77°35'07" WEST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 1.42 FEET; THENCE CONTINUE SOUTH 12°24'53" EAST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 5.94 FEET; THENCE NORTH 01°03'00" EAST, A DISTANCE OF 6.11 FEET TO THE POINT OF BEGINNING; AS CONVEYED PURSUANT TO THAT QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2670, PAGE 2204, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



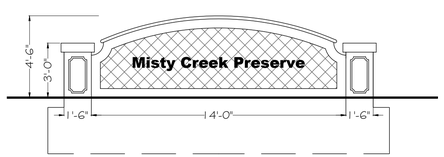
Typical Refuse Enclosure Detail

NTS



Typical Parking Stall Detail

NTS



Typical Project ID Sign Detail

NTS

Site Data

Total Area:		10.31 ac
Existing Use:		Vacant
Existing Zoning:		C-3
Existing Future Land Use:		CG
Proposed Zoning:		PD
Proposed Future Land Use		RM
Product Type:		Multi-Family
Total Units:		144 Units
*Gross Density (see General Note #1):		13.96 DU/ac.
Impervious Area:	218,764 sf	5.01 ac 48.6%
Buildings Pads:	66,498 sf	1.52 ac
A/C Pads (345 sf./bldg.):	2,070 sf	.05 ac
Clubhouse	4,600 sf	.10 ac
Pavement (Including Curb & Refuse):	112,705 sf	2.58 ac
Sidewalk:	27,876 sf	.64 ac
Pool Patio:	5,015 sf	.12 ac
Pervious Area:	226,562 sf	5.30 ac 51.4%
Landscape Islands:	9,939 sf	.23 ac
Retention Area:	56,476 sf	1.29 ac
Open Space:	160,147 sf	3.78 ac

Building and Lot Data

Common Open Space Req'd:	20% (2.05 ac.)
Common Open Space Provided:	51.4% (5.30 ac.)
Maximum Height:	35'
Minimum Lot Size:	N/A
Building Setbacks (C-3, abutting Zoning District per Sec. 22-40(b)(2)):	
Front (35th Street Frontage):	25'
Side:	15'
Side @ Corner:	15'
Rear (37th Street Frontage)	15'

Parking Requirements

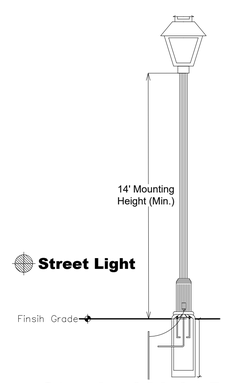
Vehicle Parking Required:	238 Spaces
Multi-Family:	
1.5 spaces per unit @ 144 units = 216 spaces	
Accessible Spaces Req'd: 7 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	282 Spaces
ADA Spaces Provided: 14 Spaces	
Bicycle Parking Req'd:	18 Spaces
Multi-Family:	
1:10 Units @ 144 Units = 15 Spaces	
Clubhouse:	
1:10 Stalls @ 23 Stalls sf. = 3 Spaces	
Bicycle Parking Provided:	30 Spaces
Loading Spaces Req'd:	2 Spaces
Multi-Family:	
0 > 25,000 sf.	
1 for ea. 75,000 sf. over 25,000 @ 174,512 sf. = 2 Spaces	
Clubhouse:	
0 > 10,000 sf. @ 4,600 sf. = 0	
Loading Spaces Provided:	2 Spaces

General Notes

1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the full Density Bonus permitted by the Code; however, the Applicant and its successors and assigns reserve the right to exercise the full Density Bonus permitted by the Code in the future, in accordance with then-applicable Code requirements pertaining to modifications to an approved Planned Development.
2. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
3. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
4. All interior sidewalks to be 5' wide minimum.
5. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
6. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
7. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

Project Description

144-unit multi-family community consisting of six (6) 24-unit buildings, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Utilities to be provided by FPUA and will be installed under ground. Emergency services to be provided by City of Fort Pierce Police Department and St. Lucie County Fire District.



Street Light

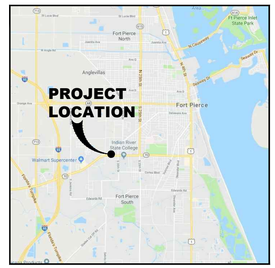
Standard Light Pole Detail

NTS

lucido & associates

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

Key / Location:



Project Team:

Client & Property Owner:	Cone & Graham, Inc. 5101 Cone Road Tampa, FL 33610
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Associates, Inc. 7450 South Federal Highway Port St. Lucie, FL 34952
Surveyor:	Watson|Killane Surveying and Mapping, Inc. 2240 NE Dixie Highway Jensen Beach, FL 34957
Traffic Engineer:	Kimley-Horn 1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
Environmental Consultant:	EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Overall Site Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

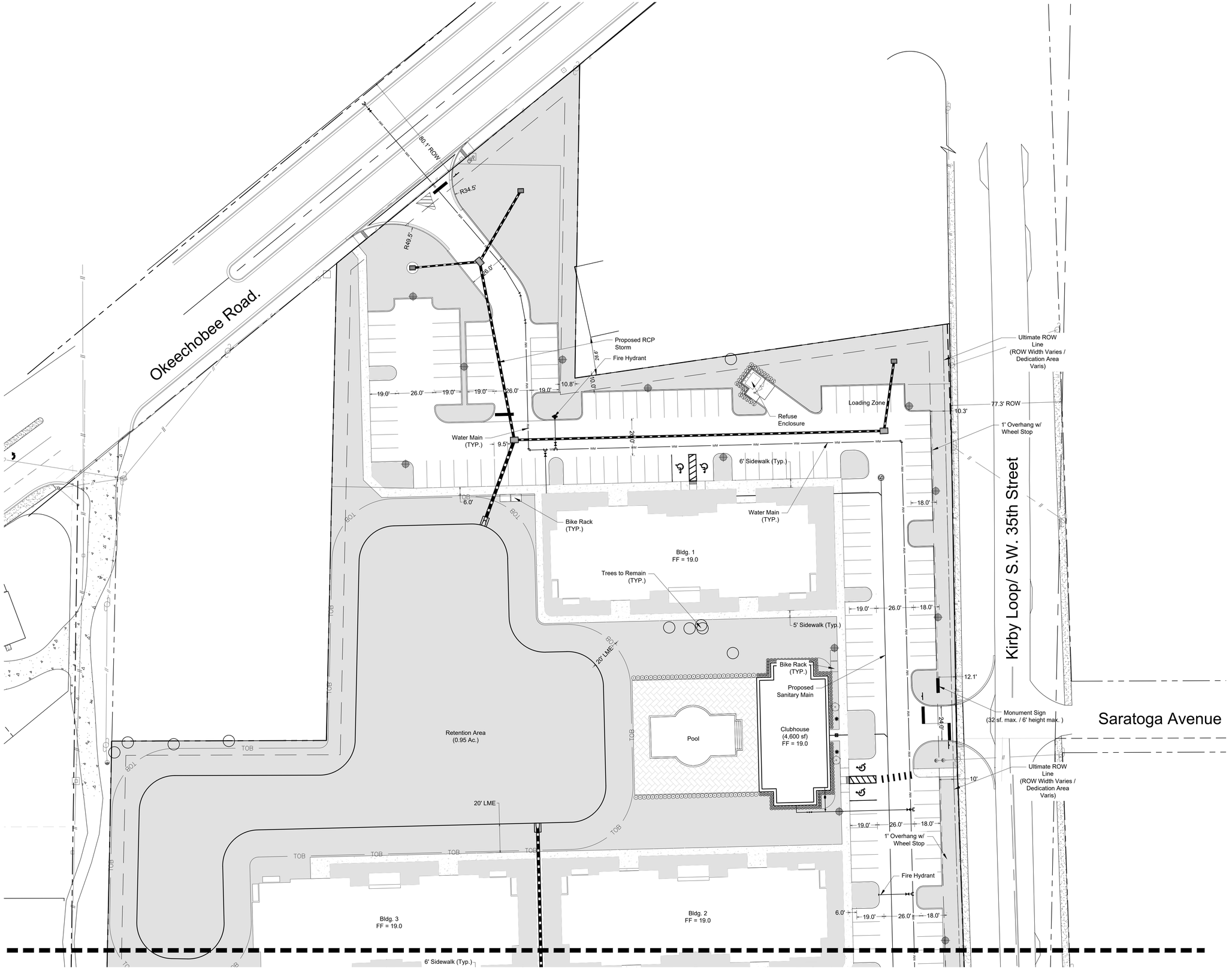
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP 1**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.2	

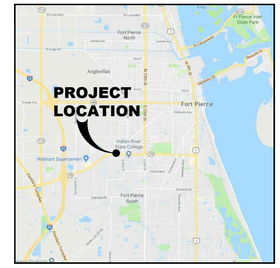
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Key / Location:



Project Team:

Client & Property Owner:	Cone & Graham, Inc. 5101 Cone Road Tampa, FL 33610
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Traffic Engineer:	Kimley-Horn 1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
Environmental Consultant:	EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Site Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

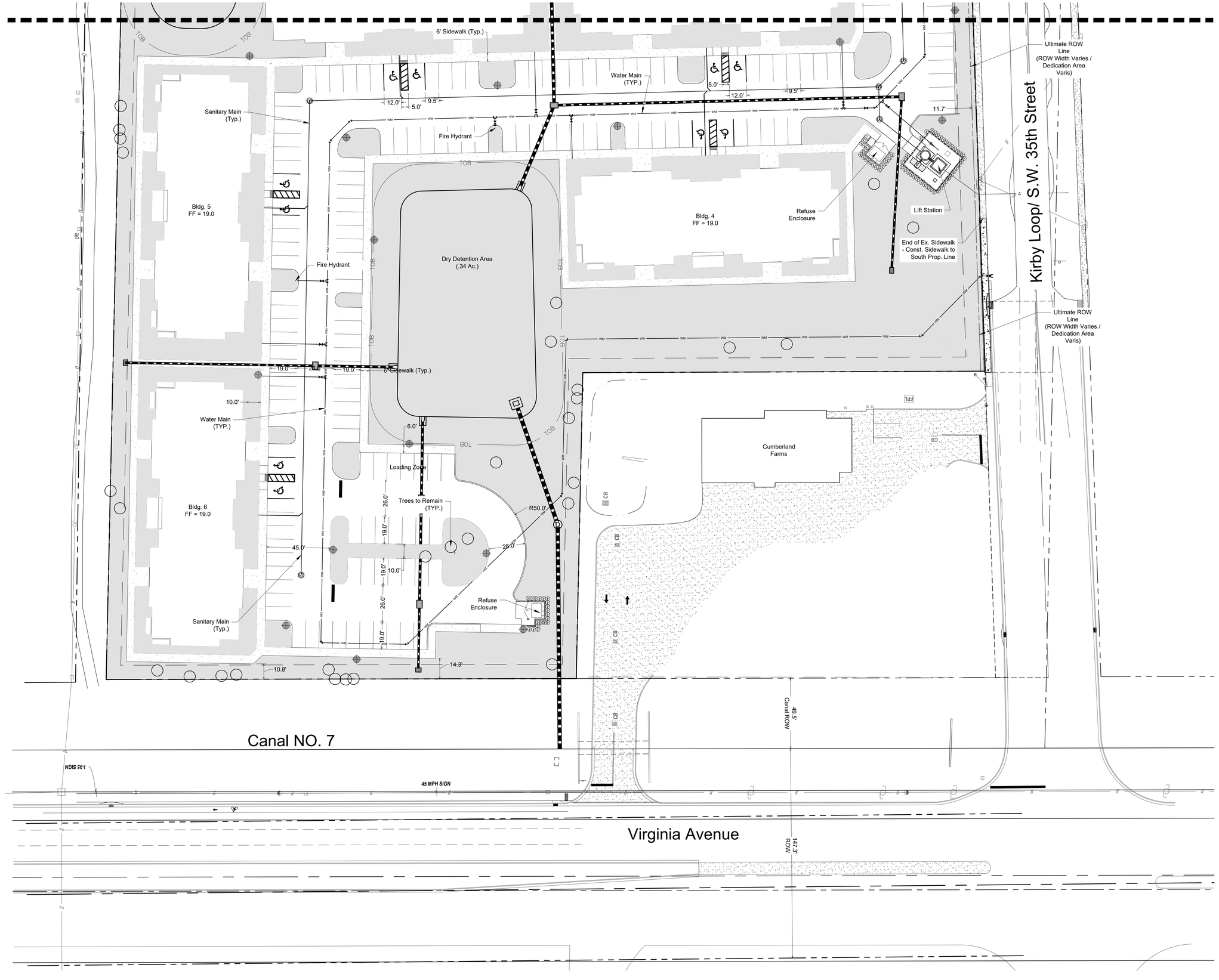
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP 2**
Project Number	19-310	
Municipal Number	---	
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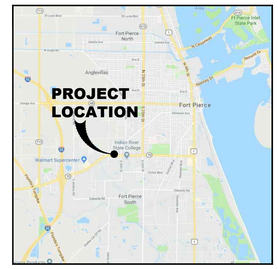
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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Site Plan

Date	By	Description
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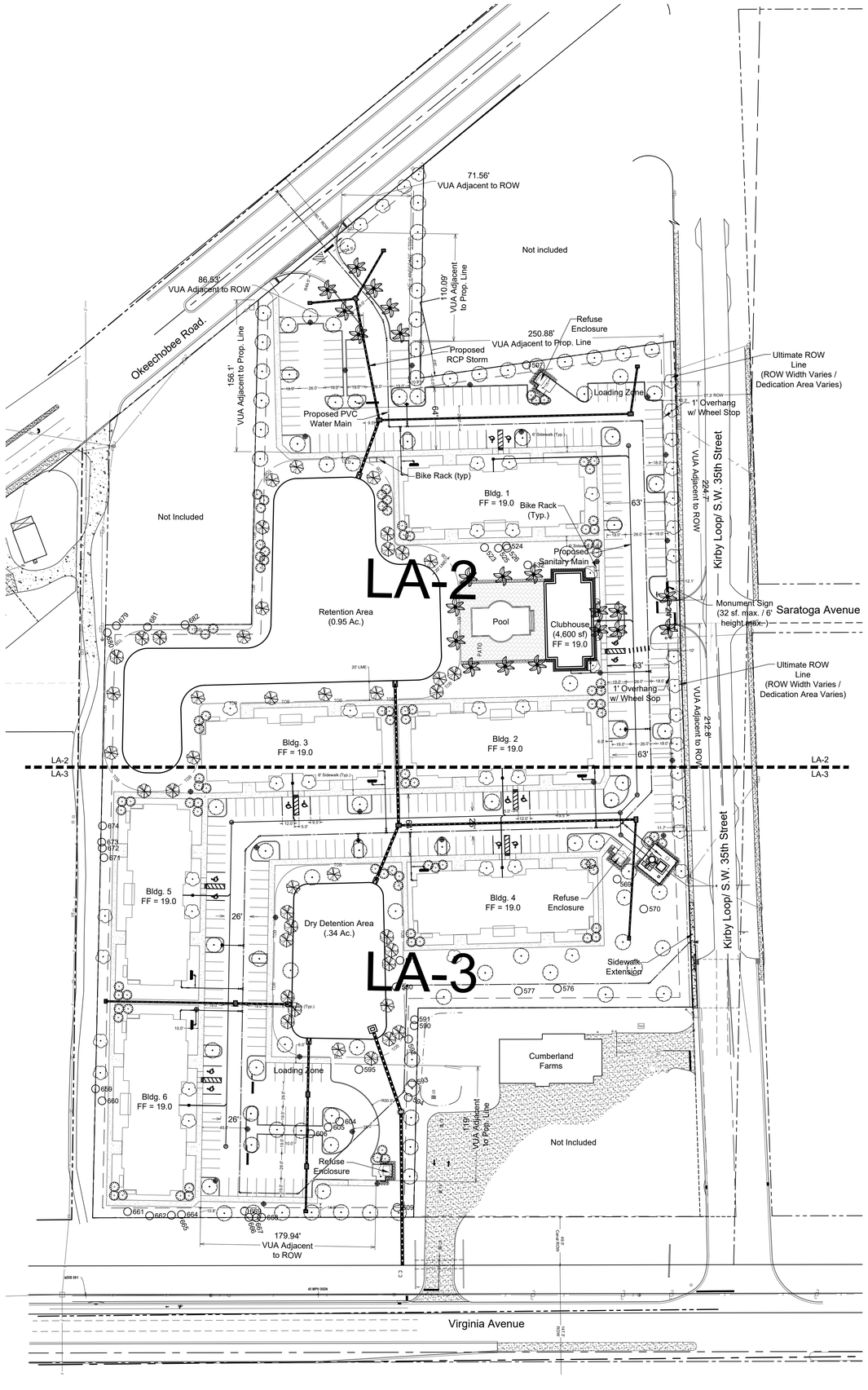
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP 3**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

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General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

Landscape Calculations:

Vehicular Use Area along Property Lines
636 Linear Feet along Property Line
636 x 10 = 6,360 sq. ft. required Landscape Area
(6,360) / 200 = **32 Trees Required**
Vehicular Use Area along Right of Way
1,554 Linear Feet along Right of Way
1,554 x 10 = 15,540 sq. ft. required Landscape Area
(15,540) / 300 = **52 Trees Required**
Interior Vehicular Use Area
111,057 sq. ft. total Vehicular Use Area
111,057 / 15 = 7,404 sq. ft. required Landscape Area
(7,404) / 100 = **74 Trees Required**
Total Landscape Area Required: 29,304 sq. ft.
Landscape Area Provided: 29,304+ sf.
Total Trees Required: 158
Trees Provided = 158 Canopy Trees

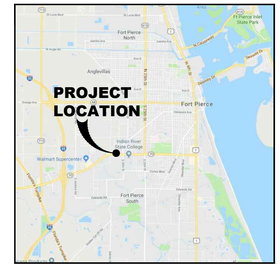
PLANT SCHEDULE SITE TOTAL

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	AR	23	Acer rubrum	Red Maple	BB	12` HT	5` SPR	F, SP	Native	3" Caliper
	IAE	46	Ilex x attenuata `Eagleston`	Eagleston Holly	FG	12` HT	5` W	F, SP		3" Caliper
	QV	96	Quercus virginiana	Southern Live Oak	FG	14` HT	7` SPR	F, SP	Native	3" Caliper
	RO	21	Roystonea regia	Florida/Cuban Royal Palm	FG	12`GW		F, SP, No Scars	Native	
	SP	93	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
	TD	18	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	3" Caliper

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR	1,337	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	MFR	110	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
	SCA	59	Schefflera arboricola `Trinette`	Schefflera	3G	24" HT	18"W		

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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Overall Landscape Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 60'

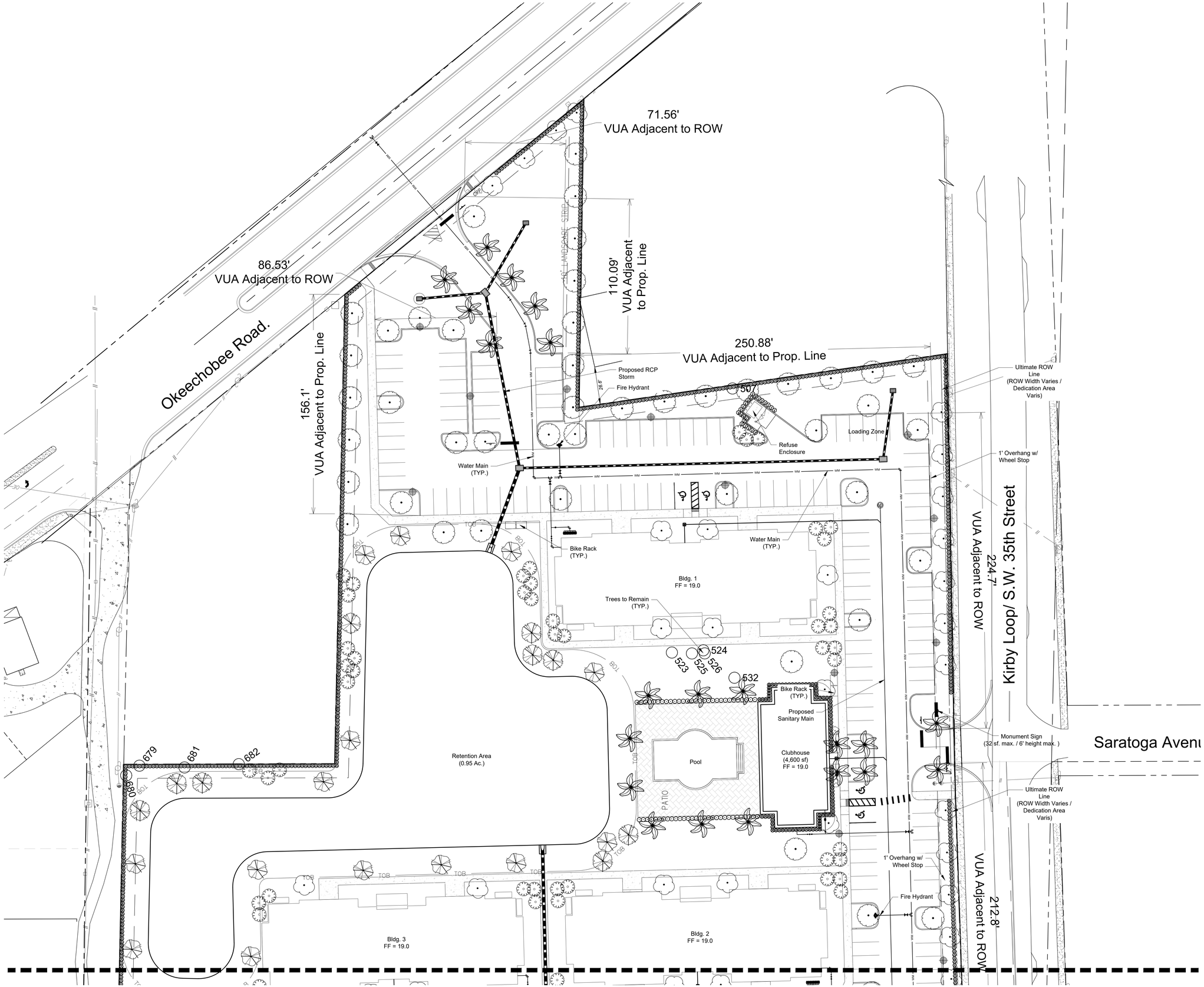
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 1**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

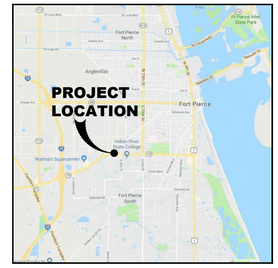
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Drawing Name: J:\Projects Active\19-310 Okeechobee Road Multi-Family\Site Plan\ Oct 24, 2019 - 9:49am 19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24.19.dwg



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Fort Pierce, Florida

Planned Development Landscape Plan

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SCALE: 1" = 30'

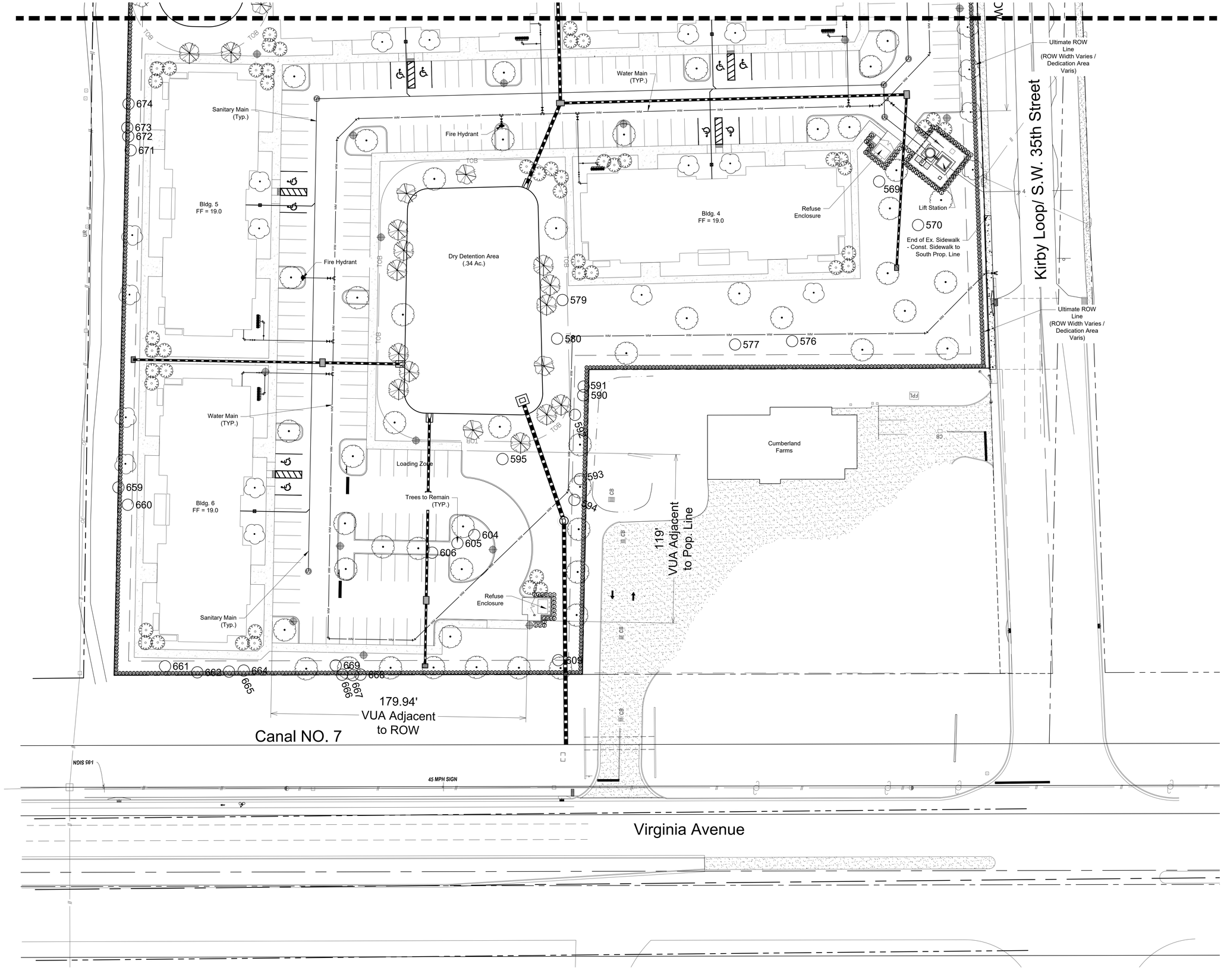
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Thomas P. Lucido

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Manager	BN	**LA 2**
Project Number	19-310	
Municipal Number	---	
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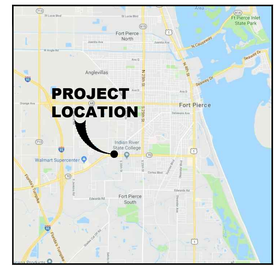
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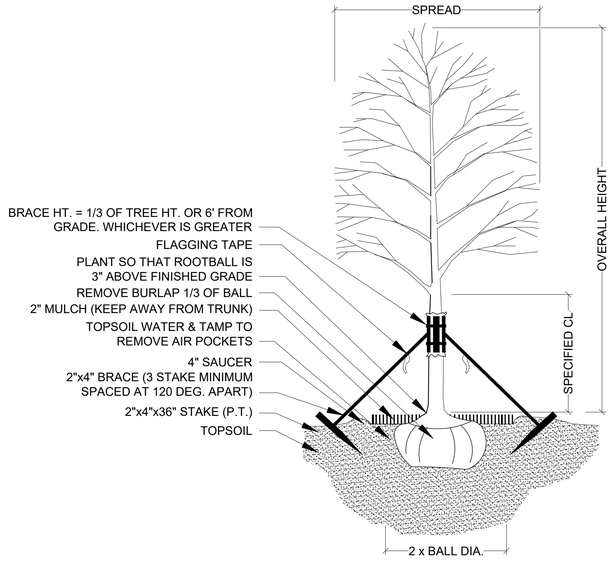
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Project Number	19-310	
Municipal Number	---	
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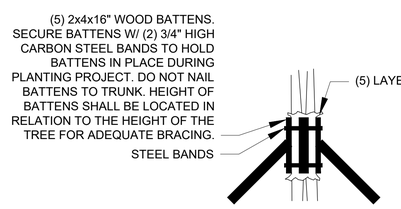
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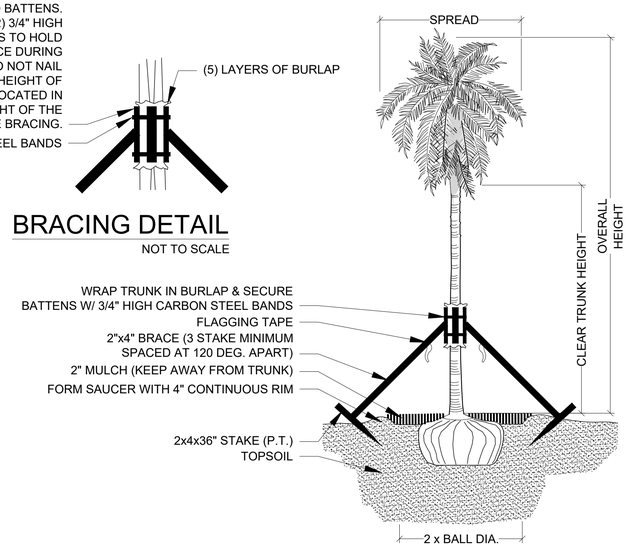
TREE PLANTING & STAKING

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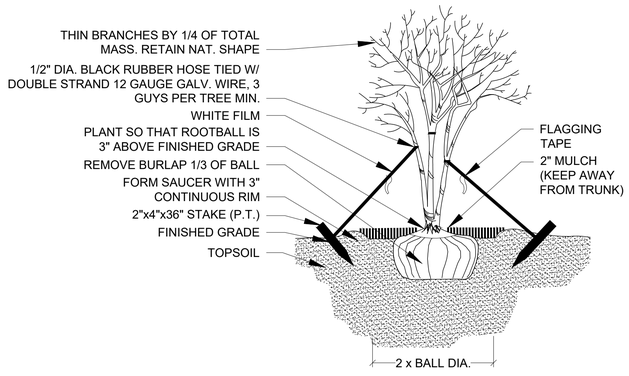
BRACING DETAIL

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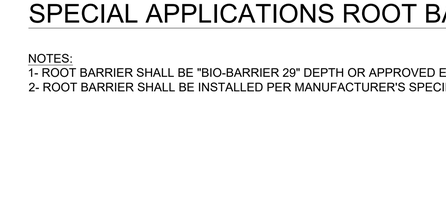
PALM PLANTING - ANGLE STAKE

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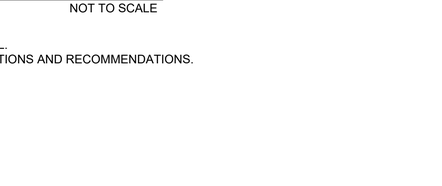
MULTI-TRUNK PLANTING & GUYING

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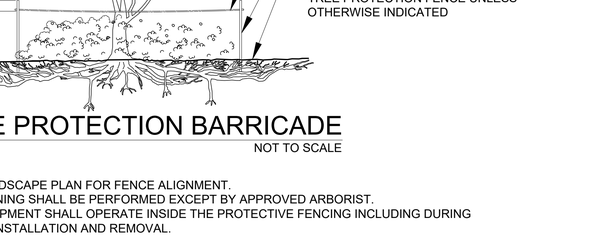
SHRUB PLANTING

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GROUNDCOVER PLANTING DETAIL

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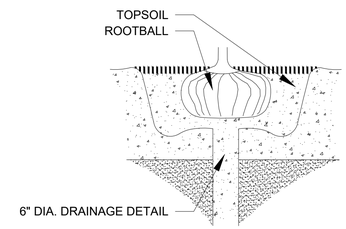


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

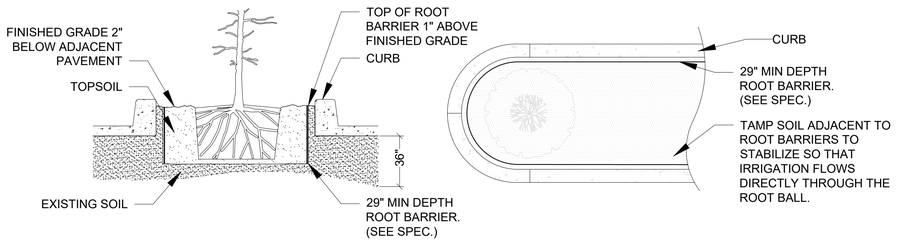
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, 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)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

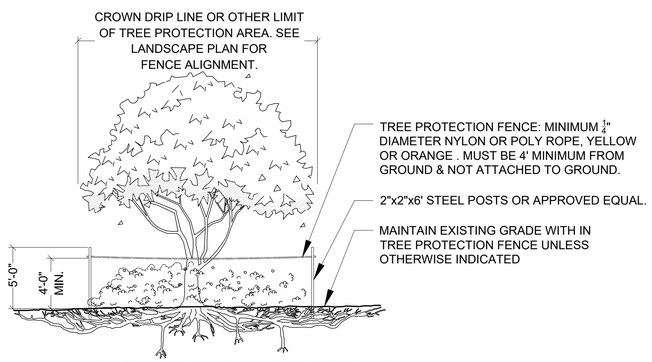
NOT TO SCALE



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.

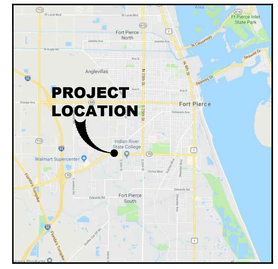
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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.

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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Landscape Details

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	RM
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Sheet **LA 4**

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: MATERIALS

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

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

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

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

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

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

2.02 INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

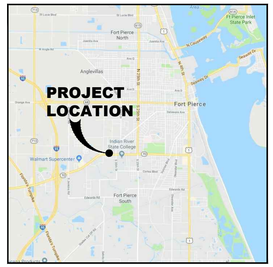
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final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

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

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

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Key / Location:



Project Team:

Client & Property Owner: Cone & Graham, Inc.
5101 Cone Road
Tampa, FL 33610

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

Surveyor: Watson|Killane Surveying and Mapping, Inc.
2240 NE Dixie Highway
Jensen Beach, FL 34957

Traffic Engineer: Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

Environmental Consultant: EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Landscape Specifications

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

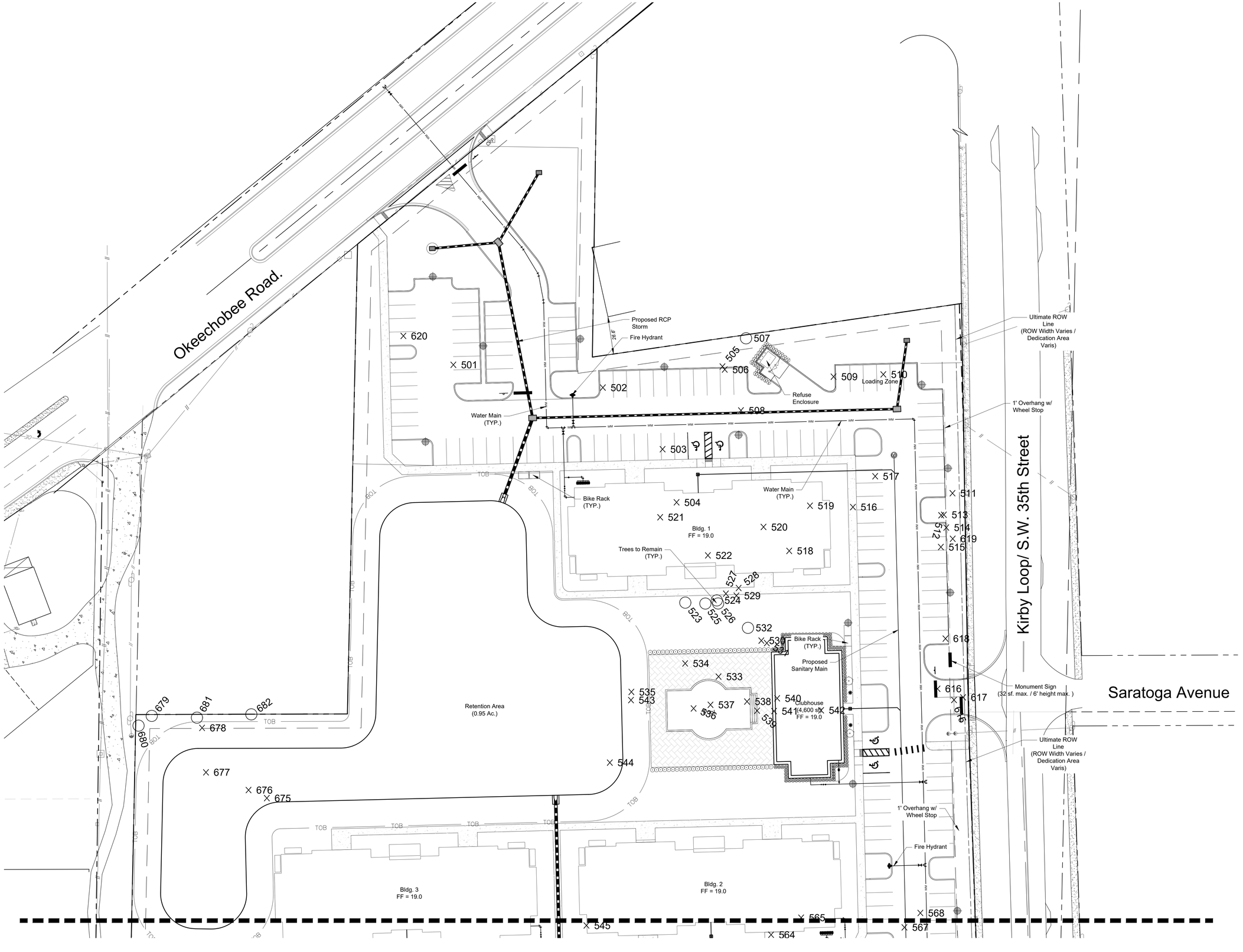
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REG. # 1018
Thomas P. Lucido

Designer	RM
Manager	BN
Project Number	19-310
Municipal Number	---
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24

Sheet
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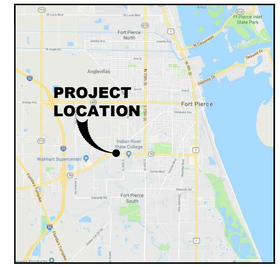
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Engineer:	Stephen Cooper, P.E. & Associates, Inc. 7450 South Federal Highway Port St. Lucie, FL 34952
Surveyor:	Watson|Killane Surveying and Mapping, Inc. 2240 NE Dixie Highway Jensen Beach, FL 34957
Traffic Engineer:	Kimley-Horn 1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
Environmental Consultant:	EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

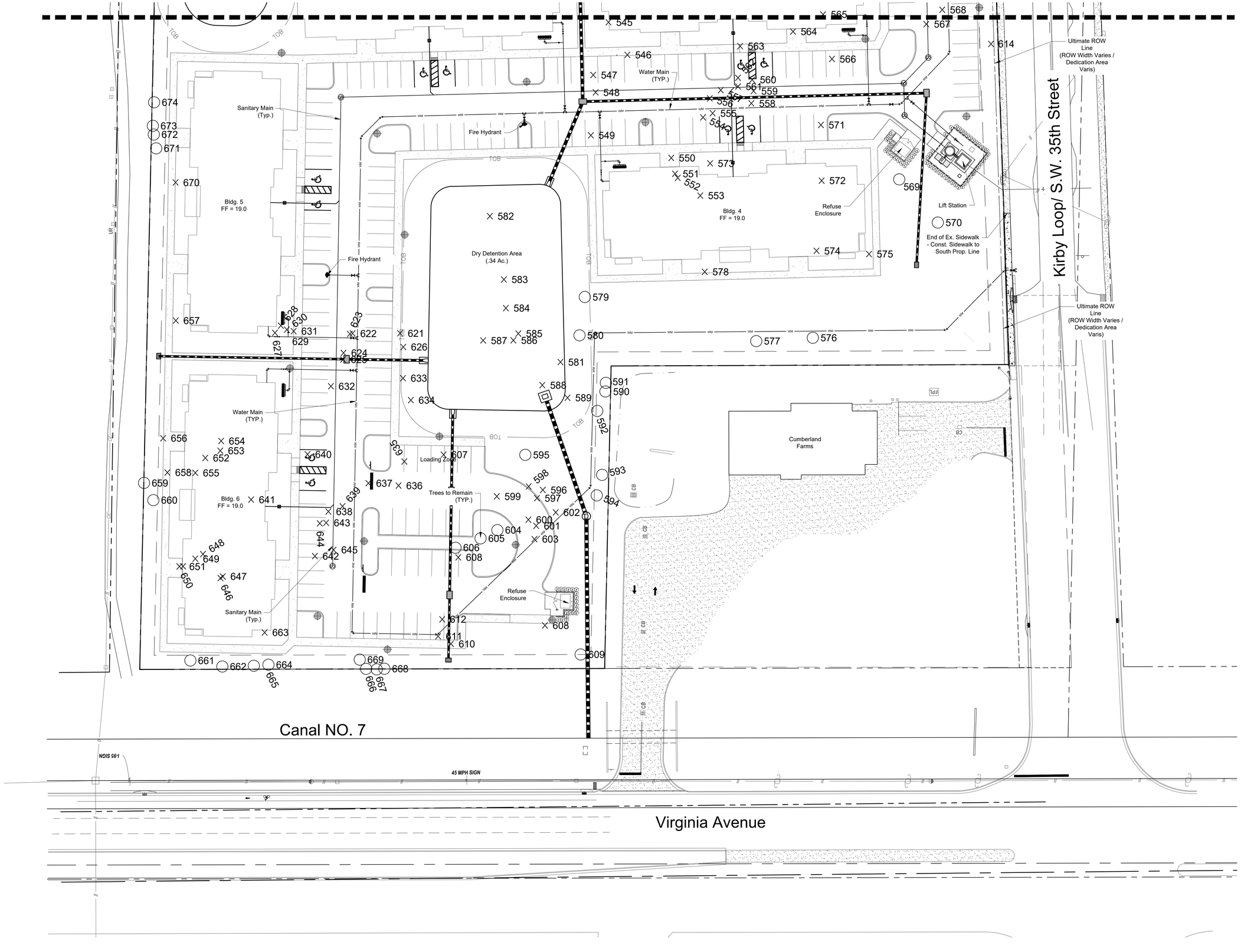
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REG. # 1018
Thomas P. Lucido

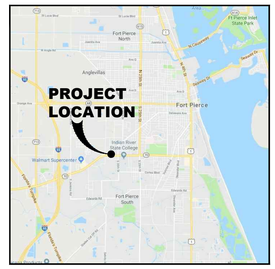
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Manager	BN	**TP 1**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**TP 2**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

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Misty Creek Preserve Tree Inventory 05-2019

Tree #	Species	Meets clear trunk criterion	DBH	To be Removed	To be Preserved
501	Live Oak		36.5	x	
502	Laurel Oak		18.5	x	
503	Cabbage Palm	✓		x	
504	Cabbage Palm	✓		x	
505	Cabbage Palm	✓		x	
506	Cabbage Palm	✓		x	
507	Cabbage Palm	✓		x	
508	Cabbage Palm	✓		x	
509	Cabbage Palm	✓		x	
510	Laurel Oak		26	x	
511	Slash Pine		16	x	
512	Slash Pine		14.5	x	
513	Laurel Oak		20	x	
514	Laurel Oak		32.5	x	
515	Laurel Oak		18.5	x	
516	Slash Pine		20.5	x	
517	Slash Pine		16	x	
518	Laurel Oak		45	x	
519	Cabbage Palm	✓		x	
520	Laurel Oak		15		x
521	Cabbage Palm	✓		x	
522	Laurel Oak		45	x	
523	Cabbage Palm	✓			x
524	Cabbage Palm	✓			x
525	Cabbage Palm	✓			x
526	Cabbage Palm	✓			x
527	Laurel Oak		16	x	
528	Cabbage Palm	✓		x	
529	Laurel Oak		19	x	
530	Laurel Oak		19.5	x	
531	Cabbage Palm	✓		x	
532	Water Oak		16		x
533	Water Oak		14.5	x	
534	Cabbage Palm	✓		x	
535	Laurel Oak		18	x	
536	Water Oak		15	x	
537	Laurel Oak		32.5	x	
538	Laurel Oak		30.5	x	
539	Laurel Oak		20	x	
540	Laurel Oak		21	x	
541	Cabbage Palm	✓		x	
542	Water Oak		15.5	x	
543	Laurel Oak		17.5	x	
544	Laurel Oak		44.5	x	
545	Laurel Oak		26.5	x	
546	Laurel Oak		41	x	
547	Laurel Oak		18.5	x	
548	Laurel Oak		17	x	
549	Laurel Oak		15	x	
550	Slash Pine		18.5	x	
551	Cabbage Palm	✓		x	
552	Cabbage Palm	✓		x	
553	Cabbage Palm	✓		x	
554	Cabbage Palm	✓		x	
555	Cabbage Palm	✓		x	
556	Cabbage Palm	✓		x	
557	Cabbage Palm	✓		x	
558	Cabbage Palm	✓		x	
559	Cabbage Palm	✓		x	
560	Cabbage Palm	✓		x	
561	Cabbage Palm	✓		x	
562	Cabbage Palm	✓		x	
563	Laurel Oak		28	x	
564	Cabbage Palm	✓		x	
565	Laurel Oak		36	x	
566	Cabbage Palm	✓		x	
567	Laurel Oak		21	x	
568	Cabbage Palm	✓		x	
569	Slash Pine		17		x
570	Laurel Oak		49		x
571	Slash Pine		30	x	
572	Laurel Oak		19.5	x	
573	Cabbage Palm	✓		x	
574	Laurel Oak		34.5	x	
575	Slash Pine		31	x	
576	Cabbage Palm	✓			x
577	Laurel Oak		19.5		x
578	Laurel Oak		26	x	
579	Laurel Oak		45.5		x
580	Cabbage Palm	✓			x
581	Cabbage Palm	✓		x	
582	Cabbage Palm	✓		x	
583	Cabbage Palm	✓		x	
584	Cabbage Palm	✓		x	
585	Cabbage Palm	✓		x	
586	Cabbage Palm	✓		x	
587	Cabbage Palm	✓		x	
588	Cabbage Palm	✓		x	
589	Cabbage Palm	✓		x	
590	Slash Pine		16.5		x
591	Laurel Oak		20		x
592	Laurel Oak		21.5		x
593	Laurel Oak		14		x
594	Laurel Oak		27.5		x
595	Cabbage Palm	✓			x
596	Cabbage Palm	✓		x	
597	Cabbage Palm	✓		x	
598	Cabbage Palm	✓		x	
599	Cabbage Palm	✓		x	
600	Cabbage Palm	✓		x	
601	Cabbage Palm	✓		x	
602	Cabbage Palm	✓		x	
603	Cabbage Palm	✓		x	
604	Cabbage Palm	✓		x	
605	Cabbage Palm	✓			x
606	Cabbage Palm	✓			x
607	Cabbage Palm	✓		x	
608	Cabbage Palm	✓		x	
608	Cabbage Palm	✓		x	
609	Slash Pine		27		x
610	Cabbage Palm	✓		x	
611	Cabbage Palm	✓		x	
612	Cabbage Palm	✓		x	
614	Cabbage Palm	✓		x	
615	Cabbage Palm	✓		x	
616	Cabbage Palm	✓		x	
617	Laurel Oak		20	x	
618	Laurel Oak		47.5	x	
619	Cabbage Palm	✓		x	
620	Cabbage Palm	✓		x	
621	Cabbage Palm	✓		x	
622	Cabbage Palm	✓		x	
623	Cabbage Palm	✓		x	
624	Laurel Oak		17	x	
625	Cabbage Palm	✓		x	
626	Cabbage Palm	✓		x	
627	Cabbage Palm	✓		x	
628	Cabbage Palm	✓		x	
629	Cabbage Palm	✓		x	
630	Cabbage Palm	✓		x	
631	Cabbage Palm	✓		x	
632	Cabbage Palm	✓		x	
633	Cabbage Palm	✓		x	
634	Cabbage Palm	✓		x	
635	Cabbage Palm	✓		x	
636	Live Oak		24.5	x	
637	Cabbage Palm	✓		x	
638	Live Oak		20.5	x	
639	Cabbage Palm	✓		x	
640	Cabbage Palm	✓		x	
641	Laurel Oak		14	x	
642	Laurel Oak		16.5	x	
643	Cabbage Palm	✓		x	
644	Cabbage Palm	✓		x	
645	Cabbage Palm	✓		x	
646	Live Oak		18	x	
647	Cabbage Palm	✓		x	
648	Live Oak		15	x	
649	Laurel Oak		15	x	
650	Cabbage Palm	✓		x	
651	Cabbage Palm	✓		x	
652	Live Oak		21.5	x	
653	Laurel Oak		18	x	
654	Cabbage Palm	✓		x	
655	Cabbage Palm	✓		x	
656	Cabbage Palm	✓			x
657	Cabbage Palm	✓		x	
658	Cabbage Palm	✓			x
659	Cabbage Palm	✓			x
660	Laurel Oak		28.5		x
661	Cabbage Palm	✓			x
662	Laurel Oak		42		x
663	Cabbage Palm	✓		x	
664	Cabbage Palm	✓			x
665	Laurel Oak		35		x
666	Slash Pine		22		x
667	Live Oak		25.5		x
668	Live Oak		22		x
669	Cabbage Palm	✓		x	
670	Strangler Fig		52		x
671	Laurel Oak		21.5		x
672	Laurel Oak		18		x
673	Laurel Oak		18		x
674	Laurel Oak		16.5		x
675	Cabbage Palm	✓		x	
676	Laurel Oak		22.5	x	
677	Cabbage Palm	✓		x	
678	Cabbage Palm	✓		x	
679	Laurel Oak		32		x
680	Laurel Oak		31.5		x
681	Cabbage Palm	✓			x
682	Laurel Oak		38		x
	Total Cabbage Palms	**104**		89	15
	Total DBH		**1734**	1043"	691"

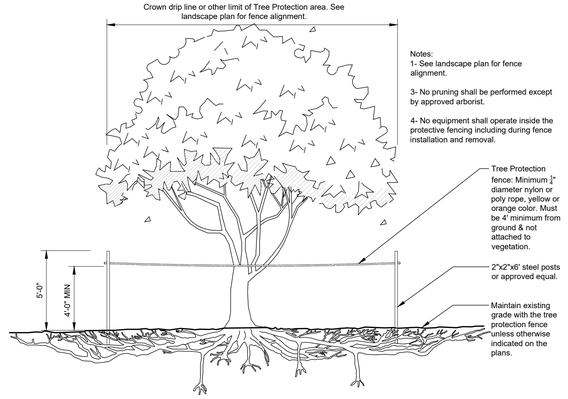
Mitigation Notes:

1. Tree mitigation is for the removal of existing native trees greater than 14" dbh.
2. Palm mitigation is for the removal of existing native palms greater than 10' clear trunk height.
3. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
4. Trees to be mitigated are located in areas designated for construction.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
6. Existing native understory not in direct conflict with proposed construction activity shall remain in place.

Tree Mitigation Data:

Total Tree Inches to be Removed:	1043"
Total Tree Inches Preserved:	691"
Tree Mitigation Credits Required:	352"
Total Palms to be Removed:	89
Total Palms to be Preserved	15
Palm Mitigation Credits Required:	74
Total Tree Replacement Credits Provieded:	117
Total Palm Replacement Credits Provieded:	74

* Code Required Trees Planted onsite @3 inch DBH exceed minimum code requirements, 158 total trees count as half credit toward mitigation required, 79 trees (237 inches) provided to satisfy mitigation, an additional (38) 3 inch trees provided to satisfy total replacement requirement. A totall of (74) palms have been added to the landscape plans to satisfy the replacement required. See plant schedule Sheet #LA 1.



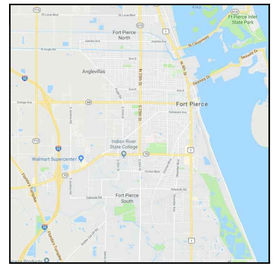
TREE PROTECTION BARRICADE

SCALE: NOT TO SCALE

lucido & associates

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

Key / Location:



Project Team:

Client & Property Owner:	Cone & Graham, Inc. 5101 Cone Road Tampa, FL 33610
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Associates, Inc. 7450 South Federal Highway Port St. Lucie, FL 34952
Surveyor:	Watson|Killane Surveying and Mapping, Inc. 2240 NE Dixie Highway Jensen Beach, FL 34957
Traffic Engineer:	Kimley-Horn 1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
Environmental Consultant:	EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

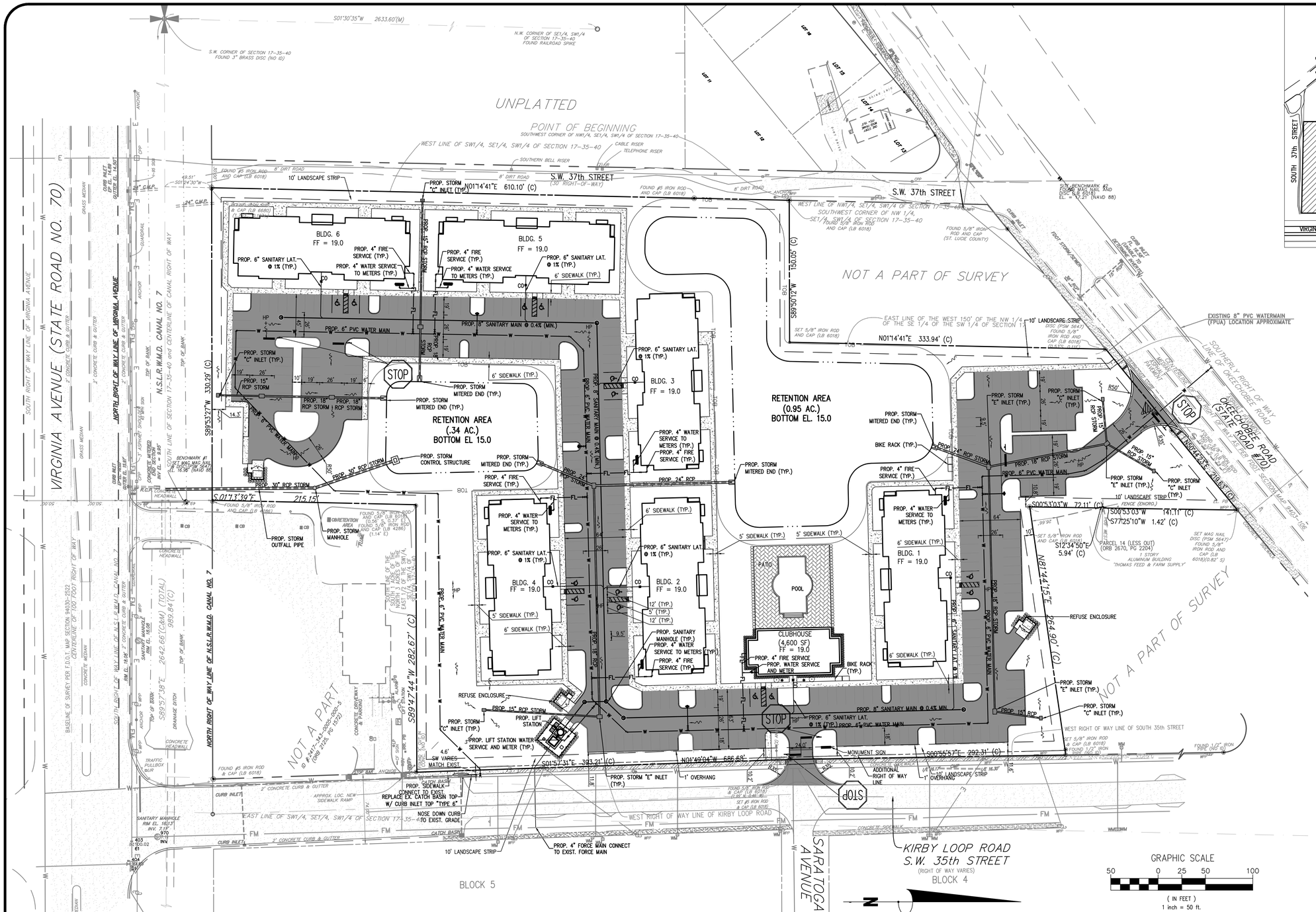
SCALE: 1" = 0

0 0 0 0

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**TP 3**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

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LEGEND

- = EXISTING DRAIN PIPE
- = EXISTING CURB INLET
- = EXISTING STORM MANHOLE
- = EXISTING SANITARY MANHOLE
- = EXISTING FIRE HYDRANT
- = PROPOSED DRAIN PIPE W/ MITERED END
- = PROPOSED "C" INLET TOP
- = PROPOSED "E" INLET TOP
- = PROPOSED FIRE HYDRANT
- = PROPOSED STORM MANHOLE
- = PROPOSED SANITARY MANHOLE
- = PROPOSED CONCRETE SIDEWALKS AND PAVING
- = PROPOSED ASPHALT

FLOOD PLAIN STATEMENT

BASED ON THE PROJECT SURVEY, THE SITE LIES IN FLOOD ZONE "X", AS SCALED AND INTERPOLATED FROM FEMA MAP 12111C-0186-J, DATED 2/16/2012 (COMMUNITY PANEL 120285).

WATER STATEMENT

POTABLE WATER AND FIRE PROTECTION SHALL BE PROVIDED VIA A PROPOSED 6" LOOPED WATER MAIN EXTENSION INTO THE PROPERTY. FIRE HYDRANTS PLACED TO SUPPORT THE PLANNED BUILDING FIRE SPRINKLER SYSTEMS. POTABLE WATER SHALL BE SUPPLIED BY FT. PIERCE UTILITY AUTHORITY (FPUA). UPON COMPLETION, THE WATER SYSTEM WILL BE TURNED OVER TO FPUA.

WASTEWATER STATEMENT

WASTEWATER DISPOSAL TO BE PROVIDED VIA A PROPOSED 8" ONSITE GRAVITY SEWER SYSTEM WITH 6" SERVICES TO EACH OF THE BUILDINGS. THE PROPOSED GRAVITY SEWER SYSTEM WILL DIRECT SEWAGE TO A PROPOSED LIFT STATION WHERE IT IS PUMPED TO THE ADJACENT FPUA FORCE MAIN ON KIRBY LOOP ROAD. UPON COMPLETION, THE WASTEWATER COLLECTION AND TRANSMISSION SYSTEM SHALL BE TURNED OVER THE FPUA.

DRAINAGE STATEMENT

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECTS STORM WATER RUNOFF TO ONE OF TWO DRY RETENTION AREAS. STORM WATER RUNOFF SHALL RECEIVED WATER QUALITY TREATMENT PER FT. PIERCE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) CRITERIA FOR NEW DEVELOPMENT. WATER QUANTITY ATTENUATION SHALL BE PROVIDED VIA INCORPORATION OF A CONTROL STRUCTURE AND SEPARATE OUTFALL PIPE WHICH DIRECTS EXCESS RUNOFF TO THE ADJACENT NORTH ST. LUCIE WATER CONTROL DISTRICT (NSLRWCD) CANAL.

THE PROPOSED ONSITE ACCESS ROADS AND PARKING TO BE PROTECTED FROM A 10 YEAR, 24 HOUR STORM PER CITY AND SFWMD CRITERIA. DISCHARGE TO BE ATTENUATED TO AN ALLOWABLE DISCHARGE OF 2" IN 24 HOURS FOR THE 10 YEAR, 72 HOUR STORM (NSLRWCD DESIGN STORM). THE PROPOSED FINISHED FLOORS TO BE SET AT OR ABOVE THE 100 YEAR, 72 HOUR STORM STAGE PER CITY AND SFWMD CRITERIA.

FINALLY, THE PROPOSED DEVELOPMENT PLAN CALLS FOR MORE THAN 1 ACRE OF LOT DISTURBANCE. A NPDES NOI (NOTICE OF INTENT) FOR SMALL CONSTRUCTION ACTIVITIES WILL BE PROCESSED AND A SWPPP WILL BE COMPLETED AND IMPLEMENTED, ALONG WITH THE REQUIRED NPDES INSPECTIONS UNTIL THE SITE IS STABILIZED AND A NOT (NOTICE OF TERMINATION) IS FILED TO SATISFY THE NEEDED NPDES REQUIREMENTS.

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 BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

No.	REVISION	BY	DATE
1	REV. PER COMMENTS	DAD	10/17/19
2			
3			
4			
5			
6			
7			
8			
9			
10			

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. IF NOT, SCALE ACCORDINGLY

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7460 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008858

SCPE

CONCEPT UTILITY PLAN

MISTY CREEK PRESERVE
CONCEPTUAL DEVELOPMENT PLAN
FORT PIERCE FLORIDA

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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DATE:	JULY 2019
DRAWN BY:	DAD
DESIGNED BY:	SSC
CHECKED BY:	SSC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
C1.0

JOB NO.2019-109

AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	9,270 SQ. FT.
	31,454 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,529/ 200	158

OCCUPANT LOAD:

- OCCUPANCY LOAD: 53 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 53= 106 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
  - ** MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
  - ** MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED= 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/-141'-11"

REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS

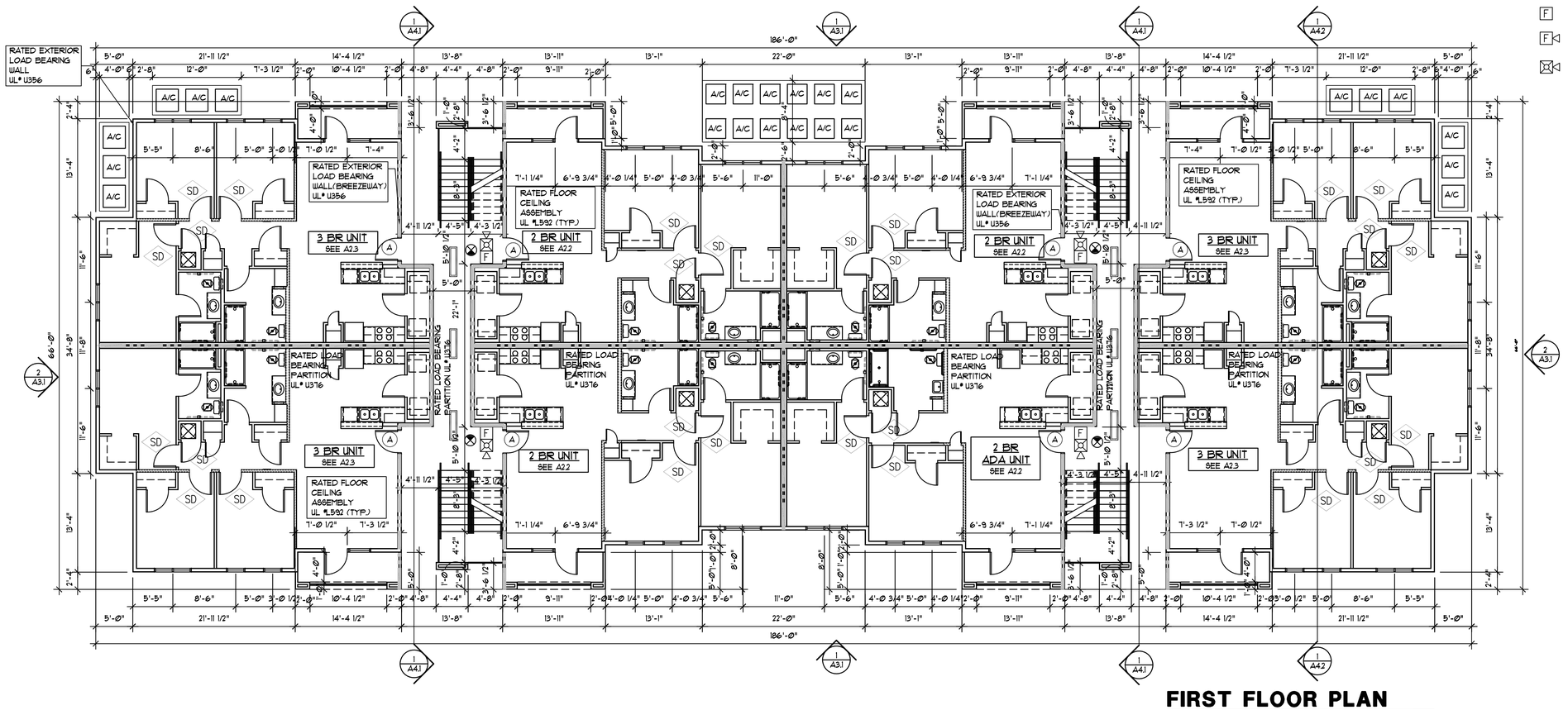
General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.1)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A2.1-A2.5 FOR DESCRIPTION OF WORK

Symbols Legend

- UL #U376 - TENANT SEPARATION - STUD 1 HR
  UL #U356 - EXTERIOR BEARING - STUD 1 HR
  UL #U356 - BREEZEWAY - STUD 1 HR
- TRAVEL DISTANCE TO EXIT (MAX 250 FEET)
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PAK
- SD — SMOKE DETECTOR
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.2
- A — 20 MIN RATED ENTRY DOOR W/ CLOSER
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com

Parrish Oaks
Proposed Multi-Family Housing Community
Building Five
U.S. Highway 301 North & Oxford Road
Manatee County, Florida

Proposed Bldg 5
1st Floor Plan

Revisions:

Project No. 2015-006C
Date. December 7, 2018

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
AR-0017335
MICHAEL ARRIGO
LIC. NO. AR0017335

a1.1



Street Elevation Building

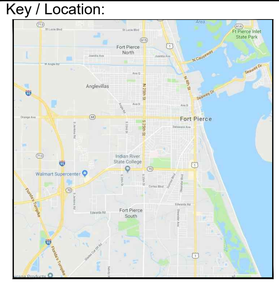
Architectonics Studio



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:	Cone & Graham, Inc. 5101 Cone Road Tampa, FL 33610
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Associates, Inc. 7450 South Federal Highway Port St. Lucie, FL 34952
Surveyor:	Watson|Killane Surveying and Mapping, Inc. 2240 NE Dixie Highway Jensen Beach, FL 34957
Traffic Engineer:	Kimley-Horn 1920 Wekiva Way, Suite 200 West Palm Beach, FL 33411
Environmental Consultant:	EW Consultants, Inc. 1000 SE Monterey Commons Blvd., Suite 208 Stuart, FL 34996

Misty Creek Preserve

Fort Pierce, Florida

Transit Stop Exhibit

Date	By	Description
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 150'

0 75' 150' 300'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	19-310
Municipal Number	---
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24.1

Sheet

Exhibit

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EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

MISTY CREEK PRESERVE

Environmental Assessment

Prepared For:
Lucido & Associates

Prepared By:
EW Consultants, Inc.

July 2019

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

I. INTRODUCTION -

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on a property referred to as Misty Creek Preserve. The subject site, as shown on Figure 1 in Appendix A, is 10.3+/- acres, and is located in the in the City of Fort Pierce, St. Lucie County, Florida, between Okeechobee Road and Virginia Avenue, west of 35th Street. It lies within Section 17, Township 35 South, Range 40 East (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north by the Okeechobee Road, vacant land and commercial parcels, to the east and west by residential lots, and to the south by a recently built Cumberland Farms gas station, a drainage canal, and Virginia Avenue (see Figure 3, 2018 Aerial Photograph, in Appendix A for surrounding conditions).

The Misty Creek Preserve project site is currently undeveloped and vacant. As a result of previous land alterations combined with the surrounding urban landscape, the site is now dominated by numerous invasive exotic plant species, in particular Brazilian pepper and seaside mahoe. While there remain some large native trees, there are no intact native habitats on the property. The center portion of the property is comprised of disturbed areas and an excavated pond. Several occupied vagrant tent camps and two recreational vehicles were observed on the property at the time of the site visit. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES –

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based soils throughout the subject property which are generally considered poorly drained.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found on the subject site. Land cover and vegetative community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the site. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources present in those communities.

There are several different FLUCCS categories currently present on the subject site based on fieldwork conducted by EW Consultants, Inc. in May 2019. They include: Brazilian pepper (422); Lakes Less than 10 Acres (524), and; Disturbed Lands (740). A land cover map of the observed vegetative community types is included as Figure 4 in the Appendix A of this report. The land cover types observed on the property are described as follows:

Upland Inventory

422 Brazilian Pepper

Located within the northwest, eastern and southern portions of the project site, these areas consist of a dominance of the exotic Brazilian pepper tree and typically indicate that past land alteration activities have occurred. With the exception of scattered large native trees such as cabbage palms, laurel oaks, and slash pines, this land cover type is devoid of native understory and groundcover plant species. In addition to Brazilian pepper trees, other exotic plants can be found within this land cover including seaside mahoe and air-potato vine. Other ruderal species are present including salt bush, Caesar weed, pepper vine and jack-in-the-bush. Where the canopy is sparse, the groundcover typically consists of cogon grass, another invasive exotic species. Wildlife usage is minimal due to the lack of natural habitat and limited to gray squirrels, common woodpeckers, and various songbirds.

740 Disturbed Lands

The norther, central and western portions of the property contain a disturbed herbaceous and shrub cover, dominated by cogon grass, smut grass, carpet grass, Caesar weed, and saltbush. There are also a few scattered cabbage palms, Carolina willow, and Brazilian pepper trees found within this land cover type. These areas were previously improved for residential and/or agricultural uses and more recently disturbed by the excavation of the pond and trash dumping. This land cover offers limited opportunities for wildlife usage but for various small animals such as marsh rabbits, raccoons, and armadillos. Fox and coyote scat were were observed along trails and areas of matted down vegetation.

Other Surface Waters

524 Lakes Less than 10 Acres

A man-made excavated pond exists in the west-central portion of the site. This steeply-sloped area exhibits a few Carolina willow trees and salt bush shrubs along its fringe, whereas the center area is open water covered with floating duckweed and cattail. This pond is in poor ecological condition and offer minimal foraging opportunities for wildlife, primarily raccoon and wading birds.

V. WILDLIFE AND PRELIMINARY LISTED SPECIES EVALUATION -

Preliminary field observations made during the May 2019 site visit indicate that the property offers limited opportunities for usage by various wildlife species. The lack of natural habitat and the encroachment by invasive exotic vegetation offers limited forage opportunities, inadequate cover or substrate for denning or nesting for most species other than those tolerant of urban landscapes.

The table below lists the species that were directly observed, or evidence of their presence was noted through indirect means, such as scat, tracks, or burrows.

Common Name	Scientific Name	On-Site Locations	Status	Occurrence
Raccoon	*Procyon lotor*	Throughout property	Not listed	Indirectly observed (tracks)
Mourning Dove	*Zanaida macroura*	Throughout property	Not listed	Directly observed
Northern Mockingbird	*Mimus polyglottus*	Throughout property	Not listed	Directly observed
Northern Cardinal	*Cardinalis cardinalis*	Disturbed areas	Not listed	Directly observed
Blue Jay	*Cyanocitta cristata*	Throughout property	Not listed	Directly observed
Red-Bellied Woodpecker	*Melanerpes carolinus*	Throughout property	Not listed	Indirectly observed (cavities)
Marsh Rabbits	*Sylvilagus palustris*	Disturbed areas	Not listed	Directly observed

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

While their presence was not detected either directly or indirectly, a number of other species could potentially utilize the vegetative assemblages found on the property. Those include:

Common Name	Latin Name	Likely Location	Legal Status	Occurrence
Roseate Spoonbill	*Ajaia ajaja*	In/around pond	Threatened – State	Not directly observed, but suitable habitat is present
Reddish Egret	*Egretta rufescens*	In/around pond	Threatened – State	Not directly observed, but suitable habitat is present
Little Blue Heron	*Egretta caerulea*	In/around pond	Threatened – State	Not directly observed, but suitable habitat is present
Tricolored Heron	*Egretta tricolor*	In/around pond	Threatened – State	Not directly observed, but suitable habitat is present
Wood Stork	*Mycteria amricana*	In/around pond	Threatened – State and Federal	Not directly observed, but suitable habitat is present
Florida Sandhill Crane	*Grus canadensis pratensis*	In/around pond	Threatened - State	Not directly observed, but suitable habitat is present
Sherman's Fox Squirrel	*Sciurus niger shermani*	In oak trees	Species of Special Concern - State	Not directly observed, but suitable habitat is present
Eastern Indigo Snake	*Drymarchon corais couperi*	In uplands	Threatened – State and Federal	Not directly observed, but suitable habitat is present
American Alligator	*Alligator mississippiensis*	In pond	State and Federal – Threatened (similarity of appearance to American crocodile)	Not directly observed, but suitable habitat is present

*Florida's Endangered and Threatened Species
May, 2017, Florida Fish & Wildlife Conservation Commission

The preliminary listed species survey conducted in May 2019 did not reveal the presence of the state-threatened gopher tortoise on the subject property. No potentially occupied burrows were observed and, given the current vegetative assemblage on the property and relative isolation of the site from natural areas, the potential for the presence of this species is low. Gopher tortoises are protected by Chapter 68A-27, Florida Administrative Code. Per state law, within 90 days prior to any clearing activities, a complete gopher tortoise survey covering 100% of the tortoise habitat within those areas slated for alteration must be conducted. If such burrows are found, and impacts to tortoise burrows cannot be avoided as a result of the proposed alterations, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FFWCC) to relocate gopher tortoises to an approved recipient site.

The subject property is located in an area where the Eastern indigo snake (*Drymarchon corais couperi*) may occur. Indigo snakes were not observed on the subject property during the preliminary field surveys and general assessment of the subject property. Based on publicly available databases, the closest reported indigo snake sighting is over 10 miles away from the project site. Therefore, it is reasonably certain that indigo snakes do not occur within the subject property.

The FFWCC's database was searched in order to identify wading bird colonies near the subject property. The foraging range for the state and federally-listed listed wood stork is 18.6 miles from its colony. Since several wading bird colonies exist within that distance of the subject property (mainly along the Indian River Lagoon), the subject property would be considered within the wood stork's foraging range (see Figure 5 in Appendix A).

Although the bald eagle has been de-listed, the birds and their nests are still protected under the federal Bald and Golden Eagle Protection Act. The property contains sufficient mature pine trees however, no bald eagle nest or bald eagle were observed during the site visit. Figure 6 in Appendix A, which shows the recorded eagle nest locations within 10 miles of the subject property. The closest recorded nest is SL 006 just east of I-95 and south of SR 70, approximately four miles from the subject property.

APPENDIX A

Figure 1: Location Map

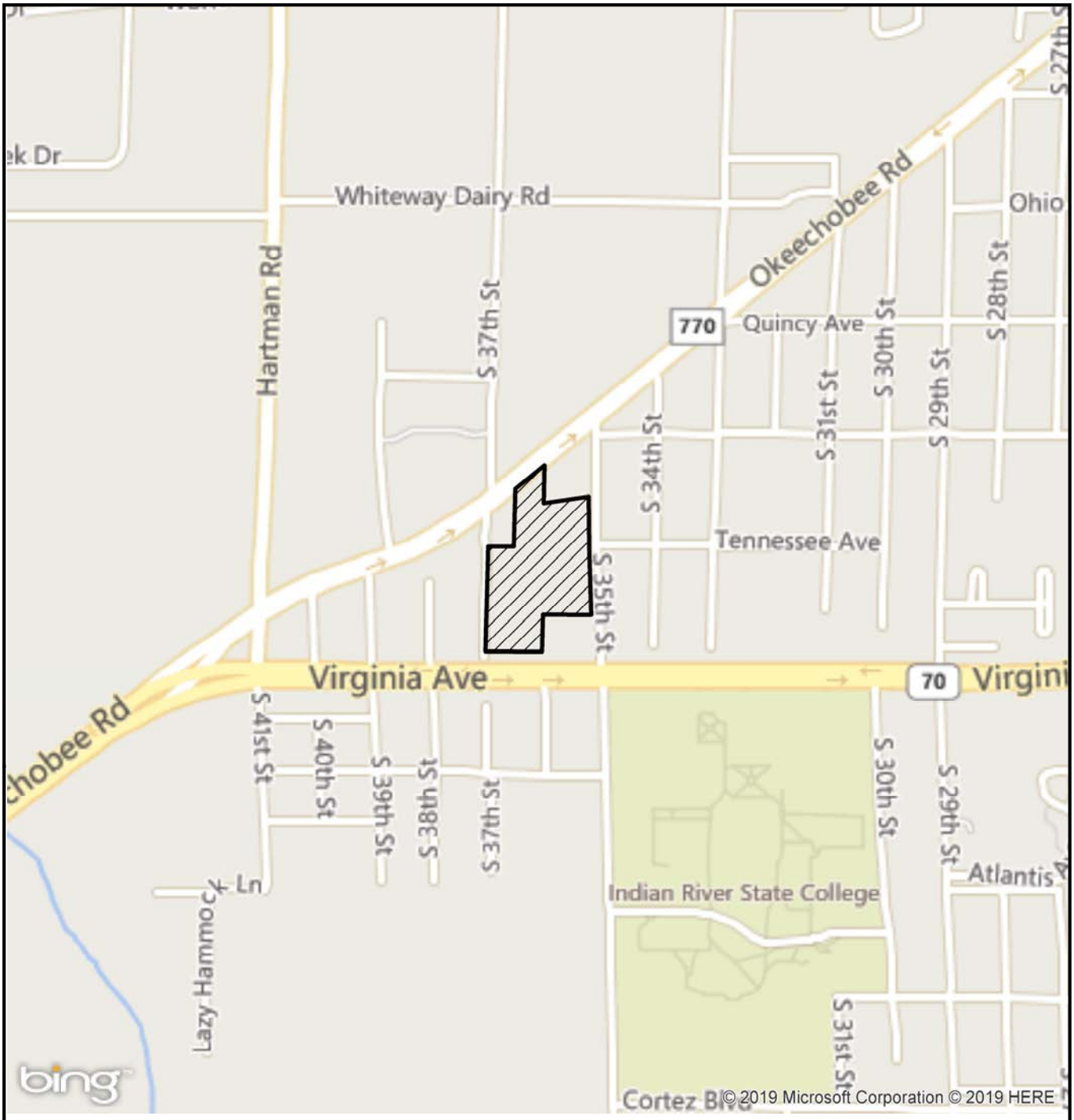
Figure 2: USGS Quadrangle Map

Figure 3: 2018 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests



LEGEND

▨ - SITE (10.3+/- AC)

0 1,000 Feet

N

MISTY CREEK PRESERVE
LOCATION MAP

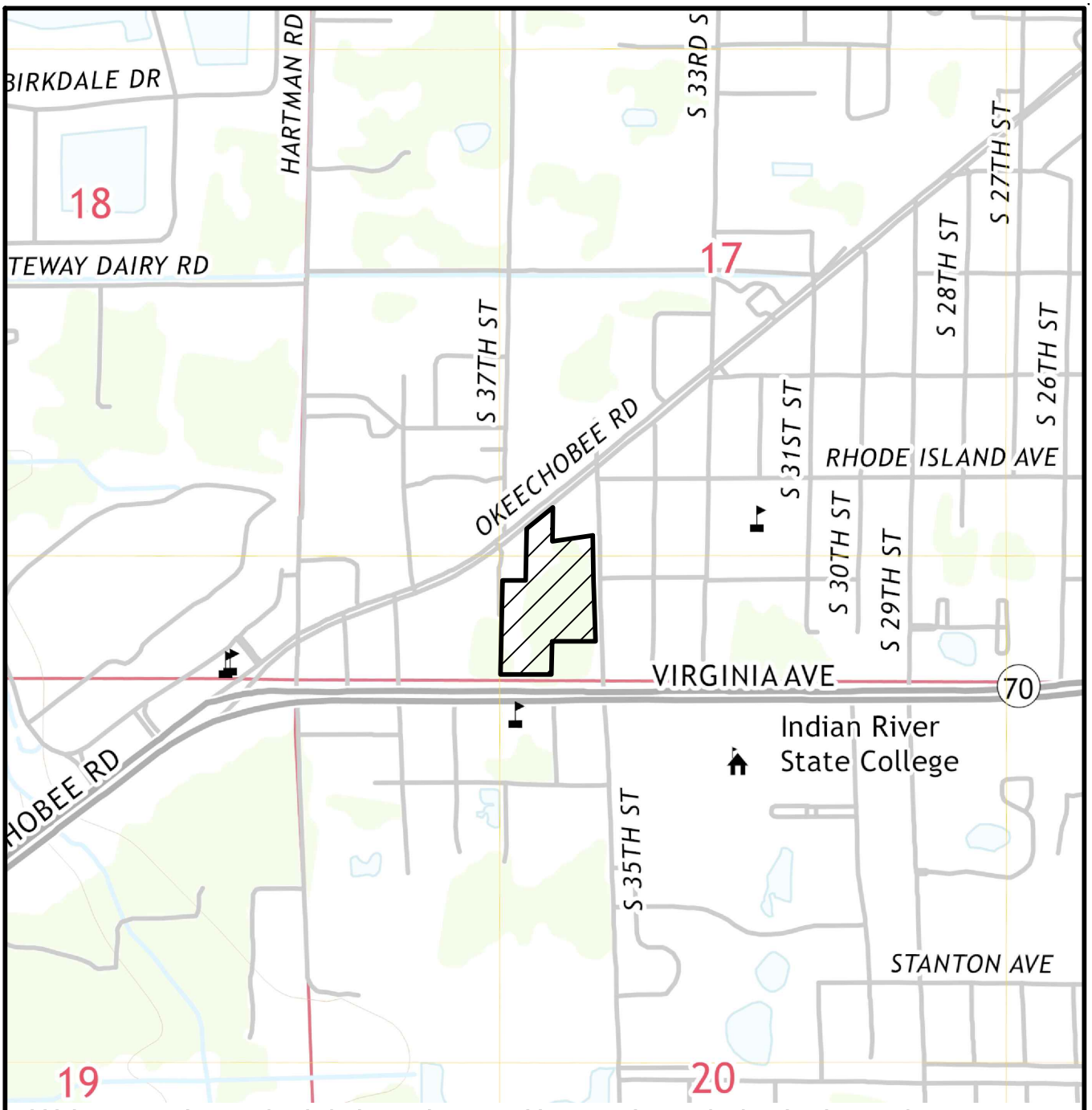
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

MAY 2019

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 17, TOWNHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°25'38" LONGITUDE -80°21'42"

LEGEND

- SITE (10.3± AC)

0 1000

SCALE IN FEET

MISTY CREEK PRESERVE

QUAD

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MAY 2019

FIGURE

2

Misty Creek Preserve.dwg QUAD



FDOT AERIALS DATED 2018

0 200
SCALE IN FEET

MISTY CREEK PRESERVE

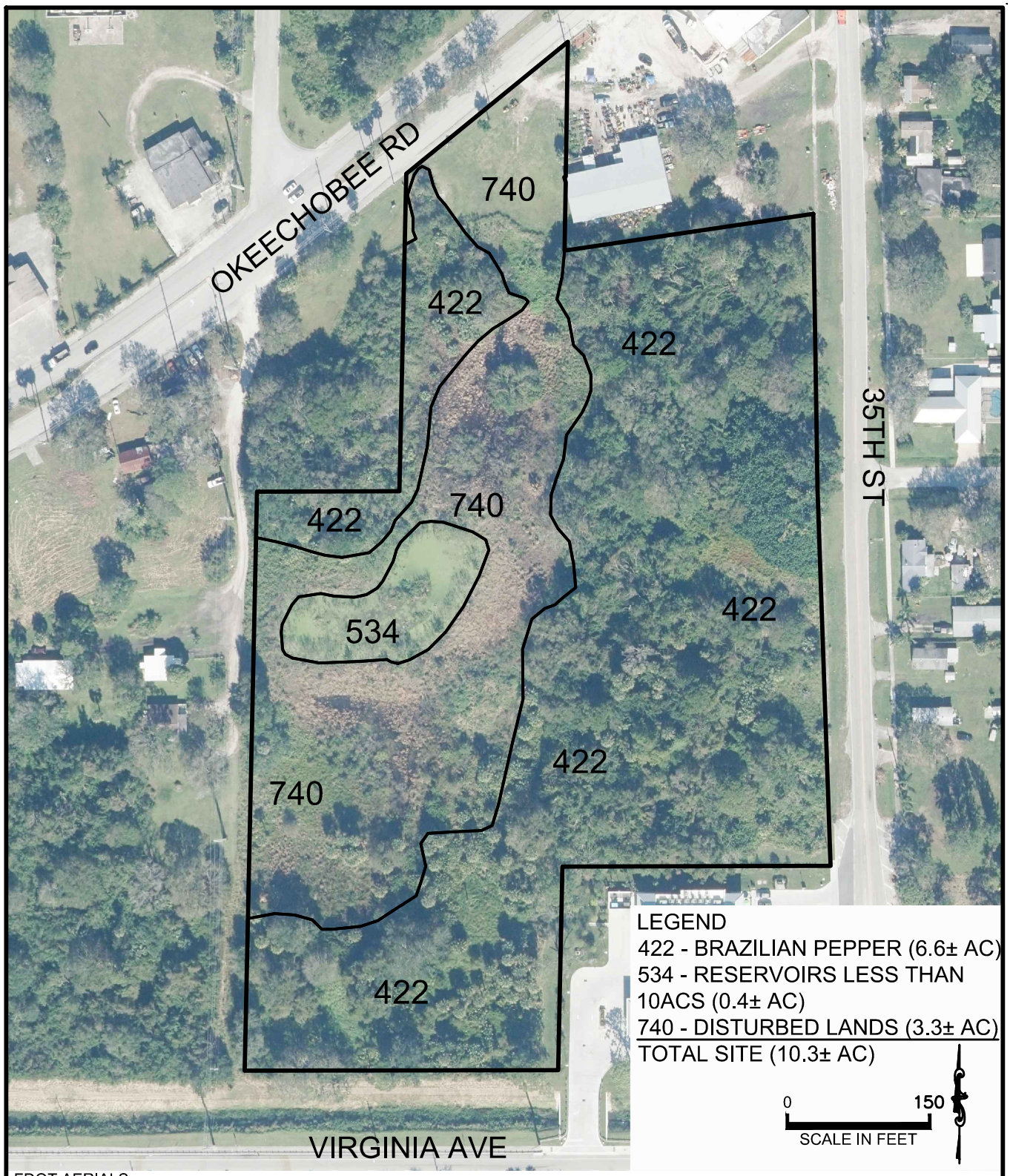
AERIAL

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MAY 2019

FIGURE
3

Misty Creek Preserve.dwg AERIAL



FDOT AERIALS
DATED 2018

MISTY CREEK PRESERVE

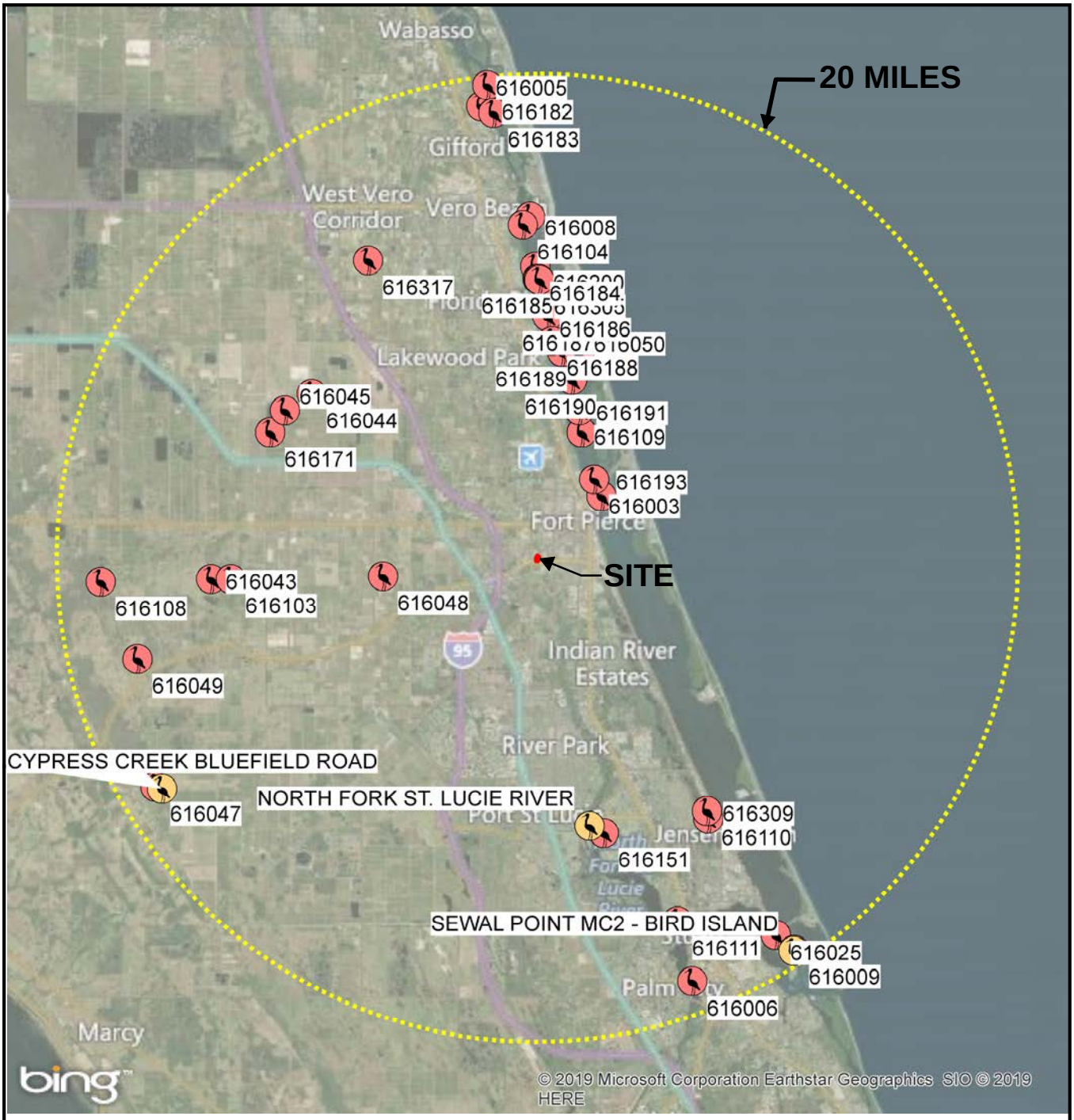
FLUCCS

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MAY 2019

FIGURE
4

Misty Creek Preserve.dwg FLUCCS



LEGEND

- WOST COLONIES ACTIVE 2008-2017
- WADING BIRD ROOKERIES 1999

0 7 Miles N

MISTY CREEK
WOODSTORK & WADING BIRDS

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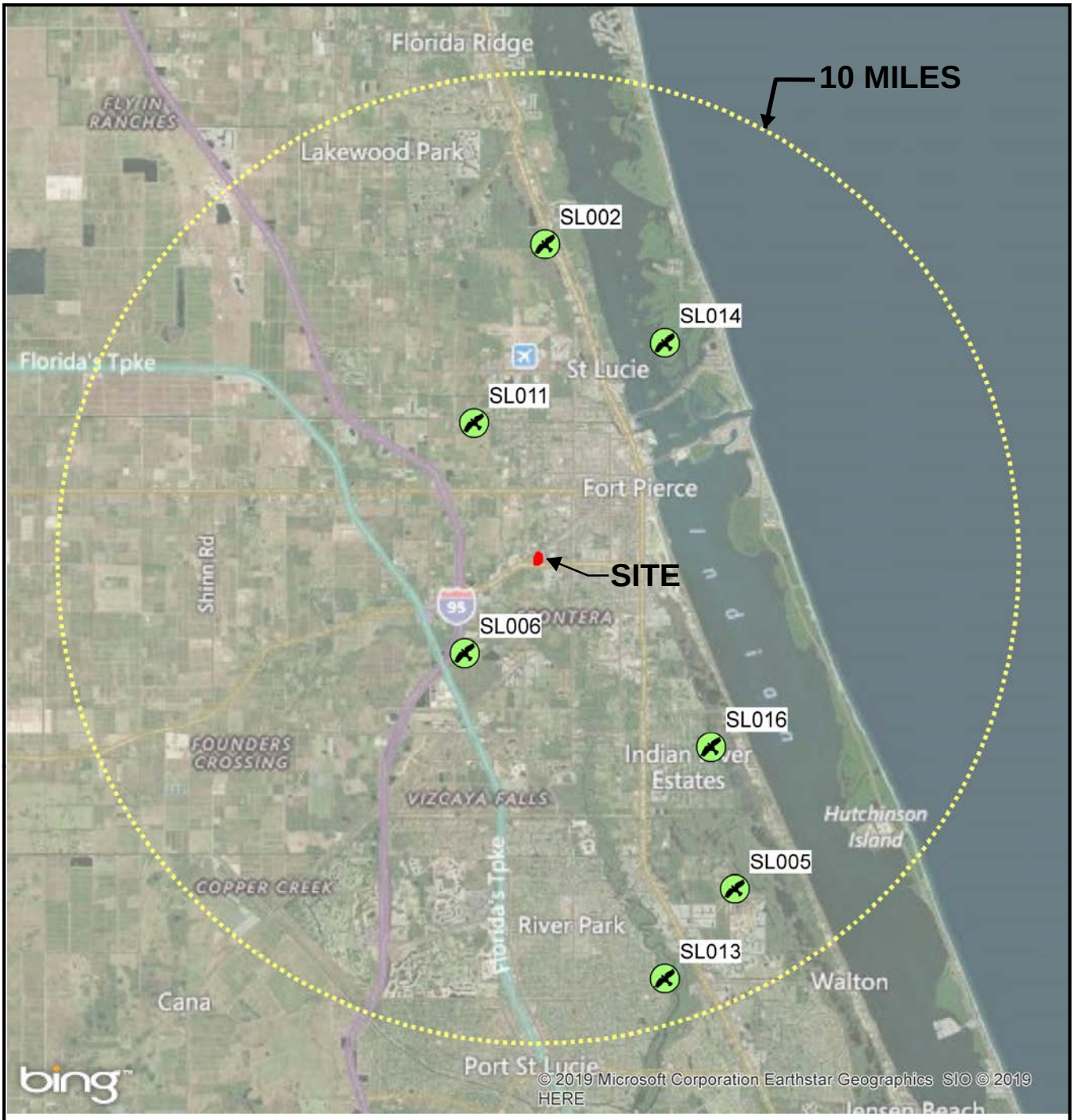
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MAY 2019

FIGURE

5



LEGEND

FFWC EAGLE NESTING 2016

0 3 Miles

N

MISTY GARDENS
EAGLE NESTING MAP

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MAY 2019

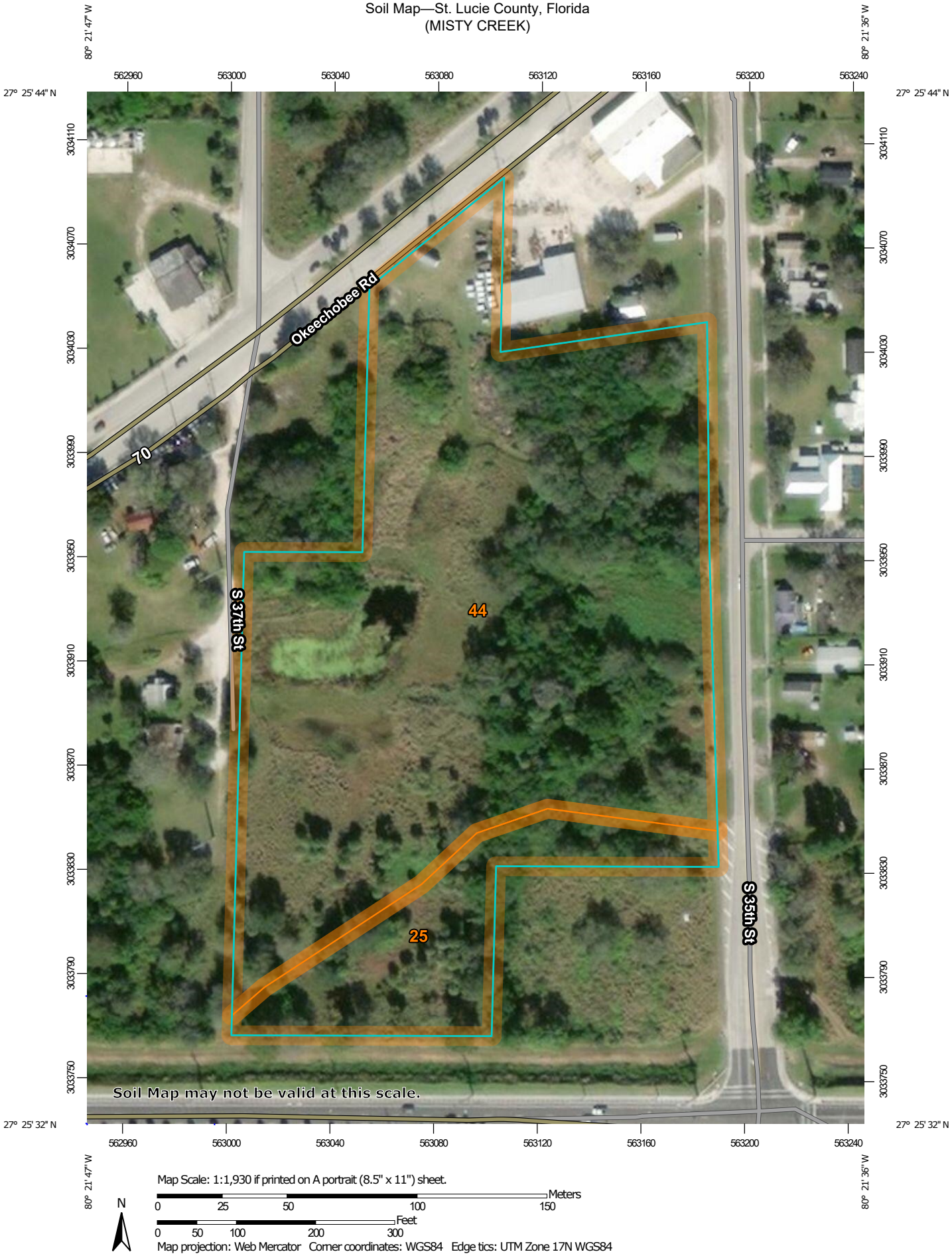
FIGURE

6

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(MISTY CREEK)



Map Scale: 1:1,930 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 11, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Dec 15, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	1.5	14.5%
44	Tantile and Pomona sands	8.8	85.5%
Totals for Area of Interest		**10.3**	**100.0%**

TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE
FORT PIERCE, FL

PREPARED FOR:
CONE & GRAHAM, INC.

Kimley»Horn

July 8, 2019
Revised October 25, 2019
Kimley-Horn Project # 140011001
CA 00000696
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, Florida 33411
561/845-0665 TEL

TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE

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

July 8, 2019
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Adam B. Kerr, P.E.
Florida Registration Number 64733

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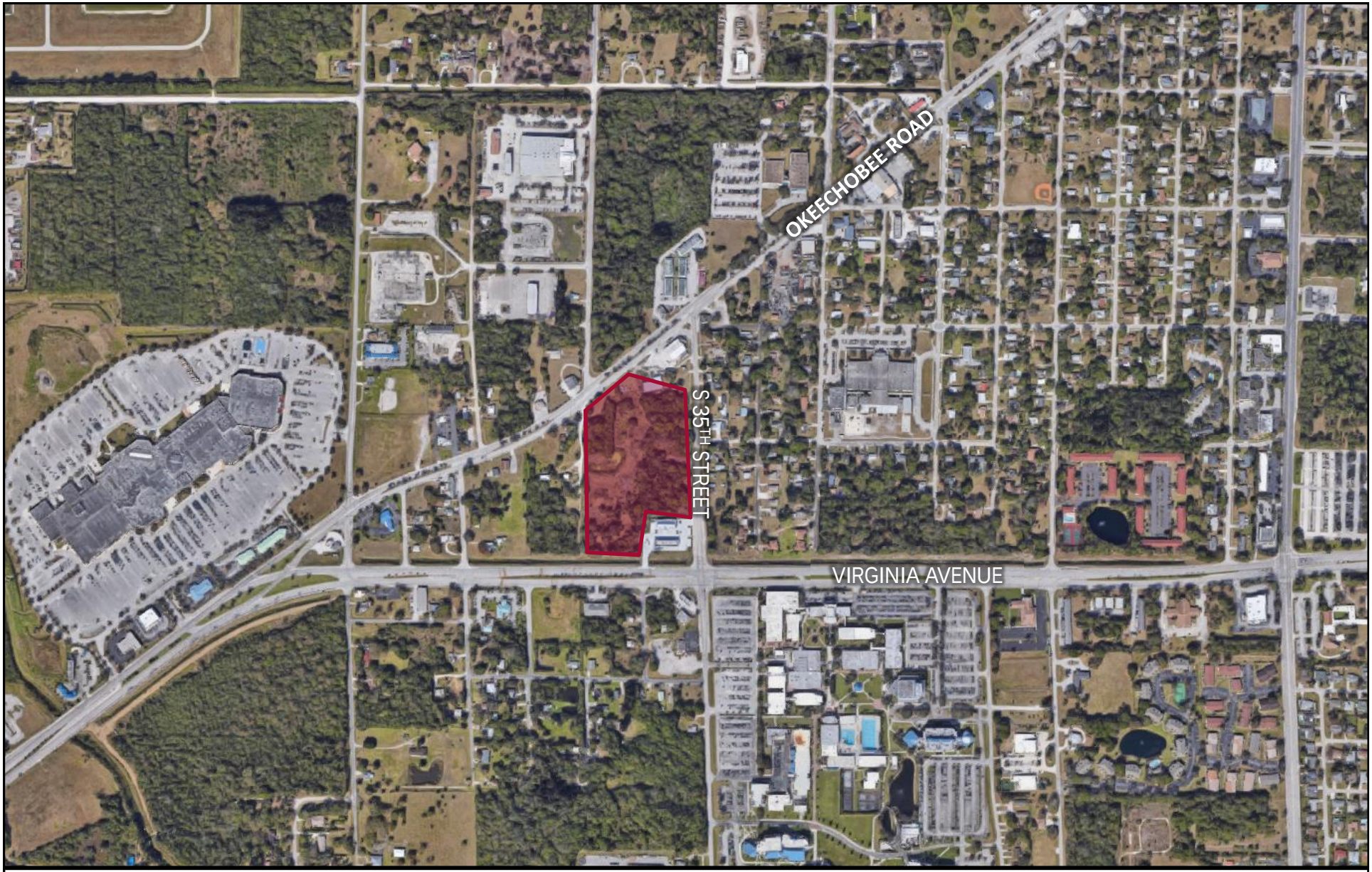
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INTRODUCTION

Misty Creek Preserve property is located in the northwest corner of 35th Street & Virginia Avenue in Fort Pierce, Florida. The proposed development plan includes the construction of 144 multifamily low-rise dwelling units. *Figure 1* illustrates the location of the proposed development. The project buildout year is 2024.

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

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



NORTH

LEGEND

Site Location

FIGURE 1
SITE LOCATION
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn

INVENTORY AND PLANNING DATA

AM peak period (7:00 a.m. to 9:00 a.m.) and PM peak period (4:00 p.m. to 6:00 p.m.) turning movement counts were collected on Wednesday, April 3, 2019 at the following intersections:

- Okeechobee Road & Virginia Avenue
- Okeechobee Road & 35th Street
- Virginia Avenue & 35th Street

Turning movement counts were collected on Thursday, October 24, 2019 at the following intersections:

- Sarasota Avenue & 35th Street
- 37th Street & Okeechobee Road

The turning movement counts 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 144 multifamily low-rise dwelling units.

Trip Generation

The trip generation potential of the development was calculated based upon the trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. Land use [220] for multifamily low-rise was used.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the net new trip generation potential of the proposed site is 1,048 net external daily trips, 67 net new external AM peak hour trips (15 in/52 out) and 82 net new external PM peak hour trips (52 in/30 out). Based on the net new external daily trips the radius of area of influence is two-miles.

Table 1: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed								
Multifamily Housing (Low-Rise)	144 DU	1,048	67	15	52	82	52	30

Trip generation was calculated using the following data:

Daily Trip Generation
- Multifamily Housing (Low-Rise) [ITE 220] = T = 7.56(X) - 40.86

AM Peak Hour Trip Generation
- Multifamily Housing (Low-Rise) [ITE 210] = Ln(T) = 0.95 Ln(X) - 0.51 (23% in, 77% out)

PM Peak Hour Trip Generation
- Multifamily Housing (Low-Rise) [ITE 210] = Ln(T) = 0.89 Ln(X) - 0.02 (63% in, 37% out)

K:\WPB_TPTO\1400\140011001 - Mission Gardens\Excel\[2019-03-28 Tripgen.xlsx]Tripgen

Traffic Distribution

Traffic 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:

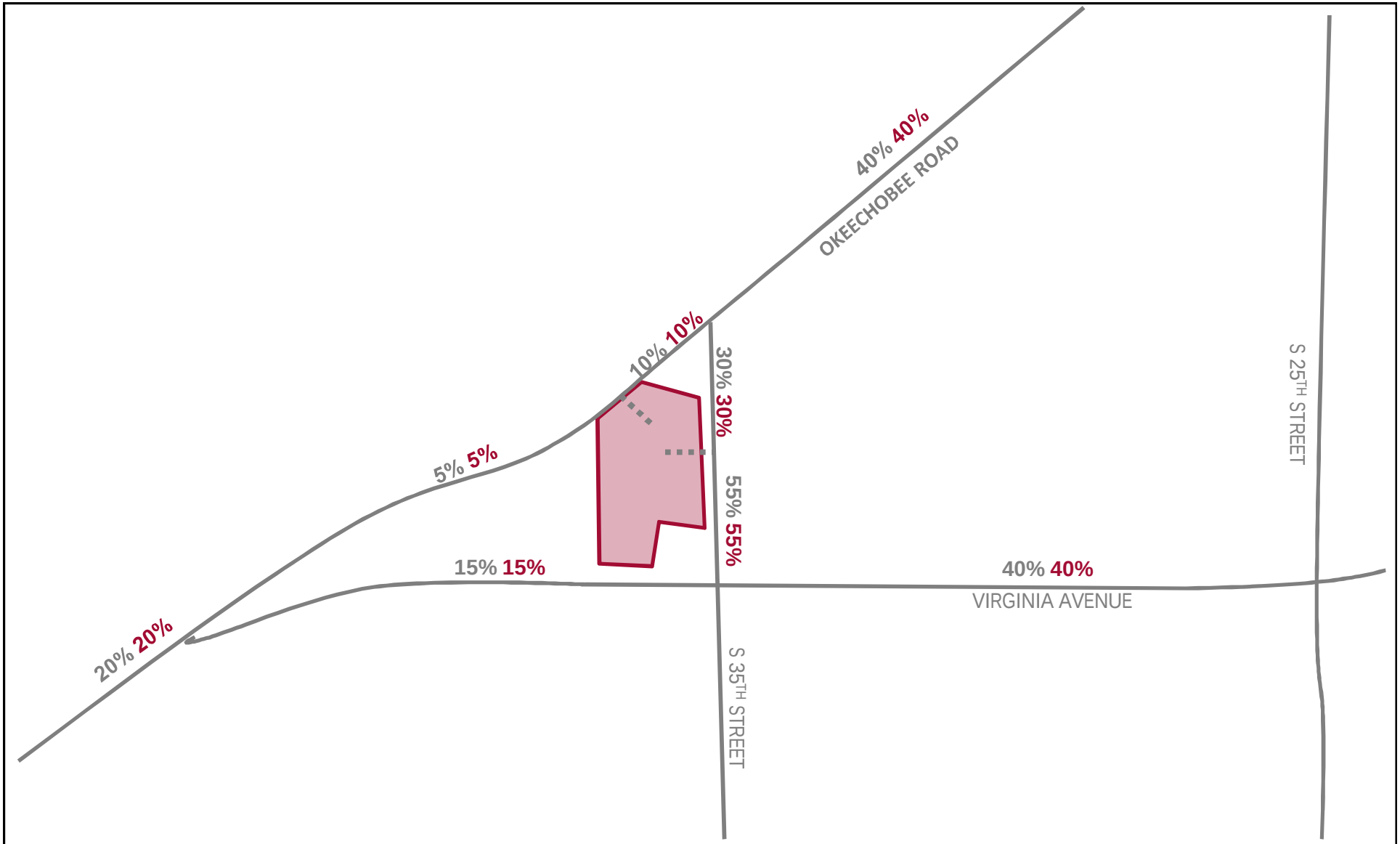
NORTH	-	40 percent
EAST	-	40 percent
WEST	-	20 percent

Traffic Assignment

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

- Okeechobee Road: Principal Arterial
- S 35th Street: Major Collector
- Virginia Avenue: Principal Arterial

The AM and PM peak hour trips for the project were assigned to the surrounding roadway network proposed to be in place by 2024. *Figure 2* illustrates the project traffic assignment to the surrounding roadway network.



NORTH

LEGEND

Site Location

XX% Inbound Assignment

XX% Outbound Assignment

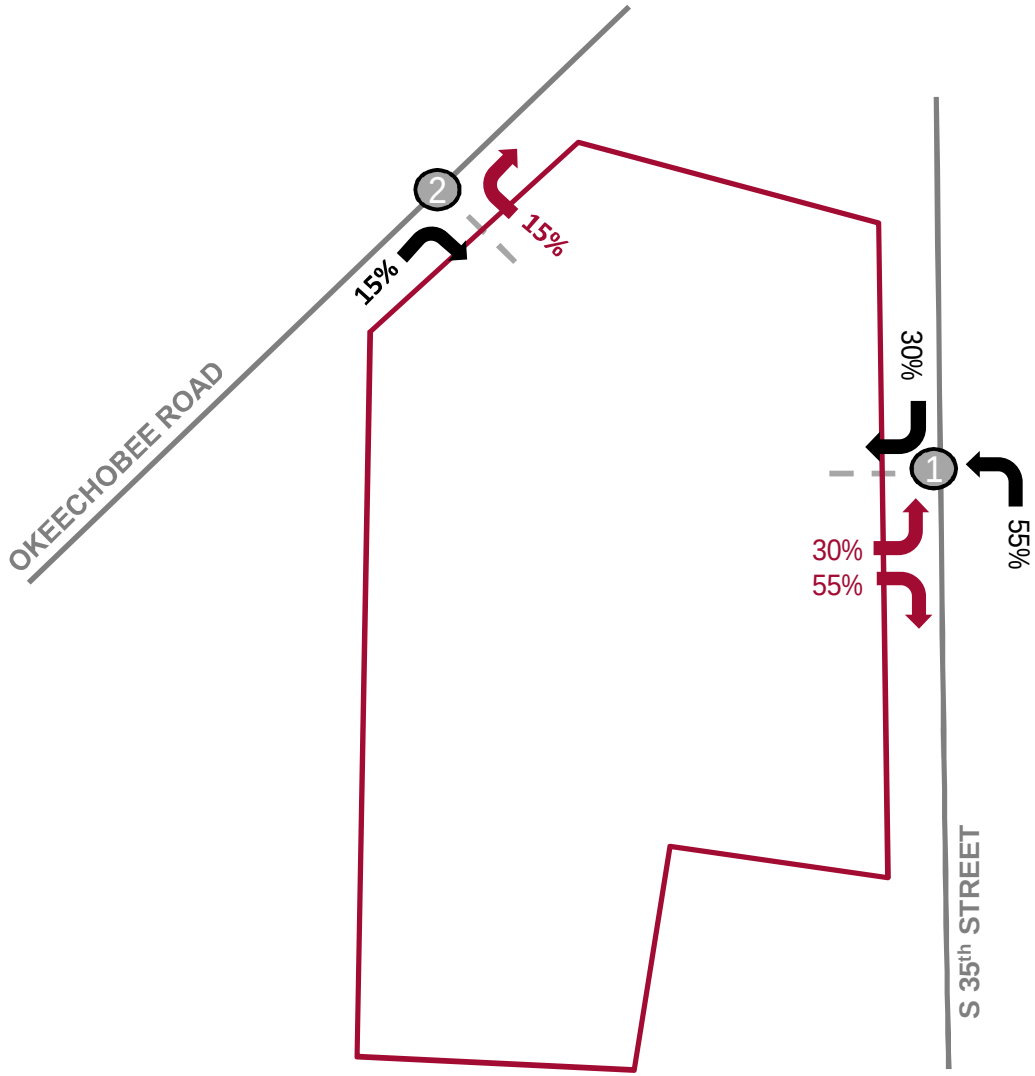
FIGURE 2
TRAFFIC ASSIGNMENT
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn

SITE ACCESS

Access to the proposed site include one right-in/right-out on Okeechobee Road and a full access driveway on S 35th Street.

Figure 3 illustrates the AM peak hour and PM peak hour driveway assignment and *Figure 4* illustrates the AM peak hour and PM peak hour driveway volumes at the project site.



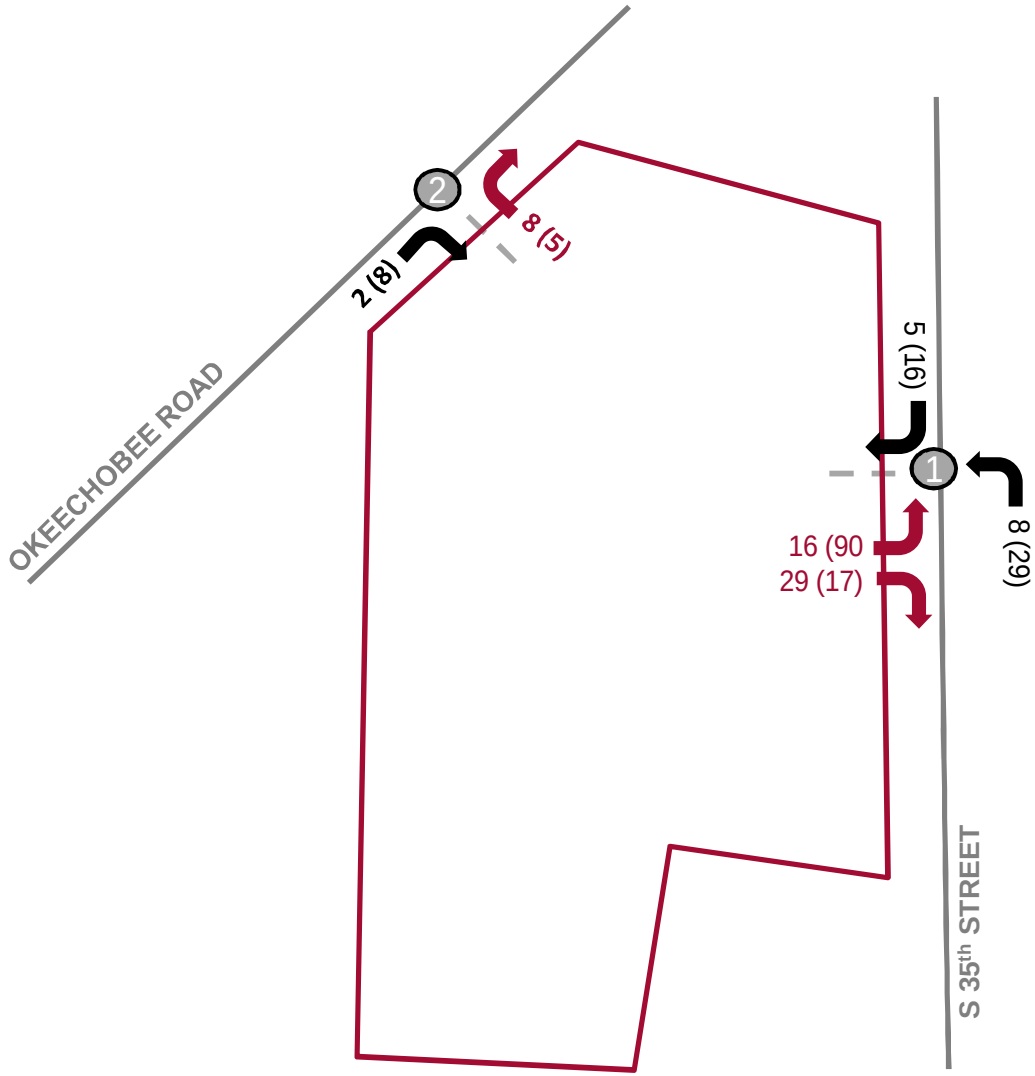
NORTH

LEGEND

XX% Inbound Assignment
XX% Outbound Assignment

FIGURE 3
DRIVEWAY ASSIGNMENT
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn



NORTH

LEGEND

XX (XX) AM (PM) Inbound Volume
XX (XX) AM (PM) Outbound Volume

FIGURE 4
DRIVEWAY VOLUMES
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn

BACKGROUND TRAFFIC

Background traffic is calculated from the 5-year exponential growth rate based on the annual average daily traffic provided by the Florida Department of Transportation (FDOT) Traffic Online database. The growth rate for each roadway segment was determined and applied to the peak season existing volumes. For the roadway segments that the data was not available an area wide growth rate was calculated and applied to those roadway segments. A nominal 0.5% was applied to roadway segments with calculated growth rates less than 0.5%. *Table 2* summarizes the 5-year growth rates for the roadway segments. The impacts of the approved projects were added to links and intersections that were subject to analysis. The FDOT database sheets are included in *Appendix C.*

A nominal 1% growth rate was applied to links and intersections (to which committed project traffic was already added) to account for background growth not related to the approved projects. The total background traffic for each significantly impacted link and intersection was then determined as the greater of the following:

- Existing traffic volumes plus growth rate
- Existing traffic volumes plus growth due to committed projects and a nominal 1% background growth rate

Table 2: Growth Rate Calculations

Count Location	Roadway Segment		Year		5Yr Growth Rate
			2013	2018	
	Okeechobee Rd				
FDOT 240029	I-95	McNeil Rd	25500	31000	3.98%
FDOT 940742	McNeil Rd	Virginia Ave	27000	31500	3.13%
+	Virginia Ave	S 35th Street			1.94%
+	S 35th Street	S 25th Street			1.94%
+	S 25th Street	Georgia Avenue			1.94%
	Virginia Avenue				
FDOT 940030	Okeechobee Rd	S 35th Street	21000	21500	0.47%
FDOT 940032	S 35th Street	S 25th Street	21000	22000	0.93%
FDOT 940033	S 25th Street	S 13th Street	21600	22500	0.82%
FDOT 940794	S 13th Street	Sunrise Boulevard	23000	24000	0.85%
FDOT 940792	Sunrise Boulevard	Oleander Avenue	21500	21200	-0.28%
	S 35h Street				
FDOT 940083	Kirby Loop Road	Virginia Ave	7900	10900	6.65%
	^ Virginia Ave	Okeechobee Rd			1.94%

+Because the growth rate of 24% is not reasonable, an areawide growth rate was applied.

^AADT was not provided, therefore the area-wide growth rate was applied.

$$\text{Areawide Growth Rate} = \frac{\text{Total Growth}}{\text{Total Daily Volumes}} = 1.94\%$$

ROADWAY SEGMENT ANALYSIS

The roadway segments within the 2-mile influence area were analyzed and are summarized in *Table 3*. Significantly impacted roadways, where the project traffic consumed one percent or more of the existing peak-hour service capacity are significantly impacted and require further analysis. The following roadway segments were significantly impacted due to the project traffic:

AM Peak Hour

- S 35th Street from Virginia Avenue to Project Driveway
- S 35th Street from Project Driveway to Okeechobee Road

PM Peak Hour

- S 35th Street from Virginia Avenue to Project Driveway
- S 35th Street 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 volumes. Committed development information for each significantly impacted link was provided by the City of Fort Pierce City Clerk. As shown in *Table 3*, none of the significantly impacted roadway links are over capacity; therefore, no improvements are required.

Link volumes are included in *Appendix B.*

Table 3: Peak Direction Roadway Segment Analysis

Roadway		Existing		Peak Hour Project Traffic						Existing Base Peak Hour			Growth Rate (1)	2024 Peak Hour Volumes				
From	To	Lanes	Peak Hour Service Capacity	% Assignment	NB/EB In/Out?	NB/EB Project Traffic	SB/WB Project Traffic	Peak Direction Project Trips	% Impact	Significant Impact ?	Volume	LOS	Last Count Year		Background Growth	Committed Traffic	2024 Background Traffic	2024 Total Traffic	Over Capacity?
Okeechobee Rd							AM PEAK PERIOD												
I-95	Jenkins Rd	8	4240	20%	i	3	10	10	0.24%	No	1810	C	2017	3.98%	505	220	2,315	2,325	
Jenkins Rd	McNeil Rd	6	4040	20%	i	3	10	10	0.25%	No	1810	C	2017	3.98%	505	245	2,315	2,325	
McNeil Rd	Virginia Ave	6	3170	20%	i	3	10	10	0.32%	No	1365	C	2017	3.13%	299	228	1,664	1,674	
Virginia Ave	Project Driveway	4	1,630	5%	i	1	3	3	0.18%	No	631	C	2016	1.94%	98	76	729	732	
Project Driveway	S 35th Street	4	1,630	WB IN 10%, WB OUT 5%, EB OUT 15%		8	4	8	0.49%	No	631	C	2016	1.94%	98	76	729	737	
S 35th Street	S 25th Street	4	1,630	40%	o	21	6	21	1.29%	No	724	C	2016	1.94%	112	76	836	857	
S 25th Street	Georgia Avenue	4	1,630	40%	o	21	6	21	1.29%	No	719	C	2016	1.94%	112	66	831	852	
Virginia Avenue								0											
Okeechobee Rd	Hartman Road	6	3,020	15%	i	2	8	8	0.26%	No	1077	C	2017	0.50%	38	126	1,203	1,211	
Hartman Road	S 35th Street	6	3,020	15%	i	2	8	8	0.26%	No	1077	C	2017	0.50%	38	126	1,203	1,211	
S 35th Street	S 25th Street	6	3,020	40%	o	21	6	21	0.70%	No	905	C	2017	0.93%	59	126	1,031	1,052	
S 25th Street	S 13th Street	6	3,020	40%	o	21	6	21	0.70%	No	834	C	2017	0.82%	48	68	902	923	
S 13th Street	S 11th Street	6	3,020	40%	o	21	6	21	0.70%	No	1075	C	2017	0.85%	64	68	1,143	1,164	
S 11th Street	Sunrise Boulevard	6	3,170	40%	o	21	6	21	0.66%	No	1075	C	2017	0.85%	64	68	1,143	1,164	
Sunrise Boulevard	Oleander Avenue	6	3,020	40%	o	21	6	21	0.70%	No	793	C	2017	0.50%	28	68	861	882	
S 35h Street								0											
Kirby Loop Road	Cortez Boulevard	2	540	0%	i	0	0	0	0.00%	No	557	E	2016	6.65%	296	0	853	853	
Cortez Boulevard	Virginia Ave	2	790	0%	i	0	0	0	0.00%	No	557	D	2016	6.65%	296	0	853	853	
Virginia Avenue	Project Driveway	2	750	35%	i	5	18	18	2.40%	Yes	275	C	2016	1.94%	43	0	318	336	No
Project Driveway	Okeechobee Rd	2	750	20%	o	10	3	10	1.33%	Yes	275	C	2016	1.94%	43	0	318	328	No
Okeechobee Rd							PM PEAK PERIOD												
I-95	Jenkins Rd	8	4240	20%	i	10	6	10	0.24%	No	1542	C	2017	3.98%	430	309	1,972	1,982	
Jenkins Rd	McNeil Rd	6	4040	20%	i	10	6	10	0.25%	No	1542	C	2016	3.98%	491	309	2,033	2,043	
McNeil Rd	Virginia Ave	6	3170	20%	i	10	6	10	0.32%	No	1551	C	2016	3.13%	388	286	1,939	1,949	
Virginia Ave	Project Driveway	4	1630	5%	i	3	2	3	0.18%	No	631	C	2016	1.94%	98	97	729	732	
Project Driveway	S 35th Street	4	1630	WB IN 10%, WB OUT 5%, EB OUT 15%		5	7	7	0.43%	No	631	C	2016	1.94%	98	97	729	736	
S 35th Street	S 25th Street	4	1630	40%	o	12	21	21	1.29%	No	727	C	2016	1.94%	113	97	840	861	
S 25th Street	Georgia Avenue	4	1630	40%	o	12	21	21	1.29%	No	674	C	2016	1.94%	105	84	779	800	
Virginia Avenue																			
Okeechobee Rd	Hartman Road	6	3020	15%	i	8	5	8	0.26%	No	984	C	2017	0.50%	34	163	1,147	1,155	
Hartman Road	S 35th Street	6	3020	15%	i	8	5	8	0.26%	No	984	C	2017	0.50%	34	163	1,147	1,155	
S 35th Street	S 25th Street	6	3020	40%	o	12	21	21	0.70%	No	951	C	2017	0.93%	62	163	1,114	1,135	
S 25th Street	S 13th Street	6	3020	40%	o	12	21	21	0.70%	No	935	C	2017	0.82%	54	89	1,024	1,045	
S 13th Street	S 11th Street	6	3,020	40%	o	12	21	21	0.70%	No	1175	C	2017	0.85%	70	89	1,264	1,285	
S 11th Street	Sunrise Boulevard	6	3,170	40%	o	12	21	21	0.66%	No	1175	C	2017	0.85%	70	89	1,264	1,285	
Sunrise Boulevard	Oleander Avenue	6	3,020	40%	o	12	21	21	0.70%	No	865	C	2017	0.50%	30	89	954	975	
S 35h Street																			
Kirby Loop Road	Cortez Boulevard	2	540	0%	i	0	0	0	0.00%	No	417	D	2016	6.65%	222	0	639	639	
Cortez Boulevard	Virginia Ave	2	790	0%	i	0	0	0	0.00%	No	417	D	2016	6.65%	222	0	639	639	
Virginia Avenue	Project Driveway	2	750	35%	i	18	11	18	2.40%	Yes	276	C	2016	1.94%	43	0	319	337	No
Project Driveway	Okeechobee Rd	2	750	20%	o	6	10	10	1.33%	Yes	276	C	2016	1.94%	43	0	319	329	No

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

INTERSECTION ANALYSIS

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

- Okeechobee Road & Virginia Avenue (Signalized)
- Virginia Avenue & 35th Street (Signalized)
- Okeechobee Road & S 35th Street (Unsignalized)
- S 35th Street & Sarasota Avenue (Unsignalized)
- Okeechobee Road & S 37th Street (Unsignalized)

These analyses use the methodologies outline in the *Highway Capacity Manual, 2000 Edition* in order to determine the overall intersection level of service and delay.

Table 4 and *Table 5* summarize the level of service (LOS) and 95th percentile queue for the study intersections under existing (2019) conditions, respectively. *Table 6* and *Table 7* summarize the level of service (LOS) and 95th percentile queue for the study intersections under background (2024) conditions, respectively. *Table 8* and *Table 9* summarize the level of service (LOS) and 95th percentile queue for the study intersections under future total (2024) conditions, respectively.

As shown in the tables, the overall level of service remains the same for the signalized intersections during the AM and PM peak hour under background and future total conditions. The southbound delay at the intersection of Okeechobee Road & S 35th Street is not caused by the project traffic. The intersection of S 35th Street & Sarasota Avenue during the AM and PM peak hour operates at an acceptable LOS with the project traffic. The 95th percentile queue is less than one (1) vehicle; therefore, no turn lanes will be required. The 95th percentile queues at the signalized intersections do not exceed the provided storage with the exception of the northbound left movement at the intersection of Virginia Avenue & S 35th Street. The project traffic does not use this movement. The westbound U-turn movement at the intersection of 37th Street & Okeechobee Road operates at LOS A. There is minimal project traffic using this movement (2 AM, 5 PM) and will not cause an operational issue at the intersection.

Figure 5 illustrates the project traffic at the intersections and roadway segments.

Table 4: Existing Intersection Analysis LOS and Delay

Intersection	Signal Type	Overall Delay / LOS	EB	WB	NB	SB
AM PEAK HOUR						
Virginia Avenue & S 35th Street	Signalized	26.3/C	C	B	D	D
Okeechobee Road & Virginia Avenue	Signalized	14.9/B	A	D	-	A
Okeechobee Road & S 35th Street	Unsignalized		0.2/A	9.1/A	17.4/C	29.4/D
S 35th Street & Sarasota Avenue	Unsignalized		12.9/B	-	-	0.0/A
Okeechobee Road & S 37th Street	Unsignalized		8.1/A	-	9.8/A	15.9/C
PM PEAK HOUR						
Virginia Avenue & S 35th Street	Signalized	21.2/C	B	B	D	D
Okeechobee Road & Virginia Avenue	Signalized	28.3/C	B	E	-	B
Okeechobee Road & S 35th Street	Unsignalized		0.1/A	9.1/A	19.9/C	45.7/E
S 35th Street & Sarasota Avenue	Unsignalized		-	12.5/B	0	0.3/A
Okeechobee Road & S 37th Street	Unsignalized		8.5/A	0.1/A	0.0/A	17.9/C

Table 5: Existing 95th Percentile Queue Lengths

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
Virginia Avenue & S 35th Street								
Provided Storage	200		200		150		150	
AM Peak	68		48		61		85	
PM Peak	32		67		187		93	
Okeechobee Road & Virginia Avenue								
Provided Storage	-	-	-	-	-	-	-	-
AM Peak	96	155	-	208	-	-	-	15
PM Peak	161	188	-	358	-	-	-	170
Okeechobee Road & S 35th Street								
Provided Storage			165		-	-	-	-
AM Peak	0	0	15	0	50	50	2	2
PM Peak	0	0	15	0	69	69	18	18
S 35th Street & Sarasota Avenue								
Provided Storage	-	-	-	-	-	-	-	-
AM Peak	-	-	11	11	0	0	0	0
PM Peak	-	-	6	6	0	0	0	0
Okeechobee Road & S 37th Street								
Provided Storage	150	-	-	-	-	-	-	-
AM Peak	1	0	0	0	0	0	6	6
PM Peak	1	0	0	0	0	0	11	11

Table 6: Background Intersection Analysis LOS and Delay

Intersection	Signal Type	Overall Delay / LOS	EB	WB	NB	SB
AM PEAK HOUR						
Virginia Avenue & S 35th Street	Signalized	30.8/C	35.1/D	16.4/B	39.3.D	38.8/D
Okeechobee Road & Virginia Avenue	Signalized	16.4/B	7.9/A	48.4/D	-	7.0/A
Okeechobee Road & S 35th Street	Unsignalized		0.2/A	9.7/A	24.7/C	40.2/E
S 35th Street & Sarasota Avenue	Unsignalized		-	13.7/B	-	0.0/A
Okeechobee Road & S 37th Street	Unsignalized		8.3/A	-	10.2/B	18.2/C
PM PEAK HOUR						
Virginia Avenue & S 35th Street	Signalized	23.5/C	B	B	E	D
Okeechobee Road & Virginia Avenue	Signalized	29.6/C	B	E	-	B
Okeechobee Road & S 35th Street	Unsignalized		0.1/A	9.7/A	31.4/D	79.0/F
S 35th Street & Sarasota Avenue	Unsignalized		-	13.2/B	0	0.3/A
Okeechobee Road & S 37th Street	Unsignalized		8.8/A	0.1/A	0.0/A	21.3/C

Table 7: Background 95th Percentile Queue Lengths

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
Virginia Avenue & S 35th Street								
Provided Storage	200		200		150		150	
AM Peak	68		48		61		85	
PM Peak	34		69		305		108	
Okeechobee Road & Virginia Avenue								
Provided Storage	-	-	-	-	-	-	-	-
AM Peak	129	204	-	242	-	-	-	48
PM Peak	220	256	-	363	-	-	-	225
Okeechobee Road & S 35th Street								
Provided Storage	0	0	165	0	-	-	-	-
AM Peak	0	0	19	0	82	82	3	3
PM Peak	0	0	18	0	120	120	31	31
S 35th Street & Sarasota Avenue								
Provided Storage	-	-	-	-	-	-	-	-
AM Peak	-	-	13	13	0	0	0	0
PM Peak	-	-	7	7	0	0	0	0
Okeechobee Road & S 37th Street								
Provided Storage	150	-	-	-	-	-	-	-
AM Peak	1	0	0	0	0	0	10	10
PM Peak	1	0	0	0	0	0	15	15

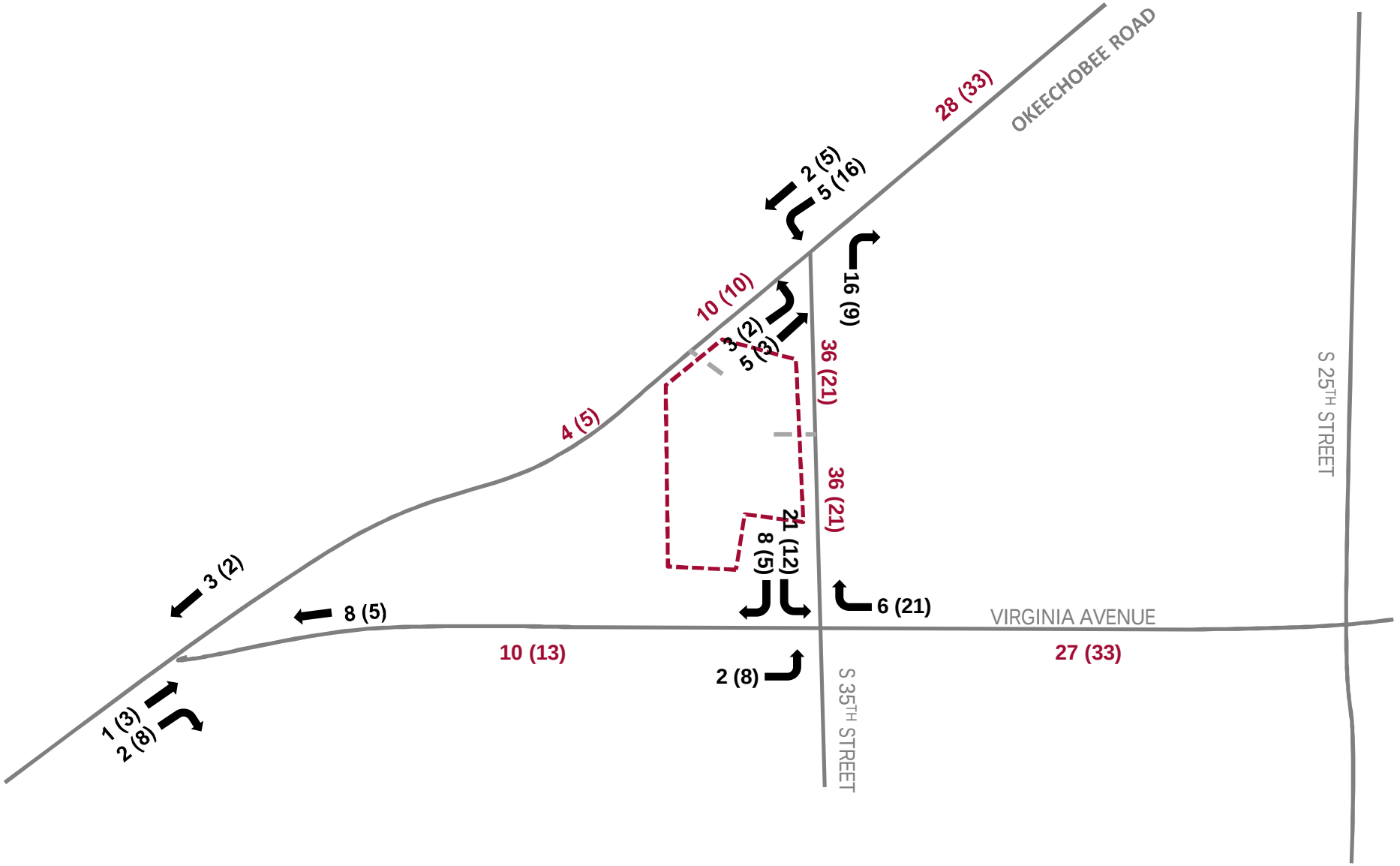
Table 8: Future Total Intersection Analysis LOS and Delay

Intersection	Signal Type	Overall Delay / LOS	EB	WB	NB	SB
AM PEAK HOUR						
Virginia Avenue & S 35th Street	Signalized	31.2/C	D	B	D	D
Okeechobee Road & Virginia Avenue	Signalized	16.6/B	A	D	0	A
Okeechobee Road & S 35th Street	Unsignalized		0.3/A	9.7/A	26.3/D	43.6/E
S 35th Street & Sarasota Avenue	Unsignalized		11.7/B	16.4/C	0.2/A	0.0/A
Okeechobee Road & S 37th Street	Unsignalized		8.3/A	0.1/A	10.2/B	18.5/C
PM PEAK HOUR						
Virginia Avenue & S 35th Street	Signalized	23.8/C	B	B	E	D
Okeechobee Road & Virginia Avenue	Signalized	29.5/C	B	E	-	B
Okeechobee Road & S 35th Street	Unsignalized		0.2/A	9.8/A	35.9/E	94.0/F
S 35th Street & Sarasota Avenue	Unsignalized		11.5/B	16.3/C	0.9/A	0.3/A
Okeechobee Road & S 37th Street	Unsignalized		8.8/A	0.3/A	0.0/A	21.9/C

Table 9: Future Total 95th Percentile Queue Lengths

Movement	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
Virginia Avenue & S 35th Street								
Provided Storage	200		200		150		150	
AM Peak	93		50		88		119	
PM Peak	41		69		307		126	
Okeechobee Road & Virginia Avenue								
Provided Storage	-	-	-	-	-	-	-	-
AM Peak	131	206	-	245	-	-	-	51
PM Peak	222	258	-	364	-	-	-	257
Okeechobee Road & S 35th Street								
Provided Storage	0	0	165	0	-	-	-	-
AM Peak	1	0	20	0	93	93	3	3
PM Peak	0	0	20	0	138	138	36	36
S 35th Street & Sarasota Avenue								
Provided Storage	-	-	-	-	-	-	-	-
AM Peak	7	7	16	16	0	0	0	0
PM Peak	4	4	10	10	2	2	0	0
Okeechobee Road & S 37th Street								
Provided Storage	150	-	-	-	-	-	-	-
AM Peak	1	0	0	0	0	0	10	10
PM Peak	1	0	1	0	0	0	15	15

Signal timing is included in *Appendix D*. Committed developments are included in *Appendix E.* The volume development worksheets for the study intersections are included in *Appendix F*. Synchro output sheets are included in *Appendix G*.



NORTH

LEGEND

Site location

XX (XX) Intersection AM (PM) Project Traffic

XX (XX) Roadway Segment AM (PM) Two-Way Project Traffic

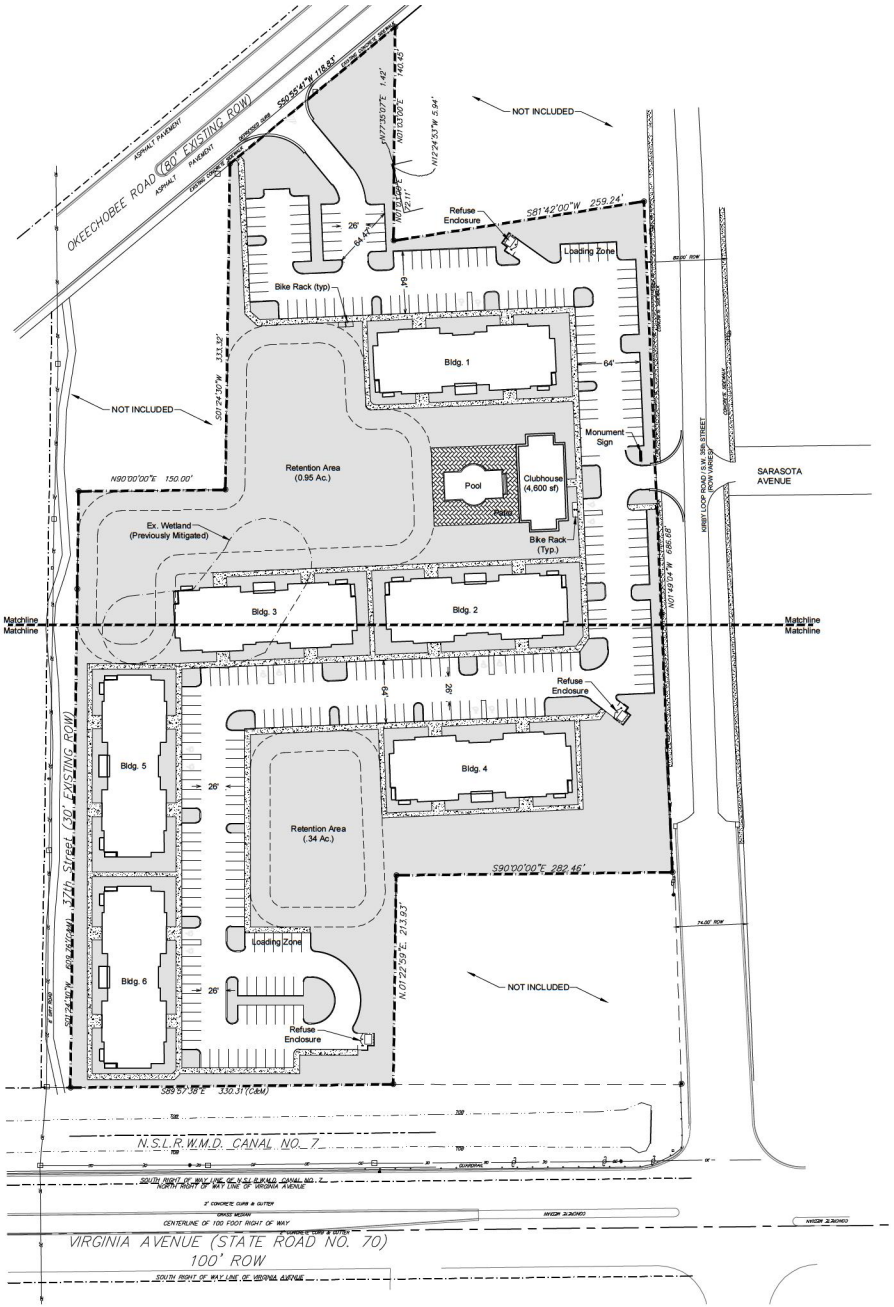
FIGURE 5
PROJECT TRAFFIC VOLUMES
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn

CONCLUSION

It is proposed to develop 144 multifamily low-rise dwelling units located in the northwest corner of 35th Street & Virginia Avenue in Fort Peirce, Florida. Based on the analysis undertaken, the existing geometry at the study intersections are anticipated to be sufficient to accommodate future traffic in 2024, including committed developments and project traffic. Therefore, no additional improvements are required.

APPENDIX A: SITE PLAN



Meets and Bound Legal Description:

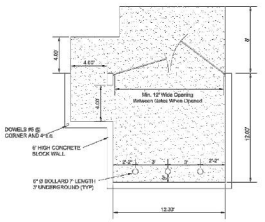
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 17; THENCE S 01°24'30" W A DISTANCE OF 609.76 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 7; THENCE S 89°57'38" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 330.31 FEET; THENCE N 01°22'59" E A DISTANCE OF 213.93 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 1 ACRE OF THE NORTH .3 ACRES OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 (SOUTH), RANGE 40 EAST; THENCE S 90°00'00" E ALONG SAID LINE A DISTANCE OF 282.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 35TH STREET; THENCE N 01°49'04" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 686.68 FEET; THENCE S 81°42'00" W A DISTANCE OF 259.24 FEET; THENCE N 01°03'00" E A DISTANCE OF 218.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF OKEECHOBEE ROAD; THENCE S 50°55'41" W ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 218.83 FEET; THENCE S 01°24'30" W A DISTANCE OF 333.32 FEET, TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 17; THENCE ALONG SAID SOUTH LINE N 90°00'00" W, A DISTANCE OF 150 FEET TO THE POINT AND PLACE OF BEGINNING.

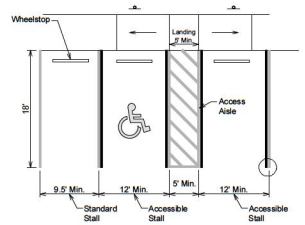
LESS AND EXCEPT:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 260 FEET; THENCE RUN NORTH 01°03'00" EAST, 319.10 FEET; THENCE NORTH 14°03'00" WEST, A DISTANCE OF 86.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE NORTH 50°55'41" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.80 FEET; THENCE SOUTH 01°03'00" WEST, A DISTANCE OF 140.45 FEET TO A POINT ON THE EXTERIOR EDGE OF A 1-STORY, ALUMINUM BUILDING (SAID POINT ALSO BEING THE POINT OF BEGINNING); THENCE CONTINUE SOUTH 77°35'07" WEST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 1.42 FEET; THENCE CONTINUE SOUTH 12°24'53" EAST, ALONG SAID EXTERIOR EDGE, A DISTANCE OF 5.94 FEET; THENCE NORTH 01°03'00" EAST, A DISTANCE OF 6.11 FEET TO THE POINT OF BEGINNING; AS CONVEYED PURSUANT TO THAT QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2670, PAGE 2204, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



Typical Refuse Enclosure Detail



Typical Parking Stall Detail

Site Data

Total Area:		10.31 ac
Existing Use:		Vacant
Existing Zoning:		C-3
Existing Future Land Use:		CG
Proposed Zoning:		PD
Proposed Future Land Use		RM
Product Type:		Multi-Family
Total Units:		144 Units
*Gross Density (see General Note #1):		13.96 DU/ac.
Impervious Area:	218,746 sf	5.01 ac XXX%
Buildings Pads:	66,498 sf	1.52 ac
A/C Pads (345 sf./bldg.):	2,070 sf	.05 ac
Clubhouse	4,600 sf	.10 ac
Pavement (Including Curb & Refuse):	112,705 sf	2.58 ac
Sidewalk:	27,876 sf	.64 ac
Pool Patio:	5,015 sf	.12 ac
Pervious Area:	226,562 sf	5.30 ac XXX%
Landscape Islands:	9,939 sf	.23 ac
Retention Area:	50,476 sf	1.29 ac
Open Space:	160,147 sf	3.78 ac

Building and Lot Data

Common Open Space Req'd:	20% (2.05 ac.)
Common Open Space Provided:	XXX% (5.30 ac.)
Maximum Height:	35'
Minimum Lot Size:	N/A
Building Setbacks (C-3, abutting Zoning District per Sec. 22-40(b)(2)):	
Front (35th Street Frontage):	25'
Side:	15'
Side @ Corner:	15'
Rear (37th Street Frontage)	15'

Parking Requirements

Vehicle Parking Required: 238 Spaces

Multi-Family:
1.5 spaces per unit @ 144 units = 216 spaces
Accessible Spaces Req'd: 7 Spaces
Clubhouse:
1:200 sf @ 4,600 sf. = 23 spaces
ADA Spaces Req'd: 1 Space

Vehicle Parking Provided: 283 Spaces
ADA Spaces Provided: 14 Spaces

Bicycle Parking Req'd: 18 Spaces
Multi-Family:
1:10 Units @ 144 Units = 15 Spaces
Clubhouse:
1:10 Stalls @ 23 Stalls sf. = 3 Spaces

Bicycle Parking Provided: 30 Spaces

Loading Spaces Req'd: 2 Spaces
Multi-Family:
0 > 25,000 sf.
1 for ea. 75,000 sf. over 25,000 @ 174,512 sf. = 2 Spaces
Clubhouse:
0 > 10,000 sf. @ 4,600 sf. = 0

Loading Spaces Provided: 2 Spaces

General Notes

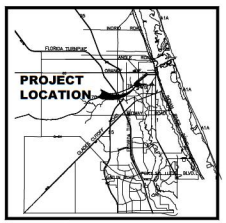
1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the full Density Bonus permitted by the Code; however, the Applicant and its successors and assigns reserve the right to exercise the full Density Bonus permitted by the Code in the future, in accordance with then-applicable Code requirements pertaining to modifications to an approved Planned Development.
2. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
3. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
4. All interior sidewalks to be 5' wide minimum.
5. Parking space bumper rails shall comply sith Section 22-60(C)(7) of the Fort Pierce City Code.
6. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
7. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

Project Description

144-unit multi-family community consisting of six (6) 24-unit buildings, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Utilities to be provided by FPUA and will be installed under ground. Emergency services to be provided by City of Fort Pierce Police Department and St. Lucie County Fire District.

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

Key / Location:



Project Team:

The Oaks at Mission Gardens

Fort Pierce, Florida

Site Plan

Date	By	Description
04.20.19	SAW	Initial Submittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	SP 1
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_5.29.19.dwg	

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APPENDIX B: TURNING MOVEMENT COUNTS AND LINK VOLUMES

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

VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE
Page : 1

ALL VEHICLES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
07:00	0	0	47	0	0	0	102	0	0	0	0	0	0	0	70	114	333
07:15	0	0	71	0	0	0	114	0	0	0	0	0	0	0	82	165	432
07:30	0	0	104	0	0	0	136	0	0	0	0	0	0	0	126	252	618
07:45	0	0	99	0	0	0	124	0	0	0	0	0	0	0	134	317	674
Hr Total	0	0	321	0	0	0	476	0	0	0	0	0	0	0	412	848	2057
08:00	0	0	97	0	0	0	133	0	0	0	0	0	0	0	113	258	601
08:15	0	0	89	0	0	0	133	0	0	0	0	0	0	0	104	259	585
08:30	0	0	103	0	0	0	144	0	0	0	0	0	0	0	112	244	603
08:45	0	0	103	0	0	0	149	0	0	0	0	0	0	0	90	216	558
Hr Total	0	0	392	0	0	0	559	0	0	0	0	0	0	0	419	977	2347
---------- * BREAK * ----------																	
16:00	0	0	129	0	0	0	229	0	0	0	0	0	0	0	128	207	693
16:15	0	0	105	0	0	0	197	0	0	0	0	0	0	0	128	225	655
16:30	0	0	149	0	0	0	203	0	0	0	0	0	0	0	119	227	698
16:45	0	0	141	0	0	0	231	0	0	0	0	0	0	0	123	215	710
Hr Total	0	0	524	0	0	0	860	0	0	0	0	0	0	0	498	874	2756
17:00	0	0	161	0	0	0	272	0	0	0	0	0	0	0	109	233	775
17:15	0	0	167	0	0	0	200	0	0	0	0	0	0	0	160	223	750
17:30	0	0	130	0	0	0	210	0	0	0	0	0	0	0	145	256	741
17:45	0	0	137	0	0	0	202	0	0	0	0	0	0	0	144	245	728
Hr Total	0	0	595	0	0	0	884	0	0	0	0	0	0	0	558	957	2994
TOTAL	0	0	1832	0	0	0	2779	0	0	0	0	0	0	0	1887	3656	10154

TRAFFIC SURVEY SPECIALISTS, INC.

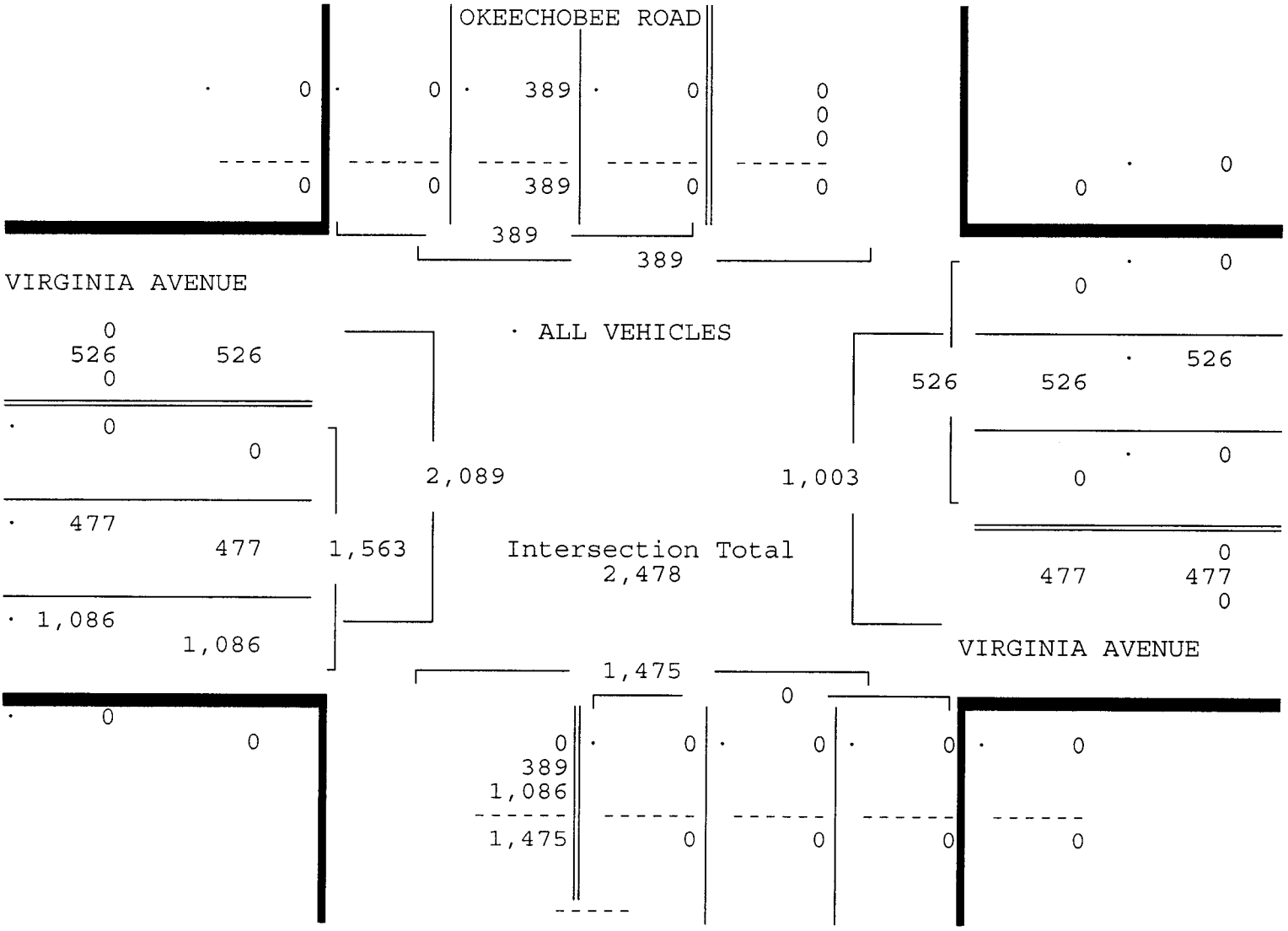
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE

ALL VEHICLES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 04/03/19																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	0	389	0	0	0	526	0	0	0	0	0	0	0	477	1086	
Percent	0%	0%	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	31%	69%	
Pk total	389				526				0				1563				
Highest	07:30				07:30				07:00				07:45				
Volume	0	0	104	0	0	0	136	0	0	0	0	0	0	0	134	317	
Hi total	104				136				0				451				
PHF	.94				.97				.0				.87				



TRAFFIC SURVEY SPECIALISTS, INC.

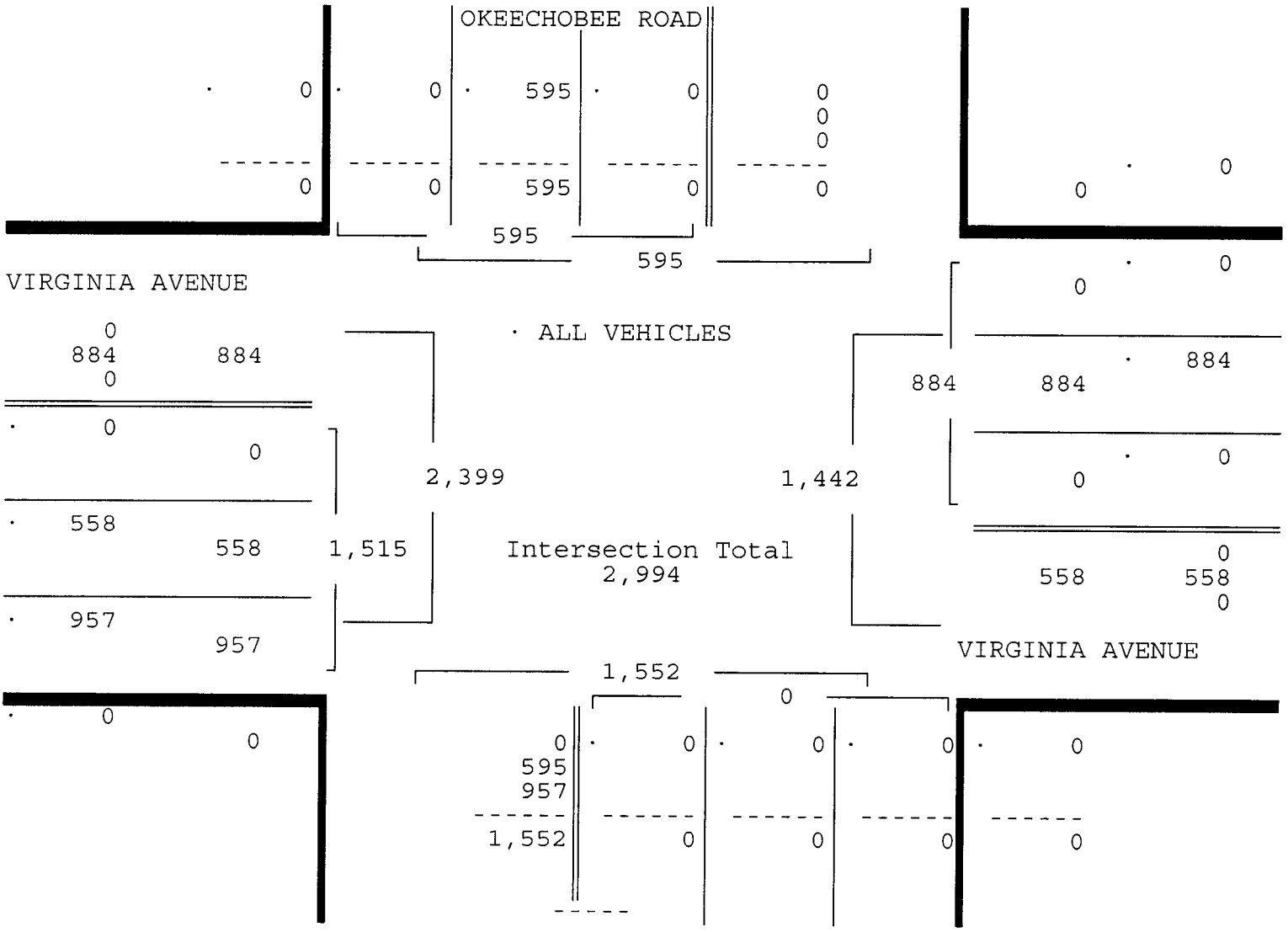
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE
Page : 3

ALL VEHICLES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 04/03/19																	
Peak start	17:00				17:00				17:00				17:00				
Volume	0	0	595	0	0	0	884	0	0	0	0	0	0	0	558	957	
Percent	0%	0%	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	37%	63%	
Pk total	595				884				0				1515				
Highest	17:15				17:00				07:00				17:30				
Volume	0	0	167	0	0	0	272	0	0	0	0	0	0	0	145	256	
Hi total	167				272				0				401				
PHF	.89				.81				.0				.94				



TRAFFIC SURVEY SPECIALISTS, INC.

VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG_OKE
Page : 1

PEDESTRIANS & BIKES

	OKEECHOBEE ROAD From North				VIRGINIA AVENUE From East				----- From South				VIRGINIA AVENUE From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 04/03/19																	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
* 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	0	0
17:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
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	1	0	0	0	0	0	0	0	0	0	0	1
TOTAL	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2

TRAFFIC SURVEY SPECIALISTS, INC.

OKEECHOBEE ROAD & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : OKEE35ST
Page : 1

ALL VEHICLES

	DRIVEWAY From North				OKEECHOBEE ROAD From East				35TH STREET From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
07:00	0	0	2	0	0	31	53	0	0	1	1	25	0	0	68	4	185
07:15	0	0	1	0	0	35	63	0	0	8	1	35	0	0	76	5	224
07:30	0	0	0	1	0	35	85	0	0	6	0	53	1	0	100	17	298
07:45	0	0	0	0	0	55	73	0	0	10	1	55	0	0	125	14	333
Hr Total	0	0	3	1	0	156	274	0	0	25	3	168	1	0	369	40	1040
08:00	0	1	1	0	0	40	87	3	0	7	1	29	0	1	106	15	291
08:15	0	1	0	0	0	39	76	5	0	3	1	24	0	3	82	14	248
08:30	0	1	1	2	0	33	85	1	0	4	1	29	0	1	87	3	248
08:45	0	2	1	2	0	31	74	8	0	5	1	32	0	1	88	1	246
Hr Total	0	5	3	4	0	143	322	17	0	19	4	114	0	6	363	33	1033
---------- * BREAK * ----------																	
16:00	0	4	2	1	0	28	103	2	0	5	2	30	0	1	109	8	295
16:15	0	2	1	2	1	22	93	4	0	5	0	43	0	2	98	10	283
16:30	0	4	1	1	1	35	101	1	1	6	0	39	0	0	110	9	309
16:45	0	2	1	0	1	39	106	6	0	3	1	34	0	1	95	4	293
Hr Total	0	12	5	4	3	124	403	13	1	19	3	146	0	4	412	31	1180
17:00	0	3	1	3	0	44	139	2	0	5	5	65	0	0	101	10	378
17:15	0	3	1	3	0	54	125	5	0	5	1	41	0	1	111	8	358
17:30	0	2	1	1	0	33	104	5	0	8	0	58	0	1	123	7	343
17:45	0	3	0	1	0	30	103	6	0	5	0	34	0	1	114	4	301
Hr Total	0	11	3	8	0	161	471	18	0	23	6	198	0	3	449	29	1380
TOTAL	0	28	14	17	3	584	1470	48	1	86	16	626	1	13	1593	133	4633

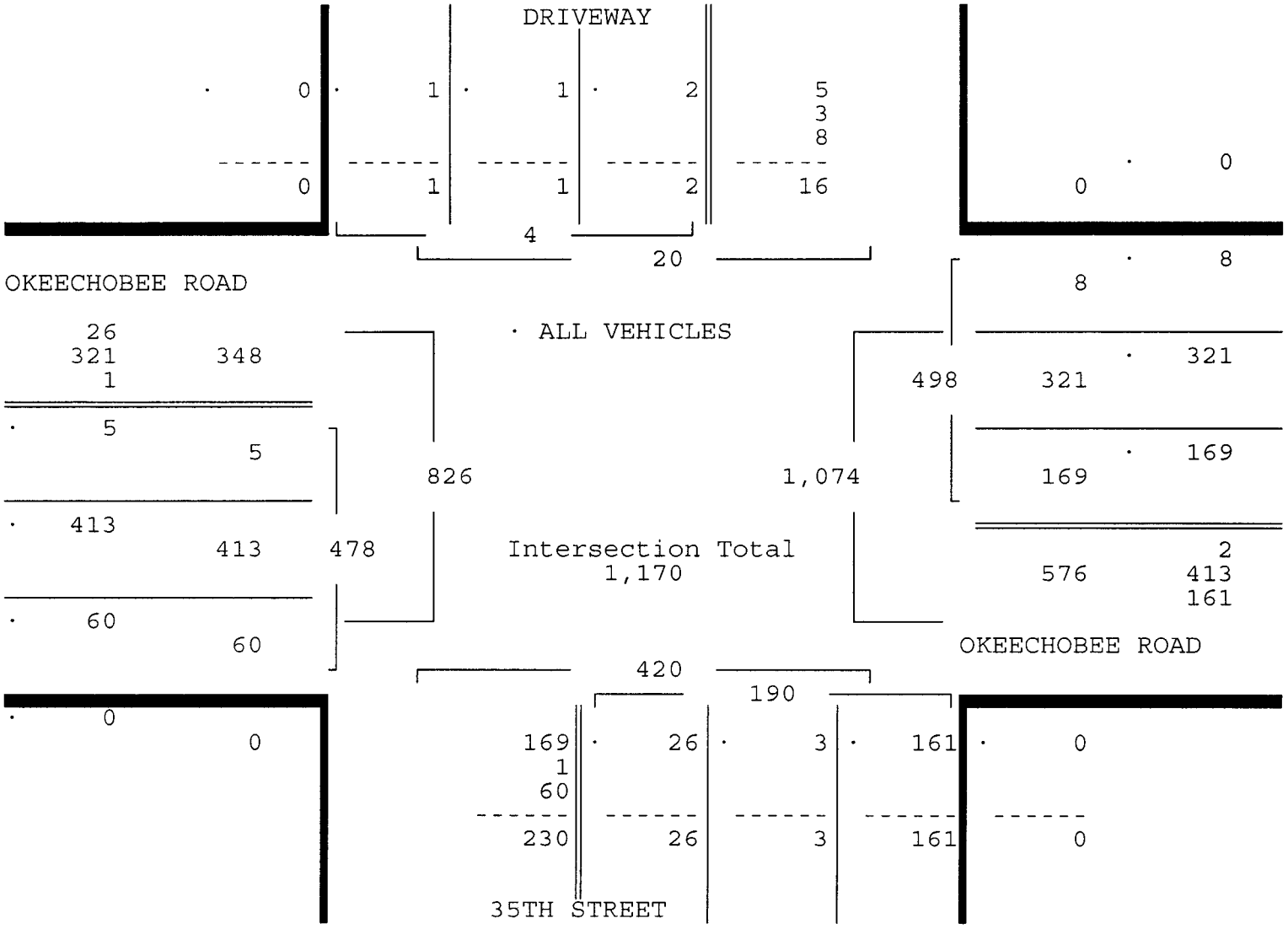
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

OKEECHOBEE ROAD & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

Site Code : 00190070
Start Date: 04/03/19
File I.D. : OKEE35ST

ALL VEHICLES

	DRIVEWAY From North				OKEECHOBEE ROAD From East				35TH STREET From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 04/03/19																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	2	1	1	0	169	321	8	0	26	3	161	1	4	413	60	
Percent	0%	50%	25%	25%	0%	34%	64%	2%	0%	14%	2%	85%	0%	1%	86%	13%	
Pk total	4				498				190				478				
Highest	08:00				08:00				07:45				07:45				
Volume	0	1	1	0	0	40	87	3	0	10	1	55	0	0	125	14	
Hi total	2				130				66				139				
PHF	.50				.96				.72				.86				



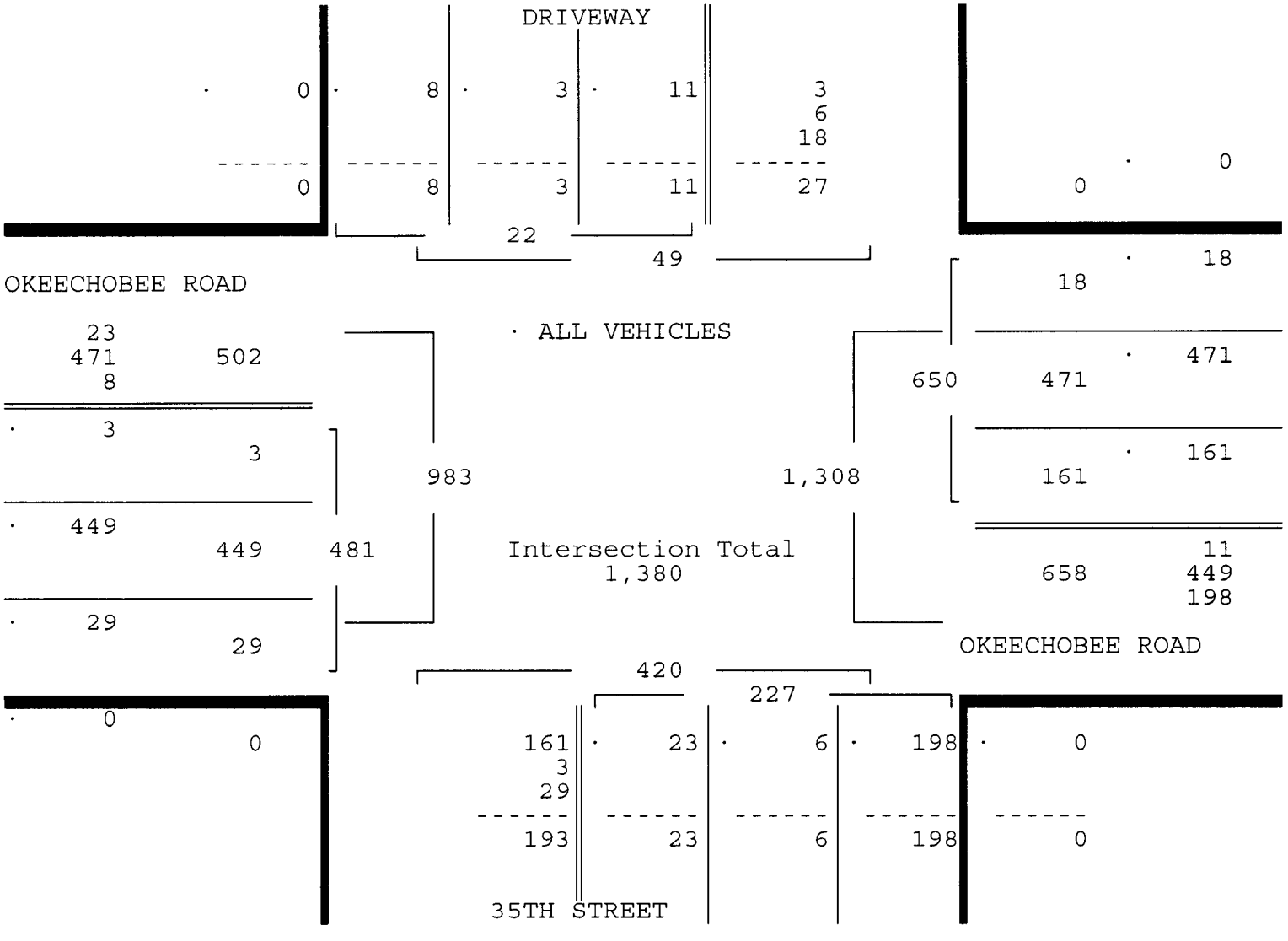
OKEECHOBEE ROAD & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : OKEE35ST
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ALL VEHICLES

	DRIVEWAY From North				OKEECHOBEE ROAD From East				35TH STREET From South				OKEECHOBEE ROAD From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 04/03/19																	
Peak start 17:00					17:00				17:00				17:00				
Volume	0	11	3	8	0	161	471	18	0	23	6	198	0	3	449	29	
Percent	0%	50%	14%	36%	0%	25%	72%	3%	0%	10%	3%	87%	0%	1%	93%	6%	
Pk total	22				650				227				481				
Highest	17:00				17:00				17:00				17:30				
Volume	0	3	1	3	0	44	139	2	0	5	5	65	0	1	123	7	
Hi total	7				185				75				131				
PHF	.79				.88				.76				.92				



TRAFFIC SURVEY SPECIALISTS, INC.

OKEECHOBEE ROAD & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : OKEE35ST
Page : 1

PEDESTRIANS & BIKES

	DRIVEWAY From North				OKEECHOBEE ROAD From East				35TH STREET From South				OKEECHOBEE ROAD From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 04/03/19																	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2
07:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Hr Total	0	4	0	0	0	0	0	0	0	0	0	1	0	0	0	0	5
08:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:15	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
08:30	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
08:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Hr Total	0	2	0	0	0	0	0	4	0	0	0	0	0	0	0	0	6
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
16:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Hr Total	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
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	2	0	0	0	0	0	0	0	0	2
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	1	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3
TOTAL	0	7	0	0	0	0	0	8	0	0	0	1	0	0	0	0	16

TRAFFIC SURVEY SPECIALISTS, INC.

VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG35ST
Page : 1

ALL VEHICLES

	35TH STREET From North				VIRGINIA AVENUE From East				35TH STREET From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
07:00	0	7	29	2	0	13	96	11	0	4	13	2	2	7	115	11	312
07:15	0	9	32	3	0	8	115	10	0	9	34	6	1	9	133	27	396
07:30	0	9	24	7	1	19	120	16	0	12	38	13	0	19	178	41	497
07:45	0	21	49	9	0	27	123	19	0	12	44	8	3	21	239	52	627
Hr Total	0	46	134	21	1	67	454	56	0	37	129	29	6	56	665	131	1832
08:00	0	15	34	15	0	19	105	17	0	6	44	12	0	21	217	18	523
08:15	0	16	31	6	0	18	111	14	0	11	24	11	1	15	197	25	480
08:30	0	11	36	7	0	13	129	12	0	15	26	9	2	12	186	26	484
08:45	0	7	31	8	0	22	126	6	0	8	22	13	1	10	188	30	472
Hr Total	0	49	132	36	0	72	471	49	0	40	116	45	4	58	788	99	1959
---------- * BREAK * ----------																	
16:00	0	13	27	7	0	17	200	12	0	30	25	14	3	19	169	23	559
16:15	0	15	26	3	0	14	191	19	0	21	30	23	1	17	205	13	578
16:30	0	7	32	3	2	25	183	16	0	22	26	29	3	10	180	35	573
16:45	0	16	30	4	0	19	210	8	0	30	26	34	5	12	196	34	624
Hr Total	0	51	115	17	2	75	784	55	0	103	107	100	12	58	750	105	2334
17:00	0	18	51	5	0	29	246	21	0	44	56	34	4	18	207	45	778
17:15	0	16	60	8	1	51	180	20	0	26	39	19	1	15	185	55	676
17:30	0	12	41	3	0	43	191	21	0	38	50	28	1	21	220	57	726
17:45	0	11	33	8	0	32	152	13	0	34	28	18	3	21	169	51	573
Hr Total	0	57	185	24	1	155	769	75	0	142	173	99	9	75	781	208	2753
TOTAL	0	203	566	98	4	369	2478	235	0	322	525	273	31	247	2984	543	8878

TRAFFIC SURVEY SPECIALISTS, INC.

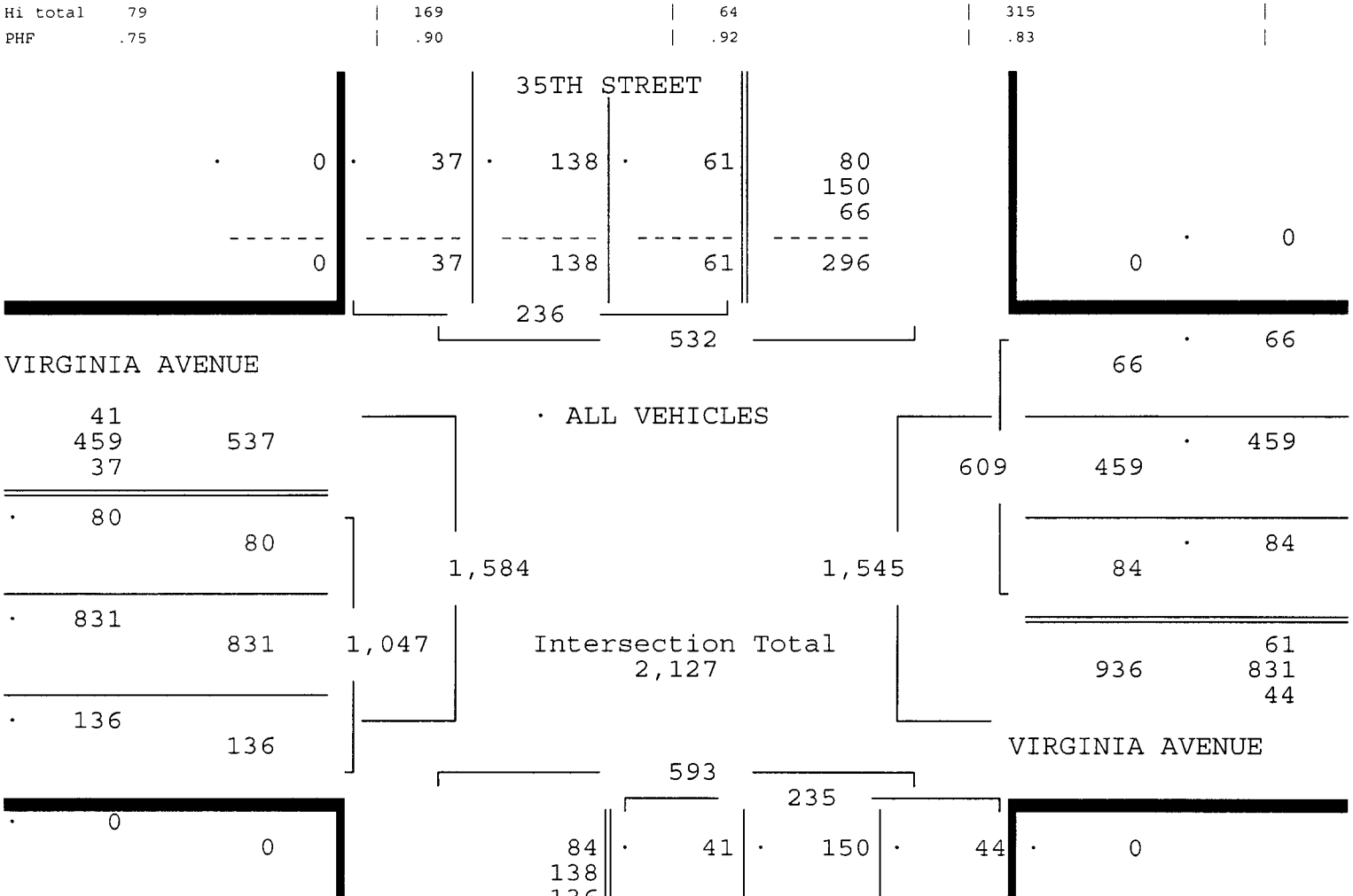
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG35ST
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ALL VEHICLES

	35TH STREET From North				VIRGINIA AVENUE From East				35TH STREET From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 04/03/19																	
Peak start	07:30				07:30				07:30				07:30				
Volume	0	61	138	37	1	83	459	66	0	41	150	44	4	76	831	136	
Percent	0%	26%	58%	16%	0%	14%	75%	11%	0%	17%	64%	19%	0%	7%	79%	13%	
Pk total	236				609				235				1047				
Highest	07:45				07:45				07:45				07:45				
Volume	0	21	49	9	0	27	123	19	0	12	44	8	3	21	239	52	
Hi total	79				169				64				315				
PHF	.75				.90				.92				.83				



TRAFFIC SURVEY SPECIALISTS, INC.

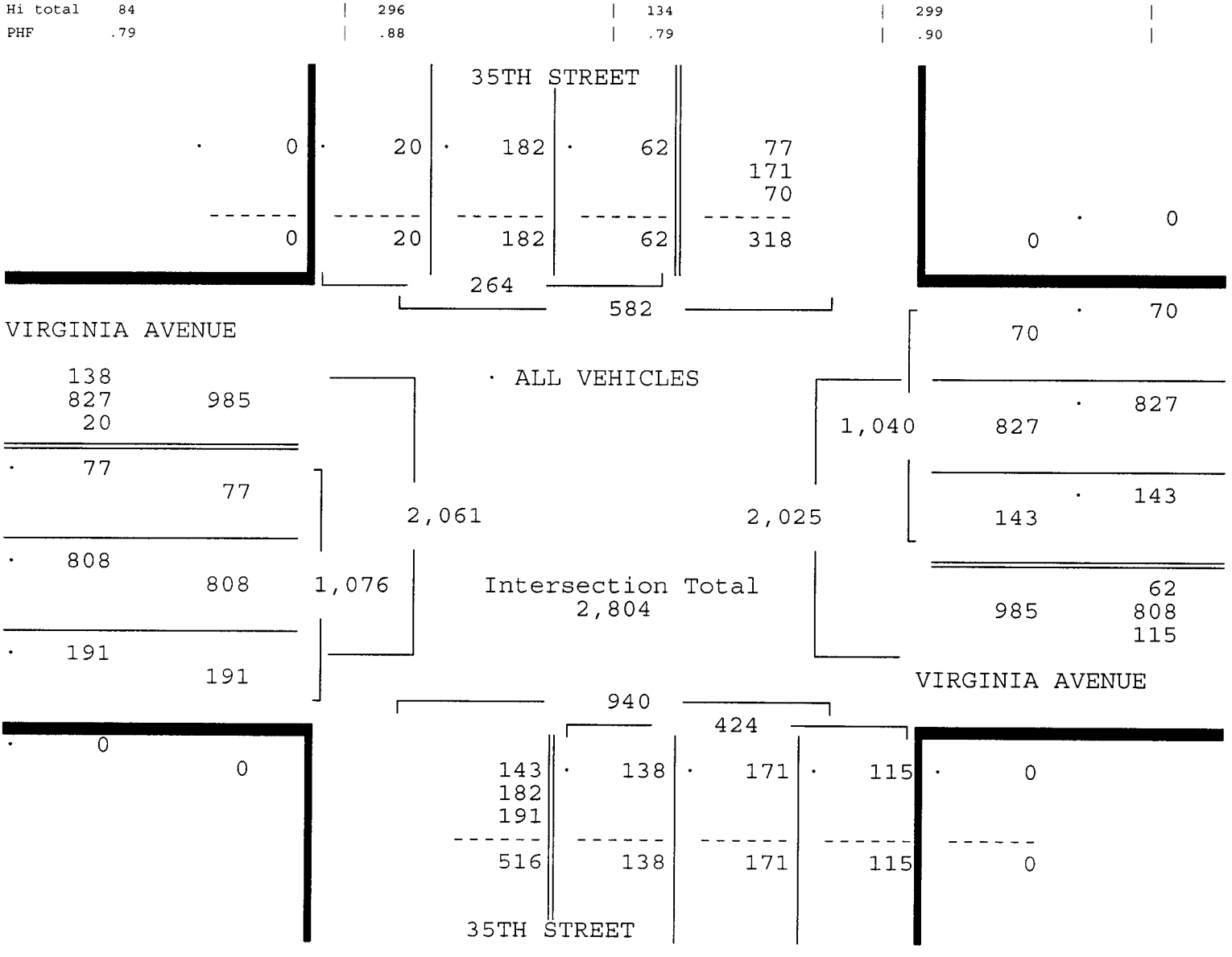
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG35ST

ALL VEHICLES

	35TH STREET From North				VIRGINIA AVENUE From East				35TH STREET From South				VIRGINIA AVENUE From West				
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 04/03/19																	
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 04/03/19																	
Peak start	16:45				16:45				16:45				16:45				
Volume	0	62	182	20	1	142	827	70	0	138	171	115	11	66	808	191	
Percent	0%	23%	69%	8%	0%	14%	80%	7%	0%	33%	40%	27%	1%	6%	75%	18%	
Pk total	264				1040				424				1076				
Highest	17:15				17:00				17:00				17:30				
Volume	0	16	60	8	0	29	246	21	0	44	56	34	1	21	220	57	
Hi total	84				296				134				299				
PHF	.79				.88				.79				.90				



TRAFFIC SURVEY SPECIALISTS, INC.

VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : VIRG35ST
Page : 1

PEDESTRIANS & BIKES

	35TH STREET From North				VIRGINIA AVENUE From East				35TH STREET From South				VIRGINIA AVENUE From West				
	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Total
Date 04/03/19																	
07:00	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:15	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Hr Total	0	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	3
08:00	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	3
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:45	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	1	0	0	0	2	0	0	0	1	4
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
16:15	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:30	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	0	3
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	1	0	1	0	1	0	1	0	0	5
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	2	0	0	0	0	0	0	0	0	2
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	1	0	0	0	1	0	0	2
Hr Total	0	0	0	0	0	0	0	2	0	1	0	0	0	1	0	0	4
TOTAL	0	0	0	1	0	0	0	5	0	4	0	3	0	2	0	1	16

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Turn Count Summary

Location: **Sarasota Ave at 35th Street,**
GPS Coordinates:
Date: **2019-10-24**
Day of week: **Thursday**
Weather:
Analyst:

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	1	43	0	8	0	1	0	53	8	0	0	0	114
16:15	1	37	0	3	0	0	0	52	3	0	0	0	96
16:30	2	39	1	9	0	0	0	63	8	0	0	0	122
16:45	1	48	1	10	0	0	0	51	19	0	0	0	130
17:00	2	45	0	7	0	0	0	59	4	0	0	0	117
17:15	1	46	0	8	0	0	0	48	10	0	0	0	113
17:30	0	50	1	6	0	0	0	43	4	0	0	0	104
17:45	0	39	0	10	0	1	0	45	3	0	0	0	98
18:00	0	1	0	0	0	0	0	0	0	0	0	0	1

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:00	1	43	0	8	0	1	0	53	8	0	0	0	114
16:15	1	37	0	3	0	0	0	52	3	0	0	0	96
16:30	2	39	1	9	0	0	0	63	8	0	0	0	122
16:45	1	48	1	10	0	0	0	51	19	0	0	0	130
17:00	2	45	0	7	0	0	0	59	4	0	0	0	117
17:15	1	46	0	8	0	0	0	48	10	0	0	0	113
17:30	0	50	1	6	0	0	0	43	4	0	0	0	104
17:45	0	39	0	10	0	1	0	45	3	0	0	0	98
18:00	0	1	0	0	0	0	0	0	0	0	0	0	1

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	2	2	2
16:30	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	1	0	1	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	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
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

16:30 - 17:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	6	178	2	34	0	0	0	221	41	0	0	0	482
Factor	0.75	0.93	0.50	0.85	0.00	0.00	0.00	0.88	0.54	0.00	0.00	0.00	0.93
Approach Factor	0.93			0.85			0.92			0.00			

Peak Hour Vehicle Summary

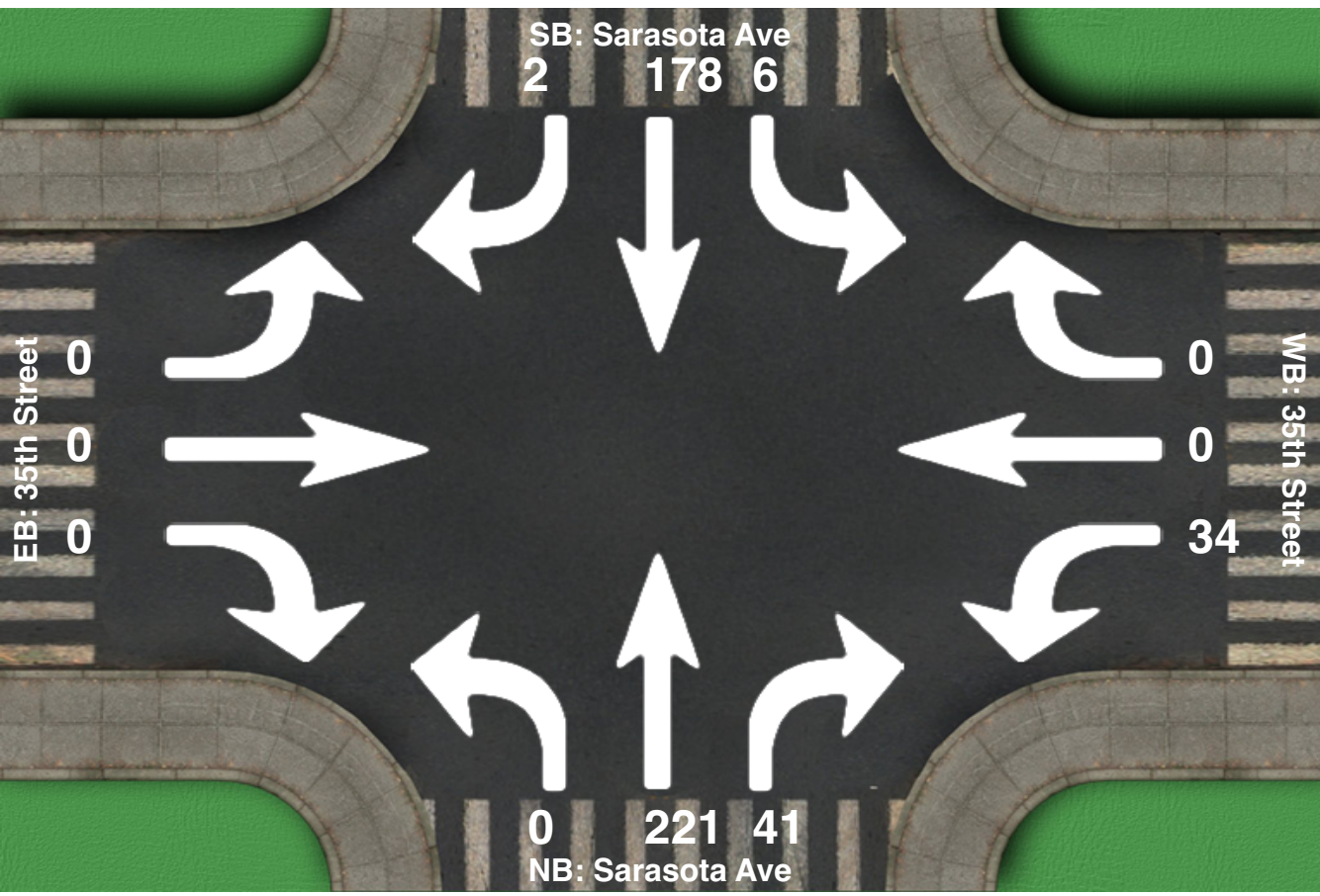
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	6	178	2	34	0	0	0	221	41	0	0	0	482

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	1	0	1	0	0	0	0	0	0	0	0	0	1

Intersection Peak Hour

Location: Sarasota Ave at 35th Street,
GPS Coordinates:
Date: 2019-10-24
Day of week: Thursday
Weather:
Analyst:



Intersection Peak Hour

16:30 - 17:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	6	178	2	34	0	0	0	221	41	0	0	0	482
Factor	0.75	0.93	0.50	0.85	0.00	0.00	0.00	0.88	0.54	0.00	0.00	0.00	0.93
Approach Factor	0.93			0.85			0.92			0.00			

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Turn Count Summary

Location: 35th Street at Sarasota,
GPS Coordinates:
Date: 2019-10-24
Day of week: Thursday
Weather:
Analyst: KHA

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	0	38	1	2	0	1	0	30	2	0	0	0	74
07:15	0	41	0	4	0	0	0	34	3	0	0	0	82
07:30	0	38	0	9	0	0	0	54	12	0	0	0	113
07:45	1	61	0	5	0	1	0	66	11	0	0	0	145
08:00	0	62	0	21	0	0	0	58	16	0	0	0	157
08:15	0	40	0	19	0	3	0	38	17	0	0	0	117
08:30	0	39	1	9	0	0	0	43	11	0	0	0	103
08:45	0	27	0	5	0	0	0	40	1	0	0	0	73

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
07:00	0	38	1	2	0	1	0	30	2	0	0	0	74
07:15	0	41	0	4	0	0	0	34	3	0	0	0	82
07:30	0	38	0	9	0	0	0	54	12	0	0	0	113
07:45	1	61	0	5	0	1	0	66	11	0	0	0	145
08:00	0	62	0	21	0	0	0	58	16	0	0	0	157
08:15	0	40	0	19	0	3	0	38	17	0	0	0	117
08:30	0	39	1	9	0	0	0	43	11	0	0	0	103
08:45	0	27	0	5	0	0	0	40	1	0	0	0	73

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	2	0	2	0	0	0	0	0	0	0	0	0	2
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

07:30 - 08:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	1	201	0	54	0	4	0	216	56	0	0	0	532
Factor	0.25	0.81	0.00	0.64	0.00	0.33	0.00	0.82	0.82	0.00	0.00	0.00	0.85
Approach Factor	0.81			0.66			0.88			0.00			

Peak Hour Vehicle Summary

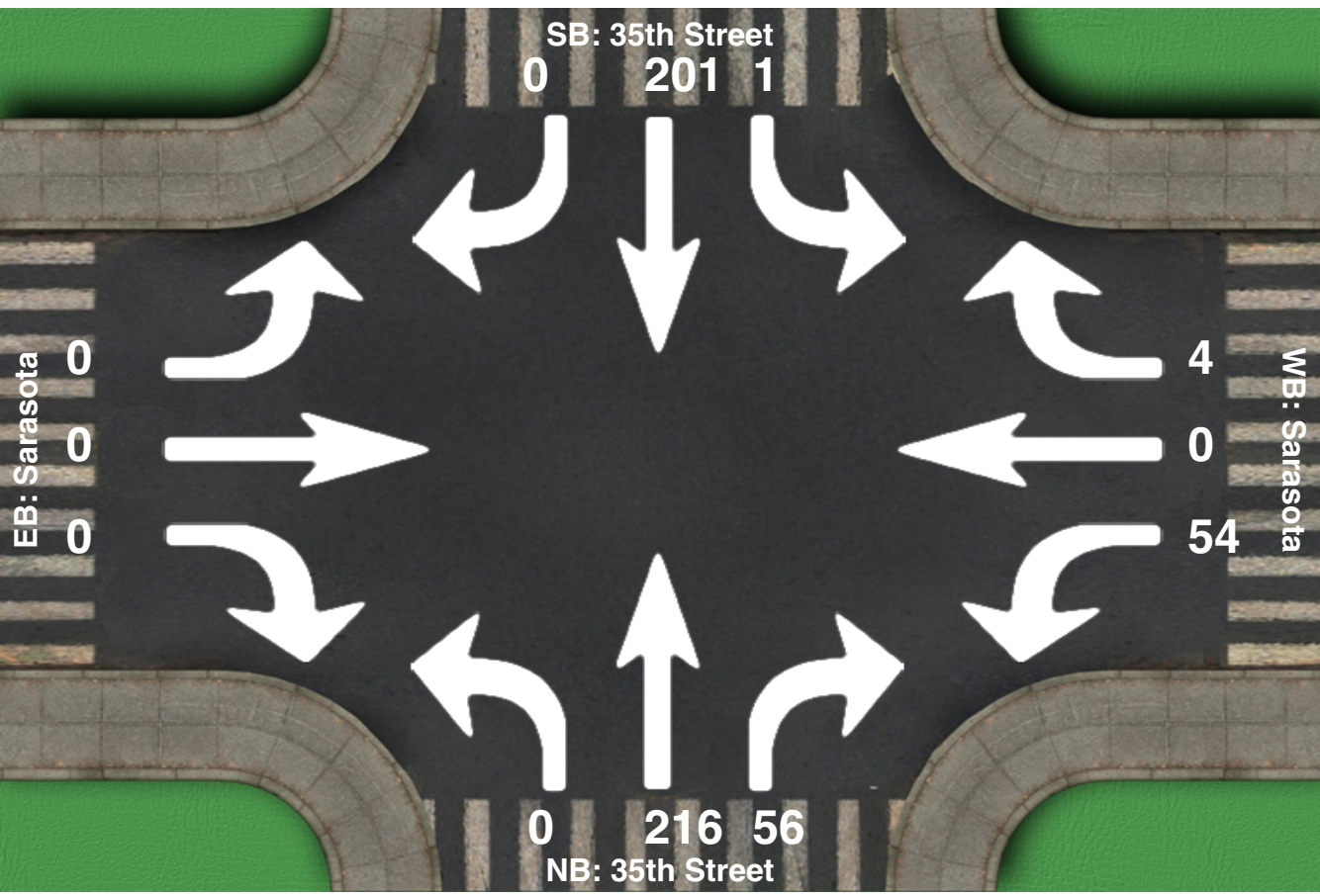
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	1	201	0	54	0	4	0	216	56	0	0	0	532

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	2	0	2	0	0	0	0	0	0	0	0	0	2

Intersection Peak Hour

Location: 35th Street at Sarasota,
GPS Coordinates:
Date: 2019-10-24
Day of week: Thursday
Weather:
Analyst: KHA



Intersection Peak Hour

07:30 - 08:30

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	1	201	0	54	0	4	0	216	56	0	0	0	532
Factor	0.25	0.81	0.00	0.64	0.00	0.33	0.00	0.82	0.82	0.00	0.00	0.00	0.85
Approach Factor	0.81			0.66			0.88			0.00			

Okeechobee Road & S 37th Street (October 24, 2019)

Time	Eastbound		Westbound		Northbound	Southbound			Total
	EBL	EBU	WBL	WBU	NBR	SBL	SBT	SBR	
7:00	3					4		2	9
7:15	2					2		2	6
7:30	1					3		1	5
7:45	5					10		0	15
8:00	4					9		2	15
8:15	0					2		1	3
8:30	3				1	5		1	10
8:45	1					3		2	6
Peak Hour 7:45 - 8:45	12			0	1	26	0	4	43

Time	Eastbound		Westbound		Northbound	Southbound			Total
	EBL	EBU	WBL	WBU	NBR	SBL	SBT	SBR	
4:00	2					7		2	11
4:15	2	2				1		2	7
4:30	1			1		5		1	8
4:45	2		1			9		3	15
5:00	5					6		5	16
5:15	2	1				6		1	10
5:30	0					1		1	2
5:45	2								2
Peak Hour 4:30 - 5:30	10	1	1	1	0	26	0	10	49

St. Lucie Transportation Planning Organization

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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
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	23,000	2017	2,000	971	C	0.508	1,159	C	0.607
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,000	2019	2,000	1,341	C	0.702	1,410	C	0.738
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	20,500	2017	2,000	930	C	0.487	904	C	0.473
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	20,500	2017	2,000	930	C	0.487	904	C	0.473
25TH ST	OKEECHOBEE RD to DELAWARE AVE	609	20,187	2017	1,630	1,037	D	0.636	985	D	0.604
25TH ST	DELAWARE AVE to ORANGE AVE	940014	21,000	2017	1,630	837	D	0.513	913	D	0.560
25TH ST	ORANGE AVE to AVENUE D	610	13,583	2016	1,630	588	C	0.805	577	C	0.790
25TH ST	AVENUE D to AVENUE Q	940050	19,900	2017	1,630	759	D	0.466	791	D	0.485
25TH ST	AVENUE Q to JUANITA AVE	945152	14,300	2017	2,000	565	C	0.296	722	C	0.378
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	0	2013	2,100	No Data	No Data	No Data	No Data	No Data	No Data
25TH ST	ST LUCIE BLVD to US 1	945165	7,300	2017	2,100	387	C	0.193	393	C	0.196
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	5,700	2016	750	333	C	0.900	273	C	0.738
33RD ST	DELAWARE AVE to ORANGE AVE	948507	5,500	2017	790	No Data	No Data	No Data	No Data	No Data	No Data
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,983	2016	540	557	E	0.960	417	D	0.772
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,983	2016	790	557	D	0.705	417	D	0.528
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,533	2016	750	275	C	0.743	276	C	0.746
53RD ST	ANGLE RD to JUANITA AVE	614	2,700	2016	540	144	C	0.533	159	C	0.589
AE BACKUS AVE	7TH ST to US 1	632	1,000	2017	750	68	C	0.184	78	C	0.211
AIROSO BLVD	PORT ST LUCIE BLVD to CROSSTOWN PKWY	303	18,227	2017	2,100	1,188	C	0.591	986	C	0.491
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	15,626	2017	2,100	779	C	0.388	797	C	0.397
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,057	2017	2,000	736	C	0.385	745	C	0.390
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,206	2017	2,100	1,167	C	0.581	1,067	C	0.531
ANGLE RD	ORANGE AVE to AVENUE D	100	8,183	2017	790	441	D	0.558	419	D	0.530
ANGLE RD	AVENUE D to AVENUE Q	100	8,183	2017	540	441	D	0.817	419	D	0.776
ANGLE RD	AVENUE Q to 53RD ST	615	6,617	2016	600	382	D	0.637	324	D	0.540

* 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

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Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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.**

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Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	ST LUCIE BLVD to 25TH ST	940009	18,700	2017	2,100	959	C	0.477	1,149	C	0.572
US 1	25TH ST to INDRIO RD	940009	18,700	2017	2,100	959	C	0.477	1,149	C	0.572
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	21,200	2017	2,100	970	C	0.483	1,328	C	0.661
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	21,200	2017	2,100	970	C	0.483	1,328	C	0.661
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	18,607	2017	2,100	1,015	C	0.505	1,008	C	0.501
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,619	2017	2,100	741	C	0.369	788	C	0.392
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,567	2017	2,100	617	C	0.307	573	C	0.285
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,533	2017	920	244	C	0.280	230	C	0.264
VIRGINIA AVE	35TH ST to 25TH ST	940032	20,900	2017	3,020	905	C	0.308	951	C	0.323
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	20,300	2017	3,020	1,077	C	0.366	984	C	0.335
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	20,300	2017	3,020	1,077	C	0.366	984	C	0.335
VIRGINIA AVE	25TH ST to 13TH ST	940033	22,500	2017	3,020	834	C	0.284	935	C	0.318
VIRGINIA AVE	13TH ST to 11TH ST	940794	26,500	2017	3,020	1,075	C	0.366	1,175	C	0.400
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	26,500	2017	3,170	1,075	C	0.348	1,175	C	0.380
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,400	2017	3,020	793	C	0.270	865	C	0.294
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,500	2017	3,170	642	C	0.208	854	C	0.276
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,500	2017	3,020	642	C	0.218	854	C	0.290
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	10,367	2017	2,650	749	C	0.609	596	C	0.485
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	10,367	2017	1,710	749	C	0.973	596	C	0.774
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	20,034	2017	1,710	1,091	D	0.638	1,075	D	0.629
VILLAGE PKWY	WESTCLIFFE LN to CROSSROADS PKWY	720	12,117	2016	1,540	709	D	0.460	706	D	0.458
WALTON RD	US 1 to VILLAGE GREEN DR	330	16,000	2019	1,710	966	D	0.565	888	D	0.519
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	14,000	2018	1,710	857	D	0.501	812	D	0.475
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	9,200	2018	880	558	C	0.672	614	C	0.740
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,400	2018	630	493	C	0.822	510	C	0.850

* 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.**

APPENDIX C: FDOT AADT VOLUMES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0007 - CR 770/OKEECHOBEE RD. - W. OF 33 AVE. (COUNTY 510)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	17800 C	E 10000	W 7800	9.00	51.30	4.00

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0030 - SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	21500 C	E 11000	W 10500	9.00	51.30	3.60
2017	20300 C	E 10500	W 9800	9.00	50.90	3.60
2016	22500 C	E 12000	W 10500	9.00	50.90	3.60
2015	21000 C	E 11000	W 10000	9.00	51.00	3.30
2014	20400 C	E 10500	W 9900	9.00	50.80	3.90
2013	21000 C	E 10500	W 10500	9.00	50.80	3.90
2012	21000 C	E 10500	W 10500	9.00	56.80	4.50
2011	23500 C	E 11500	W 12000	9.00	57.20	4.50
2010	22000 C	E 11500	W 10500	10.32	55.40	4.50
2009	22000 C	E 11000	W 11000	10.27	57.35	5.20
2007	16900 C	E 8900	W 8000	10.31	58.74	5.20
2006	20500 C	E 11000	W 9500	10.73	65.89	5.00
2005	22000 C	E 11500	W 10500	10.80	60.70	5.00
2004	20300 C	E 10500	W 9800	10.30	57.70	5.00
2003	19800 C	E 10000	W 9800	10.20	59.60	5.00

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0032 - SR 70/VIRGINIA AVE - W OF SR 615/25 ST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22000 C	E 11000	W 11000	9.00	51.30	6.10
2017	20900 C	E 9900	W 11000	9.00	50.90	4.10
2016	20800 C	E 9800	W 11000	9.00	50.90	4.10
2015	22000 C	E 11000	W 11000	9.00	51.00	4.10
2014	21000 C	E 11000	W 10000	9.00	50.80	4.20
2013	21000 C	E 10500	W 10500	9.00	50.80	3.70
2012	23000 F	E 12000	W 11000	9.00	56.80	4.30
2011	23000 C	E 12000	W 11000	9.00	57.20	5.10
2010	22500 C	E 11500	W 11000	10.32	55.40	5.10
2009	22500 C	E 11500	W 11000	10.27	57.35	5.10
2008	23500 C	E 11500	W 12000	10.45	58.06	4.10
2007	25000 C	E 13000	W 12000	10.31	58.74	4.10
2006	21500 C	E 11500	W 10000	10.73	65.89	4.10
2005	23500 C	E 12000	W 11500	10.80	60.70	6.00
2004	22500 C	E 11500	W 11000	10.30	57.70	6.00
2003	20500 C	E 10500	W 10000	10.20	59.60	2.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0033 - SR 70/VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 33)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	22500 C	E 11000	W 11500	9.00	51.30	3.80
2017	22500 C	E 11500	W 11000	9.00	50.90	3.80
2016	22000 C	E 10500	W 11500	9.00	50.90	8.60
2015	22500 C	E 11000	W 11500	9.00	51.00	5.60
2014	21500 C	E 10500	W 11000	9.00	50.80	6.90
2013	21600 C	E 9600	W 12000	9.00	50.80	4.80
2012	22000 C	E 10500	W 11500	9.00	56.80	4.80
2011	23500 C	E 11500	W 12000	9.00	57.20	4.80
2010	24000 C	E 11500	W 12500	10.32	55.40	4.50
2009	23500 C	E 11500	W 12000	10.27	57.35	7.30
2008	24500 C	E 11500	W 13000	10.45	58.06	3.80
2007	27000 C	E 13000	W 14000	10.31	58.74	3.80
2006	25000 C	E 12000	W 13000	10.73	65.89	3.80
2005	26500 C	E 13000	W 13500	10.80	60.70	4.10
2004	25500 C	E 12500	W 13000	10.30	57.70	4.10
2003	26000 C	E 12500	W 13500	10.20	59.60	4.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0083 - S 35 ST- NORTH OFARNOLD RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10900 C	N 6500	S 4400	9.00	51.30	5.80
2017	8100 V	0	0	9.00	50.90	10.00
2016	8000 R	0	0	9.00	50.90	6.20
2015	7900 T	0	0	9.00	51.00	41.80
2014	7900 S			9.00	50.80	49.50
2013	7900 F	0	0	9.00	50.80	11.90
2012	7900 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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0792 - SR 70/VIRGINIA AVE - E OF SUNRISE BLVD (COUNTY 792)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	21200 C	E 11500	W 9700	9.00	51.30	4.90
2017	20400 C	E 9900	W 10500	9.00	50.90	4.90
2016	21500 C	E 11500	W 10000	9.00	50.90	4.90
2015	22000 C	E 12000	W 10000	9.00	51.00	3.90
2014	19900 C	E 10500	W 9400	9.00	50.80	5.40
2013	21500 C	E 11500	W 10000	9.00	50.80	4.00
2012	23500 F	E 12500	W 11000	9.00	56.80	4.30
2011	23500 C	E 12500	W 11000	9.00	57.20	6.30
2010	24000 C	E 12500	W 11500	10.32	55.40	6.30
2009	30500 C	E 15500	W 15000	10.27	57.35	6.30
2007	24000 C	E 11000	W 13000	10.31	58.74	9.60
2006	27500 C	E 14000	W 13500	10.73	65.89	9.60
2005	26500 C	E 13500	W 13000	10.80	60.70	5.40
2004	26000 C	E 13000	W 13000	10.30	57.70	5.40
2003	29000 C	E 15000	W 14000	10.20	59.60	5.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0794 - SR 70/VIRGINIA AVE - E OF S 13 ST (COUNTY 194)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	24000 C	E 12000	W 12000	9.00	51.30	4.50
2017	26500 C	E 12500	W 14000	9.00	50.90	4.50
2016	24000 C	E 12500	W 11500	9.00	50.90	4.50
2015	24000 C	E 12000	W 12000	9.00	51.00	4.50
2014	22500 C	E 11500	W 11000	9.00	50.80	6.30
2013	23000 C	E 11500	W 11500	9.00	50.80	4.40
2012	25000 F	E 12500	W 12500	9.00	56.80	4.30
2011	25000 C	E 12500	W 12500	9.00	57.20	6.90
2010	25500 C	E 13000	W 12500	10.32	55.40	6.90
2009	34000 C	E 17000	W 17000	10.27	57.35	6.90
2007	29500 C	E 15000	W 14500	10.31	58.74	4.20
2006	29500 C	E 14500	W 15000	10.73	65.89	4.20
2005	30000 C	E 15000	W 15000	10.80	60.70	4.50
2004	29000 C	E 14500	W 14500	10.30	57.70	4.50
2003	29500 C	E 14500	W 15000	10.20	59.60	5.80

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

APPENDIX D: SIGNAL TIMING AND PSCF

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at S 35th Street**

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8		
Approach	EBLT	WB		NB	WBLT	EB		SB		
Initial	5	12		7	5	12		7		
Passage	3.0	3.0		3.0	3.0	3.0		3.0		
Max1	15.0	60.0		40.0	20.0	60.0		40.0		
Yellow	4.8	4.8		4.0	4.8	4.8		4.0		
Red	2.0	2.0		2.0	2.0	2.0		2.0		
Walk		5.0		5.0		5.0				
Ped Clear		27.0		32.0		34.0				
Recall		Min				Min				
LT Type	Prot+Perm			Perm	Prot+Perm			Perm		

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Split Pattern 1	17	73		40	23	67		40	130	1
Split Pattern 2	15	75		40	15	75		40	130	106
Split Pattern 3	15	80		35	17	78		35	130	26
Split Pattern 4	15	60		25	15	60		25	100	82
Split Pattern 5	15	75		30	15	75		30	120	105

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 Okeechobee Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach		EB/SBR		WBT						
Initial		12		12						
Passage		5.0		5.0						
Max1		60.0		60.0						
Max2										
Yellow		4.8		4.8						
Red		2.5		2.5						
Walk		5.0								
Ped Clear		9.0								
Recall				Min						
LT Type										

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1		60		70					130	34
Split Pattern 2		65		65					130	22
Split Pattern 3		65		65					130	103
Split Pattern 4		50		50					100	70
Split Pattern 5		55		65					120	80

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)
2. Coord offset reference - Phase 4

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

APPENDIX E: 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

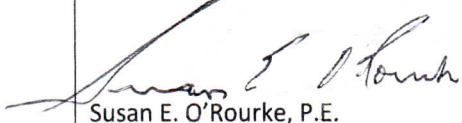
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

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

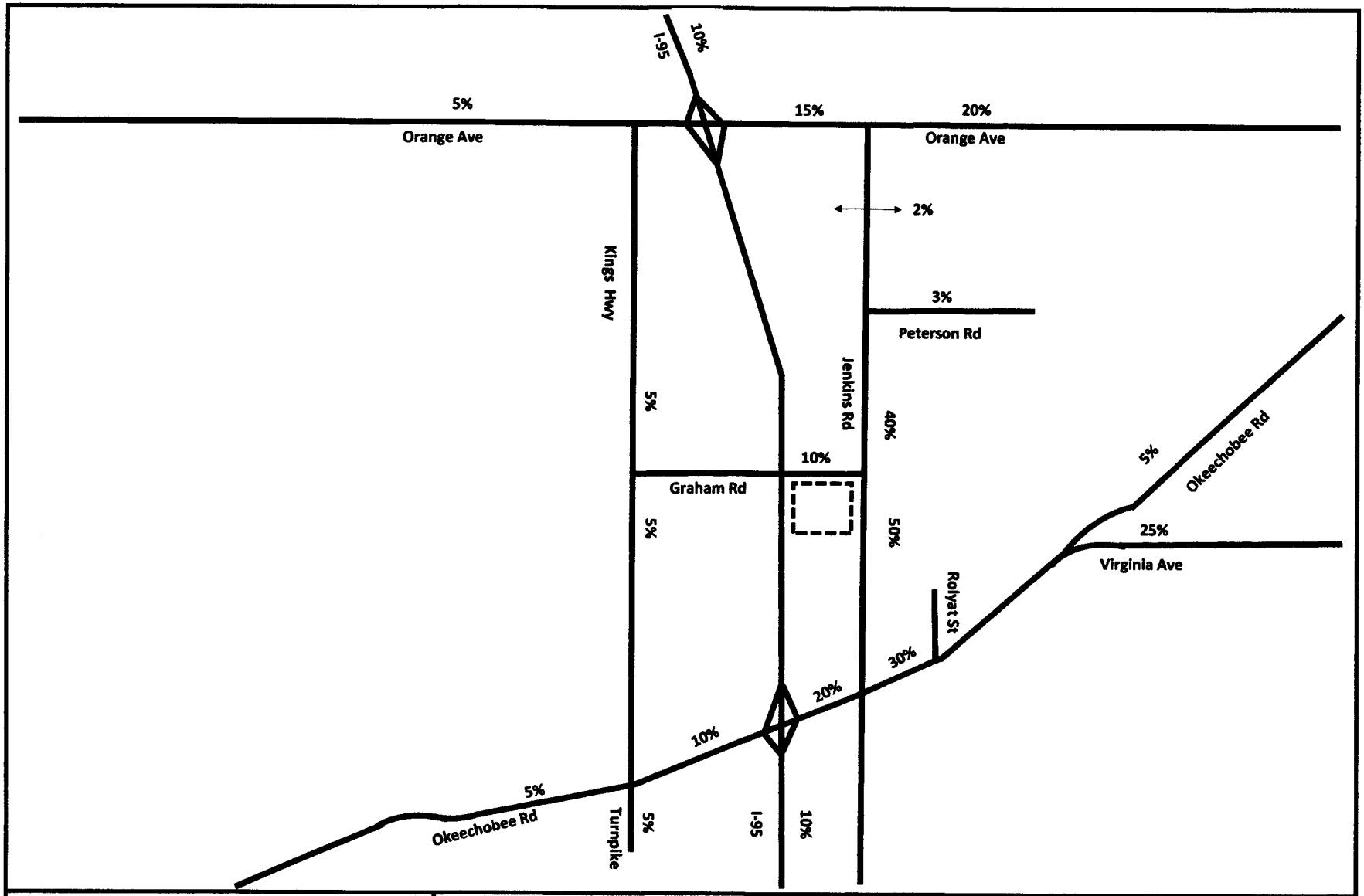
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

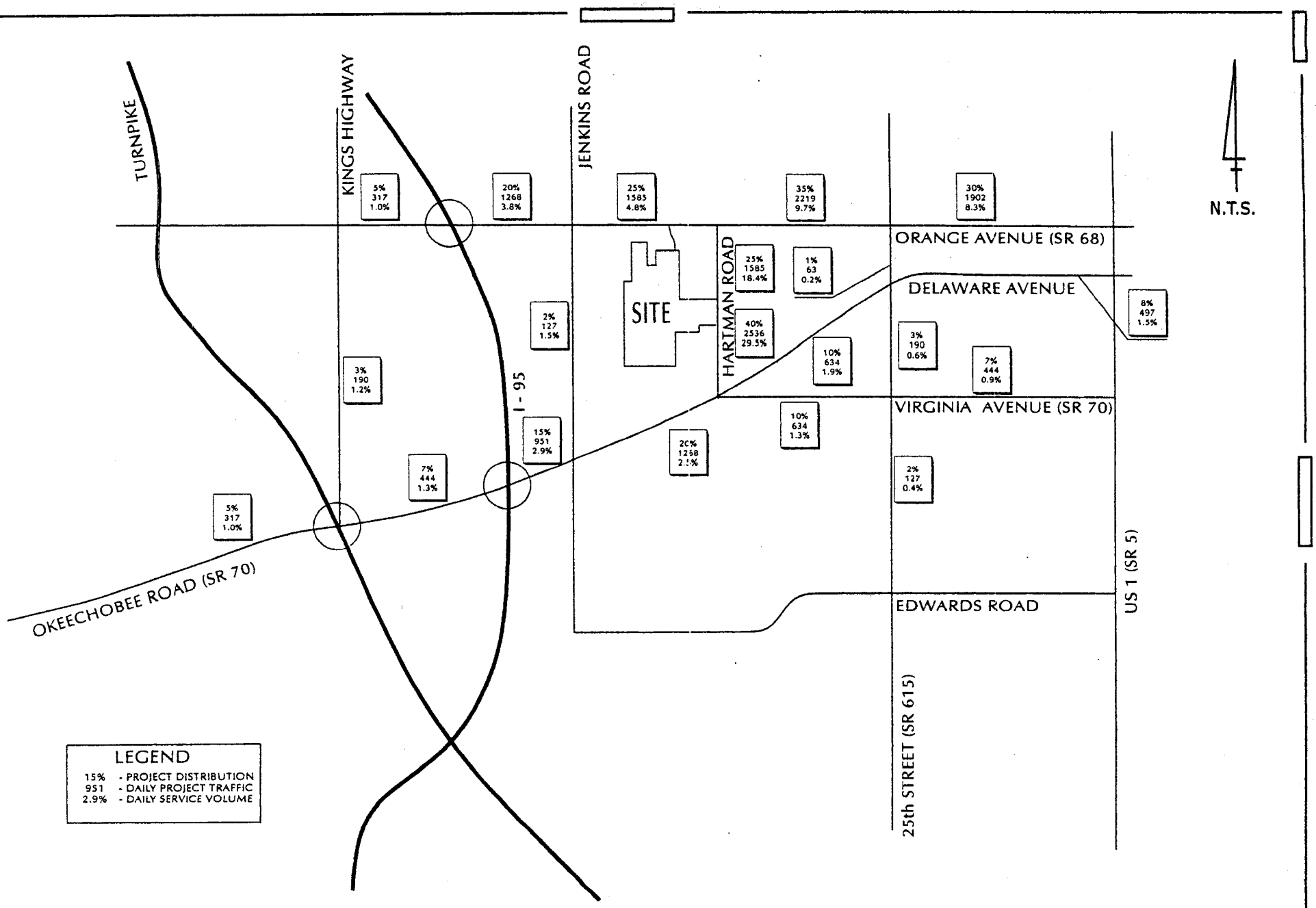
AM Peak Hour Trip Generation

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%

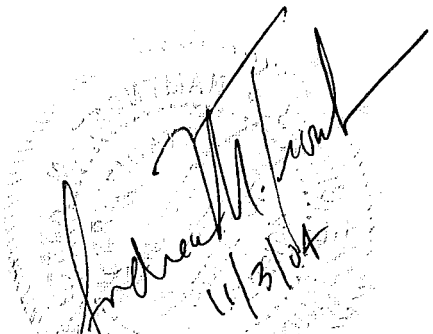
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

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

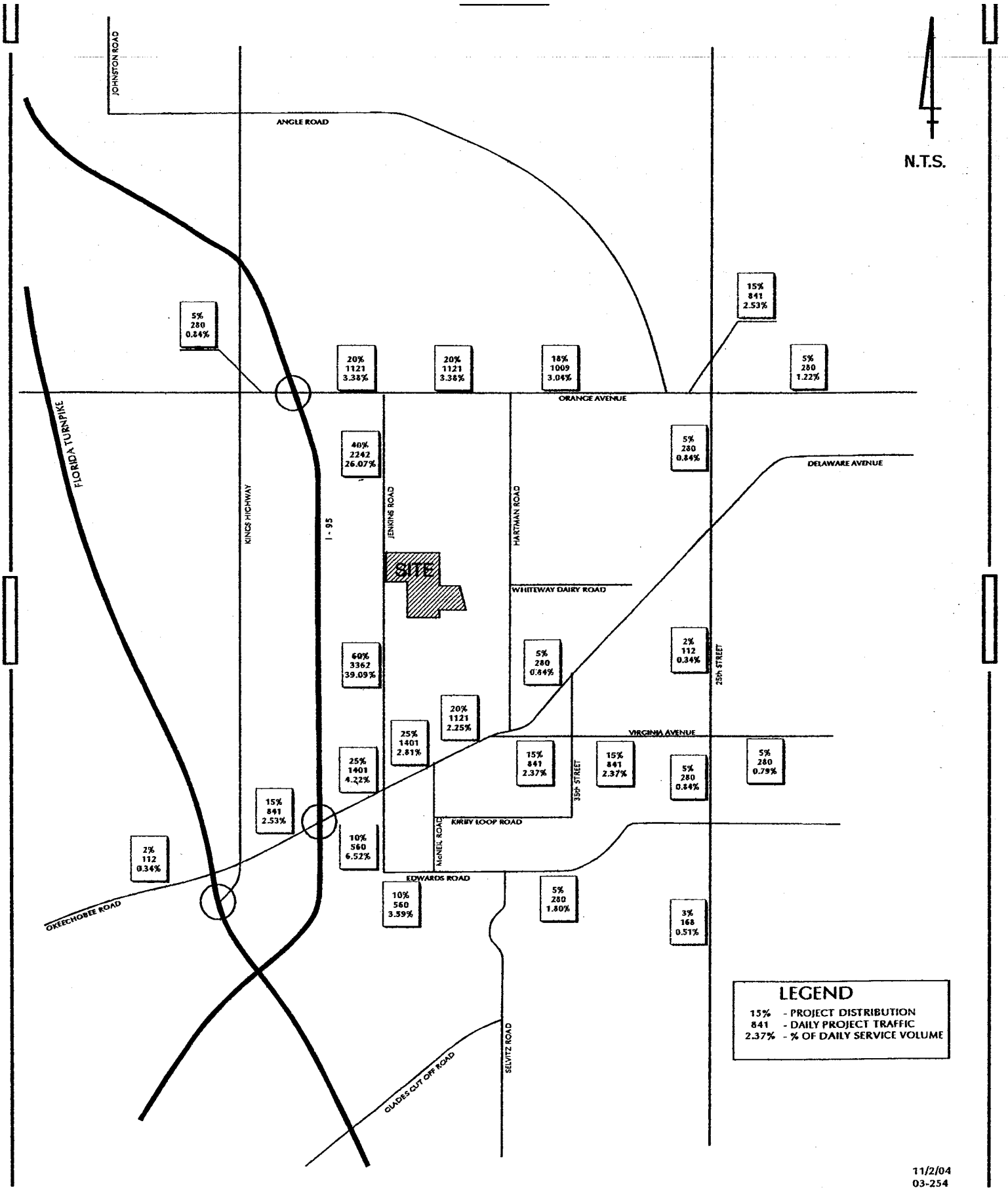
AM Peak Hour

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

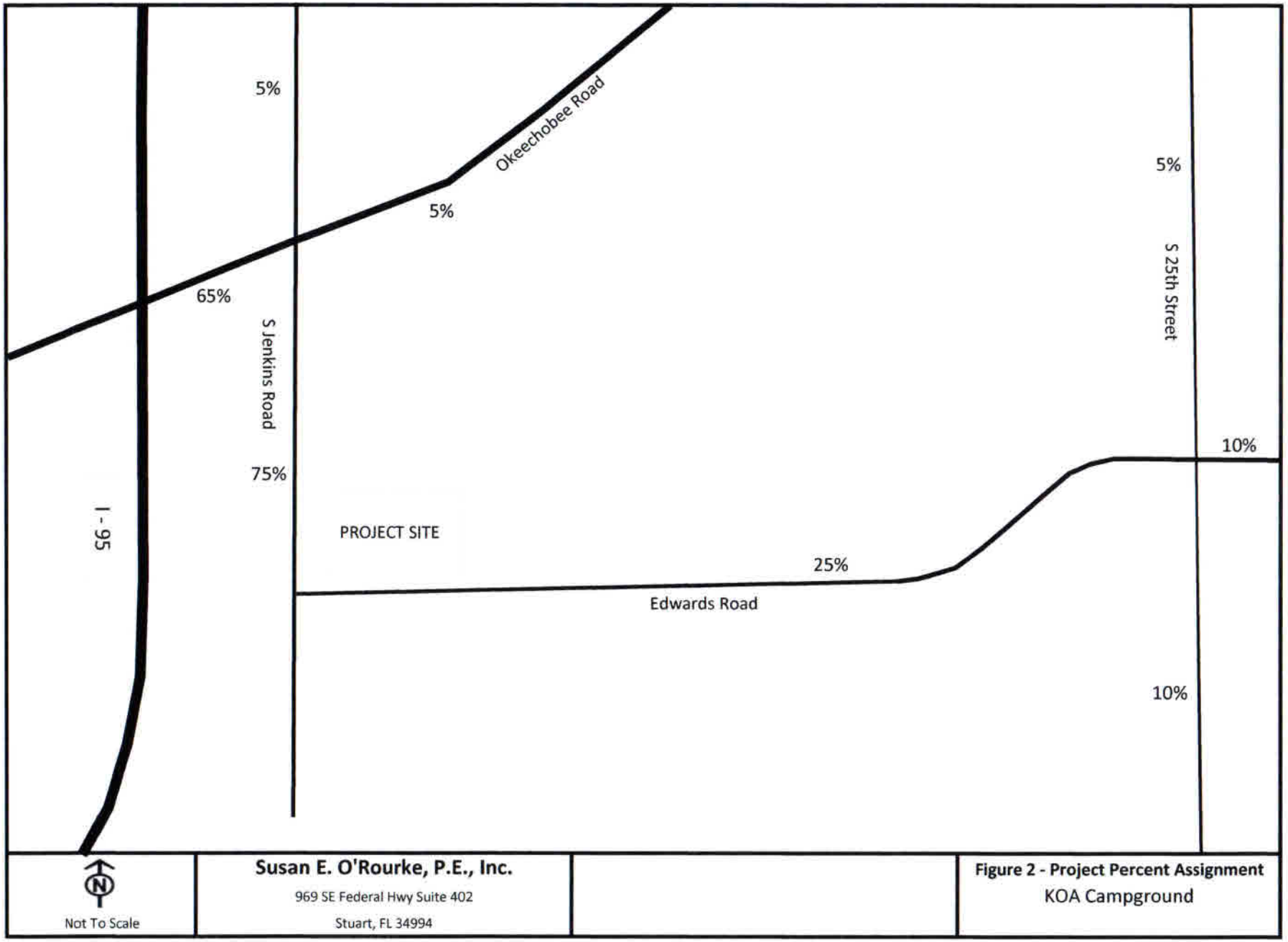
AM

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 F: VOLUME DEVELOPMENT SHEETS

VOLUME DEVELOPMENT SHEET
MISTY CREEK PRESERVE
OKEECHOBEE ROAD & VIRIGNIA AVENUE
SIGNALIZED INTERSECTION

Growth Rate =	2.29%	
Peak Season =	1.01	1.01
Buildout Year =	2024	2024
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 04/03/2019	0	0	0	0	389	0	0	477	1,086	0	526	0
Peak Season Volume	0	0	0	0	393	0	0	482	1,097	0	531	0
Growth Rate				1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	3.13%	3.13%	3.13%
Traffic Volume Growth	0	0	0	0	40	0	0	12	28	0	88	0
Committed Celebration Pointe												
Inbound Traffic Assignment					5.0%						15.0%	
Inbound Traffic Volumes					5						15	
Outbound Traffic Assignment								5.0%	15.0%			
Outbound Traffic Volumes								19	56			
Project Traffic	0	0	0	0	5	0	0	19	56	0	15	0
Committed Bent Creek												
Inbound Traffic Assignment					10.0%						10.0%	
Inbound Traffic Volumes					38						38	
Outbound Traffic Assignment								10.0%	10.0%			
Outbound Traffic Volumes								51	51			
Project Traffic	0	0	0	0	38	0	0	51	51	0	38	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					7							
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	7	0	0	0	0	0	0	0
Committed Camping World												
Inbound Traffic Assignment					5.0%						25.0%	
Inbound Traffic Volumes					2						11	
Outbound Traffic Assignment								5.0%	25.0%			
Outbound Traffic Volumes								1	3			
Project Traffic	0	0	0	0	2	0	0	1	3	0	11	0
Total Committed Projects	0	0	0	0	52	0	0	71	110	0	64	0
1.0% Traffic Volume Growth	0	0	0	0	20	0	0	25	56	0	27	0
Committed + 1.0% Growth	0	0	0	0	72	0	0	96	166	0	91	0
Max (Committed + 1.0% or Historic Growth)	0	0	0	0	72	0	0	96	166	0	91	0
Background Traffic Volumes	0	0	0	0	465	0	0	578	1,263	0	622	0
Project Traffic												
Inbound Traffic Assignment								5.0%	15.0%			
Inbound Traffic Volumes								1	2			
Outbound Traffic Assignment					5.0%						15.0%	
Outbound Traffic Volumes					3						8	
Project Traffic	0	0	0	0	3	0	0	1	2	0	8	0
Total Traffic w/o RTOR	0	0	0	0	468	0	0	579	1,265	0	630	0
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	0	468	0	0	579	1,265	0	630	0

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/03/2019	0	0	0	0	595	0	0	558	957	0	884	0
Peak Season Volume	0	0	0	0	601	0	0	564	967	0	893	0
Growth Rate				1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	3.13%	3.13%	3.13%
Traffic Volume Growth	0	0	0	0	61	0	0	14	24	0	149	0
Committed Celebration Pointe												
Inbound Traffic Assignment					5.0%						15.0%	
Inbound Traffic Volumes					20						60	
Outbound Traffic Assignment								5.0%	15.0%			
Outbound Traffic Volumes								11	32			
Project Traffic	0	0	0	0	20	0	0	11	32	0	60	0
Committed Bent Creek												
Inbound Traffic Assignment					10.0%						10.0%	
Inbound Traffic Volumes					23						23	
Outbound Traffic Assignment								10.0%	10.0%			
Outbound Traffic Volumes								63	63			
Project Traffic	0	0	0	0	23	0	0	63	63	0	23	0
Committed Carriage Pointe												
Inbound Traffic Assignment					20.0%							
Inbound Traffic Volumes					25							
Outbound Traffic Assignment												
Outbound Traffic Volumes												
Project Traffic	0	0	0	0	25	0	0	0	0	0	0	0
Committed Camping World												
Inbound Traffic Assignment					5.0%						25.0%	
Inbound Traffic Volumes					3						17	
Outbound Traffic Assignment								5.0%	25.0%			
Outbound Traffic Volumes								4	20			
Project Traffic	0	0	0	0	3	0	0	4	20	0	17	0
Total Committed Projects	0	0	0	0	71	0	0	78	115	0	100	0
1.0% Traffic Volume Growth	0	0	0	0	31	0	0	29	49	0	46	0
Committed + 1.0% Growth	0	0	0	0	102	0	0	107	164	0	146	0
Max (Committed + 1.0% or Historic Growth)	0	0	0	0	102	0	0	107	164	0	149	0
Background Traffic Volumes	0	0	0	0	703	0	0	671	1,131	0	1,042	0
Project Traffic												
Inbound Traffic Assignment								5.0%	15.0%			
Inbound Traffic Volumes								3	8			
Outbound Traffic Assignment					5.0%						15.0%	
Outbound Traffic Volumes					2						5	
Project Traffic	0	0	0	0	2	0	0	3	8	0	5	0
Total Traffic w/o RTOR	0	0	0	0	705	0	0	674	1,139	0	1,047	0
RTOR Reduction												
TOTAL TRAFFIC	0	0	0	0	705	0	0	674	1,139	0	1,047	0

VOLUME DEVELOPMENT SHEET
MISTY CREEK PRESERVE
VIRGINIA AVENUE & 35TH STREET
SIGNALIZED INTERSECTION

Growth Rate =	2.29%	
Peak Season =	1.01	1.01
Buildout Year =	2024	2024
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 04/03/2019	41	150	44	61	138	37	80	831	136	84	459	66
Peak Season Volume	41	152	44	62	139	37	81	839	137	85	464	67
Growth Rate	6.65%	6.65%	6.65%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.93%	0.93%	0.93%
Traffic Volume Growth	16	58	17	6	14	4	2	21	3	4	22	3
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	56	0	0	15	0
Committed Bent Creek												
Inbound Traffic Assignment											10.0%	
Inbound Traffic Volumes											38	
Outbound Traffic Assignment								10.0%				
Outbound Traffic Volumes								51				
Project Traffic	0	0	0	0	0	0	0	51	0	0	38	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	22	0	0	0	0	0	0	107	7	0	53	0
1.0% Traffic Volume Growth	2	8	2	3	7	2	4	43	7	4	24	3
Committed + 1.0% Growth	24	8	2	3	7	2	4	150	14	4	77	3
Max (Committed + 1.0% or Historic Growth)	24	58	17	6	14	4	4	150	14	4	77	3
Background Traffic Volumes	65	210	61	68	153	41	85	989	151	89	541	70
Project Traffic												
Inbound Traffic Assignment							15.0%					40.0%
Inbound Traffic Volumes							2					6
Outbound Traffic Assignment				40.0%		15.0%						
Outbound Traffic Volumes				21		8						
Project Traffic	0	0	0	21	0	8	2	0	0	0	0	6
Total Traffic w/o RTOR	65	210	61	89	153	49	87	989	151	89	541	76
RTOR Reduction												
TOTAL TRAFFIC	65	210	61	89	153	49	87	989	151	89	541	76

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/03/2019	138	171	115	62	182	20	77	808	191	143	827	70
Peak Season Volume	139	173	116	63	184	20	78	816	193	144	835	71
Growth Rate	6.65%	6.65%	6.65%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.93%	0.93%	0.93%
Traffic Volume Growth	53	66	44	6	19	2	2	21	5	7	40	3
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	32	0	0	60	0
Committed Bent Creek												
Inbound Traffic Assignment											10.0%	
Inbound Traffic Volumes											23	
Outbound Traffic Assignment								10.0%				
Outbound Traffic Volumes								63				
Project Traffic	0	0	0	0	0	0	0	63	0	0	23	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	15	0	0	0	0	0	0	95	25	0	83	0
1.0% Traffic Volume Growth	7	9	6	3	9	1	4	42	10	7	43	4
Committed + 1.0% Growth	22	9	6	3	9	1	4	137	35	7	126	4
Max (Committed + 1.0% or Historic Growth)	53	66	44	6	19	2	4	137	35	7	126	4
Background Traffic Volumes	192	239	160	69	203	22	82	953	228	151	961	75
Project Traffic												
Inbound Traffic Assignment							15.0%					40.0%
Inbound Traffic Volumes							8					21
Outbound Traffic Assignment				40.0%		15.0%						
Outbound Traffic Volumes				12		5						
Project Traffic	0	0	0	12	0	5	8	0	0	0	0	21
Total Traffic w/o RTOR	192	239	160	81	203	27	90	953	228	151	961	96
RTOR Reduction												
TOTAL TRAFFIC	192	239	160	81	203	27	90	953	228	151	961	96

VOLUME DEVELOPMENT SHEET
MISTY CREEK PRESERVE
OKEECHOBEE ROAD & 35th Street
UNSIGNALIZED INTERSECTION

Growth Rate =	2.29%	
Peak Season =	1.01	1.01
Buildout Year =	2024	2024
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 04/03/2019	26	3	161	2	1	1	5	413	60	169	321	8
Peak Season Volume	26	3	163	2	1	1	5	417	61	171	324	8
Growth Rate	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%
Traffic Volume Growth	3	0	16	0	0	0	1	42	6	17	33	1
Committed Celebration Pointe												
Inbound Traffic Assignment											5.0%	
Inbound Traffic Volumes											5	
Outbound Traffic Assignment								5.0%				
Outbound Traffic Volumes								19				
Project Traffic	0	0	0	0	0	0	0	19	0	0	5	0
Committed Bent Creek												
Inbound Traffic Assignment											10.0%	
Inbound Traffic Volumes											38	
Outbound Traffic Assignment								10.0%				
Outbound Traffic Volumes								51				
Project Traffic	0	0	0	0	0	0	0	51	0	0	38	0
Committed Camping World												
Inbound Traffic Assignment											5.0%	
Inbound Traffic Volumes											2	
Outbound Traffic Assignment								5.0%				
Outbound Traffic Volumes								1				
Project Traffic	0	0	0	0	0	0	0	1	0	0	2	0
Total Committed Projects	0	0	0	0	0	0	0	71	0	0	45	0
1.0% Traffic Volume Growth	1	0	8	0	0	0	0	21	3	9	17	0
Committed + 1.0% Growth	1	0	8	0	0	0	0	92	3	9	62	0
Max (Committed + 1.0% or Historic Growth)	3	0	16	0	0	0	1	92	6	17	62	1
Background Traffic Volumes	29	3	179	2	1	1	6	509	67	188	386	9
Project Traffic												
Inbound Traffic Assignment										30.0%	10.0%	
Inbound Traffic Volumes										5	2	
Outbound Traffic Assignment			30.0%				5.0%	10.0%				
Outbound Traffic Volumes			16				3	5				
Project Traffic	0	0	16	0	0	0	3	5	0	5	2	0
Total Traffic w/o RTOR	29	3	195	2	1	1	9	514	67	193	388	9
RTOR Reduction												
TOTAL TRAFFIC	29	3	195	2	1	1	9	514	67	193	388	9

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/03/2019	23	6	198	11	3	8	3	449	29	161	471	18
Peak Season Volume	23	6	200	11	3	8	3	453	29	163	476	18
Growth Rate	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%
Traffic Volume Growth	2	1	20	0	0	0	0	46	3	16	48	2
Committed Celebration Pointe												
Inbound Traffic Assignment											5.0%	
Inbound Traffic Volumes											20	
Outbound Traffic Assignment								5.0%				
Outbound Traffic Volumes								11				
Project Traffic	0	0	0	0	0	0	0	11	0	0	20	0
Committed Bent Creek												
Inbound Traffic Assignment											10.0%	
Inbound Traffic Volumes											23	
Outbound Traffic Assignment								10.0%				
Outbound Traffic Volumes								63				
Project Traffic	0	0	0	0	0	0	0	63	0	0	23	0
Committed Camping World												
Inbound Traffic Assignment											5.0%	
Inbound Traffic Volumes											3	
Outbound Traffic Assignment								5.0%				
Outbound Traffic Volumes								4				
Project Traffic	0	0	0	0	0	0	0	4	0	0	3	0
Total Committed Projects	0	0	0	0	0	0	0	78	0	0	46	0
1.0% Traffic Volume Growth	1	0	10	1	0	0	0	23	1	8	24	1
Committed + 1.0% Growth	1	0	10	1	0	0	0	101	1	8	70	1
Max (Committed + 1.0% or Historic Growth)	2	1	20	1	0	0	0	101	3	16	70	2
Background Traffic Volumes	25	7	220	12	3	8	3	554	32	179	546	20
Project Traffic												
Inbound Traffic Assignment										30.0%	10.0%	
Inbound Traffic Volumes										16	5	
Outbound Traffic Assignment			30.0%				5.0%	10.0%				
Outbound Traffic Volumes			9				2	3				
Project Traffic	0	0	9	0	0	0	2	3	0	16	5	0
Total Traffic w/o RTOR	25	7	229	12	3	8	5	557	32	195	551	20
RTOR Reduction												
TOTAL TRAFFIC	25	7	229	12	3	8	5	557	32	195	551	20

VOLUME DEVELOPMENT SHEET
NEILL FARMS
S 35TH STREET & PROJECT DRIVEWAY/SARASOTA AVENUE
UNSIGNALIZED INTERSECTION

Growth Rate =	2.29%	
Peak Season =	1.11	1.11
Buildout Year =	2024	2024
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 10/24/2019	0	216	56	1	201	0	0	0	0	54	0	4
Peak Season Volume	0	240	62	1	223	0	0	0	0	60	0	4
Growth Rate	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	24	6	0	22	0	0	0	0	2	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	12	3	0	11	0	0	0	0	3	0	0
Committed + 1.0% Growth	0	17	3	0	30	0	0	0	0	3	0	0
Max (Committed + 1.0% or Historic Growth)	0	24	6	0	30	0	0	0	0	3	0	0
Background Traffic Volumes	0	264	68	1	253	0	0	0	0	63	0	4
Project Traffic												
Inbound Traffic Assignment	55.0%					30.0%						
Inbound Traffic Volumes	8					5						
Outbound Traffic Assignment							30.0%		55.0%			
Outbound Traffic Volumes							16		29			
Project Traffic	8	0	0	0	0	5	16	0	29	0	0	0
Total Traffic w/o RTOR	8	264	68	1	253	5	16	0	29	63	0	4
RTOR Reduction												
TOTAL TRAFFIC	8	264	68	1	253	5	16	0	29	63	0	4

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/24/2019	0	221	41	6	180	0	0	0	0	34	0	0
Peak Season Volume	0	245	46	7	200	0	0	0	0	38	0	0
Growth Rate	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	25	5	1	20	0	0	0	0	1	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	12	2	0	10	0	0	0	0	2	0	0
Committed + 1.0% Growth	0	32	2	0	21	0	0	0	0	2	0	0
Max (Committed + 1.0% or Historic Growth)	0	32	5	1	21	0	0	0	0	2	0	0
Background Traffic Volumes	0	277	51	8	221	0	0	0	0	40	0	0
Project Traffic												
Inbound Traffic Assignment	55.0%					30.0%						
Inbound Traffic Volumes	29					16						
Outbound Traffic Assignment							30.0%		55.0%			
Outbound Traffic Volumes							9		17			
Project Traffic	29	0	0	0	0	16	9	0	17	0	0	0
Total Traffic w/o RTOR	29	277	51	8	221	16	9	0	17	40	0	0
RTOR Reduction												
TOTAL TRAFFIC	29	277	51	8	221	16	9	0	17	40	0	0

VOLUME DEVELOPMENT SHEET
MISTY CREEK PRESERVE
OKEECHOBEE ROAD & S 37th Street
UNSIGNALIZED INTERSECTION

Growth Rate =	2.29%	
Peak Season =	1.11	1.01
Buildout Year =	2024	2024
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound				Westbound			
	LT	Thru	RT	LT	Thru	RT	Uturn	LT	Thru	RT	Uturn	LT	Thru	RT
Existing Volume on 04/03/2019			1	26	0	4		12	478				348	
Peak Season Volume	0	0	1	29	0	4	0	13	483	0	0	0	351	0
Growth Rate	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%
Traffic Volume Growth	0	0	0	1	0	0	0	1	49	0	0	0	35	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	0	0	0	0	0		0	19	0		0	5	0
Committed Bent Creek														
Inbound Traffic Assignment													10.0%	
Inbound Traffic Volumes													38	
Outbound Traffic Assignment									10.0%					
Outbound Traffic Volumes									51					
Project Traffic	0	0	0	0	0	0		0	51	0		0	38	0
Committed Camping World														
Inbound Traffic Assignment													5.0%	
Inbound Traffic Volumes													2	
Outbound Traffic Assignment									5.0%					
Outbound Traffic Volumes									1					
Project Traffic	0	0	0	0	0	0		0	1	0		0	2	0
Total Committed Projects	0	0	0	0	0	0	0	0	71	0	0	0	45	0
1.0% Traffic Volume Growth	0	0	0	1	0	0	0	1	25	0	0	0	18	0
Committed + 1.0% Growth	0	0	0	1	0	0	0	1	96	0	0	0	63	0
Max (Committed + 1.0% or Historic Growth)	0	0	0	1	0	0	0	1	96	0	0	0	63	0
Background Traffic Volumes	0	0	1	30	0	4	0	14	579	0	0	0	414	0
Project Traffic														
Inbound Traffic Assignment									5.0%		10.0%			
Inbound Traffic Volumes									1		2			
Outbound Traffic Assignment													5.0%	
Outbound Traffic Volumes													3	
Project Traffic	0	0	0	0	0	0	0	0	1	0	2	0	3	0
Total Traffic w/o RTOR	0	0	1	30	0	4	0	14	580	0	2	0	417	0
RTOR Reduction														
TOTAL TRAFFIC	0	0	1	30	0	4	0	14	580	0	2	0	417	0

PM Peak Hour

	Northbound			Southbound			Eastbound				Westbound			
	LT	Thru	RT	LT	Thru	RT	Uturn	LT	Thru	RT	Uturn	LT	Thru	RT
Existing Volume on 04/03/2019				26	0	10	1	10	481		1	1	502	
Peak Season Volume	0	0	0	29	0	11	1	11	486	0	1	1	507	0
Growth Rate	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%
Traffic Volume Growth	0	0	0	1	0	0	0	1	49	0	0	0	51	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	0	0	0	0	0		0	11	0		0	20	0
Committed Bent Creek														
Inbound Traffic Assignment													10.0%	
Inbound Traffic Volumes													23	
Outbound Traffic Assignment									10.0%					
Outbound Traffic Volumes									63					
Project Traffic	0	0	0	0	0	0		0	63	0		0	23	0
Committed Camping World														
Inbound Traffic Assignment													5.0%	
Inbound Traffic Volumes													3	
Outbound Traffic Assignment									5.0%					
Outbound Traffic Volumes									4					
Project Traffic	0	0	0	0	0	0		0	4	0		0	3	0
Total Committed Projects	0	0	0	0	0	0	0	0	78	0	0	0	46	0
1.0% Traffic Volume Growth	0	0	0	1	0	1	0	1	25	0	0	0	26	0
Committed + 1.0% Growth	0	0	0	1	0	1	0	1	103	0	0	0	72	0
Max (Committed + 1.0% or Historic Growth)	0	0	0	1	0	1	0	1	103	0	0	0	72	0
Background Traffic Volumes	0	0	0	30	0	12	1	12	589	0	1	1	579	0
Project Traffic														
Inbound Traffic Assignment									5.0%		10.0%			
Inbound Traffic Volumes									3		5			
Outbound Traffic Assignment													5.0%	
Outbound Traffic Volumes													2	
Project Traffic	0	0	0	0	0	0	0	0	3	0	5	0	2	0
Total Traffic w/o RTOR	0	0	0	30	0	12	1	12	592	0	6	1	581	0
RTOR Reduction														
TOTAL TRAFFIC	0	0	0	30	0	12	1	12	592	0	6	1	581	0

*EB and WB through volumes derived from TMCs on April 3, 3019 at the intersection of Okeechobee Road & S 35th Street
^A 1.01 PSCF was applied to the through movements and a 1.11 PSCF was applied to the other movements.

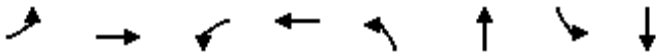
APPENDIX G: SYNCHRO OUTPUT SHEETS

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	81	839	85	464	41	152	62	139
Future Volume (vph)	81	839	85	464	41	152	62	139
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	7.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.0	24.0	24.0	24.0
Total Split (s)	17.0	67.0	23.0	73.0	40.0	40.0	40.0	40.0
Total Split (%)	13.1%	51.5%	17.7%	56.2%	30.8%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	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
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	68.1	60.2	83.1	68.5	34.0	34.0	34.0	34.0
Actuated g/C Ratio	0.52	0.46	0.64	0.53	0.26	0.26	0.26	0.26
v/c Ratio	0.18	0.44	0.22	0.21	0.14	0.23	0.22	0.20
Control Delay	13.5	26.9	10.2	15.8	38.4	33.1	40.0	32.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.5	26.9	10.2	15.8	38.4	33.1	40.0	32.9
LOS	B	C	B	B	D	C	D	C
Approach Delay		25.9		15.0		34.0		34.7
Approach LOS		C		B		C		C

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.44	
Intersection Signal Delay: 24.6	Intersection LOS: C
Intersection Capacity Utilization 57.0%	ICU Level of Service B
Analysis Period (min) 15	

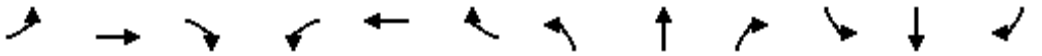
Splits and Phases: 3: S 35th Street & Virginia Avenue





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	85	1027	89	559	43	206	65	185
v/c Ratio	0.18	0.44	0.22	0.21	0.14	0.23	0.22	0.20
Control Delay	13.5	26.9	10.2	15.8	38.4	33.1	40.0	32.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	13.5	26.9	10.2	15.8	38.4	33.1	40.0	32.9
Queue Length 50th (ft)	25	203	27	83	28	61	43	55
Queue Length 95th (ft)	68	295	48	110	61	96	85	87
Internal Link Dist (ft)		2374		592		508		610
Turn Bay Length (ft)	200		200		150		150	
Base Capacity (vph)	511	2322	406	2644	309	915	302	914
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.17	0.44	0.22	0.21	0.14	0.23	0.22	0.20

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	81	839	137	85	464	67	41	152	44	62	139	37
Future Volume (vph)	81	839	137	85	464	67	41	152	44	62	139	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	0.91		1.00	0.91		1.00	0.95		1.00	0.95	
Frt	1.00	0.98		1.00	0.98		1.00	0.97		1.00	0.97	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	4978		1770	4988		1770	3421		1770	3427	
Flt Permitted	0.43	1.00		0.19	1.00		0.64	1.00		0.62	1.00	
Satd. Flow (perm)	805	4978		360	4988		1183	3421		1154	3427	
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)	85	883	144	89	488	71	43	160	46	65	146	39
RTOR Reduction (vph)	0	17	0	0	14	0	0	21	0	0	18	0
Lane Group Flow (vph)	85	1010	0	89	545	0	43	185	0	65	167	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	68.1	60.2		83.2	68.5		34.0	34.0		34.0	34.0	
Effective Green, g (s)	68.1	60.2		83.2	68.5		34.0	34.0		34.0	34.0	
Actuated g/C Ratio	0.52	0.46		0.64	0.53		0.26	0.26		0.26	0.26	
Clearance Time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	480	2305		406	2628		309	894		301	896	
v/s Ratio Prot	0.01	c0.20		c0.03	c0.11			0.05			0.05	
v/s Ratio Perm	0.08			0.11			0.04			c0.06		
v/c Ratio	0.18	0.44		0.22	0.21		0.14	0.21		0.22	0.19	
Uniform Delay, d1	15.5	23.5		10.5	16.3		36.8	37.5		37.6	37.3	
Progression Factor	1.29	1.15		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.2	0.6		1.2	0.2		0.9	0.5		1.6	0.5	
Delay (s)	20.1	27.6		11.7	16.5		37.7	38.0		39.2	37.7	
Level of Service	C	C		B	B		D	D		D	D	
Approach Delay (s)		27.0			15.8			38.0			38.1	
Approach LOS		C			B			D			D	

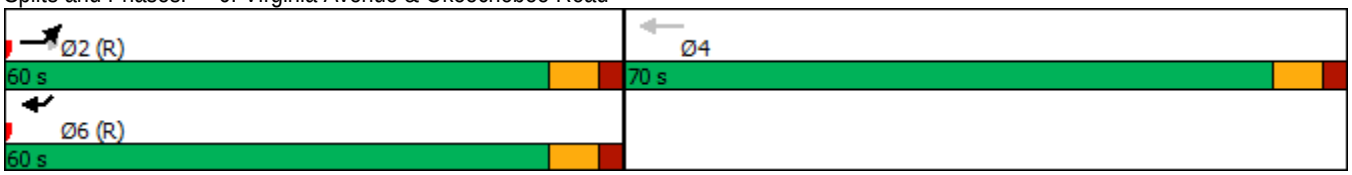
Intersection Summary			
HCM 2000 Control Delay	26.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	57.0%	ICU Level of Service	B
Analysis Period (min)	15		

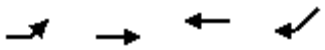
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	482	1097	531	393
Future Volume (vph)	482	1097	531	393
Turn Type	Prot	NA	NA	Prot
Protected Phases	2			6
Permitted Phases		2	4	
Detector Phase	2	2	4	6
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	60.0	60.0	70.0	60.0
Total Split (%)	46.2%	46.2%	53.8%	46.2%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	94.5	94.5	20.9	94.5
Actuated g/C Ratio	0.73	0.73	0.16	0.73
v/c Ratio	0.20	0.31	0.68	0.19
Control Delay	6.3	6.8	49.1	0.7
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	6.3	6.8	49.1	0.7
LOS	A	A	D	A
Approach Delay		6.6	49.1	
Approach LOS		A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 34 (26%), Referenced to phase 2:EBTL and 6:SWR, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.68	
Intersection Signal Delay: 14.7	Intersection LOS: B
Intersection Capacity Utilization 36.2%	ICU Level of Service A
Analysis Period (min) 15	

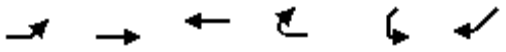
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	507	1155	559	414
v/c Ratio	0.20	0.31	0.68	0.19
Control Delay	6.3	6.8	49.1	0.7
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	6.3	6.8	49.1	0.7
Queue Length 50th (ft)	62	112	168	0
Queue Length 95th (ft)	96	155	208	15
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2494	3694	2452	2141
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	0.20	0.31	0.23	0.19

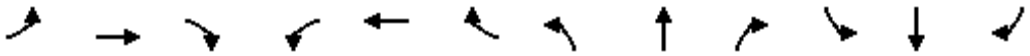
Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	482	1097	531	0	0	393
Future Volume (vph)	482	1097	531	0	0	393
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	507	1155	559	0	0	414
RTOR Reduction (vph)	0	0	0	0	0	113
Lane Group Flow (vph)	507	1155	559	0	0	301
Turn Type	Prot	NA	NA			Prot
Protected Phases	2					6
Permitted Phases		2	4			
Actuated Green, G (s)	94.5	94.5	20.9			94.5
Effective Green, g (s)	94.5	94.5	20.9			94.5
Actuated g/C Ratio	0.73	0.73	0.16			0.73
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2495	3696	817			2025
v/s Ratio Prot	0.15					0.11
v/s Ratio Perm		c0.23	c0.11			
v/c Ratio	0.20	0.31	0.68			0.15
Uniform Delay, d1	5.7	6.3	51.4			5.4
Progression Factor	1.00	1.00	0.87			1.00
Incremental Delay, d2	0.2	0.2	2.4			0.2
Delay (s)	5.9	6.5	47.3			5.6
Level of Service	A	A	D			A
Approach Delay (s)		6.3	47.3		5.6	
Approach LOS		A	D		A	

Intersection Summary			
HCM 2000 Control Delay	14.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.38		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	36.2%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	417	61	171	324	8	26	3	163	2	1	1
Future Volume (Veh/h)	5	417	61	171	324	8	26	3	163	2	1	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	5	439	64	180	341	8	27	3	172	2	1	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	349			503			1013	1190	252	1108	1218	174
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	349			503			1013	1190	252	1108	1218	174
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			83			84	98	77	98	99	100
cM capacity (veh/h)	1207			1058			166	154	748	108	148	839

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	224	284	180	227	122	202	4
Volume Left	5	0	180	0	0	27	2
Volume Right	0	64	0	0	8	172	1
cSH	1207	1700	1058	1700	1700	491	151
Volume to Capacity	0.00	0.17	0.17	0.13	0.07	0.41	0.03
Queue Length 95th (ft)	0	0	15	0	0	50	2
Control Delay (s)	0.2	0.0	9.1	0.0	0.0	17.4	29.4
Lane LOS	A		A			C	D
Approach Delay (s)	0.1		3.1			17.4	29.4
Approach LOS						C	D

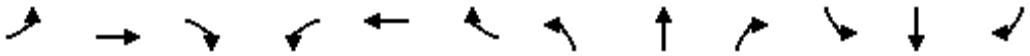
Intersection Summary				
Average Delay	4.3			
Intersection Capacity Utilization	44.9%	ICU Level of Service		A
Analysis Period (min)	15			



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	60	4	240	62	1	223
Future Volume (Veh/h)	60	4	240	62	1	223
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	63	4	253	65	1	235
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	522	286			318	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	522	286			318	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	88	99			100	
cM capacity (veh/h)	514	754			1242	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	67	318	236
Volume Left	63	0	1
Volume Right	4	65	0
cSH	524	1700	1242
Volume to Capacity	0.13	0.19	0.00
Queue Length 95th (ft)	11	0	0
Control Delay (s)	12.9	0.0	0.0
Lane LOS	B		A
Approach Delay (s)	12.9	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	26.6%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	13	483	0	0	351	0	0	0	1	25	0	1
Future Volume (Veh/h)	13	483	0	0	351	0	0	0	1	25	0	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	14	508	0	0	369	0	0	0	1	26	0	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	369			508			722	905	254	652	905	184
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	369			508			722	905	254	652	905	184
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	100	100	93	100	100
cM capacity (veh/h)	1186			1053			311	272	745	349	272	826

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	14	339	169	184	184	1	27
Volume Left	14	0	0	0	0	0	26
Volume Right	0	0	0	0	0	1	1
cSH	1186	1700	1700	1053	1700	745	357
Volume to Capacity	0.01	0.20	0.10	0.00	0.11	0.00	0.08
Queue Length 95th (ft)	1	0	0	0	0	0	6
Control Delay (s)	8.1	0.0	0.0	0.0	0.0	9.8	15.9
Lane LOS	A					A	C
Approach Delay (s)	0.2			0.0		9.8	15.9
Approach LOS						A	C

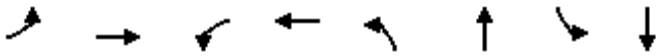
Intersection Summary				
Average Delay	0.6			
Intersection Capacity Utilization	28.1%	ICU Level of Service	A	
Analysis Period (min)	15			

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	78	816	144	835	139	173	63	184
Future Volume (vph)	78	816	144	835	139	173	63	184
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	7.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.0	24.0	24.0	24.0
Total Split (s)	15.0	78.0	17.0	80.0	35.0	35.0	35.0	35.0
Total Split (%)	11.5%	60.0%	13.1%	61.5%	26.9%	26.9%	26.9%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	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
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	78.5	71.2	84.3	74.1	29.0	29.0	29.0	29.0
Actuated g/C Ratio	0.60	0.55	0.65	0.57	0.22	0.22	0.22	0.22
v/c Ratio	0.22	0.39	0.42	0.33	0.59	0.37	0.32	0.27
Control Delay	4.3	11.7	11.0	15.0	56.0	27.6	47.6	41.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	4.3	11.7	11.0	15.0	56.0	27.6	47.6	41.3
LOS	A	B	B	B	E	C	D	D
Approach Delay		11.2		14.5		36.8		42.8
Approach LOS		B		B		D		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 26 (20%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay: 19.2	Intersection LOS: B
Intersection Capacity Utilization 63.7%	ICU Level of Service B
Analysis Period (min) 15	

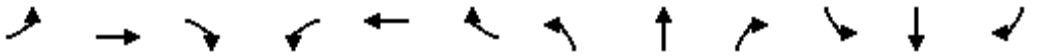
Splits and Phases: 3: S 35th Street & Virginia Avenue





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	82	1062	152	954	146	304	66	215
v/c Ratio	0.22	0.39	0.42	0.33	0.59	0.37	0.32	0.27
Control Delay	4.3	11.7	11.0	15.0	56.0	27.6	47.6	41.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	4.3	11.7	11.0	15.0	56.0	27.6	47.6	41.3
Queue Length 50th (ft)	2	201	41	147	111	70	47	76
Queue Length 95th (ft)	32	241	67	178	187	114	93	114
Internal Link Dist (ft)		2374		592		508		610
Turn Bay Length (ft)	200		200		150		150	
Base Capacity (vph)	390	2734	366	2870	249	830	204	783
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.21	0.39	0.42	0.33	0.59	0.37	0.32	0.27

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	78	816	193	144	835	71	139	173	116	63	184	20
Future Volume (vph)	78	816	193	144	835	71	139	173	116	63	184	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	0.91		1.00	0.91		1.00	0.95		1.00	0.95	
Frt	1.00	0.97		1.00	0.99		1.00	0.94		1.00	0.99	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	4939		1770	5025		1770	3326		1770	3487	
Flt Permitted	0.27	1.00		0.21	1.00		0.60	1.00		0.49	1.00	
Satd. Flow (perm)	508	4939		399	5025		1119	3326		915	3487	
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)	82	859	203	152	879	75	146	182	122	66	194	21
RTOR Reduction (vph)	0	30	0	0	7	0	0	89	0	0	6	0
Lane Group Flow (vph)	82	1032	0	152	947	0	146	215	0	66	209	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	78.5	71.2		84.3	74.1		29.0	29.0		29.0	29.0	
Effective Green, g (s)	78.5	71.2		84.3	74.1		29.0	29.0		29.0	29.0	
Actuated g/C Ratio	0.60	0.55		0.65	0.57		0.22	0.22		0.22	0.22	
Clearance Time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	377	2705		366	2864		249	741		204	777	
v/s Ratio Prot	0.01	0.21		c0.03	0.19			0.06			0.06	
v/s Ratio Perm	0.12			c0.24			c0.13			0.07		
v/c Ratio	0.22	0.38		0.42	0.33		0.59	0.29		0.32	0.27	
Uniform Delay, d1	10.8	16.8		9.6	14.8		45.1	42.0		42.3	41.7	
Progression Factor	0.41	0.72		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.3	0.4		3.4	0.3		9.7	1.0		4.2	0.8	
Delay (s)	4.7	12.4		13.1	15.1		54.9	42.9		46.4	42.6	
Level of Service	A	B		B	B		D	D		D	D	
Approach Delay (s)		11.9			14.8			46.8			43.5	
Approach LOS		B			B			D			D	

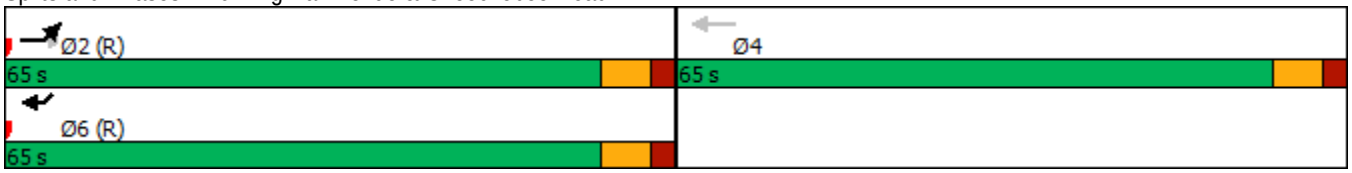
Intersection Summary			
HCM 2000 Control Delay	21.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.47		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	63.7%	ICU Level of Service	B
Analysis Period (min)	15		

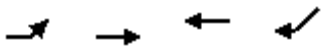
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	564	967	893	601
Future Volume (vph)	564	967	893	601
Turn Type	Prot	NA	NA	Prot
Protected Phases	2			6
Permitted Phases		2	4	
Detector Phase	2	2	4	6
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	65.0	65.0	65.0	65.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	81.9	81.9	33.5	81.9
Actuated g/C Ratio	0.63	0.63	0.26	0.63
v/c Ratio	0.27	0.32	0.72	0.35
Control Delay	11.7	11.9	69.5	10.3
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.7	11.9	69.5	10.3
LOS	B	B	E	B
Approach Delay		11.9	69.5	
Approach LOS		B	E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 103 (79%), Referenced to phase 2:EBTL and 6:SWR, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.72	
Intersection Signal Delay: 28.6	Intersection LOS: C
Intersection Capacity Utilization 50.4%	ICU Level of Service A
Analysis Period (min) 15	

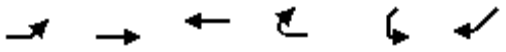
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	594	1018	940	633
v/c Ratio	0.27	0.32	0.72	0.35
Control Delay	11.7	11.9	69.5	10.3
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.7	11.9	69.5	10.3
Queue Length 50th (ft)	108	136	309	108
Queue Length 95th (ft)	161	188	358	170
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2163	3205	2256	1798
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	0.27	0.32	0.42	0.35

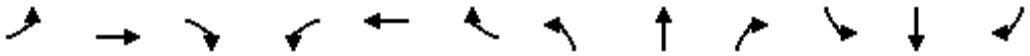
Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	564	967	893	0	0	601
Future Volume (vph)	564	967	893	0	0	601
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	594	1018	940	0	0	633
RTOR Reduction (vph)	0	0	0	0	0	42
Lane Group Flow (vph)	594	1018	940	0	0	591
Turn Type	Prot	NA	NA			Prot
Protected Phases	2					6
Permitted Phases		2	4			
Actuated Green, G (s)	81.9	81.9	33.5			81.9
Effective Green, g (s)	81.9	81.9	33.5			81.9
Actuated g/C Ratio	0.63	0.63	0.26			0.63
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2162	3203	1310			1755
v/s Ratio Prot	0.17					c0.21
v/s Ratio Perm		0.20	c0.18			
v/c Ratio	0.27	0.32	0.72			0.34
Uniform Delay, d1	10.8	11.1	43.9			11.3
Progression Factor	1.00	1.00	1.52			1.00
Incremental Delay, d2	0.3	0.3	1.8			0.5
Delay (s)	11.1	11.4	68.7			11.8
Level of Service	B	B	E			B
Approach Delay (s)		11.3	68.7		11.8	
Approach LOS		B	E		B	

Intersection Summary			
HCM 2000 Control Delay	28.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.45		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	50.4%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	453	29	163	476	18	23	6	200	11	3	8
Future Volume (Veh/h)	3	453	29	163	476	18	23	6	200	11	3	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	3	477	31	172	501	19	24	6	211	12	3	8
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	520			508			1102	1362	254	1313	1368	260
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	520			508			1102	1362	254	1313	1368	260
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			84			83	95	72	83	98	99
cM capacity (veh/h)	1042			1053			141	122	745	70	121	739

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	242	270	172	334	186	241	23
Volume Left	3	0	172	0	0	24	12
Volume Right	0	31	0	0	19	211	8
cSH	1042	1700	1053	1700	1700	479	111
Volume to Capacity	0.00	0.16	0.16	0.20	0.11	0.50	0.21
Queue Length 95th (ft)	0	0	15	0	0	69	18
Control Delay (s)	0.1	0.0	9.1	0.0	0.0	19.9	45.7
Lane LOS	A		A			C	E
Approach Delay (s)	0.1		2.3			19.9	45.7
Approach LOS						C	E

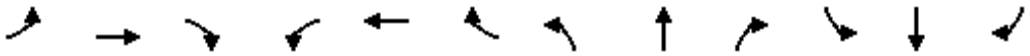
Intersection Summary				
Average Delay	5.1			
Intersection Capacity Utilization	51.3%	ICU Level of Service		A
Analysis Period (min)	15			



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	38	0	245	46	7	200
Future Volume (Veh/h)	38	0	245	46	7	200
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	40	0	258	48	7	211
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	507	282			306	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	507	282			306	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	92	100			99	
cM capacity (veh/h)	522	757			1255	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	40	306	218
Volume Left	40	0	7
Volume Right	0	48	0
cSH	522	1700	1255
Volume to Capacity	0.08	0.18	0.01
Queue Length 95th (ft)	6	0	0
Control Delay (s)	12.5	0.0	0.3
Lane LOS	B		A
Approach Delay (s)	12.5	0.0	0.3
Approach LOS	B		

Intersection Summary			
Average Delay		1.0	
Intersection Capacity Utilization		26.2%	ICU Level of Service
Analysis Period (min)		15	



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	486	0	2	507	0	0	0	0	29	0	11
Future Volume (Veh/h)	11	486	0	2	507	0	0	0	0	29	0	11
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	12	512	0	2	534	0	0	0	0	31	0	12
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	534			512			819	1074	256	818	1074	267
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	534			512			819	1074	256	818	1074	267
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	100	100	88	100	98
cM capacity (veh/h)	1030			1050			260	216	743	265	216	731

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	12	341	171	269	267	0	43
Volume Left	12	0	0	2	0	0	31
Volume Right	0	0	0	0	0	0	12
cSH	1030	1700	1700	1050	1700	1700	322
Volume to Capacity	0.01	0.20	0.10	0.00	0.16	0.00	0.13
Queue Length 95th (ft)	1	0	0	0	0	0	11
Control Delay (s)	8.5	0.0	0.0	0.1	0.0	0.0	17.9
Lane LOS	A			A		A	C
Approach Delay (s)	0.2			0.0		0.0	17.9
Approach LOS						A	C

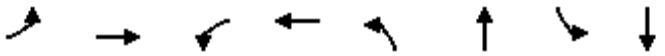
Intersection Summary				
Average Delay	0.8			
Intersection Capacity Utilization	25.4%	ICU Level of Service		A
Analysis Period (min)	15			

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	85	989	89	541	65	210	68	153
Future Volume (vph)	85	989	89	541	65	210	68	153
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	7.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.0	24.0	24.0	24.0
Total Split (s)	17.0	67.0	23.0	73.0	40.0	40.0	40.0	40.0
Total Split (%)	13.1%	51.5%	17.7%	56.2%	30.8%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	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
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	68.2	60.2	83.1	68.4	34.0	34.0	34.0	34.0
Actuated g/C Ratio	0.52	0.46	0.64	0.53	0.26	0.26	0.26	0.26
v/c Ratio	0.20	0.52	0.26	0.24	0.22	0.31	0.28	0.22
Control Delay	18.0	35.0	10.7	16.4	40.1	35.7	41.9	33.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.0	35.0	10.7	16.4	40.1	35.7	41.9	33.6
LOS	B	D	B	B	D	D	D	C
Approach Delay		33.8		15.7		36.6		35.8
Approach LOS		C		B		D		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay: 29.4	Intersection LOS: C
Intersection Capacity Utilization 62.3%	ICU Level of Service B
Analysis Period (min) 15	

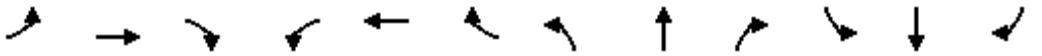
Splits and Phases: 3: S 35th Street & Virginia Avenue





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	89	1200	94	643	68	285	72	204
v/c Ratio	0.20	0.52	0.26	0.24	0.22	0.31	0.28	0.22
Control Delay	18.0	35.0	10.7	16.4	40.1	35.7	41.9	33.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.0	35.0	10.7	16.4	40.1	35.7	41.9	33.6
Queue Length 50th (ft)	34	278	28	99	45	91	49	62
Queue Length 95th (ft)	89	394	50	129	88	133	94	96
Internal Link Dist (ft)		2374		592		508		610
Turn Bay Length (ft)	200		200		150		150	
Base Capacity (vph)	480	2323	362	2644	303	914	258	914
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.52	0.26	0.24	0.22	0.31	0.28	0.22

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	85	989	151	89	541	70	65	210	61	68	153	41
Future Volume (vph)	85	989	151	89	541	70	65	210	61	68	153	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	0.91		1.00	0.91		1.00	0.95		1.00	0.95	
Frt	1.00	0.98		1.00	0.98		1.00	0.97		1.00	0.97	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	4984		1770	4998		1770	3420		1770	3427	
Flt Permitted	0.40	1.00		0.15	1.00		0.62	1.00		0.53	1.00	
Satd. Flow (perm)	739	4984		275	4998		1159	3420		989	3427	
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)	89	1041	159	94	569	74	68	221	64	72	161	43
RTOR Reduction (vph)	0	16	0	0	12	0	0	21	0	0	18	0
Lane Group Flow (vph)	89	1184	0	94	631	0	68	264	0	72	186	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	68.2	60.2		83.2	68.4		34.0	34.0		34.0	34.0	
Effective Green, g (s)	68.2	60.2		83.2	68.4		34.0	34.0		34.0	34.0	
Actuated g/C Ratio	0.52	0.46		0.64	0.53		0.26	0.26		0.26	0.26	
Clearance Time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	451	2307		362	2629		303	894		258	896	
v/s Ratio Prot	0.01	c0.24		c0.03	c0.13			c0.08			0.05	
v/s Ratio Perm	0.09			0.13			0.06			0.07		
v/c Ratio	0.20	0.51		0.26	0.24		0.22	0.30		0.28	0.21	
Uniform Delay, d1	15.5	24.6		11.4	16.7		37.7	38.4		38.2	37.5	
Progression Factor	1.72	1.42		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.2	0.8		1.7	0.2		1.7	0.8		2.7	0.5	
Delay (s)	26.7	35.7		13.2	16.9		39.4	39.3		40.9	38.0	
Level of Service	C	D		B	B		D	D		D	D	
Approach Delay (s)		35.1			16.4			39.3			38.8	
Approach LOS		D			B			D			D	

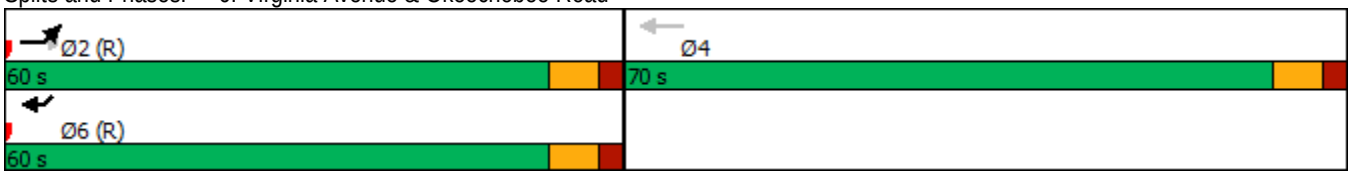
Intersection Summary			
HCM 2000 Control Delay	30.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.41		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

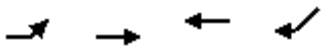
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	578	1263	622	465
Future Volume (vph)	578	1263	622	465
Turn Type	Prot	NA	NA	Prot
Protected Phases	2			6
Permitted Phases		2	4	
Detector Phase	2	2	4	6
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	60.0	60.0	70.0	60.0
Total Split (%)	46.2%	46.2%	53.8%	46.2%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	91.2	91.2	24.2	91.2
Actuated g/C Ratio	0.70	0.70	0.19	0.70
v/c Ratio	0.25	0.37	0.69	0.24
Control Delay	7.7	8.5	49.9	2.7
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.7	8.5	49.9	2.7
LOS	A	A	D	A
Approach Delay		8.3	49.9	
Approach LOS		A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 34 (26%), Referenced to phase 2:EBTL and 6:SWR, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 16.3	Intersection LOS: B
Intersection Capacity Utilization 40.7%	ICU Level of Service A
Analysis Period (min) 15	

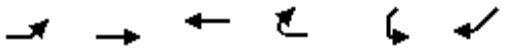
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	608	1329	655	489
v/c Ratio	0.25	0.37	0.69	0.24
Control Delay	7.7	8.5	49.9	2.7
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.7	8.5	49.9	2.7
Queue Length 50th (ft)	87	150	197	22
Queue Length 95th (ft)	129	204	242	48
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2407	3566	2452	2051
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	0.25	0.37	0.27	0.24

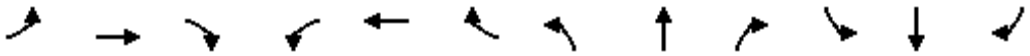
Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	578	1263	622	0	0	465
Future Volume (vph)	578	1263	622	0	0	465
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	608	1329	655	0	0	489
RTOR Reduction (vph)	0	0	0	0	0	97
Lane Group Flow (vph)	608	1329	655	0	0	392
Turn Type	Prot	NA	NA			Prot
Protected Phases	2					6
Permitted Phases		2	4			
Actuated Green, G (s)	91.2	91.2	24.2			91.2
Effective Green, g (s)	91.2	91.2	24.2			91.2
Actuated g/C Ratio	0.70	0.70	0.19			0.70
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2408	3567	946			1955
v/s Ratio Prot	0.18					0.14
v/s Ratio Perm		c0.26	c0.13			
v/c Ratio	0.25	0.37	0.69			0.20
Uniform Delay, d1	7.0	7.8	49.4			6.7
Progression Factor	1.00	1.00	0.94			1.00
Incremental Delay, d2	0.3	0.3	2.2			0.2
Delay (s)	7.3	8.1	48.4			7.0
Level of Service	A	A	D			A
Approach Delay (s)		7.9	48.4		7.0	
Approach LOS		A	D		A	

Intersection Summary			
HCM 2000 Control Delay	16.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	40.7%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	6	509	67	188	386	9	29	3	179	2	1	1
Future Volume (Veh/h)	6	509	67	188	386	9	29	3	179	2	1	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	6	536	71	198	406	9	31	3	188	2	1	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	415			607			1184	1394	304	1276	1426	208
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	415			607			1184	1394	304	1276	1426	208
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			80			74	97	73	97	99	100
cM capacity (veh/h)	1140			967			120	111	693	74	106	799

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	274	339	198	271	144	222	4
Volume Left	6	0	198	0	0	31	2
Volume Right	0	71	0	0	9	188	1
cSH	1140	1700	967	1700	1700	399	106
Volume to Capacity	0.01	0.20	0.20	0.16	0.08	0.56	0.04
Queue Length 95th (ft)	0	0	19	0	0	82	3
Control Delay (s)	0.2	0.0	9.7	0.0	0.0	24.7	40.2
Lane LOS	A		A			C	E
Approach Delay (s)	0.1		3.1			24.7	40.2
Approach LOS						C	E

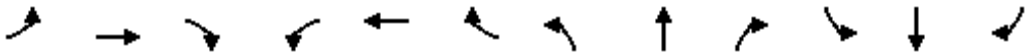
Intersection Summary				
Average Delay	5.3			
Intersection Capacity Utilization	50.4%	ICU Level of Service		A
Analysis Period (min)	15			



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	63	4	264	68	1	253
Future Volume (Veh/h)	63	4	264	68	1	253
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	66	4	278	72	1	266
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	582	314			350	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	582	314			350	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	86	99			100	
cM capacity (veh/h)	475	726			1209	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	70	350	267
Volume Left	66	0	1
Volume Right	4	72	0
cSH	484	1700	1209
Volume to Capacity	0.14	0.21	0.00
Queue Length 95th (ft)	13	0	0
Control Delay (s)	13.7	0.0	0.0
Lane LOS	B		A
Approach Delay (s)	13.7	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	28.4%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	579	0	0	414	0	0	0	1	30	0	4
Future Volume (Veh/h)	14	579	0	0	414	0	0	0	1	30	0	4
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	15	609	0	0	436	0	0	0	1	32	0	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	436			609			861	1075	304	772	1075	218
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	436			609			861	1075	304	772	1075	218
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	100	100	89	100	99
cM capacity (veh/h)	1120			966			245	215	691	286	215	786

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	15	406	203	218	218	1	36
Volume Left	15	0	0	0	0	0	32
Volume Right	0	0	0	0	0	1	4
cSH	1120	1700	1700	966	1700	691	308
Volume to Capacity	0.01	0.24	0.12	0.00	0.13	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	0	0	10
Control Delay (s)	8.3	0.0	0.0	0.0	0.0	10.2	18.2
Lane LOS	A					B	C
Approach Delay (s)	0.2			0.0		10.2	18.2
Approach LOS						B	C

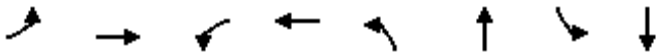
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.2%	ICU Level of Service		A
Analysis Period (min)	15			

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	82	953	151	961	192	239	69	203
Future Volume (vph)	82	953	151	961	192	239	69	203
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	7.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.0	24.0	24.0	24.0
Total Split (s)	15.0	78.0	17.0	80.0	35.0	35.0	35.0	35.0
Total Split (%)	11.5%	60.0%	13.1%	61.5%	26.9%	26.9%	26.9%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	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
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	78.6	71.2	84.2	74.0	29.0	29.0	29.0	29.0
Actuated g/C Ratio	0.60	0.55	0.65	0.57	0.22	0.22	0.22	0.22
v/c Ratio	0.26	0.45	0.50	0.38	0.85	0.51	0.48	0.30
Control Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
LOS	A	A	B	B	E	C	E	D
Approach Delay		9.7		15.4		48.7		45.3
Approach LOS		A		B		D		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 26 (20%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay: 21.8	Intersection LOS: C
Intersection Capacity Utilization 70.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: S 35th Street & Virginia Avenue

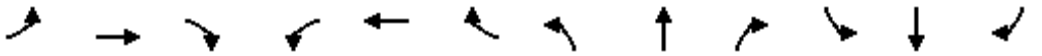




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	86	1243	159	1091	202	420	73	237
v/c Ratio	0.26	0.45	0.50	0.38	0.85	0.51	0.48	0.30
Control Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Length 50th (ft)	10	250	43	175	164	118	54	85
Queue Length 95th (ft)	34	294	69	209	#305	172	108	124
Internal Link Dist (ft)		2374		592		508		610
Turn Bay Length (ft)	200		200		150		150	
Base Capacity (vph)	343	2735	315	2870	238	829	151	783
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.25	0.45	0.50	0.38	0.85	0.51	0.48	0.30

Intersection Summary

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	82	953	228	151	961	75	192	239	160	69	203	22
Future Volume (vph)	82	953	228	151	961	75	192	239	160	69	203	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	0.91		1.00	0.91		1.00	0.95		1.00	0.95	
Frt	1.00	0.97		1.00	0.99		1.00	0.94		1.00	0.99	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	4938		1770	5030		1770	3327		1770	3488	
Flt Permitted	0.23	1.00		0.17	1.00		0.57	1.00		0.36	1.00	
Satd. Flow (perm)	423	4938		311	5030		1067	3327		679	3488	
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)	86	1003	240	159	1012	79	202	252	168	73	214	23
RTOR Reduction (vph)	0	31	0	0	7	0	0	88	0	0	6	0
Lane Group Flow (vph)	86	1212	0	159	1084	0	202	332	0	73	231	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	78.6	71.2		84.2	74.0		29.0	29.0		29.0	29.0	
Effective Green, g (s)	78.6	71.2		84.2	74.0		29.0	29.0		29.0	29.0	
Actuated g/C Ratio	0.60	0.55		0.65	0.57		0.22	0.22		0.22	0.22	
Clearance Time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	332	2704		315	2863		238	742		151	778	
v/s Ratio Prot	0.01	0.25		c0.04	0.22			0.10			0.07	
v/s Ratio Perm	0.14			c0.29			c0.19			0.11		
v/c Ratio	0.26	0.45		0.50	0.38		0.85	0.45		0.48	0.30	
Uniform Delay, d1	10.9	17.6		10.5	15.4		48.4	43.6		44.0	42.0	
Progression Factor	0.68	0.56		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.4	0.5		5.7	0.4		29.6	2.0		10.7	1.0	
Delay (s)	7.8	10.4		16.2	15.8		78.0	45.5		54.6	43.0	
Level of Service	A	B		B	B		E	D		D	D	
Approach Delay (s)		10.3			15.8			56.1			45.7	
Approach LOS		B			B			E			D	

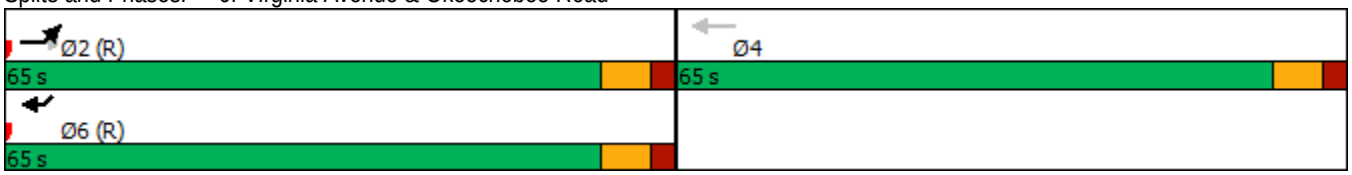
Intersection Summary			
HCM 2000 Control Delay	23.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

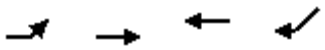
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	671	1131	1042	703
Future Volume (vph)	671	1131	1042	703
Turn Type	Prot	NA	NA	Prot
Protected Phases	2			6
Permitted Phases		2	4	
Detector Phase	2	2	4	6
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	65.0	65.0	65.0	65.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	76.4	76.4	39.0	76.4
Actuated g/C Ratio	0.59	0.59	0.30	0.59
v/c Ratio	0.35	0.40	0.72	0.44
Control Delay	15.2	15.5	65.2	15.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.2	15.5	65.2	15.1
LOS	B	B	E	B
Approach Delay		15.4	65.2	
Approach LOS		B	E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 103 (79%), Referenced to phase 2:EBTL and 6:SWR, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.72	
Intersection Signal Delay: 30.0	Intersection LOS: C
Intersection Capacity Utilization 56.9%	ICU Level of Service B
Analysis Period (min) 15	

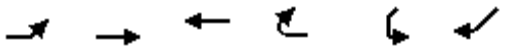
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	706	1191	1097	740
v/c Ratio	0.35	0.40	0.72	0.44
Control Delay	15.2	15.5	65.2	15.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.2	15.5	65.2	15.1
Queue Length 50th (ft)	152	189	362	169
Queue Length 95th (ft)	220	256	363	255
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2018	2990	2256	1667
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	0.35	0.40	0.49	0.44

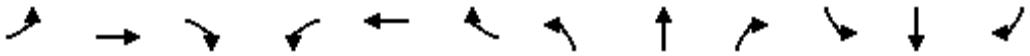
Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	671	1131	1042	0	0	703
Future Volume (vph)	671	1131	1042	0	0	703
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	706	1191	1097	0	0	740
RTOR Reduction (vph)	0	0	0	0	0	28
Lane Group Flow (vph)	706	1191	1097	0	0	712
Turn Type	Prot	NA	NA			Prot
Protected Phases	2					6
Permitted Phases		2	4			
Actuated Green, G (s)	76.4	76.4	39.0			76.4
Effective Green, g (s)	76.4	76.4	39.0			76.4
Actuated g/C Ratio	0.59	0.59	0.30			0.59
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2017	2988	1525			1637
v/s Ratio Prot	0.21					c0.26
v/s Ratio Perm		0.23	c0.22			
v/c Ratio	0.35	0.40	0.72			0.43
Uniform Delay, d1	13.9	14.4	40.6			14.8
Progression Factor	1.00	1.00	1.55			1.00
Incremental Delay, d2	0.5	0.4	1.5			0.8
Delay (s)	14.4	14.8	64.6			15.7
Level of Service	B	B	E			B
Approach Delay (s)		14.7	64.6		15.7	
Approach LOS		B	E		B	

Intersection Summary			
HCM 2000 Control Delay	29.6	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	56.9%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	3	554	32	179	546	20	25	7	220	12	3	8
Future Volume (Veh/h)	3	554	32	179	546	20	25	7	220	12	3	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	3	583	34	188	575	21	26	7	232	13	3	8
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	596			617			1279	1578	308	1494	1584	298
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	596			617			1279	1578	308	1494	1584	298
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			80			74	92	66	71	97	99
cM capacity (veh/h)	976			959			100	87	687	45	86	698

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	294	326	188	383	213	265	24
Volume Left	3	0	188	0	0	26	13
Volume Right	0	34	0	0	21	232	8
cSH	976	1700	959	1700	1700	391	71
Volume to Capacity	0.00	0.19	0.20	0.23	0.13	0.68	0.34
Queue Length 95th (ft)	0	0	18	0	0	120	31
Control Delay (s)	0.1	0.0	9.7	0.0	0.0	31.4	79.0
Lane LOS	A		A			D	F
Approach Delay (s)	0.1		2.3			31.4	79.0
Approach LOS						D	F

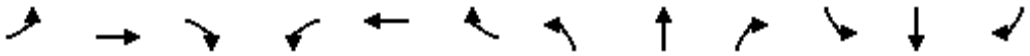
Intersection Summary				
Average Delay	7.1			
Intersection Capacity Utilization	57.5%	ICU Level of Service		B
Analysis Period (min)	15			



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	40	0	277	51	8	221
Future Volume (Veh/h)	40	0	277	51	8	221
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	42	0	292	54	8	233
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	568	319			346	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	568	319			346	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	91	100			99	
cM capacity (veh/h)	481	722			1213	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	42	346	241
Volume Left	42	0	8
Volume Right	0	54	0
cSH	481	1700	1213
Volume to Capacity	0.09	0.20	0.01
Queue Length 95th (ft)	7	0	0
Control Delay (s)	13.2	0.0	0.3
Lane LOS	B		A
Approach Delay (s)	13.2	0.0	0.3
Approach LOS	B		

Intersection Summary			
Average Delay	1.0		
Intersection Capacity Utilization	28.1%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	12	589	0	2	579	0	0	0	0	30	0	12
Future Volume (Veh/h)	12	589	0	2	579	0	0	0	0	30	0	12
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	13	620	0	2	609	0	0	0	0	32	0	13
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	609			620			968	1259	310	949	1259	304
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	609			620			968	1259	310	949	1259	304
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	100	100	85	100	98
cM capacity (veh/h)	966			956			202	167	686	213	167	691

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	13	413	207	306	304	0	45
Volume Left	13	0	0	2	0	0	32
Volume Right	0	0	0	0	0	0	13
cSH	966	1700	1700	956	1700	1700	266
Volume to Capacity	0.01	0.24	0.12	0.00	0.18	0.00	0.17
Queue Length 95th (ft)	1	0	0	0	0	0	15
Control Delay (s)	8.8	0.0	0.0	0.1	0.0	0.0	21.3
Lane LOS	A			A		A	C
Approach Delay (s)	0.2			0.0		0.0	21.3
Approach LOS						A	C

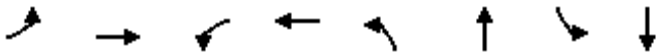
Intersection Summary				
Average Delay	0.9			
Intersection Capacity Utilization	27.4%	ICU Level of Service		A
Analysis Period (min)	15			

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	87	989	89	541	65	210	89	153
Future Volume (vph)	87	989	89	541	65	210	89	153
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	7.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.0	24.0	24.0	24.0
Total Split (s)	17.0	67.0	23.0	73.0	40.0	40.0	40.0	40.0
Total Split (%)	13.1%	51.5%	17.7%	56.2%	30.8%	30.8%	30.8%	30.8%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	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
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	68.3	60.2	83.1	68.3	34.0	34.0	34.0	34.0
Actuated g/C Ratio	0.53	0.46	0.64	0.53	0.26	0.26	0.26	0.26
v/c Ratio	0.20	0.52	0.26	0.25	0.23	0.31	0.36	0.23
Control Delay	18.2	35.5	10.8	16.4	40.3	35.7	44.1	32.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.2	35.5	10.8	16.4	40.3	35.7	44.1	32.7
LOS	B	D	B	B	D	D	D	C
Approach Delay		34.2		15.7		36.6		36.2
Approach LOS		C		B		D		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay: 29.7	Intersection LOS: C
Intersection Capacity Utilization 62.3%	ICU Level of Service B
Analysis Period (min) 15	

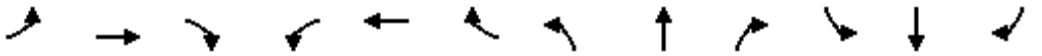
Splits and Phases: 3: S 35th Street & Virginia Avenue





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	92	1200	94	649	68	285	94	213
v/c Ratio	0.20	0.52	0.26	0.25	0.23	0.31	0.36	0.23
Control Delay	18.2	35.5	10.8	16.4	40.3	35.7	44.1	32.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	18.2	35.5	10.8	16.4	40.3	35.7	44.1	32.7
Queue Length 50th (ft)	36	280	28	100	45	91	65	62
Queue Length 95th (ft)	93	398	50	130	88	133	119	97
Internal Link Dist (ft)		2374		592		508		610
Turn Bay Length (ft)	200		200		150		150	
Base Capacity (vph)	478	2323	362	2639	298	914	258	914
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.19	0.52	0.26	0.25	0.23	0.31	0.36	0.23

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	87	989	151	89	541	76	65	210	61	89	153	49
Future Volume (vph)	87	989	151	89	541	76	65	210	61	89	153	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	0.91		1.00	0.91		1.00	0.95		1.00	0.95	
Frt	1.00	0.98		1.00	0.98		1.00	0.97		1.00	0.96	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	4984		1770	4991		1770	3420		1770	3410	
Flt Permitted	0.39	1.00		0.15	1.00		0.61	1.00		0.53	1.00	
Satd. Flow (perm)	734	4984		275	4991		1139	3420		989	3410	
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)	92	1041	159	94	569	80	68	221	64	94	161	52
RTOR Reduction (vph)	0	16	0	0	14	0	0	21	0	0	24	0
Lane Group Flow (vph)	92	1184	0	94	635	0	68	264	0	94	189	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	68.3	60.2		83.2	68.3		34.0	34.0		34.0	34.0	
Effective Green, g (s)	68.3	60.2		83.2	68.3		34.0	34.0		34.0	34.0	
Actuated g/C Ratio	0.53	0.46		0.64	0.53		0.26	0.26		0.26	0.26	
Clearance Time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	450	2307		362	2622		297	894		258	891	
v/s Ratio Prot	0.01	c0.24		c0.03	c0.13			0.08			0.06	
v/s Ratio Perm	0.09			0.13			0.06			c0.10		
v/c Ratio	0.20	0.51		0.26	0.24		0.23	0.30		0.36	0.21	
Uniform Delay, d1	15.4	24.6		11.4	16.8		37.7	38.4		39.2	37.5	
Progression Factor	1.74	1.44		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.2	0.8		1.7	0.2		1.8	0.8		3.9	0.5	
Delay (s)	27.0	36.1		13.2	17.0		39.5	39.3		43.1	38.1	
Level of Service	C	D		B	B		D	D		D	D	
Approach Delay (s)		35.5			16.5			39.3			39.6	
Approach LOS		D			B			D			D	

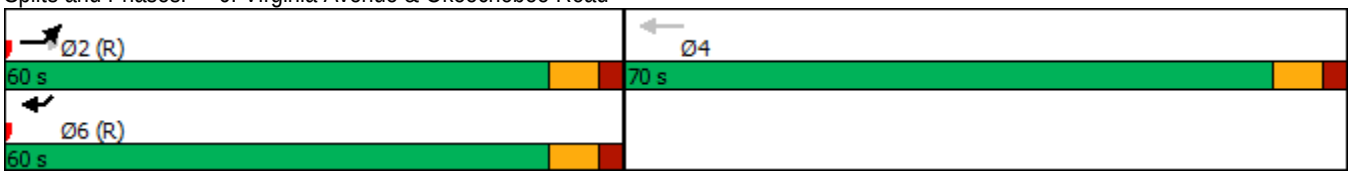
Intersection Summary			
HCM 2000 Control Delay	31.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.43		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

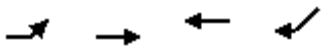
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	579	1265	630	468
Future Volume (vph)	579	1265	630	468
Turn Type	Prot	NA	NA	Prot
Protected Phases	2			6
Permitted Phases		2	4	
Detector Phase	2	2	4	6
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	60.0	60.0	70.0	60.0
Total Split (%)	46.2%	46.2%	53.8%	46.2%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	90.9	90.9	24.5	90.9
Actuated g/C Ratio	0.70	0.70	0.19	0.70
v/c Ratio	0.25	0.37	0.69	0.24
Control Delay	7.8	8.7	50.3	2.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.8	8.7	50.3	2.9
LOS	A	A	D	A
Approach Delay		8.4	50.3	
Approach LOS		A	D	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 34 (26%), Referenced to phase 2:EBTL and 6:SWR, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.69	
Intersection Signal Delay: 16.5	Intersection LOS: B
Intersection Capacity Utilization 40.9%	ICU Level of Service A
Analysis Period (min) 15	

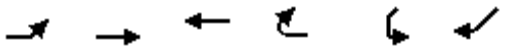
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	609	1332	663	493
v/c Ratio	0.25	0.37	0.69	0.24
Control Delay	7.8	8.7	50.3	2.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.8	8.7	50.3	2.9
Queue Length 50th (ft)	88	152	200	25
Queue Length 95th (ft)	131	206	245	51
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2401	3556	2452	2044
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	0.25	0.37	0.27	0.24

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	579	1265	630	0	0	468
Future Volume (vph)	579	1265	630	0	0	468
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	609	1332	663	0	0	493
RTOR Reduction (vph)	0	0	0	0	0	95
Lane Group Flow (vph)	609	1332	663	0	0	398
Turn Type	Prot	NA	NA			Prot
Protected Phases	2					6
Permitted Phases		2	4			
Actuated Green, G (s)	90.9	90.9	24.5			90.9
Effective Green, g (s)	90.9	90.9	24.5			90.9
Actuated g/C Ratio	0.70	0.70	0.19			0.70
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2400	3555	958			1948
v/s Ratio Prot	0.18					0.14
v/s Ratio Perm		c0.26	c0.13			
v/c Ratio	0.25	0.37	0.69			0.20
Uniform Delay, d1	7.1	8.0	49.2			6.9
Progression Factor	1.00	1.00	0.95			1.00
Incremental Delay, d2	0.3	0.3	2.1			0.2
Delay (s)	7.4	8.3	48.8			7.1
Level of Service	A	A	D			A
Approach Delay (s)		8.0	48.8		7.1	
Approach LOS		A	D		A	

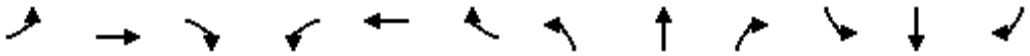
Intersection Summary			
HCM 2000 Control Delay	16.6	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	40.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	514	67	193	388	9	29	3	195	2	1	1
Future Volume (Veh/h)	9	514	67	193	388	9	29	3	195	2	1	1
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	541	71	203	408	9	31	3	205	2	1	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	417			612			1206	1418	306	1314	1448	208
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	417			612			1206	1418	306	1314	1448	208
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			79			73	97	70	97	99	100
cM capacity (veh/h)	1138			963			115	106	690	66	102	797

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	280	342	203	272	145	239	4
Volume Left	9	0	203	0	0	31	2
Volume Right	0	71	0	0	9	205	1
cSH	1138	1700	963	1700	1700	402	97
Volume to Capacity	0.01	0.20	0.21	0.16	0.09	0.59	0.04
Queue Length 95th (ft)	1	0	20	0	0	93	3
Control Delay (s)	0.3	0.0	9.7	0.0	0.0	26.3	43.6
Lane LOS	A		A			D	E
Approach Delay (s)	0.2		3.2			26.3	43.6
Approach LOS						D	E

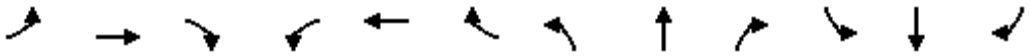
Intersection Summary				
Average Delay	5.7			
Intersection Capacity Utilization	51.6%	ICU Level of Service		A
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	16	0	29	63	0	4	8	264	68	1	253	5
Future Volume (Veh/h)	16	0	29	63	0	4	8	264	68	1	253	5
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	17	0	31	66	0	4	8	278	72	1	266	5
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	604	636	268	632	603	314	271			350		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	604	636	268	632	603	314	271			350		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	96	100	96	82	100	99	99			100		
cM capacity (veh/h)	406	392	770	375	410	726	1292			1209		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	48	70	358	272
Volume Left	17	66	8	1
Volume Right	31	4	72	5
cSH	584	386	1292	1209
Volume to Capacity	0.08	0.18	0.01	0.00
Queue Length 95th (ft)	7	16	0	0
Control Delay (s)	11.7	16.4	0.2	0.0
Lane LOS	B	C	A	A
Approach Delay (s)	11.7	16.4	0.2	0.0
Approach LOS	B	C		

Intersection Summary				
Average Delay	2.4			
Intersection Capacity Utilization	39.1%	ICU Level of Service	A	
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	14	580	0	2	417	0	0	0	1	30	0	4
Future Volume (Veh/h)	14	580	0	2	417	0	0	0	1	30	0	4
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	15	611	0	2	439	0	0	0	1	32	0	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	439			611			868	1084	306	780	1084	220
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	439			611			868	1084	306	780	1084	220
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			100			100	100	100	89	100	99
cM capacity (veh/h)	1117			964			242	212	690	282	212	785

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	15	407	204	222	220	1	36
Volume Left	15	0	0	2	0	0	32
Volume Right	0	0	0	0	0	1	4
cSH	1117	1700	1700	964	1700	690	303
Volume to Capacity	0.01	0.24	0.12	0.00	0.13	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	0	0	10
Control Delay (s)	8.3	0.0	0.0	0.1	0.0	10.2	18.5
Lane LOS	A			A		B	C
Approach Delay (s)	0.2			0.1		10.2	18.5
Approach LOS						B	C

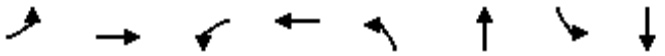
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.3%	ICU Level of Service		A
Analysis Period (min)	15			

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	90	953	151	961	192	239	81	203
Future Volume (vph)	90	953	151	961	192	239	81	203
Turn Type	pm+pt	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases	1	6	5	2		4		8
Permitted Phases	6		2		4		8	
Detector Phase	1	6	5	2	4	4	8	8
Switch Phase								
Minimum Initial (s)	5.0	12.0	5.0	12.0	7.0	7.0	7.0	7.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.0	24.0	24.0	24.0
Total Split (s)	15.0	78.0	17.0	80.0	35.0	35.0	35.0	35.0
Total Split (%)	11.5%	60.0%	13.1%	61.5%	26.9%	26.9%	26.9%	26.9%
Yellow Time (s)	4.8	4.8	4.8	4.8	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	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
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lead	Lag				
Lead-Lag Optimize?	Yes	Yes	Yes	Yes				
Recall Mode	None	C-Max	Max	C-Max	Max	Max	Max	Max
Act Effct Green (s)	78.7	71.2	84.1	73.9	29.0	29.0	29.0	29.0
Actuated g/C Ratio	0.61	0.55	0.65	0.57	0.22	0.22	0.22	0.22
v/c Ratio	0.29	0.45	0.50	0.39	0.86	0.51	0.56	0.31
Control Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
LOS	A	A	B	B	F	C	E	D
Approach Delay		9.7		15.5		49.3		46.6
Approach LOS		A		B		D		D

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 26 (20%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay: 22.1	Intersection LOS: C
Intersection Capacity Utilization 70.8%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 3: S 35th Street & Virginia Avenue

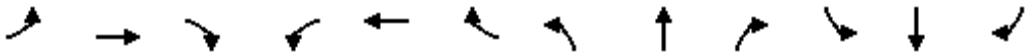




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	95	1243	159	1113	202	420	85	242
v/c Ratio	0.29	0.45	0.50	0.39	0.86	0.51	0.56	0.31
Control Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Length 50th (ft)	10	249	43	179	165	118	64	86
Queue Length 95th (ft)	41	293	69	213	#307	172	126	126
Internal Link Dist (ft)		2374		592		508		610
Turn Bay Length (ft)	200		200		150		150	
Base Capacity (vph)	336	2735	315	2860	235	829	151	783
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.28	0.45	0.50	0.39	0.86	0.51	0.56	0.31

Intersection Summary

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



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	90	953	228	151	961	96	192	239	160	81	203	27
Future Volume (vph)	90	953	228	151	961	96	192	239	160	81	203	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	0.91		1.00	0.91		1.00	0.95		1.00	0.95	
Frt	1.00	0.97		1.00	0.99		1.00	0.94		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	4938		1770	5016		1770	3327		1770	3478	
Flt Permitted	0.22	1.00		0.17	1.00		0.57	1.00		0.36	1.00	
Satd. Flow (perm)	410	4938		312	5016		1055	3327		679	3478	
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)	95	1003	240	159	1012	101	202	252	168	85	214	28
RTOR Reduction (vph)	0	31	0	0	9	0	0	88	0	0	8	0
Lane Group Flow (vph)	95	1212	0	159	1104	0	202	332	0	85	234	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Actuated Green, G (s)	78.7	71.2		84.1	73.9		29.0	29.0		29.0	29.0	
Effective Green, g (s)	78.7	71.2		84.1	73.9		29.0	29.0		29.0	29.0	
Actuated g/C Ratio	0.61	0.55		0.65	0.57		0.22	0.22		0.22	0.22	
Clearance Time (s)	6.8	6.8		6.8	6.8		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	326	2704		316	2851		235	742		151	775	
v/s Ratio Prot	0.02	0.25		c0.04	0.22			0.10			0.07	
v/s Ratio Perm	0.16			c0.29			c0.19			0.13		
v/c Ratio	0.29	0.45		0.50	0.39		0.86	0.45		0.56	0.30	
Uniform Delay, d1	10.9	17.6		10.5	15.5		48.5	43.6		44.9	42.1	
Progression Factor	0.76	0.56		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	0.5		5.6	0.4		31.3	2.0		14.3	1.0	
Delay (s)	8.8	10.3		16.1	15.9		79.9	45.5		59.2	43.1	
Level of Service	A	B		B	B		E	D		E	D	
Approach Delay (s)		10.2			15.9			56.7			47.3	
Approach LOS		B			B			E			D	

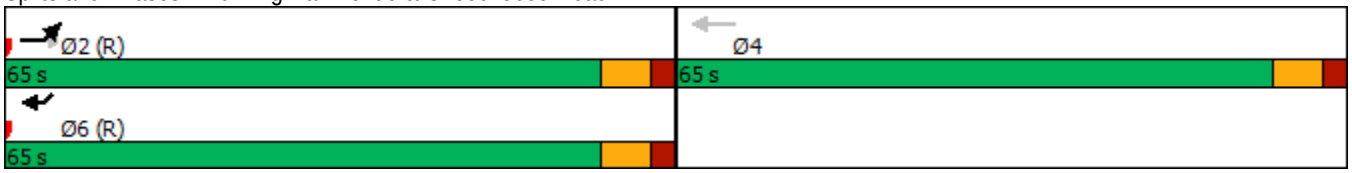
Intersection Summary			
HCM 2000 Control Delay	23.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

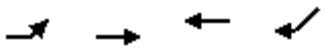
c Critical Lane Group

Lane Group	EBL	EBT	WBT	SWR
Lane Configurations				
Traffic Volume (vph)	674	1139	1047	705
Future Volume (vph)	674	1139	1047	705
Turn Type	Prot	NA	NA	Prot
Protected Phases	2			6
Permitted Phases		2	4	
Detector Phase	2	2	4	6
Switch Phase				
Minimum Initial (s)	12.0	12.0	12.0	12.0
Minimum Split (s)	25.3	25.3	25.3	25.3
Total Split (s)	65.0	65.0	65.0	65.0
Total Split (%)	50.0%	50.0%	50.0%	50.0%
Yellow Time (s)	4.8	4.8	4.8	4.8
All-Red Time (s)	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.3	7.3	7.3	7.3
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	C-Max	C-Max	None	C-Max
Act Effct Green (s)	76.3	76.3	39.1	76.3
Actuated g/C Ratio	0.59	0.59	0.30	0.59
v/c Ratio	0.35	0.40	0.72	0.45
Control Delay	15.3	15.6	64.7	15.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.3	15.6	64.7	15.2
LOS	B	B	E	B
Approach Delay		15.5	64.7	
Approach LOS		B	E	

Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 103 (79%), Referenced to phase 2:EBTL and 6:SWR, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.72	
Intersection Signal Delay: 29.9	Intersection LOS: C
Intersection Capacity Utilization 57.1%	ICU Level of Service B
Analysis Period (min) 15	

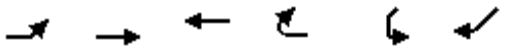
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	709	1199	1102	742
v/c Ratio	0.35	0.40	0.72	0.45
Control Delay	15.3	15.6	64.7	15.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.3	15.6	64.7	15.2
Queue Length 50th (ft)	153	190	363	171
Queue Length 95th (ft)	222	258	364	257
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2015	2985	2256	1664
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	0.35	0.40	0.49	0.45

Intersection Summary



Movement	EBL	EBT	WBT	WBR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	674	1139	1047	0	0	705
Future Volume (vph)	674	1139	1047	0	0	705
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	7.3	7.3	7.3			7.3
Lane Util. Factor	0.97	0.91	0.91			0.88
Frt	1.00	1.00	1.00			0.85
Flt Protected	0.95	1.00	1.00			1.00
Satd. Flow (prot)	3433	5085	5085			2787
Flt Permitted	0.95	1.00	1.00			1.00
Satd. Flow (perm)	3433	5085	5085			2787
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	709	1199	1102	0	0	742
RTOR Reduction (vph)	0	0	0	0	0	28
Lane Group Flow (vph)	709	1199	1102	0	0	714
Turn Type	Prot	NA	NA			Prot
Protected Phases	2					6
Permitted Phases		2	4			
Actuated Green, G (s)	76.3	76.3	39.1			76.3
Effective Green, g (s)	76.3	76.3	39.1			76.3
Actuated g/C Ratio	0.59	0.59	0.30			0.59
Clearance Time (s)	7.3	7.3	7.3			7.3
Vehicle Extension (s)	3.0	3.0	3.0			3.0
Lane Grp Cap (vph)	2014	2984	1529			1635
v/s Ratio Prot	0.21					c0.26
v/s Ratio Perm		0.24	c0.22			
v/c Ratio	0.35	0.40	0.72			0.44
Uniform Delay, d1	14.0	14.5	40.6			14.9
Progression Factor	1.00	1.00	1.55			1.00
Incremental Delay, d2	0.5	0.4	1.5			0.9
Delay (s)	14.5	14.9	64.2			15.8
Level of Service	B	B	E			B
Approach Delay (s)		14.7	64.2		15.8	
Approach LOS		B	E		B	

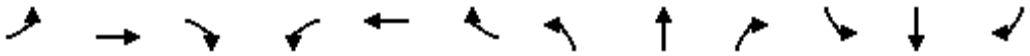
Intersection Summary			
HCM 2000 Control Delay	29.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	57.1%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	557	32	195	551	20	25	7	229	12	3	8
Future Volume (Veh/h)	5	557	32	195	551	20	25	7	229	12	3	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	5	586	34	205	580	21	26	7	241	13	3	8
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	601			620			1322	1624	310	1548	1630	300
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	601			620			1322	1624	310	1548	1630	300
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			79			72	91	65	67	96	99
cM capacity (veh/h)	972			956			91	79	686	39	79	696

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	298	327	205	387	214	274	24
Volume Left	5	0	205	0	0	26	13
Volume Right	0	34	0	0	21	241	8
cSH	972	1700	956	1700	1700	378	63
Volume to Capacity	0.01	0.19	0.21	0.23	0.13	0.72	0.38
Queue Length 95th (ft)	0	0	20	0	0	138	36
Control Delay (s)	0.2	0.0	9.8	0.0	0.0	35.9	94.0
Lane LOS	A		A			E	F
Approach Delay (s)	0.1		2.5			35.9	94.0
Approach LOS						E	F

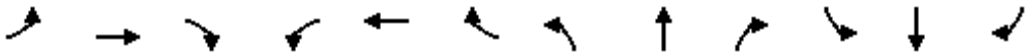
Intersection Summary				
Average Delay	8.2			
Intersection Capacity Utilization	58.4%	ICU Level of Service		B
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	9	0	17	40	0	0	29	277	51	8	221	16
Future Volume (Veh/h)	9	0	17	40	0	0	29	277	51	8	221	16
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	0	18	42	0	0	31	292	54	8	233	17
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	638	666	242	656	647	319	250			346		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	638	666	242	656	647	319	250			346		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	100	98	88	100	100	98			99		
cM capacity (veh/h)	380	369	797	361	378	722	1316			1213		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	27	42	377	258
Volume Left	9	42	31	8
Volume Right	18	0	54	17
cSH	584	361	1316	1213
Volume to Capacity	0.05	0.12	0.02	0.01
Queue Length 95th (ft)	4	10	2	0
Control Delay (s)	11.5	16.3	0.9	0.3
Lane LOS	B	C	A	A
Approach Delay (s)	11.5	16.3	0.9	0.3
Approach LOS	B	C		

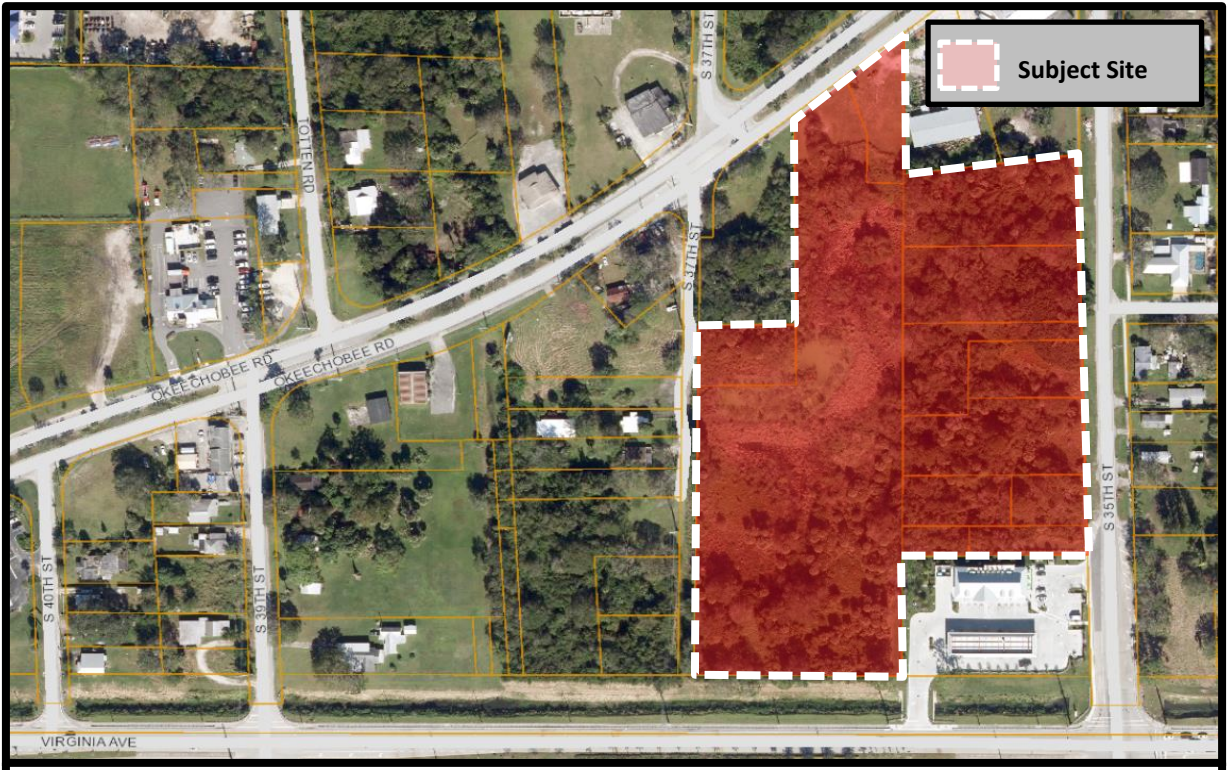
Intersection Summary				
Average Delay	2.0			
Intersection Capacity Utilization	42.6%	ICU Level of Service	A	
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	13	592	0	7	581	0	0	0	0	30	0	12
Future Volume (Veh/h)	13	592	0	7	581	0	0	0	0	30	0	12
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	14	623	0	7	612	0	0	0	0	32	0	13
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	612			623			984	1277	312	966	1277	306
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	612			623			984	1277	312	966	1277	306
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			99			100	100	100	84	100	98
cM capacity (veh/h)	963			954			196	162	684	206	162	690

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	14	415	208	313	306	0	45
Volume Left	14	0	0	7	0	0	32
Volume Right	0	0	0	0	0	0	13
cSH	963	1700	1700	954	1700	1700	258
Volume to Capacity	0.01	0.24	0.12	0.01	0.18	0.00	0.17
Queue Length 95th (ft)	1	0	0	1	0	0	15
Control Delay (s)	8.8	0.0	0.0	0.3	0.0	0.0	21.9
Lane LOS	A			A		A	C
Approach Delay (s)	0.2			0.1		0.0	21.9
Approach LOS						A	C

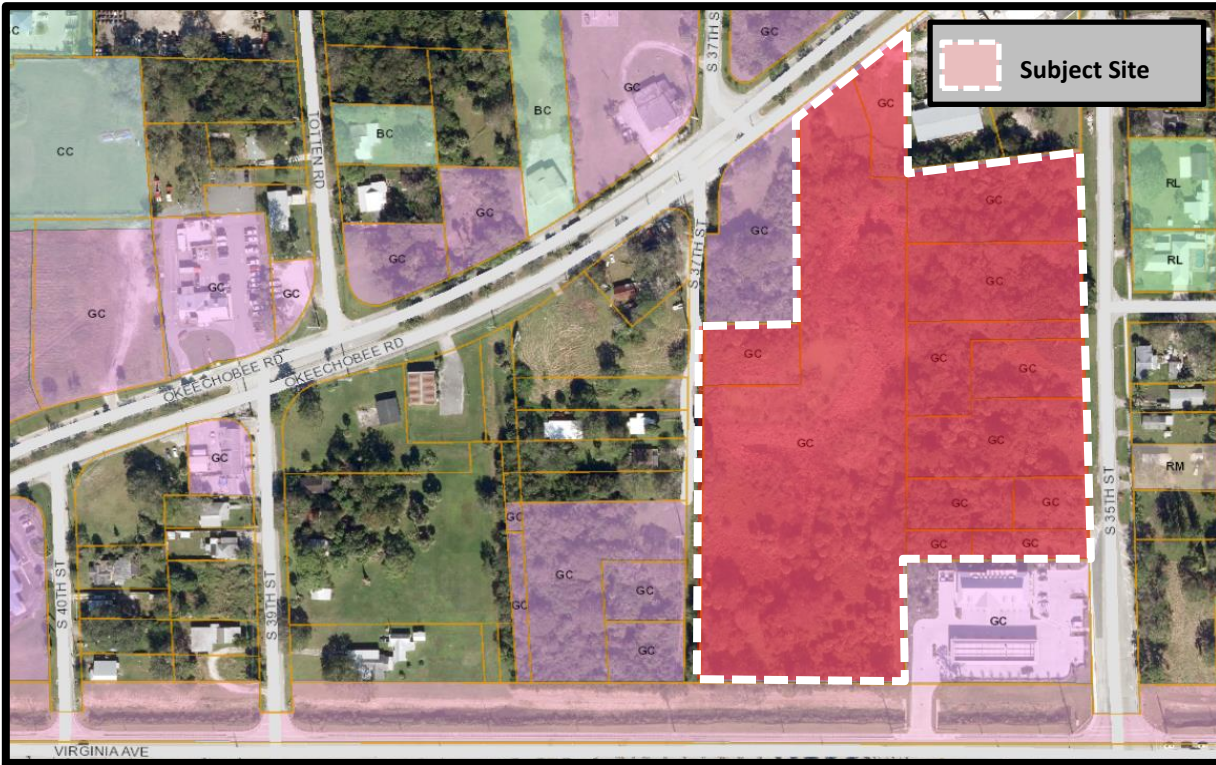
Intersection Summary				
Average Delay	0.9			
Intersection Capacity Utilization	31.0%	ICU Level of Service		A
Analysis Period (min)	15			



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
1919 South 35th Street
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Future Land Use Map Amendment
1919 South 35th Street
Future Land Use Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

August 14, 2019

Brian Nolan, AICP, ASLA
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: **Misty Creek Preserve – 1919 S. 25th Street**
TECHNICAL REVIEW PROJECT: # 19-07000007
REZONING, FLUMA, DEVELOPMENT REVIEW & DESIGN REVIEW

Comments:

1. Provide a map that pinpoints where the transit stop that you are using for the density bonus for is located. You could use a buffer map with a ¼ mile radius that shows that the transit stop is within that buffer.
2. Provide a lighting plan pursuant to City Code 22-60(j)(1)(b).
3. If not already noted provide stop signs at exits to the development.
4. Provide a painted crosswalk across the parking lot near the entrance on Kirby Loop/SW 35th Street from the sidewalk outside of the development to the clubhouse for pedestrian access.
5. Specify the sign dimensions, square footage, & height as this must be a part of the package that is reviewed by the City Commission.
6. Ensure that all refuse collection areas have a pedestrian access door.
7. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.
8. As multiple parcels will be combined for this project a Final Plat will be required before any construction activity can take place on the property.

Please provide a written response to all TRC comments by August 30, 2019. Any department that has recommended disapproval must have their comments satisfied and must give at least a recommendation of approval with conditions before the project can move to the Planning Board stage. Once the project is ready for the Planning Board stage you will need to submit ten (10) full complete hard copies & one (1) complete digital copy of all previous submittal materials with any revisions reflected. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Misty Creek Development Review – 1919 S. 35th Street
TRC No. 19-04000012

DATE : August 14, 2019

This is to advise you that we have completed the review of the following documents as received by this office on August 2, 2019:

- [x] Development Plan
- [ ] 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 w/ conditions
- [ ] 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 conditions of approval

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

Please address the following items prior to placement on the city commission agenda:

1. The property is comprised of thirteen (13) separate parcels of land that will require unification prior to issuance of any building permits. The applicant shall provide information as to whether the parcels will be unified by the recordation of a Unity of Title or by formal plat.
2. Please revise the proposed driveway aprons from asphalt to concrete as per the City of Fort Pierce Code of Ordinances Section 17.
3. ADVISORY COMMENT: Being as the property borders S. 35th Street and S. 37th Street, both of which are owned and maintained by St. Lucie County, coordination with SLC regarding required right-of-way improvements and possible right-of-way acquisition is required.
4. The survey reflects a missing segment of sidewalk situated at the south end of the property along S. 35th Street; please incorporate this sidewalk connection into the design plans.
5. The site plan shall indicate the location of all stop signs, stop bars, and other pertinent traffic control devices.
6. The site plan shall identify the width of the S. 35th Street driveway.

JRA/TST/tst

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 8.15.19
Property Address: 1919 S. 35th St.
Property Name: Misty Creek Preserve
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: 8/9/19

Technical Review Committee meeting

August 15th, 2019

Case # 19-07000007

Multiple applications

Misty Creek Preserve, 1919 South 35th St., FP

Comments:

Temporary approval granted at this time, pending a photometric survey. Please ensure the project's lighting meets or exceeds the standards set forth by city code.

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

August 15, 2019

TECHNICAL REVIEW PROJECT # 19-04000012

Multiple Applications – Misty Creek Preserve – 1919 S. 35th Street

Comments

FPUA W/WW Engineering: Approved - FPUA currently has an 8 inch water main, and a 10 inch force main on South 35th Street to provide water and sewer services to this location. Developer's engineer will be required to submit 3 sets of utility plan to Water and Wastewater Engineering for review and approval.

FPUA Electric & Gas Engineering: Approved - Electrical Engineering will need 10-ft-wide easements for anywhere that FPUA will be running its electric lines and transformers.

August 14, 2019

Project: **Misty Creek Preserve**
Subject: **Site Plan Comments**
To: Brandon Creagan
From: David Hays

1. A review of the traffic study by an outside consultant may be required at the cost of the applicant.
2. S 35th Street is identified on the County's Right-of-Way Protection Plan as a future 80 FT Right-of-Way. A dedication of one half of the remaining required Right-of-Way dedication will be required.
3. The sidewalks along S 35th street are in substandard condition and will be required to be replaced.
4. The County has concerns with the traffic movements at the driveway on S 35th Street. Turn lanes may be required.
5. A Site Development Permit modification is required prior to performing site improvement activities. Subsequent to TRC approval, the applicant may submit the required documents to Grant Chambers, P.E. in the Engineering Division. Documents include a driveway permit application, a Right-of-Way permit application, two sets of plans, and other appropriate information. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for the site inspections and final certification.
6. A Road Improvement Agreement may be required for any permanent improvements proposed within the Right-of-Way.

August 22, 2019

Project: **Misty Creek Preserve**
Subject: **Site Plan Comments = Final comments**
To: Brandon Creagan
From: David Hays

1. A review of the traffic study by an outside consultant may be required. The fee for this review shall be reimbursed by the applicant.
2. Current traffic conditions and access to the school shall be provided in the traffic report.
3. S 35th Street is identified on the County's Right-of-Way Protection Plan as a future 80 FT Right-of-Way. A dedication of one half of the remaining required Right-of-Way (preliminary indication of five feet) dedication will be required.
4. The sidewalks along S 35th street are in substandard condition and will be required to be replaced as conditioned with the right-of-way permit.
5. The County has concerns with the traffic movements at the driveway on S 35th Street. Turn lanes may be required.
6. Subsequent to TRC approval, the applicant may submit the required documents to Grant Chambers, P.E. in the Engineering Division. Documents include a driveway permit application, a Right-of-Way permit application, two sets of plans, and other appropriate information. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for the site inspections and final certification.
7. A Road Improvement Agreement may be required for any permanent improvements proposed within County Right-of-Way.

August 13, 2019

Project: **Misty Creek Preserve**
Subject: **SURVEY REVIEW**
To: Brandon Creagan
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 add reference Benchmark to the surveyor's notes.
2) Please add accuracy statement based on expected use per Ch. 5J-17.051 (2) (a), (b).
3) Please use leaders to indicate R/W lines along Virginia Ave.
4) Please add a note on sheet 1 explaining whether or not corners were set when they were not in agreement with your calculated locations.

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 COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Misty Creek Preserve

REVIEW DATE: August 15, 2019

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Paul Langel, Lt. Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**

2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

3. **Please provide an electronic copy of the Site Plan (pdf format)**

4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

6. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

9. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**

lucido&associates

October 23, 2019

Mr. Brandon Creagan, MCRP, LEED Green Associate
Planner
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Mistry Creek Preserve – Comment Response Letter
Our Reference Number: 19-310

Dear Mr. Creagan,

We are in receipt of the Technical Review Committee (TRC) comments, as received by this office via email on August 20, 2019. Please find below all comments received, along with our responses to each comment in ***bold italics***.

CITY OF FORT PIERCE PLANNING DEPARTMENT

1. Provide a map that pinpoints where the transit stop that you are using for the density bonus for is located. You could use a buffer map with a ¼ mile radius that shows that the transit stop is within that buffer.

Response: The requested graphic has been provided herewith this resubmittal.

2. Provide a lighting plan pursuant to City Code 22-60(j)1(b).

Response: A typical light pole detail has been added to Sheet SP-1, demonstrating a min. 14' mounting height, along with general light pole locations denoted on the plan graphics. A detailed lighting and photometric plan will be submitted for review at time of detailed construction plans submittal to the building department.

3. If not already noted, provide stop signs at the parking lot near the entrance on Kirby Loop / SW 35th Street from the sidewalk outside of the development to the clubhouse for pedestrian access.

Response: Preliminary striping has been added to the Site Plan. A detailed signage and striping plan shall be submitted for review at time of detailed construction plans submittal to the building department.

4. Provide a painted crosswalk outside of the development to the clubhouse for pedestrian access.

Response: Preliminary striping has been added to the Site Plan. A detailed signage and striping plan shall be submitted for review at time of detailed construction plans submittal to the building department.

5. Specify the sign dimensions, square-footage, and height as this must be a part of the package that is reviewed by the City Commission.

Response: Detailed construction plans for the Project I.D. sign will be submitted for review at time of detailed construction plans submittal to the building department.

6. Ensure that all refuse collection areas have a pedestrian access door.

Response: As proposed and noted in the typical refuse enclosure detail on Sheet SP-1, all proposed refuse enclosures have pedestrian access.

7. Before a Certificate of Occupancy is issued, provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

Response: Acknowledged.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT

1. The property is comprised of thirteen (13) separate parcels of land that will require unification prior to issuance of any building permits. The applicant shall provide information as to whether the parcels will be unified by the recordation of a Unity of Title or by formal Plat.

Response: A Unity of Title will be submitted to the St. Lucie County Property Appraiser prior to issuance of building permits.

2. Please revise the proposed driveway aprons from asphalt to concrete as per City of Fort Pierce Code of Ordinances Sect. 17.

Response: Acknowledged; the requested revision has been made.

3. ADVISORY COMMENT: Being as the property borders S. 25th Street and S. 37th Street, both of which are owned and maintained by St. Lucie County, coordination with SLC regarding required right-of-way improvements and possible right-of-way acquisition is required.

Response: Acknowledged.

4. The Survey reflects a missing segment of sidewalk situated at the south end of the property along S. 35th Street; please incorporate this sidewalk connection into the design plans.

Response: Please refer to comment response #4, under "St. Lucie County Public Works".

5. The site plan shall indicate the location of all stop signs, stop bars, and other pertinent traffic control devices.

Response: A detailed signage and striping plan shall be submitted for review at time of detailed construction plans submittal to the building department.

6. The site plan shall identify the width of the S. 35th Street driveway.

Response: As requested, the requested dimension has been provided for.

CITY OF FORT PIERCE BUILDING DEPARTMENT

1. Building official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

Response: Acknowledged.

2. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

Response: Acknowledged.

3. Will need to meet Fire Code.

Response: Acknowledged.

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4. Sprinkler system is required.

Response: Acknowledged.

5. Smoke alarm system is required.

Response: Acknowledged.

CITY OF FORT PIERCE POLICE DEPARTMENT

1. Temporary approval granted at this time, pending a photometric survey. Please ensure the project's lighting meets or exceeds the standard set forth by City Code.

Response: Acknowledged. A typical light pole detail has been added to Sheet SP-1, demonstrating a min. 14' mounting height, along with general light pole locations denoted on the plan graphics. A detailed lighting and photometric plan will be submitted for review at time of detailed construction plans submittal to the building department.

FORT PIERCE UTILITIES AUTHORITY – WATER / WASTE WATER ENGINEERING

1. Approved – FPUA has an 8-inch water main, and a 10-inch force main on S. 35th Street to provide water and sewer services to this location. Developer's engineer will be required to submit 3 sets of utility plans to Water and Waste Water Engineering for review and approval.

Response: Acknowledged.

FORT PIERCE UTILITIES AUTHORITY – ELECTRICT & GAS ENGINEERING

1. Approved – Electrical Engineering will need 10-foot wide easements for anywhere that FPUA will be running its electric lines and transformers.

Response: Acknowledged.

ST. LUCIE COUNTY PUBLIC WORKS

1. A review of the traffic study by an outside consultant may be required. at the cost of the applicant.

Response: Acknowledged;

2. Current traffic conditions and access to the school site shall be provided in the traffic report.

Response: See memo from Kimley-Horn, attached.

3. S. 35th Street is identified on the County's Right-of-Way Protection Plan as a future 80' ROW. A dedication of one half of the remaining required ROW (preliminary indication of 5') dedication will be required.

Response: Acknowledged; the appropriate ROW dedication has been provided for and is so noted on the revised plan graphics.

4. The sidewalks along S. 35th Street are in substandard condition and will be required to be replaced as conditioned with the ROW permit.

Response: Acknowledged; the sidewalk shall be reconstructed commensurate with site development activities and shall be completed prior to issuance of Certificate of Occupancy.

5. The County has concerns with the traffic movements at the driveway on S. 35th Street. Turn lanes may be required.

Response: See memo from Kimley-Horn, attached.

6. Subsequent to TRC approval, the applicant may submit the required documents to Grant Chamber, P.E. in the Engineering Division. Documents include a driveway permit application, a ROW permit Application, two sets of plans, and other appropriate information. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for the site inspections and final certification.

Response: Acknowledged; the County's coordination efforts in this regard are appreciated.

7. A Road Improvement Agreement may be required for any permanent improvements proposed within the County ROW.

Response: Acknowledged.

ST. LUCIE COUNTY ENGINEERING DIVISION – SURVEY

1. Please add reference Benchmark to the Surveyor's Notes.

Response: The requested revision has been made.

2. Please add accuracy statement based on expected use per Ch. 5J-17.051(2)(a), and (b).

Response: The requested revision has been made.

3. Please use leaders to indicate the ROW lines along Virginia Ave.

Response: The requested revision has been made.

4. Please add a note on Sheet 1 explaining whether or not corners were set when they were not in agreement with your calculated locations.

Response: The requested revision has been made.

ST. LUCIE COUNTY FIRE DISTRICT

1. Please submit a complete application for Development/Site Plan review.

Response: The referenced Application has been submitted to the SLCFD.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: The required fees have been submitted to the SLCFD.

3. Please provide an electronic copy of the site plan (pdf format).

Response: An electronic copy of the site plan will be transmitted subsequent to site plan approval by the City Commission.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

5. Fire hydrants (shall be) are provided for buildings other than detached one and two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closes point in the building shall not exceed 400'; 2) The maximum distance between fire hydrants shall not exceed 500'. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

Response: Acknowledged.

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6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings or portions or buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

Response: Acknowledged.

7. Security gates must either be manned 24-hours/day or provide access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12' when open and provide a means to open gates manually upon loss of power.

Response: Acknowledged; however, security gates are not contemplated at this time.

8. The distance allowed between fire department connection and a fire hydrant shall be no more than 150' as a vehicle travels.

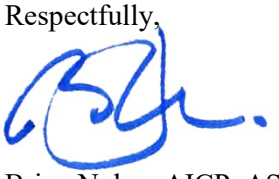
Response: Acknowledged.

9. Fire department connections shall be located on the street side of buildings an shall be located and arranged so that hose lines can be readily attached. To the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections shall be based upon the access requirements of the fire department.

Response: Acknowledged.

It has been our pleasure to provide you with the above responses for your review. Please do not hesitate to contact me directly should you have any questions or concerns, or should you require additional information.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Land Planner/Landscape Architect

DRAFT

Kimley»Horn

October 25, 2019

Gavin Jones, PE, AICP
Traffic Engineering
2300 Virginia Avenue
Fort Pierce, FL 34982

RE: ***Misty Creek Preserve – Response to Comments***
St Lucie County, Florida
KH #140011001

Dear Mr. Jones:

Kimley-Horn and Associates, Inc. received your comments dated September 10, 2019 regarding our traffic study for the above-referenced project. The analysis has been revised to address these comments. Below are our responses to each of the comments issued.

1. **Please provide existing condition and future background condition analyses of all road segments and intersections, and report all LOS, delay and queue length information for those scenarios in Tables 2, 3, and 4.**

   Applicant Response*: The existing and future background condition analysis has been included in Table 2 for the road segments. The existing and future background condition analysis for the interesections have been included in revised report in Tables 4 through 9.*

2. **This proposed residential development sits at the western edge of Fort Pierce. As such, the majority of its trip interactions will likely be to and from the northeast and east. Please either:**
   a. **Revise the expected project traffic distribution to:**
      i. **40% to and from the east along Okeechobee Road;**
      ii. **40% to and from the east along Virginia Avenue; and**
      iii. **20% to and from the west on Okeechobee Road; or**
   b. **Alternately, in the Greater Treasure Coast Regional Planning Model (GTCRPM), connect a new Traffic Analysis Zone (TAZ) in a way that accurately reflects the project's access to the surrounding road network, populate the TAZ with the proposed development program and use the percentage distribution of that zone's traffic as the basis for the analysis. Provide confirmation of the correct socio-economic data model inputs, and a plot of the zonal traffic volumes that shows clearly the details of the connection of the TAZ to the network.**

   Applicant Response*: The trip assignment has been revised and has been carried throughout the report.*

3. **Please revise the distribution of entering and exiting project traffic among the entrances to be more consistent with the site plan, which shows less than 17% of the dwelling units (one building) north of the S 35th Street entrance, and 83% (the other 5 buildings) south of the S 35th Street entrance. Specifically:**
    a. **Of the entering project traffic approaching from the west on Okeechobee Road, 20% should make a right turn in from Okeechobee Rd. The remaining 80% should go east on Virginia Avenue, left onto S 35th Street, and left into the S 35th Street entrance.**
    b. **Of the entering project traffic approaching from the east on Okeechobee Road, 20% should go through the S 35th Street intersection, make a U-turn at S 37th Street, and then make a right-in at the Okeechobee Rd. entrance. The remaining 80% should make a left turn onto S 35th Street and a right-in at the S 35th Street entrance.**
    c. **Of the exiting project traffic headed west on Okeechobee Road, 20% should make a right out onto Okeechobee Rd. and a U-turn at the S 35th Street intersection. The remaining 80% should make a right-out onto S 35th Street, a right turn onto Virginia Avenue and a left turn onto Okeechobee Road.**
    d. **Of the exiting project traffic headed east on Okeechobee Road, 20% should make a right out onto Okeechobee Road. The remaining 80% should make a left-out onto S 35th Street and a right turn onto Okeechobee Road.**

    Applicant Response*: The distribution and project traffic assignment has been revised. Figure 3 illustrates the revised project assignment at the project driveways.*

4. **Please use separate growth rates for all road segments. For Okeechobee Road east of S 35th Street please use the observed annual growth rate between the 2016 count in the St. Lucie County database and the 2018 count at FDOT station 940007. Growth rates should be based on a five-year trend if the five-year trend is relatively stable, or an explanation provided why some other time interval is used (recent changes to the network, data unavailability, etc.). Please revise the table developing traffic growth rates to show for each location the data source (agency and count station number) and, because count years may vary, the first and last year of the historical counts at each location. Please provide some explanation of how the growth rates are derived (ex. FDOT Trend worksheet) and what type is used (linear, exponential, etc.). The minimum growth rate used to inflate to future conditions should be 0.5% if the historical growth trend is less than that. Growth rates in background traffic intersection turning movements should reflect the growth rates on the road segments connecting to the intersection, not a single rate for all intersections.**

    Applicant Response*: The growth rate for each roadway segment was calculated using FDOT Traffic Online data for year 2013 and year 2018. The growth rate was calculated exponentially to determine the 5-year growth rate for each segment. The roadway segment on Okeechobee Road from Virginia Avenue to Georgia Avenue did not have accurate data from either FDOT or St Lucie County; therefore, an area-wide growth rate was calculated and was applied to those roadway*

segments. The roadway segments on Virginia Avenue from Okeechobee Road to s 35th Street and Sunrise Boulevard to Oleander Avenue have growth rates less than 0.5%; therefore, a 0.5% nominal growth rate was applied instead. The roadway segment of S 35th Street from Virginia Avenue to Okeechobee Road did not have any data besides the 2016 volumes provided by St Lucie County; therefore, the area-wide growth rate was applied. For the intersection analyses, the growth rates for each approach was applied based on the segment growth rate.

5. **To evaluate future conditions on S 35th Street between Virginia Avenue and Okeechobee Road please collect a 72 hour traffic volume count on S 35th Street between Virginia Avenue and Okeechobee Road, compare that 2019 count to the 2016 count reported in the St. Lucie County database (Station ID 613) and use the resulting historical exponential growth rate to estimate background traffic conditions on S 35th Street between Virginia Avenue and Okeechobee Road in 2024. Please use the directional volumes as a check on the approach volumes used in the analysis of the intersection of S 35th Street and Sarasota Avenue (see Comment #7).**

   ***Applicant Response**: The area-wide growth rate was applied to the roadway segment (1.94%).*

6. **Please evaluate the intersection of Okeechobee Road at S 37th Street where project traffic will make a westbound U-turn to verify that those U-turns will not cause an operational issue, and add its information to Tables 3 and 4.**

   ***Applicant Response**: The turning movements were collected at Okeechobee Road & S 37th Street on October 24, 2019 and are included in the intersection analyses.*

7. **Please count vehicle turning and pedestrian movements at the intersection of Sarasota Avenue and S 35th Street, evaluate this intersection's operation in all three scenarios (existing, future background, and future with project condition), and add this information to Tables 3 and 4. Describe any interaction in the 2024 AM peak period between project traffic and traffic to and from the Fairlawn Elementary School to the east of the project. Please evaluate the need for turn lanes on S 35th Street at this intersection due to the addition of project traffic.**

   ***Applicant Response**: Turning movement counts were conducted on October 24, 2019 and are included in the intersection analyses. From the analysis, the additional project traffic at the intersection still operates at an acceptable level of service with a 95th percentile queue length of less than one (1) vehicles. Therefore, a turn lane will not be required.*

8. **Please add the storage length and queue length information for the intersection of Okeechobee Road and S 35th Street to Table 4.**

   ***Applicant Response**: The storage length and queue length information has been included in the revised report for the intersection of Okeechobee Road & S 35th Street.*

9. **Please use the latest available PSCF to inflate the turning movement counts to peak season conditions, and provide a copy of the report in the appendices.**

   Applicant Response*: The latest PSCF have been used and are included in Appendix D.*

10. **On Figure 5, please:**
    a. **Note that the project traffic segment volumes are two-way volumes;**
    b. **Add the EBLT project traffic movement at the intersection of Virginia Avenue and S 35th Street;**
    c. **On Okeechobee Road from Virginia Avenue to S 35th Street, either use the project traffic segment volume from the project entrance to S 35th Street, or show both project traffic segment volumes (east and west of the project entrance); and**
    d. **Review the project traffic segment volume on S 35th Street, which is not consistent with Figure 4.**

    Applicant Response*: Figure 5 has been revised to address the above-mentioned comments.*

11. **In Table 2, please:**
    a. **Revise the title of one of the two columns that are both titled: "NB/EB In/Out;"**
    b. **Change the titles of the peak period sections of the table to "AM Peak Period" and "PM Peak Period;"**
    c. **Ensure the Peak Direction Project Trips for Okeechobee Road from the Project Driveway to S 35th Street are consistent with the revised project traffic distribution. The current value of 5 should be 16 to be consistent with the project traffic distribution as it was submitted;**
    d. **Revise the growth rates consistent with Comment #s 4 and 5; and**
    e. **Ensure that the correct LOS letter grades are reported from the St. Lucie County database for base year conditions. Some examples:**
        i. **S. 35th Street (from Kirby Loop Rd to Cortez Blvd) AM PEAK: LOS = E (NOT C)**
        ii. **S. 35th Street (from Cortez Blvd to Virginia Ave) AM PEAK: LOS = D (NOT C)**
        iii. **S. 35th Street (from Kirby Loop Rd to Cortez Blvd) PM PEAK: LOS = D (NOT C)**
        iv. **S. 35th Street (from Cortez Blvd to Virginia Ave) PM PEAK: LOS = D (NOT C).**

    Applicant Response*: Table 2 has been revised to address the above-mentioned comments.*

12. **Please ensure all demand volumes input into Synchro and HCS reflect all comments above and revise the LOS results consistent with the revised demand volumes.**

***Applicant Response**: Comment has been acknowledged.*

13. **Additional comments may be issued based on revisions to the traffic statement and site plan.**

    ***Applicant Response**: Comment has been acknowledged.*

We trust that these responses and the revisions to the analysis address the comments provided. If there are any additional comments or questions, please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Adam B. Kerr, P.E.
Transportation Engineer

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Planning Board **7. a.**

Meeting Date: 11/12/2019

Information

REQUESTED ACTION

Conditional Use - The Manor Assisted Living Facility - 4201 S. 25th Street

LOCATION

4201 S. 25th Street

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The proposed use presents the provision of housing for the elderly (an assisted living facility) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** for the subject Conditional Use.

Attachments

Staff Report
Application
Property Card
Narrative
Survey
Warranty Deed
Aerial Map
Zoning Map
Site Plan
Elevations & Floor Plan
Drainage Report
Environmental Report
NSLRWCD Permit
Previous CC Approval
TRC Comments
TRC Responses

Form Review

Form Started By: Vennis Gilmore Started On: 11/03/2019 07:45 PM
Final Approval Date: 11/06/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**The Manor Assisted Living Facility** **4201 S. 25th Street**
BOARD DATE:	November 12, 2019

STAFF REPORT

Owner:	Stonebridge Senior Living LLC 701 SE Hidden River Drive Port St. Lucie, FL 34983
Applicant:	Mark Nicholas & Tiffany Rink 701 SE Hidden River Drive Port St. Lucie, FL 34983
Applicant's Request:	Approval of a Conditional Use Application for the addition of 10 units to a new one (1) story – 25,223 sq. ft. assisted living facility.
Location(s):	4201 S. 25th Street
Parcel ID:	2432-411-0001-000-2
Future Land Use:	Low Density Residential (RL)
Current Zoning:	Office Commercial Zone (C-1)

Surrounding Zoning:

North	East	South	West
Single-Family Intermediate Density (R-2) and County Agriculture Residential-1 (AR-1)	R-1	Planned Development (PD)	PD

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 requesting the review and approval of a Conditional Use with New Construction to construct a 25,223 sq. ft., 42-assisted living facility. The projecconsist of a total of 42 living units total. This proposed site plan will be built on vacant land and developed in two (2) phases. This assisted living facility is specifically for senior citizens; who need assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating twelve (12) hour shifts. The 1.4 acres property is located just west of S. 25th Street between Fort Pierce Central High School and the Palm Lakes Subdivision.

The owner and applicant were previously approved by the City Commission to construct a thirty-two unit assisted living facility at the same subject site on November 19, 2018. This Conditional Use application is for the addition of (10) ten units with a small decrease in square footage and no changes to the site plan. The assisted living facility was originally approved for 26,926 sq. ft.

Future Land Use and Zoning
The subject site has a Low Density Residential (RL) Future Land Use designation, which is intended for parcels that are best suited for lower density residential uses. The predominant development typology for RL is single-family detached housing but can also contain duplexes and multifamily dwelling, in addition to limited commercial uses that are intended to serve the neighborhood. In addition, compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities are also permitted. The RL Future Land Use category ranges in density from one to 6.5 dwelling units per acre.

The subject site is located within the Office Commercial Zone (C-1) district that is primarily for uses involving business and institutional that do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Parking
Pursuant to City Code Section 22-60 (d)(1), the required number of parking spaces for public housing for the elderly, notwithstanding other residential parking standards, is 0.5 spaces for each dwelling unit. The subject site plan features twenty-two parking spaces with one designated handicap parking space.

Conditional Use
Per City Code Section 22-76; the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the 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 use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

The authorization of a Conditional Use with New Construction to construct a new one (1) story – 25,223 square foot assisted living facility at 4201 S. 25th Street will provide consistency between the future land use and zoning district designations. The proposed use and building height will not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Site Plan and Floor Plan

The applicant is proposing to construct a 25,223 square foot assisted living facility. The floor plan consists of a covered driveway to the entrance of the facility, a lobby and reception area, office space, two (2) guest/staff restrooms, forty-two (42), single-occupant adult living quarters with adjoining restrooms, a kitchen/cafeteria area, a recreation area, and an open middle-courtyard after the completion of the second phase of construction.

The project will be developed in two (2) phases. As shown on the site plan, the first phase consists of twenty-one (21) units and the primary support rooms. The second phase will consist of an additional twenty-one (21) units, for a total of 42 units. The construction of the project is anticipated to commence in 2019 and is anticipated for buildout in 2020. This assisted living facility is specifically for senior citizens; who need assistance with daily activities. Three (3) to four (4) staff members will be provided with two (2) alternating 12 hour shifts.

The site plan includes concrete walkways connecting pedestrians from the sidewalk along S. 25th Street and providing access to the refuse collection area for employees. The site plan also includes a new dumpster enclosure with pedestrian access and a pedestrian gate located to the far-north of the parking lot. The site plan provides a total of 22 parking spaces with one (1) designed for handicap accessibility. Per City Code Section 22-60. Off-Street Parking and Loading, the site requires 0.5 parking spaces per unit which equates to 21 parking spaces. The applicant is providing 22 spaces.

Design Review

The proposed facility will be a one (1) story building with approximately 25,223 square feet. The building's exterior will consist of stucco siding and a barrel tile roof system. The painted stucco wall facade will be a "Wilmington Tan". The barrel-vault tiles will have the color "Barclay". The buildings painted trim will be a "Hasbrouck Brown". The structure will stand out for its attractiveness and compatibility with Fort Pierce Central High School to the north and the Palm Lakes Subdivision to the south. The applicant proposes to build a structure that compliments the neighborhood, as well as providing a positive impact on the surrounding community.

Landscaping
The subject application requires the installation of 16 trees; the applicant is proposing a total of 26 trees. The tree total consists of five (5) Hollys, four (4) Crape Myrtles, three (3) Cassias, two (2) Chinese Fan Palms and 12 Cabbage Palms. In addition, shrubs proposed for the site include 85 Florida Privet, 50 Firebushes, and 100 Dwarf Yaupon Hollys. Argentine Bahia will be installed for sod. Combined the overall plantings will total 235 plant species. In addition, per the City Code, Planning Staff requested a six (6) foot opaque fence align the southern and western borders of the property to further buffer the proposed use from residential uses. The applicant has obliged and the fence and will be installing the 50 Firebush species plantings along the length of the fence. Two (2) 15-inch Pines previously shown as mitigated have been field verified as non-native species. Two (2) Non-native Fichus and a Norfolk Island Pine (non-native) are being removed without mitigation.

Traffic Impact Statement
The results of the traffic impact statement prepared for the proposed the Manor Adult Assisted Living Facility indicate that the traffic impacts of the project will not decrease the capacity of any roadway link on the street network of St. Lucie County and the Florida Department of Transportation to an unacceptable level within the study area. Further, no capacity related roadway improvements are required.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:
The proposed use provides a provision of public housing for the elderly (an assisted living facility). The limited commercial use is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends that the Planning Board forward a recommendation of **APPROVAL** of the subject Conditional Use to the City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
OCT 01 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 4201 S. 25th ST.

Parcel ID #(s)

Project description

MARK NICHOLAS / TIFFANY RINK
Property Owner(s)
701 SE HIDDEN RIVER DR.
Street Address
PORT ST. LUCIE FL. 34983
City State Zip
727 463 3800
Phone Number
REDLIONCORP1@gmail.com
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. 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

The foregoing instrument was acknowledged before me this 1 day of Oct, 20 19, by Mark Nicholas who is personally known to me or has produced DL FL as identification.

Signature of Notary

(seal)

Notary Public State of Florida
Shanna Gorby
My Commission GG 342283
Expires 06/06/2023

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

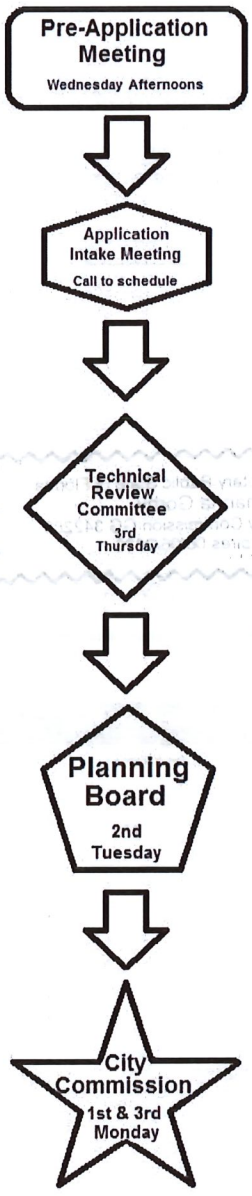
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ 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

Design Review

Property address or Location 4201 S. 25th ST.
Parcel ID #(s) _____
Project Description _____

MARK NICHOLAS / TIFFANY RINK	
Property Owner(s)	Applicant/Representative, Title, Company
901 SE HIDDEN RIVER	
Street Address	Street Address
PORT ST. LUCIE FL. 34983	
City State Zip	City State Zip
727 463 3800	
Phone Number	Phone Number
redlinecorp1@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 Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

M. M
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 1 day of Oct, 2019, by
Mark Nicholas who is personally known to me or has produced
DL FL as identification.

Shanna Gorby
Signature of Notary

Notary Public State of Florida
Shanna Gorby
My Commission GG 342283
Expires 06/06/2023
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

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

Property Identification

Site Address: 4201 S 25th ST
Sec/Town/Range: 32/35S/40E
Map ID: 24/32S
Zoning: OFFICE COM

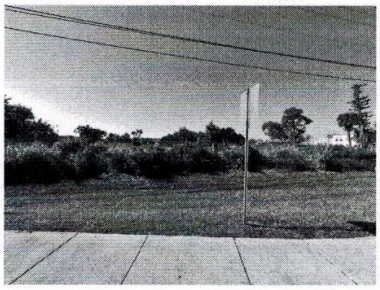
Parcel ID: 2432-411-0001-000-2
Account #: 33010
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kelly Smith
Corine Van Grootherest
2045 SE Avon Park DR
Port St Lucie, FL 34952

Legal Description

32 35 40 S 200 FT OF N 242.5 FT OF W 316 FT OF E 356 FT OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN OR 659-1136- (1.40 AC) (OR 2122-394; 2155-411)



Current Values

Just/Market Value:	$49,000
Assessed Value:	$49,000
Exemptions:	$0
Taxable Value:	$49,000

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.4
Land Size (SF):	60,984

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 7, 2005	2155 / 0411	XX01	QC	Dr Kelly Smith Inc	$38,000
Dec 17, 2004	2122 / 0394	XX00	WD	Shadle Harold A	$140,000
Aug 9, 1991	0759 / 1839	XX01	FJ	Shadle Harold A	$0
Nov 1, 1979	0321 / 2910	XX00	CV		$72,000
Jun 1, 1977	0269 / 2848	XX00	CV		$71,500
Jan 1, 1900	0240 / 2690	XX00	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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

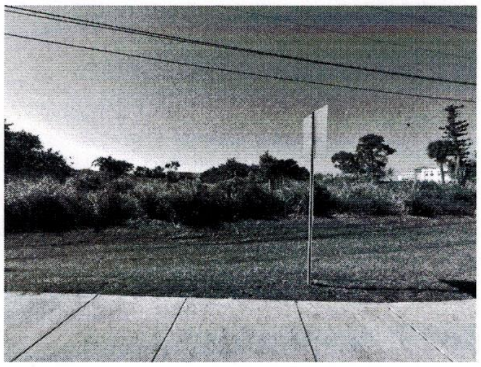


Image or Sketch unavailable for display

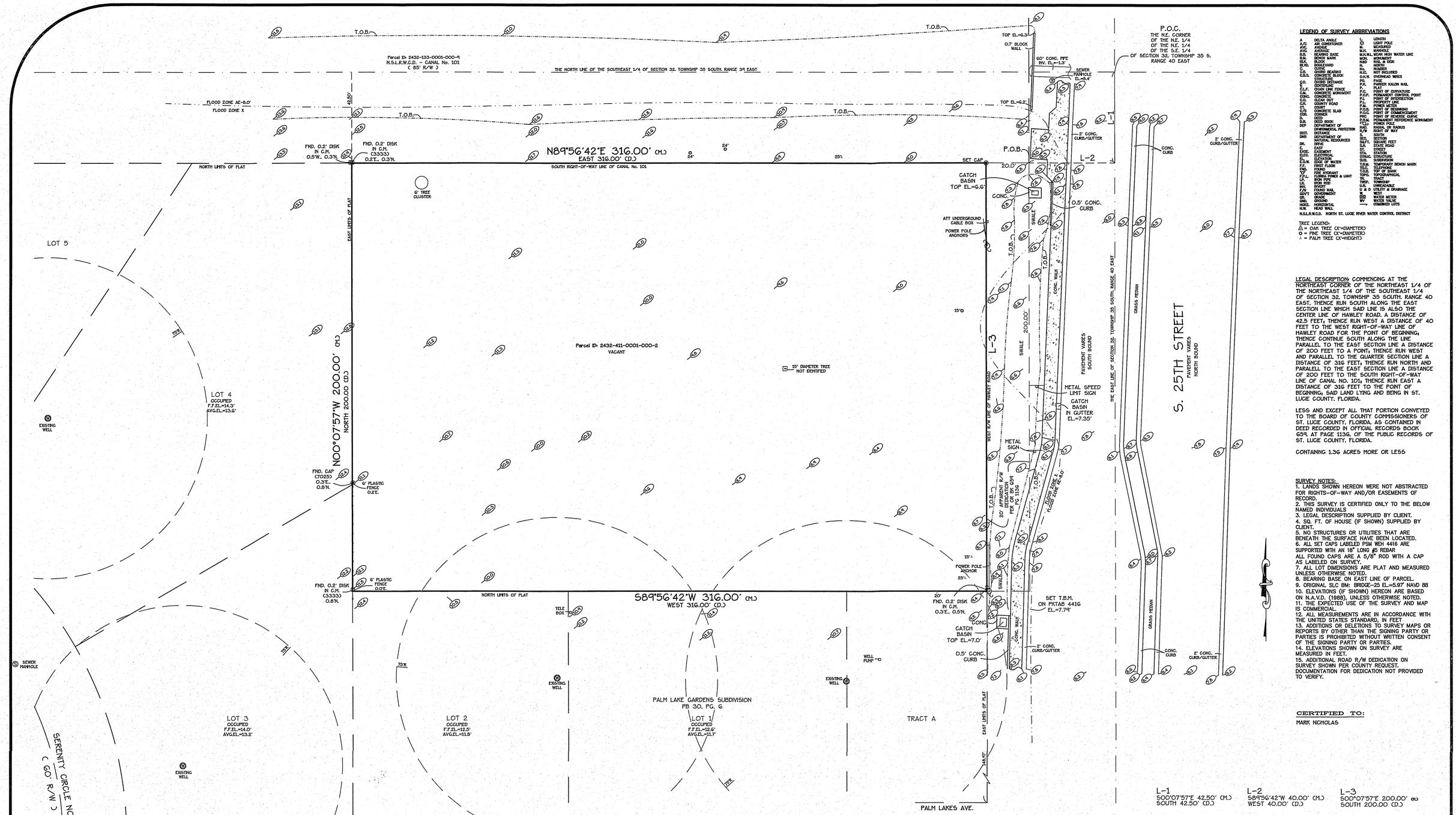
Sketch Area Legend

Statement of Intended Use

Date: September 2019

Re: 4201 S. 25th Street, Ft Pierce FL 34981

The intended use of this building will be a 42 unit assisted living facility. In this facility staff memebers will assist seniors with day to day socialization and activities of daily living.



LEGEND OF SURVEY ABBREVIATIONS

A	DELTA ANGLE	L	LENGTH
A/C	AIR CONDITIONER	LT	LIGHT POLE
AVG.	AVERAGE	M	MEASURED
B.S.	BEARING BASE	M.H.	MANHOLE
B.M.	BENCH MARK	M.H.W.L.	MEAN HIGH WATER LINE
BLK.	BLOCK	MON.	MONUMENT
BLVD.	BOULEVARD	N&D	NAIL & DISK
C	CURVE	N.	NORTH
Ch.	CHORD BEARING	NO.	NUMBER
C.B.S.	CONCRETE BLOCK STRUCTURE	N.I.D.	NOT INCLUDED
CD.	CHORD DISTANCE	O.H.W.	OVERHEAD WIRES
CM.	CONCRETE MONUMENT	PG.	PAGE
C.L.F.	CHAIN LINK FENCE	P.K.	PARKER KALON NAIL
C.M.	CONCRETE MONUMENT	PLAT	PLAT
CONC.	CONCRETE	P.C.	POINT OF CURVATURE
C.O.	CLEAN OUT	P.C.P.	PERMANENT CONTROL POINT
CR.	COUNTY ROAD	P.I.	POINT OF INTERSECTION
CT.	COURT	P.L.	PROPERTY LINE
C.B.S.	CONCRETE SLAB	P.O.B.	POINT OF BEGINNING
CORR.	CORNER	P.O.C.	POINT OF COMMENCEMENT
D.	DEED	PRC	POINT OF REVERSE CURVE
D.B.	DEED BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	PT.	POINT OF TANGENCY
DIST.	DISTANCE	RAD.	RADIUS OR RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
DR.	DRIVE	S.	SOUTH
E.	EAST	SEC.	SECTION
EASE.	EASEMENT	SQ.FT.	SQUARE FEET
ELEC.	ELECTRICAL	S.R.	STATE ROAD
EL.	ELEVATION	ST.	STREET
F.H.	FIRE HOUSE	STRUC.	STRUCTURE
F.F.EL.	FINISH FLOOR ELEVATION	SUBD.	SUBDIVISION
F.H.	FIRE HYDRANT	T.B.M.	TEMPORARY BENCH MARK
F.P.L.	FLORIDA POWER & LIGHT	TELE.	TELEPHONE
I.P.	IRON PIPE	T.O.B.	TOP OF BANK
I.R.	IRON ROD	TOPO.	TOPOGRAPHICAL
I.R.C.	IRON ROD & CAP	TR.	TRACT
P.K.	PARKER KALON NAIL	U.E.	UNDERGROUND
PVM.	PAVEMENT	U.N.D.	UNREADABLE
FD.	FOUND	U & D	UTILITY & DRAINAGE
GOV'T	GOVERNMENT	W.	WEST
GR.	GRADE	WM	WATER METER
GND.	GROUND	WV	WATER VALVE
HORIZ.	HORIZONTAL	———	COMBINED LOTS
H.W.	HEAD WALL		

N.S.L.R.W.C.D. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

TREE LEGEND:
△ = OAK TREE (X"=DIAMETER)
○ = PINE TREE (X"=DIAMETER)
⋏ = PALM TREE (X'=HEIGHT)

LEGAL DESCRIPTION: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH ALONG THE EAST SECTION LINE WHICH SAID LINE IS ALSO THE CENTER LINE OF HAWLEY ROAD, A DISTANCE OF 42.5 FEET; THENCE RUN WEST A DISTANCE OF 40 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAWLEY ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE LINE PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200 FEET TO A POINT; THENCE RUN WEST AND PARALLEL TO THE QUARTER SECTION LINE A DISTANCE OF 316 FEET; THENCE RUN NORTH AND PARALELL TO THE EAST SECTION LINE A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101; THENCE RUN EAST A DISTANCE OF 316 FEET TO THE POINT OF BEGINNING; SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 659, AT PAGE 1136, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.36 ACRES MORE OR LESS

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG #5 REBAR ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
8. BEARING BASE ON EAST LINE OF PARCEL.
9. ORIGINAL SLC BM: BRIDGE-25 EL.=5.97' NAVD 88
10. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
11. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.
12. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET
13. 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.
14. ELEVATIONS SHOWN ON SURVEY ARE MEASURED IN FEET.
15. ADDITIONAL ROAD R/W DEDICATION ON SURVEY SHOWN PER COUNTY REQUEST. DOCUMENTATION FOR DEDICATION NOT PROVIDED TO VERIFY.

CERTIFIED TO:

MARK NICHOLAS

L-1	L-2	L-3
S00°07'57"E 42.50' (M.)	S89°56'42"W 40.00' (M.)	S00°07'57"E 200.00' (M.)
SOUTH 42.50' (D.)	WEST 40.00' (D.)	SOUTH 200.00 (D.)

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

9/26/18
DATE

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
SURVEYING & MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446
hayhurstls@live.com

SURVEY TYPE: BOUNDARY/TOPO.	DATE:	REVISIONS:	BY:
	9/26/18	REV. PER CO. LET. 9/20/18	LEH
CHECKED BY: W.E.H.			
DRAWN BY: L.E.H.			
FIELD BOOK No. 371			
PAGE No. 68			
FIELD DATE: 08/07/18			
SCALE: 1"=20'			
JOB No. 18-354			

FLOOD ZONE: X + AE-8.0'
EFFECTIVE DATE: 02/16/2012
PANEL NO.: 12111C0188 J

(50) INDICATES EXISTING ELEVATION

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4510632 OR BOOK 4212 PAGE 1778, Recorded 12/13/2018 08:01:29 AM Doc
Tax: $1050.00

Prepared by and return to:
STACY CONSALVO
Manager
Fee & Fee, PLLC, d/b/a Treasure Coast Title & Escrow
426 Ave A
Fort Pierce, FL 34950
772-461-7190
File Number: **18-120**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of **November, 2018** between **Kelly Smith and Corine van Grootheest, his wife,** whose post office address is **2045 SE Avon Park Drive, Port Saint Lucie, FL 34952**, grantor, and **Stonebridge Senior Living, LLC, a Florida limited liability company,** whose post office address is **701 SE Hidden River Drive, Port Saint Lucie, FL 34983**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Commencing at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 35 South, Range 40 East, thence run South along the East Section line which said line is also the center line of Hawley Road, a distance of 42.5 feet; thence run West a distance of 40 feet to the West right-of-way line of Hawley Road for the Point of Beginning; thence continue South along the line parallel to the East Section line a distance of 200 feet to a point; thence run West and parallel to the Quarter Section line a distance of 316 feet; thence run North and parallel to the East Section line a distance of 200 feet to the South right-of-way line of Canal No. 101; thence run East a distance of 316 feet to the Point of Beginning; said land lying and being in St. Lucie County, Florida.
LESS AND EXCEPT all that portion conveyed to the Board of County Commissioners of St. Lucie County, Florida, as contained in Deed recorded in Official Records Book 659, at Page 1136, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2432-411-000-000/2

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2019 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.



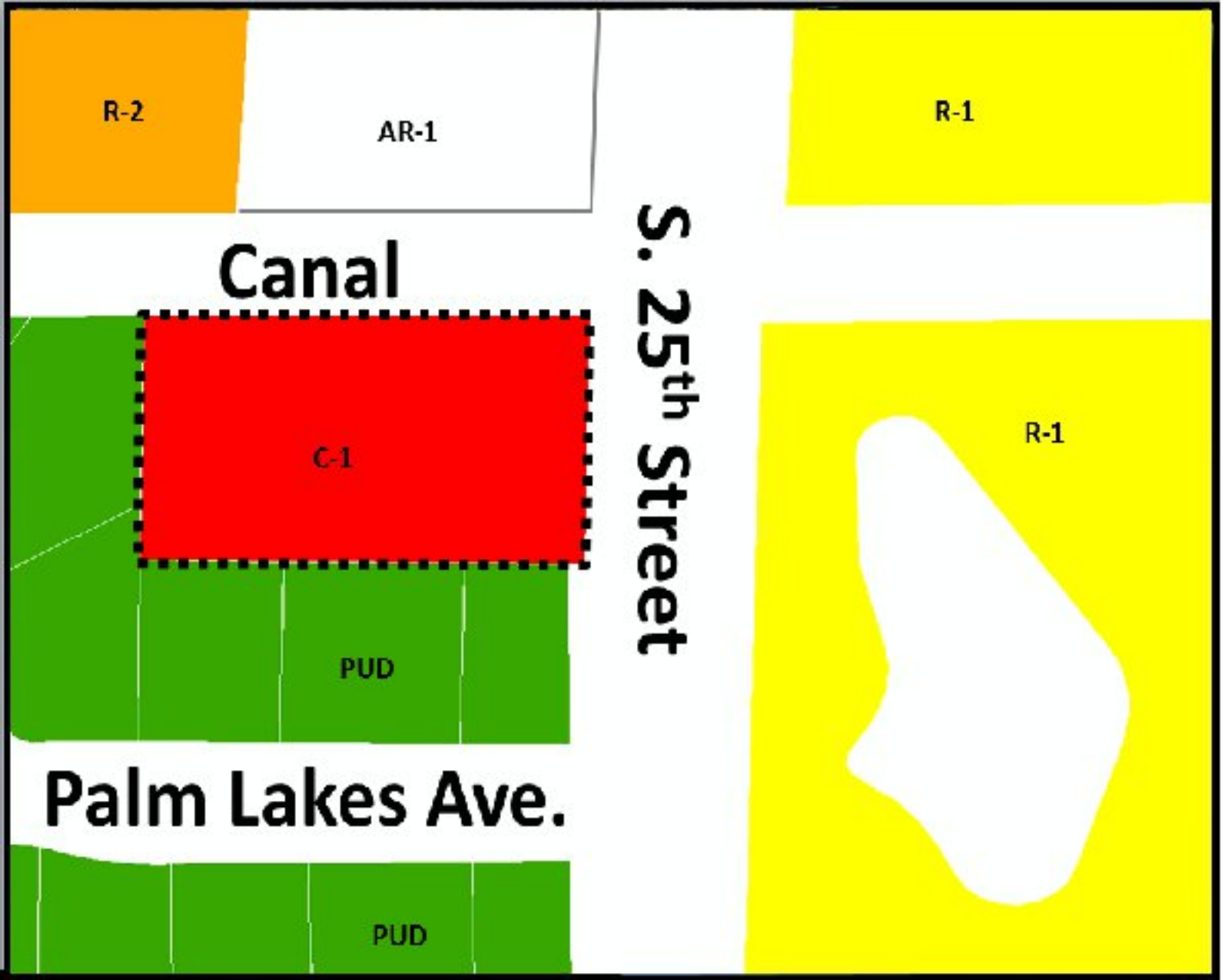
N
W E
S

The Manor ALF

4201 S. 25th Street

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map

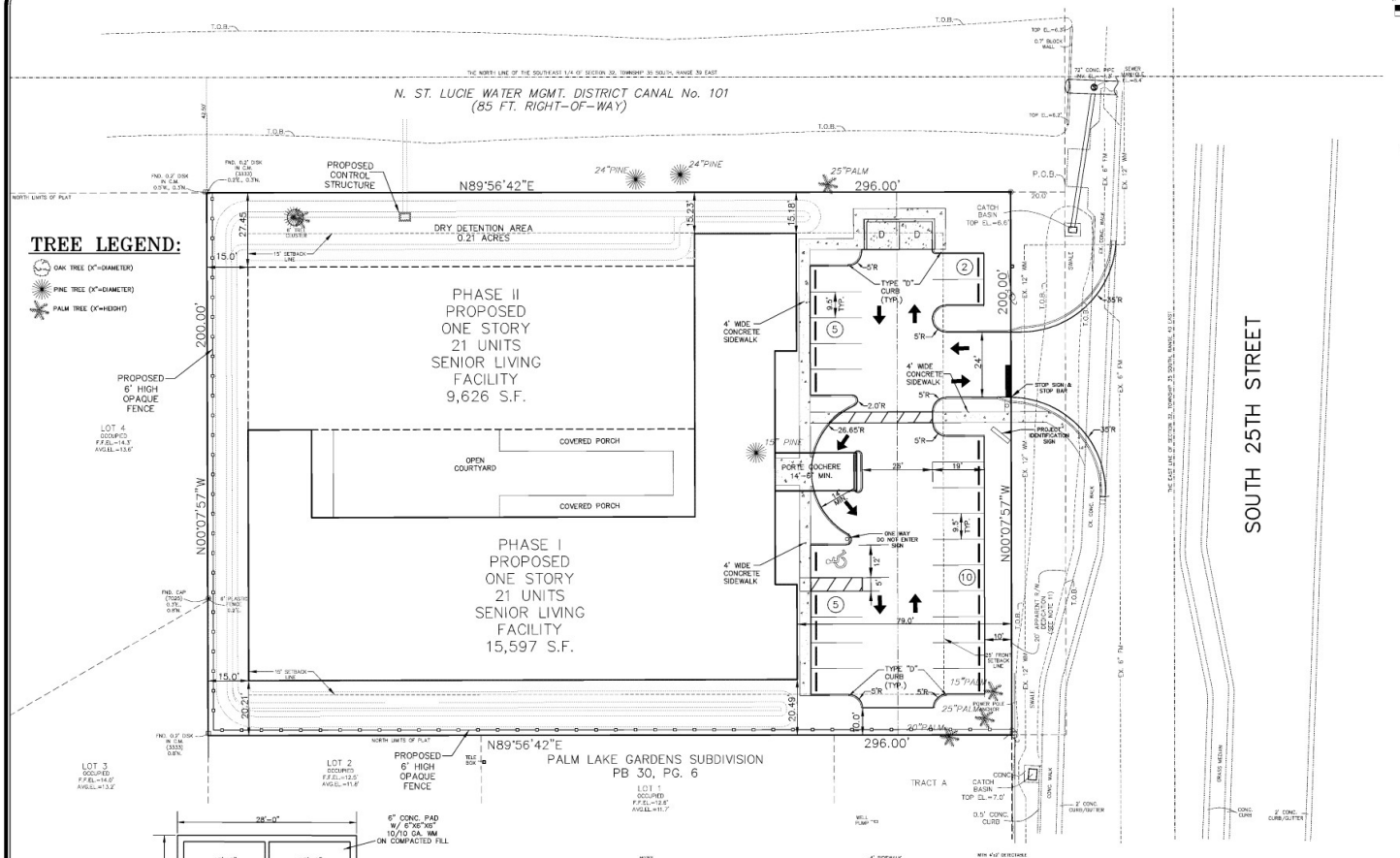


N
W E
S

The Manor ALF
4201 S. 25th Street
Zoning Map

THE SUNRISE CITY FORT PIERCE Florida

- **C-1, Office Commercial**
- **R-1, Single-Family Low Density**
- **PUD, Planned Unit Redevelopment**
- **R-2, Single-Family Intermediate Density**
- **AR-1, Agricultural Residential, 1 du/ac**





LOCATION MAP

TREE LEGEND:

OAK TREE (X"=DIAMETER)
PINE TREE (X"=DIAMETER)
PALM TREE (X'=HEIGHT)

SITE DATA

1.	PROJECT NAME:	THE MANOR, ADULT LIVING FACILITY
2.	LOCATION:	4201 SOUTH 25TH STREET, FORT PIERCE, FLORIDA
3.	OWNER/APPLICANT:	RED LION CONSTRUCTION INC. MR. MARK NICHOLAS, PRESIDENT 7548 U.S. HIGHWAY #1 PORT ST. LUCIE, FL. 34952 PHONE: 727-463-3800
4.	ENGINEER:	RICHARD M. LADYKO, P.E., LADYKO DESIGN GROUP, LLC 4400 BELLE GROVE DRIVE FORT PIERCE, FL. 34981 PHONE: 772-530-8261 FLORIDA C.A.: #28810
5.	SURVEYOR:	HAYHURST LAND SURVEYING, INC. WILLIAM E. HAYHURST, P.S.M. 445 9TH ST. S.W., UNIT 7 VERO BEACH, FL. 32962 PHONE: 772-569-6680 FAX: 772-770-3446
6.	LANDSCAPE ARCHITECT	GREGORY BOGGS, ASLA BOGGS PLANNING & LANSCAPE ARCHITECTURE 100 AVENUE A, SUITE 2E FORT PIERCE, FL. 34950 PHONE: 772-577-6473 CELL: 772-486-5228
7.	TYPE OF PROJECT:	42 ROOM ADULT LIVING FACILITY
8.	GROSS PROJECT SIZE:	59,200 S.F. 1.36 ACRES
9.	FUTURE LAND USE:	RL (LOW DENSITY RESIDENTIAL)
10.	ZONING:	OFFICE COMMERCIAL (C-1)
11.	PARCEL ID:	2432-411-0001-0002

12. PROPOSED LAND USE BREAKDOWN: THIS APPLICATION

	Acreage	Square Footage	Percentage of site
Prop. Buildings	0.58	25,223	42.61
Pavement	0.22	9,793	16.54
Walks, Porches & Misc.	0.07	2,871	4.85
Dry Detention	0.21	9,067	15.32
Open Space	0.28	12,246	20.68
TOTAL	1.36	59,200	100.00

13. UTILITY SERVICE:
WATER SERVICE: FORT PIERCE UTILITIES AUTHORITY
SEWAGE TREATMENT: FORT PIERCE UTILITIES AUTHORITY

14. SITE DRAINAGE:
THE PROJECT WILL PROVIDE ON-SITE DRY DETENTION FOR WATER QUALITY AND STORM ATTENUATION. DISCHARGE WILL BE TO N.S.L.R.W.C.D. CANAL NO. 101.

15. PARKING CALCULATIONS:
PUBLIC HOUSING FOR THE ELDERLY SHALL HAVE 0.50 SPACES PER DWELLING UNIT PER THE REQUIREMENTS OF SECTION 22-60, OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

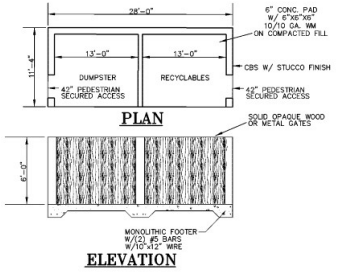
Required Parking (0.50 spaces x 42 Units)	21 Spaces
Provided Parking	
Paved Parking	22 Spaces
Total Provided	22 Spaces
Total Provided	22 Spaces (inc. 1 Handicapped)

16. BUILDING SETBACKS

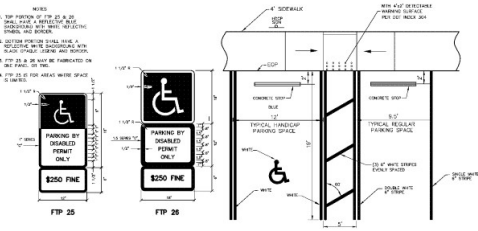
Front	25 FT.
Sides	15 FT.
Rear	15 FT.

17. CONSTRUCTION:
ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

DUMPSTER ENCLOSURE DETAIL



PARKING SPACE DETAIL



LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH ALONG THE EAST SECTION LINE, WHICH SAID LINE IS ALSO THE CENTERLINE OF HAWLEY ROAD, A DISTANCE OF 42.5 FT.; THENCE RUN WEST A DISTANCE OF 40.0 FT. TO THE WEST RIGHT-OF-WAY LINE OF HAWLEY ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE LINE PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200 FT. TO A POINT; THENCE RUN WEST AND PARALLEL O THE QUARTER SECTION LINE A DISTANCE OF 316.0 FT.; THENCE RUN NORTH AND PARALLEL TO THE EAST SECTION LINE A DISTANCE OF 200.0 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101; THENCE RUN EAST A DISTANCE OF 316.0 FT. TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 659, AT PAGE 1136, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

SAID PARCEL CONTAINS 1.36 ACRES MORE OR LESS.

RICHARD M. LADYKO, P.E. FL. REG. NO. 34288

- REVISIONS -	BY	DATE
REVISIONS PER CITY OF FORT PIERCE T.R.C.	RML	9/24/18
REVISIONS TO NUMBER OF BED AND SQUARE FOOTAGE	RML	9/24/18
UPDATE REQUIRED PARKING CALCULATIONS & DUMPSTER NOTES	RML	10/24/18

COMPUTER FILE REF.	FIELD BK./PG.

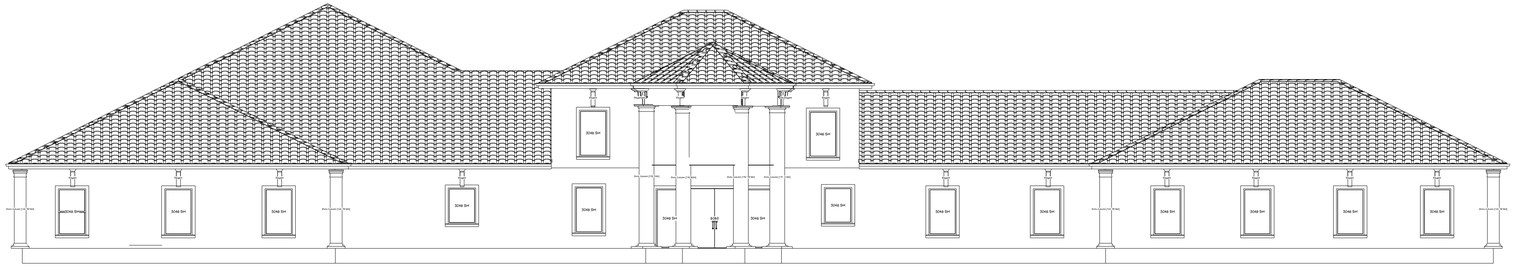
Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 28810
4400 BELLE GROVE DRIVE
FT. PIERCE, FL 34981
PHONE 772-530-8261
FAX 772-464-3383
craglapod2259@aol.com

	BY	DATE
DESIGNED	RML	8-17-18
CALCS.		
DRAWN	RML	8-17-18
DETAILED		
CHECKED	RML	8-27-18
APPROVED		

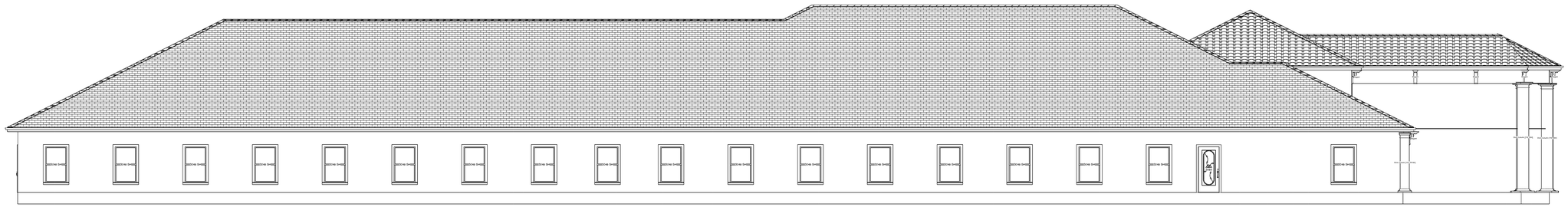
THE MANOR ADULT LIVING

PROPOSED SITE PLAN

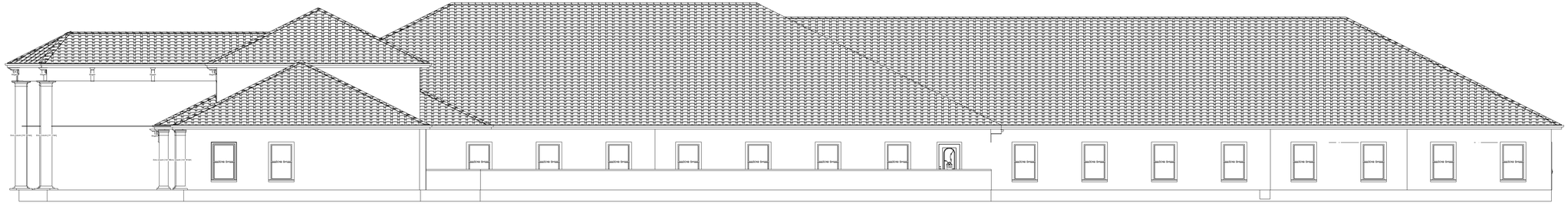
DATE: 8/17/18
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=20'
JOB No. 18-065
SHEET 1 OF 1



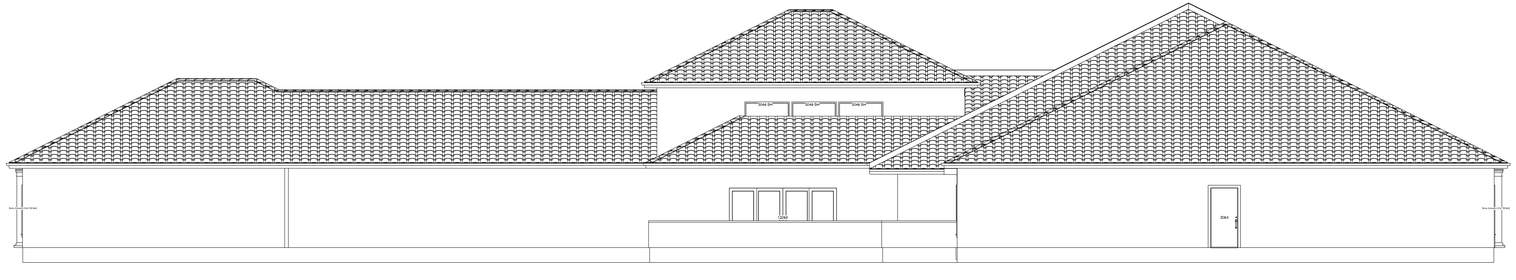
FRONT ELEV



LEFT ELEV



RIGHT ELEV



REAR ELEV

To the best of our knowledge these plans are drawn to comply with owner's specifications. The contractor and/or homeowner shall verify all dimensions and enclosed drawings. Tom McAuliffe Professional Draft & Design. is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. Contractor is responsible for all code and governing body compliance and all

ISSUE & REVISIONS

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SCOTT R. SANDERS P.E. FL.
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PROJECT NAME
The Manor
Ft. Pierce, Fla.

NEW HOME DESIGNED FOR:
SHASHI AND KASHMIRI BATRA

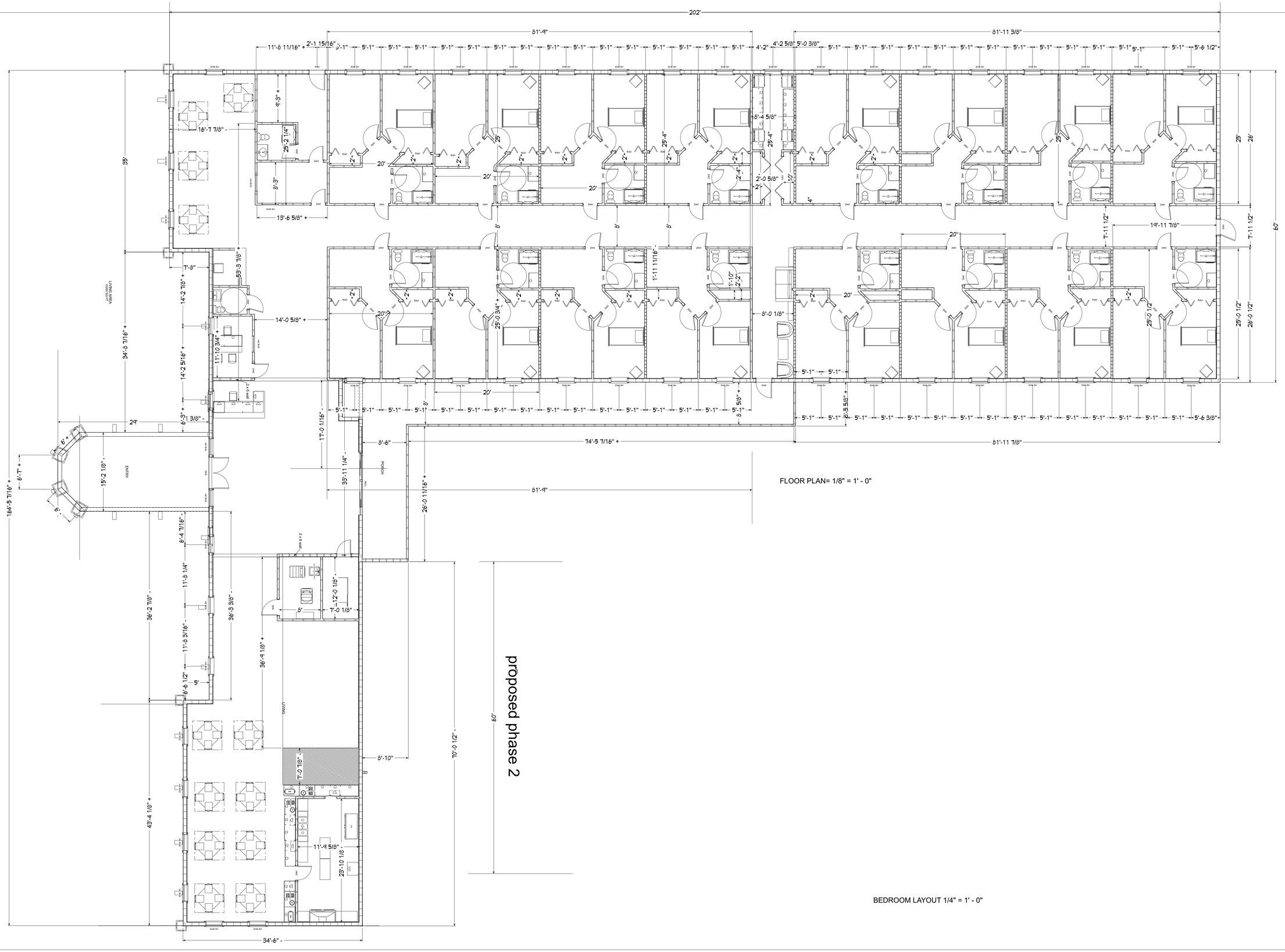
SHEET CONTENTS

DATE:

CLIENT APPROVAL:

PROJ.
DRWN.
DATE.

SHEET
1 OF 2



ISSUE & REVISIONS

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772.774.9086

PROJECT NAME
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NEW HOME DESIGNED FOR:
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SHEET CONTENTS

CLIENT APPROVAL: DATE:

PROJ.
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DATE.

SHEET
2 OF 2

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DRAINAGE REPORT

For

The Manor
Adult Living Facility
4201 South 25th Street
Ft. Pierce, Florida

In

St. Lucie County

Prepared for

Red Lion Construction, Inc.
7548 South U.S. Highway #1
Port St. Lucie, Florida 34952
727-463-3800

Prepared By

Richard M. Ladyko, P.E.
Fla. Registration #34288
Ladyko Design Group, LLC
Engineers, Planners, Construction Managers
4400 Belle Grove Drive
Ft. Pierce, FL 34981
Phone: 772-530-8261
Certificate of Authorization #28610

August 2018
Revised August 2019

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Drainage Narrative ..... Section I

Phase II Drainage Calculations ..... Section II

Phase II Storm ..... Section III

Drainage Summary ..... Section IV

Applicable Codes the Design is Intended to Meet:

City of Fort Pierce Land Development Code.
North St. Lucie River Water Control District Requirement
South Florida Water Management District Water Quality and Quantity Standards for Environmental Resource Permits (Volume IV).

Computer Programs used for the specifications and/or calculations:

S.F.W.M.D. Cascade.

Prepared by:

Richard M. Ladyko, P.E.
Fla. Registration #34288

SECTION "I"

Drainage Narrative

The Manor - Adult Living Facility
4201 South 25th Street
Fort Pierce, Florida

Drainage Narrative

The proposed development is located approx. 0.50 miles north of Midway Road on the west side of South 25th Street, in Fort Pierce, Florida. The site is 1.36 acres in size and is currently vacant.

The Future Land Use Designation of the property is Low Density Residential (RL) with a Zoning Designation of Commercial Office (C-1). The new owner, Red Lion Construction, Inc., proposes to develop an Adult Congregate Living Facility on the property. The proposed facility will consist of 26,926 s.f. of building to be constructed in two phases, 10,961 s.f. of pavement and sidewalk, 9,067 s.f. of dry detention area and 12,246 s.f. of open space.

It is the intent of the developer of construct the project in two phases, with all of the pavement, sidewalk and dry detention area to be constructed with the first phase. The phase will include 16,478 s.f. of the proposed building structure.

The project will be designed with consideration of the rules and requirements of the City of Fort Pierce, South Florida Water Management District and the North St. Lucie River Water Control District.

Consideration will be given to the Minimum Finished Floor Elevation will be based upon the 100 year, 3 day, zero discharge event stage, the minimum perimeter grade, based upon the 25 year, 3 day event, the minimum discharge from the site, based upon the N.S.L.R.W.C.D., 10 year, 3 day event and the minimum pavement elevation which will be based upon the 10 year, 1 day storm event.

Discharge from the site will be to the North St. Lucie River Water Control District Canal #101 after water quality and storm attenuation is provided. Discharge is ultimately to the North Fork of the St. Lucie River, thence to the Intracoastal Waterway. Both bodies are Outstanding Florida Waterways (OFW) and as a result water quality will be provided to the extent of 150% of the required amount.

Information received from the N.S.L.R.W.C.D., dated 8/23/2019, indicates that the control elevation of Canal #101 is 5.14 ft NGVD and the 10 Year, 72 Hour (Design Discharge) stage is 7.52 NGVD. Converting these 1929 NGVD elevations to 1988 NAVD elevations, by subtracting 1.48 ft. would result in a control elevation of 3.66 ft. NAVD and 6.04 ft. NAVD respectively. These revised elevations have been used in the stormwater routing to simulate tail-water conditions of the canal.

SECTION "II"

Drainage Calculations

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JOB THE MANOR ADULT LIVING FACILITY
SHEET NO. 1 OF
CALCULATED BY [signature] DATE 8-26-2019
CHECKED BY DATE REV. 8-26-2019
SCALE

STORM WATER MANAGEMENT CALCULATIONS FOR THE MANOR

THE PROJECT CONSISTS OF A 1.36 ACRE PARCEL LOCATED ON THE WEST SIDE OF SOUTH 25TH STREET IN THE CITY OF FORT PIERCE, FLORIDA. THE PROJECT WILL CONSIST OF 26,926 S.F. OF BUILDING TO BE CONSTRUCTED IN TWO PHASES, 10,961 S.F. OF PAVEMENT AND SIDEWALK 9,067 S.F. OF DRY DETENTION AND 12,346 S.F. OF OPEN/GREEN SPACE.

WATER QUALITY AND STORM ATTENUATION WILL BE PROVIDED IN THE DRY DETENTION AREA PRIOR TO DISCHARGE TO THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL #101. FLOW IS ULTIMATELY TO THE NORTH FORK OF THE ST. LUCIE RIVER, SO AS A RESULT 150% OF THE REQUIRED ATTENUATION AMOUNT WILL BE PROVIDED

LAND USE BREAKDOWN

	AREA	% IMP	IMP. AREA
BUILDING	0.62 Ac	100%	0.62 Ac
PAVEMENT & WALKS	0.25 Ac	100%	0.25 Ac
DRY DETENTION	0.21 Ac	0%	0.00
OPEN/GREEN SPACE	0.28 Ac	0%	0.00
	1.36 Ac		0.87 Ac

% IMPERVIOUS

$$0.87 / 1.36 \times 100 = 63.97\%$$

PERVIOUS AREA

$$1.36 - 0.87 = 0.49 \text{ Ac.}$$

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SHEET NO. 2 OF
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COMPUTE SCS CURVE NUMBER

AVG. GRADE ELEV. = 10.00
CONTROL ELEV = 5.00
5.00 DEPTH TO WATER TABLE
(USE 4.0' MAX.)

USE S.F.W.M.D.
S.W.E.R.P. HAND BOOK

4.0' ⟶ USE 10.9"

$10.9 \times 0.75 = 8.18"$

AVAILABLE SOIL STORAGE

$\frac{8.18}{12} \times 0.49\,Ac = 0.334$

EQUIVILENT SOIL STORAGE

$\frac{0.334}{1.36} \times 12 = 2.95"$

$$CN = \frac{1000}{10 + 2.95} = \frac{1000}{12.95} = 77$$

* NOTE: ALL ELEVATION SHOWN HEREON REFER TO 1988 N.A.V.D.

THE MANOR ADULT LIVING FACILITY
JOB #18-065

STAGE VERSES STORAGE CALCULATIONS

Elevation Ft.	DRY BOT. 0.05 Ac. 7.5 up (v)	DRY SLOPES 0.17 Ac. 7.5-9.0(L)	PAVEMENT 0.22 Ac. 9.0 -10.5.0(L)	OPEN SPACE 0.28 Ac. 9.0 -10.0 (L)	TOTAL AC-FT
6.5	0.000	0.000	0.000	0.000	0.000
7	0.000	0.000	0.000	0.000	0.000
7.5	0.000	0.000	0.000	0.000	0.000
8	0.025	0.014	0.000	0.000	0.039
8.5	0.050	0.057	0.000	0.000	0.107
9	0.075	0.128	0.000	0.000	0.203
9.5	0.100	0.213	0.018	0.035	0.366
10	0.125	0.298	0.073	0.140	0.636
10.5	0.150	0.383	0.165	0.280	0.978
11	0.175	0.468	0.275	0.420	1.338
11.5	0.200	0.553	0.385	0.560	1.698
12	0.225	0.638	0.495	0.700	2.058
12.5	0.250	0.723	0.605	0.840	2.418
13	0.275	0.909	0.715	0.980	2.879
13.5	0.300	0.893	0.825	1.120	3.138
14	0.325	0.978	0.935	1.260	3.498

*Note: All elevations herein refer to 1988 NAVD

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Fla. P.E. #34288

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JOB THE MANOR ADULT LIVING FACILITY
SHEET NO. 4 OF
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COMPUTE MINIMUM RETENTION/DETENTION FOR WATER QUALITY

PROVIDE WATER QUALITY TREATMENT EQUIVILENT TO THE GREATER OF THE FIRST INCH OF RUNOFF OR 2.5 TIMES THE PERCENT IMPERVIOUS

1) FIRST INCH

$1/12 \times 1.36 = 0.113$ Ac·FT

2) 2.5 TIMES % IMPERVIOUS

a) SITE AREA FOR WATER QUALITY

SITE AREA - (LAKES + ROOFS + WETLANDS)
1.36 - (0 + 0.62 + 0) = 0.74 Ac

b) IMPERVIOUS AREA
0.74 Ac - 0.49 Ac = 0.25 Ac

c) % IMPERVIOUS
$0.25/0.74 \times 100\% = 33.78\%$

d) 2.5 TIMES % IMPERVIOUS
.3378 x 2.5 = 0.845

e) VOLUME to BE DETAINED

$.845/12 \times 0.74 = .052$ Ac·FT

FIRST INCH CONTROLS → 0.113 Ac·FT

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PROVIDE 150% OF THE REQUIRED AMOUNT FOR WATER QUALITY AS THE DISCHARGE IS TO THE NORTH FORK OF THE ST. LUCIE RIVER, AN OUTSTANDING FLORIDA WATER (O.F.W.)

$0.113 \times 1.50 = 0.1695$ Ac. FT

SET CONTROL STRUCTURE BLEEDER TOP ELEVATION

$$\frac{0.1695 - 0.102}{0.203 - 0.107} = \frac{.0625}{.096} = 0.65 \times .5 = 0.33$$

$9.0 + 0.33 = 9.33$ (min)

COMPUTE MINIMUM FINISHED FLOOR ELEV., 100YR, 3DAY, 0 DISCH

$P_{100(3)} = 12.23''$

$S = 2.95''$

$$Q = \frac{(12.23 - 0.2(2.95))^2}{12.23 + 0.8(2.95)} \cdot \frac{135.486}{14.59} = 9.28''$$

$$\frac{9.28}{12} \times 1.36 = 1.052 \text{ Ac.FT}$$

$$\frac{1.052 - 0.978}{1.338 - 0.978} = \frac{.074}{0.360} = 0.205 \times .5 = .11$$

$10.5 + 0.11 = 10.61'$

USE 11.00' (MIN)

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Compute 25 year, 3 DAY, 0 DISCHARGE STAGE

$P_{25(3)} = 9.5''$

$S = 2.95''$

$$Q = \frac{(9.5 - 0.2(2.95))^2}{9.5 + 0.8(2.95)} = \frac{79.383}{11.860} = 6.69''$$

$$6.69/12 \times 1.36 = 0.758 \text{ Ac. Ft}$$

$$\frac{0.758 - 0.636}{0.978 - 0.636} = \frac{0.122}{0.342} = 0.36 \times .5 = 0.18$$

$$10.00 + 0.18 = 10.18'$$

ALLOWABLE DISCHARGE

DISCHARGE WILL BE TO THE N.S.L.R.W.C.D. CANAL #101

DISCHARGE IS BASED UPON A VOLUMETRIC BASIS OF 2.0 INCHES PER DAY OVER THE 1.36 ACRE PARCEL

$2.0'' \times 1.36 \text{ Ac} = 2.72 \text{ Ac. Inch}$

$$\frac{2.72 \text{ Ac. In} / 1 \text{ FT} / 43560 \text{ s.f.}}{12 \text{ INCH} / 1 \text{ ACRE} / 1 \text{ D}} = 9873.6 \text{ ft}^3/\text{DAY}$$

$$\frac{9873.6 \text{ ft}^3 / 1 \text{ DAY}}{\text{DAY} / 86400 \text{ SEC}} = 0.114 \text{ C.f.s.}$$

USE MINIMUM SIZE BLEEDER → 3"Ø

SECTION "III"

PHASE TWO
STORM ROUTINGS

10 YEAR, 24 HOUR EVENT
MINIMUM ROAD CROWN
6.0 INCHES OF RAINFALL

Project Name: The Manoe - Adult Living Facility
Reviewer: R. LADYKO
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
Time Step: 1 hr, Iterations: 10

Basin 1: On-Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 25 year
1 Day Rainfall: 6 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft ~~NGVD~~ NAVD

Stage (ft ~~NGVD~~ NAVD)	Storage (acre-ft)
6.50	0.00
7.00	0.01
7.50	0.02
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite - Canal #101

Time (hr)	Stage (ft ~~NGVD~~ NAVD)
0.00	3.66
72.00	6.04
1000.00	3.66

Structure: 1

From Basin: On-Site
To Basin: Offsite - Canal #101
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.4 ft ~~NGVD~~ NAVD, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft ~~NGVD~~ NAVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft ~~NGVD~~ NAVD, DS Invert Elev = 5.8 ft ~~NGVD~~ NAVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
0.00	0.00	0.00	0.00	0.00	6.50	3.66
1.00	0.06	0.00	0.00	0.00	6.50	3.69
2.00	0.12	0.00	0.00	0.00	6.50	3.73
3.00	0.19	0.00	0.00	0.00	6.50	3.76
4.00	0.27	0.00	0.00	0.00	6.50	3.79
5.00	0.37	0.00	0.00	0.00	6.50	3.83
6.00	0.50	0.00	0.00	0.00	6.50	3.86
7.00	0.65	0.00	0.00	0.00	6.50	3.89
8.00	0.82	0.02	0.00	0.00	6.54	3.92
9.00	1.03	0.05	0.02	0.00	6.63	3.96
10.00	1.28	0.09	0.05	0.01	6.77	3.99

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
11.00	1.61	0.17	0.13	0.02	6.94	4.02
12.00	3.94	1.82	0.30	0.04	8.24	4.06
13.00	4.60	0.88	0.35	0.07	8.77	4.09
14.00	4.91	0.42	0.36	0.10	8.90	4.12
15.00	5.10	0.25	0.36	0.13	8.89	4.16
16.00	5.28	0.21	0.35	0.16	8.84	4.19
17.00	5.39	0.14	0.35	0.19	8.76	4.22
18.00	5.50	0.13	0.34	0.22	8.66	4.26
19.00	5.60	0.13	0.33	0.24	8.57	4.29
20.00	5.71	0.13	0.32	0.27	8.47	4.32
21.00	5.78	0.09	0.31	0.29	8.35	4.35
22.00	5.86	0.09	0.30	0.32	8.22	4.39
23.00	5.93	0.09	0.29	0.34	8.10	4.42
24.00	6.00	0.09	0.27	0.37	7.95	4.45
25.00	6.00	0.01	0.23	0.38	7.54	4.49
26.00	6.00	0.00	0.12	0.39	6.88	4.52
27.00	6.00	0.00	0.02	0.40	6.60	4.55
28.00	6.00	0.00	0.01	0.40	6.56	4.59
29.00	6.00	0.00	0.00	0.40	6.54	4.62
30.00	6.00	0.00	0.00	0.40	6.53	4.65
31.00	6.00	0.00	0.00	0.40	6.52	4.68
32.00	6.00	0.00	0.00	0.40	6.52	4.72
33.00	6.00	0.00	0.00	0.40	6.52	4.75
34.00	6.00	0.00	0.00	0.40	6.52	4.78
35.00	6.00	0.00	0.00	0.40	6.51	4.82
36.00	6.00	0.00	0.00	0.40	6.51	4.85
37.00	6.00	0.00	0.00	0.40	6.51	4.88
38.00	6.00	0.00	0.00	0.40	6.51	4.92
39.00	6.00	0.00	0.00	0.40	6.51	4.95
40.00	6.00	0.00	0.00	0.40	6.51	4.98
41.00	6.00	0.00	0.00	0.40	6.51	5.02
42.00	6.00	0.00	0.00	0.40	6.51	5.05
43.00	6.00	0.00	0.00	0.40	6.51	5.08
44.00	6.00	0.00	0.00	0.40	6.51	5.11
45.00	6.00	0.00	0.00	0.40	6.51	5.15
46.00	6.00	0.00	0.00	0.40	6.51	5.18
47.00	6.00	0.00	0.00	0.40	6.51	5.21
48.00	6.00	0.00	0.00	0.40	6.51	5.25
49.00	6.00	0.00	0.00	0.40	6.51	5.28
50.00	6.00	0.00	0.00	0.40	6.51	5.31
51.00	6.00	0.00	0.00	0.40	6.50	5.35
52.00	6.00	0.00	0.00	0.40	6.50	5.38
53.00	6.00	0.00	0.00	0.40	6.50	5.41
54.00	6.00	0.00	0.00	0.40	6.50	5.45
55.00	6.00	0.00	0.00	0.40	6.50	5.48
56.00	6.00	0.00	0.00	0.40	6.50	5.51
57.00	6.00	0.00	0.00	0.40	6.50	5.54
58.00	6.00	0.00	0.00	0.40	6.50	5.58
59.00	6.00	0.00	0.00	0.40	6.50	5.61
60.00	6.00	0.00	0.00	0.40	6.50	5.64
61.00	6.00	0.00	0.00	0.40	6.50	5.68
62.00	6.00	0.00	0.00	0.40	6.50	5.71
63.00	6.00	0.00	0.00	0.40	6.50	5.74
64.00	6.00	0.00	0.00	0.40	6.50	5.78
65.00	6.00	0.00	0.00	0.40	6.50	5.81
66.00	6.00	0.00	0.00	0.40	6.50	5.84
67.00	6.00	0.00	0.00	0.40	6.50	5.87
68.00	6.00	0.00	0.00	0.40	6.50	5.91
69.00	6.00	0.00	0.00	0.40	6.50	5.94
70.00	6.00	0.00	0.00	0.40	6.50	5.97
71.00	6.00	0.00	0.00	0.40	6.50	6.01
72.00	6.00	0.00	0.00	0.40	6.50	6.04
73.00	6.00	0.00	0.00	0.40	6.50	6.04
74.00	6.00	0.00	0.00	0.40	6.50	6.03
75.00	6.00	0.00	0.00	0.40	6.50	6.03
76.00	6.00	0.00	0.00	0.40	6.50	6.03
77.00	6.00	0.00	0.00	0.40	6.50	6.03
78.00	6.00	0.00	0.00	0.40	6.50	6.02
79.00	6.00	0.00	0.00	0.40	6.50	6.02

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
80.00	6.00	0.00	0.00	0.40	6.50	6.02
81.00	6.00	0.00	0.00	0.40	6.50	6.02
82.00	6.00	0.00	0.00	0.40	6.50	6.01
83.00	6.00	0.00	0.00	0.40	6.50	6.01
84.00	6.00	0.00	0.00	0.40	6.50	6.01
85.00	6.00	0.00	0.00	0.40	6.50	6.01
86.00	6.00	0.00	0.00	0.40	6.50	6.00
87.00	6.00	0.00	0.00	0.40	6.50	6.00
88.00	6.00	0.00	0.00	0.40	6.50	6.00
89.00	6.00	0.00	0.00	0.40	6.50	6.00
90.00	6.00	0.00	0.00	0.40	6.50	5.99
91.00	6.00	0.00	0.00	0.40	6.50	5.99
92.00	6.00	0.00	0.00	0.40	6.50	5.99
93.00	6.00	0.00	0.00	0.40	6.50	5.99
94.00	6.00	0.00	0.00	0.40	6.50	5.98
95.00	6.00	0.00	0.00	0.40	6.50	5.98
96.00	6.00	0.00	0.00	0.40	6.50	5.98
97.00	6.00	0.00	0.00	0.40	6.50	5.98
98.00	6.00	0.00	0.00	0.40	6.50	5.97
99.00	6.00	0.00	0.00	0.40	6.50	5.97
100.00	6.00	0.00	0.00	0.40	6.50	5.97
101.00	6.00	0.00	0.00	0.40	6.50	5.97
102.00	6.00	0.00	0.00	0.40	6.50	5.96
103.00	6.00	0.00	0.00	0.40	6.50	5.96
104.00	6.00	0.00	0.00	0.40	6.50	5.96
105.00	6.00	0.00	0.00	0.40	6.50	5.96
106.00	6.00	0.00	0.00	0.40	6.50	5.95
107.00	6.00	0.00	0.00	0.40	6.50	5.95
108.00	6.00	0.00	0.00	0.40	6.50	5.95
109.00	6.00	0.00	0.00	0.40	6.50	5.95
110.00	6.00	0.00	0.00	0.40	6.50	5.94
111.00	6.00	0.00	0.00	0.40	6.50	5.94
112.00	6.00	0.00	0.00	0.40	6.50	5.94
113.00	6.00	0.00	0.00	0.40	6.50	5.93
114.00	6.00	0.00	0.00	0.40	6.50	5.93
115.00	6.00	0.00	0.00	0.40	6.50	5.93
116.00	6.00	0.00	0.00	0.40	6.50	5.93
117.00	6.00	0.00	0.00	0.40	6.50	5.92
118.00	6.00	0.00	0.00	0.40	6.50	5.92
119.00	6.00	0.00	0.00	0.40	6.50	5.92
120.00	6.00	0.00	0.00	0.40	6.50	5.92

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.36	14.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-Site	8.90	14.00	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-Site	0.40	0.00	0.40	0.00	0.00	0.00

10 YEAR, 72 HOUR EVENT
DESIGN DISCHAREG
N.S.L.R.W.C.D. CRITERIA
8.50 INCHES OF RAINFALL

Project Name: The Manor - Adult Living Facility
Reviewer: R. Ladyko
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
Time Step: 1 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 10 year
3 Day Rainfall: 8.5 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft ~~NGVD~~ NAVD

Stage (ft ~~NGVD~~ NAVD)	Storage (acre-ft)
6.50	0.00
7.00	0.01
7.50	0.02
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite - Canal #101

Time (hr)	Stage (ft ~~NGVD~~) NAVD
0.00	3.66
72.00	6.04
1000.00	3.66

Structure: 1

From Basin: On-site
To Basin: Offsite - Canal #101
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.4 ft ~~NGVD~~, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft ~~NGVD~~, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft ~~NGVD~~ NAVD, DS Invert Elev = 5.8 ft ~~NGVD~~ NAVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~) NAVD
0.00	0.00	0.00	0.00	0.00	6.50	3.66
1.00	0.04	0.00	0.00	0.00	6.50	3.69
2.00	0.08	0.00	0.00	0.00	6.50	3.73
3.00	0.11	0.00	0.00	0.00	6.50	3.76
4.00	0.15	0.00	0.00	0.00	6.50	3.79
5.00	0.19	0.00	0.00	0.00	6.50	3.83
6.00	0.23	0.00	0.00	0.00	6.50	3.86
7.00	0.27	0.00	0.00	0.00	6.50	3.89
8.00	0.30	0.00	0.00	0.00	6.50	3.92
9.00	0.34	0.00	0.00	0.00	6.50	3.96
10.00	0.38	0.00	0.00	0.00	6.50	3.99

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
11.00	0.42	0.00	0.00	0.00	6.50	4.02
12.00	0.46	0.00	0.00	0.00	6.50	4.06
13.00	0.49	0.00	0.00	0.00	6.50	4.09
14.00	0.53	0.00	0.00	0.00	6.50	4.12
15.00	0.57	0.00	0.00	0.00	6.50	4.16
16.00	0.61	0.00	0.00	0.00	6.50	4.19
17.00	0.65	0.00	0.00	0.00	6.50	4.22
18.00	0.68	0.00	0.00	0.00	6.51	4.26
19.00	0.72	0.00	0.00	0.00	6.52	4.29
20.00	0.76	0.00	0.00	0.00	6.53	4.32
21.00	0.80	0.01	0.00	0.00	6.54	4.35
22.00	0.84	0.01	0.00	0.00	6.55	4.39
23.00	0.88	0.01	0.01	0.00	6.56	4.42
24.00	0.91	0.01	0.01	0.00	6.57	4.45
25.00	0.97	0.01	0.01	0.00	6.58	4.49
26.00	1.02	0.02	0.01	0.00	6.59	4.52
27.00	1.08	0.02	0.02	0.01	6.60	4.55
28.00	1.14	0.02	0.02	0.01	6.61	4.59
29.00	1.19	0.02	0.02	0.01	6.62	4.62
30.00	1.25	0.02	0.02	0.01	6.63	4.65
31.00	1.30	0.03	0.02	0.01	6.64	4.68
32.00	1.36	0.03	0.02	0.01	6.65	4.72
33.00	1.41	0.03	0.03	0.02	6.66	4.75
34.00	1.47	0.03	0.03	0.02	6.67	4.78
35.00	1.52	0.03	0.03	0.02	6.68	4.82
36.00	1.58	0.03	0.03	0.02	6.70	4.85
37.00	1.63	0.03	0.03	0.03	6.72	4.88
38.00	1.69	0.03	0.03	0.03	6.74	4.92
39.00	1.75	0.04	0.03	0.03	6.75	4.95
40.00	1.80	0.04	0.04	0.03	6.76	4.98
41.00	1.86	0.04	0.04	0.04	6.76	5.02
42.00	1.91	0.04	0.04	0.04	6.76	5.05
43.00	1.97	0.04	0.04	0.04	6.76	5.08
44.00	2.02	0.04	0.04	0.05	6.76	5.11
45.00	2.08	0.04	0.04	0.05	6.76	5.15
46.00	2.13	0.04	0.04	0.05	6.76	5.18
47.00	2.19	0.04	0.04	0.06	6.77	5.21
48.00	2.25	0.04	0.04	0.06	6.77	5.25
49.00	2.31	0.05	0.05	0.07	6.77	5.28
50.00	2.37	0.05	0.05	0.07	6.77	5.31
51.00	2.45	0.06	0.06	0.07	6.77	5.35
52.00	2.53	0.07	0.07	0.08	6.78	5.38
53.00	2.63	0.09	0.09	0.09	6.78	5.41
54.00	2.76	0.11	0.10	0.10	6.81	5.45
55.00	2.92	0.14	0.12	0.11	6.88	5.48
56.00	3.10	0.17	0.14	0.12	6.98	5.51
57.00	3.31	0.20	0.17	0.13	7.12	5.54
58.00	3.58	0.26	0.20	0.15	7.32	5.58
59.00	3.93	0.35	0.23	0.17	7.60	5.61
60.00	6.35	2.46	0.33	0.19	8.54	5.64
61.00	7.04	1.07	0.37	0.23	9.10	5.68
62.00	7.36	0.49	0.38	0.26	9.20	5.71
63.00	7.56	0.28	0.38	0.29	9.20	5.74
64.00	7.75	0.24	0.38	0.32	9.17	5.78
65.00	7.86	0.15	0.37	0.35	9.13	5.81
66.00	7.97	0.14	0.37	0.38	9.07	5.84
67.00	8.09	0.14	0.37	0.41	9.02	5.87
68.00	8.20	0.14	0.36	0.44	8.93	5.91
69.00	8.27	0.10	0.35	0.47	8.83	5.94
70.00	8.35	0.10	0.34	0.50	8.71	5.97
71.00	8.42	0.10	0.33	0.52	8.60	6.01
72.00	8.50	0.10	0.32	0.55	8.50	6.04
73.00	8.50	0.01	0.31	0.58	8.34	6.04
74.00	8.50	0.00	0.29	0.60	8.17	6.03
75.00	8.50	0.00	0.28	0.62	8.00	6.03
76.00	8.50	0.00	0.22	0.64	7.47	6.03
77.00	8.50	0.00	0.10	0.65	6.81	6.03
78.00	8.50	0.00	0.01	0.65	6.58	6.02
79.00	8.50	0.00	0.00	0.65	6.55	6.02

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
80.00	8.50	0.00	0.00	0.65	6.54	6.02
81.00	8.50	0.00	0.00	0.65	6.53	6.02
82.00	8.50	0.00	0.00	0.65	6.52	6.01
83.00	8.50	0.00	0.00	0.65	6.52	6.01
84.00	8.50	0.00	0.00	0.65	6.52	6.01
85.00	8.50	0.00	0.00	0.65	6.51	6.01
86.00	8.50	0.00	0.00	0.65	6.51	6.00
87.00	8.50	0.00	0.00	0.65	6.51	6.00
88.00	8.50	0.00	0.00	0.65	6.51	6.00
89.00	8.50	0.00	0.00	0.65	6.51	6.00
90.00	8.50	0.00	0.00	0.65	6.51	5.99
91.00	8.50	0.00	0.00	0.65	6.51	5.99
92.00	8.50	0.00	0.00	0.65	6.51	5.99
93.00	8.50	0.00	0.00	0.65	6.51	5.99
94.00	8.50	0.00	0.00	0.65	6.51	5.98
95.00	8.50	0.00	0.00	0.65	6.51	5.98
96.00	8.50	0.00	0.00	0.65	6.51	5.98
97.00	8.50	0.00	0.00	0.65	6.51	5.98
98.00	8.50	0.00	0.00	0.65	6.51	5.97
99.00	8.50	0.00	0.00	0.65	6.51	5.97
100.00	8.50	0.00	0.00	0.65	6.51	5.97
101.00	8.50	0.00	0.00	0.65	6.51	5.97
102.00	8.50	0.00	0.00	0.65	6.50	5.96
103.00	8.50	0.00	0.00	0.65	6.50	5.96
104.00	8.50	0.00	0.00	0.65	6.50	5.96
105.00	8.50	0.00	0.00	0.65	6.50	5.96
106.00	8.50	0.00	0.00	0.65	6.50	5.95
107.00	8.50	0.00	0.00	0.65	6.50	5.95
108.00	8.50	0.00	0.00	0.65	6.50	5.95
109.00	8.50	0.00	0.00	0.65	6.50	5.95
110.00	8.50	0.00	0.00	0.65	6.50	5.94
111.00	8.50	0.00	0.00	0.65	6.50	5.94
112.00	8.50	0.00	0.00	0.65	6.50	5.94
113.00	8.50	0.00	0.00	0.65	6.50	5.93
114.00	8.50	0.00	0.00	0.65	6.50	5.93
115.00	8.50	0.00	0.00	0.65	6.50	5.93
116.00	8.50	0.00	0.00	0.65	6.50	5.93
117.00	8.50	0.00	0.00	0.65	6.50	5.92
118.00	8.50	0.00	0.00	0.65	6.50	5.92
119.00	8.50	0.00	0.00	0.65	6.50	5.92
120.00	8.50	0.00	0.00	0.65	6.50	5.92

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.38	63.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	9.20	63.00	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	0.65	0.00	0.65	0.00	0.00	0.00

25 YEAR, 72 HOUR EVENT
MINIMUM PERIMETER GRADE
9.50 INCHES OF RAINFALL

Project Name: The Manor - Adult Living Facility
Reviewer: R. Ladyko
Project Number: 18-065
Period Begin: Jan 01, 2000;0000 hr End: Jan 06, 2000;0000 hr Duration: 120 hr
Time Step: 1 hr, Iterations: 10

Basin 1: On-site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 9.5 inches
Area: 1.36 acres
Ground Storage: 2.95 inches
Time of Concentration: 0.5 hours
Initial Stage: 6.5 ft ~~NGVD~~ NAVD

Stage (ft ~~NGVD~~ NAVD)	Storage (acre-ft)
6.50	0.00
7.00	0.01
7.50	0.02
8.00	0.04
8.50	0.11
9.00	0.20
9.50	0.37
10.00	0.64
10.50	0.98
11.00	1.34
11.50	1.70
12.00	2.06
12.50	2.42
13.00	2.88

Offsite Receiving Body: Offsite - Canal #101

Time (hr)	Stage (ft ~~NGVD~~ N.A.V.D)
0.00	3.66
72.00	6.04
1000.00	3.66

Structure: 1

From Basin: On-site
To Basin: Offsite - Canal #101
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 9.4 ft NGVD, Length = 3 ft
Bleeder: Circular, Invert Elev = 6.5 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: Diameter = 1.5 ft, Manning's n = 0.024, Length = 35 ft
US Invert Elev = 6 ft NGVD, DS Invert Elev = 5.8 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
0.00	0.00	0.00	0.00	0.00	6.50	3.66
1.00	0.04	0.00	0.00	0.00	6.50	3.69
2.00	0.09	0.00	0.00	0.00	6.50	3.73
3.00	0.13	0.00	0.00	0.00	6.50	3.76
4.00	0.17	0.00	0.00	0.00	6.50	3.79
5.00	0.21	0.00	0.00	0.00	6.50	3.83
6.00	0.26	0.00	0.00	0.00	6.50	3.86
7.00	0.30	0.00	0.00	0.00	6.50	3.89
8.00	0.34	0.00	0.00	0.00	6.50	3.92
9.00	0.38	0.00	0.00	0.00	6.50	3.96
10.00	0.43	0.00	0.00	0.00	6.50	3.99

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
11.00	0.47	0.00	0.00	0.00	6.50	4.02
12.00	0.51	0.00	0.00	0.00	6.50	4.06
13.00	0.55	0.00	0.00	0.00	6.50	4.09
14.00	0.60	0.00	0.00	0.00	6.50	4.12
15.00	0.64	0.00	0.00	0.00	6.50	4.16
16.00	0.68	0.00	0.00	0.00	6.51	4.19
17.00	0.72	0.00	0.00	0.00	6.52	4.22
18.00	0.77	0.01	0.00	0.00	6.53	4.26
19.00	0.81	0.01	0.00	0.00	6.55	4.29
20.00	0.85	0.01	0.01	0.00	6.56	4.32
21.00	0.89	0.01	0.01	0.00	6.57	4.35
22.00	0.94	0.01	0.01	0.00	6.57	4.39
23.00	0.98	0.01	0.01	0.00	6.58	4.42
24.00	1.02	0.01	0.01	0.00	6.58	4.45
25.00	1.08	0.02	0.02	0.01	6.60	4.49
26.00	1.14	0.02	0.02	0.01	6.61	4.52
27.00	1.21	0.03	0.02	0.01	6.63	4.55
28.00	1.27	0.03	0.02	0.01	6.64	4.59
29.00	1.33	0.03	0.03	0.01	6.66	4.62
30.00	1.39	0.03	0.03	0.02	6.67	4.65
31.00	1.45	0.03	0.03	0.02	6.69	4.68
32.00	1.52	0.03	0.03	0.02	6.71	4.72
33.00	1.58	0.04	0.03	0.02	6.74	4.75
34.00	1.64	0.04	0.04	0.03	6.76	4.78
35.00	1.70	0.04	0.04	0.03	6.76	4.82
36.00	1.77	0.04	0.04	0.03	6.76	4.85
37.00	1.83	0.04	0.04	0.04	6.76	4.88
38.00	1.89	0.04	0.04	0.04	6.76	4.92
39.00	1.95	0.04	0.04	0.04	6.77	4.95
40.00	2.01	0.05	0.05	0.05	6.77	4.98
41.00	2.08	0.05	0.05	0.05	6.77	5.02
42.00	2.14	0.05	0.05	0.05	6.77	5.05
43.00	2.20	0.05	0.05	0.06	6.77	5.08
44.00	2.26	0.05	0.05	0.06	6.77	5.11
45.00	2.32	0.05	0.05	0.07	6.77	5.15
46.00	2.39	0.05	0.05	0.07	6.77	5.18
47.00	2.45	0.05	0.05	0.08	6.77	5.21
48.00	2.51	0.05	0.05	0.08	6.77	5.25
49.00	2.58	0.06	0.06	0.08	6.77	5.28
50.00	2.65	0.06	0.06	0.09	6.78	5.31
51.00	2.73	0.07	0.07	0.10	6.78	5.35
52.00	2.82	0.08	0.08	0.10	6.78	5.38
53.00	2.94	0.11	0.10	0.11	6.80	5.41
54.00	3.09	0.14	0.12	0.12	6.86	5.45
55.00	3.26	0.17	0.14	0.13	6.97	5.48
56.00	3.47	0.20	0.16	0.14	7.10	5.51
57.00	3.70	0.24	0.19	0.16	7.28	5.54
58.00	4.00	0.30	0.22	0.18	7.52	5.58
59.00	4.39	0.41	0.25	0.20	7.76	5.61
60.00	7.10	2.83	0.34	0.23	8.67	5.64
61.00	7.87	1.22	0.38	0.26	9.23	5.68
62.00	8.23	0.55	0.39	0.29	9.35	5.71
63.00	8.45	0.32	0.39	0.32	9.36	5.74
64.00	8.66	0.27	0.39	0.36	9.34	5.78
65.00	8.79	0.18	0.39	0.39	9.30	5.81
66.00	8.91	0.16	0.38	0.42	9.25	5.84
67.00	9.04	0.16	0.38	0.45	9.19	5.87
68.00	9.16	0.16	0.37	0.48	9.14	5.91
69.00	9.25	0.11	0.37	0.51	9.08	5.94
70.00	9.33	0.11	0.37	0.54	9.02	5.97
71.00	9.42	0.11	0.36	0.57	8.92	6.01
72.00	9.50	0.11	0.35	0.60	8.81	6.04
73.00	9.50	0.01	0.34	0.63	8.68	6.04
74.00	9.50	0.00	0.33	0.66	8.53	6.03
75.00	9.50	0.00	0.31	0.68	8.35	6.03
76.00	9.50	0.00	0.29	0.71	8.17	6.03
77.00	9.50	0.00	0.28	0.73	8.01	6.03
78.00	9.50	0.00	0.22	0.75	7.50	6.02
79.00	9.50	0.00	0.11	0.76	6.83	6.02

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft ~~NGVD~~ NAVD)	Tail Water Stage (ft ~~NGVD~~ NAVD)
80.00	9.50	0.00	0.01	0.76	6.59	6.02
81.00	9.50	0.00	0.00	0.76	6.55	6.02
82.00	9.50	0.00	0.00	0.76	6.54	6.01
83.00	9.50	0.00	0.00	0.76	6.53	6.01
84.00	9.50	0.00	0.00	0.76	6.52	6.01
85.00	9.50	0.00	0.00	0.76	6.52	6.01
86.00	9.50	0.00	0.00	0.76	6.52	6.00
87.00	9.50	0.00	0.00	0.76	6.52	6.00
88.00	9.50	0.00	0.00	0.76	6.51	6.00
89.00	9.50	0.00	0.00	0.76	6.51	6.00
90.00	9.50	0.00	0.00	0.76	6.51	5.99
91.00	9.50	0.00	0.00	0.76	6.51	5.99
92.00	9.50	0.00	0.00	0.76	6.51	5.99
93.00	9.50	0.00	0.00	0.76	6.51	5.99
94.00	9.50	0.00	0.00	0.76	6.51	5.98
95.00	9.50	0.00	0.00	0.76	6.51	5.98
96.00	9.50	0.00	0.00	0.76	6.51	5.98
97.00	9.50	0.00	0.00	0.76	6.51	5.98
98.00	9.50	0.00	0.00	0.76	6.51	5.97
99.00	9.50	0.00	0.00	0.76	6.51	5.97
100.00	9.50	0.00	0.00	0.76	6.51	5.97
101.00	9.50	0.00	0.00	0.76	6.51	5.97
102.00	9.50	0.00	0.00	0.76	6.51	5.96
103.00	9.50	0.00	0.00	0.76	6.51	5.96
104.00	9.50	0.00	0.00	0.76	6.50	5.96
105.00	9.50	0.00	0.00	0.76	6.50	5.96
106.00	9.50	0.00	0.00	0.76	6.50	5.95
107.00	9.50	0.00	0.00	0.76	6.50	5.95
108.00	9.50	0.00	0.00	0.76	6.50	5.95
109.00	9.50	0.00	0.00	0.76	6.50	5.95
110.00	9.50	0.00	0.00	0.76	6.50	5.94
111.00	9.50	0.00	0.00	0.76	6.50	5.94
112.00	9.50	0.00	0.00	0.76	6.50	5.94
113.00	9.50	0.00	0.00	0.76	6.50	5.93
114.00	9.50	0.00	0.00	0.76	6.50	5.93
115.00	9.50	0.00	0.00	0.76	6.50	5.93
116.00	9.50	0.00	0.00	0.76	6.50	5.93
117.00	9.50	0.00	0.00	0.76	6.50	5.92
118.00	9.50	0.00	0.00	0.76	6.50	5.92
119.00	9.50	0.00	0.00	0.76	6.50	5.92
120.00	9.50	0.00	0.00	0.76	6.50	5.92

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.39	63.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
On-site	9.36	63.00	6.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
On-site	0.76	0.00	0.76	0.00	0.00	0.00

SECTION "IV"

DRAINAGE SUMMARY

The following is a summary of the design storms analyzed and the corresponding stage and discharge results;

	Stage(NAVD)	Rate(c.f.s.)
1. **Minimum Finished Floor Elevation. 100 Year, 3 Day 0 Discharge Event**	**10.61 (11.00)**	**0.0**
2. **Minimum Perimeter Grade Elevation. 25 Year, 3 Day Event**	**9.36'**	**0.39 c.f.s.**
3. **Design Discharge Event 10 Year, 3 Day N.S.L.R.W.C.D**	**9.20'**	**0.38 c.f.s.**
4. **Minimum Road Crown Elevation. 10 Year, 1 Day Event**	**8.90'**	**0.36 c.f.s.**

***Note: All elevations shown hereon refer to 1988 N.A.V.D.**

GFA International, Inc.

Florida's Leading Engineering Source

Phase I Environmental Site Assessment

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida 34981
PCN 2432-411-0001-000-2

Prepared for:

Red Lion Construction Corporation

GFA Project No. 18-8676.00
August 27, 2018



GFA Contacts – Port St. Lucie

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Our Specialties

Environmental Consulting | Geotechnical Engineering | Construction Materials Testing
Threshold & Special Inspections | Private Provider & Code Compliance

SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

Phase I Environmental Site Assessment

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce, St. Lucie County, Florida 34981
PCN 2432-411-0001-000-2

GFA Project No.: 18-8676.00
August 27, 2018

REPORT PREPARED BY:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Robert P. Crowell, P.G.
Environmental Department Manager
Project Manager

Robert P. Crowell

8/27/2018 *Signature*

ROBERT P. CROWELL LICENSE No. 1748 STATE OF FLORIDA PROFESSIONAL GEOLOGIST

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1.0 EXECUTIVE SUMMARY

At the request of Red Lion Construction Corporation, GFA International, Inc. (GFA) conducted a Phase I Environmental Site Assessment (Phase I ESA) of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981; herein referred to as the "subject property" or "site." Accordingly, Red Lion Construction Corporation and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced site subject to any qualifications stated herein.

This Phase I ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) and was conducted following the scope of work and any limitations as outlined in **Sections 2.4 and 2.5** and our proposal letter to Red Lion Construction Corporation, dated August 15, 2018. The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to ASTM E 1527-13, *recognized environmental conditions* (*RECs*) and *vapor encroachment conditions* (*VECs*) in connection with the property. The purpose and objective of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. GFA performed the Phase I ESA per ASTM Practice E 1527-13, which is equivalent to the U.S. Environmental Protection Agency (EPA) final rule for All Appropriate Inquiry (AAI) and may be used to comply with the provisions of the Federal AAI Rule as set forth in 40 CFR 312.

The use of ASTM Practice E1527-13 is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to liability with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and including petroleum products. This practice has been used as a guide to ensure appropriate inquiry into the environmental characteristics and condition of the property consistent with good commercial or customary practice as defined at 42 USC §9601(35)(B). The research was conducted between August 13, 2018 and August 21, 2018 by Robert Crowell, P.G., Senior Geologist and Environmental Department Manager.

Robert Crowell of GFA performed the site reconnaissance visit by walking the site boundaries, and accessible areas of the subject property on August 17, 2018. In addition, observations were made of the immediately adjacent properties. Any limiting conditions encountered during the course of this assessment are included in **Section 2.4**.

The subject property is currently vacant and covered with dense vegetation. The property previously had a small building structure (possibly a house) and a shed. The property appears to have been associated with an aquaculture operation (fish farm). Numerous ponds in rows associated with fish farming were noted in historical aerial photographs on adjoining properties to the west and south. The ponds were not located on the subject property.

No potential hazardous substances, hazardous substance containers, or unidentified substance

containers were identified on the subject property.

No evidence underground storage tank (UST) systems or aboveground storage tanks were observed on the subject property during the site visit.

No electrical transformers or other electrical equipment that may contain polychlorinated biphenyls (PCBs) were observed on the subject property.

Several areas containing discarded trash/debris were observed on the property. The debris consisted of broken concrete, wood scrap, discarded plastic debris, water treatment cannisters, polyvinyl chloride (PVC) piping, discarded clothing and rugs, beverage containers, and food wrappers. This discarded trash/debris is considered as *de minimis*, but it may be in violation of Florida Statues 403.413 ("Florida Litter Law").

No pits, ponds, lagoons, or other surface water bodies that may represent *RECs* were noted on the subject property during the aerial photograph review.

GFA reviewed available City Directories and Sanborn Fire Insurance Maps for the subject property and adjoining properties. City Directory listings from 1959 through 2011 show past occupants of the property involved with residential and aquarium supplies. Based on GFA's review of the above resources, no *RECs* were identified in connection with the subject property.

A search of available environmental regulatory agency records that meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13 was performed. The subject property is not listed in any of the databases searched. Several offsite facilities worthy of discussion were identified within the ASTM search radius. Based on a regulatory agency file review, these offsite facilities do not appear to impact the subject property. The identified facilities do not pose a threat to the subject property and are not considered to be a *REC.*

A Vapor Encroachment Screening (VES) was performed to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The screening evaluation revealed no facilities that appear to meet the requirements for VEC consideration. Based on the review of available file data, a *VEC* in connection with the subject property does not exist.

This assessment has revealed no evidence of *RECs or VECs* in connection with the subject property.

A small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a REC. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

2.0 INTRODUCTION

GFA International, Inc. (GFA) was retained by Red Lion Construction Corporation to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. The subject property is located west of South 25th Street in Fort Pierce, St. Lucie County, Florida within Section 32, Township 35 South, Range 40 East. According to the St. Lucie County Property Appraiser's Office website, the subject property (Property Control Number 2432-411-0001-000-2) is currently owned by Kelly Smith and Corine Van Grootherest. The Site location is shown in **Figure 1**. A Site Sketch showing the subject property and surrounding areas is included as **Figure 2**.

2.1 Purpose

As outlined in GFA's proposal letter[1], the purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the American Standard for Testing and Materials (ASTM) E 1527-13, *recognized environmental conditions* (*RECs)*[2] *controlled environmental conditions*[3], *historical environmental conditions*[4] and *Vapor Encroachment Conditions (VECs)*[5] in connection with the property. GFA performed the Phase I ESA scope of work in conformance with the standard practice, as outlined in ASTM E 1527-13 and as set forth in 40 CFR Part 312. The purpose of the ASTM E 1527 practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of

[1] The use of the ASTM E 1527-13 practice was strictly limited to the scope set forth in our proposal letter dated August 13, 2018 to Red Lion Construction Corporation and authorized and returned to our offices on August 18, 2018. This contract was mutually negotiated, and both parties named within the contract stipulated that no rule of strict contractual construction will apply against either party, and that each party was provided the opportunity to seek advice of independent counsel prior to signing the contract.

[2] The term *recognized environmental conditions* means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not considered as *recognized environmental conditions*.

[3] The term *controlled environmental conditions* means a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[4] The term *historical environmental conditions* means a past release of any hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

[5] The term *vapor encroachment conditions* means the presence or likely presence of contaminants of concern vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), including petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements of the Landowner Liability Protections (LLPs) to qualify for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser" limitations to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

2.2 Detailed Scope of Services and Non-Scope Considerations

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

2.3 Significant Assumptions

For the purpose of this Phase I Environmental Site Assessment, GFA has made the following assumptions concerning the assessment of on-site and off-site *RECs*:

- Facilities, which use, generate, store, transport or dispose of hazardous wastes or petroleum products maintain the proper licenses with local, state and/or federal agencies.

- All discharges, releases, or violations related to the use, generation, storage, transportation or disposal, of hazardous substances or petroleum products are reported to appropriate agencies as soon as possible, and all reported discharges have been listed in regulatory files.

- GFA has assumed that the information sources utilized for this assessment provided complete and accurate information. Evaluations presented in this report are based exclusively on information provided by available public records, and observations made during the site visit.

2.4 Limitations and Exceptions

No specific limitations, exceptions, or deletions from the scope of work, as set forth by the ASTM Practice E 1527-13 were established for the purpose of this Phase I ESA.

No warranty is made regarding the accuracy of the documentation and information supplied by individuals, subcontractors, or governmental agencies consulted in the course of this assessment. GFA has relied in good faith upon representations, documentation, and information furnished by individuals and subcontractors noted in the report with respect to operations and existing property conditions and historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Accordingly, GFA accepts no responsibility for any deficiency or misstatements contained in this report as a result of misstatements, omissions, misrepresentations, or fraudulent acts of persons interviewed or parties subcontracted during the course of this assessment. The consultant has been retained for the expressed purpose of gathering, interpreting, and reporting available data.

While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property. Problematic environmental conditions that were not identifiable through the scope of this investigation may still exist on the property. The results of the Phase I ESA are not, and cannot, be interpreted as a representation or guarantee that no environmental conditions may exist on or beneath or around the property; this study was not intended to be a definitive assessment of contamination at the subject property. It must also be understood that changing circumstances in the environment and in the use of the property can substantially alter the conclusions and information contained in this report. The consultant accepts no liability for the property. It is the sole responsibility of the client and/or user of this report.

It is further understood by the client that a complete evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this Phase I ESA. Certain environmental conditions may exist on a property that are beyond the scope of this Phase I ESA and the practice by which this Phase I ESA was completed in conformance with but may warrant consideration by parties to a commercial real estate transaction. The appropriateness of including an investigation of any such conditions should be evaluated by the client, based upon, among other factors, the nature of the property and the reasons for performing the assessment (for example, a more comprehensive evaluation of business environmental risk).

An Environmental Information Questionnaire (EIQ) is utilized by GFA to obtain documentation of environmentally sensitive information derived from the owner, occupant, or client during the course of the assessment. The completed EIQ is included in **Appendix A**.

2.5 Special Terms and Conditions

No special terms and conditions were established for the purpose of the Phase I ESA.

2.6 Reliance

Red Lion Construction Corporation and its successors and/or assigns are hereby authorized to rely on this Phase I ESA report in relation to financing for the above referenced property subject to any qualifications stated herein. GFA offers no use or rights to this report to any other party regardless of the circumstance. Third party reliance of this report is strictly prohibited without the written consent from Red Lion Construction Corporation and GFA International.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is located west of South 25th Street, in Fort Pierce, St. Lucie County, Florida. The site address is 4201 South 25th Street. The Property Control Number is 2432-411-0001-000-2, according to St. Lucie County records. Specifically, the subject property is situated within northeast quarter of the southeast quarter Section 32, Township 35 South, Range 40 East. The legal description for the subject property, as obtained from the St. Lucie County Property Appraiser office website, is attached as **Appendix B**.

3.2 Site and Vicinity General Characteristics

The subject property is mostly rectangular in shape and contains approximately 1.4 acres of land. South 25th Street borders the property to the east. A small drainage canal borders the subject property to the north followed by the Fort Pierce Central High School. Ten Mile Creek is located approximately 1,100 feet to the east.

3.3 Current Use of the Property

The subject property is currently vacant containing woodlands and scrub brush.

3.4 Structures, Roads and Other Improvements

No building structures, improved roads or other developed features are located at the site. The site appears to have future access to municipal utilities including water, electricity, and sewer.

3.5 Current Uses of the Adjoining Properties

Abutters to the subject property include the following:

To the North: A drainage ditch (canal) is located along the north property boundary. A high school (Fort Pierce Central High School)) is located north of the canal

To the East: The right of way to South 25th Street abuts the subject property to the east. Undeveloped woodlands and a pond are located east of the right of way.

To the South: Three Single-family residences within the Palm Lakes Gardens development abut the subject property to the south and southwest.

To the West: Two Single-family residences within the Palm Lakes Gardens development abut the subject property to the south.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

According to title information available online from the St. Lucie County Clerk of the Court Records Department, the most recent deed to the subject property is a Quit Claim Deed, dated February 7, 2005. The title to the property was granted to Kelly Smith and Corine Van Grootherest.

4.2 Environmental Liens or Activity and Use Limitations

An Environmental Lien Report was not provided to GFA during the preparation of this Phase I ESA and a search for environmental liens was not authorized as part of the work scope. No evidence of environmental liens was noted in the available title records searched from the St. Lucie County Clerk of the Court Records Department. The lack of environmental lien information is considered a data gap. However, due to the information obtained from all other available sources, this data gap is not considered significant and is not considered to be a *REC.*

4.3 Specialized Knowledge

The user communicated no specialized knowledge or experience that is material to *RECs* in connection with the property.

4.4 Commonly Known or Reasonably Ascertainable Knowledge

The user communicated no commonly known knowledge or reasonable ascertainable knowledge that is material to *RECs* in connection with the property.

4.5 Valuation Reduction for Environmental Issues

The user communicated no valuation reduction of the purchase price of the subject property due to environmental issues.

4.6 Owner, Property Manager, and Occupant Information

The current owner of the subject property is listed in St. Lucie County records as Kelly Smith and Corrine Van Grootherest.

4.7 Reason for Performing Phase I ESA

The Phase I ESA was performed as part of the due diligence associated with the potential property real estate or financial transaction. The ASTM E 1527 practice defines good commercial and customary practices for conducting an environmental site assessment with respect to the range of contaminants within the scope of the CERCLA, including petroleum. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability ("appropriate inquiry into previous ownership and uses of the property consistent with good commercial and customary practice") as defined in 42 USC § 9601(35)(B).

4.8 Other

This Phase I ESA was performed for Red Lion Construction Corporation and is required for purchase of the property.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

As part of this Environmental Site Assessment, a review of applicable Federal and state environmental regulatory databases was conducted. This entailed a review of facility listings available through the appropriate agency databases. As specified in ASTM E1527-13 criteria, a

records search was performed of federal, state, tribal, and local environmental/regulatory agency databases, and lists, to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for adjoining and adjacent property addresses, and certain properties up to a one-mile radius from the subject property, depending on the database. The databases were obtained through Environmental Data Resources, Inc.® (EDR). A copy of the regulatory database search report from EDR is provided in **Appendix C**.

EDR's regulatory information inquiries and reviews were conducted using currently available Regional U.S. Environmental Protection Agency (EPA), the State of Florida Department of Environmental Protection (FDEP), and St. Lucie County records as needed. A search of available environmental records was conducted by EDR; this EDR database search review meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13. The following table provides a summary of nearby facilities listed on searched regulatory databases, as reported in the EDR report:

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
FEDERAL RECORDS						
NPL	0	0	0	0	0	NR
Proposed NPL	0	0	0	0	0	NR
NPL LIENS	0	0	0	NR	NR	NR
Delisted NPL	0	0	0	0	0	NR
SEMS (CERCLIS)	0	0	0	NR	NR	NR
SEMS Archive (CERC-NFRAP)	0	0	0	NR	NR	NR
CORRACTS	0	0	0	0	0	NR
RCRA-TSDF	0	0	0	NR	NR	NR
RCRA-LQG	0	0	0	NR	NR	NR
RCRA-SQG	0	0	0	NR	NR	NR
RCRA-CESQG	0	0	0	NR	NR	NR
US ENG Controls	0	0	0	NR	NR	NR
US INST Controls	0	0	0	NR	NR	NR
ERNS	0	0	0	NR	NR	NR
STATE RECORDS						
State Haz. Waste	0	0	0	0	0	NR
State Landfill	0	0	0	NR	NR	NR
LUST	0	0	0	NR	NR	NR
UST	0	0	0	NR	NR	NR
AST	0	0	0	NR	NR	NR
ENG CONTROLS	0	0	0	NR	NR	NR
INST CONTROLS	0	0	0	NR	NR	NR
VCP	0	0	0	NR	NR	NR
Brownfields	0	0	0	NR	NR	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
US BROWNFIELDS	0	0	0	NR	NR	NR
DEBRIS REGION 9	0	0	0	NR	NR	NR
ODI	0	0	0	NR	NR	NR
SWRCY	0	0	0	NR	NR	NR
US CDL	0	0	0	NR	NR	NR
DWM CONTAM	0	0	0	NR	NR	NR
FL RESP PARTY	0	0	0	NR	NR	NR
FL Sites	0	0	0	0	0	NR
PRIORITYCLEANERS	0	0	0	NR	NR	NR
EDR US Hist Cleaners	0	0	0	NR	NR	NR
EDR US Hist Auto Stat	0	0	0	NR	NR	NR
US HIST CDL	0	0	0	NR	NR	NR
LIENS 2	0	0	0	NR	NR	NR
LUCIS	0	0	0	NR	NR	NR
HMIRS	0	0	0	NR	NR	NR
SPILLS	0	0	**1**	NR	NR	NR
RCRA Non-Gen	0	0	0	NR	NR	NR
DOT OPS	0	0	0	NR	NR	NR
DOD	0	0	0	0	0	NR
FUDS	0	0	0	0	0	NR
CONSENT	0	0	0	0	0	NR
ROD	0	0	0	0	0	NR
UMTRA	0	0	0	NR	NR	NR
MINES	0	0	0	NR	NR	NR
TRIS	0	0	0	NR	NR	NR
TSCA	0	0	0	NR	NR	NR
FTTS	0	0	0	NR	NR	NR
HIST FTTS	0	0	0	NR	NR	NR
SSTS	0	0	0	NR	NR	NR
ICIS	0	0	0	NR	NR	NR
PADS	0	0	0	NR	NR	NR
MLTS	0	0	0	NR	NR	NR
RADINFO	0	0	0	NR	NR	NR
FINDS	0	0	**2**	NR	NR	NR
ECHO	0	0	**1**	NR	NR	NR
RAATS	0	0	0	NR	NR	NR
DRYCLEANERS	0	0	0	NR	NR	NR
DEDB	0	0	0	NR	NR	NR
NPDES	0	0	0	NR	NR	NR
AIRS	0	0	0	NR	NR	NR
FL Cattle Dip Vats	0	0	0	NR	NR	NR
TIER 2	0	0	0	NR	NR	NR
UIC	0	0	0	0	0	NR
INDIAN RESERV	0	0	0	0	0	NR

Database	Subject Property	Within 1/8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile	Greater than 1 mile
SCRD Dry Cleaners	0	0	0	NR	NR	NR
PWS	0	0	0	NR	NR	NR
Manufactured Gas Plants	0	0	0	0	0	NR

Notes:
NR = Not Requested at this search distance

The subject property was not listed in any of the databases searched. Several offsite facilities within the ASTM search radius were identified in various databases. GFA reviewed pertinent files and documents in the Florida Department of Environmental Protection (FDEP) Oculus database and United States Environmental Protection Agency (USEPA) Enforcement and Compliance History Online (ECHO) database.

1. Facility Name: **Immanuel Christian Academy**
Address: 4401 South 25th Street
Location: 900 feet South
Database Info: Spills, FINDS
Regulatory Info: No documents were found in the FDEP files. According to the EDR report, a small volume (0.01 gallon) of mercury was released on April 28, 2006. The local Health Department responded. The incident is considered to be "closed". Based on the data reviewed, this is not considered as a *REC* to the subject property.

2. Facility Name: **Fort Pierce Central High School**
Facility Address: West Side of 25th Street
Location: Adjacent North
Database Info: FINDS, ECHO
Regulatory Info: This facility is listed in the FINDS and ECHO databases because of regulation under the Clean Water Act (CWA). A Generic National Pollutant Discharge Elimination System (NPDES) Permit for Storm-Water Discharge from Large and Small Construction Projects was issued on December 20, 2006 for construction of the high school. No inspection reports or further information was found in the file. The Enforcement and Compliance History Online (ECHO) report indicated "No Violations". Based on the data reviewed, this is not considered as a *REC* to the subject property.

Based on the file reviews, no RECs to the subject property were identified.

5.2 Orphan Sites

Facilities that cannot be accurately mapped due to inaccurate or missing data in the address are identified by EDR as "Orphan Sites". As part of the EDR database report review, GFA attempts to

geographically locate orphan sites identified by EDR. GFA examined the Orphan Sites list. No nearby sites were identified.

5.3 Vapor Encroachment Screening

A Tier 1 Vapor Encroachment Screening (VES) for the subject property consistent with ASTM E2600-15, "*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions"* was completed to comply with ASTM E 1527-13. The E2600-15 standard provides guidance on identifying and evaluating vapor migration at contaminated properties. Four conclusions are possible as a result of the VES: 1) A Vapor Encroachment Condition (VEC) exists; or 2) a VEC does not or is not likely to exist.

The purpose of a Vapor Encroachment Screening (VES) is to identify to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-15). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-13 Phase I ESA.

As specified in ASTM E2600-15 criteria, a records search was performed of federal and state, tribal as a part of a Tier 1 Screening evaluation. This screening was performed to identify environmental permits, incidents, complaints, violations, response actions, contamination assessment planning and reporting, and remedial activities relating to owners, operators, and tenants on the subject property. In addition, environmental databases were reviewed for all adjoining and adjacent property addresses, and certain properties up to a third of a mile around the subject property, measured from the nearest subject property boundary.

No facilities were listed within the search radius for VEC consideration. Based on the data reviewed a *VEC* does not or is not likely to exist.

5.4 Additional Environmental Record Sources

No previous environmental investigation reports for the subject property were provided by the client or found in the regulatory agency review. Based on the information obtained, and the standard environmental record sources utilized during the course of this assessment, no additional environmental record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

6.0 PHYSICAL SETTING SOURCES

A preliminary review of available physical setting source information was performed that consisted of physiographic, subsurface geologic, regional groundwater information, and local well field protection maps of the subject area.

6.1 Review of USGS Topographic Map

A United States Geological Survey (USGS) 7.5-Minute Series Topographic Map FORT PIERCE, FL (1983) was examined to determine the geographical features at and around the subject property. The topographic map is shown in **Figure 3**. The site is located at an approximate elevation of 10 to 12 feet above mean sea level (amsl). Two small building structures are depicted on the subject property. A drainage ditch is depicted along the north property boundary. Ten Mile Creek is depicted approximately 1,100 feet to the east. No marshy areas, mines, or borrow pits are depicted on the subject property.

6.2 Site Soils

The United States Department of Agriculture, Soil Conservation Service, "Soil Survey of St. Lucie County Area, Florida" (Watts and Stankey, 1980) was reviewed. Additionally, the Web Soil Survey (WSS) from the National Resource Conservation Service was reviewed. The Soil Survey identifies the site soils as Ankona Sand (map unit 2) and Winder Sand (map unit 55). Soils in these categories are described below:

Ankona Sand (2): This unit comprises approximately 99 percent of the subject property. This is a deep, nearly level poorly-drained soil that occurs on broad flatwoods. The water table is at a depth of 10 inches for 1 to 4 months during most years and from 10 to 40 inches for 6 months or more. The water table is more than 40 inches of the ground surface during extensive dry periods. The soil profile consists of 3 inches of black sandy loam, followed by 8 inches of dark gray sand, followed by gray to light gray to grayish brown sand.

Winder Sand (55): This unit comprises approximately 1 percent of the subject property in the extreme southeast corner of the property. This is a deep, poorly-drained soil that occurs in in hammocks and drainageways. The water table is at a depth of 10 inches or less for 2 to 4 months during most years and from 10 to 40 inches for most of the remainder of the year. The soil profile consists of 6 inches of black loamy sand, followed by 12 inches of dark grayish-brown fine sand, followed by light gray sand and gray sandy clay loam.

6.3 Site Geology and Hydrogeology

Two major aquifers are located in St. Lucie County; the non-artesian shallow aquifer and the artesian Floridan aquifer (Reese, 2004). The shallow aquifer is the principal source of water in St. Lucie County. The aquifer extends from a few feet below land surface to a depth of approximately 150 feet at the coast, and thins to the west. The shallow aquifer is composed of the recent Pamlico Sand formation, Pleistocene-age Anastasia Formation and the Upper-Miocene-age Tamiami Formation. The shallow aquifer is underlain by a thick section of less permeable sediments that are predominantly sandy clay, fine sand and marl, the Miocene-age Hawthorn Group. This formation forms the upper confining layer to the underlying Floridan aquifer, consisting of a thick sequence of permeable limestones of Miocene and pre-Miocene age. In St. Lucie County, the Floridan aquifer yields brackish water and is used mainly for irrigation.

Groundwater in the shallow aquifer generally flows from areas of higher elevation towards the coast or streams where it can discharge as baseflow. Surface water in the adjacent drainage ditch to the north was observed to be flowing toward the east. For this reason, the direction of groundwater flow at the subject property is anticipated to be toward the east or northeast (toward Ten Mile Creek). Water enters the aquifer from rainfall and exits as baseflow to surface water (streams, canals), discharge to the coast, evapotranspiration, and downward recharge to deeper aquifers. Local groundwater flow (flow direction and velocity) may be influenced by the proximity of water-supply wells and local surface-water management. The specific groundwater flow beneath the subject property can only be determined by field methods.

7.0 HISTORICAL USE INFORMATION ON THE SUBJECT PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the subject property, in order to help identify the likelihood of past uses having led to *RECs* in connection with the property. Only those sources deemed reasonably ascertainable were reviewed, pursuant to the standard practice.

7.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the subject property.

7.2 City Directories

Historical City Directories for the subject property were reviewed at the St. Lucie County Library in Fort Pierce. The directories were generally reviewed at approximately two to six-year intervals from 1959 to 2011. The address for the subject property (4201 South 25th Street) was searched.

A limited historical picture of the occupancy of the subject property and vicinity can be determined by this method. However, the City Directory Search is limited by the accuracy and completeness of the listings and because telephone connections to the property must be in place for the name of the occupant to be listed. The results of this evaluation included the following:

Year	Address	Occupants
1959	4201 South 25th Street	No Listing
1965	4201 South 25th Street	No Listing
1971	4201 South 25th Street	No Listing
1977	4201 South 25th Street	No Listing
1981	4201 South 25th Street	No Listing
1985	4201 South 25th Street	No Listing
1988	4201 South 25th Street	Listed as “Vacant”
1991	4201 South 25th Street	Harold Shadle
1996	4201 South 25th Street	Harold Shadle
1998	4201 South 25th Street	Harold Shadle, Fort Pierce Aquarium
2003	4201 South 25th Street	Harold Shadle, Fort Pierce Aquarium
2006	4201 South 25th Street	Kelly Smith
2009	4201 South 25th Street	No Listing
2011	4201 South 25th Street	No Listing

7.3 Historical Topographic Maps

GFA reviewed three available historical topographic maps (1970, 1983, and 2012) obtained from EDR. Copies of topographic maps are provided in **Appendix D**. The following observations for the subject property are made:

The 1970 map depicts the subject property as cleared or agricultural land. A small building structure (possibly a house) is depicted in the northeast portion of the property. A small circular-shaped intermittent pond is depicted to the west. The drainage ditch (canal) that borders the property to the north and South 25th Street bordering the property to the east are both visible at their current locations. Ten Mile Creek is visible approximately 1,000 feet to the east. The 1983 map depicts the subject property and surrounding areas to be essentially unchanged. However, a new building structure, smaller than the house, is now depicted on the subject property immediately adjacent to the house. The 2012 map does not show distinct features, but Palm Lakes Avenue to the south is now depicted. Two constructed lakes associated with the Palm Lakes Gardens development are now depicted to the west-southwest. No marshy areas, mines, or borrow pits are depicted on the subject property in any of the topographic maps reviewed.

7.4 Historical Aerial Photograph Review

Aerial photographs dated 1944, 1950, 1958, 1969, 1980, 1992, 1999, 2007, 2010, 2013, and 2017 were obtained from EDR. Available aerial photographs also were viewed on the Google Earth website. The subject property is visible in all the photographs. Copies of the historical aerial photographs are provided in **Figures 4 through 14**. A general description of each photograph using current names and identifiers follows.

1944: The subject property appears as undeveloped pastureland with low-growth vegetation (grass) and scattered scrub brush and/or trees. A small drainage ditch (canal) is visible along the north property boundary. South 25th Street is visible as an unpaved road at its current location along the east property boundary. A few small paths (possibly cattle trails) are visible crossing through the subject property.

1950: A small building structure (possibly a house) is now visible in the northeast portion of the subject property. An unpaved driveway from South 25th Street immediately south of the drainage ditch leads to the building. The remainder of the subject property appears as low-growth vegetation (grass). The scattered scrub brush and trees observed in the previous photograph have been removed.

1958: A shed and an unidentifiable cylindrical-shaped object (possibly an aboveground storage tank) are now visible on the subject property in addition to the small structure (house) observed in the previous photograph. An area of disturbed soil is noted in the northwest portion of the subject property. The buildings on the subject property appear to be associated with an aquaculture operation (fish farm) to the west.

1969: The house, shed, and cylindrical-shaped object on the subject property are still visible. Approximately 30 unidentifiable objects in rows (possibly small holding tanks on cinder blocks for the aquaculture operation) are now visible in the southwest portion of the subject property.

1980: Rows of unidentifiable objects (possibly small aquaculture ponds or tanks on cinder blocks) are visible along the west side of the property. The remainder of the subject property appears to be essentially unchanged from the previous photograph.

1992: The house, shed and cylindrical-shaped object on the subject property are still visible in the northern portion of the subject property. Unidentifiable objects (possibly small aquaculture ponds or tanks) are again visible along the west side of the property. The south two-thirds of the property has become overgrown with dense vegetation. The property appears to be inactive.

1999: The subject property appears to be essentially unchanged from the previous photograph.

2007: The house, shed and cylindrical-shaped object that were seen in the previous five photographs have been removed and are no longer visible. A large soil pile or area of disturbed soil is now visible in the eastern one-half of the subject property. The soil pile may stock piled material that originated from excavation of a retention pond that had been constructed adjacent to the north.

2010: The soil pile seen on the subject property in the previous photograph appears to have been removed. A small area of disturbed soil is visible in the northern portion of the property, but the remainder appears to have been regrown with vegetation. appears to be essentially unchanged from the previous photograph.

2013 The subject property appears to be essentially unchanged from the previous photograph.

2017: The subject property appears to be essentially unchanged from the previous photograph.

7.5 Previous Environmental Investigations

No previous environmental investigation reports for the subject property were provided by the client or found in the regulatory agency review.

Based on all the information obtained, and the standard record sources utilized during the course of this assessment, no additional record sources were deemed necessary for the purpose of identifying *RECs* associated with the subject property.

8.0 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

8.1 Fire Insurance Maps

Sanborn® Fire Insurance Maps were not available for the adjoining properties.

8.2 City Directories

Because the surrounding properties have been historically undeveloped or agricultural with no

historical address, city directory listings for adjacent properties were not reviewed.

8.3 Historical Topographic Maps

No marshy areas, mines, or borrow pits are depicted on the adjoining properties in any of the topographic maps reviewed.

8.4 Historical Aerial Photographs

1944: The adjacent properties to the north, west, and south appear to be pastureland similar to the subject property. The adjacent property to the east (across South 25th Street) appears to be agricultural (row crops) with small irrigation ditches at approximate 100-foot intervals.

1950: The adjacent properties appear to be essentially unchanged except that the property to the east no longer appears to be agricultural. The small irrigation ditches are no longer visible.

1958: Numerous (at least 210) small, elliptical-shaped ponds in rows that has the appearance of an aquaculture operation or tropical fish farm are now visible on the adjacent property to the west. The buildings on the subject property appear to be associated with the aquaculture operation to the west. The adjacent property to the south appears as low-growth vegetation (grass). Two small buildings (possibly houses or one house and a shed) are now visible approximately 400 feet to the south. A citrus grove is now visible adjacent to the east (across South 25th Street).

1969: The ponds on the adjacent property to the west have been reconfigured. The ponds have been expanded in size and a fewer number of them (approximately 56) are now visible. Approximately 18 new small elliptical-shaped ponds (two rows of nine) are now visible on the adjacent property to the south. A citrus grove is now visible on the adjacent property to the north (across the drainage ditch). The trees appear to be young. The adjacent property to the east (across South 25th Street) appears to be essentially unchanged (citrus grove). subject property appears to be essentially unchanged from the previous photograph.

1980: The aquaculture operation is still visible adjacent to the west. The ponds have been reconfigured again. There are now five rows with 12 ponds in each row. The ponds on the adjacent property to the south that were visible in the previous photograph have been removed and filled. This area now appears as low-growth vegetation (grass). The citrus grove to the north is still visible. The adjacent

property to the east (across South 25th Street) appears to be inactive and has reverted into woodlands. South 25th Street now appears to be paved.

1992: Development of Palm Lakes Gardens to the south and west appear to be ongoing. Two houses within this development are visible adjacent to the south of the subject property. The adjacent lots to the west have been cleared for development but appear to be vacant. The citrus grove to the north and woodlands to the east (across South 25th Street) are still visible.

1999: The surrounding properties appear to be essentially unchanged from the previous photograph.

2007: Construction of Fort Pierce Central High School to the north appears to be ongoing. A retention pond for the high school has been constructed immediately to the north of the subject property. Houses within the Palm Lakes Gardens Development are now visible on the adjacent lots to the west and southwest of the subject property. Widening of South 25th Street into a divided, 4-lane roadway appears to be in progress. A pond has been constructed to the east (across South 25th Street).

2010: Construction of the high school to the north and widening of South 25th Street appear to be completed. The remaining surrounding areas appear to be essentially unchanged from the previous photograph.

2013: The surrounding areas appear to be essentially unchanged from the previous photograph.

2017: The surrounding areas appear to be essentially unchanged from the previous photograph.

9.0 SITE RECONNAISSANCE INFORMATION

9.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying *RECs* in connection with the property. GFA personnel visually and physically observed the property not obstructed by bodies of water, adjacent buildings, or other obstacles, such as high-standing vegetation. Robert P. Crowell, P.G., Senior Geologist with GFA performed a walk-through reconnaissance at the subject property on August 17, 2018. The subject property boundaries were based on the information provided by the Client. Photographs of the subject

property taken during site reconnaissance are included as **Appendix E**.

9.2 General Site Setting

Within the scope of this Phase I ESA, GFA noted the uses and conditions of the subject property, to the extent visually or physically observed during the site visit. The subject property was observed to be vacant vegetated land.

9.3 Hazardous Substances in Connection with Identified Uses

One 5-gallon bucket labeled "Bull's Eye Primer and Sealer" and two rusted 1-gallon paint cans were observed among discarded debris on the property. The 5-gallon bucket was sealed with a lid. It was observed to contain liquid, but no evidence of a release was observed. One of the two paint cans appeared to have released cured paint to the ground surface. Because the release was limited and cured paint, it is considered to be *de minimis*. No other hazardous substances were observed on the subject property during site reconnaissance.

9.4 Storage Tanks

No aboveground or evidence of underground storage tank systems (vent pipes, fill ports, pipelines, or access ways indicating underground storage tanks) were observed on the subject property during the site visit.

9.5 Odors

No noxious or unusual odors were detected on the property during the site reconnaissance.

9.6 Pools of Liquid

No standing surface water or other pools of liquid were observed on the property.

9.7 Drums

One open-top 55-gallon unlabeled high-density polyethylene (HDPE) drum was observed partially buried with a debris pile. The drum appeared to contain trash. Another open-top 55-gallon unlabeled HDPE drum that had been cut in half also was observed among a debris pile. This drum was observed to contain broken aquarium glass.

9.8 Hazardous Substance and Petroleum Products Containers

No hazardous substances or petroleum product containers were evident at the subject property.

9.9 Unidentified Substance Containers

No significant unidentified substance containers were observed on the property during the site visit.

9.10 Indications of Polychlorinated Biphenyls

No pole or pad-mounted electrical transformers or other electrical equipment that may contain polychlorinated biphenyls (PCBs) were noted on the subject property.

9.11 Indications of Pits, Ponds or Lagoons

No evidence of pits, ponds, or lagoons; stained soil or pavement; stressed vegetation; solid waste disposal, waste burial, waste water discharges, septic systems; or potable or irrigation wells was observed on the subject property. No evidence of trash, debris or improper fill materials was observed.

9.12 Indications of Solid Waste Disposal

Several piles of discarded debris and trash were observed on the property. In particular, the majority of the discarded trash/debris was observed near the west boundary and in the south-central portion of the property. The discarded debris consisted of broken concrete and cinder blocks, scrap plastic piping, scrap wood, clothing and rugs, scrap plastic, water treatment cannisters and broken glass. A few discarded tires were observed near the southeast corner of the subject property. These discarded debris materials appear to be inert and not likely to adversely impact soil or groundwater at the site. However, much of the debris were buried in piles and/or covered with dense vegetation precluding precise inspection. This discarded debris/trash may be in violation of Florida Statute 403.413 (“Florida Litter Law”).

9.13 Other Observations

No other significant observations were noted.

10.0 INFORMATION FROM INTERVIEWS

10.1 Interview with Owner

The contact information for the current owner was not provided and an owner questionnaire was not returned. For these reasons, no owner interviews were performed. This is considered a data gap.

10.2 Interview with Occupants

The property is currently unoccupied.

10.3 Interviews with Local Government Officials

GFA conducted a file review on the Florida Department of Environmental Protection's online OCULUS system regarding the subject property and surrounding properties identified during the records review. Information obtained during the interview is included in this report.

11.0 DATA GAPS AND FAILURE

11.1 Data Gaps

Dense vegetation precluded precise inspection to portions of the property. The contact information for the current owner was not provided and an owner questionnaire was not returned. For these reasons, no owner interviews were performed. An ELS was not performed. The data gaps identified are not considered significant and do not indicate the likelihood of past uses having led to *RECs* in connection with the property.

11.2 Data Failure

A data failure occurs when the review of historical information, does not identify the use of a property back to the first development or to 1940 (whichever is earlier). The earliest available record for the site dates back to a 1944 aerial photograph, which depicts the site and surrounding areas as undeveloped pastureland. Due to visible observations made and a review of the available historical resources, this data failure does not pose a *REC* in connection with the subject property.

12.0 FINDINGS

GFA has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E1527-13 of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. Any limitations, exceptions, or deletions from this practice are described in this report.

12.1 *VECs*

Based on our research and site reconnaissance, no *VECs* were identified in connection with the subject property.

12.2 RECs

Based on our research and site reconnaissance, no *RECs* were identified in connection with the subject property.

12.3 Controlled Environmental Conditions

Based on our research and site reconnaissance, no *controlled RECs* were identified in connection with the subject property.

12.4 Historical Environmental Conditions

Based on our research and site reconnaissance, *no historical RECs* were identified in connection with the subject property.

12.5 *De minimis* Conditions

De minimis conditions identified in relation to the subject property include a small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a *REC*.

13.0 OPINION

It is the opinion of GFA that no further assessment or investigation is necessary at this time. The discarded debris/trash should be removed for proper disposal.

14.0 CONCLUSIONS

GFA has performed a Phase I Environmental Site Assessment of a ±1.4-acre vacant property located at 4201 South 25th Street in Fort Pierce, Florida 34981. The assessment was performed in general conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in this report.

This assessment has revealed no evidence of *RECs or VECs* in connection with the subject property.

A small volume of discarded trash/debris was observed on the property. The trash/debris consisted of inert materials and therefore, is not considered a REC. This may be in violation of the Florida Statutes 403.413 ("Florida Litter Law"). The discarded trash/debris should be removed for proper disposal.

15.0 DEVIATIONS

No deviations from the standard practices occurred during the Phase I ESA. No other deviations regarding budgets, due dates, or limitations were encountered during the course of this Phase I ESA.

16.0 ADDITIONAL SERVICES

The purpose of the Phase I ESA was met through the performance of four components: records review, site reconnaissance, interviews, and preparation of the Phase I ESA report. Non-scope considerations, or those issues considered to be of potential environmental concern at a property outside the scope of the ASTM E 1527-13 practice, were not addressed. More specifically, non-scope considerations which were not included within GFA's Phase I ESA scope of work included, but were not limited to: asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical risks, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality (with exception of vapor intrusion due to a release of hazardous substances or petroleum compounds), and high voltage

power lines. In accordance with ASTM E 1527-13, Section 13.1.5, no assessment of such non-scope considerations is required for appropriate inquiry as defined in the standard practice.

16.1 Suspect Asbestos Containing Materials

An asbestos inspection was not performed as part of this assessment. No current building structures are located on the subject property. No suspected asbestos containing materials were observed.

16.2 Lead-Based Paint

A lead-based paint survey was not performed as part of this assessment. No painted surfaces were observed on the property.

16.3 Mold

A mold survey was not conducted as part of this Phase I ESA. However, no obvious mold-impacted areas were observed.

16.4 Radon

Radon is a naturally-occurring radioactive gas generated from the decay of radium. It cannot be seen, smelled, or tasted. Indoor radon levels, which are dependent upon the construction of the building and the concentration of radon in the underlying soils, are more commonly a potential area of concern for buildings that have a basement. Based on the "Florida Statewide Radiation Study" prepared by Geomet Technologies, Inc., for the Florida Institute of Phosphate Research in November 1987, St. Lucie County has a low potential for radon. For that study, a total of 31 indoor radon samples were collected in St. Lucie County. Radon concentrations ranged from 0.2 picoCuries per liter (pCi/L) to 1.0 pCi/L. None of the 31 samples tested contained radon above the USEPA guidance concentration of 4.0 pCi/L.

The USEPA has designated St. Lucie County as a Zone 3, the lowest radon potential (EPA's Map of Radon Zones-Florida, United States Environmental Protection Agency, Office of Radiation and Indoor Air, September 1993). The predicted indoor radon concentration for Zone 3 is less than 2 pCi/L. Based on the referenced data, the potential for radon exposure, exceeding the USEPA guidance levels at the subject property is low.

16.5 Lead in Drinking Water

The property is undeveloped with no current building structures. No potable/drinking water

supplies currently exist on the subject property. Based on current infrastructure, water to the property is expected to become available from Fort Pierce Utilities. According to the Fort Pierce Utilities website, the 90th percentile lead concentration in the general distribution system in 2017 (latest results available) was 0.7 parts per billion (ppb). This is below the Action Level (State Drinking Water Standard and Maximum Contaminant Level) of 15 ppb. Based on the referenced data, the potential for lead in drinking water exposure, exceeding the Action Level at the subject property is low.

16.6 Wetlands

A wetlands survey was not performed as part of this Phase I ESA. No obvious wetland areas were observed on the subject property. Soil types indicative of wetland areas were not identified on the subject property. The National Wetlands Inventory (NWI) map does not identify wetlands on the subject property.

16.7 Threatened and Endangered Species

A specific Threatened and Endangered (T&E) Species survey was not performed as part of this Phase I ESA. However, GFA will note if T&E species or evidence of T&E species are observed. No obvious evidence of T&E species (gopher tortoise burrows) were observed on the subject property.

16.8 Wellfield Protection Zones

GFA reviewed the City of Fort Pierce Comprehensive Plan, GOP Map 1-4 dated February 2011, "Well Locations and Wellfield Protection Zones". The subject property is not located within any wellfield protection zones.

17.0 REFERENCES

1. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM Practice E 1527-13)*: 1916 Race Street, Philadelphia 19103.

2. Environmental Data Resources (EDR®), Inc., Radius Map satisfying Government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-13.

3. *Geologic Map of Florida*: U.S. Geologic Survey - State of Florida; Center for Environmental & Natural Resources. 1981.

4. Geomet Technologies, Inc., 1987. "Florida Statewide Radiation Study". prepared for the Florida Institute of Phosphate Research, November 1987.

5. *The Physiographic Divisions of Florida*: Cooperative Extension Service; University of Florida; Institute of Food & Agricultural Sciences; U.S. Department of Agriculture. 1981.

6. Google Earth. 2018. [Online] http://earth.google.com/download-earth.html.

7. Reese, R.S., 2004. Hydrogeology, Water Quality, and Distribution and Sources of Salinity in the Floridan Aquifer System, Martin and St. Lucie Counties, Florida, United States Geological Survey, Water Resources Investigations Report 03-4242, 2004.

8. Watts, F. C., and Stankey, D., L., 1980. *Soil Survey of St. Lucie County Area, Florida*: U.S. Department of Agriculture, Soil Conservation Service, March 1980.

9. USEPA, 1993. "EPA's Map of Radon Zones-Florida", Office of Radiation and Indoor Air, September 1993.

18.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of individuals participating in this ESA are included in **Appendix F**.

FIGURES

Figure 1: Site Location Map
Figure 2: Site Sketch
Figure 3: Topographic Map
Figure 4: Aerial Photograph, 1944
Figure 5: Aerial Photograph, 1950
Figure 6: Aerial Photograph, 1958
Figure 7: Aerial Photograph, 1969
Figure 8: Aerial Photograph, 1980
Figure 9: Aerial Photograph, 1992
Figure 10: Aerial Photograph, 1999
Figure 11: Aerial Photograph, 2007
Figure 12: Aerial Photograph, 2010
Figure 13: Aerial Photograph, 2013
Figure 14: Aerial Photograph, 2017

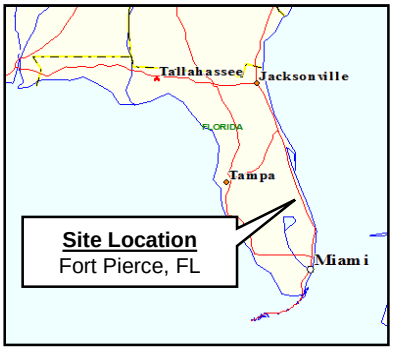
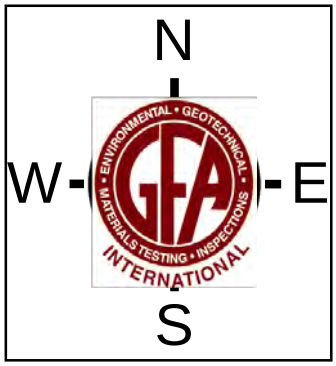
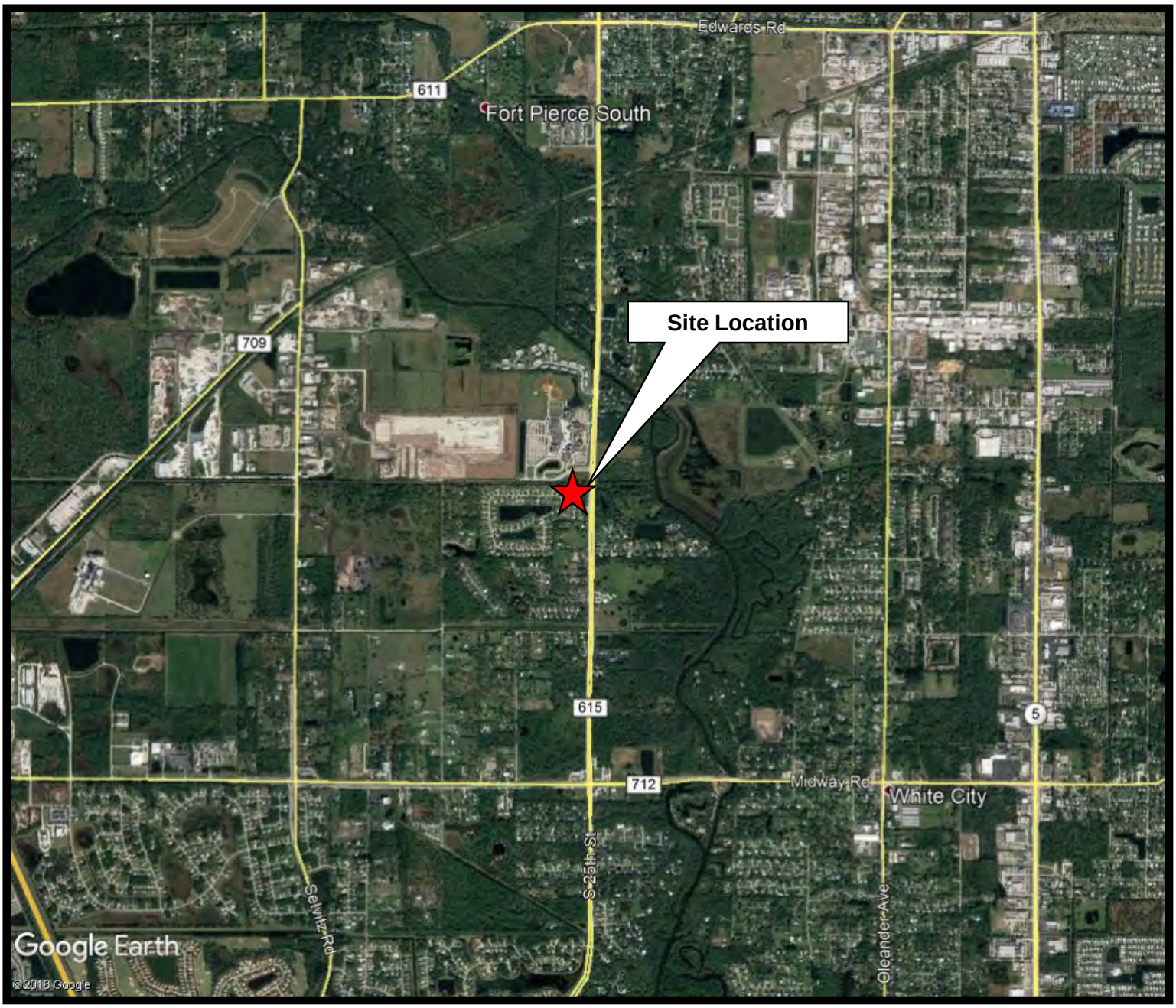


FIGURE 1
SITE LOCATION MAP

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981





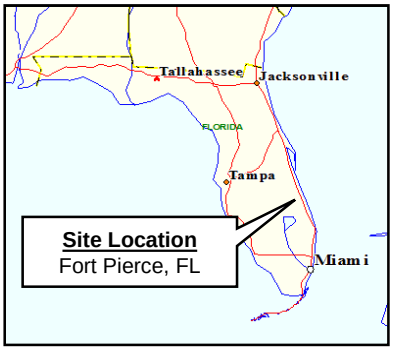


FIGURE 2
SITE SKETCH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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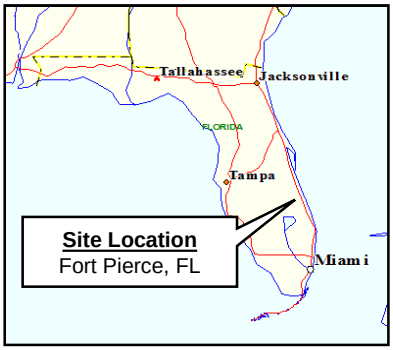
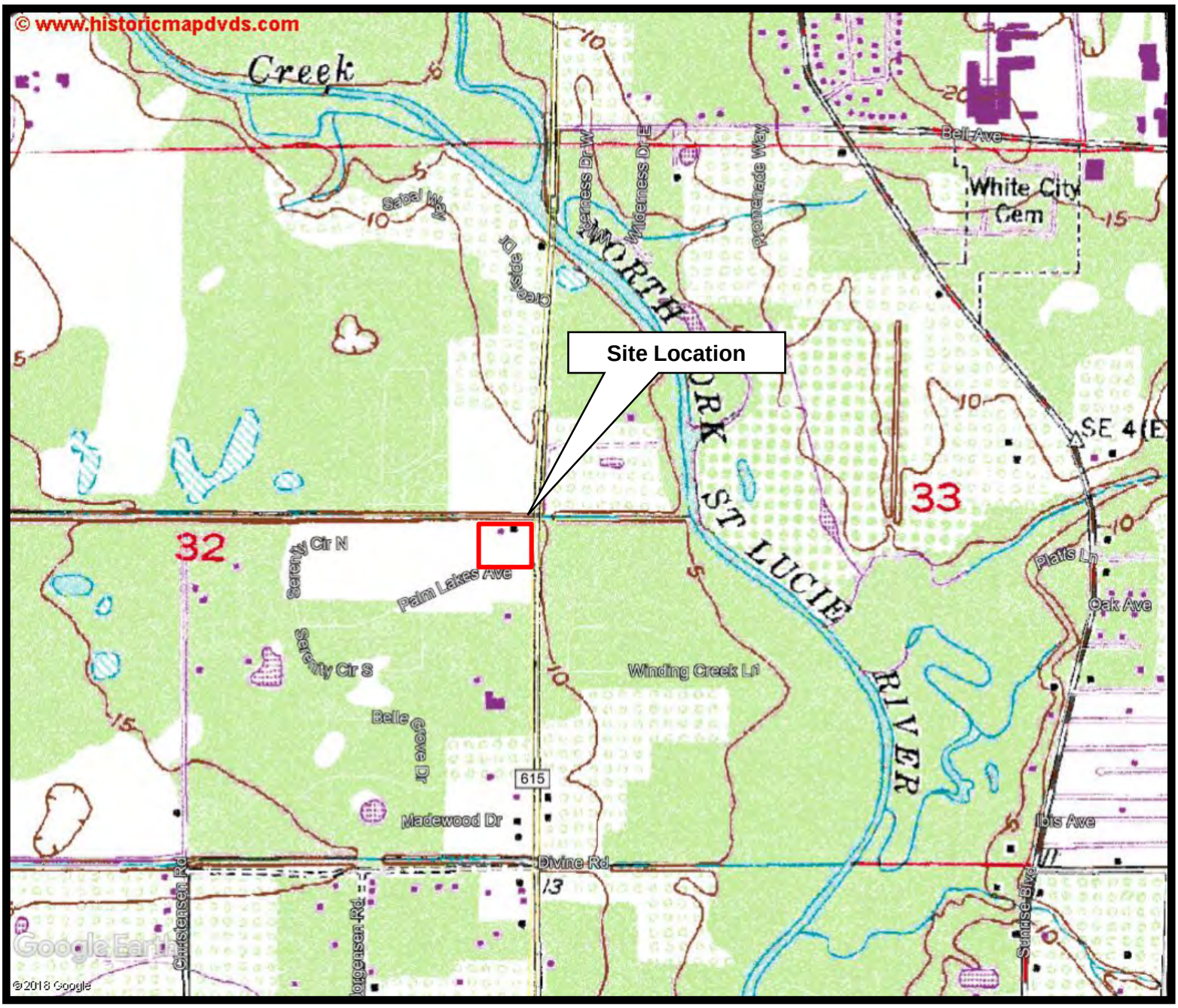


FIGURE 3
TOPOGRAPHIC MAP

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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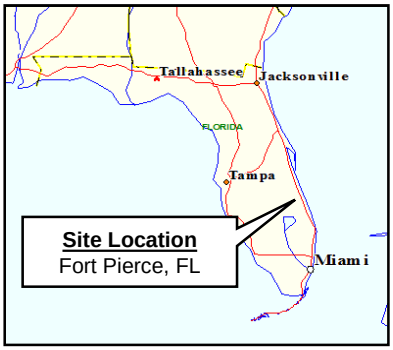
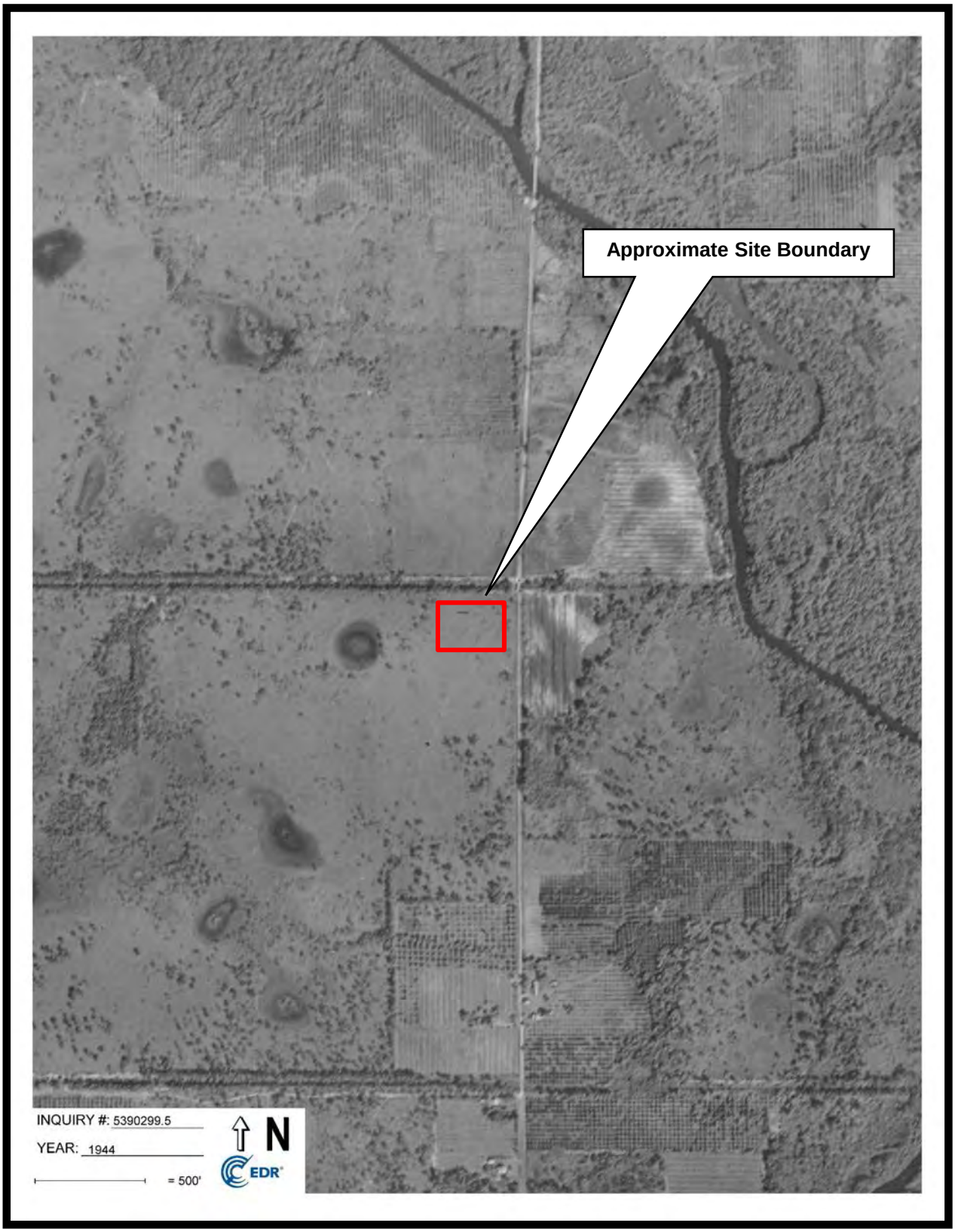


FIGURE 4
1944 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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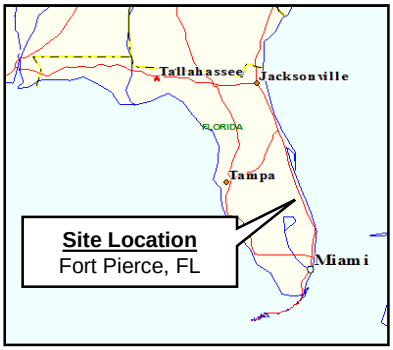
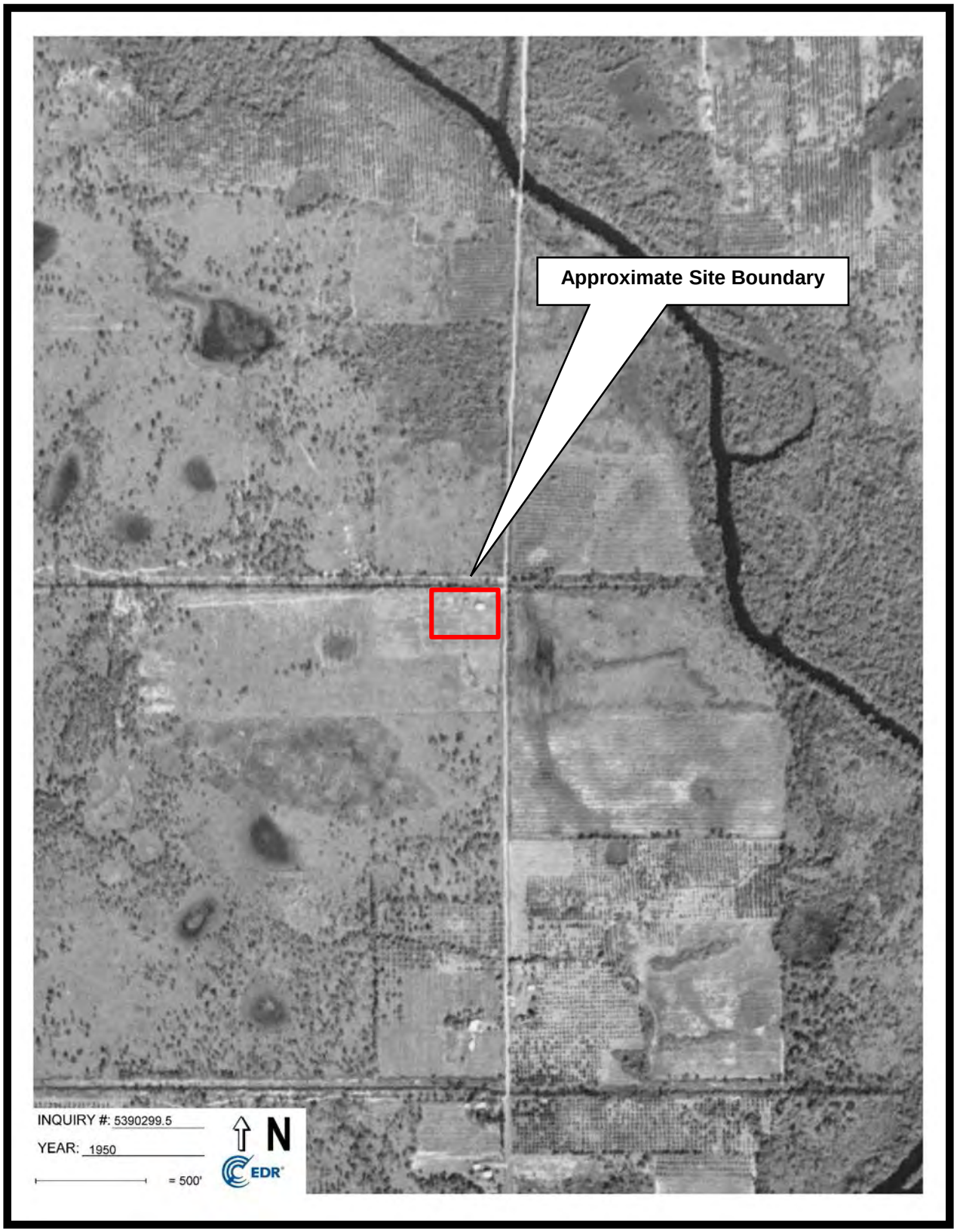


FIGURE 5
1950 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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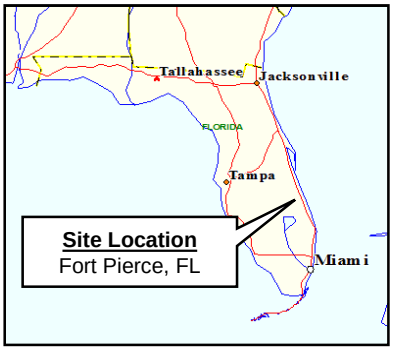
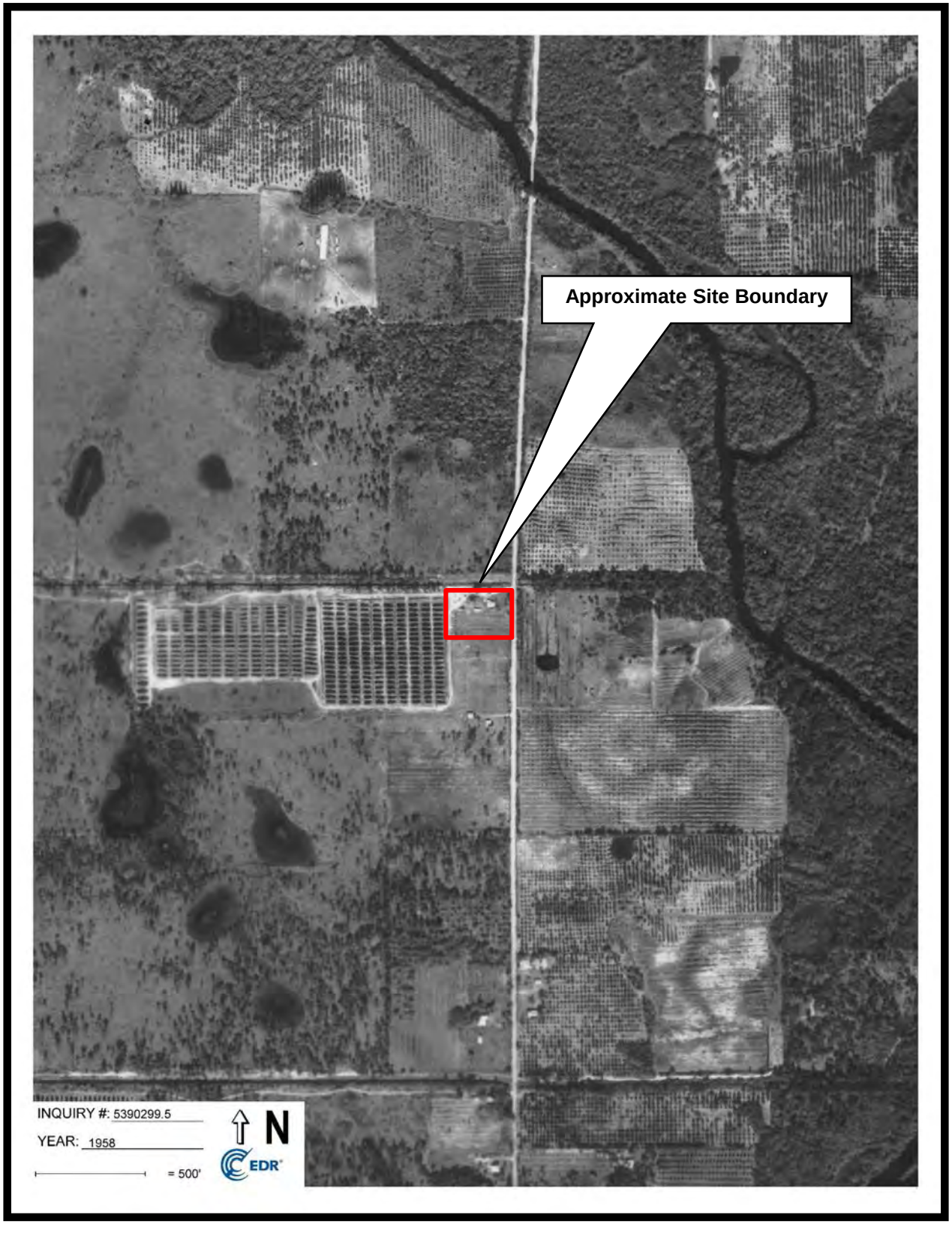


FIGURE 6
1958 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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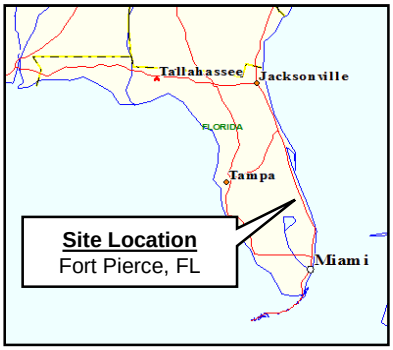
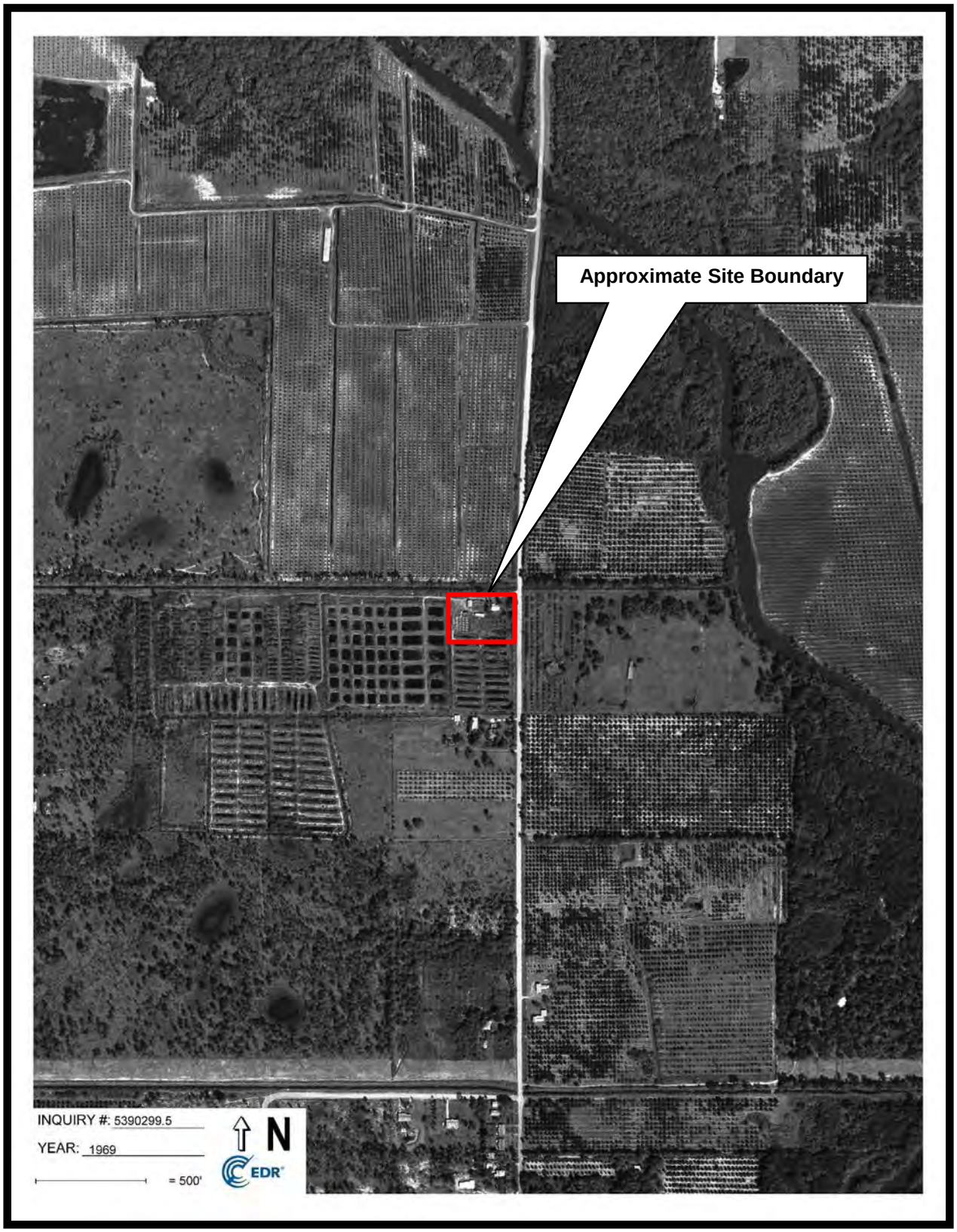


FIGURE 7
1969 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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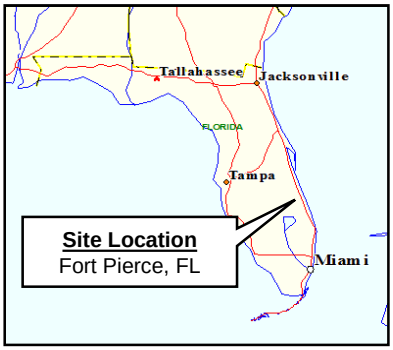
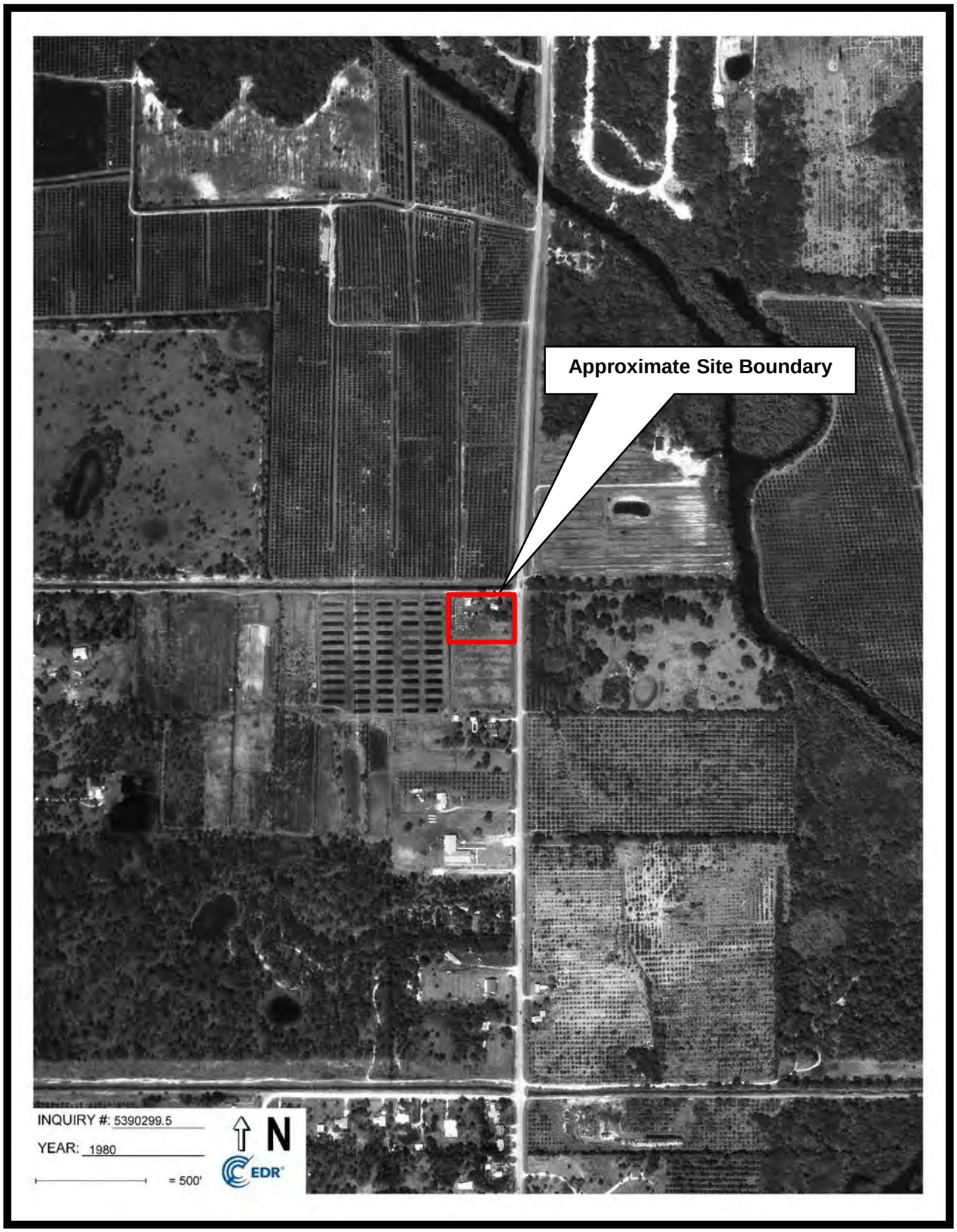


FIGURE 8
1980 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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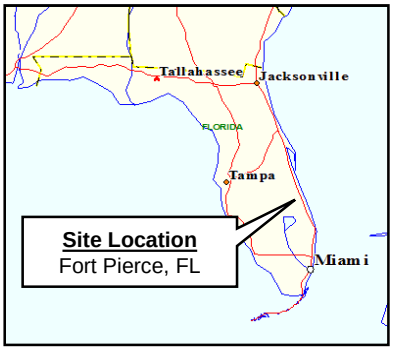
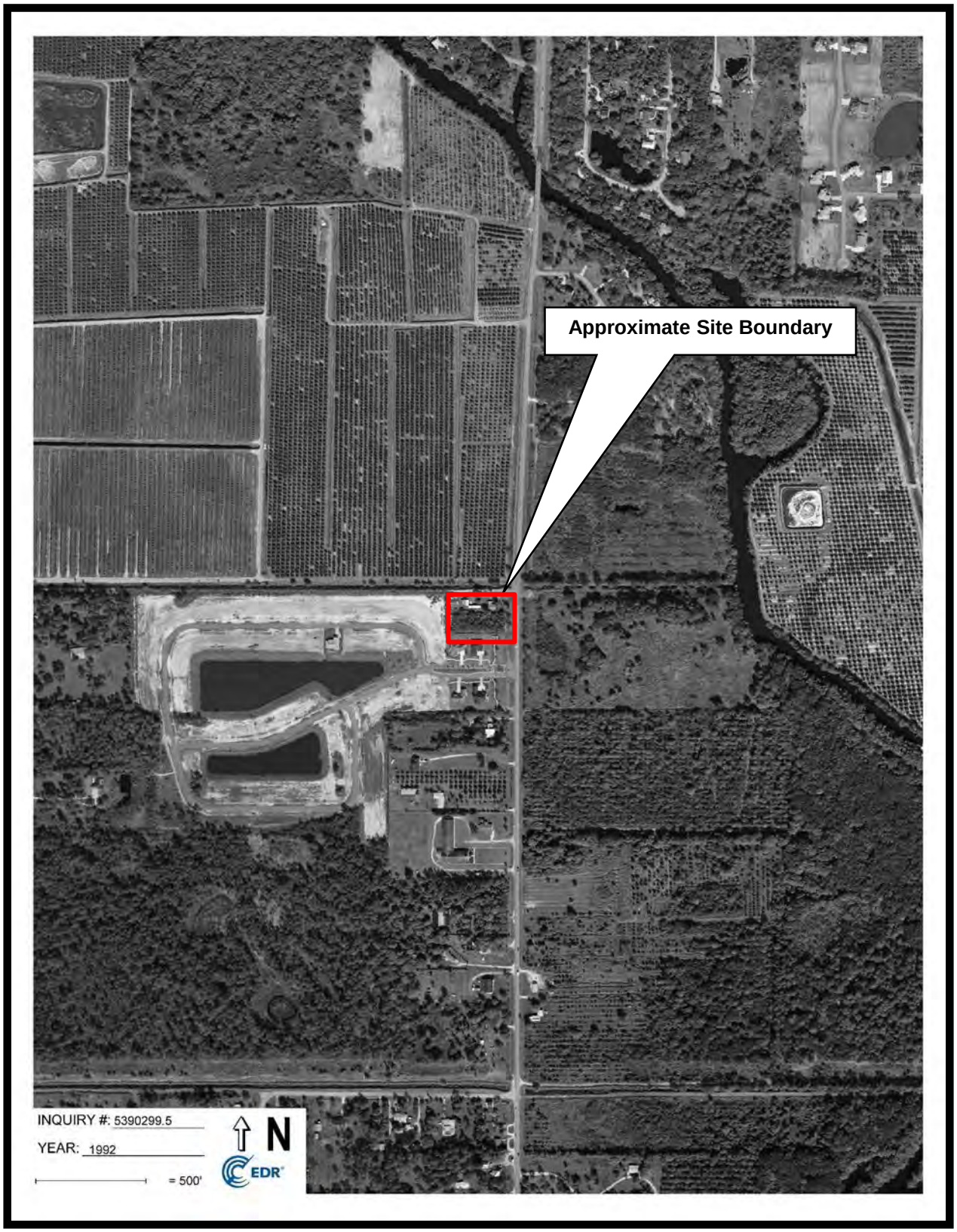


FIGURE 9
1992 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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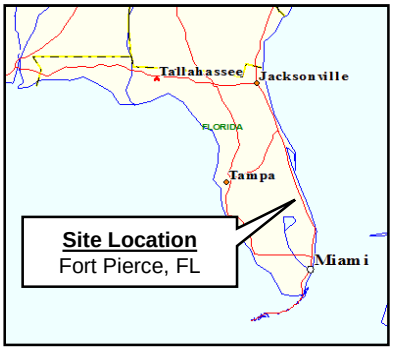


FIGURE 10
1999 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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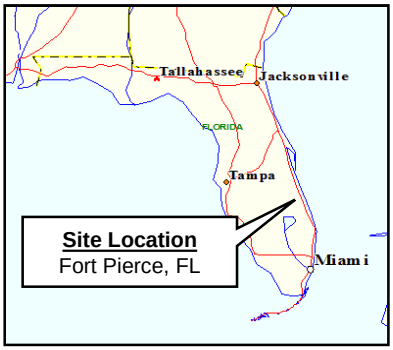
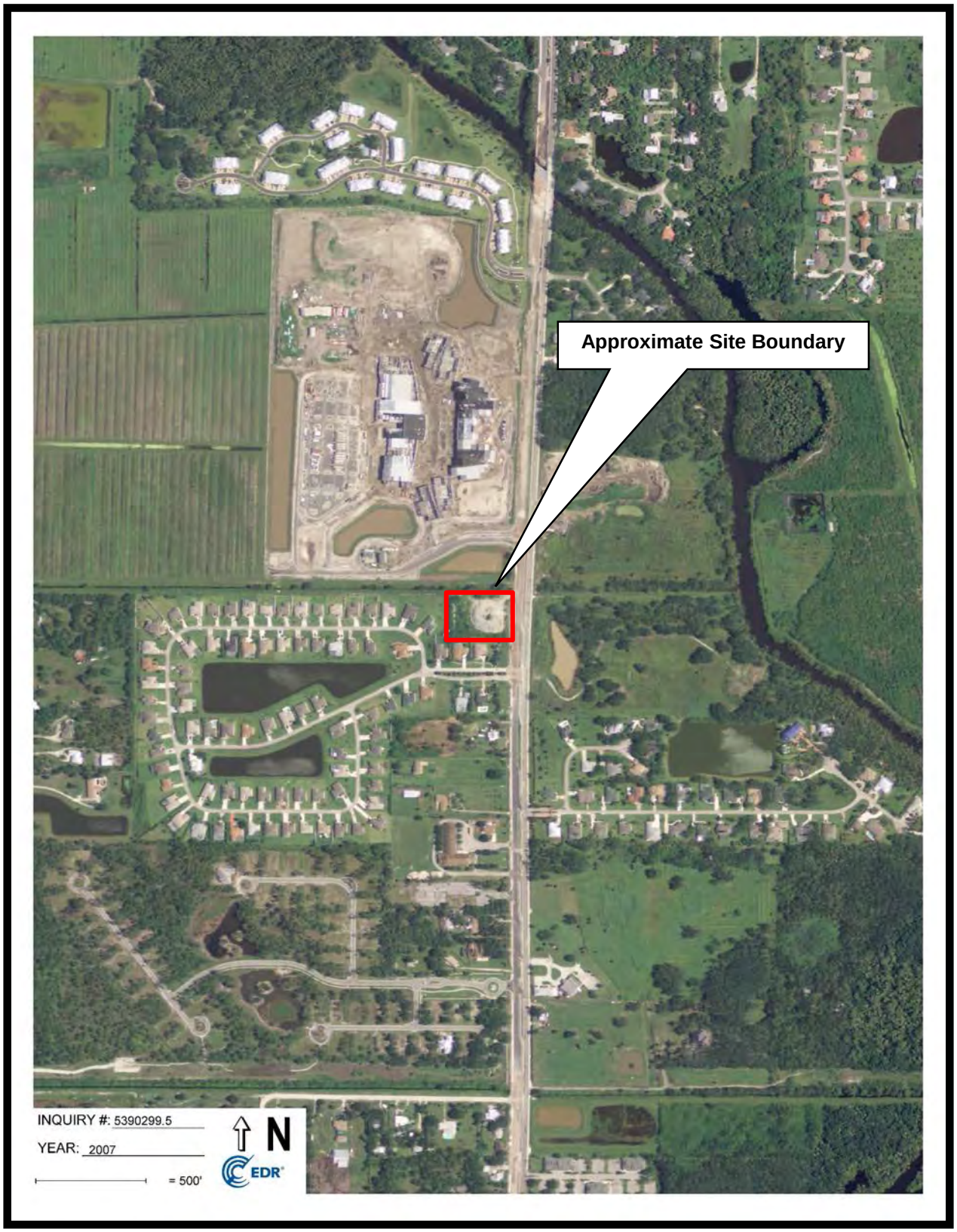


FIGURE 11
2007 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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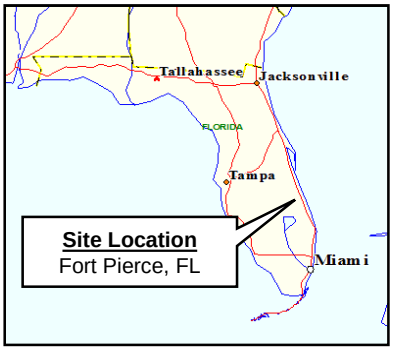


FIGURE 12
2010 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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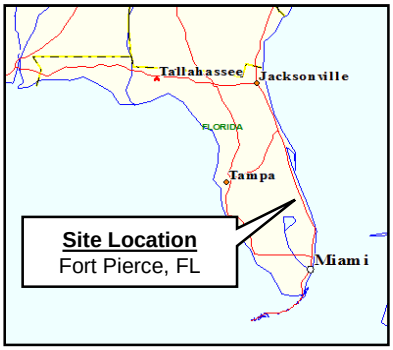


FIGURE 13
2013 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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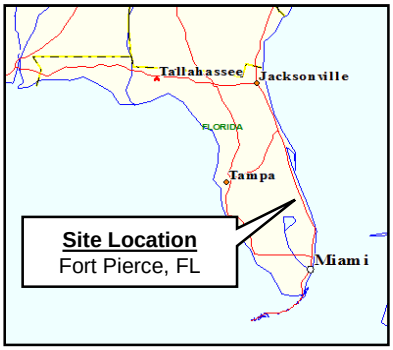


FIGURE 14
2017 AERIAL PHOTOGRAPH

1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

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APPENDIX A

Environmental Information Questionnaire

ENVIRONMENTAL INFORMATION QUESTIONNAIRE (EIQ)
(To be completed during site investigation activities)

DATE: Site Visit – August 17, 2018

PROJECT NAME: 18-8676.00 – 1.4-Acre Vacant Property

PROJECT ADDRESS AND LOCATION:4201 South 25th Street, Fort Pierce, St. Lucie County, Florida

CLIENT: Red Lion Construction Corporation

CLIENT ADDRESS: 701 Hidden River Drive, Port St. Lucie, Florida 34983

CLIENT PHONE NUMBER: (727) 463-3800

PROPERTY OWNER: Kelly Smith

Address:

PROPERTY MANAGER:

Address:

Phone:

OCCUPANTS: N/A

Address:

Phone:

Question	Observed During Site Visit		
1a. Is the property used for an *industrial* use?	☐Yes	☒ No	☐ Unk
1b. Is any *adjoining property* used for an industrial use.	☐Yes	☒ No	☐ Unk
2a. Did you observe evidence or do you have any prior knowledge the *property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past.	☐Yes	☒ No	☐ Unk
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	☐Yes	☒ No	☐ Unk
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility.	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	☐Yes	☒ No	☐ Unk
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums (*typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	☐Yes	☒ No	☐ Unk
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?	☐Yes	☒ No	☐

Question	Observed During Site Visit		
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?	☐Yes	☒ No	☐ Unk
8a. Are there currently any *pits*, *ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	☐Yes	☒ No	☐ Unk
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the property in connection with waste treatment or waste disposal.	☐Yes	☒ No	☐ Unk
9a. Is there currently any stained soil on the *property*.	☐Yes	☒ No	☐ Unk
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	☐Yes	☒ No	☐ Unk
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	☐Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*.	☐	☒ No	☐ Unk
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐ Yes	☒ No	☐ Unk
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐ Yes	☒ No	☐ Unk
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property.	☐ Yes	☒ No	☐ Unk

Question	Observed During Site Visit		
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	☐	☒ No	☐ Unk
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminates have been identified in the well of system that exceed guidelines applicable to the water system?	☐Yes	☒ No	☐ Unk
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental / health agency?	☐Yes	☒ No	☐ Unk

Question			
14. Does the *owner* or *occupant* of the *property* have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15a. Has the owner or occupant of the property been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question			
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	☐Yes	☒ No	☐ Unk
16. Does the owner or *occupant* of the *property* or facility have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	☐Yes	☒ No	☐ Unk
17. Does the *owner* or *occupant* of the *property* know of the any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened of any *hazardous substance* or *petroleum products* involving the *property* by owner or occupant of the *property*?	☐Yes	☒ No	☐ Unk

Observed During Site Visit

Question	Observed During Site Visit		
18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	☐Yes	☒ No	☐ Unk
18b.Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	☐Yes	☒ No	☐ Unk
19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products,* unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property?*	☒Yes (discarded debris was observed)	☐ No	☐ Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's?	☐Yes	☒ No	☐ Unk

Government Records / Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

Database	Approximate Minimum Search Distance, miles (kilometers)		
Federal NPL site list	1.0 (1.6)	☐Yes	☒No
Federal Delisted NPL site list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) list	0.5 (0.8)	☐Yes	☒No
Federal SEMS (CERCLIS) NFRAP site list	0.5 (0.8)	☐Yes	☒No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	☐Yes	☒No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	☐Yes	☒No
Federal RCRA generators list	Property and adjoining properties	☐Yes	☒No
Federal institutional control/engineering control registries	Property only	☐Yes	☒No
Federal ERNS list	Property only	☐Yes	☒No

State and tribal lists of hazardous waste sites identified for investigation or remediation:

Database	Approximate Minimum Search Distance, miles (kilometers)		
State–and tribal equivalent NPL	1.0 (1.6)	☐Yes	☒No
State–and tribal equivalent CERCLIS	0.5 (0.8)	☐Yes	☒No
State-and tribal landfill and/or solid waste disposal site lists	0.5 (0.8)	☐Yes	☒No
State-and tribal leaking storage tanks lists	0.5 (0.8)	☐Yes	☒No
State-and tribal registered storage tanks lists	0.25 (0.4)	☐Yes	☒No
State and tribal institutional control/engineering control registries	0.25 (0.4)	☐Yes	☒No
State and tribal voluntary cleanup sites	0.5 (0.8)	☐Yes	☒No
State and tribal Brownfield sites	0.5 (0.8)	☐Yes	☒No

22.	Based upon a review of fire insurance maps 10.2.3 or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?	☐ Yes	☒ No	☐ Unk

The *Site Visit* and *Government Records* and *Historical Sources Inquiry* questionnaires were completed by:

Name	Robert P. Crowell, P.G.
Title	Senior Geologist/Environmental Department Manager
Firm	GFA INTERNATIONAL
Address	607 NW Commodity Cove Port St. Lucie, Florida 34986
Phone number	(772) 924-3575
Date	August 17, 2018

Preparer's relationship to site: Environmental Professional/Assessor
Preparer's relationship to user: Consultant

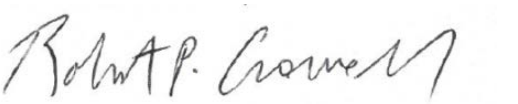
If the preparer(s) is different from the user, complete the following:

Name of User: Red Lion Construction Corporation.

User's address: 701 Hidden River Drive, Port St. Lucie, Florida 34983

User's phone number: (727) 463-3800

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature 

APPENDIX B

Legal Description

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

Property Identification

Site Address: 4201 S 25th ST
Sec/Town/Range: 32/35S/40E
Map ID: 24/32S
Zoning: OFFICE COM

Parcel ID: 2432-411-0001-000-2
Account #: 33010
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

Kelly Smith
Corine Van Grootherest

2045 SE Avon Park DR
Port St Lucie, FL 34952



Legal Description

32 35 40 S 200 FT OF N 242.5 FT OF W 316 FT OF E 356 FT OF NE 1/4 OF NE 1/4 OF SE 1/4-LESS AS IN OR 659-1136- (1.40 AC) (OR 2122-394: 2155-411)

Current Values

Just/Market Value:	$49,000
Assessed Value:	$49,000
Exemptions:	$0
Taxable Value:	$49,000

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.4
Land Size (SF):	60,984

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 7, 2005	2155 / 0411	XX01	QC	Dr Kelly Smith Inc	$38,000
Dec 17, 2004	2122 / 0394	XX00	WD	Shadle Harold A	$140,000
Aug 9, 1991	0759 / 1839	XX01	FJ	Shadle Harold A	$0
Nov 1, 1979	0321 / 2910	XX00	CV		$72,000
Jun 1, 1977	0269 / 2848	XX00	CV		$71,500
Jan 1, 1900	0240 / 2690	XX00	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

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

Interior Data

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

APPENDIX C

EDR® Environmental Database Search Report

1.4-Acre Undeveloped Property
4201 South 25th Street
Fort Pierce, FL 34981

Inquiry Number: 05390299.2r
August 13, 2018

The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Executive Summary	ES1
Overview Map	2
Detail Map	3
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Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). GFA INTERNATIONAL used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by GFA INTERNATIONAL. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

COORDINATES

Latitude (North):	27.3884040 - 27° 23' 18.25''
Longitude (West):	80.3509570 - 80° 21' 3.44''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	564174.2
UTM Y (Meters):	3029454.0
Elevation:	9 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5656797 FORT PIERCE, FL
Version Date:	2012
Southeast Map:	5656775 ANKONA, FL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150904
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	IMMANUEL CHRISTIAN A	4401 S. 25TH STREET	FINDS	Higher	1092, 0.207, South
A2		4401 SOUTH 25TH STRE	SPILLS	Higher	1092, 0.207, South
3	FORT PIERCE CENTRAL	W SIDE OF 25TH ST	FINDS, ECHO	Higher	1212, 0.230, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

SHWS ---------- Florida's State-Funded Action Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Facility Database

State and tribal leaking storage tank lists

LUST ---------- Petroleum Contamination Detail Report
LAST ---------- Leaking Aboveground Storage Tank Listing
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
FF TANKS ---------- Federal Facilities Listing
UST ---------- Storage Tank Facility Information
AST ---------- Storage Tank Facility Information
INDIAN UST ---------- Underground Storage Tanks on Indian Land
TANKS ---------- Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS ---------- Institutional Controls Registry
INST CONTROL ---------- Institutional Controls Registry

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Sites
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ---------- Recycling Centers
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register

PRIORITYCLEANERS	Priority Ranking List
Fl Sites	Sites List
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
SPILLS 90	SPILLS 90 data from FirstSearch
SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Permitted Facilities Listing
ASBESTOS	ASBESTOS
CLEANUP SITES	DEP Cleanup Sites - Contamination Locator Map Listing

DEDB ---------- Ethylene Dibromide Database Results
DRYCLEANERS ---------- Drycleaning Facilities
DWM CONTAM ---------- DWM CONTAMINATED SITES
Financial Assurance ---------- Financial Assurance Information Listing
FL Cattle Dip. Vats ---------- Cattle Dipping Vats
RESP PARTY ---------- Responsible Party Sites Listing
SITE INV SITES ---------- Site Investigation Section Sites Listing
TIER 2 ---------- Tier 2 Facility Listing
UIC ---------- Underground Injection Wells Database Listing
NPDES ---------- Wastewater Facility Regulation Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---------- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

SPILLS: Fuel Spill Cases from the Department of Environmental resource management

An online review and analysis by GFA INTERNATIONAL of the SPILLS list, as provided by EDR, and dated 04/11/2018 has revealed that there is 1 SPILLS site within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported OHMIT Incident Number: 5022 Incident Status: Closed	4401 SOUTH 25TH STRE	S 1/8 - 1/4 (0.207 mi.)	A2	8

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

An online review and analysis by GFA INTERNATIONAL of the FINDS list, as provided by EDR, and dated 02/21/2018 has revealed that there are 2 FINDS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
IMMANUEL CHRISTIAN A	4401 S. 25TH STREET	S 1/8 - 1/4 (0.207 mi.)	A1	8
FORT PIERCE CENTRAL	***W SIDE OF 25TH ST***	***NNW 1/8 - 1/4 (0.230 mi.)***	***3***	***9***

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

An online review and analysis by GFA INTERNATIONAL of the ECHO list, as provided by EDR, and dated 02/25/2018 has revealed that there is 1 ECHO site within approximately 0.25 miles of the target property.

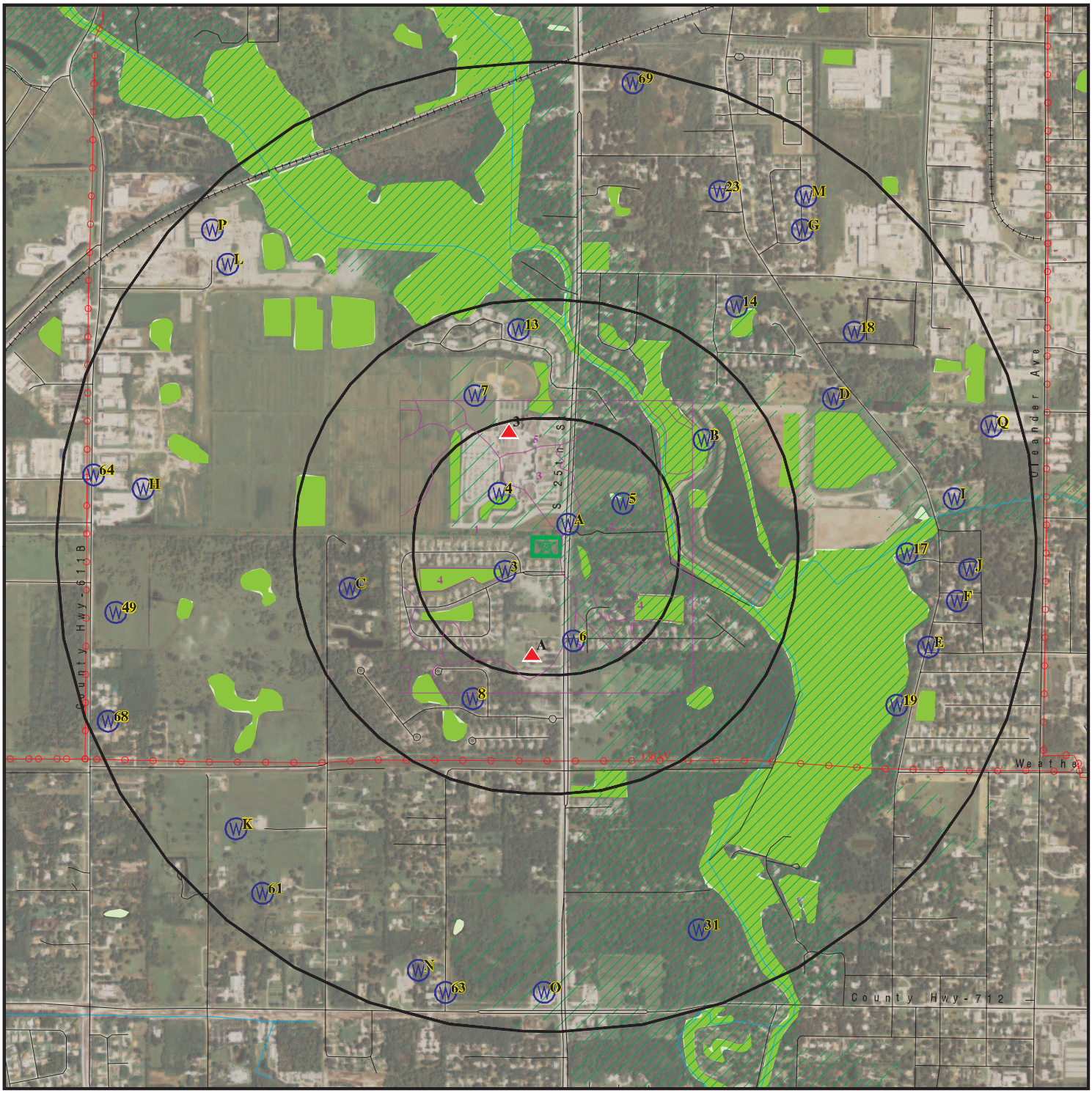
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FORT PIERCE CENTRAL	***W SIDE OF 25TH ST***	***NNW 1/8 - 1/4 (0.230 mi.)***	***3***	***9***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 29 records.

Site Name	Database(s)
SOUTH FL WATER MGMT DIST.-OKEECHOB	RGA LUST
SOUTH FL WATER MGMT DIST-OKEECHOBE	RGA LUST
BOB STRIETER GROVE	RGA LUST
FL DEPARTMENT OF TRANSPORTATION RO	RGA LUST
FL DEP OF TRANSPORTATION ROE2	RGA LUST
FL DEPT OF TRANSPORTATION	RGA LUST
FL DEPT OF TRANSPORTATION	RGA LUST
R & S EXPRESS INC 03-2I-0081	RGA LUST
R & S EXPRESS INC	RGA LUST
EVANS PROPERTIES INC-HALES 700	RGA LUST
COUNTRY STORE BAR-B-Q	RGA LUST
SKAGGS PROPERTY	RGA LUST
MERCHANT DISCOUNT FOOD	RGA LUST
HESS #09265	RGA LUST
RENTAL SERVICE CORP #47	RGA LUST
TRI W RENTAL	RGA LUST
AUTO SHOWCASE INC	RGA LUST
FORT PIERCE FOOD MART #2	RGA LUST
TEXACO - HEROES FOOD MART #2	RGA LUST
SOUTH FL WATER MGMT DIST.-FT PIERC	RGA LUST
SOUTH FL WATER MGMT DIST-FT PIERCE	RGA LUST
SOUTH FL WATER MGMT DIST-FT PIERCE	RGA LUST
JOY H LEE PROPERTY	RGA LUST
CUMBERLAND FARMS #0989	RGA LUST
G & B SERVICE CENTER	RGA LUST
5105 SOUTH INDIAN DRIVE SITE	SEMS
FRESHCO LIMITED JUICE FACILITY	NPDES
INDIAN RIVER EXCHANGE PACKERS INC	Financial Assurance
ST. LUCIE COUNTY FAIRGROUNDS DEBRI	RGA LF

OVERVIEW MAP - 05390299.2R



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

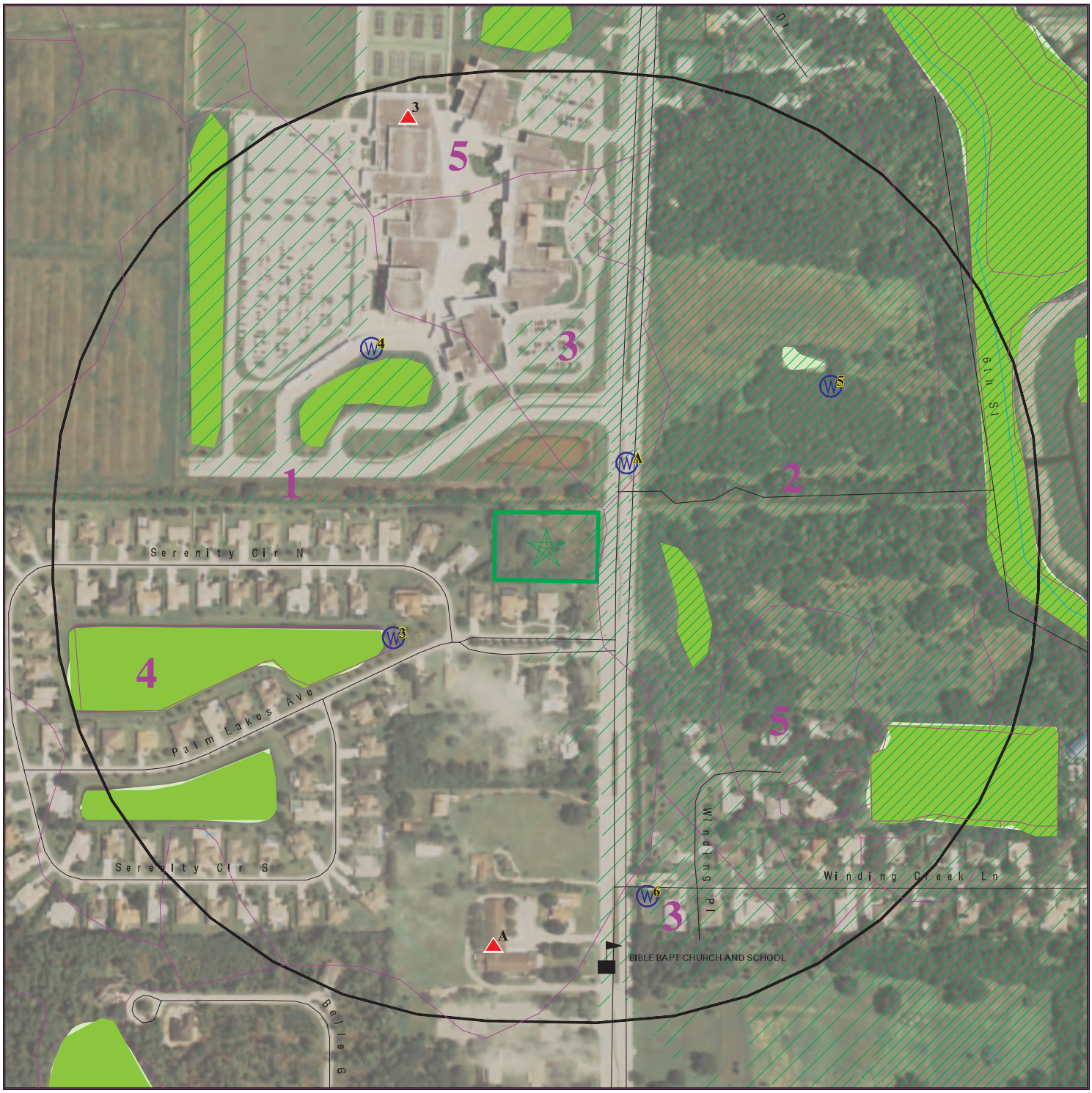
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1.4-Acre Undeveloped Property	CLIENT: GFA International
ADDRESS: 4201 South 25th Street Fort Pierce FL 34981	CONTACT: Rob Crowell INQUIRY #: 05390299.2r
LAT/LONG: 27.388404 / 80.350957	DATE: August 13, 2018 1:06 pm

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DETAIL MAP - 05390299.2R



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
100-year flood zone
500-year flood zone
National Wetland Inventory
State Wetlands
FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:09 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.250		0	0	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.250		0	0	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.250		0	0	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	0.250		0	0	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.250		0	0	NR	NR	NR	0
SPILLS	0.250		0	1	NR	NR	NR	1
SPILLS 90	0.250		0	0	NR	NR	NR	0
SPILLS 80	0.250		0	0	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	0.250		0	0	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.250		0	0	NR	NR	NR	0
TRIS	0.250		0	0	NR	NR	NR	0
SSTS	0.250		0	0	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.250		0	0	NR	NR	NR	0
RAATS	0.250		0	0	NR	NR	NR	0
PRP	0.250		0	0	NR	NR	NR	0
PADS	0.250		0	0	NR	NR	NR	0
ICIS	0.250		0	0	NR	NR	NR	0
FTTS	0.250		0	0	NR	NR	NR	0
MLTS	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	0.250		0	0	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.250		0	0	NR	NR	NR	0
RADINFO	0.250		0	0	NR	NR	NR	0
HIST FTTS	0.250		0	0	NR	NR	NR	0
DOT OPS	0.250		0	0	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.250		0	0	NR	NR	NR	0
US AIRS	0.250		0	0	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.250		0	2	NR	NR	NR	2
ECHO	0.250		0	1	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.250		0	0	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.250		0	0	NR	NR	NR	0
ASBESTOS	0.250		0	0	NR	NR	NR	0
CLEANUP SITES	0.250		0	0	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	0	NR	NR	0
Financial Assurance	0.250		0	0	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	0	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.250		0	0	NR	NR	NR	0
UIC	0.250		0	0	NR	NR	NR	0
NPDES	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.250		0	0	NR	NR	NR	0
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.250		0	0	NR	NR	NR	0
RGA LF	0.250		0	0	NR	NR	NR	0
RGA LUST	0.250		0	0	NR	NR	NR	0
- Totals --		0	0	4	0	0	0	4

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
South
1/8-1/4
0.207 mi.
1092 ft.

IMMANUEL CHRISTIAN ACADEMY
4401 S. 25TH STREET
FORT PIERCE, FL 33482

Site 1 of 2 in cluster A

FINDS **1004456937**
N/A

Relative:
Higher

Actual:
10 ft.

FINDS:

Registry ID: 110011852780

Environmental Interest/Information System
NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A2
South
1/8-1/4
0.207 mi.
1092 ft.

4401 SOUTH 25TH STREET, FT. PIERCE, FL 34981
FORT PIERCE, FL

Site 2 of 2 in cluster A

SPILLS **S108035501**
N/A

Relative:
Higher

Actual:
10 ft.

SPILLS:

OHMIT Incident Number:	5022
Incident Legacy:	Not reported
On-Scene Response:	Yes
Criminal Indicator:	No
Hurricane Indicator:	No
Incident Date:	04/28/2006
Incident Status:	Closed
Incident Report Date:	04/28/2006
Pollutant:	Elemental mercury
Pollutants Category:	Mercury, elemental
Substance Spilled:	Elemental mercury
Amount Spilled (Gallons):	0.01
Pollutant - Unit Measure:	pounds
Incident Party Name:	Bible Baptist Church & School
Description:	Inland
Incident Party Name:	Bible Baptist Church & School
Description:	Inland
Incident Party Name:	Local Health Department
Description:	Inland

3
NNW
1/8-1/4
0.230 mi.
1212 ft.

FORT PIERCE CENTRAL HIGH SCHOO
W SIDE OF 25TH ST
FORT PIERCE, FL 34981

FINDS **1010012273**
ECHO **N/A**

Relative:
Higher

Actual:
9 ft.

FINDS:

Registry ID: 110028288859

Environmental Interest/Information System

US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Florida Environmental System Today Application (FIESTA) Data Maintenance (FDM) system maintains entity, environmental interest and affiliation data for the State of Florida.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1010012273
Registry ID:	110028288859
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110028288859

Count: 29 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
FORT PIERCE	S115197709	SOUTH FL WATER MGMT DIST.-OKEECHOB	RT 3 BOX 1375 IDEAL HOLDING RD		RGA LUST
FORT PIERCE	S115197690	SOUTH FL WATER MGMT DIST-OKEECHOBE	RT 3 BOX 1375 IDEAL HOLDING RD		RGA LUST
FORT PIERCE	S115163734	BOB STRIETER GROVE	SR 68 & HEADER CANAL RD		RGA LUST
FORT PIERCE	S115175772	FL DEPARTMENT OF TRANSPORTATION RO	SR 68		RGA LUST
FORT PIERCE	S115175768	FL DEP OF TRANSPORTATION ROE2	SR 68		RGA LUST
FORT PIERCE	S115176219	FL DEPT OF TRANSPORTATION	HWY 70 & KINGS HWY		RGA LUST
FORT PIERCE	S115176233	FL DEPT OF TRANSPORTATION	SR 70 & KINGS HIGHWAY		RGA LUST
FORT PIERCE	S115193221	R & S EXPRESS INC 03-2I-0081	HWY 70		RGA LUST
FORT PIERCE	S115193220	R & S EXPRESS INC	HWY 70		RGA LUST
FORT PIERCE	S115173686	EVANS PROPERTIES INC-HALES 700	SR 70 & SUMMERLIN RD		RGA LUST
FORT PIERCE	S115170392	COUNTRY STORE BAR-B-Q	SR 70 & MCCARTY RD		RGA LUST
FORT PIERCE	S107931967	INDIAN RIVER EXCHANGE PACKERS INC	SR 70 & BLUEFIELD	34988	Financial Assurance
FORT PIERCE	S115197347	SKAGGS PROPERTY	S FEDERAL HWY		RGA LUST
FORT PIERCE	S115186641	MERCHANT DISCOUNT FOOD	6150 US HWY 1 S		RGA LUST
FORT PIERCE	S115180357	HESS #09265	3045 US HWY 1		RGA LUST
FORT PIERCE	S115193802	RENTAL SERVICE CORP #47	3019 US HWY 1 S		RGA LUST
FORT PIERCE	S115203538	TRI W RENTAL	3019 US HWY 1 S		RGA LUST
FORT PIERCE	S115162361	AUTO SHOWCASE INC	514 US HWY 1 N		RGA LUST
FORT PIERCE	S115177432	FORT PIERCE FOOD MART #2	1203 US HWY 1 S		RGA LUST
FORT PIERCE	S115201808	TEXACO - HEROES FOOD MART #2	1203 US HWY 1 S		RGA LUST
FORT PIERCE	S115197705	SOUTH FL WATER MGMT DIST.-FT PIERC	IDEAL HOLDING RD & SR 70		RGA LUST
FORT PIERCE	S115197682	SOUTH FL WATER MGMT DIST-FT PIERCE	5404 IDEAL HOLDING RD & HWY 70		RGA LUST
FORT PIERCE	S115197683	SOUTH FL WATER MGMT DIST-FT PIERCE	IDEAL HOLDING RD & HWY 70		RGA LUST
FORT PIERCE	S115182897	JOY H LEE PROPERTY	2550 KINGS HWY		RGA LUST
FORT PIERCE	S115170861	CUMBERLAND FARMS #0989	1020 ROYAL PALM WAY #A1A		RGA LUST
FORT PIERCE	S115157769	ST. LUCIE COUNTY FAIRGROUNDS DEBRI	SITE BEHIND FAIRGROUNDS SW PE-		RGA LF
FORT PIERCE	1022995900	5105 SOUTH INDIAN DRIVE SITE	5105 SOUITH INDIAN RIVER DRIVE	34982	SEMS
FORT PIERCE	S115177783	G & B SERVICE CENTER	5220 SUNSHINE STATE PKWY		RGA LUST
FORT PIERCE	S120048746	FRESHCO LIMITED JUICE FACILITY	3503 SOUTH U.S. HIGHWAY 1, NO.		NPDES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/14/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 07/16/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 02/01/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 47

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/16/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 7

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 07/18/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/04/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 18

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/03/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 9
Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 18

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 7

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites
Listing of closed and active voluntary cleanup sites.

Date of Government Version: 05/21/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 50

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

State and tribal Brownfields sites

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans. It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/30/2018
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 07/05/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 4

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 01/10/2018
Date Data Arrived at EDR: 02/16/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 52

Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/30/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 04/04/2018
Date Data Arrived at EDR: 05/16/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 6

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents
Statewide oil and hazardous materials inland incidents.

Date of Government Version: 04/11/2018
Date Data Arrived at EDR: 04/13/2018
Date Made Active in Reports: 05/03/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/03/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/10/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/27/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/01/2018
Number of Days to Update: 30

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ASBESTOS: Asbestos Notification Listing
Asbestos sites

Date of Government Version: 05/16/2018
Date Data Arrived at EDR: 05/22/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 51

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing
This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/29/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 44

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results
Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities
The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 27

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/25/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES
A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 08/07/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 04/26/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 05/21/2018
Number of Days to Update: 19
Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 07/24/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Semi-Annually

Financial Assurance 3: Financial Assurance Information Listing
A listing of financial assurance information for storage tanks sites.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 19
Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats
From the 1910's through the 1950's, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 01/19/2017
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/19/2018
Number of Days to Update: 10
Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: No Update Planned

RESP PARTY: Responsible Party Sites Listing
Open, inactive and closed responsible party sites

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 04/24/2018
Number of Days to Update: 20
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

SITE INV SITES: Site Investigation Section Sites Listing
Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 05/19/2018
Date Data Arrived at EDR: 05/23/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 49
Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing
A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 08/02/2017
Number of Days to Update: 40
Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/23/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 29

Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 05/01/2018
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 05/22/2018
Number of Days to Update: 14

Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 08/06/2018
Next Scheduled EDR Contact: 11/19/2018
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 03/22/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/05/2018
Number of Days to Update: 9

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 06/21/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 34

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 06/04/2018
Date Data Arrived at EDR: 06/08/2018
Date Made Active in Reports: 07/12/2018
Number of Days to Update: 34

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/09/2018
Date Made Active in Reports: 01/22/2018
Number of Days to Update: 13

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 44

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE MOP: Marine Facilities Operating Permit

What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement

The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

DADE_IW2_4: Industrial Waste Type 2-4 Sites

IW2s are facilities having reclaim or recycling systems with no discharges, aboveground holding tanks or spill prevention and countermeasure plans. IW4s are facilities that discharge an effluent to the ground.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IW5: Industrial Waste Type 5 Sites

Generally these facilities fall under the category of "conditionally exempt small quantity generator" or "small quantity generator".

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IW6: Industrial Waste Type 6

Permits issued to those non-residential land uses located within the major drinking water wellfield protection areas that are not served by sanitary sewers. These facilities do not handle hazardous materials but are regulated because of the env. sensitivity of the areas where they are located.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47

Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

DADE_IWP: Industrial Waste Permit Sites

Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/05/2018
Number of Days to Update: 37
Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites
Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases
DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks
A listing of aboveground and underground storage tank site locations.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 07/16/2018
Number of Days to Update: 47
Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF
Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20
Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 06/15/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/09/2018
Next Scheduled EDR Contact: 11/26/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/01/2018
Next Scheduled EDR Contact: 11/12/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/12/2018
Next Scheduled EDR Contact: 10/29/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

1.4-ACRE UNDEVELOPED PROPERTY
4201 SOUTH 25TH STREET
FORT PIERCE, FL 34981

TARGET PROPERTY COORDINATES

Latitude (North):	27.388404 - 27° 23' 18.25''
Longitude (West):	80.350957 - 80° 21' 3.45''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	564174.2
UTM Y (Meters):	3029454.0
Elevation:	9 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5656797 FORT PIERCE, FL
Version Date:	2012
Southeast Map:	5656775 ANKONA, FL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

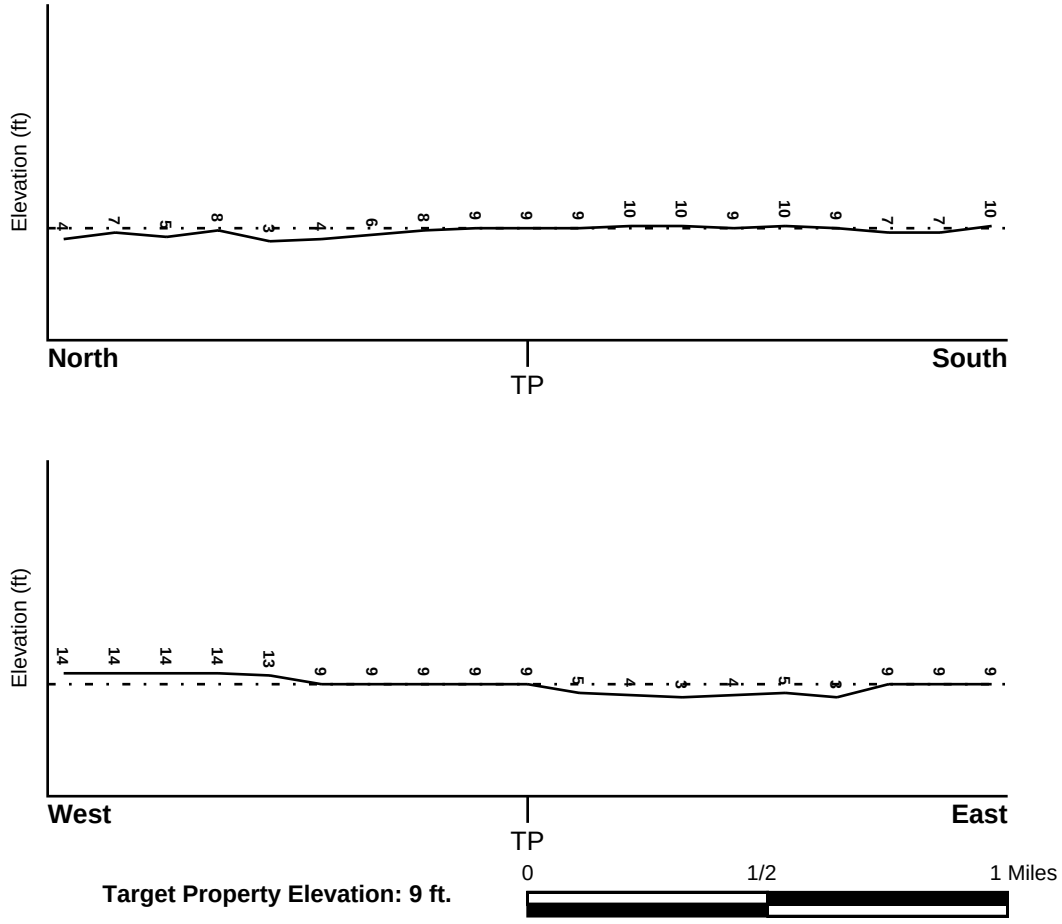
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
12111C0188J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
12111C0189J	FEMA FIRM Flood data
12111C0276J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
FORT PIERCE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

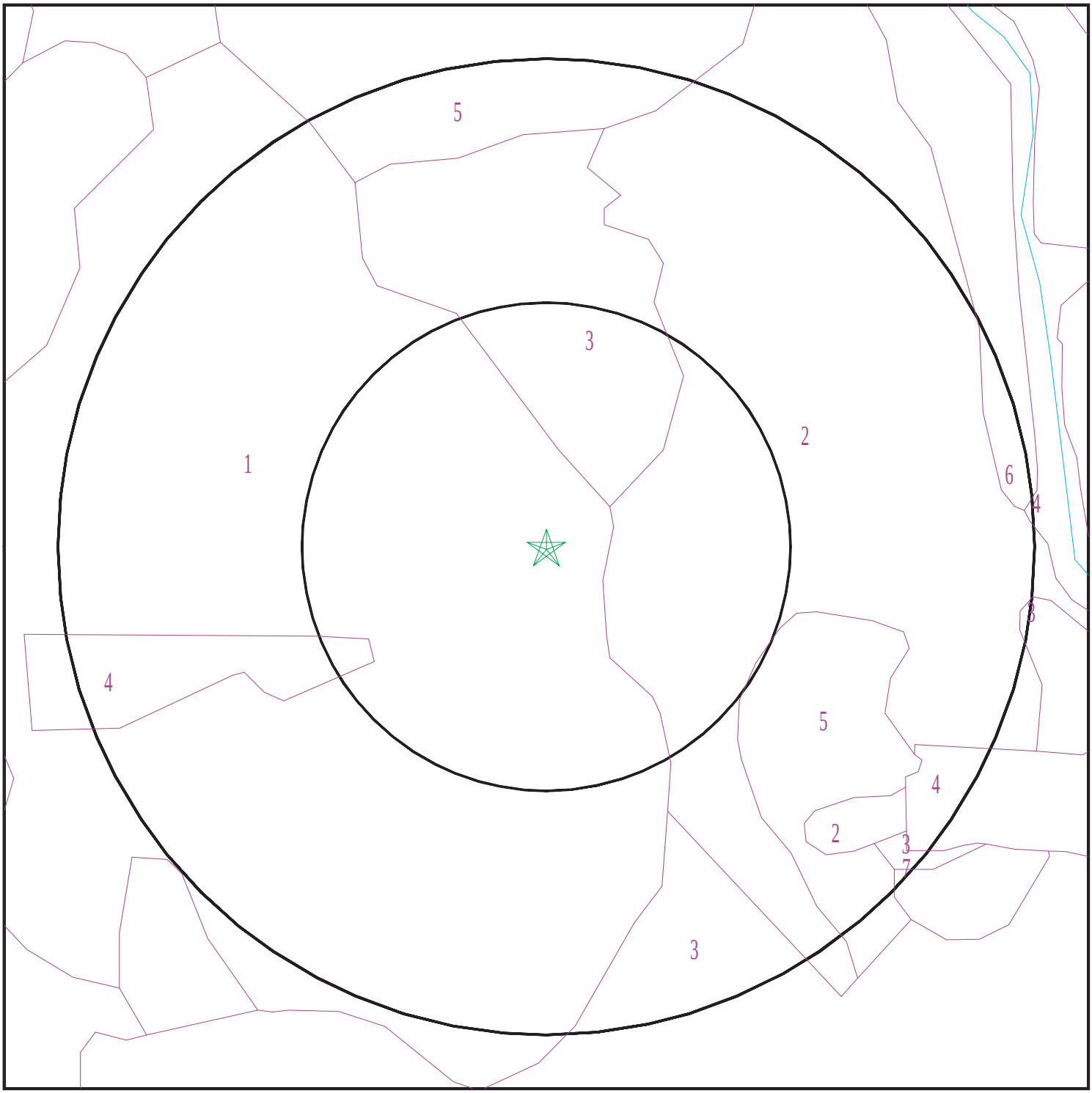
Era:	Cenozoic
System:	Quaternary
Series:	Holocene
Code:	Qh *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 05390299.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:10 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Ankona

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	7 inches	38 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
2	38 inches	48 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
3	48 inches	57 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	57 inches	79 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6
5	0 inches	7 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 5.5 Min: 3.6

Soil Map ID: 2

Soil Component Name: Winder

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	5 inches	11 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
2	0 inches	5 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
3	11 inches	33 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
4	33 inches	48 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
5	48 inches	66 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
6	66 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6

Soil Map ID: 3

Soil Component Name: Susanna

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
2	5 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
3	25 inches	29 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
4	29 inches	48 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5
5	48 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: Water

Soil Surface Texture: sand

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 5

Soil Component Name: Wabasso

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 31 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	25 inches	33 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
3	33 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
4	59 inches	79 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

Soil Map ID: 6

Soil Component Name: Fluvaquents

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 8 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
2	7 inches	18 inches	loamy sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
3	18 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
4	25 inches	38 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6
5	38 inches	79 inches	sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.8 Min: 5.6

Soil Map ID: 7

Soil Component Name: Riviera

Soil Surface Texture: sand

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	29 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
2	29 inches	34 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
3	34 inches	53 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
4	53 inches	72 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5
5	72 inches	79 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 7.3 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.250 miles
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
N53	USGS40000241085	1/2 - 1 Mile SSW
N54	USGS40000241084	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

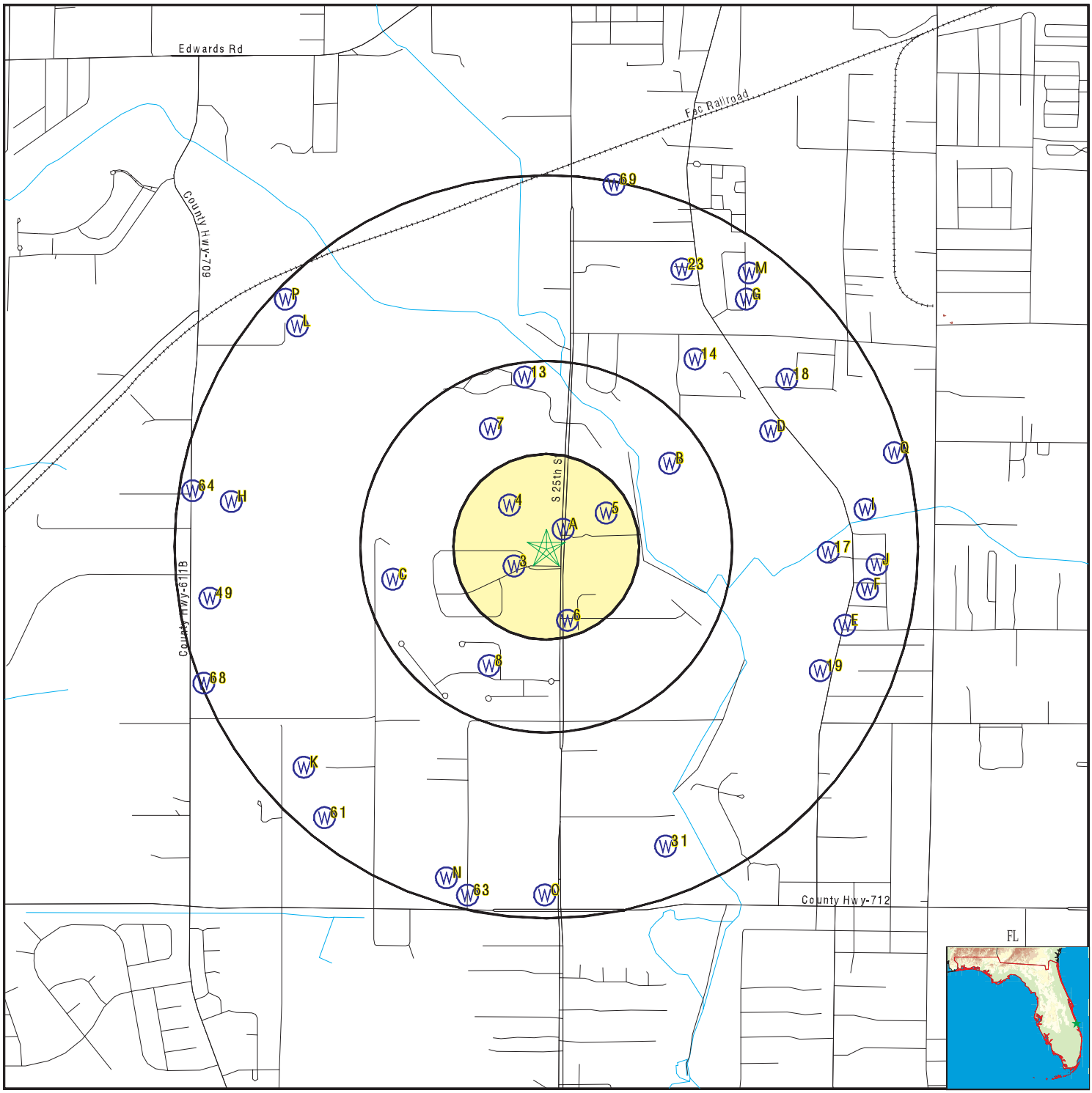
MAP ID	WELL ID	LOCATION FROM TP
A1	FLSO80000050887	0 - 1/8 Mile NNE
A2	FLSO80000032441	0 - 1/8 Mile NE
3	FLSO80000029622	0 - 1/8 Mile WSW
4	FLSO80000011811	1/8 - 1/4 Mile NW
5	FLDGW4000008459	1/8 - 1/4 Mile ENE
6	FLSO80000023559	1/8 - 1/4 Mile SSE
7	FLSO80000011812	1/4 - 1/2 Mile NNW
8	FLSO80000000412	1/4 - 1/2 Mile SSW
B9	FLDGW4000008460	1/4 - 1/2 Mile NE
B10	FLDGW4000008461	1/4 - 1/2 Mile NE
C11	FLSA80000065006	1/4 - 1/2 Mile WSW
C12	FLSA80000065007	1/4 - 1/2 Mile West
13	FLSO80000002184	1/4 - 1/2 Mile North
14	FLSO80000019903	1/2 - 1 Mile NE
D15	FLSA80000021945	1/2 - 1 Mile ENE
D16	FLSA80000021944	1/2 - 1 Mile ENE
17	FLSA80000020075	1/2 - 1 Mile East
18	FLSA80000021943	1/2 - 1 Mile NE
19	FLSA80000020081	1/2 - 1 Mile ESE
E20	FLSA80000020080	1/2 - 1 Mile ESE
F21	FLSA80000020076	1/2 - 1 Mile East
G22	FLSA80000023892	1/2 - 1 Mile NE
23	FLSO80000051853	1/2 - 1 Mile NNE
H24	FLSO80000049679	1/2 - 1 Mile West
G25	FLSA80000023893	1/2 - 1 Mile NE
E26	FLSA80000020079	1/2 - 1 Mile ESE
G27	FLSA80000023894	1/2 - 1 Mile NE
I28	FLSA80000021946	1/2 - 1 Mile East
I29	FLSA80000021922	1/2 - 1 Mile East
G30	FLSA80000023896	1/2 - 1 Mile NE
31	FLSO80000053793	1/2 - 1 Mile SSE
H32	FLSO80000049680	1/2 - 1 Mile West
J33	FLSA80000021959	1/2 - 1 Mile East
G34	FLSA80000023895	1/2 - 1 Mile NE
J35	FLSA80000021958	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
I36	FLSA80000017324	1/2 - 1 Mile East
F37	FLSA80000021955	1/2 - 1 Mile East
K38	FLSO80000050431	1/2 - 1 Mile SW
K39	FLSO80000050432	1/2 - 1 Mile SW
G40	FLSA80000023897	1/2 - 1 Mile NE
L41	FLSO80000049850	1/2 - 1 Mile NW
F42	FLSA80000021953	1/2 - 1 Mile East
L43	FLSO80000049849	1/2 - 1 Mile NW
F44	FLSA80000021954	1/2 - 1 Mile East
M45	FLSA80000023898	1/2 - 1 Mile NE
L46	FLSO80000049848	1/2 - 1 Mile NW
J47	FLSA80000021957	1/2 - 1 Mile East
J48	FLSA80000021956	1/2 - 1 Mile East
49	FLSO80000037089	1/2 - 1 Mile West
M50	FLSA80000023901	1/2 - 1 Mile NE
M51	FLSA80000023899	1/2 - 1 Mile NE
M52	FLSA80000023900	1/2 - 1 Mile NE
O55	FLSO80000055336	1/2 - 1 Mile South
O56	FLSO80000055337	1/2 - 1 Mile South
O57	FLSO80000055338	1/2 - 1 Mile South
O58	FLSO80000055333	1/2 - 1 Mile South
O59	FLSO80000055334	1/2 - 1 Mile South
O60	FLSO80000055335	1/2 - 1 Mile South
61	FLSO80000001280	1/2 - 1 Mile SW
P62	FLSO80000050036	1/2 - 1 Mile NW
63	FLSA80000071405	1/2 - 1 Mile SSW
64	FLSO80000037896	1/2 - 1 Mile West
Q65	FLSO80000051360	1/2 - 1 Mile ENE
P66	FLSO80000049847	1/2 - 1 Mile NW
Q67	FLSO80000003042	1/2 - 1 Mile ENE
68	FLSO80000044167	1/2 - 1 Mile WSW
69	FLSA80000003684	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 05390299.2r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

SITE NAME:	1.4-Acre Undeveloped Property	CLIENT:	GFA International
ADDRESS:	4201 South 25th Street Fort Pierce FL 34981	CONTACT:	Rob Crowell
		INQUIRY #:	05390299.2r
LAT/LONG:	27.388404 / 80.350957	DATE:	August 13, 2018 1:10 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database | EDR ID Number

A1
NNE
0 - 1/8 Mile
Higher

FL WELLS **FLSO80000050887**

Permit no:	56-01875-W	App no:	030625-17
Actual per:	GP	Project na:	25TH STREET FOUR LANING
Lu code:	LAN	Acres serv:	4.4
Id:	147637	Facinv typ:	WELL
Fac name:	W-2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	90
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866951
Pump coo 1:	1111189	Well depth:	90
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Donna L. Moscone, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000050887

A2
NE
0 - 1/8 Mile
Lower

FL WELLS **FLSO80000032441**

Permit no:	56-03343-W	App no:	140214-25
Actual per:	GP	Project na:	MOUNT BETHEL BAPTIST CHURCH
Lu code:	LAN	Acres serv:	2.87
Id:	267768	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	60
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	867090
Pump coo 1:	1111134	Well depth:	100
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Jeffery Scott
Fee catego:	NGP	Site id:	FLSO80000032441

3
WSW
0 - 1/8 Mile
Higher

FL WELLS **FLSO80000029622**

Permit no:	56-02717-W	App no:	070620-27
Actual per:	GP	Project na:	PALM LAKE GARDENS OWNERS ASSOCIATION
Lu code:	LAN	Acres serv:	2
Id:	214935	Facinv typ:	WELL
Fac name:	W-1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	40
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866325
Pump coo 1:	1110635	Well depth:	120
Cased dept:	100	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Barbara Fronczek

Fee catego:	GP MIN	Site id:	FLSO80000029622

4
NW
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO80000011811**

Permit no:	56-02517-W	App no:	071113-8
Actual per:	GP	Project na:	FT. PIERCE CENTRAL HIGH SCHOOL
Lu code:	LAN	Acres serv:	12.98
Id:	194483	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	8	Pump capac:	130
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866255
Pump coo 1:	1111501	Well depth:	80
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Thushari Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000011811

5
ENE
1/8 - 1/4 Mile
Lower

FL WELLS **FLDGW4000008459**

Objectid:	8459	Fk station:	6026
Station na:	272323080205401	Station al:	Not Reported
Waterbody:	SURFICIAL AQUIFER SYSTEM	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	23	Long dd:	80
Long mm:	20	Long ss:	54
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	09-SEP-85
Well total:	52	Well casin:	42
Well scree:	42	Well scr 1:	52
Well cas 1:	2	Well cas 2:	GALVANIZED IRON OR GALVANIZED STEEL
Site id:	FLDGW4000008459		

6
SSE
1/8 - 1/4 Mile
Higher

FL WELLS **FLSO80000023559**

Permit no:	56-03348-W	App no:	140401-8
Actual per:	GP	Project na:	WINDING CREEK P O A
Lu code:	LAN	Acres serv:	.26
Id:	268065	Facinv typ:	WELL
Fac name:	WELL	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	867089
Pump coo 1:	1109866	Well depth:	140
Cased dept:	120	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Priyantha Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000023559

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

7
NNW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO80000011812**

Permit no:	56-02517-W	App no:	071113-8
Actual per:	GP	Project na:	FT. PIERCE CENTRAL HIGH SCHOOL
Lu code:	LAN	Acres serv:	12.98
Id:	219263	Facinv typ:	WELL
Fac name:	Well 2	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	8	Pump capac:	130
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	865980
Pump coo 1:	1112586	Well depth:	80
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Thushari Liyanage
Fee catego:	GP MIN	Site id:	FLSO80000011812

8
SSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSO80000000412**

Permit no:	56-02037-W	App no:	040810-12
Actual per:	GP	Project na:	OAK ALLEY
Lu code:	LAN	Acres serv:	3.06
Id:	157360	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	3	Pump capac:	80
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	865976
Pump coo 1:	1109218	Well depth:	90
Cased dept:	85	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Stephanie Newell
Fee catego:	GP MIN	Site id:	FLSO80000000412

B9
NE
1/4 - 1/2 Mile
Lower

FL WELLS **FLDGW4000008460**

Objectid:	8460	Fk station:	6027
Station na:	272330080204401	Station al:	Not Reported
Waterbody:	SURFICIAL AQUIFER SYSTEM	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	30	Long dd:	80
Long mm:	20	Long ss:	44
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	08-JAN-86
Well total:	43	Well casin:	33
Well scree:	33	Well scr 1:	43
Well cas 1:	2	Well cas 2:	PVC, BOND UNKNOWN
Site id:	FLDGW4000008460		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B10
NE
1/4 - 1/2 Mile
Lower

FL WELLS **FLDGW4000008461**

Objectid:	8461	Fk station:	6027
Station na:	272330080204401	Station al:	Not Reported
Waterbody:	CONFINED AQUIFER	Resource t:	UNCONFINED AQUIFER
Lat dd:	27	Lat mm:	23
Lat ss:	30	Long dd:	80
Long mm:	20	Long ss:	44
Cmcd coord:	MMAP	Dcd datum:	NAD27
Well statu:	PRIVATE DRINKING WATER WELL	Well drill:	08-JAN-86
Well total:	43	Well casin:	33
Well scree:	33	Well scr 1:	43
Well cas 1:	2	Well cas 2:	PVC, BOND UNKNOWN
Site id:	FLDGW4000008461		

C11
WSW
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA80000065006**

Fluwid:	AAG3457	Well type:	43
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.35737	Latitude:	27.38689
Well depth:	60	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Not Reported
Name:	Not Reported	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-DEC-99	Loc method:	DGPS
Project id:	ANDREW	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4286 CHRISTENSEN RD
Number:	4286	Predir:	Not Reported
Prefix:	Not Reported	Street:	CHRISTENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FT. PIERCE
Loc id:	560388	Gps id:	560388
Wsrp id:	560010901	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000065006

C12
West
1/4 - 1/2 Mile
Higher

FL WELLS **FLSA80000065007**

Fluwid:	AAG3458	Well type:	43
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.35798	Latitude:	27.38738

Well depth:	70	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Not Reported
Name:	Not Reported	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-DEC-99	Loc method:	DGPS
Project id:	ANDREW	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4284 CHRISTENSEN RD
Number:	4284	Predir:	Not Reported
Prefix:	Not Reported	Street:	CHRISTENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FT. PIERCE
Loc id:	560390	Gps id:	560390
Wsrp id:	560010801	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000065007

13
North
1/4 - 1/2 Mile
Lower

FL WELLS **FLSO80000002184**

Permit no:	56-01884-W	App no:	040901-14
Actual per:	GP	Project na:	RIVER OAKS
Lu code:	LAN	Acres serv:	16.15
Id:	153968	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	150
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866461
Pump coo 1:	1113322	Well depth:	120
Cased dept:	100	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Water Table Aquifer	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000002184

14
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000019903**

Permit no:	56-03119-W	App no:	080814-13
Actual per:	GP	Project na:	FORT PIERCE MOSQUE
Lu code:	LAN	Acres serv:	1.31
Id:	258312	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	100
Pump intak:	120	Pump int 1:	0
Invert ele:	0	Pump coord:	868880
Pump coo 1:	1113590	Well depth:	130
Cased dept:	100	Usests cod:	PRM

Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Morgan LeLay
Fee catego:	GP MIN	Site id:	FLSO80000019903

D15
ENE **FL WELLS** **FLSA80000021945**
1/2 - 1 Mile
Higher

Fluwid:	AAF4954	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34144	Latitude:	27.39297
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JASON CHILDS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-15.45
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3803 SUNRISE BLVD
Number:	3803	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313280	Gps id:	313280
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021945

D16
ENE **FL WELLS** **FLSA80000021944**
1/2 - 1 Mile
Higher

Fluwid:	AAF4953	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34081	Latitude:	27.39289
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	REGINA CHILDS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3805 SUNRISE BLVD
Number:	3805	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE

Loc id:	313278	Gps id:	313278
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021944

17
East
1/2 - 1 Mile
Lower

FL WELLS **FLSA80000020075**

Fluwid:	AAF1247	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33861	Latitude:	27.38819
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	HOLDEN,MELANIE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	25.01
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1404 PLATTS LANE
Number:	1404	Predir:	Not Reported
Prefix:	Not Reported	Street:	PLATTS LANE
Suffix:	Not Reported	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309542	Gps id:	309542
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020075

18
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021943**

Fluwid:	AAF4952	Well type:	42
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34042	Latitude:	27.39496
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	WHITE CITY CEMETERY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	2.81
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3800 SUNRISE BLVD

Number:	3800	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313276	Gps id:	313276
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021943

19
ESE **FL WELLS** **FLSA80000020081**
1/2 - 1 Mile
Lower

Fluwid:	AAF1253	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33896	Latitude:	27.38356
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	LEMAIRE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.95
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4311 SUNRISE BLVD
Number:	4311	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309554	Gps id:	309554
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020081

E20
ESE **FL WELLS** **FLSA80000020080**
1/2 - 1 Mile
Lower

Fluwid:	AAF1252	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33828	Latitude:	27.38518
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	KAPPAR	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.17
Gps date:	29-JAN-01	Loc method:	DGPS

Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4221 SUNRISE BLVD
Number:	4221	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309552	Gps id:	309552
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020080

F21
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000020076**

Fluwid:	AAF1248	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33772	Latitude:	27.3866
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	POUNDS,GENNIE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.4
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4201 SUNRISE BLVD
Number:	4201	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309544	Gps id:	309544
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020076

G22
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023892**

Fluwid:	AAF9221	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34232	Latitude:	27.39756
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	PARKS	First name:	Not Reported

Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	10.24
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3514 ROSELAWN BLVD
Number:	3514	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317174	Gps id:	317174
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023892

23
NNE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000051853**

Permit no:	56-01876-W	App no:	040223-1
Actual per:	GP	Project na:	HORIZON COMMUNITY CHURCH
Lu code:	PWS	Acres serv:	1
Id:	147724	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	JET
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	15
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	868688
Pump coo 1:	1114868	Well depth:	75
Cased dept:	65	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki
Fee catego:	GP MIN	Site id:	FLSO80000051853

H24
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049679**

Permit no:	56-01793-W	App no:	030829-12
Actual per:	GP	Project na:	PRESTIGE CONCRETE BATCH PLANT AND MOE
Lu code:	IND	Acres serv:	7.15
Id:	140877	Facinv typ:	WELL
Fac name:	2	Pumptype c:	TUR
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	500
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862369
Pump coo 1:	1111529	Well depth:	300
Cased dept:	300	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Floridan Aquifer System	Display na:	Jeffery Scott
Fee catego:	GP MIN	Site id:	FLSO80000049679

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G25
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023893**

Fluwid:	AAF9222	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34189	Latitude:	27.3977
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	CRANE RESIDENCE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.72
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3510 ROSELAWN BLVD
Number:	3510	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317176	Gps id:	317176
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023893

E26
ESE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000020079**

Fluwid:	AAF1251	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33748	Latitude:	27.38549
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	COMPLAINT	Sanit seal:	Raw
Name:	OOLEY,JERRY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.23
Gps date:	29-JAN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4220 SUNRISE BLVD
Number:	4220	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	309550	Gps id:	309550
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000020079

G27
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023894**

Fluwid:	AAF9223	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34232	Latitude:	27.39812
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	HARRY HARDMAN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.63
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3491 ROSELAWN BLVD
Number:	3491	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317178	Gps id:	317178
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023894

I28
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021946**

Fluwid:	AAF4955	Well type:	42
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33716	Latitude:	27.39
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JERRY FITZPATRICK	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	16.75
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4006 SUNRISE BLVD
Number:	4006	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported

Zipcode:	34982	City:	FORT PIERCE
Loc id:	313282	Gps id:	313282
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021946

I29
East
1/2 - 1 Mile
Lower

FL WELLS **FLSA80000021922**

Fluwid:	AAF4931	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33695	Latitude:	27.38886
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	RILEY BARNES	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	10.9
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4040 SUNRISE BLVD
Number:	4040	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313234	Gps id:	313234
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021922

G30
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023896**

Fluwid:	AAF9225	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34243	Latitude:	27.39837
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	KAREN KUHNER	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	8.61
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported

County:	ST. LUCIE	Address:	3485 ROSELAWN BLVD
Number:	3485	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317182	Gps id:	317182
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023896

31
SSE
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000053793**

Permit no:	56-02178-W	App no:	060821-3
Actual per:	GP	Project na:	RIVER LANDING
Lu code:	LAN	Acres serv:	8.25
Id:	173778	Facinv typ:	PUMP
Fac name:	Pump 1	Pumptype c:	CEN
Pump diame:	4	Cul diamet:	0
Well diame:	0	Pump capac:	100
Pump intak:	0	Pump int 1:	-5
Invert ele:	0	Pump coord:	868500
Pump coo 1:	1106665	Well depth:	0
Cased dept:	0	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	On-site Lake(s)	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000053793

H32
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049680**

Permit no:	56-01793-W	App no:	030829-12
Actual per:	GP	Project na:	PRESTIGE CONCRETE BATCH PLANT AND MOE
Lu code:	IND	Acres serv:	7.15
Id:	140878	Facinv typ:	WELL
Fac name:	1	Pumptype c:	TUR
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	500
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862238
Pump coo 1:	1111532	Well depth:	300
Cased dept:	300	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Floridan Aquifer System	Display na:	Jeffery Scott
Fee catego:	GP MIN	Site id:	FLSO80000049680

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J33
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021959**

Fluwid:	AAF4968	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33682	Latitude:	27.38788
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	DAVIS RESIDENCE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-9.3
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1201 ROYAL PALM BLVD
Number:	1201	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROYAL PALM
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313308	Gps id:	313308
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021959

G34
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023895**

Fluwid:	AAF9224	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34189	Latitude:	27.39813
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	GLENN CRAINE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	9.63
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3506 ROSELAWN BLVD
Number:	3506	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317180	Gps id:	317180
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023895

J35
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021958**

Fluwid:	AAF4967	Well type:	43
Status:	INACTIVE	Casing mat:	Galvanized
Longitude:	-80.33671	Latitude:	27.3879
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	WILLIAM DEWSON	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-1.64
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1203 ROYAL PALM BLVD
Number:	1203	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROYAL PALM
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313306	Gps id:	313306
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021958

I36
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000017324**

Fluwid:	AAE6109	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.33688	Latitude:	27.39075
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JUDY BIGLIN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.46
Gps date:	25-SEP-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3950 SUNRISE AVE
Number:	3950	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	AVE	Postdir:	Not Reported

Zipcode:	34982	City:	FORT PIERCE
Loc id:	304044	Gps id:	304044
Wsrp id:	560014301	Action:	UNFILTERED
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000017324

F37
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021955**

Fluwid:	AAF4964	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33668	Latitude:	27.38722
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JUDITH DAVIS	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	16.17
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1202 OAK AVE
Number:	1202	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313300	Gps id:	313300
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021955

K38
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050431**

Permit no:	56-01964-W	App no:	040519-3
Actual per:	GP		
Project na:	GLEN BLACKBURN TRUCKING INC D/B/A CARLTON PAVING		
Lu code:	IND	Acres serv:	9.18
Id:	153144	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	13
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863354
Pump coo 1:	1107759	Well depth:	70
Cased dept:	0	Usests cod:	PROD
Facwlsts c:	E	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki

Fee catego:	GP MIN	Site id:	FLSO80000050431

K39
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050432**

Permit no:	56-01964-W	App no:	040519-3
Actual per:	GP		
Project na:	GLEN BLACKBURN TRUCKING INC D/B/A CARLTON PAVING		
Lu code:	IND	Acres serv:	9.18
Id:	153144	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	13
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863354
Pump coo 1:	1107759	Well depth:	70
Cased dept:	0	Usests cod:	PROD
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Alex Glebocki
Fee catego:	GP MIN	Site id:	FLSO80000050432

G40
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023897**

Fluwid:	AAF9226	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.34231	Latitude:	27.39864
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	MS RAY	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.81
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3471 ROSELAWN BLVD
Number:	3471	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317184	Gps id:	317184
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023897

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L41
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049850**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27141	Facinv typ:	WELL
Fac name:	5	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	40
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863153
Pump coo 1:	1113869	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049850

F42
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021953**

Fluwid:	AAF4962	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33668	Latitude:	27.38651
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	ELLEN DENMARK	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	8.14
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1203 OAK AVE
Number:	1203	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313296	Gps id:	313296
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021953

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

L43
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049849**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27140	Facinv typ:	WELL
Fac name:	4	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	10
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863242
Pump coo 1:	1114011	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049849

F44
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021954**

Fluwid:	AAF4963	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33648	Latitude:	27.38665
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOSE GONZALEZ	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.27
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1201 OAK AVE
Number:	1201	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313298	Gps id:	313298
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021954

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M45
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023898**

Fluwid:	AAF9227	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34233	Latitude:	27.39911
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOYCE WILSON	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.21
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3411 ROSELAWN BLVD
Number:	3411	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317186	Gps id:	317186
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023898

L46
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049848**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27139	Facinv typ:	WELL
Fac name:	3	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	55
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863293
Pump coo 1:	1114209	Well depth:	200
Cased dept:	50	Usests cod:	SEC
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000049848

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

J47
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021957**

Fluwid:	AAF4966	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33617	Latitude:	27.38787
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	GAIL GODWIN	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	-3.81
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4100 SUNRISE BLVD
Number:	4100	Predir:	Not Reported
Prefix:	Not Reported	Street:	SUNRISE
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313304	Gps id:	313304
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021957

J48
East
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000021956**

Fluwid:	AAF4965	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.33618	Latitude:	27.38719
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	BARRY SMITH	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	6.87
Gps date:	23-MAR-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	1200 OAK AVE
Number:	1200	Predir:	Not Reported
Prefix:	Not Reported	Street:	OAK
Suffix:	AVE	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	313302	Gps id:	313302
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000021956

49
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000037089**

Permit no:	56-00815-W	App no:	X000013040
Actual per:	GP		
Project na:	THERMAL PROCESSING FACILITY-MEDICAL WASTE INCINERATOR		
Lu code:	PWS	Acres serv:	1.7
Id:	19567	Facinv typ:	WELL
Fac name:	WELL	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	862006
Pump coo 1:	1110156	Well depth:	70
Cased dept:	63	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Anne Roth
Fee catego:	GP	Site id:	FLSO80000037089

M50
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023901**

Fluwid:	AAF9230	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34187	Latitude:	27.39898
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	SHIRLEY OPALEWSKI	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	7.01
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3440 ROSELAWN BLVD
Number:	3440	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317192	Gps id:	317192
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023901

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

M51
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023899**

Fluwid:	AAF9228	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.3421	Latitude:	27.39914
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	MS STOKES	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	2.05
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3410 ROSELAWN BLVD
Number:	3410	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317188	Gps id:	317188
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023899

M52
NE
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000023900**

Fluwid:	AAF9229	Well type:	43
Status:	ACTIVE	Casing mat:	Galvanized
Longitude:	-80.34198	Latitude:	27.39921
Well depth:	0	Length:	0
Diameter:	2	Permit num:	Not Reported
Comment:	Not Reported	Sanit seal:	Yes
Name:	JOSEPH BAUER	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	3.29
Gps date:	14-JUN-01	Loc method:	DGPS
Project id:	SUPER	Insp fname:	Not Reported
Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3436 ROSELAWN BLVD
Number:	3436	Predir:	Not Reported
Prefix:	Not Reported	Street:	ROSELAWN
Suffix:	BLVD	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	317190	Gps id:	317190
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported

Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000023900

N53
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000241085**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 268	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Surficial aquifer system	Formation Type:	Sand Aquifer
Aquifer Type:	Unconfined single aquifer	Construction Date:	19890406
Well Depth:	22	Well Depth Units:	ft
Well Hole Depth:	22	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	2	Level reading date:	1992-04-30
Feet below surface:	Not Reported	Feet to sea level:	8.45
Note:	Not Reported		

Level reading date:	1991-05-08	Feet below surface:	Not Reported
Feet to sea level:	10.61	Note:	Not Reported

N54
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000241084**

Organization ID:	USGS-FL	Organization Name:	USGS Florida Water Science Center
Monitor Location:	STL- 300	Type:	Well
Description:	Not Reported	HUC:	03090202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19890206
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

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O55
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055336**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100

Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055336

O56
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055337**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055337

O57
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055338**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8693	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	20
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866739
Pump coo 1:	1105963	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055338

O58
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055333**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829

Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055333

O59
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055334**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829
Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055334

O60
South
1/2 - 1 Mile
Lower

FL WELLS **FLSO80000055335**

Permit no:	56-00860-W	App no:	091204-3
Actual per:	GP	Project na:	CHEVRON AT MIDWAY COMMONS
Lu code:	LAN	Acres serv:	1.5
Id:	8690	Facinv typ:	WELL
Fac name:	2	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	30
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	866829
Pump coo 1:	1105959	Well depth:	100
Cased dept:	60	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	Lisa J. Ullman, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000055335

61
SW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000001280**

Permit no:	56-02054-W	App no:	040521-9
Actual per:	GP	Project na:	LARRY E GRUWELL
Lu code:	LIV	Acres serv:	7.5
Id:	157917	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	4	Pump capac:	60
Pump intak:	0	Pump int 1:	0

Invert ele:	0	Pump coord:	863651
Pump coo 1:	1107044	Well depth:	60
Cased dept:	0	Usests cod:	STD
Facwlsts c:	E	Factypwu c:	LIV
Source nam:	Surficial Aquifer System	Display na:	Paulette M. Glebocki, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000001280

P62
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000050036**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27138	Facinv typ:	WELL
Fac name:	2	Pumptype c:	SUB
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	55
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863048
Pump coo 1:	1114351	Well depth:	200
Cased dept:	50	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff
Fee catego:	GP	Site id:	FLSO80000050036

63
SSW
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000071405**

Fluwid:	AAG3475	Well type:	43
Status:	ACTIVE	Casing mat:	PVC
Longitude:	-80.3544	Latitude:	27.37478
Well depth:	98	Length:	0
Diameter:	2	Permit num:	59-14155
Comment:	Not Reported	Sanit seal:	Yes
Name:	COBB	First name:	THOMAS
Last name:	COBB	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	Not Reported	Hae:	-35.59
Gps date:	15-MAR-06	Loc method:	DGPS
Project id:	SUPER	Insp fname:	RYAN
Insp lname:	FRASIER	Insp chd:	ST. LUCIE
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	4961 JORGENSEN RD
Number:	4961	Predir:	Not Reported
Prefix:	Not Reported	Street:	JORGENSEN
Suffix:	RD	Postdir:	Not Reported
Zipcode:	34981	City:	FORT PIERCE
Loc id:	768042	Gps id:	768042
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	OWNER
Other id:	Not Reported	Software:	Well_Solo_v2
Streetside:	Yes	Agency:	DOH
Parcel id:	Not Reported	Pws design:	0
Pws verify:	0	Site id:	FLSA80000071405

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

64
West
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000037896**

Permit no:	56-00805-W	App no:	890517-6
Actual per:	GP	Project na:	HIGH TIDE SALES
Lu code:	PWS	Acres serv:	.1
Id:	7924	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	10
Pump intak:	80	Pump int 1:	0
Invert ele:	0	Pump coord:	861752
Pump coo 1:	1111682	Well depth:	90
Cased dept:	80	Usests cod:	STD
Facwlsts c:	P	Factypwu c:	PWS
Source nam:	Surficial Aquifer System	Display na:	Ann Marie Superchi
Fee catego:	GP	Site id:	FLSO80000037896

Q65
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000051360**

Permit no:	56-02133-W	App no:	041209-12
Actual per:	GP	Project na:	BILTMORE COMMERCIAL PARK
Lu code:	LAN	Acres serv:	1.5
Id:	165217	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	JET
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	22
Pump intak:	47	Pump int 1:	0
Invert ele:	0	Pump coord:	871705
Pump coo 1:	1112203	Well depth:	63
Cased dept:	47	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Nikki Carlson
Fee catego:	GP MIN	Site id:	FLSO80000051360

P66
NW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000049847**

Permit no:	56-01347-W	App no:	040813-24
Actual per:	GP	Project na:	CARGILL JUICE NORTH AMERICA
Lu code:	IND	Acres serv:	251
Id:	27137	Facinv typ:	WELL
Fac name:	1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	6	Pump capac:	25
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	863066
Pump coo 1:	1114469	Well depth:	200
Cased dept:	50	Usests cod:	PRM
Facwlsts c:	E	Factypwu c:	IND
Source nam:	Surficial Aquifer System	Display na:	John Pfaff

Fee catego:	GP	Site id:	FLSO80000049847

Q67
ENE
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000003042**

Permit no:	56-02031-W	App no:	040503-5
Actual per:	GP	Project na:	JFK LAND CORPORATION
Lu code:	LAN	Acres serv:	.97
Id:	156777	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	34
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	871733
Pump coo 1:	1112346	Well depth:	90
Cased dept:	75	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Kendra Miller
Fee catego:	GP MIN	Site id:	FLSO80000003042

68
WSW
1/2 - 1 Mile
Higher

FL WELLS **FLSO80000044167**

Permit no:	56-03111-W	App no:	101018-44
Actual per:	GP	Project na:	DOGS AND CATS FOREVER SELVITZ
Lu code:	LAN	Acres serv:	2
Id:	257964	Facinv typ:	WELL
Fac name:	Well 1	Pumptype c:	CEN
Pump diame:	0	Cul diamet:	0
Well diame:	2	Pump capac:	25
Pump intak:	0	Pump int 1:	0
Invert ele:	0	Pump coord:	861927
Pump coo 1:	1108947	Well depth:	90
Cased dept:	80	Usests cod:	PRM
Facwlsts c:	P	Factypwu c:	IRR
Source nam:	Surficial Aquifer System	Display na:	Nancy Demonstranti, P.G.
Fee catego:	GP MIN	Site id:	FLSO80000044167

69
North
1/2 - 1 Mile
Higher

FL WELLS **FLSA80000003684**

Fluwid:	AAH8267	Well type:	45
Status:	ACTIVE	Casing mat:	Not Reported
Longitude:	-80.34799	Latitude:	27.40257
Well depth:	0	Length:	0
Diameter:	Not Reported	Permit num:	4565032
Comment:	DATUM 84	Sanit seal:	Not Reported
Name:	TEACHER'S PLACE, THE	First name:	Not Reported
Last name:	Not Reported	Phone:	Not Reported
Phone ext:	Not Reported	Lg pws:	0
Datum:	WS1984	Hae:	0
Gps date:	30-JAN-03	Loc method:	DGPS
Project id:	DEP	Insp fname:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Insp lname:	Not Reported	Insp chd:	Not Reported
Req numb:	Not Reported	Property i:	Not Reported
County:	ST. LUCIE	Address:	3366 S 25TH ST
Number:	3366	Predir:	S
Prefix:	Not Reported	Street:	25TH
Suffix:	ST	Postdir:	Not Reported
Zipcode:	34982	City:	FORT PIERCE
Loc id:	155434	Gps id:	155434
Wsrp id:	Not Reported	Action:	Not Reported
Port stat:	POTABLE	Res type:	Not Reported
Other id:	Not Reported	Software:	Not Reported
Streetside:	Not Reported	Agency:	Not Reported
Parcel id:	Not Reported	Pws design:	1940
Pws verify:	0	Site id:	FLSA80000003684

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: FL Radon

Radon Test Results

Zip	Total Buildings	% of sites>4pCi/L	Data Source
34981	2	0.0	Certified Residential Database
34981	2	0.0	Mandatory Non-Residential Database
34981	5	0.0	Mandatory Residential Database

Federal EPA Radon Zone for ST LUCIE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

DEP GWIS - Generalized Water Information System Well Data
Source: Department of Environmental Protection
Telephone: 850-245-8507
Data collected for the Watershed Monitoring Section of the Department of Environmental Protection.

DOH and DEP Historic Study of Private Wells
Source: Department of Environmental Protection
Telephone: 850-559-0901
Historic database for private supply wells.

Well Construction Permitting Database
Source: Northwest Florida Water Management District
Telephone: 850-539-5999

Consumptive Use Permit Well Database
Source: St. Johns River Water Management District
Telephone: 386-329-4841

Permitted Well Location Database
Source: South Florida Water Management District
Telephone: 561-682-6877

Super Act Program Well Data
This table consists of data relating to all privately and publicly owned potable wells investigated as part of the SUPER Act program. The Florida Department of Health's SUPER Act Program (per Chapter 376.3071(4)(g), Florida Statutes), was given authority to provide field and laboratory services, toxicological risk assessments, investigations of drinking water contamination complaints and education of the public
Source: Department of Health
Telephone: 850-245-4250

Water Well Location Information
Source: Suwannee River Water Management District
Telephone: 386-796-7211

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Water Well Permit Database
Source: Southwest Water Management District
Telephone: 352-796-7211

OTHER STATE DATABASE INFORMATION

Florida Sinkholes
Source: Department of Environmental Protection, Geological Survey
The sinkhole data was gathered by the Florida Sinkhole Research Institute, University of Florida.

Oil and Gas Permit Database
Source: Department of Environmental Protection
Telephone: 850-245-3194
Locations of all permitted wells in the state of Florida.

RADON

State Database: FL Radon
Source: Department of Health
Telephone: 850-245-4288
Zip Code Based Radon Data

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

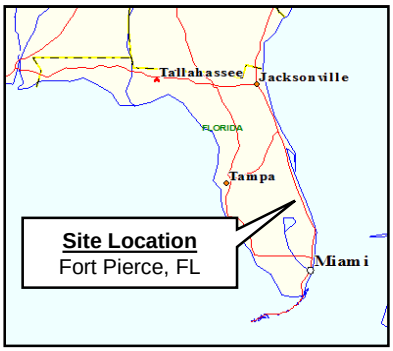
Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

Historical Topographic Maps



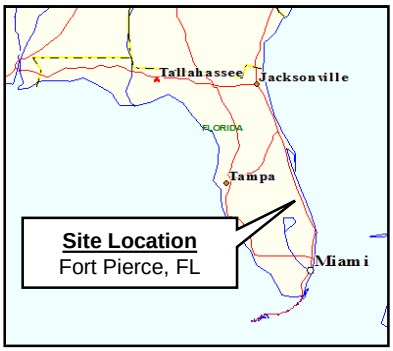
TOPOGRAPHIC MAP 1970

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



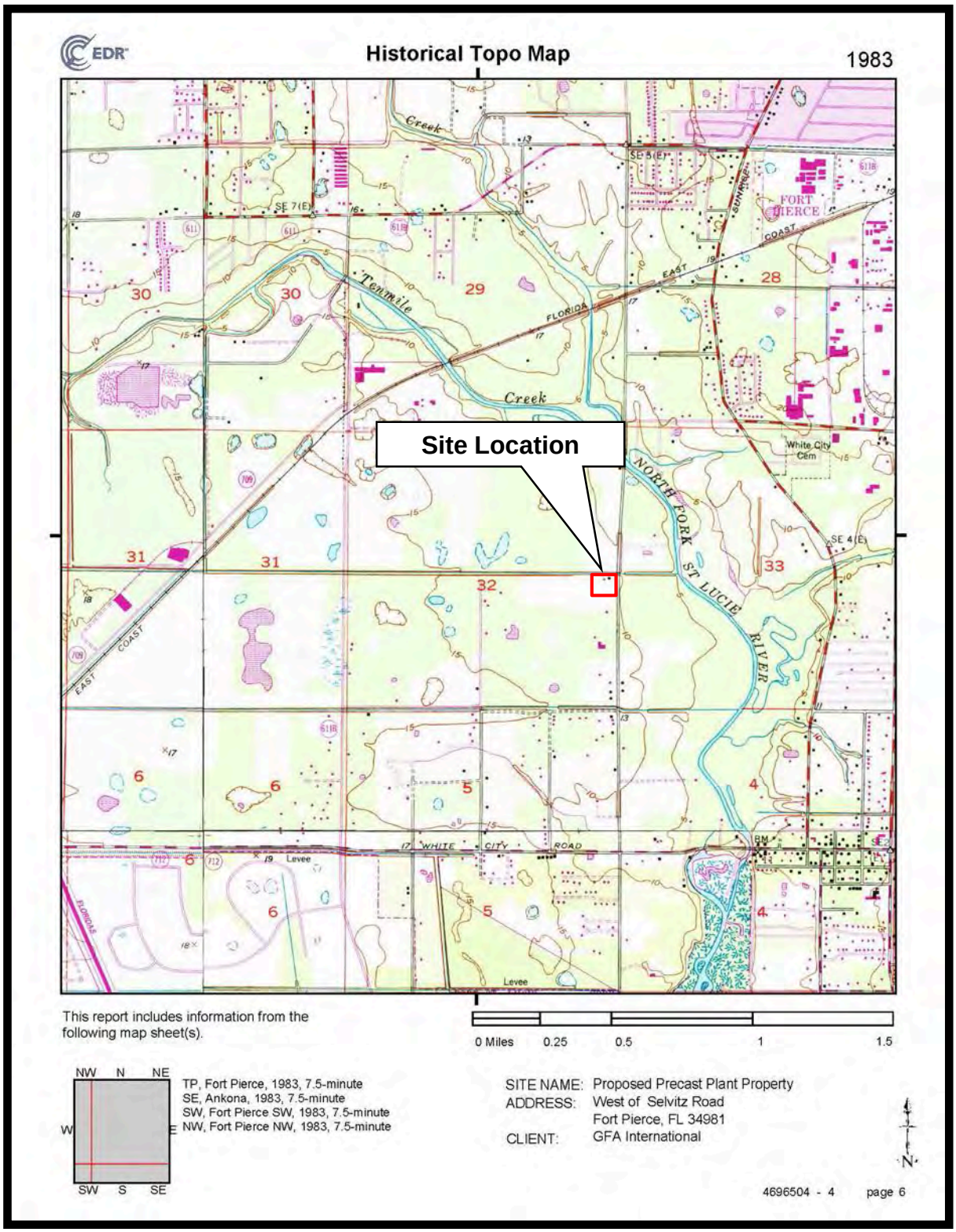


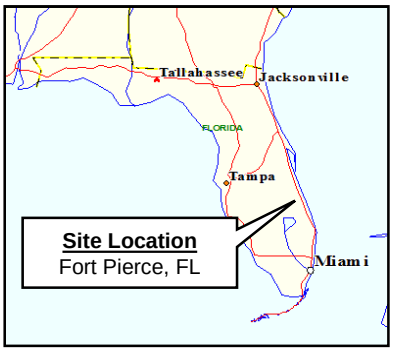
TOPOGRAPHIC MAP 1983

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W - E
S



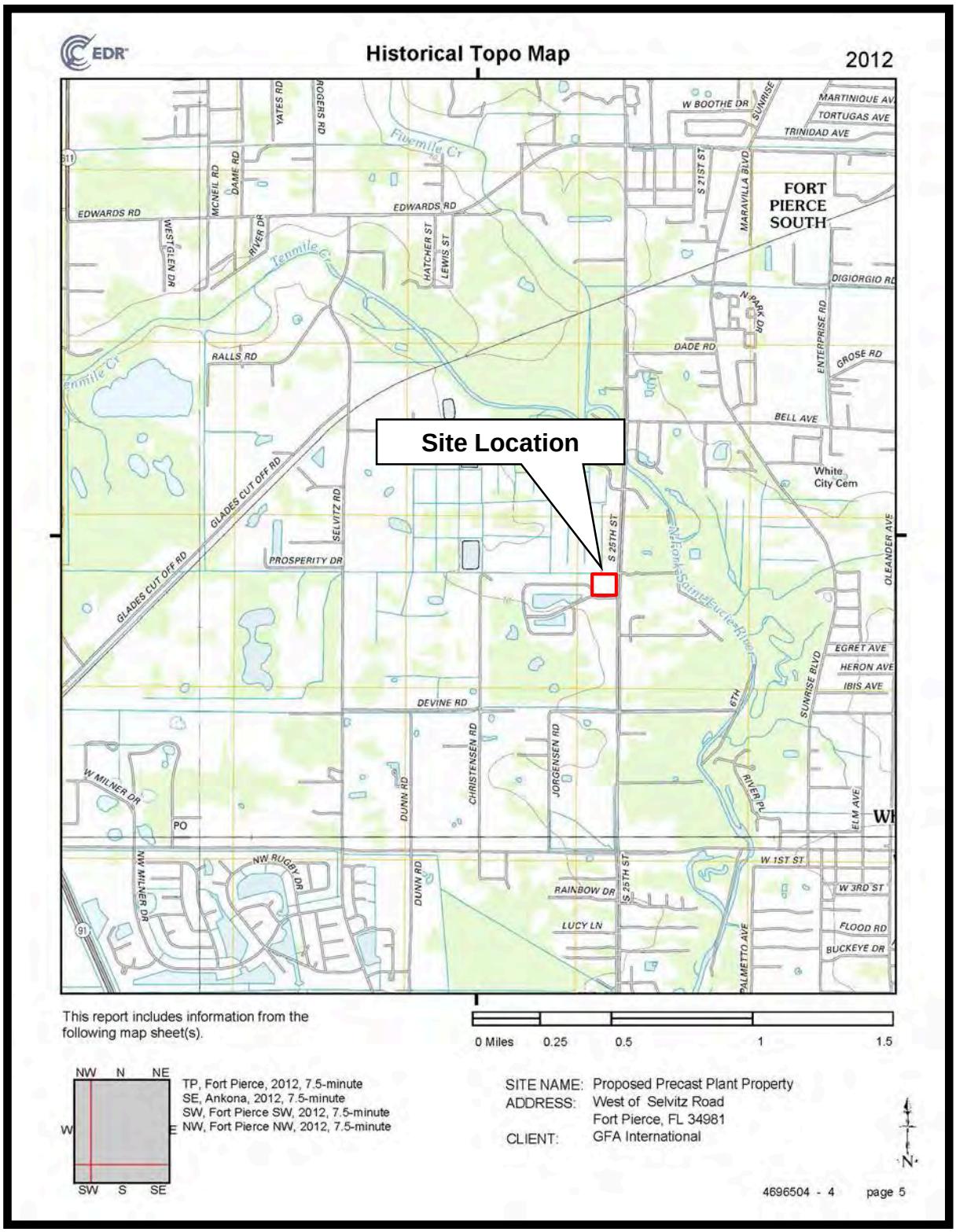


TOPOGRAPHIC MAP 2012

1.4-Acre Vacant Property

4201 South 25th Street
Fort Pierce St. Lucie County, Florida 34981

N
W E
S



APPENDIX E

Site Reconnaissance Photographs

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



1. West View: Subject Property



2. South View: Subject Property along South 25th Street

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



3. West View: One of Several Discarded Debris/Trash Piles on the Subject Property



4. Northeast View: Discarded Debris/Trash Pile on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



5. East View: Five-Gallon Bucket with Lid Labeled "Bulls Eye Primer and Sealer" on the Subject Property. The Bucket was Observed to be filled with Liquid.



6. North View: Broken Concrete, Cinder Blocks, and Trash near West Boundary of the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



7. South View: Broken Concrete, Cinder Blocks, and Trash near West Boundary of the Subject Property



8. Southeast View:: Two 1-Gallon Paint Cans on the Subject Property. Cured Paint was Observed on the Ground Surface Adjacent to one of the Paint Cans

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



9. Northeast View: Discarded Debris/Trash Pile on the Subject Property



10. North View: Discarded Water Filtration Cannister on the Subject Property

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



11. Southeast View: Partially-Buried, Open-Top HDPE 55-gallon Drum Observed on the Subject Property



12. Southwest View: Discarded Open-Top, Cutoff HDPE 55-Gallon Drum Observed to Contain Trash and Broken Aquarium Glass

SITE RECONNAISSANCE PHOTOGRAPHS
1.4-Acre Vacant Property
4201 South 25th Street
Fort Pierce, St. Lucie County, Florida
August 17, 2018



13. Northeast View: Discarded Debris/Trash Pile on the Subject Property



14. South View: Discarded Tires near the Southeast Corner of the Subject Property

APPENDIX F

Qualifications of Individuals

Robert P. Crowell, P.G.

Environmental Department Manager, Port St. Lucie office

Mr. Crowell has over 30 years of experience in environmental consulting. He has led and served as project manager for hundreds of environmental assessment and remediation projects. Mr. Crowell has performed Environmental Site Assessments (ESAs) in Florida, Georgia, Mississippi, Louisiana, California, Minnesota, Pennsylvania, West Virginia, South Carolina, and the U.S. Virgin Islands.

Education

- Bachelor of Science (B.S.) Geology, 1984, University of South Florida, Tampa, Florida

Experience

- GFA International, Inc. Port St. Lucie, FL, 2016-Present
- ARCADIS U.S., Inc. (previously Geraghty & Miller, Inc.), West Palm Beach, FL, 1991-2015.
- Roux Associates, Inc., Huntington, NY 1984-1991.

Licenses

- Professional Geologist (P.G.) , Florida (#1748) and Kentucky (#1215)
- AHERA Licensed Asbestos in Buildings Inspector
- OSHA HAZWOPER 40-Hour and Annual 8-Hour Refresher
- OSHA HAZWOPER Supervisor
- Transportation Worker Identification Credential (TWIC)

Key Project Experience:

- Served as lead Environmental Professional (EP) and Project Manager for Phase I and Phase II ESAs in accordance with ASTM E-1527 and All Appropriate Inquiry (AAI) for over four hundred (400) property transfers. Sites have included large and small manufacturing facilities, newspaper and other printing plants, citrus groves, agricultural land, oil and gas pipeline facilities, undeveloped land, automobile dealership and automotive repair facilities, airport facilities, aircraft manufacturing and aerospace facilities, marinas and boat dealerships, residential apartment and condominium complexes, commercial office buildings, medical facilities, nursing home and assisted living facilities, shopping centers, dry cleaning facilities, power generation facilities, agricultural research facilities, mining facilities, self-storage facilities, port and other maritime industry facilities, renewable energy (wind and solar) facilities, waste treatment facilities, railroad facilities, a 107-acre former County correctional facility (closed prison) and right of ways for roadway expansion. Many of the assessments were performed as part of a “portfolio” of multiple properties included in a single transaction.

- Served as Project Manager for an Underground Storage Tank (UST) Closure Assessment forremoval of two 10,000-gallon USTs at a former citrus grove in St. Lucie County, Florida in February 2016. The project consisted of field-screening of 53 soil samples for volatile organic vapors, collection and analysis of confirmatory soil samples, installation of a monitoring well and collection and collection of a groundwater sample. Mr. Crowell was involved with all aspects of the project and prepared a Tank Closure Assessment

Report, which was submitted to the Florida Department of Environmental Protection. The site achieved "No Further Action" status.

- Served as Project Manager and lead assessor for the investigation and remediation of a toluene release at a manufacturing facility in Pompano Beach, Florida. The assessment required the installation of multiple depth clustered monitoring wells for determination of the horizontal and vertical extent of groundwater impacts. A recovery well was utilized for contaminant extraction and the facility's existing air-stripping system (for its process water) was utilized for treatment of recovered groundwater. Use of the existing air-striping system resulted in significant cost savings to the Client. Coinciding with plant closing, the three toluene underground storage tanks and impacted soils in the vicinity of the tanks were excavated and removed. Hot-spot removal of groundwater using a series vacuum extraction events at one location was performed. The site achieved "No Further Action" status in following Post Active Remediation Monitoring (PARM). The monitor and recovery wells were properly abandoned.

- Served as Task Manager for the Contamination Evaluation and Screening (CSE) portion of a Project Development and Environmental (PD&E) study of the intersection of 20th Street (State Road 60) amd 43rd Avenue (County Road 611) in Vero Beach, Indian River County, Florida. The CSE evaluated every property within the proposed right of way expansion and assigned a risk ranking value to each property for its potential for contamination. The CSE was incorporated into a PD&E report which evaluated many components of the right of way improvements.

- Served as Project Manager and lead assessor for investigation and remediation of lead impacts to soil and groundwater at a former battery manufacturing facility in West Palm Beach, Florida. Remediation efforts included soil excavation and groundwater extraction-and-treatment from "hot spots". Groundwater monitoring showed that lead concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Served as Project Manager performing contamination assessment activities for arsenic impacts to soil and groundwater at a golf course maintenance facilityin Palm Beach Gardens, Florida. Soils in the vicinity of a former washdown area were excavated and removed as part of the source removal. Groundwater monitoring showed that arsenic concentrations had stabilized and the plume had been reduced in size. A risk-based closure (No Further Action with Controls) was approved by the FDEP.

- Performed AHERA-compliant asbestos in buildings surveys at numerous sites in Florida.

- Served as Project Manager for a Site Inspection (SI) including soil and groundwater sampling of a former small-arms firing range at a former U.S. Army base in Hobe Sound, Florida. The project was completed under Formerly-Used Defense Site (FUDS) program. The project included preparing a Work Plan, Quality Assurance Plan, and Health and Safety Plan, conducting Technical Project Plan (TPP) meetings with project stakeholders, and preparing the SI report. The project was designed to utilize X-Ray Fluorescence (XRF) technology which allowed for evaluation of lead in soil samples with a sizable reduction of cost for laboratory analysis.

- Served as Project Manager for preparation and implementation of a Dewatering Plan for 100 feet of petroleum pipeline replacement in Port Everglades, Florida. The dewatering activities lasted for 24 days. A total of 589,602 gallons of water was removed for treatment and recycling. Prepared a technical report documenting the pipeline replacement and dewatering. The dewatering plan and technical reports were approved by the South Florida Water Management District and the Broward County Environmental Protection and Growth Management Department.

- Served as Project Manager for assessment and remediation of petroleum impacts at a former 4,000-acre agricultural property in St. Lucie County containing citrus groves. The initial assessment began as a Phase I and II ESA. Several Recognized Environmental Conditions (RECs) were identified and assessed as part of the Phase II ESA. Impacts to soil and groundwater were identified adjacent to two underground fuel tanks at the grove maintenance area. Served as Project Manager for implementation of a Tank Closure Assessment and a Site Assessment. The remediation was achieved by source removal/soil excavation and Post Active Remediation Monitoring (PARM). The site achieved "No Further Action" status following PARM.

- Served as Project Manager for assessment and remediation of petroleum and arsenic impacts at a former agricultural property. The initial assessment began as a Phase I and II ESA of a ±300-acre agricultural parcel for future residential development. Four separate impacted areas (three by petroleum in areas of former USTs and ASTs) and one by arsenic in the area of the former farm operations were identified. The three petroleum areas were remediated using source removal and monitoring. Each of these three areas achieved "No Further Action" status. The arsenic-impacted area was remediated by extraction of groundwater through a series of dewatering socks and soil excavation. Mr. Crowell was involved with preparation of the Dewatering Plan and permit approval, and negotiating with Palm Beach County Utilities Department for acceptance of the removed groundwater. The site achieved "No Further Action" status following PARM. The monitor wells were properly abandoned. The site has been redeveloped for residential use.

- Served as Project Manager for assessment and remediation for two separate petroleum releases at a mushroom growing facility in Zellwood, Orange County, Florida. The remediation systems for both areas consist of multi-phase extraction from recovery wells. The treated groundwater is discharged to separate on-site infiltration galleries. One of the releases was eligible for funding under the State Petroleum Cleanup Program. The second release was not eligible. Site work for both areas was scheduled to be performed during single mobilizations for cost saving purposes.

- Served as Project Manager for more than 80 wind energy projects in various states. Projects included due diligence assessments, wind farm site location, permitting, and construction. Responsibilities included conducting Phase I and II ESAs, coordinating with the Program Manager, tracking budgets, reviewing and approving client invoices.

- Served as Project Manager for closure assessment and removal of a 12,000-gallon aboveground kerosene tank and more than 4,000 linear feet of underground pipeline at

a former landscape nursery facility in Palm Beach County, Florida. The AST and underground pipeline provided fuel to heaters in numerous shadehouses located throughout the property. The assessment was designed to test soil at every location where the 20-foot lengths of pipeline connected, at every "T" or "L" connector, and every stub-up to a heater. Source removal activities were completed at each location where impacted soil was identified.

District Use Only: No. _____ - 019 - 008 - 101

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction* The Manor Adult Living Facility

A. General Information:

Applicant Information:

Name: RED LION CONSTRUCTION INC

Address: 7548 U.S. HIGHWAY #1

PORT ST. LUCIE FL 34952

Telephone: (772) 463-3800

Email: REDLIONCORP1@GMAIL.COM

Owner Information (if different from Applicant):

Name: SAME

Address: _____

Telephone: ( )

Email: _____

Engineer of Record Information (if applicable):

Name: LADYKO DESIGN GROUP LLC

Address: 4400 BELLE GROVE DR

FT. PIERCE FL. 34981

Telephone: (772) 530-8261

Email: enginpod225@AOL.COM

Billing Contact Information:

Name: SAME

Address: _____

Telephone: ( )

Email: _____

B. Project Information: (Check appropriate box and attach drawings to show location and details):

☒ Culvert Connection to District canal for irrigation or gravity drainage.

☐ Pump Connection to District canal for irrigation or drainage.

☐ Installation of culvert or water control structure in District canal for crossing or water control.

☐ Utility Crossing:

☐ Electric ☐ Telephone ☐ Gas

☐ Cable Television ☐ Water Main ☐ Force Main

☐ Other (specify): _____

Location: Section(s): 32 Township: 35S Range: 40E Canal No.: 101

Description of Indirect Connection: _____

Drainage area served: 1.36 acres (Culvert or pump Connections.)

C. Construction Schedule:

Estimated commencement date: NOV. 2019 Estimated completion date: OCTOBER 2020

D. Application, Use Fee: $ N. **Review Deposit:** $ _____

(Submit fee with this application in accordance with the District's fee schedule.)

ACKNOWLEDGEMENT AND ACCEPTANCE:

As reflected by my signature below, I hereby certify that the information shown above is accurate to the best of my knowledge, and that I agree to satisfy or abide by all requirements of this Permit, including "Standard Provisions" itemized on the reverse, and "Special Conditions" imposed by the District. Further, I acknowledge that the District and its Engineers are doing work to benefit the property and non-payment may result in filing of a construction lien as permitted by the Florida Statutes.

Owner Signature: _____

Owner Name (Type or Print): MARK NICHOLAS - PRESIDENT

Date: 8-6-19

District Use Only: No. _____ - 09 - 005 - 101

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

SPECIAL CONDITIONS: (for District Use Only):

Attached

****

Application Approved and Permit for Construction Issued:

By:_____ Date of Approval: 9-26-19

For the North St. Lucie River Water Control District

Permit Expiration Date: 9-26-21 Construction Expiration Date: _____

****

Project Certification Received and Accepted:

By:_____ Date of Approval:_____

For the North St. Lucie River Water Control District

Certification Expiration Date:_____

**This Application will become a Permit if and when approved and signed by an authorized representative of the District.*

****

September 26, 2019
The Manor Adult Living Facility –Drainage Connection to Canal 101
NSLRWCD Permit Application No. 019-008-101

Permit Conditions

1. The permittee is proposing improvements to 1.36 acres of vacant land located 1.0 mile north of Midway Rd. on the west side of South 25th St. As part of the proposed improvements, the future site will consist of 26,926 square foot of building space to be constructed in two phases and includes the associated parking and landscaping. The site will capture stormwater into a dry detention area before discharging into Canal 101 via the proposed control structure. The permittee shall install the proposed improvements in accordance with the plans dated August 5, 2019.

2. The permittee shall be responsible for all permit application review fees associated with this permit application.

3. At least two (2) week prior to commencement of construction, the permittee shall contact the District Office and District Engineer to schedule a pre-construction meeting.

4. The permittee shall contact the District Superintendent of Works, Bill Price at (772) 201-4781, to schedule any site inspections.

5. The contractor shall provide the NSLRWCD with a 24 hour contact number and personnel for emergency situations.

6. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.

7. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted landfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.

8. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall stake all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or Works as necessary for the removal of any turbidity barriers in the event of forecasted landfall of a named storm event.

9. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. All surveyed dimensions and elevations shall be certified by a registered surveyor.

STANDARD PROVISIONS

for

Application / Permit No. 019-008-101

If this Application for a Permit is approved, I do acknowledge, understand, and agree that:

1. I hereby indemnify and hold the District harmless from claims for property damage or personal injury arising from the installation or use of the permitted facility, and that this indemnification extends to damage to the facility itself that may occur from District operation and maintenance work.
2. Approval of this application does not relieve the Permittee from securing any and all other permits that may be required by other entities or governmental agencies, including, but not limited to, the South Florida Water Management District, the Florida Department of Environmental Protection, and St. Lucie County.
3. The use of, or construction within, the District's right-of-way shall conform to the details of the attached approved drawings supporting this application. **Modifications must be approved by the District in writing prior to construction.**
4. If required in the interests of the District's operation and maintenance program, or by any modifications to the District's Standard Provisions, I agree to alter, replace, relocate, or remove the permitted facilities at no cost to the District, all as is more fully set forth by District Policy Resolution duly recorded in O.R. Book 669 at page 699 of the Public Records of St. Lucie County, Florida, but subject to the limitations thereof.
5. The lands to be benefited by this application are, or may be, subject to flooding during periods of high water resulting from heavy rains or other acts of God. This Permit will be accepted subject to this possibility, which is recognized not to be within the control of the District.
6. Any other requirements that may be imposed by the District are binding upon me, my successors and assigns.
7. Any Permit issued as an approval of this application other than one issued in irrevocable, recordable form pursuant to the Policy Resolution referenced in item 4, above, shall not be transferable from the Permittee to a subsequent owner or owners of all, or a portion of, the subject property without the express, written approval of the District.
8. Any Permit issued as approval of this application is strictly subject to all of the rules of the District, duly promulgated from time to time, which are on file and available for examination at the offices of the District by those having interest.
9. If a Permit is granted, I shall notify the District not less than 24 hours prior to the beginning and completion of the work, to enable the coordination and scheduling of inspections.
10. I accept total responsibility for any erosion of, or shoaling in, the District's right-of-way or canals that results from the permitted work, and I shall repair or remove same promptly, at no expense to the District.
11. During and after construction, I shall prevent material from the construction area from being discharged to, or settling in, District canals.
12. Unless authorized by Permit, I shall neither place, construct or plant, nor cause to be placed, constructed or planted, any object or improvement within the District right-of-way without the express written prior approval of the District.
13. Within thirty (30) days of completion of the work, I shall submit a written statement to the District certifying that the work was performed and completed in accordance with the Permit and the approved drawings. If the work deviates from the Permit or approved drawings, the certification shall state the nature and extent of those deviations.
14. If this Permit is for a drainage connection, then drainage discharge from the area served shall not exceed the volumetric equivalent of 2.0 inches of depth over the area for any 24-hour period (38 gallons per minute per acre) from the 10-year frequency, 72-hour duration rainfall.
15. If a Permit is issued for a hydraulic connection of property with a District canal, I shall not discharge hyacinths or other aquatic vegetation into the District canal.
16. The Permittee, his agents and contractors, shall conduct the work in a manner that will not impair the use, or potential use, of the District right-of-way and facilities. In no case shall drainage or irrigation canals or appurtenant works be obstructed or restricted.
17. All irrigation and drainage connections to District facilities shall be clearly marked with a post of contrasting colors to identify the location and extent of the permitted installation.
18. If access is permitted via an existing culvert crossing installed in District right-of-way, the Permittee is advised that the crossing may be permitted for use by other affected owners, as such crossings are limited in number by the District.
19. The District reserves the right to permit the use of culvert crossings installed in rights-of-ways by other affected owners of District lands, as culvert crossings are subject to distance limitations imposed by the District.
20. All utility installations shall be clearly marked with above-ground signs or markers, as required by the District's "Permit Information and Criteria Manual."

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

November 21, 2018

NOV 26 2018
CITY OF FORT PIERCE
PLANNING & ZONING

Tiffany Rink & Mark Nicholas
Red Lion Construction Inc.
701 Hidden River Drive
Port St. Lucie, FL. 34983

Dear Ms. Rink and Mr. Nicholas:

The City Commission of the City of Fort Pierce, Florida, on Monday, November 19, 2018, approved an application for a Conditional Use with New Construction submitted by the applicant, Red Lion Construction, Inc. to construct a new one-story 26,926 sq. ft. Assisted Living Facility at 4201 S. 25th Street, Fort Pierce, FL, Parcel ID: 2432-411-0001-000-2, with the following conditions:

1. Please provide secured access for the pedestrian access entrances of the refuse collection area.
2. Please provide updated architectural elevations with the identified building height, prior to city commission. (Note: Per City Code Section 22-29. Office Commercial Zone; No building shall exceed a height of sixty-five (65) feet above grade.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director

Kelly Smith & Corine Van Grootherest
2045 SE Avon Park Drive
Port St. Lucie, FL. 34952

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Tiffany Rink
Mark Nicholas
701 Hidden River Drive
Port St. Lucie, FL. 34983

Re: Conditional Use with New Construction – The Manor Assisted Living Facility – 4201 S. 25th Street

Dear Ms. Rink and Mr. Nicholas,

The following are comments from the Planning Department's review of the application for a Conditional Use with New Construction in the C-1, Office Commercial Zone (Please Provide a Written Response and any revisions to all responsible Departments by October 28th to be placed on the November Planning Board Agenda):

1) Please provide secured access for the pedestrian entrances of the refuse collection area.

Advisory Comment:

Per City Code Section 22-60. – Off-Street Parking and Loading:

Public housing for the elderly, notwithstanding other residential parking standards require .5 parking spaces for each dwelling unit, not .45.

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
Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
OCT 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 10.17.19
Property Address: 4201 S. 25th St.
Property Name: SP Minor Amendment – The Manor Assisted Living Facility
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:

Revised plans must be submitted and approved prior to permit issuance.

Building Official's or Representative's Signature _____ Date: 10-14-19

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

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

RE : The Manor – 4201 S. 25th Street
Conditional Use and Site Plan Application
TRC No. 19-0700009

RECEIVED
OCT 15 2019
CITY OF FORT PIERCE
PLANNING & ZONING

DATE : October 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on October 4, 2019:

- [x] Site Plan & CU 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] SP/CU Approval
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] No Comments

JRA/VB/vb

Q:\ENGINEERING\Site Development Projects\T\The Manor\Site Plan\Submittal No. 2 - 100419\SP Approval - 101519.docx

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

Date October 17, 2019

TECHNICAL REVIEW PROJECT # 19-0700009 (Site Plan - Minor Amendment)

Site Plan Minor Amendment – The Manor Assisted Living Facility – 4201 S. 25th St.

Comments

FPUA W/WW Engineering: Approved – the utility plans that have been reviewed and approved by FPUA included the 42 beds.

FPUA Electric & Gas Engineering: The property is not in the FPUA electric service area. Located in FPL service area.

FPUA Gas service is available to the site. If you would like more information, please contact:

Billy Dupre
Business Development Representative – Gas Operations
772-466-1600 ext. 4705
bdupre@fpua.com

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

October 25, 2019

Writers e-mail: enginpod225@aol.com

VIA: HAND DELIVER TO:

Mr. Vennis Gilmore
Planner
City of Fort Pierce
Planning Department
100 North U.S. #1
Ft. Pierce, Florida 34950

Subject: The Manor – 4201 South 25th Street, City of Fort Pierce, Florida
TRC No. 19-0700009 – Response to Planning Department Comments

Dear Mr. Gilmore;

Enclosed please find the following information in response to your comments for The Manor project located at 4201 South 25th Street in the City of Fort Pierce, Florida pursuant to your review letter dated August 23, 2019.

- Ten (10) copies of the Revised Site Plan.
- One (1) CD-Rom with .pdf copy of the Revised Site Plan.

The comments contained within the aforementioned letter have been addressed in the following manners, presented in the same order as presented therein;

1. Please provide secured access for the pedestrian entrances of the refuse collection area

   The Dumpster detail has been revised to reflect that the pedestrian access points are secured access.

2. Per City Code Section 22-60, Off-Street Parking and Loading, Public housing for the elderly, other residential parking standards requires 0.50 parking spaces for each dwelling unit.

   The required parking has been revised to reflect 0.50 spaces per unit from the previously depicted 0.45 spaces pursuant to the ITE Manual for required parking. This revision will result in 21 spaces being required. The provide number of spaces remains at 22 spaces including a single handicapped space.

Pursuant to the comments received from Mr. Kori Benton from the St. Lucie County Planning Department, dated October 17, 2019 relative to the project we offer the following.

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Ladyko Design Group, LLC
ENGINEERS, PLANNERS & CONSTRUCTION MANAGERS

1. Does the amended plan accommodate necessary parking and off-street loading for deliveries?

   The amended plan does meet the requirements for off-street parking and loading requirements pursuant to the City of Fort Pierce Code of Ordinances.

2. Does the plan provide minimum, functional open space, or interior vehicular use area landscaping requirements?

   The plan meets the requirements of the City of Fort Pierce Code of Ordinances, Section 22-187 for interior vehicular use landscape and open space requirements.

If there are any questions or comments with regard to the matters contained herein, please do not hesitate to contact me @ 772-530-8261. Notice to Proceed shall commence upon receipt of a copy of this agreement executed by the parties.

Sincerely,
Ladyko Design Group, LLC.

Richard M. Ladyko, P.E.
President

cc: Red Lion Construction, LLC

4400 Belle Grove Drive
Fort Pierce, Florida 34981

Phone: 772-530-8261
Fax: 772-464-1383

Planning Board **7. b.**

Meeting Date: 11/12/2019

Information

REQUESTED ACTION

Conditional Use - Wood Vacation Rental - 1123 Hernando Street

LOCATION

1123 Hernando Street

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Application & Supporting Documents
Aerial & Zoning Map
Staff Report from 2017 Approval
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 11/04/2019 10:59 AM

Final Approval Date: 11/05/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, LEED Green Associate, Planner BCC
RE:	**Wood Vacation Rental** **1123 Hernando Street**
BOARD DATE:	November 12, 2019

STAFF REPORT

Owner/Applicant: Tiffany and David Wood
1123 Hernando Street
Fort Pierce, FL 34949

Applicant's Request: Approval of a Conditional Use to operate a Vacation Rental, offering lodging for less than 30 days. The minimum rental period is identified as one (1) days.

Location(s): 1123 Hernando Street

Parcel ID: 2401-811-0018-000-6

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Future Land Use: Hutchinson Island Residential (HIR)

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	Single-Family Intermediate Density (R-2)

Utilities: Fort Pierce Utility Authority (FPUA)

Staff Analysis:
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 Vacation Rental at 1123 Hernando Street, offering transient lodging with minimum stay of one day. The subject single-story duplex features a finished floor area of 2,509 square feet and contains one owner-occupiable unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located one (1) street west of South Ocean Drive and approximately one hundred feet north of Mariner Bay. A duplex is situated to the north, a single-family home and duplex to the east, single-family homes to the west, and a single-family home to the south. The subject site features a circular concrete driveway with parking designated for each unit.

The property previously received a Conditional Use Approval to operate a dwelling unit for over 31 days on February 21, 2017 by the City Commission. The current application is to rent the dwelling unit for less than 30 days with a minimum stay of one (1) day.

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 that is rented for periods of less than one month. Pursuant to Florida State Statute 509.242, declaring the use a "Vacation Rental," defines 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 30 days or one 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 30 days. The rental of a dwelling for periods at a minimum of 31 days, but less than six months, is a "Dwelling Rental," but not a "Vacation Rental."

Table 1 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
Public lodging establishment (ADA & Misc. Regulations)	If rented 30 days or less (Vacation Rental)	Public lodging establishment

Future Land Use and Zoning
The subject property has a Future Land Use designation of Hutchinson Island Residential (HIR), which is intended for parcels that are best suited for residential development on Hutchinson Island. This Future Land Use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight (8) dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. Please note, the HIR district was previously referred to as "Medium Density Residential Hutchinson Island (Rmhi)."

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) district which was established due to Hutchinson Island being a sensitive barrier island that presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

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 site has limited capacity for parking. Current site configuration allows for three (3) cars maximum. The subject proposed vacation rental unit grants two (2) vehicles maximum with a third vehicle allotment for the owner-occupied unit.

Conditional Use
As stated in City Code Section 22-74, 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.

Technical Review Committee
All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed use presents the provision of transient lodging accommodations to the general public, representing a limited commercial use that is compatible with the surrounding neighborhood, and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following ten conditions:

1) The property manager for the vacation rental 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 to renters regarding local rules and public service resources, to minimize conflicts.

3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.

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.

6) The maximum occupancy of the home shall ensure compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit.

7) Installation of one (1) handicap space per City Code Section 22-60 Off-Street Parking and Loading

8) Installation of a bicycle rack for guests if this was not already completed with the previous Conditional Use approval from February 2017.

9) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages, the property owner or permit applicant shall provide within thirty-one (31) days of Conditional Use approval a permit for the installation of a sidewalk along the property line that abuts Hernando Street and or a payment in lieu of construction if one of these items was not previously completed with the last Conditional Use approval from February 2017 for the dwelling rental of 31 days or more.

10) Limitation of occupancy to five (5) guests based upon City Code Section 8.5-43, unless verification of interior renovation permits for expansion of the southern unit is provided by the Building Department

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED

CITY OF FORT PIERCE
PLANNING & ZONING

Conditional Use – No New Construction

Property address or Location 1123 Hernando Street, Fort Pierce, FL 34949

Parcel ID #(s) 2401-811-0018-00-6

Project description Request to amend existing monthly CUP license to less than 30 days rental

Tiffany & David Wood	Tiffany & David Wood
Property Owner(s)	**Applicant/Representative, Title, Company**
1123 Hernando Street	1123 Hernando Street
Street Address	Street Address
Fort Pierce FL 34949	Fort Pierce FL 34949
City State Zip	City State Zip
352-586-9260	352-586-9260
Phone Number	Phone Number
sirdone@msn.com	sirdone@msn.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.*

David Wood Tiffany Wood 10/4/19

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by

See Attached Acknowledgment 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 #_____

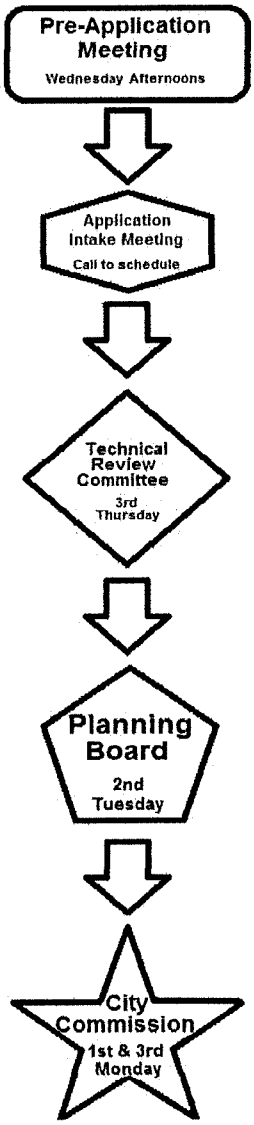
Intake Date Stamp

❑ 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 _____ 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Orange)

On October 4, 2019 before me, Phillip Palazuelos, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tiffany Wood + David Wood
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.

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.

PHILLIP PALAZUELOS
Notary Public - California
Orange County
Commission # 2154041
My Comm. Expires Jun 17, 2020

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Conditional Use - No New Construction Document Date: 10/4/19

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Fw: 1123 Hernando Street Short Term Rental Project - Less than 30 days

Wood Family

Fri 10/4/2019 12:31 PM

To: Vennis Gilmore <VGilmore@city-ftpierce.com>; aroshenthal@city-ftpierce.com <aroshenthal@city-ftpierce.com>
Cc: Edward Roseberry/cfp <eroseberry@city-ftpierce.com>; kwest@city-ftpierce.com <kwest@city-ftpierce.com>; jcarnes@fpua.com <jcarnes@fpua.com>
Bcc Tiffany Wood <tiffany.m.wood@sce.com>

6 attachments (7 MB)

Life Safety Plan -Architectonic Inc.pdf; Sprinkler System - Fire Equipment Services.pdf; CUP Application for David and Tiffany Wood.pdf; Accepted CUP Application 2-27-17.pdf; City Ft Pierce Business License.pdf; Florida State Hotel License.pdf;

Hello Vennic/Alicia,
I have attached our notarized CUP application for the less than 30 days rental. I am putting in two day mailer (today) with the $100 application fee.

I understand going through the TRC is the next step. If at all possible, since I have been in discussions with most of the TRC members and they are familiar with this project, would it be possible to internally route my application to the TRC for signature? If so, that would allow me to hopefully get on the next available 2nd Tuesday Planning Board Meeting Agenda and the onto the Commissioners.

I have also attached the following:

1. My approved CUP for greater than 30 Days short term rental application dated February 27, 2017
2. City of Ft. Pierce Business Tax License Receipt
3. State of Florida Business and Professional Hotel & Restaurants License
4. Life Safety Plan Estimate (previously submitted)
5. Sprinklers System Estimate (previously submitted)

I look forward to hearing from you.

Sincerely,
Tiffany Wood
cell: 352-586-9260

From: Wood Family <sirdone@msn.com>
Sent: Thursday, September 26, 2019 6:03 PM
To: Vennis Gilmore <VGilmore@city-ftpierce.com>
Cc: Edward Roseberry/cfp <eroseberry@city-ftpierce.com>; kwest@city-ftpierce.com <kwest@city-ftpierce.com>; jcarnes@fpua.com <jcarnes@fpua.com>
Subject: Re: 1123 Hernando Street Short Term Rental Project - Less than 30 days

Hi Vennis,
To date we have completed the following regarding our intended application for short term rentals:

1. Pre-application meeting with City of Ft. Pierce - April 2019
2. FPUA - approved plan going forward to handle the fire suppression sprinkler system (see email below)
3. Building Dept - completed getting estimates for the following requirements -

a. ADA Life Safety Plan (See attached estimate)
b. Sprinkler System/Suppression System (see attached estimate)
c. FPUA - approved plan (email below)
d. Contractor to apply for application - after we get the approved CUP from the Commissioners

I believe we are ready to present our application to the Commissioners unless you know of something else I need to do. I hope to speak to you on tomorrow (if possible) regarding the next steps.

Thank you for your time.

Sincerely,
Tiffany Wood
cell: 352-586-9260

From: James Carnes <jcarnes@fpua.com>
Sent: Thursday, September 26, 2019 1:40 PM
To: Wood Family <sirdone@msn.com>
Subject: RE: 1123 Hernando Street Short Term Rental Project

Pursuant to a meeting held with FPUA, the City of Fort Pierce Building Department and the St. Lucie County Fire Marshall, the following is what will be required in order to provide the fire protection service you are requesting. For single family homes that require a 1-inch fire protection service, FPUA will provide this through a "Stand-Alone System". This will require the following:

- The installation of a new 2-inch water service
- The installation of a double water meter box (one that is sized to occupy two water meters side by side)
- The installation of a lockable open water valve,
- A tee assembly to provide water to both the domestic water meter and the new 1-inch fire suppression water meter and backflow assembly,
- The installation of a 1-inch fire suppression water meter (to be painted red for easy identification) and reconnection of the domestic water meter.

FPUA will invoice the customer (you) for the materials prices of the above and the labor costs to install. Once FPUA received payment for the invoiced amount, FPUA will schedule and perform the installation up to the backflow device. Temporarily, FPUA will shut the water valve serving the 1-inch fire protection water meter to aide in the connection by the fire suppression contractor. Once connection is made, the contractor will be responsible to contact our water department to verify the proper connection to the device, and then FPUA will lock open the valve to activate the system.

For system that require a 2-inch fire protection device, this will also require a "Stand Alone System" whereby a separate 2-inch water service will feed a 2-inch Double Detection Device.

If there is anything else you need, feel free to contact me via the information below.
Thanks,

FPUA
COMMUNITY PROUD

JAMES CARNES III, P.E.
Supervising Engineer
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34984
772.466.1600 Ext. 3472

City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
WOOD, TIFFANY 9 CURL DR CORONA DEL MAR CA 92625	WOOD, TIFFANY

Business Location*: 1123 HERNANDO ST

***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
August 09, 2019	September 30, 2020	0046451

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
20-00029039	MOTELS	SHORT TERM RENTAL-GREATER THAN 30 DAYS

Tax Amount	$5.00
New/Renewal Fee	$0.00
Penalty	$0.00
Total	$5.00

Linda W. Cox

Linda W. Cox, City Clerk (SEAL)

CITY OF FORT PIERCE CORPORATE SEAL ST. LUCIE COUNTY, FLORIDA

THIS IS A RECEIPT FOR TAX PAID AND IS NOT REGULATORY IN NATURE. This receipt does not warrant that the receipt holder is competent to perform in the business, but that the hold has paid the required tax and provided the necessary documentation (if required) for this business. Valid only when all state and local regulated trade licenses/competency cards are valid for the current fiscal year as required by law. This receipt becomes null and void if business name, classification, ownership or address is changed.

THE SUNRISE CITY FORT PIERCE Florida

24799

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

850-487-1395

AVALARA MYLODE TAX
WOOD RENTAL
PO BOX 3089
GREENWOOD VILLAGE CO 80155

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

DWE6602302 ISSUED: 03/13/2019

COLL VACATION RENTAL-DWEL-2007
WOOD TIFFANY
WOOD RENTAL

IS LICENSED under the provisions of Ch.509 FS.
Expiration date : APR 1, 2020 L1903130000465

DETACH HERE

RON DESANTIS, GOVERNOR

HALSEY BESHEARS, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
DWE6602302	NBR. OF UNITS: 1

The COLL VACATION RENTAL-DWEL-2007
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: APR 1, 2020

NON-
TRANSFERABLE

WOOD TIFFANY
WOOD RENTAL
1123 HERNANDO ST
FORT PIERCE FL 34949

ISSUED: 03/13/2019 DISPLAY AS REQUIRED BY LAW SEQ # L1903130000465

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

February 27, 2017

David and Tiffany Wood
1123 Hernando St
Fort Pierce, FL 34949

Dear Mr. and Mrs. Wood:

At their meeting on Tuesday, February 21, 2017, the City Commission considered an application for Conditional Use, submitted by Property Owner, David and Tiffany Wood to establish a Dwelling Rental, offering lodging for less than six months located at 1123 Hernando Street, Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A) (Parcel ID 2401-811-0018-000-6).

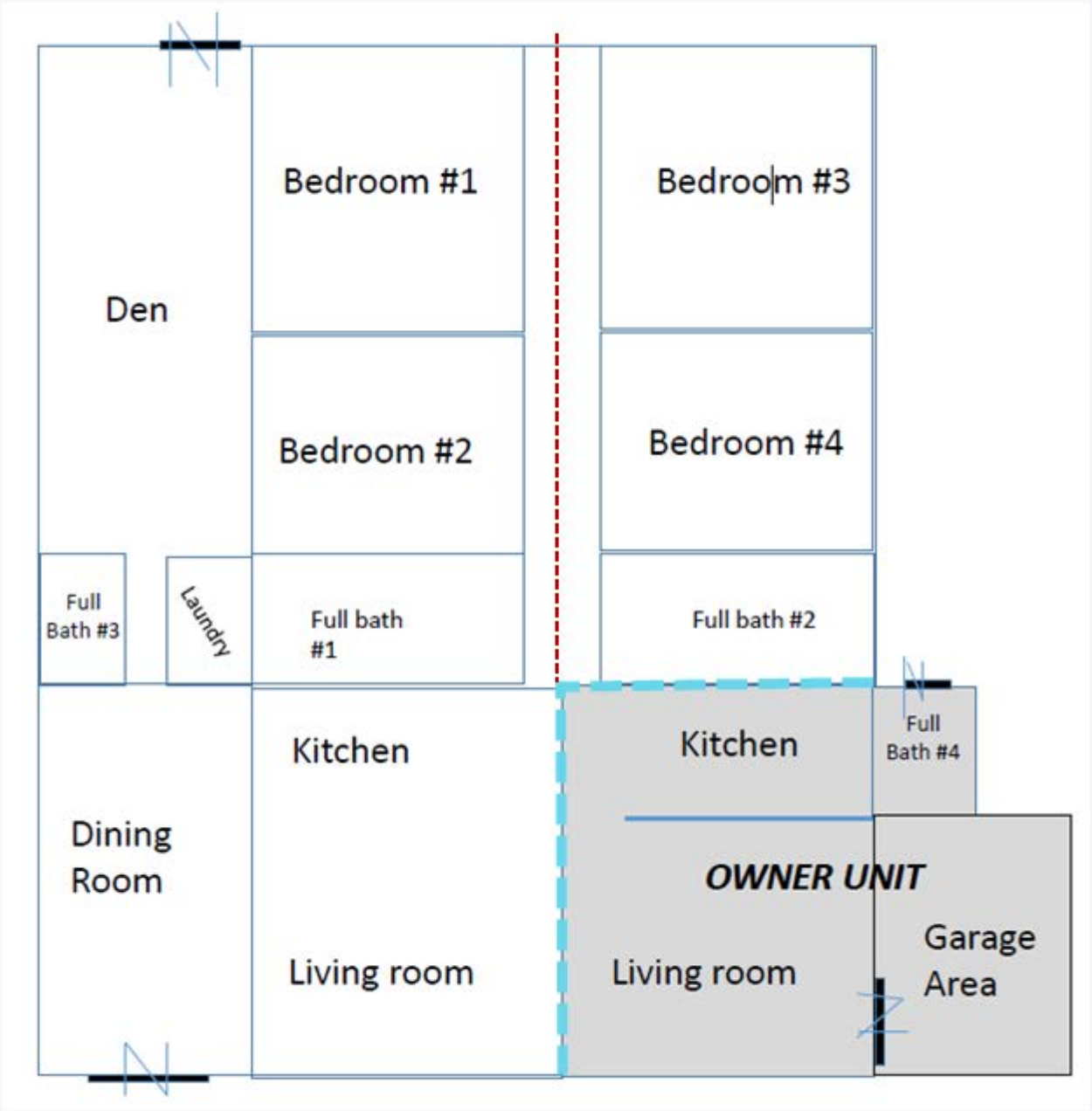
The Commission approved the application with the following conditions:

1. Strict adherence to minimum rental periods of one (1) month.
2. Limitation of occupancy to 5 guests based upon City Code Section 8.5-43, unless verification of interior renovation permits for expansion of the southern unit is provided by the Building Department;
3. Registration of a lead property manager, and secondary property manager, accessible at all times to resolve complaints or violations of City Code;
4. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
5. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
6. Installation of a bicycle rack for guests; and
7. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.
8. Retention of a state licensed property manager whose business is located within the city limits of Fort Pierce.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director



* Floor Plan subject to verification of permitting

Welcome to our Beach Home



Tiffany & David Wood
1123 Hernando Street



Front view of home – professionally landscaped



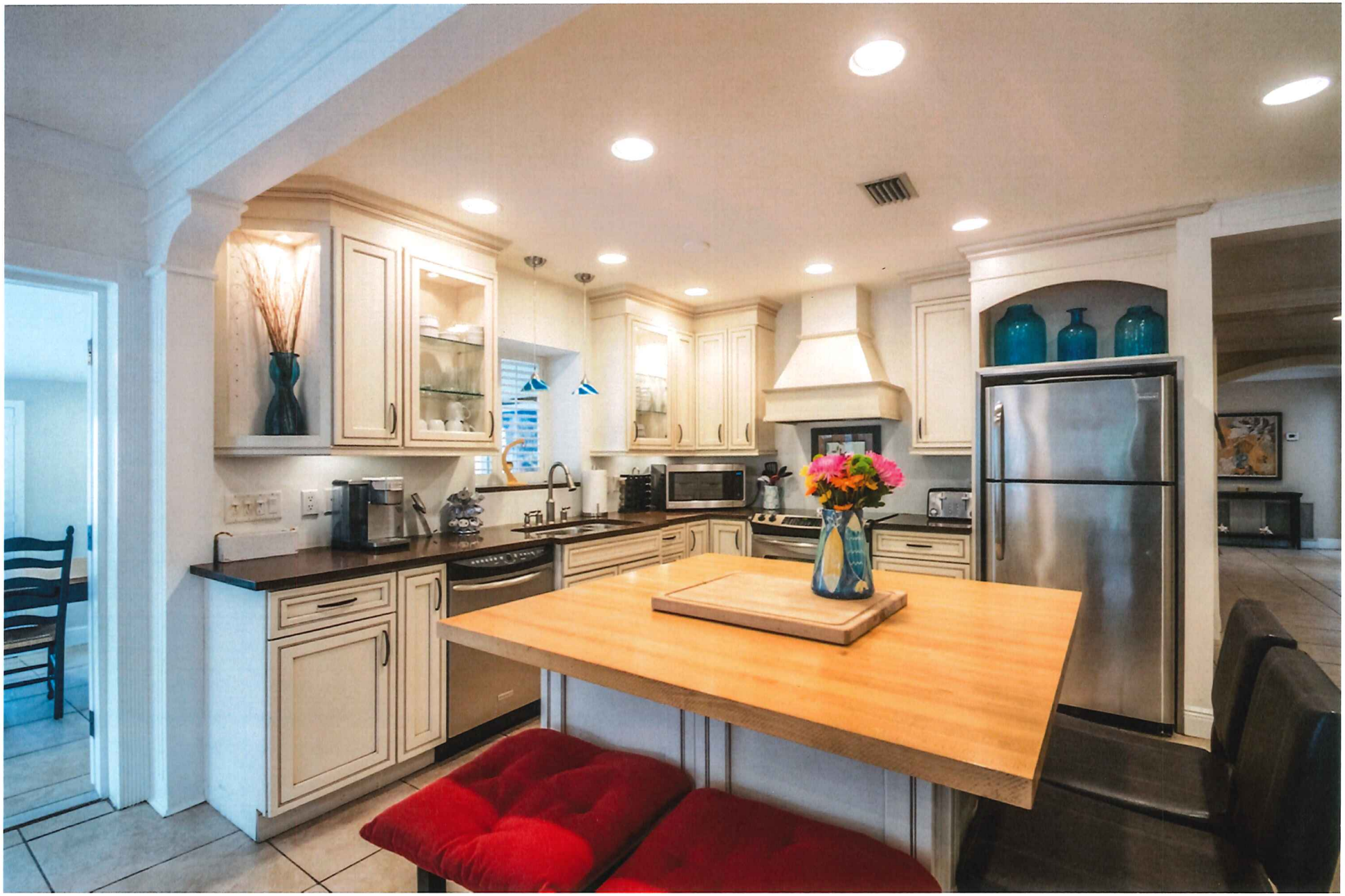
Driveways – two (2) double wide drives with a circular section connecting both



Front view of home with mature landscaping



Front outside sitting area



Kitchen



Kitchen with view of living room



Living Room



Hallway leading to bedroom and bathrooms



Dining Room



Bedroom #1



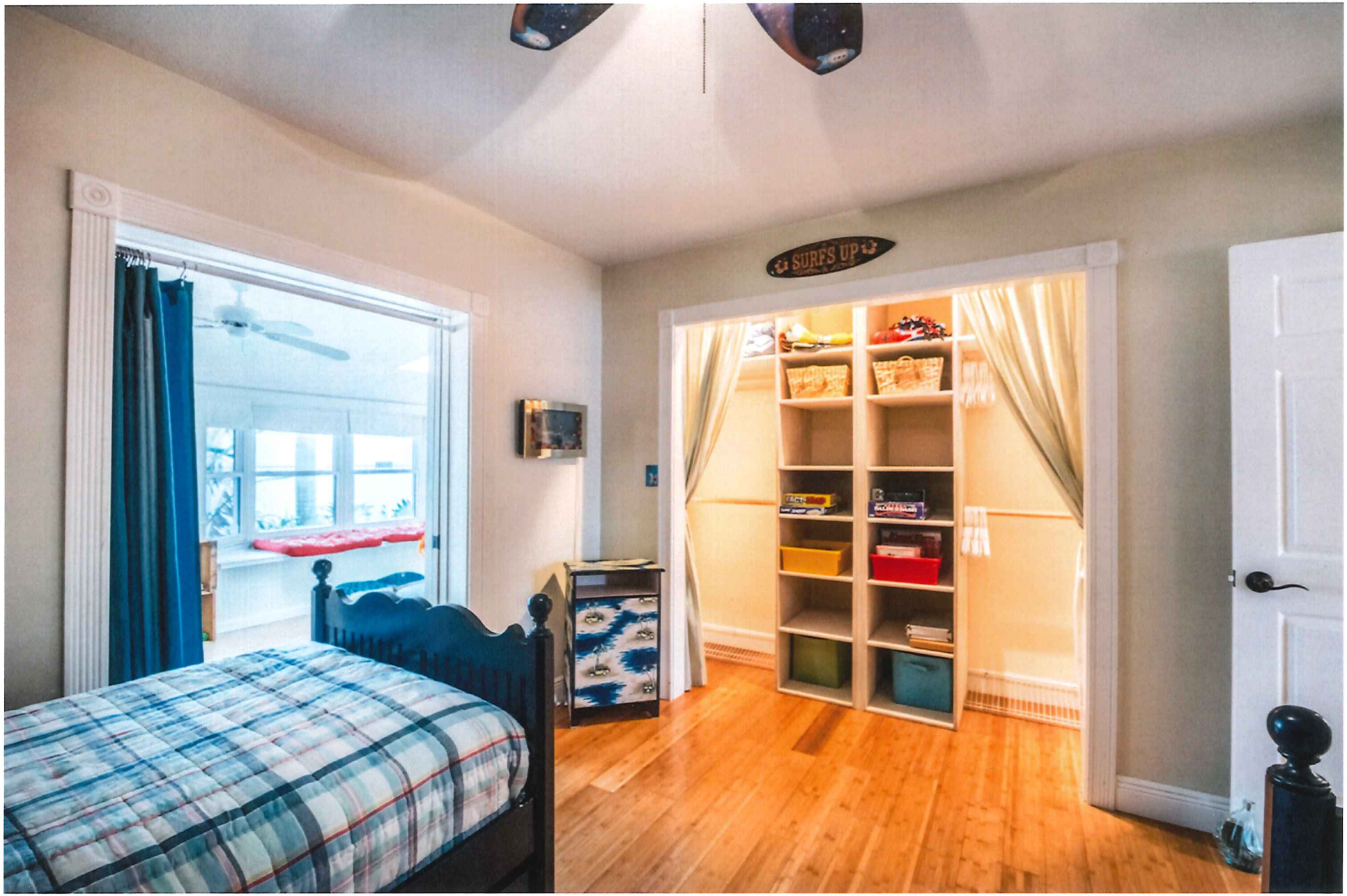
Bedroom #2



Bedroom #3



Bedroom #4



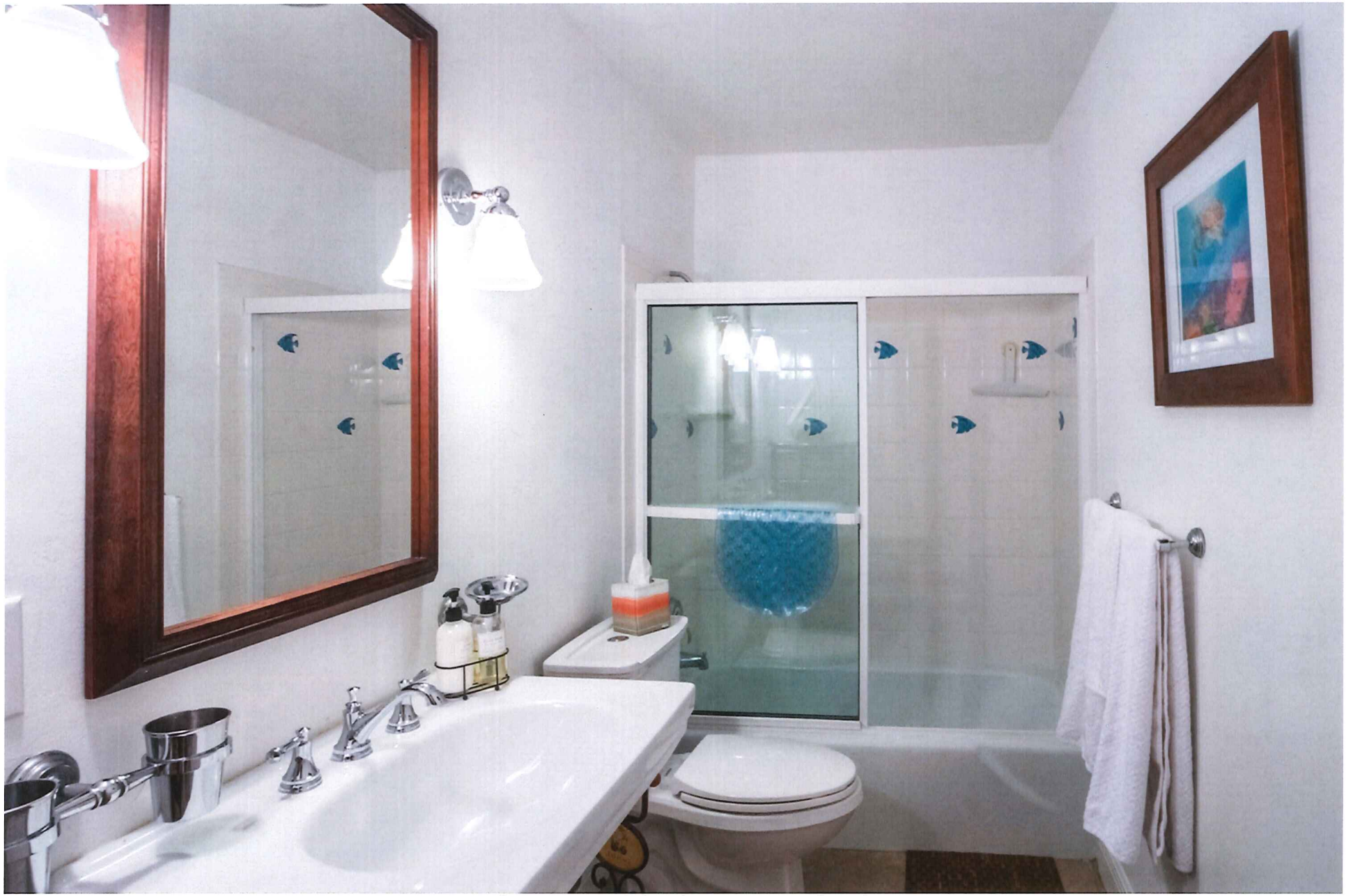
Bedroom #4 (view of closet)



Familyroom / playroom (exiting to frontard)



Familyroom / playroom (exiting to backyard)



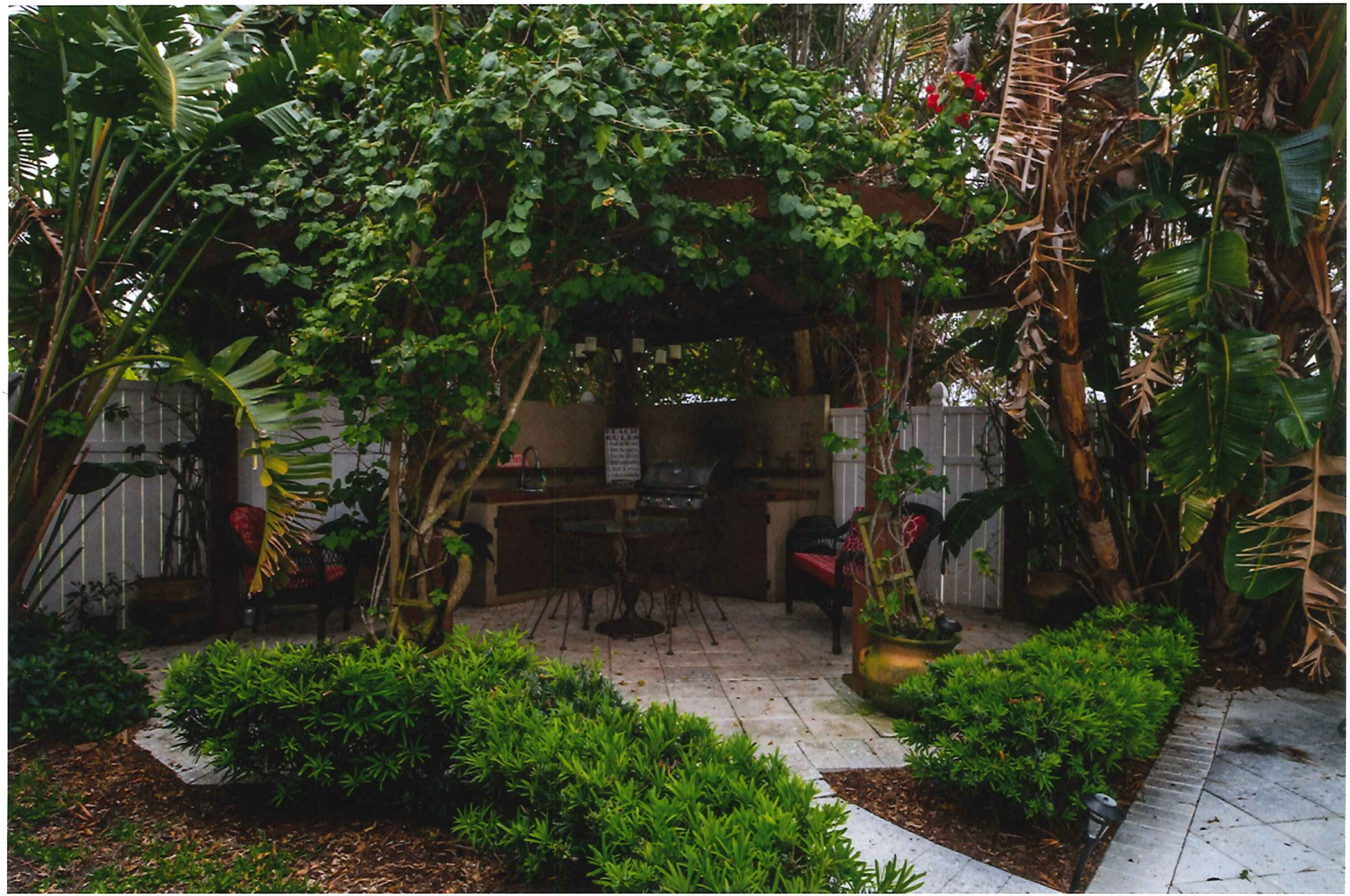
Bathroom with shower and tub



Bathroom with shower and tub



Bathroom with Shower



Secluded Outdoor Kitchen (battery operated candle chandelier and rope lighting)



Outdoor Kitchen



Full backyard view



Pool with hot tub that spills over edge and back into pool



4 hole putting green

Booking Confirmation

Dear

Thank you for choosing our home for your vacation. We look forward to your stay with us.

The property is located at:

1123 Hernando Street
Fort Pierce, Florida 34949

Your confirmation is as follows:

Check-in date: Tuesday, November 1, 2016 after 3pm EST
Check-out date: Wednesday, November 30, 2016 by 11am EST

Number of adults: 6
Number of children: 0

Your reservation/security deposit of $500 needs to paid in full via MasterCard, Discover, Visa or American Express to reserve the dates requested.

11/01/16-11/30/16	$_____
Cleaning fee	$ 0
Lodging Tax (11.5%)	$_____
TOTAL Due	$8652.15

Note: the pool and spa heating is an additional $155 fee and can be added at time of check-in.

The total payment is due on or before day of arrival (11/01/16) again by way of credit card.

I have included a Short Term Rental Agreement for your review. Please sign and return the agreement via email or postal mail to:

9 Curl Drive
Corona Del Mar, CA 92625

Within 30 days of Check-in I will email you directions to the home, a Check-in list and a set of instructions on how to access the keys.

Please feel free to contact me should you have any questions.

Thanks you and have a great vacation!

Tiffany M. Wood

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between __Tiffany Wood_ ("*Homeowner*") and _____ ("*Guest*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

   1123 Hernando Street, Fort Pierce, Florida 34949_____

The property is furnished and includes _fully stocked home (see attached itemized list).

2. Rental Party: The rental party shall consist of Guest and the following persons:

   _____

3. Maximum Occupancy: The maximum number of 'primary' guests is limited to 6 adults and 0 children.

   The beach home is limited to a maximum number of 10 people due to the size of the home, pool, and property. This allows us to keep the rental costs down, and to not pass on the fees of our pool and cleaning contractors to you. For this reason, we will charge $300 per day for **any additional** occupants found.

4. Term of the Lease. The lease begins at 3:00 p.m. on November 01, 2016 (the "*Check-in Date*") and ends at 11:00 a.m. on November 30, 2016 (the "*Checkout Date*").

5. Minimum Stay: This property requires a 7 night minimum stay. Longer stays may be required during holiday periods. If a rental is taken for less than 7 days, the guest will be charged $300 per night rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall require all members of the rental party and any Guest permitted on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

   a. Deposit: A reservation/security deposit of $500 is due upon making the reservation.

The deposit is for reserving the date as well as security and shall be refunded within 7 days of the Checkout Date provided no deductions are made due to:

i. damage to the property or furnishings;
ii. excessive cleaning; or
iii. any other cost incurred by Homeowner due to Guest's stay.

If the premise appears dirty or damaged upon Check-in, Guest shall inform Managing Agent or Homeowner immediately.

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the $500 reservation/security deposit will be refunded as follows:

0% penalty if cancelling greater than 60 days prior to the Check-in Date
50% penalty if cancelling within 60 days prior to the Check-in Date
100% penalty if cancelling within 30 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: Acceptable methods of payment are via credit cards (Mastercard, Visa, Discover and American Express. You will receive an invoice from squareup.com requesting reservation deposit payment. Please fill out your credit card information to process payment.

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner	Guest:
Tiffany Wood	
Name (print)	Name (print):
Date: 10/01/16	Date:
Phone # (during stay):	Phone # (during stay):
352-586-9260	

Exhibit A

RENTAL RULES

1. **MINDFUL GUESTS** – remember this is a residential community that deserves your respect and consideration at our home. Loud, late night celebrations and excessive noises will not be tolerated or permitted.

2. **NO SMOKING** in the home at any time. You are welcome to smoke outside only.

3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person on the property is the sole responsibility of Guest.

4. This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

5. Keep the property and all furnishings in good order.

6. Only use appliances for their intended use.

7. Pets: Dogs ***only*** permitted on premises with prior homeowner approval and with the ***Pet Addendum*** completed.

8. Parking: Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the units.

10. Hot Tub: No children under the age of 18 permitted in hot tub without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. **DO NOT STAND, JUMP FROM or use the hot tub in any position other than seated.**

11. Pool Equipment – we have had the pool serviced every Thursday by the same company for several years. Due to the sensitivity of the pool equipment, should there be any tampering with ANY of the equipment, heaters, filters, buttons, timers, etc other than what is authorized, there will be a $75 service charge reduced from security to have the pool company come out and reset the equipment – so please no tampering.

12. Keys Returned – there is a $50 fee for any keys that are not returned at the end of your stay.

13. The property is limited to a maximum number of 10 people due to the size of the home, pool, and property. This allows us to keep the rental costs down, and not have to pass on the fees of our pool and cleaning contractors to you. For this reason, we will charge $300 per day for **any additional** occupants found.

Property Identification

Site Address: 1123 HERNANDO ST Map ID: 24/01H	Parcel ID: 2401-811-0018-000-6 Zoning: R4A	Account #: 15638 Use Type: 0800	Sec/Town/Range: 01/35S/40E Jurisdiction: Fort Pierce

Ownership

David C Wood
Tiffany M Wood

1123 Hernando St
Fort Pierce, FL 34949

Legal Description

TROPICAL BEACH BLK 3 LOT 18 (OR 2234-2779)

Current Values

Just/Market:	$199,700	Assessed:	$172,788
Exemptions:	$0	Taxable:	$172,788

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	$199,700	$172,788	$0	$172,788
2015	$160,800	$157,080	$0	$157,080
2014	$142,800	$142,800	$0	$142,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-03-2005	2234 / 2779	XX00	WD	Bollbach,Roy	$450,000
02-01-1985	0456 / 0590	XX00	CV		$89,000
02-01-1985	0456 / 0589	XX00	CV		$89,000

Primary Building Information

Finished Area of this building: 2,509 SF
Gross Area of this building: 4,345 SF

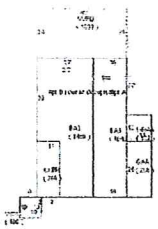
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: MFH
Year Built: 1971	Frame:	Grade: MFAQ	Effective Year: 1971
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0 4	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 4	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Wood Laminat





Total Areas

Finished/Under Air (SF):	2,509
Gross Area (SF):	4,345
Land Size (acres):	0.2
Land Size (SF):	8,750
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
VINYLFENCE6'	1	195	2005
SPA-HOT TUB	1	64	2007
POOL DK-GOOD	1	680	2007
RES POOL AVG	1	288	2007

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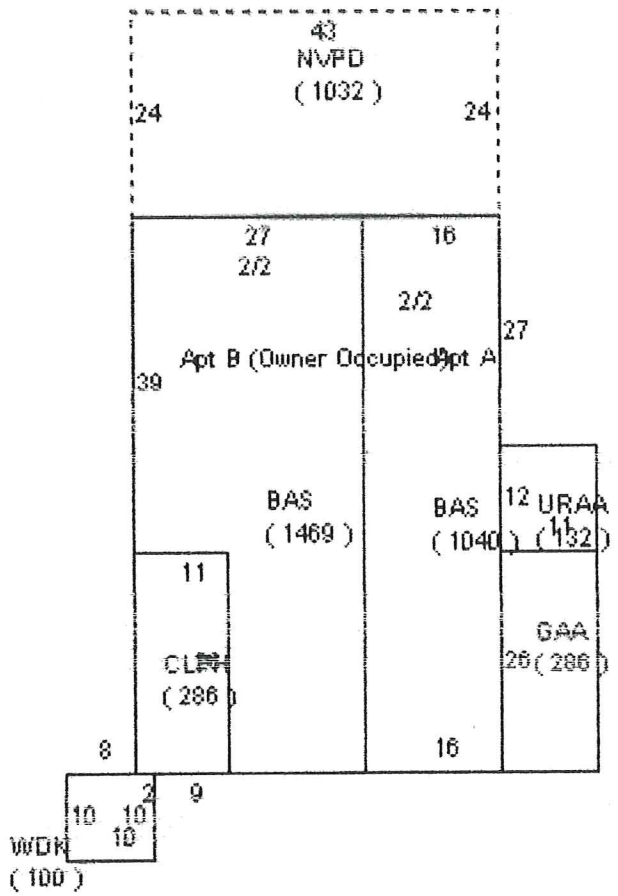
Permits

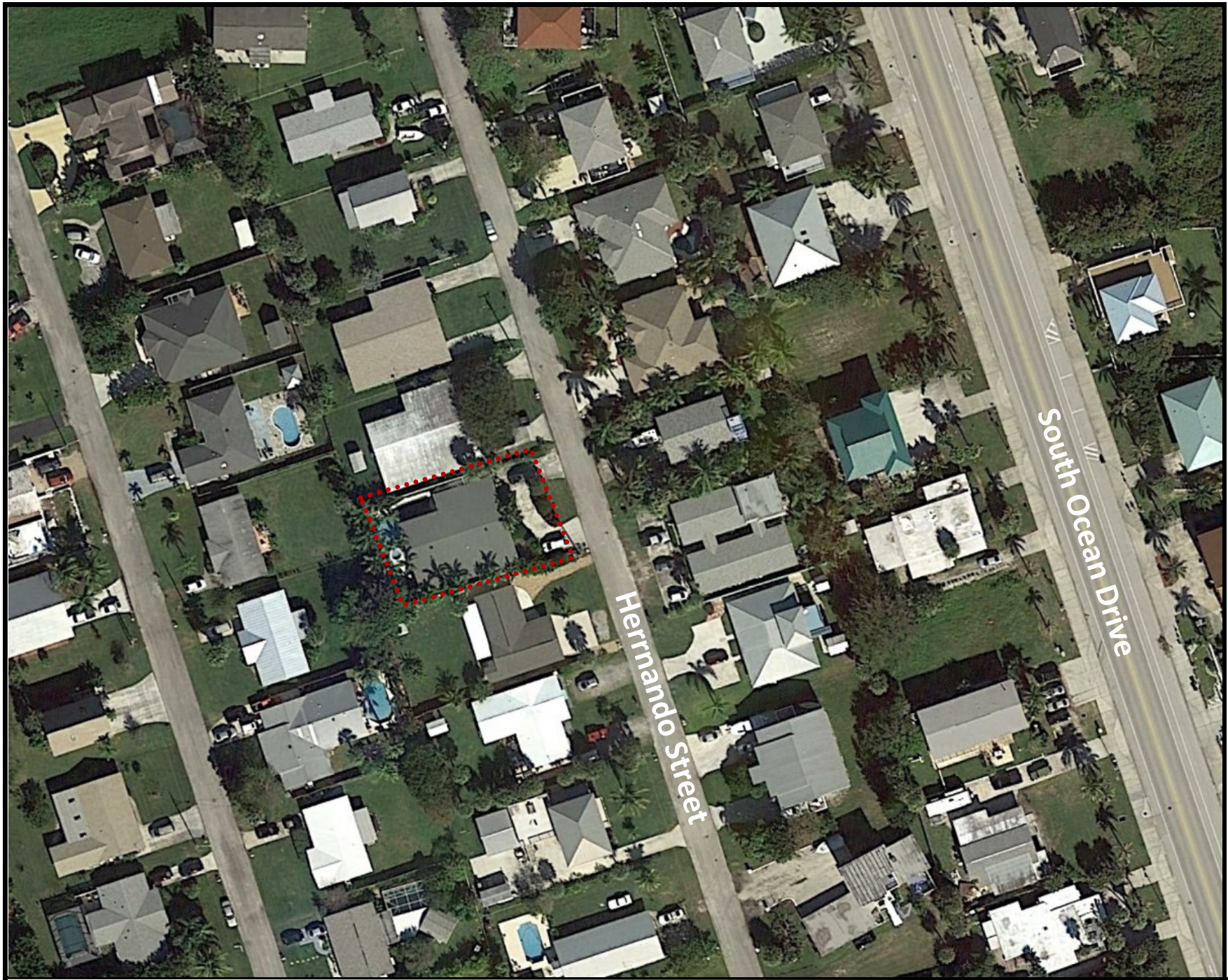
Number	Date	Description	Amount	Fee
F89000207S	Mar 1, 1989	Additions to existing construction	$100	$100
RF200473	Jun 21, 2004	Roof	$7,000	$195
FE200513	May 2, 2005	Fence	$900	$75
FE2005136	Nov 1, 2005	Fence	$2,000	$100
SE200657	Mar 7, 2007	Enclosure	$9,448	$0
0700000632	Sep 17, 2007	Pool	$15,000	$225
BP09-1428	Oct 6, 2010	Alterations/Remodeling	$900	$50
bp10-2538	May 9, 2011	Alterations/Remodeling	$1,800	$83
BP11-0501	Jun 10, 2011	Driveway	$2,300	$79
BP12-0947	Jul 12, 2012	Air Conditioning Only	$4,687	$155
BP12-1171	Jul 17, 2012	Air Conditioning Only	$4,689	$170

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THE SUNRISE CITY
FORT PIERCE
Florida

Wood Dwelling Rental – Aerial

1123 Hernando Street



THE SUNRISE CITY
FORT PIERCE
Florida

Wood Dwelling Rental – Zoning Map

1123 Hernando Street

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Wood Rental - Application for Conditional Use
Dwelling Rental
1123 Hernando Street

DATE: February 10, 2017

STAFF REPORT

Owner/Applicant: David & Tiffany Wood
1123 Hernando St
Fort Pierce, FL 34949

Requested Action: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months.

Location: 1123 Hernando Street

Parcel ID: 2401-811-0018-000-6

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

Future Land Use: Hutchinson Island Residential (HlR).

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-2

Site Size: .27 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

Request

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 1123 Hernando Street, offering non-transient lodging with minimum stays of one (1) month. The subject single-story duplex features a finished floor area of 2,509 square feet, and contains one owner occupiable unit. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

The property is located one street west of South Ocean Drive, a few hundred feet north of Mariner Bay. A duplex is situated to the north, a single-family home and duplex to the east, single-family homes to the west, and a single-family home to the south. This site features a circular concrete driveway with parking designated for each unit.

Hernando Street does not feature any sidewalk connections along this segment of the roadway. A bicycle rack is required to facilitate multimodal options for guests.

The application presents operational guidelines such as screening of potential renters, a near-site manager (owner's relative), and minimum stays of one (1) month. The application details specific limits on vehicle parking locations on-site. There are notification requirements for pets on premises. The provided documents note a maximum occupancy of six (6) guests, with a notable surcharge for any additional guests. The applicant has been advised that the current floor plan acknowledged by the City would limit the occupancy of the unit for rental to 5 guests, based upon the finished floor area and minimum occupancy requirements per City Code Section 8.5-43. Such limitation should be accounted for by the applicant in operational guidelines, or until said time that an expanded floor plan is verified with the Building Department.

Dwelling Rentals

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) 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, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

The State of Florida provides further classification if a dwelling is rented for periods of less than thirty (30) days, declaring the use a "Vacation rental", and defined such use as any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling 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 30 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 is less than thirty (30) days. The rental of a dwelling for periods greater than thirty (30) days, but less than six (6) 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 Rentals

	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 (Vacation Rental)	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

The rental of residential properties for short-term occupancy by tourists is a rapidly expanding sector of the hospitality industry. Short-term vacation rentals offer an alternative to traditional hotel or bed and breakfast accommodations, generally offering unique amenities, and a higher capacity to accommodate families or more guests than a single hotel room. The benefits of increased tourism and economic activity related to short term rentals are discernable; however the necessity to regulate and guide the location for this use is well documented.

Vacation rentals have the capacity result in incompatible adverse impacts on neighborhoods including, but not limited to, increased noise, litter, traffic, and the uncertainty or instability of the identity of occupants of neighboring properties. The short-term vacation rental use and longer term residential use may be incompatible, due to the rapid turnover associated with short-term vacation rental use, therefore provisions such as maximum guests, parking restrictions, property manager registration, and guide booklets for renters regarding local rules and resources should be considered to minimize conflicts. The applicant is seeking to offer non-transient lodging, with safeguarding parameters to further assimilation with the surrounding medium density residential neighborhood.

The applicant has verified that the operation would strictly limit stays to a minimum period of one (1) month. This operational approach ensures that the lodging provided is "non-transient", seeking to provide a more compatible use for the surrounding neighborhood. Input garnered from neighboring property owners has described adverse impacts from short term, weekly rentals at the subject site.

In addition to the provision of greater stability, and less frequent turn over in occupants, the enactment of minimum stays of one (1) month, or more, helps to diversify the use to provide a complementary lodging

option which does not overlap with offerings of local hotels or commercial venues of public accommodation. Longer term stays, with a base line of one month, seek to not only reduce the potential conflict of a high turnover, commercial use, but also reduce competition to established hotels and motels.

Zoning & Land Use

The subject site is located within the Hutchinson Island Medium Density Residential Zone (R-4A) which is designed to facilitate residential and compatible development on Hutchinson which account for the unique characteristics of Hutchinson Island and concerns of environmental fragility, beach erosion, and hurricane evacuation. Furthermore, the site has a land use designation of Hutchinson Island Residential (HIR).

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are *compatible* with the surrounding development shall also be allowed.

The presented use of the property represents a limited commercial use, with defined parameters of intensity or impact. The presentation of guest capacity for the single (1) unit limits the quantity of vehicles, additional traffic and noise from the proposal. The use is limited in comparison to a typical commercial use, or hotel/motel, especially with parameters in place to advance compatibility with the neighborhood. Limitation of guests is necessary to comply with City Code section 8.5-43.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code, and conditionally approved the request.

Planning Board

The Planning Board, at their January 10th meeting, voted 8-2 to recommend approval of the request with the conditions guided by staff.

Staff Recommendation:

The proposed use presents the provision of non-transient lodging accommodation to the general public, on a limited scale, 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 restriction therefore; Staff recommends the approval with the following conditions:

1. Strict adherence to minimum rental periods of one (1) month.
2. Limitation of occupancy to 5 guests based upon City Code Section 8.5-43, unless verification of interior renovation permits for expansion of the southern unit is provided by the Building Department;

3. Registration of a local property manager, and secondary property manager, accessible at all times to resolve complaints or violations of City Code;
4. Issuance of guide booklets for renters regarding local rules and public service resources to minimize conflicts;
5. Installation of a sidewalk connection, or payment in-lieu of construction, along the Hernando Property line;
6. Installation of a bicycle rack for guests; and
7. The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.

THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

RECEIVED

TO : Brandon Creagan, Planner

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

CITY OF FORT PIERCE
PLANNING & ZONING

RE : Wood Vacation Rental – 1123 Hernando Street
Conditional Use
TRC No. 19-04000014

DATE : October 21, 2019

This is to advise you that we have completed the review of the following documents as received by this office on October 21, 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 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

Q:\ENGINEERING\Site Development Projects\W\Wood Vacation Rental\1123 Hernando Street\CU Approval - 102119.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date:	November Planning Board Meeting
Property Address:	1123 Hernando Street
Property Name:	Cond. Use – Wood Vacation Rental
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 Frank Sams Date: 10/25/19

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee

TECHNICAL REVIEW PROJECT # 19-04000014

Conditional Use – Wood Vacation Rental – 1123 Hernando Street

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: No comment