CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, December 10, 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 November 12, 2019 meeting

6. **NEW BUSINESS**

   a. Planned Development - Misty Creek Preserve - 1919 South 35th Street

   b. Conditional Use - Andrews Dwelling Rental - 1180 Carlton Court, Unit 102A

   c. Conditional Use - Precious Lambs - 1504 Avenue F

   d. Site Plan and Conditional Use - Independent Classical Charter School - 2900 South Jenkins Road

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**

9. **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: 12/10/2019

Information

REQUESTED ACTION

Minutes from the November 12, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 11.12.19

Form Review

Form Started By: Alicia Rosenthal Started On: 11/21/2019 09:52 AM

Final Approval Date: 11/21/2019

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, NOVEMBER 12, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Michael Broderick**; **Gloria Johnson-Scott**; **Tim O'Connell**; **Marty Sanders**, **Ex-Officio**; **Frank Creyaufmiller**, **Chairman**

Absent: **Jovona Parker**; **Patricia Diaz**; **Bob Burdge**

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

4. CONSIDERATION OF ABSENCES

Mr. Burdge, Ms. Diaz and Ms. Parker's absences were excused.

5. APPROVAL OF MINUTES

a. Minutes from the October 8, 2019 meeting

Motion was made by Tim O'Connell, and seconded by Gloria Johnson-Scott to approve the minutes from the October 8, 2019 meeting.

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

Passed

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

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

Mr. Creagan gave an overview of the application and answered questions from the Board on the anticipated timeframe of the planned development and designation of public transportation.

Lee Dobbins, applicant representative from the Dean Mead Law Firm, clarified that the applicant is not proposing additional transit stops and the feedback from the St. Lucie County traffic analysis is still being reviewed.

Motion was made by Tim O'Connell, **and seconded by Gloria Johnson-Scott to approve the Future Land Use Map Amendment for Misty Creek Preserve.**

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

Passed

7. NEW BUSINESS

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

Ms. Lewicka explained that the project was previously approved in 2018 for 32 units and the applicant is requesting an additional ten units. Ms. Lewicka said the footprint is shrinking slightly and the development is proposed in two phases. Ms. Lewicka answered questions from the Board on the traffic study and parking requirements.

No one spoke for or against the project.

Motion was made by Michael Broderick, **and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.**

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

Passed

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

Mr. Creagan gave an overview of the application and answered questions from the Board on rental and handicap parking. Mr. Creagan explained that condition number six is being deleted because the wording is duplicated in condition number ten. Mr. Creagan stated the applicant is diligently working with the building official on the state ADA requirements. Mr. Creagan added that the conditions of approval are similar to the existing Conditional Use on the property, except for the required handicap parking space and the business tax license being required on all advertising.

Mr. Broderick provided the Board a VRBO advertisement for the Wood vacation rental on the Trip Advisor website that showed the home sleeps 8 with a 1 night minimum rental. Mr. Broderick stated the rental rules provided in the packet allow a maximum of 10 people, which is a violation of the current approved dwelling rental Conditional Use for over 31 days. Mr. Broderick expressed concerns with relying on neighbors to police the neighborhood.

Tiffany Wood, owner, explained that reconfiguring of the parking spaces will be handled by her design engineer, and she only contracts with the Home Away website, and not the sister websites. Ms. Wood stated she has had no complaints from her neighbors and there were advertising mistakes made on the vacation rental websites. Ms. Wood noted that the information in the packet is from her 2017 Conditional Use approval and the dimensions of the house have increased.

Board discussion ensued on increased occupants and parking.

Bill Piant, resident, spoke in opposition of the project and asked the Board if any vacation rentals have been approved for less than 31 days and if a motel is allowed in R4A zoning. Mr. Piant expressed concerns with the possibility of cars being parked in the front yard and the unmanageable enforcement.

Ms. Hofmeister stated that most of the vacation rentals that were not approved were in the R2 zoning classification.

William Fearn, resident, spoke in opposition of the project. Mr. Fearn said he has felt the negative impacts of the short term rentals in the area. Mr. Fearn stated he likes the community the way it is and there is no need to make exceptions to the zoning rules.

Charlene Adair, resident, explained she is a volunteer researcher for the City of Fort Pierce Code Enforcement department, and she has been keeping data on short term rentals since 2015. Ms. Adair highlighted that Vacation Rentals, VRBO and Home Away websites are one company and the ads are carbon copies of one another for those three websites. Ms. Adair stated that this address did not have a business tax receipt on record for 27 months and had been advertising for less than 31 days, which is a violation of the present Conditional Use on the property. Ms. Adair expressed concerns with permitting and safety. She said there is a difference from someone who rents one day compared to 30 days. Ms. Adair highlighted the Conditional Use is supposed to enhance and protect the neighborhood, not have a negative impact.

Mr. Sweeney explained that processes are being put into place all over the state of Florida, due to the internet making it easy to advertise a vacation or short term rental.

Ms. Hofmeister stated that a corrected layout, parking plan and occupant load will need to be provided prior to the project going to City Commission.

Ms. Wood noted that Mr. Roseberry from the building department recommended she not move forward with the life safety plan until her application has been approved by City Commission.

Board discussion ensued on moving forward to the City Commission with the lack of difinitive information and accurate plans.

Mr. Sanders suggested the applicant to use conceptual planning because it is inexpensive and it can show how parking and the ADA requirements fit it.

Ms. Hofmesiter stated once an accurate layout is received the conditions can be revised prior to going to City Commission.

Mr. O'Connell said he is not in favor of the vacation rental because of the compatibility issue with the neighborhood, and both Code Enforcement and the Police department cannot control the parking issues.

Motion was made by Tim O'Connell, and seconded by Gloria Johnson-Scott to disapprove of the application.

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

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

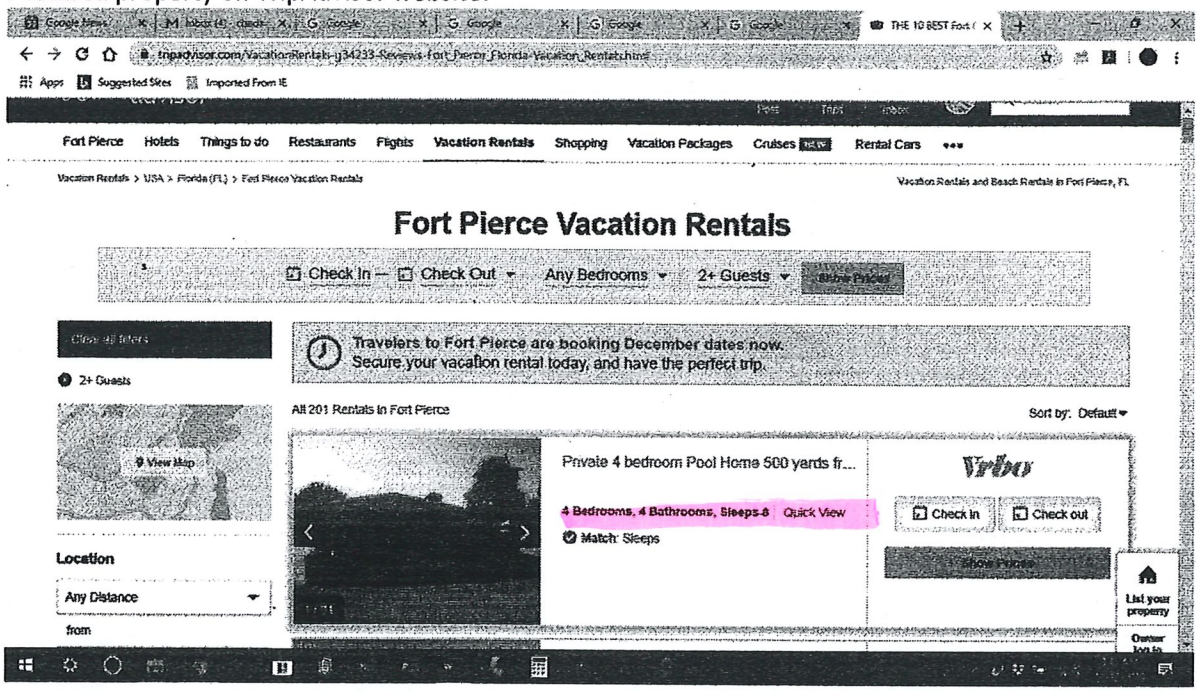
Mr. Broderick stated a modification of the conditional use process for vacation rental needs to be addressed because the Board clearly needs more information. Chairman Creyaufmiller asked staff to add this as an agenda item so it can be discussed among the Board. Mr. Sanders suggested that the Board and staff look at appropriate places that are compatible for vacation rentals.

Chairman Creayaufmiller asked for an update on the review of the alcohol beverage ordinance and Bed and Breakfast regulations.

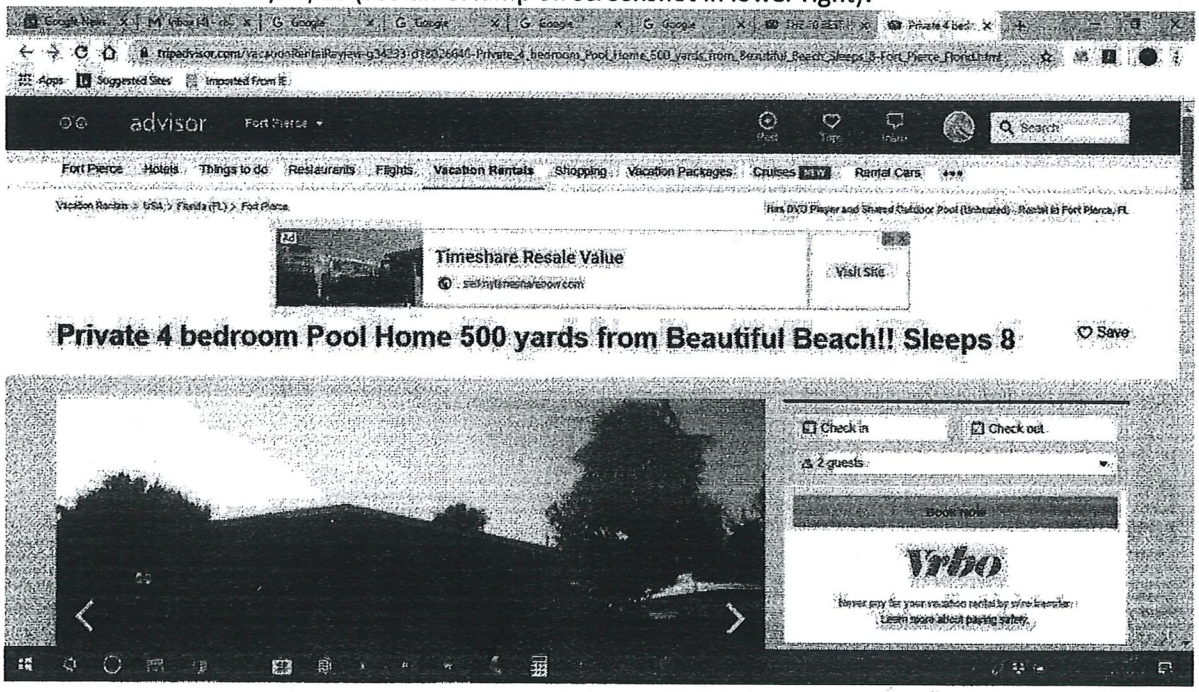
10. ADJOURNMENT

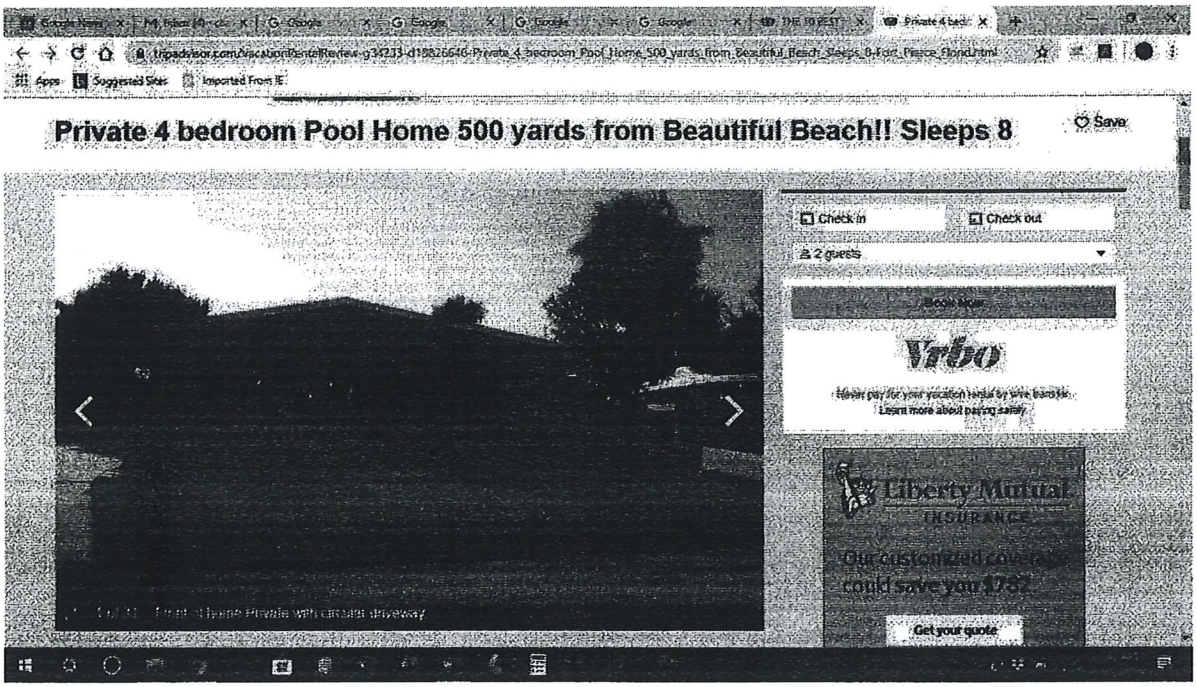
11/12/19
1123 Hernando

Featured property on TripAdvisor website:

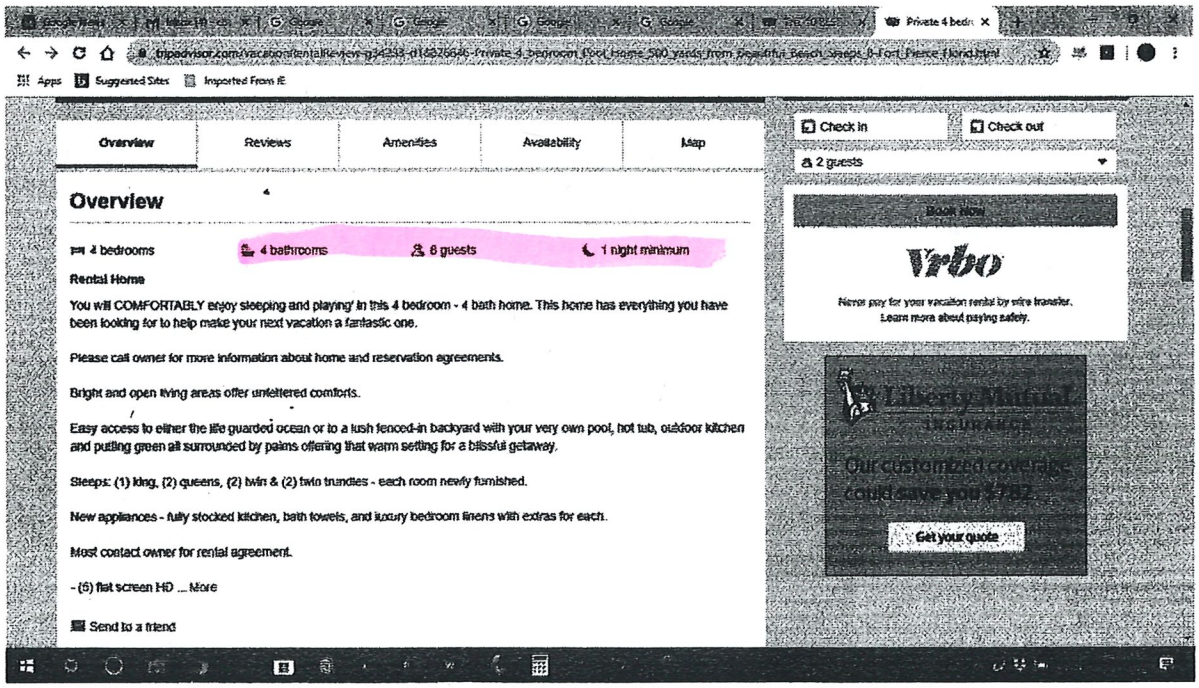


Ad as of 8:46 AM on 11/12/19 (see timestamp on screenshot in lower right):





Using all 4 bedrooms and 4 bathrooms, eliminating any for "owner suite"; requiring call to owner for info, contract, etc. Advertising 1 night minimum.



Planning Board **6. a.**

Meeting Date: 12/10/2019

Information

REQUESTED ACTION

Planned Development - Misty Creek Preserve - 1919 South 35th Street

LOCATION

1919 South 35th Street

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval with Conditions

Attachments

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

Form Review

Form Started By: Brandon Creagan Started On: 12/03/2019 04:00 PM

Final Approval Date: 12/04/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner BCC
RE:	**Application for Zoning Atlas Map Amendment and Design Review** **Misty Creek Preserve – 1919 South 35th Street**
BOARD DATE:	December 10, 2019

STAFF REPORT

Property Owner	Cone & Graham Inc. 5101 Cone Road Tampa, Florida 33610
Representative:	Brian Nolan, AICP, ASLA (Lucido & Associates) 701 Southeast Ocean Boulevard Stuart, Florida 34994
Requested Action:	Approval to Rezone 12 parcels from General Commercial (C-3) to Planned Development (PD) and approval of a site plan and Design Review for a 144-unit multi-family development
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)

	North	East	South	West
Surrounding FLU:	RM/GC	RM	BC	GC
Surrounding Zoning:	C-3	R-3	C-3	C-3

Staff Analysis

The subject petition is associated with the Future Land Use Map Amendment application for the subject 12 properties from General Commercial (GC) to Medium Density Residential (RM) that was reviewed at the November 12, 2019 Planning Board and forwarded to the City Commission for transmittal to the Department of Economic Opportunity for state review. In accordance with Sections 22-40, 22-59, 22-131 and 22-143 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Map Amendment from General Commercial (C-3) to Planned Development (PD) for the subject 12 parcels of land. The applicant is seeking to construct a multi-family development known as Misty Creek Preserve. The development will include 144 multi-family units. In conjunction with the subject rezoning request, the applicant is also seeking Design Review approval pursuant to City Code 22-59.

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 has remained vacant. Subsequently, in 2011, a staff-initiated amendment to the Comprehensive Plan that placed a percentage cap of 20% residential in the General Commercial (GC) Future Land Use category was made. As a result, the subject proposal now requires a Future Land Use change to residential. The applicant has elected to rezone the property to a Planned Development.

Site Plan

The applicant has stated that as proposed the project will consist of six (6) buildings with 24 units in each building for a multi-family development that will have a total of 144 units. The maximum building height will be 35 feet from existing grade. The proposed Misty Creek Preserve will offer a 4,600 square foot clubhouse with a swimming pool. Pursuant to City Code 22-60 (d)(1)(b), the parking ratio for a multi-family development is 1.5 spaces per unit and for the clubhouse it is one (1) space for every 200 square feet of building space. The development is required to have 239 parking spaces and 282 parking spaces are being provided, resulting in a surplus of 43 parking spaces. Eight (8) of those parking spaces are designated as handicap accessible. The development is also providing a total of 30 bicycle parking spaces where City code only requires a total of 18 bicycle parking spaces.

There are two (2) access points provided for on the site plan. One as a limited access driveway on Okeechobee Road and the other a full access driveway on South 35th Street. In coordination with the St. Lucie County Engineering Department, sidewalks will be provided on both Okeechobee Road and South 35th Street.

The Landscape Plan as presented is consistent with City Code 22-187, General Landscaping requirements. The applicant has provided a typical light pole detail to shows that all parking lot lighting on site will be mounted a minimum 14 feet in height. The applicant will be submitting the full detailed lighting and photometric plan at the time the construction plans are submitted with the Building Permit.

To make the project viable, the applicant is taking advantage of the Density Bonus that is outlined in City Code 22-72 (b)(2) that states a "maximum of five (5) dwelling units per acre density bonus is permitted for development located within one-fourth (¼) mile radius of a rail station, multimodal transit center or transit stop." The Density Bonus section of the Code restricts the Density Bonus to a maximum of three (3) additional units per acre pursuant to City Code 22-72 (c)(2) as the project is outside of the boundary of the Community Redevelopment Agency (CRA). The applicant has provided a map that demonstrates that the project is ¼ mile from a transit stop and is therefore eligible for the density bonus of up to three (3) units an acre under the above criteria. While the development is eligible for a total of up to three (3) additional units per acre the applicant is only pursuing a total Density Bonus of two (2) additional units per acre. Should the applicant in the future decide to take advantage of the full Density Bonus on the site, the project would require a new full Development Review process for the remaining one (1) unit per acre Density Bonus.

The project is currently being processed as an innovative residential development pursuant to City Code 22-27 (a), which states that innovative developments are entitled to a maximum density of 12 units per acre not withstanding any entitled additional Density Bonuses. The subject development is considered an innovate development due to access to a transit stop within ¼ mile, the provision of recreational, commercial and institutional amenities, and the walkability both internal and external to the development via sidewalks. Additionally, the development is located within a short walking distance of Indian River State College, a Dollar Tree, restaurants, and a Cumberland Farms gas station and convenience store.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

In staff's professional opinion the design will not detract from the build environment and will blend in with its surroundings. The building is articulated with varying roof heights and accents as well as balconies that will be accessible to the units. The building itself is three (3) stories and will offer varying color schemes that will complement one another. The architecture takes similar design cues from the Cumberland Farms building that is located to the south of the site.

Standards for Review

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

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; 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 Zoning Atlas Map Amendment and Planned Development promotes and protects the public health, safety and general welfare as the project as proposed is similar in size and scope as 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 and determined that the project complied with this section of the City Code.

The current staff review finds that the requested Planned Development is similar in size, scope, and density to the Mission Gardens multi-family development that was approved in 2007. Since City Commission approved that project, it is staff's professional opinion that this proposed project that is similar to a previously approved project on the same site meets the above criteria of City Code 22-131.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Zoning Atlas map Amendment Map Amendment for a Planned Development and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation
The requested application for Zoning Atlas Map Amendment, Planned Development, and Design Review meets the criteria specified in Sections 22-40, 22-59, and 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore staff recommends **APPROVAL** of the proposed Zoning Atlas Map Amendment and multi-family Planned Development with the following conditions:

1. A lighting plan or photometric survey shall be submitted at the time of Building Permit.

2. Prior to the issuance of a building permit, all 12 parcels shall be combined via a Unity of Title with the St. Lucie County Clerk of Courts and shall be combined via a Parcel Combination with the St. Lucie County Property Appraiser's Office. A copy of the Unity of Title and Parcel Combination approvals shall be submitted with the Building Permit.

3. A County Right-of-Way permit is required for all work within the County right-of-way and may include a Roadway Improvement Agreement with associated bonding.

4. Sidewalks shall be constructed along the property boundary's fronting the public rights-of-way of South 35th Street and South 37th Street in accordance with County and City Codes. Options may be considered at the time of site development permitting. The applicant shall coordinate with St. Lucie County regarding sidewalks as the rights-of way are County owned.

5. South 35th Street is identified on the County's Right-of-Way Protection Plan as a future 80-foot right-of-way. A dedication of one half of the remaining required right-of-way is requested in the amount of five (5) feet from the property. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.

6. South 37th Street is a local road and not on the County's Right-of-Way Protection Plan. The minimum right-of-way for a local road is 70 feet. The current width is demonstrated at 30 feet. A dedication of 20 feet from the property is required. The applicant shall coordinate with St. Lucie County regarding this right-of-way dedication.

7. Submit three (3) sets of utility plans to the Fort Pierce Utilities Authority to the Water and Wastewater Engineering Division for approval at the time of Building Permit.

8. Coordinate with the Fort Pierce Utilities Authority regarding all requested easements. All easements shall be in place before the first Certificate of Occupancy is granted for the site.

9. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 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: FLUMA

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~~	44.227 x 1.5 ac. = 66.34 ac.	66.90 ac.	+0.56 ac.

1.5 ac. / 1,000 people (2015 LOS per Policy 7.1.1) Approx. 1.8 ac. of rec. area prov'd.

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	N/A	N/A
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.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	16,696	376 / 1,651
Proposed Zoning	1,084	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 7/2/19

Applicant's Signature Date

Address	State	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 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.

CONE & GRAHAM INC.	813.623.2856
Property Owner's Name (Please Print)	Phone

5101 Cone Road, Tampa	FL	33610
Address	State	Zip

SIGN HERE

Property Owner's Signature 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 ident

Pamela A Moore
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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 1919 S. 35th Street, Fort Pierce, FL

Parcel ID #(s) See Special Warranty Deed, attached

Project description 144 Multi-Family Residential Units; with on-site parking, recreation, and stormwater management areas and other required improvements.

Cone & Graham, Inc.	Brian Nolan, AICP, ASLA - Senior Landscape Architect/Planner
Property Owner(s)	**Applicant/Representative, Title, Company**
5101 Cone Road	701 SE Ocean Blvd.
Street Address	Street Address
Tampa FL 33610-5328	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
sanjayamin577@hotmail.com	bnolan@lucidodesign.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

SIGN HERE

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Hillsborough 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.

Pamela A Moore

Signature of Notary

(seal)

PAMELA A. MOORE
MY COMMISSION # FF 991650
EXPIRES: September 11, 2020
Bonded Thru Notary Public Underwriters

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

- ☐ Incomplete application packets cannot be accepted.
- ☐ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	☐ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 144

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

North	South	East	West
Com.	Com.	SF Res.	SF Res.

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)

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.

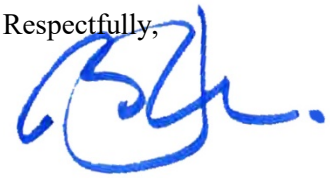
The RM Future Land Use classification allows a gross density ranging from 6.5 DU's/ac. to 12 DU's/ac. However, pursuant to Sections 22-72(b) and 22-72(C)(2), the subject is entitled to a Density Bonus of up to three (3) DU's/ac. due to the proximity of an existing transit stop to the subject (within 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;

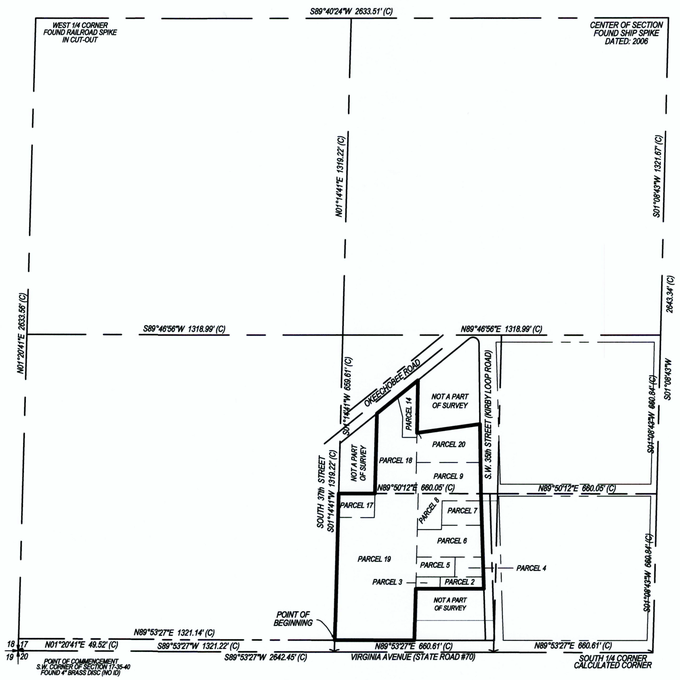
Beginning at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence South 01°24'30" West a distance of 609.76 feet to a point on the North Right of Way line of the North St. Lucie River Water Management District Canal No. 7; thence South 89°57'38" 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:

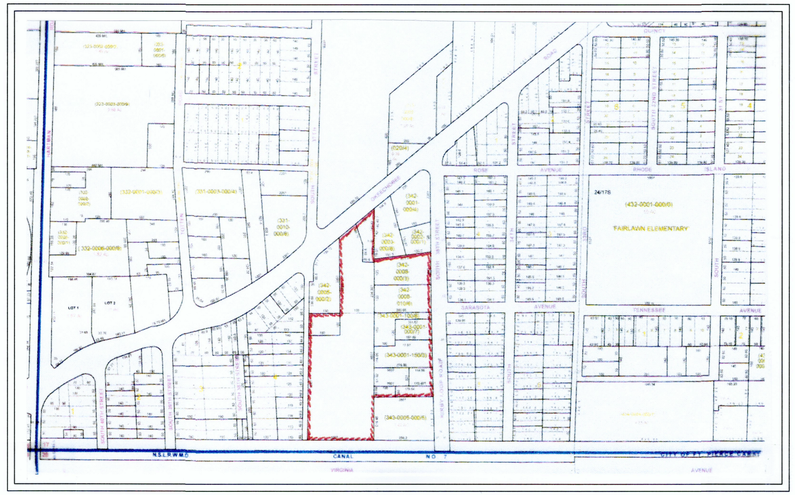
A parcel of land in the Northwest quarter of the Southeast quarter of the Southwest quarter of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida, described as follows:

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



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:

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)

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

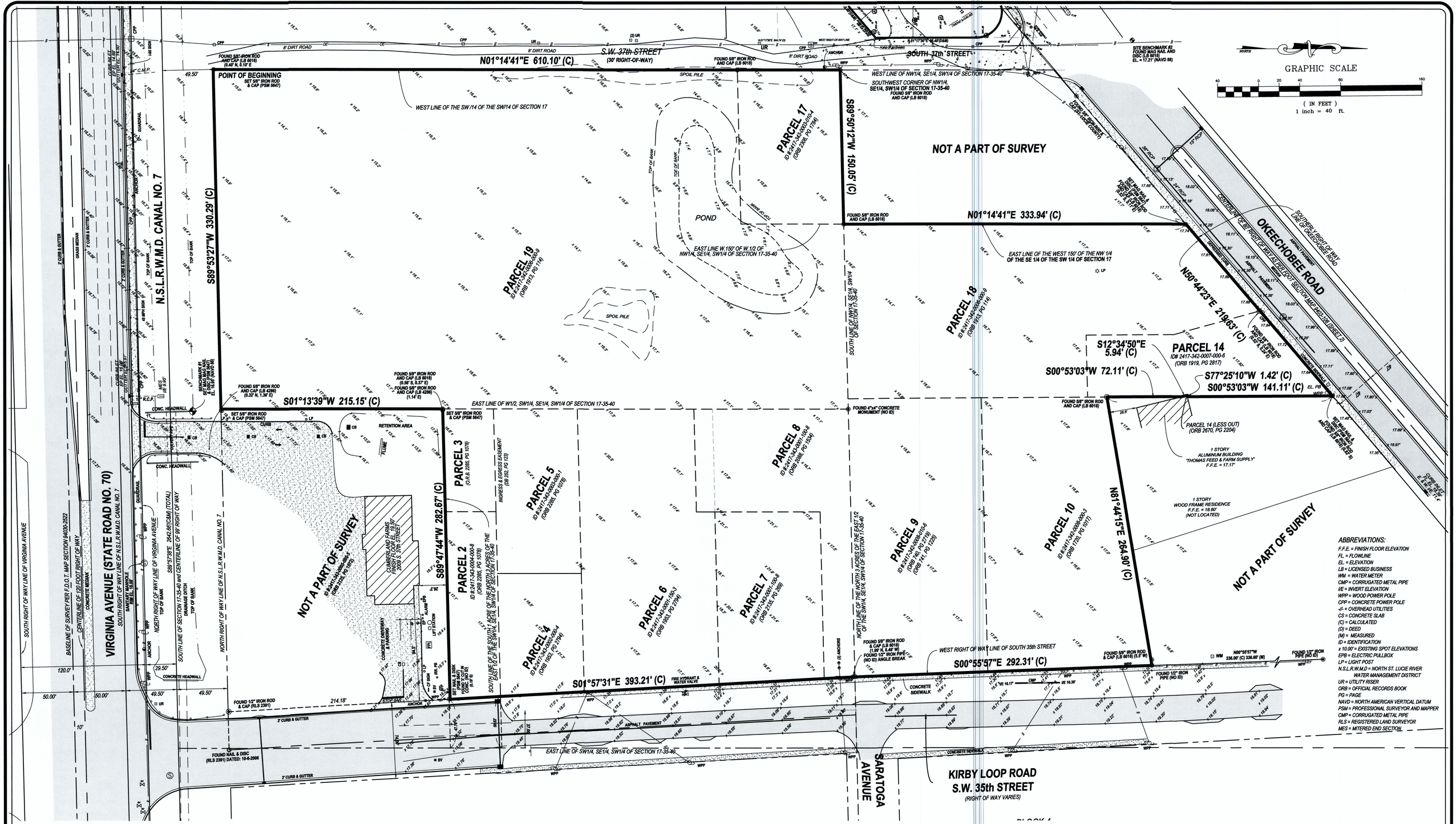
DATE	REVISIONS	DWG	CHK
10-2-19	SLC COMMENTS	DPK	CDW

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



SHEET 2 OF 2

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

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
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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

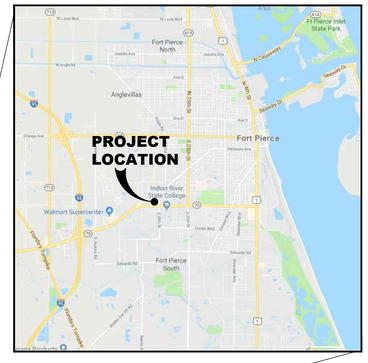
Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

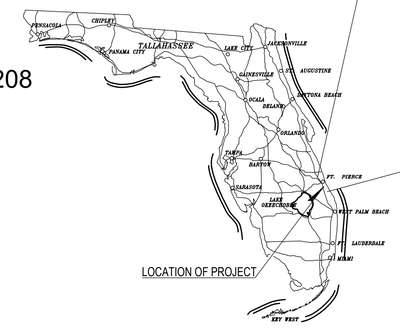
Civil Engineer
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

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

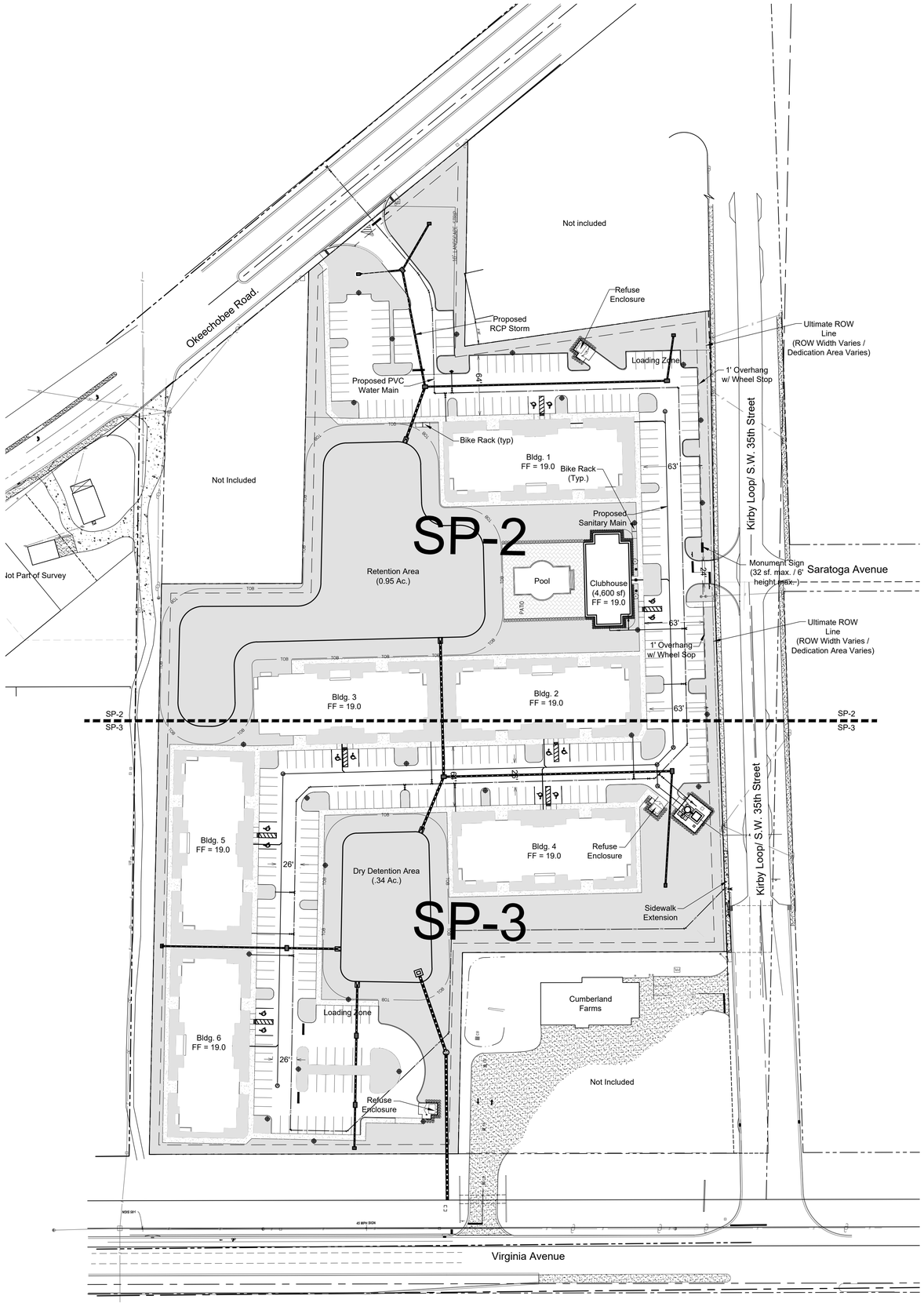




Sheet Index

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:

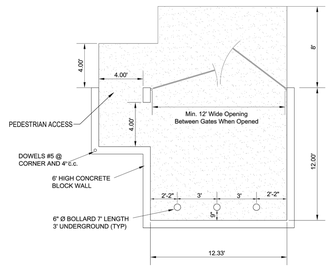
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

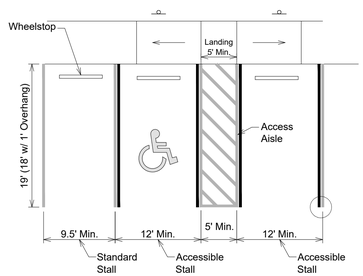
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

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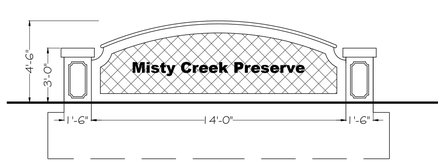


Typical Project ID Sign Detail

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

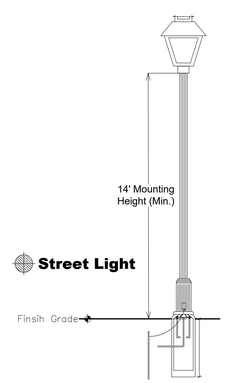
Vehicle Parking Required:	238 Spaces
Multi-Family:	
1.5 spaces per unit @ 144 units = 216 spaces	
Accessible Spaces Req'd: 7 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	282 Spaces
ADA Spaces Provided: 14 Spaces	
Bicycle Parking Req'd:	18 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.

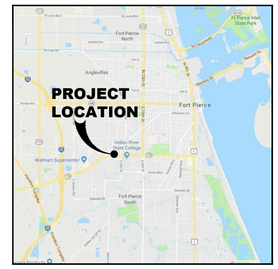


Standard Light Pole Detail

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

SCALE: 1" = 60'

0 30' 60' 120'

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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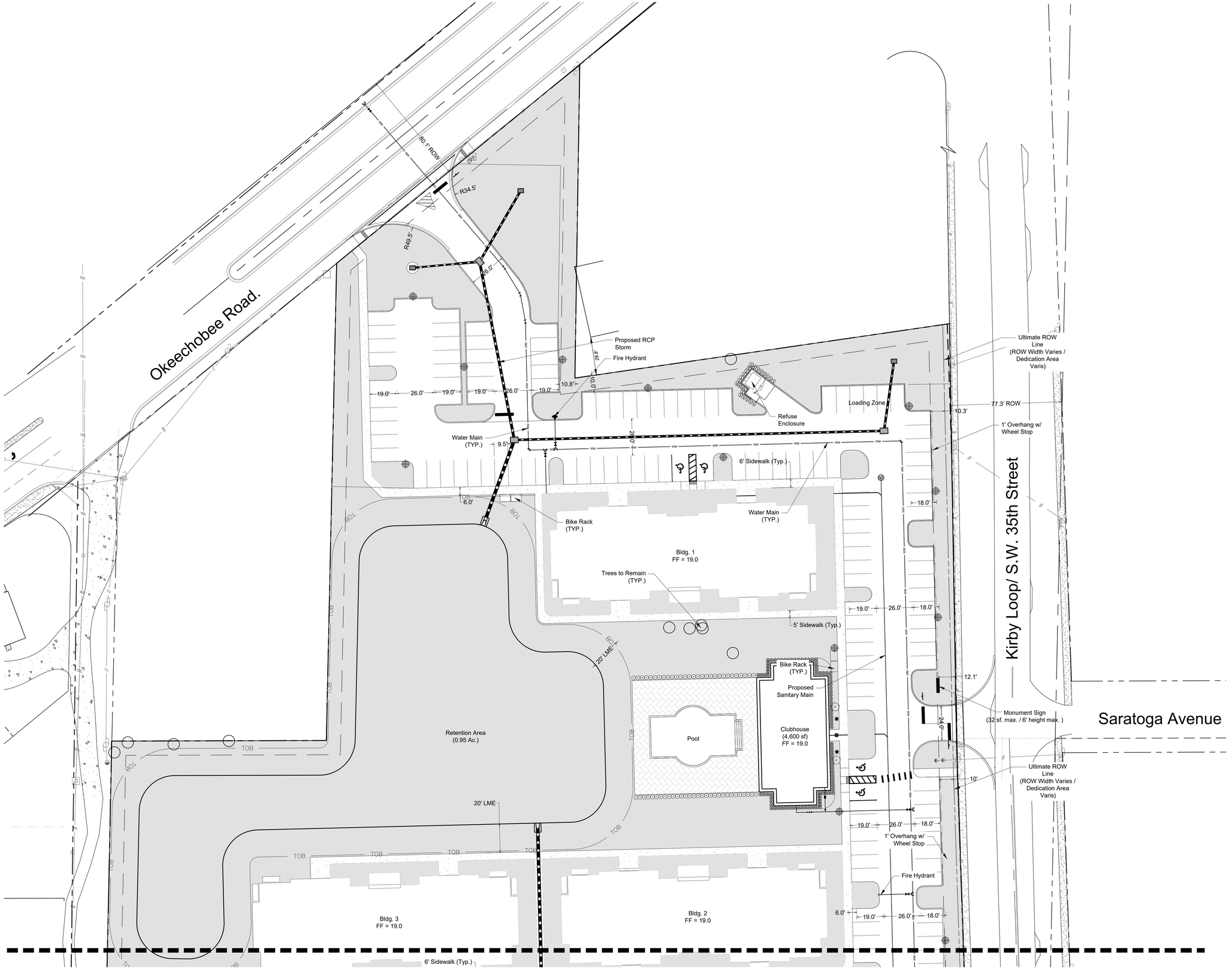
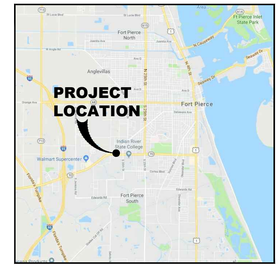


lucido & associates

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

Key / Location:



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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

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

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

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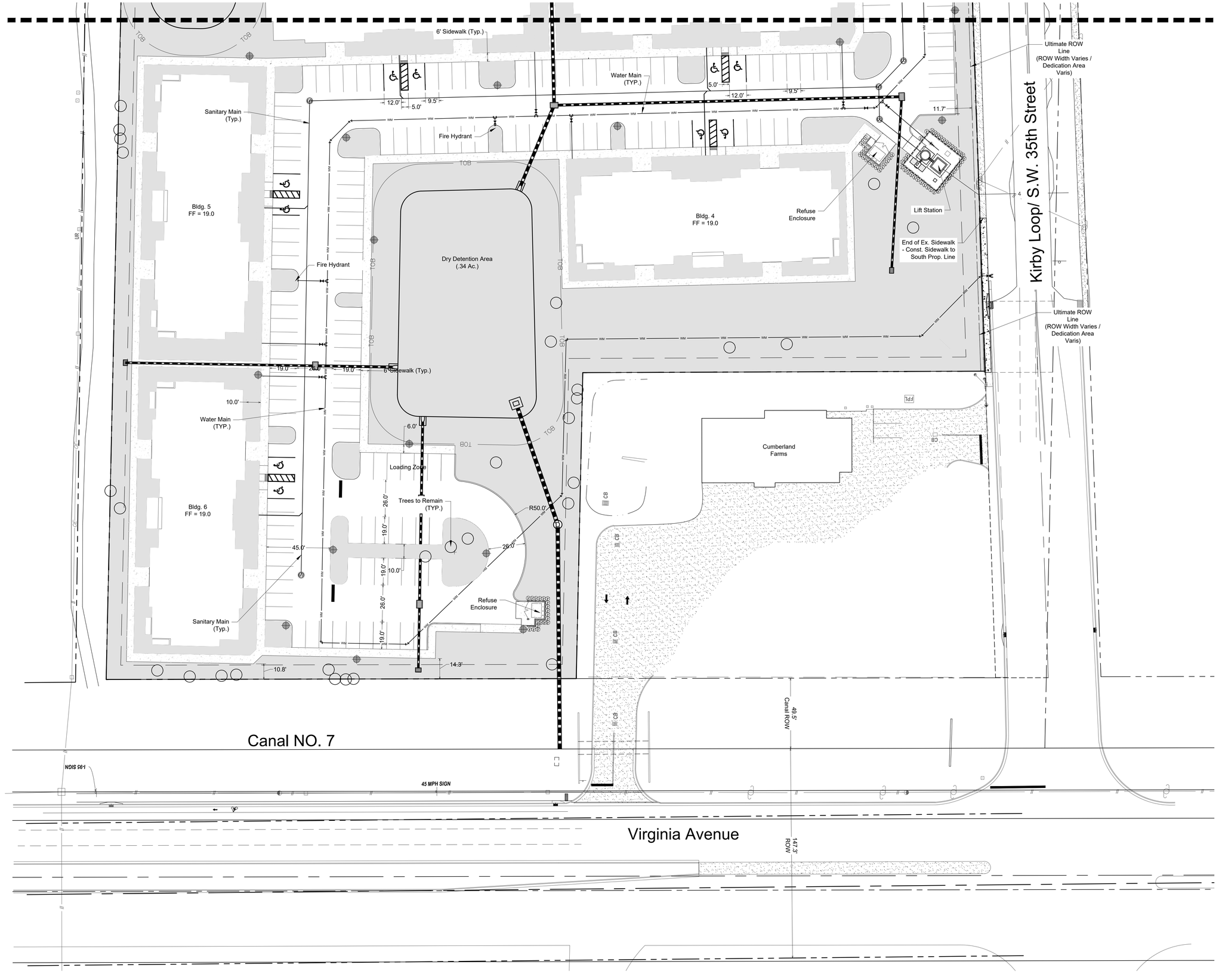

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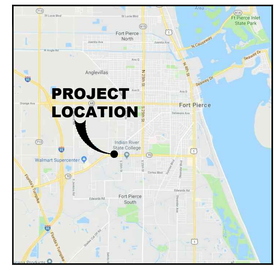

Project Team:

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
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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

SCALE: 1" = 30'

0 15' 30' 60'

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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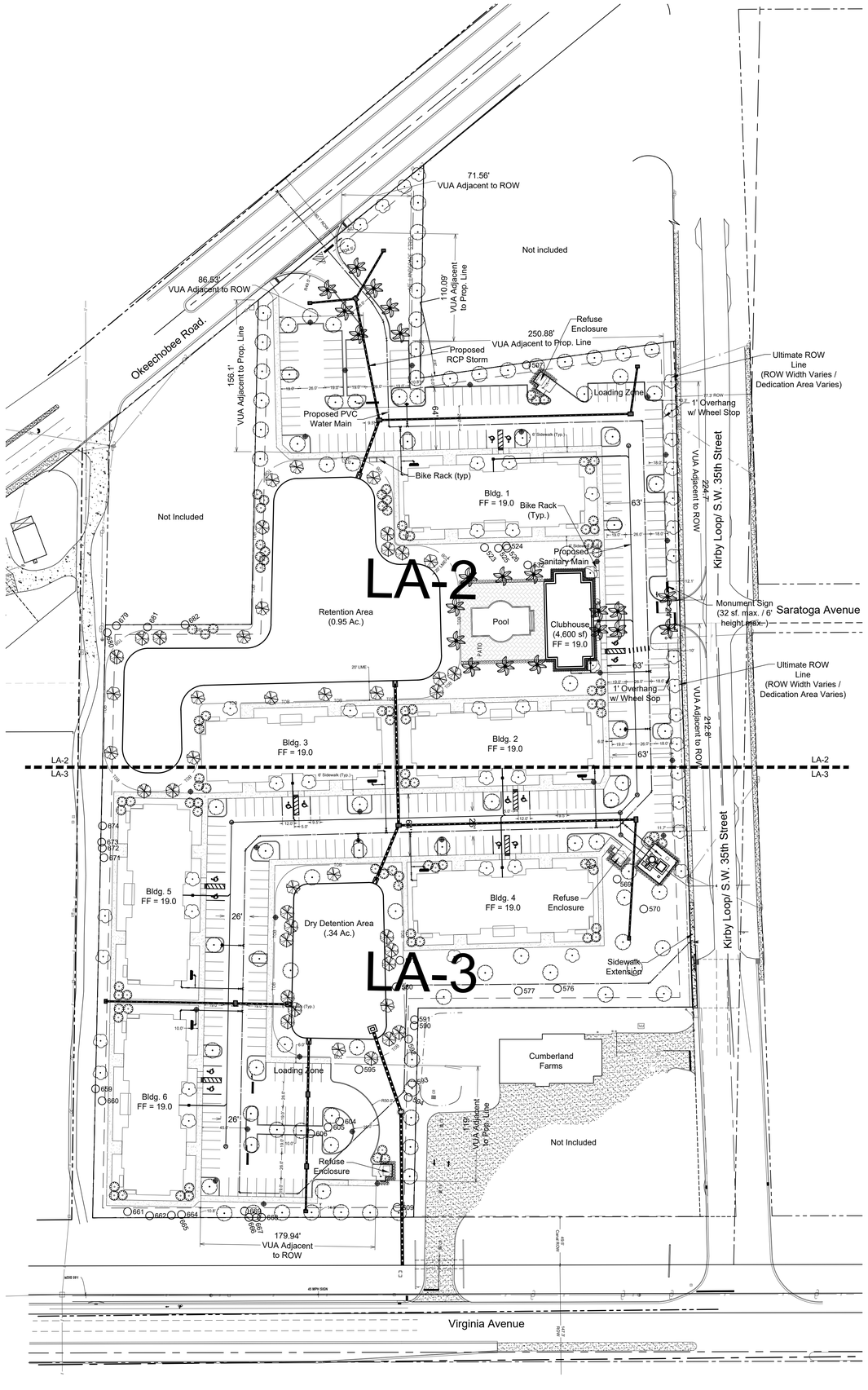

General Landscape Notes:

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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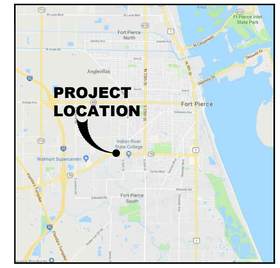

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Misty Creek Preserve

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'

0 30' 60' 120'

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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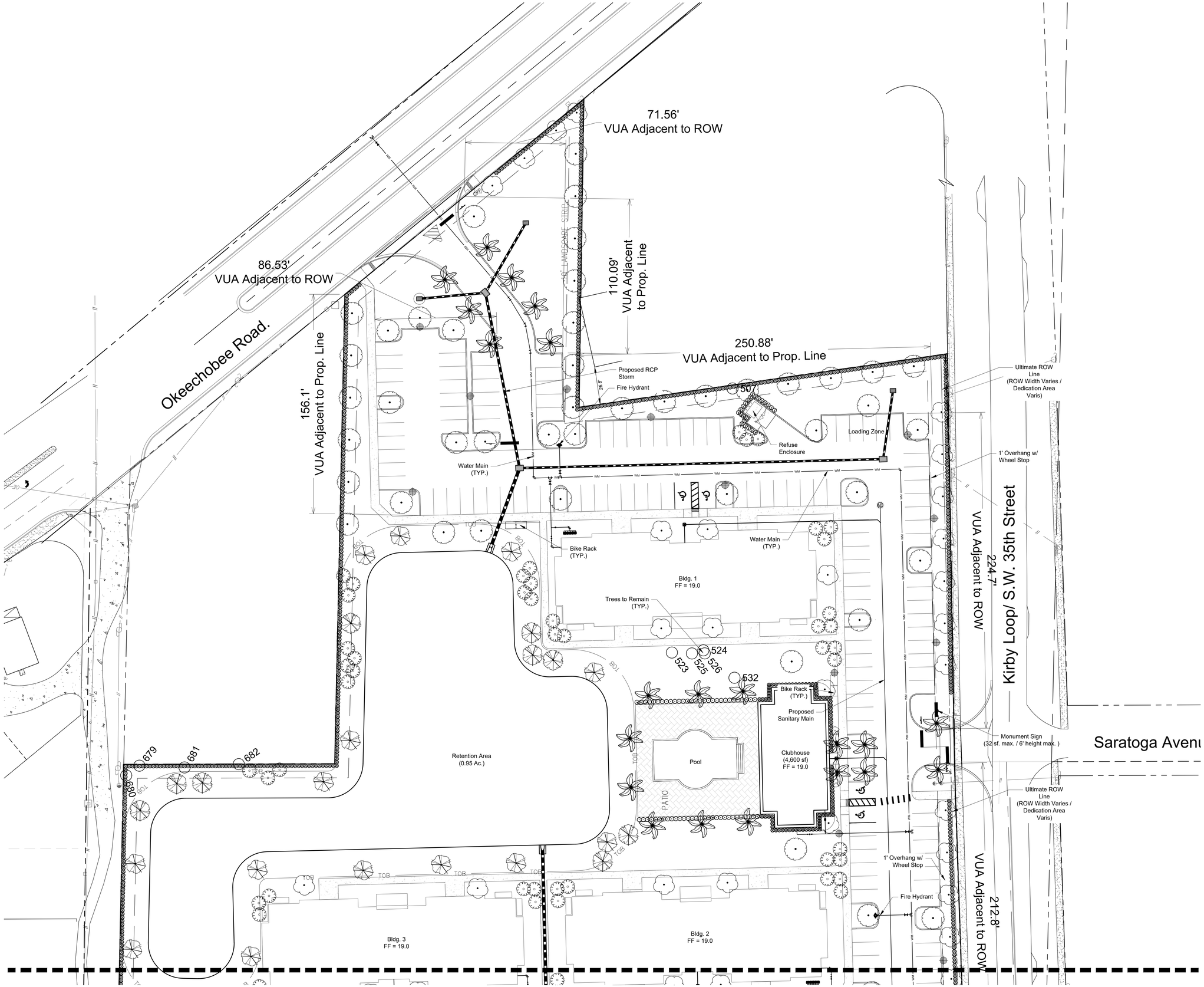

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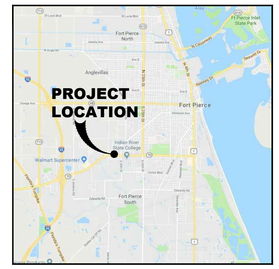

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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Landscape Plan

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08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 2**
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Municipal Number	---	
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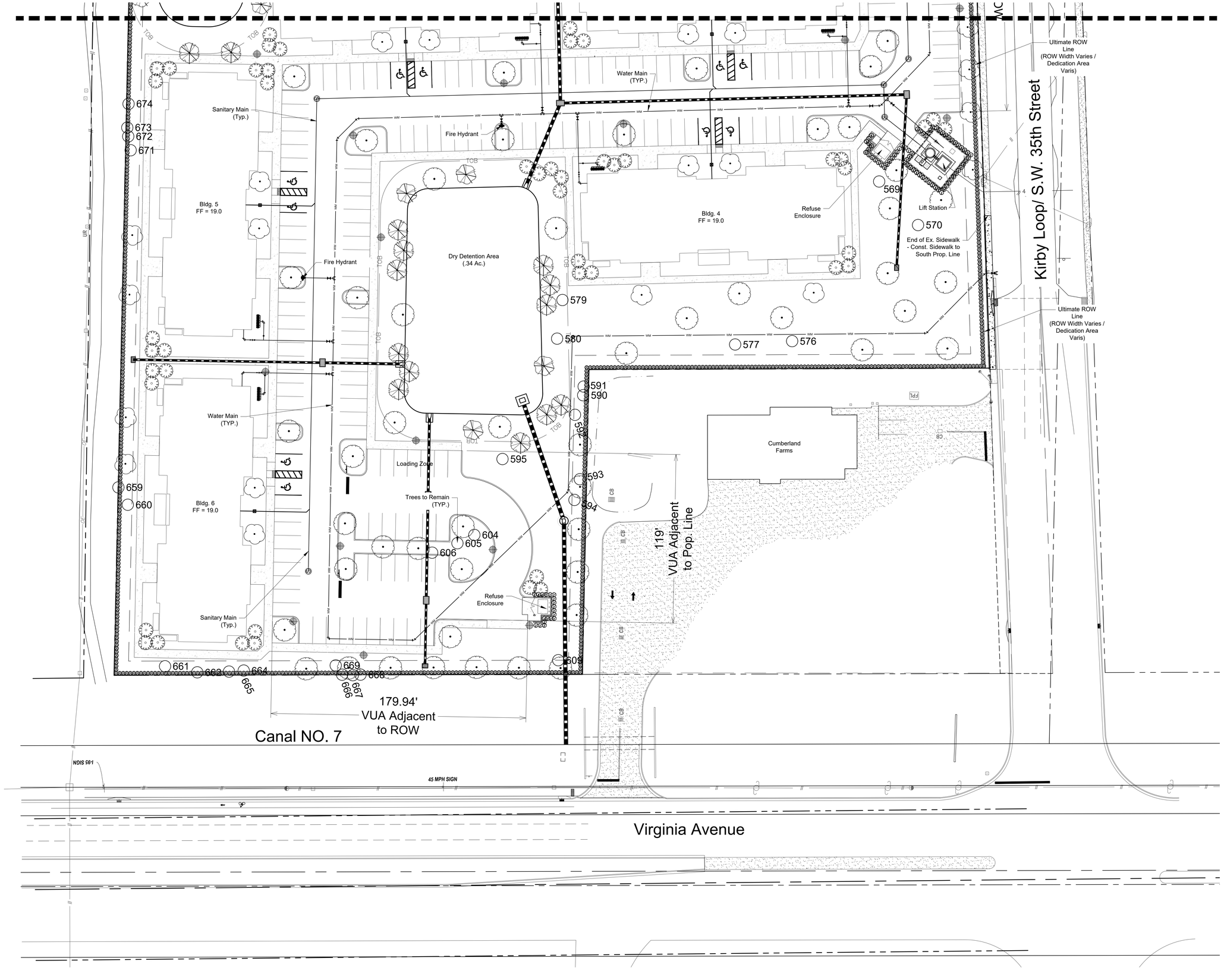

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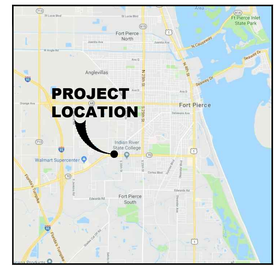

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0 15' 30' 60'

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Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 3**
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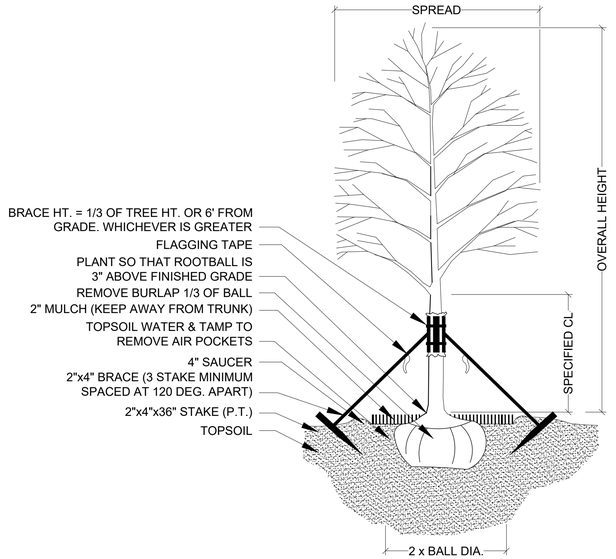


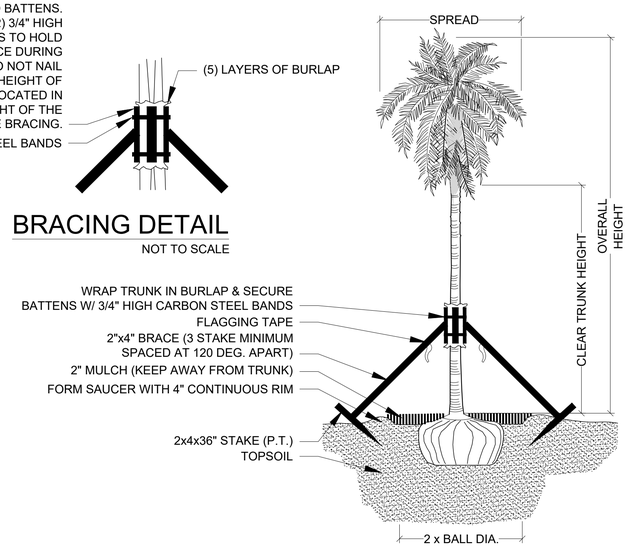
TREE PLANTING & STAKING

NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

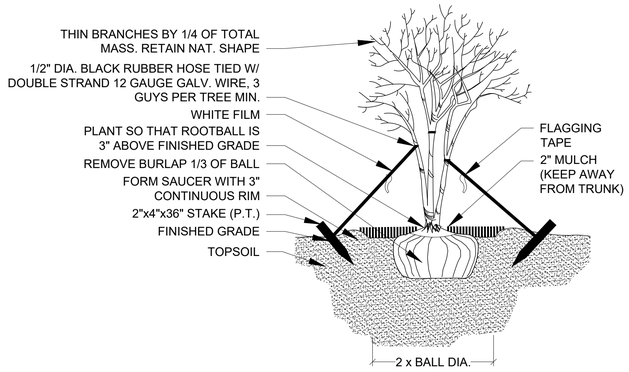
BRACING DETAIL

NOT TO SCALE



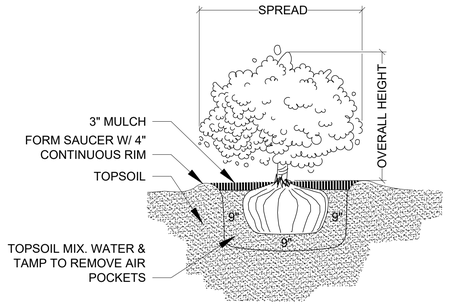
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



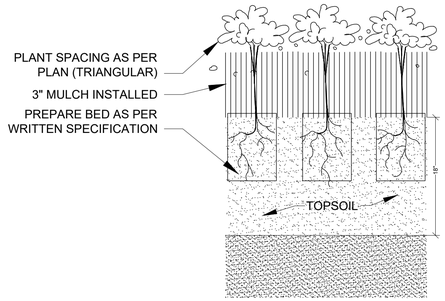
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



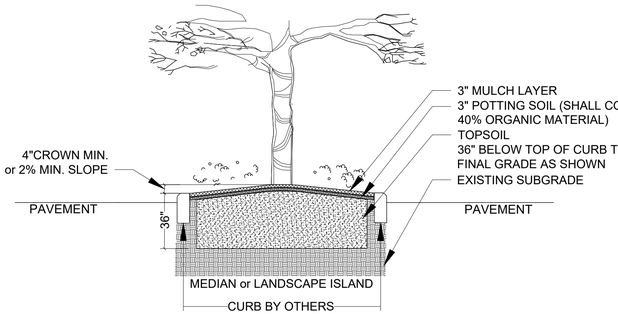
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

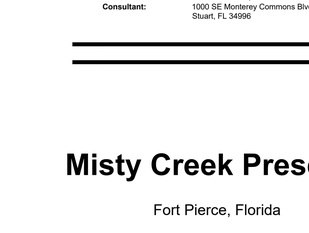


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

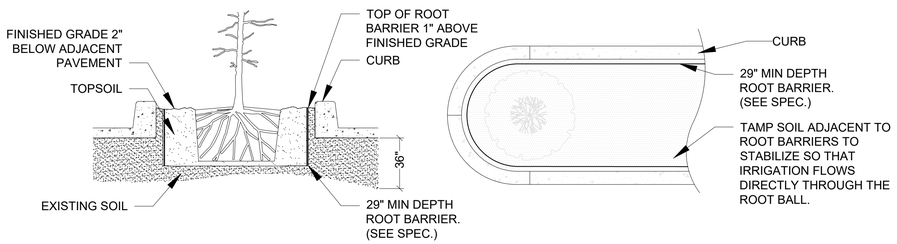
NOT TO SCALE

- *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

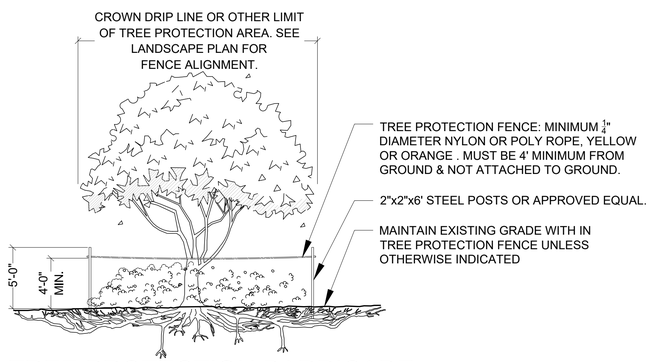
NOT TO SCALE



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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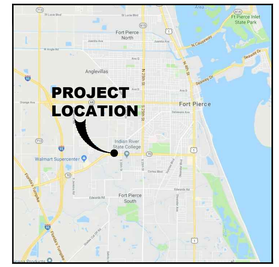

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Misty Creek Preserve

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
Manager	BN
Project Number	19-310
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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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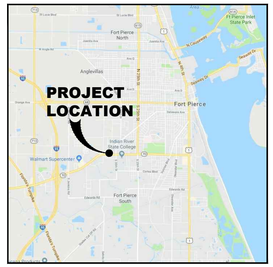
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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 Landscape Specifications

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

Sheet
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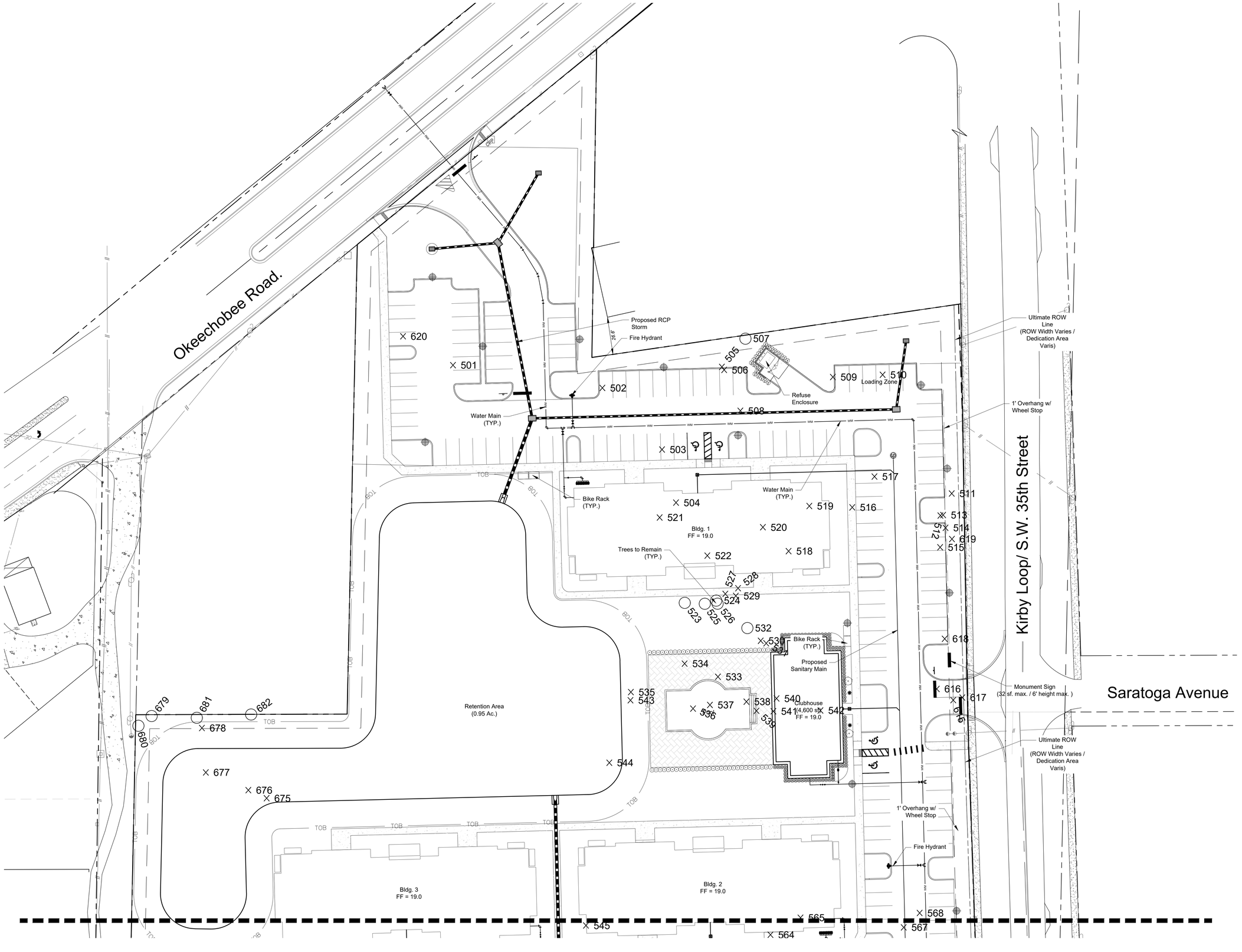

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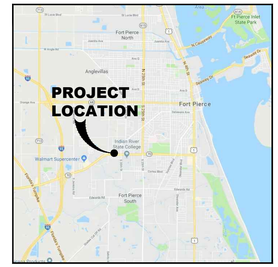

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Misty Creek Preserve

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

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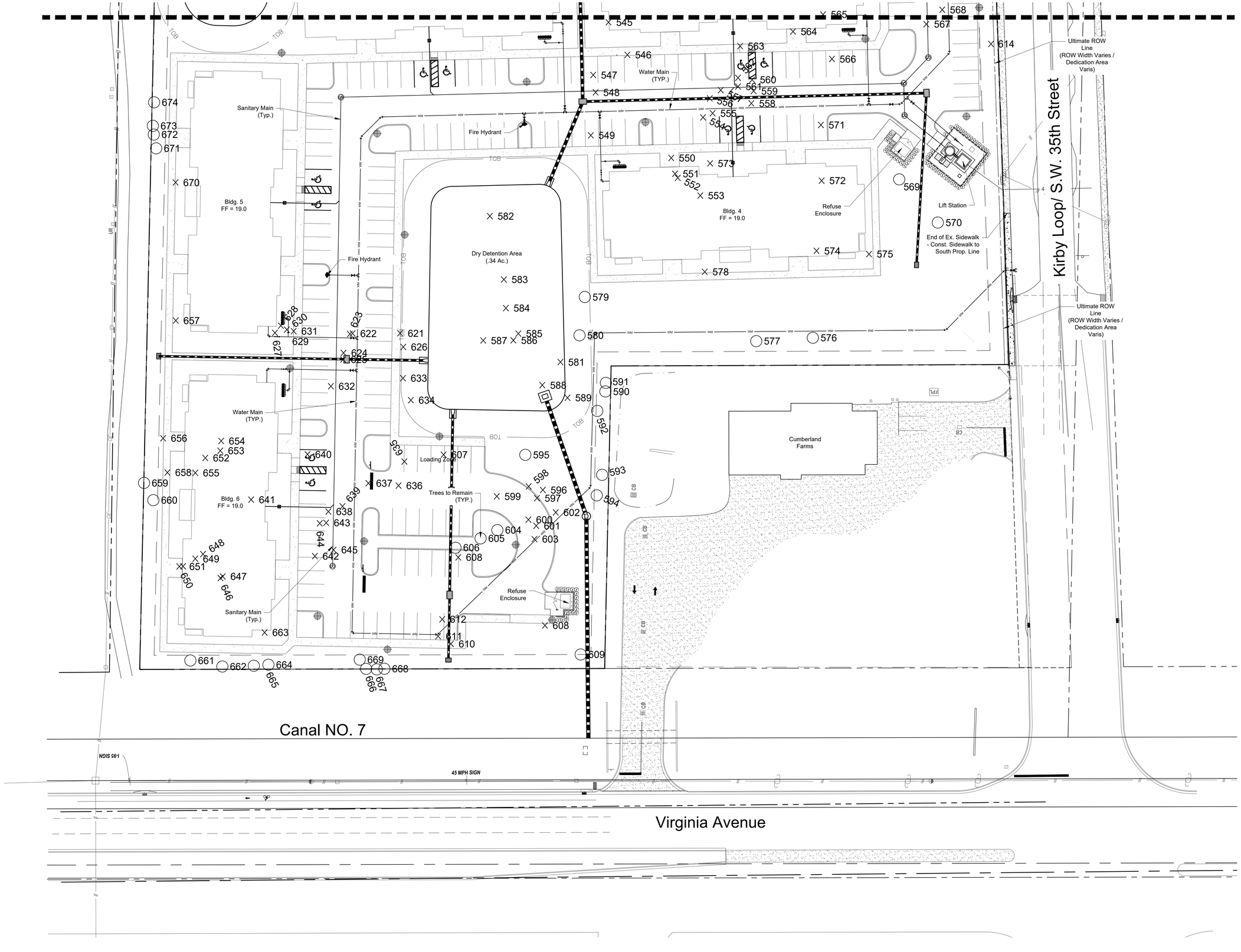

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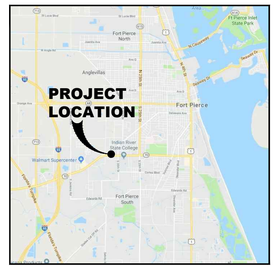

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Misty Creek Preserve

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"

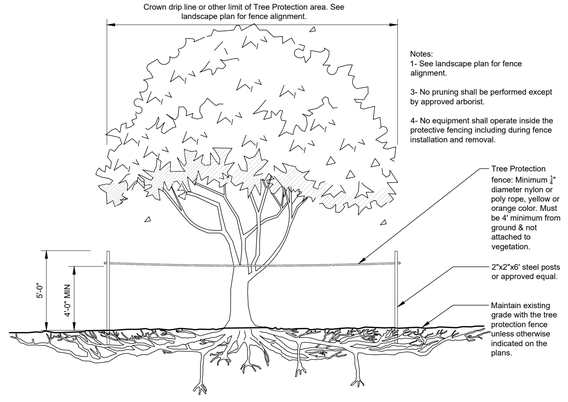
Mitigation Notes:

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.



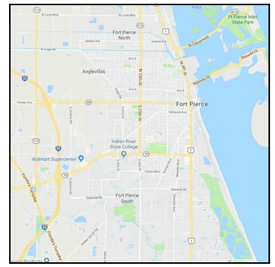
TREE PROTECTION BARRICADE

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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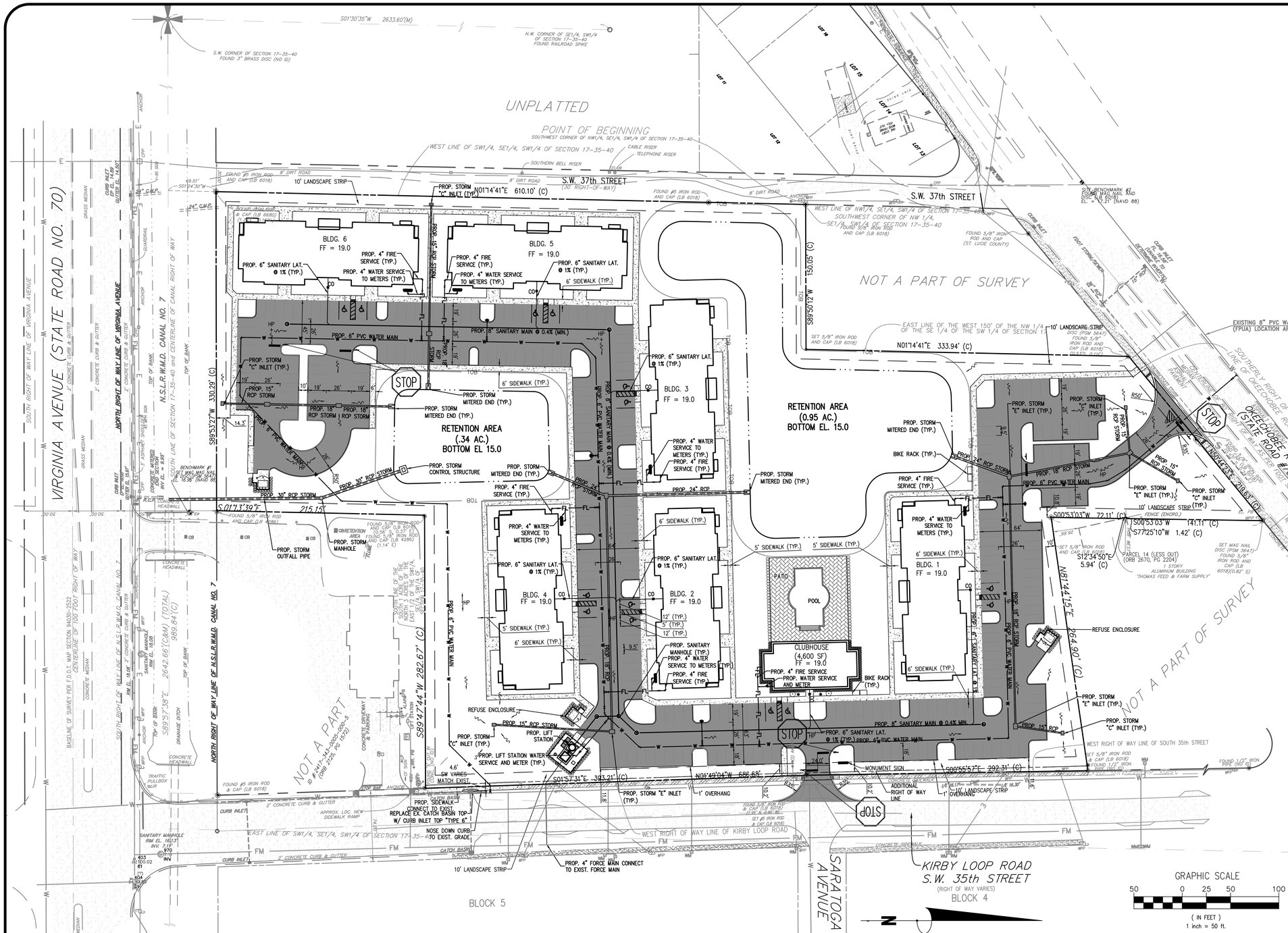

UNPLATTED
POINT OF BEGINNING
SOUTHWEST CORNER OF NW1/4, SE1/4, SW1/4 OF SECTION 17-35-40
WEST LINE OF SW1/4, SE1/4, SW1/4 OF SECTION 17-35-40
S.W. 37th STREET
(30' RIGHT-OF-WAY)
S01°30'35"W 2633.60'(M)
S.W. CORNER OF SECTION 17-35-40
FOUND 3" BRASS DISC (NO ID)
N.W. CORNER OF SE1/4, SW1/4 OF SECTION 17-35-40
FOUND RAILROAD SPIKE
VIRGINIA AVENUE (STATE ROAD NO. 70)
SOUTH RIGHT OF WAY LINE OF VIRGINIA AVENUE
NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE
N.S.L.R.W.M.D. CANAL NO. 7
SOUTH LINE OF SECTION 17-35-40 and CENTERLINE OF CANAL RIGHT OF WAY
NORTH RIGHT OF WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 7
BASELINE OF SURVEY PER F.D.O.T. MAP SECTION 94030-2522
CENTERLINE OF 100 FOOT RIGHT OF WAY
S89°53'27"W 330.29' (C)
S89°53'36"E 2642.66'(C&M) (TOTAL)
969.84'(C)
S89°47'44"W 282.67' (C)
S01°07'39"E 215.15'
N01°14'41"E 610.10' (C)
S89°50'12"W 150.05' (C)
N01°14'41"E 333.94' (C)
S01°57'31"E 393.21' (C)
N01°49'04"W 686.68'
S00°55'57"E 292.31' (C)
N81°14'15"E 264.90' (C)
S00°53'03"W 72.11' (C)
S00°53'03"W 141.11' (C)
S77°25'10"W 1.42' (C)
S12°34'50"E 5.94' (C)
N00°55'57"W 218.63' (C)
BLDG. 6 FF = 19.0
BLDG. 5 FF = 19.0
BLDG. 4 FF = 19.0
BLDG. 3 FF = 19.0
BLDG. 2 FF = 19.0
BLDG. 1 FF = 19.0
CLUBHOUSE (4,600 SF) FF = 19.0
RETENTION AREA (.34 AC.) BOTTOM EL 15.0
RETENTION AREA (0.95 AC.) BOTTOM EL. 15.0
NOT A PART OF SURVEY
NOT A PART OF SURVEY
NOT A PART
ID #47-34-0005-000-5 (CDB 2125 PG 1972)
PROP. 8" PVC WATER MAIN
PROP. 8" SANITARY MAIN @ 0.4% (MIN.)
PROP. 6" PVC WATER MAIN
PROP. 24" RCP STORM
PROP. 30" RCP STORM
PROP. 18" RCP STORM
PROP. 15" RCP STORM
PROP. STORM "C" INLET (TYP.)
PROP. STORM "E" INLET (TYP.)
PROP. STORM MITERED END (TYP.)
PROP. STORM CONTROL STRUCTURE
PROP. STORM OUTFALL PIPE
PROP. STORM MANHOLE
PROP. 6" SANITARY LAT. @ 1% (TYP.)
PROP. 4" FIRE SERVICE (TYP.)
PROP. 4" WATER SERVICE TO METERS (TYP.)
PROP. 4" WATER SERVICE MANHOLE (TYP.)
PROP. 4" FIRE SERVICE (TYP.)
PROP. WATER SERVICE AND METER
PROP. 6" SANITARY MAIN @ 0.4% MIN.
PROP. 4" FORCE MAIN CONNECT TO EXIST. FORCE MAIN
PROP. LIFT STATION
PROP. LIFT STATION WATER SERVICE AND METER (TYP.)
PROP. SIDEWALK - CONNECT TO EXIST. REPLACE EX. CATCH BASIN TOP W/ CURB INLET TOP "TYPE 6"
NOSE DOWN CURB TO EXIST. GRADE
10' LANDSCAPE STRIP
6' SIDEWALK (TYP.)
5' SIDEWALK (TYP.)
12' (TYP.)
BIKE RACK (TYP.)
REFUSE ENCLOSURE
MONUMENT SIGN
ADDITIONAL RIGHT OF WAY LINE
10' LANDSCAPE STRIP (ENDORS.)
EXISTING 8" PVC WATERMAIN (FPUA) LOCATION APPROXIMATE
SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD #70)
NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD #70)
SET MAG NAIL DISC (PSM 5647) FOUND 5/8" IRON ROD AND CAP (LB 6018)(0.82' S)
PARCEL 14 (LESS OUT) (ORB 2670, PG 2204)
1 STORY ALUMINUM BUILDING "THOMAS FEED & FARM SUPPLY"
SET 5/8" IRON ROD AND CAP (LB 6018)
FOUND 1/2" IRON PIPE (NO ID)
WEST RIGHT OF WAY LINE OF SOUTH 35th STREET
WEST RIGHT OF WAY LINE OF KIRBY LOOP ROAD
KIRBY LOOP ROAD
S.W. 35th STREET
(RIGHT OF WAY VARIES)
SARATOGA AVENUE
BLOCK 5
BLOCK 4
SET MAG NAIL & WASHER TO BECOME POC
FOUND 5/8" IRON ROD AND CAP (LB 6018)
FOUND #5 IRON ROD & CAP (LB 6018)
FOUND 5/8" IRON ROD AND CAP (LB 4286)
SET 5/8" IRON ROD & CAP (LB 6018)
SET #5 IRON ROD & CAP (LB 6018)
SET 5/8" IRON ROD AND CAP (LB 6018)
FOUND 5/8" IRON ROD AND CAP (ST. LUCIE COUNTY)
FOUND 5/8" IRON ROD AND CAP (LB 6018)
FOUND 5/8" IRON ROD & CAP (LB 6018)
FOUND 5/8" IRON ROD & CAP (LB 6018)
FOUND 5/8" IRON ROD AND CAP (LB 6018)
FOUND 5/8" IRON ROD AND CAP (LB 6018)
FOUND 5/8" IRON ROD AND

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

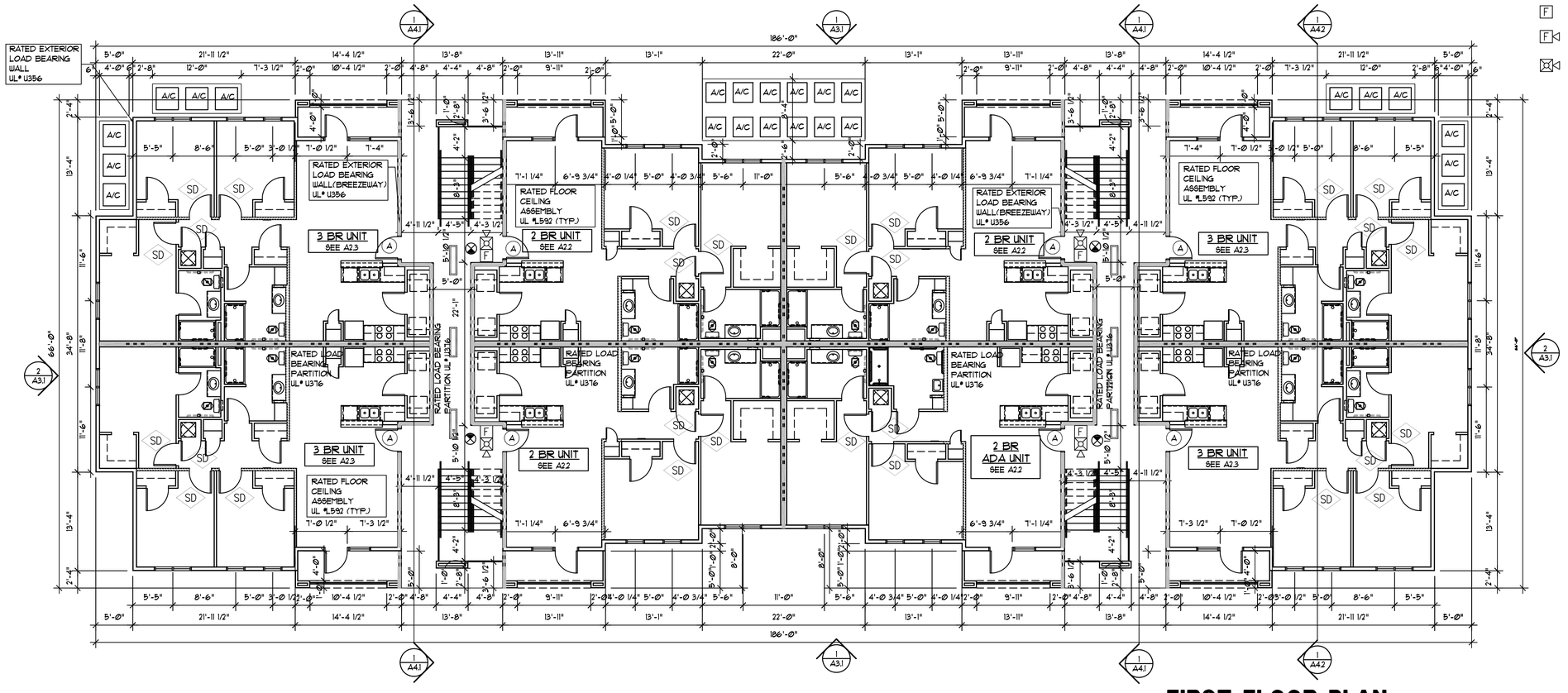
General Notes & Scope

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 #J376 - TENANT SEPARATION - STUD 1 HR
  UL #J356 - EXTERIOR BEARING - STUD 1 HR
  UL #J356 - 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"

ARCHITECTONICS Studio
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2600 Dr. MLK Jr. Street N. Suite 600,
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(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
AR-0017335
REGISTERED ARCHITECT
MICHAEL ARRIGO
LIC. NO. AR0017335

a1.1

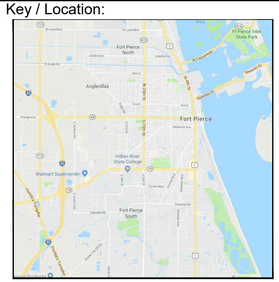
Street Elevation Building

Architectonics Studio

lucido & associates

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

Key / Location:



N.T.S.

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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	Sheet
Manager	BN	**Exhibit**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24.1	

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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

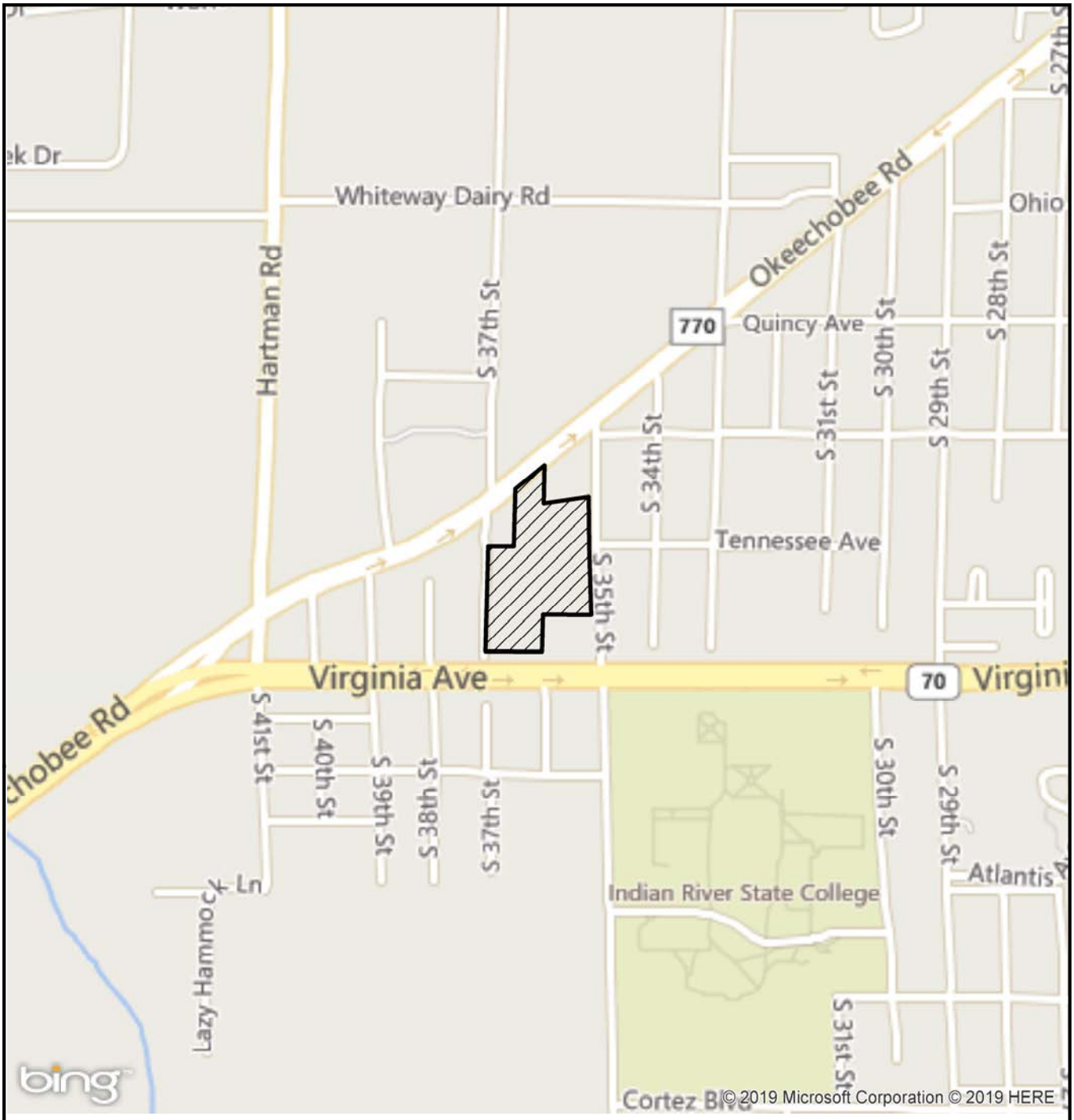
Figure 2: USGS Quadrangle Map

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.

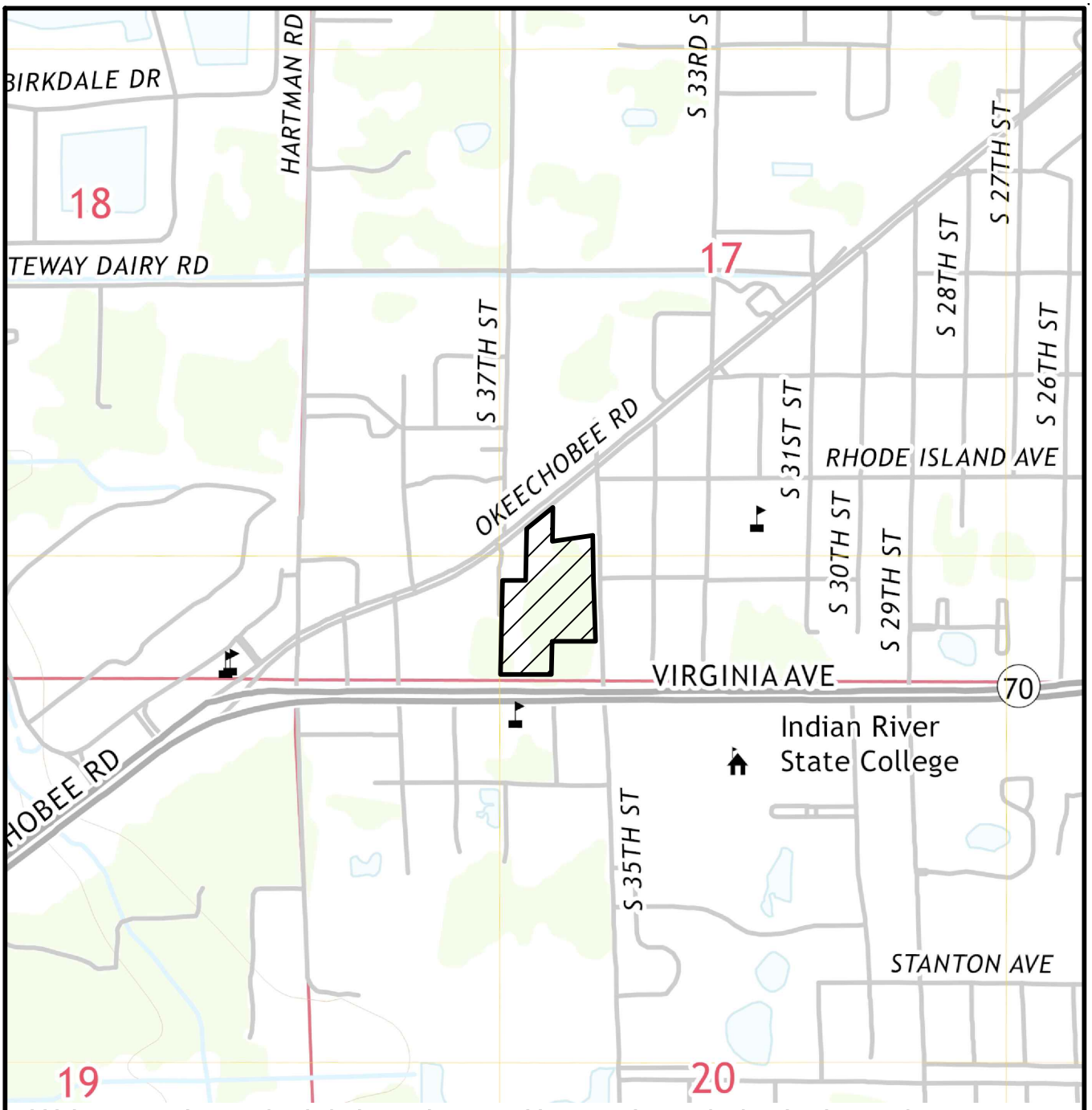
EW Consultants, Inc.

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

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

2

Misty Creek Preserve.dwg QUAD

FDOT AERIALS DATED 2018

0 200
SCALE IN FEET

MISTY CREEK PRESERVE

AERIAL

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STUART, FL 34996
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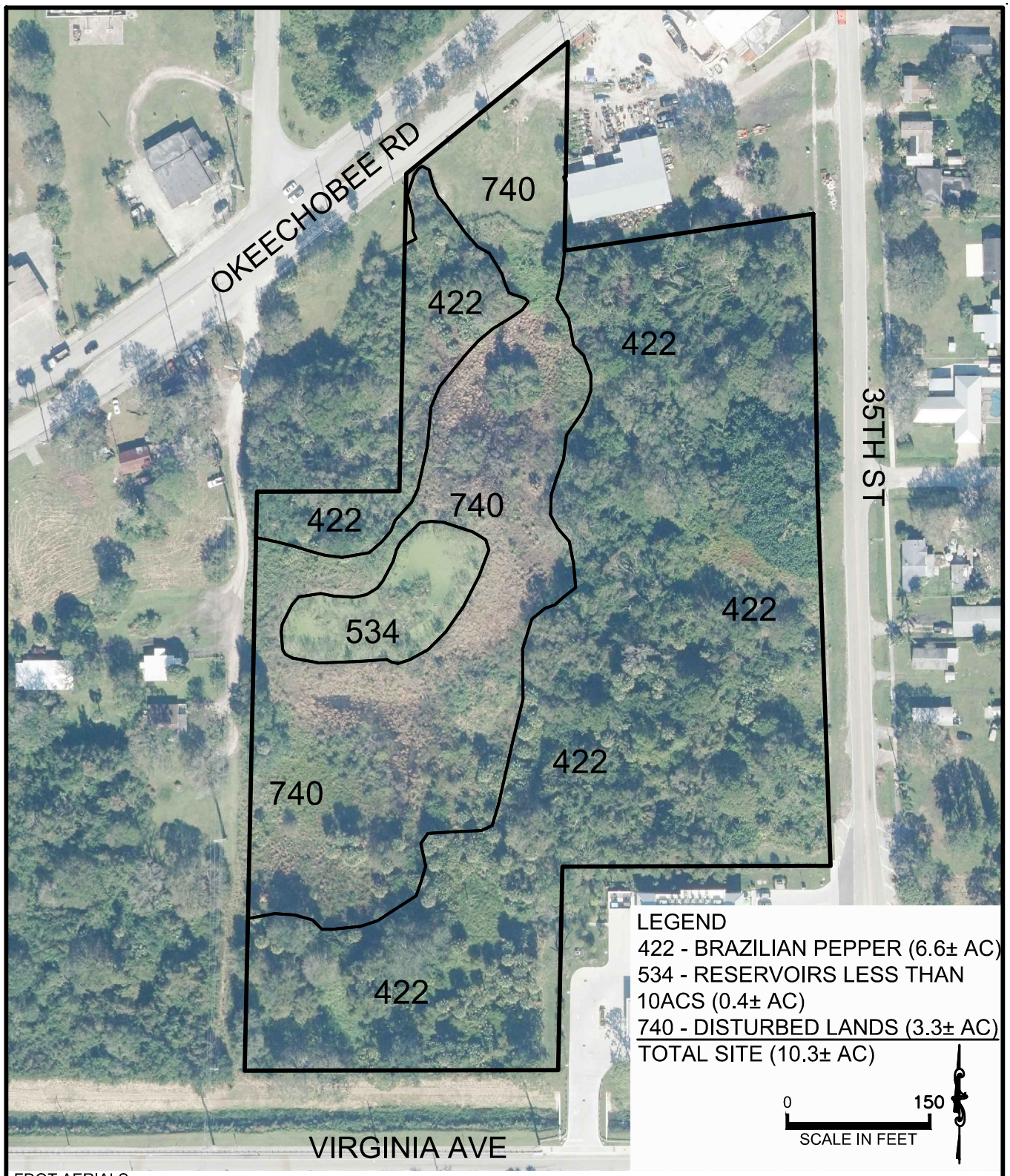
MAY 2019

FIGURE
3

Misty Creek Preserve.dwg AERIAL



FDOT AERIALS
DATED 2018

MISTY CREEK PRESERVE

FLUCCS

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STUART, FL 34996
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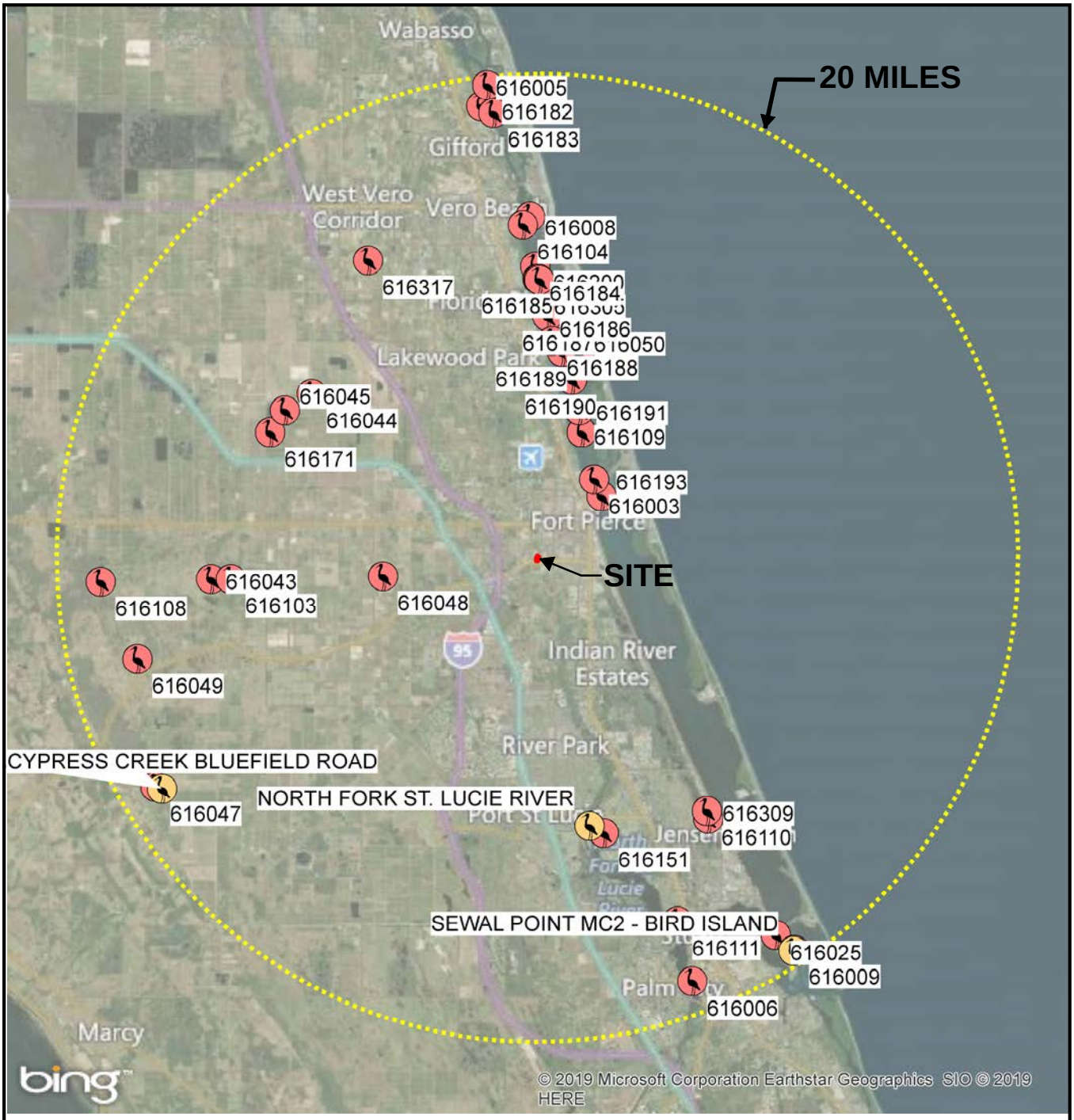
MAY 2019

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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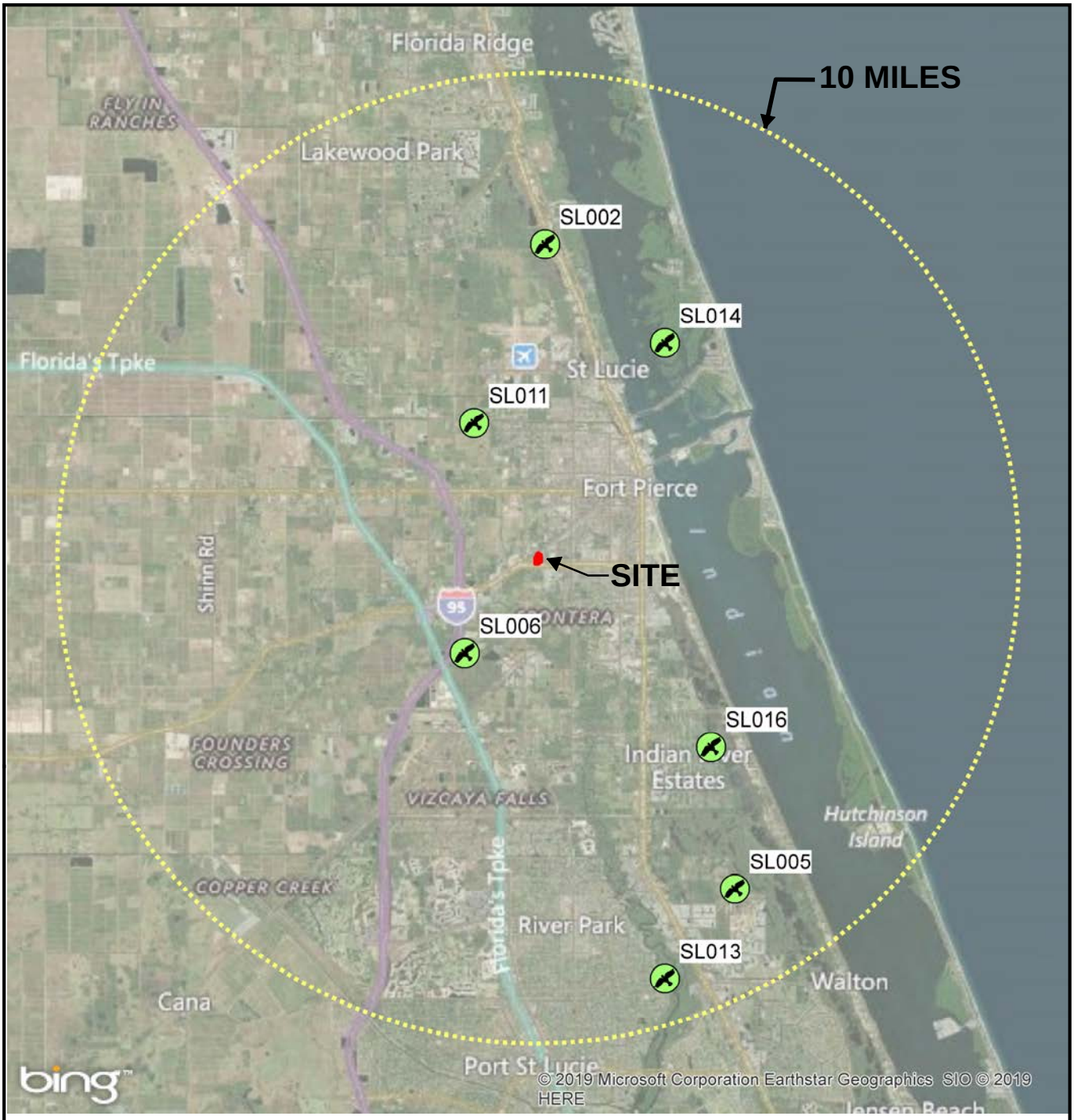
FIGURE

5



LEGEND

FFWC EAGLE NESTING 2016

0 3 Miles

N

MISTY GARDENS
EAGLE NESTING MAP

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MAY 2019

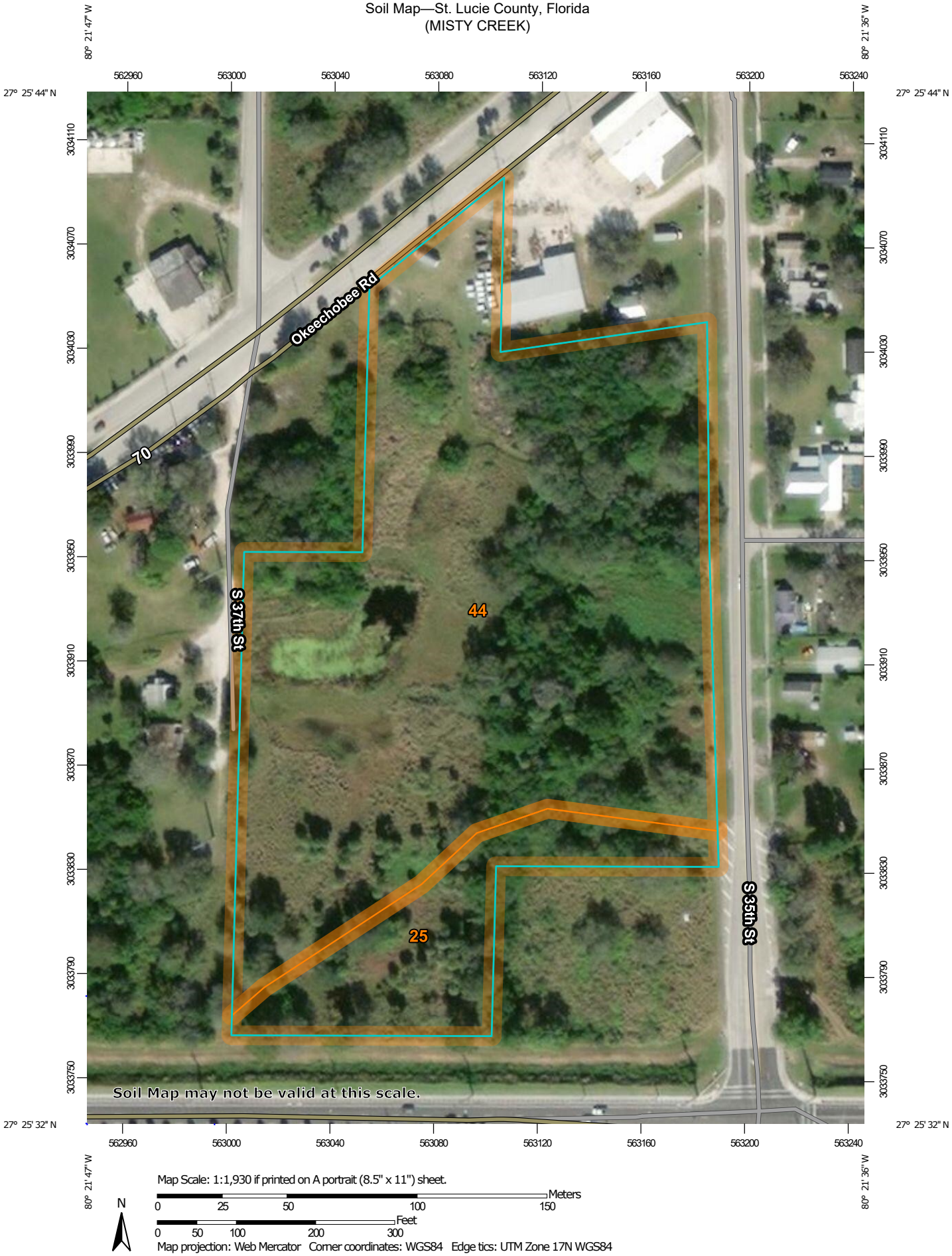
FIGURE

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

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1920 Wekiva Way
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561/845-0665 TEL

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

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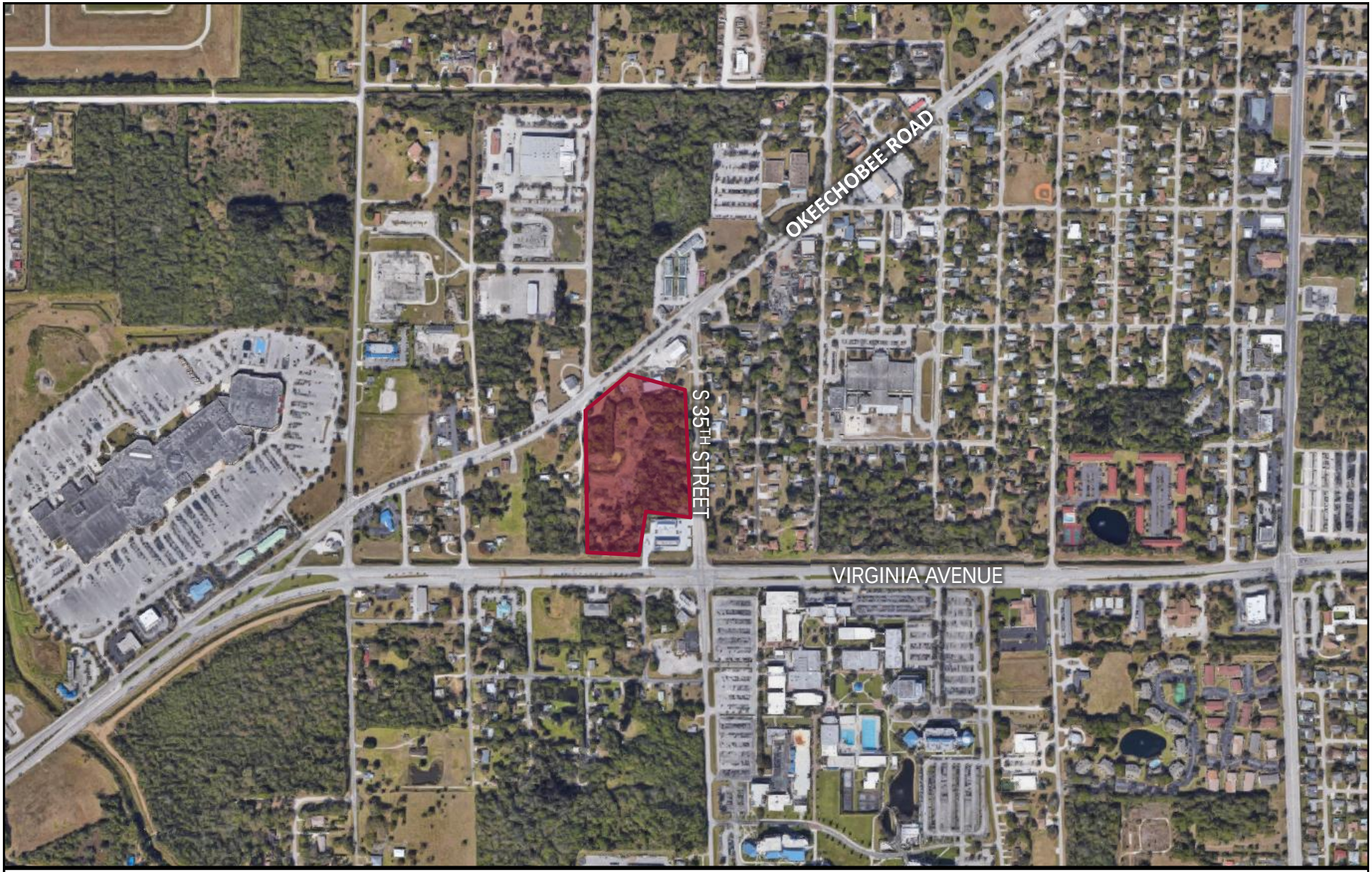
INTRODUCTION

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:

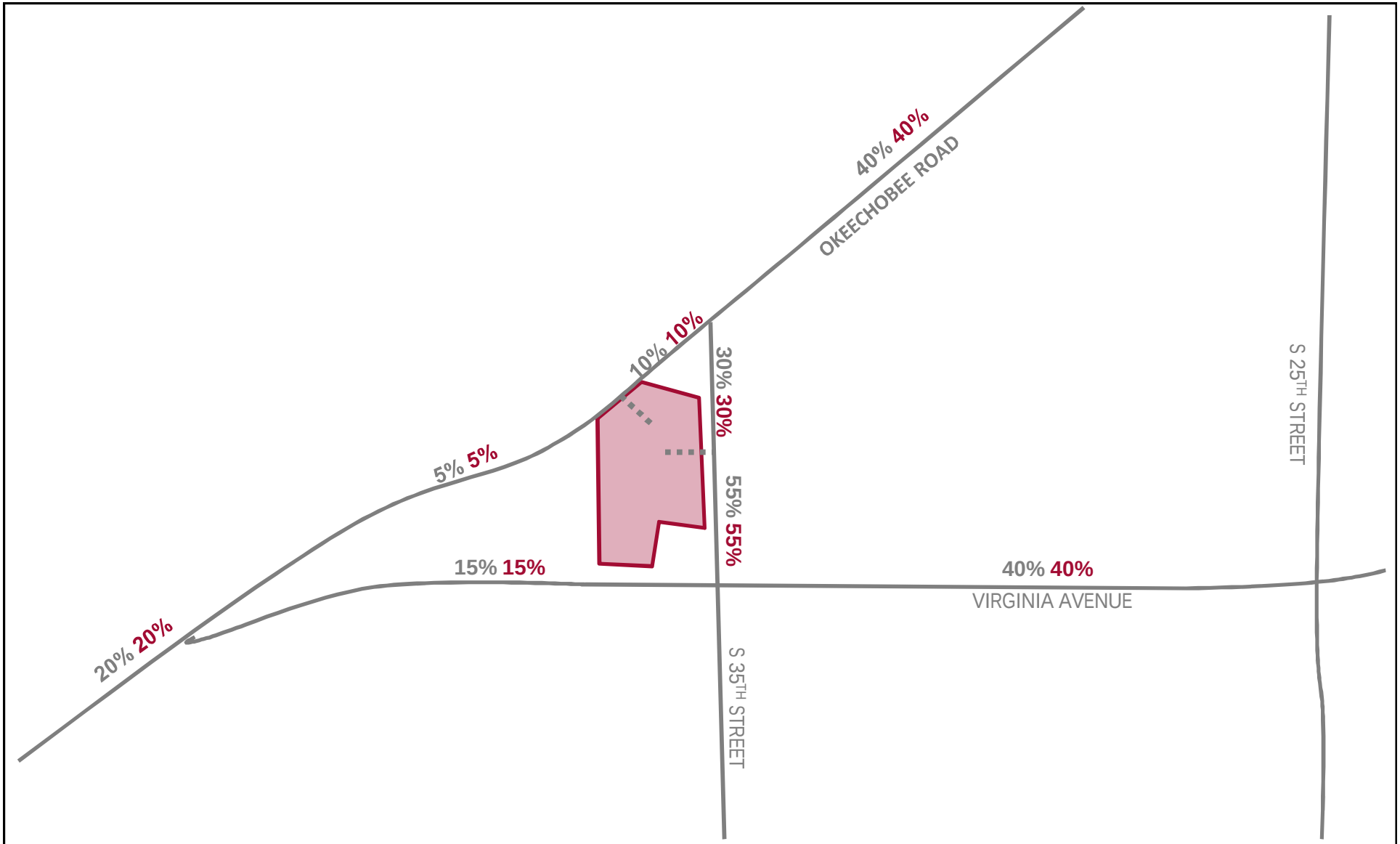
NORTH	-	40 percent
EAST	-	40 percent
WEST	-	20 percent

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

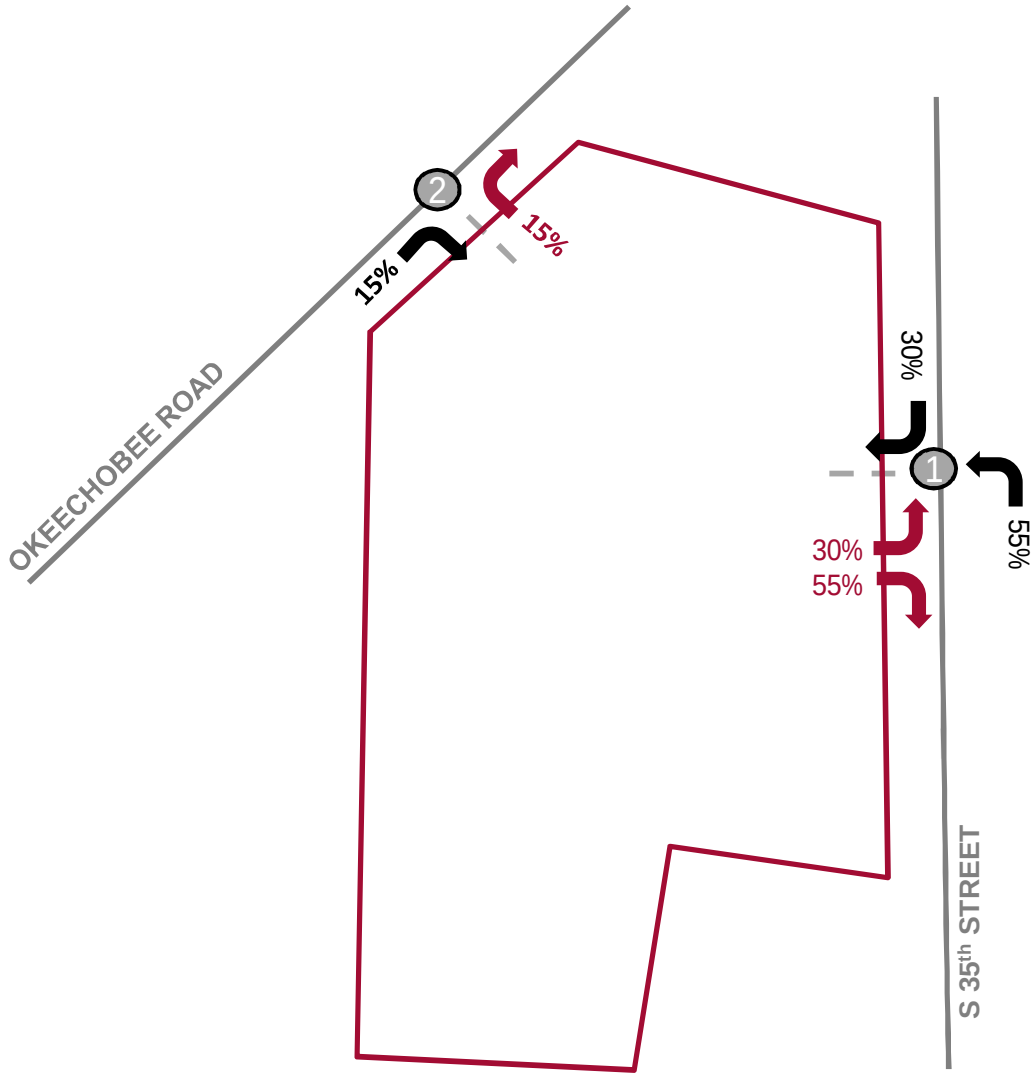
FIGURE 2
TRAFFIC ASSIGNMENT
MISTY CREEK PRESERVE
KH 140011001

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.



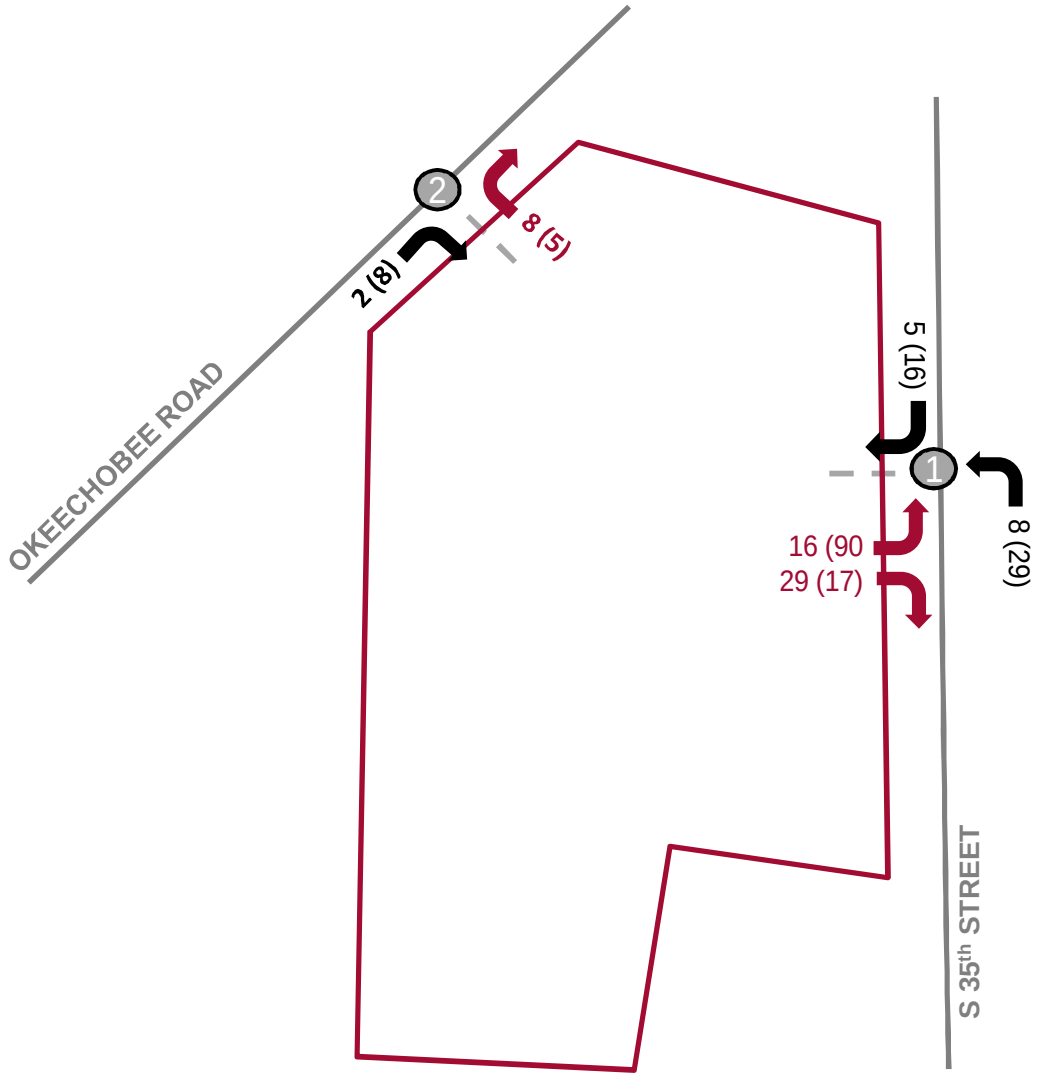
NORTH

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?
AM PEAK PERIOD																			
Okeechobee Rd																			
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
PM PEAK PERIOD																			
Okeechobee Rd																			
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

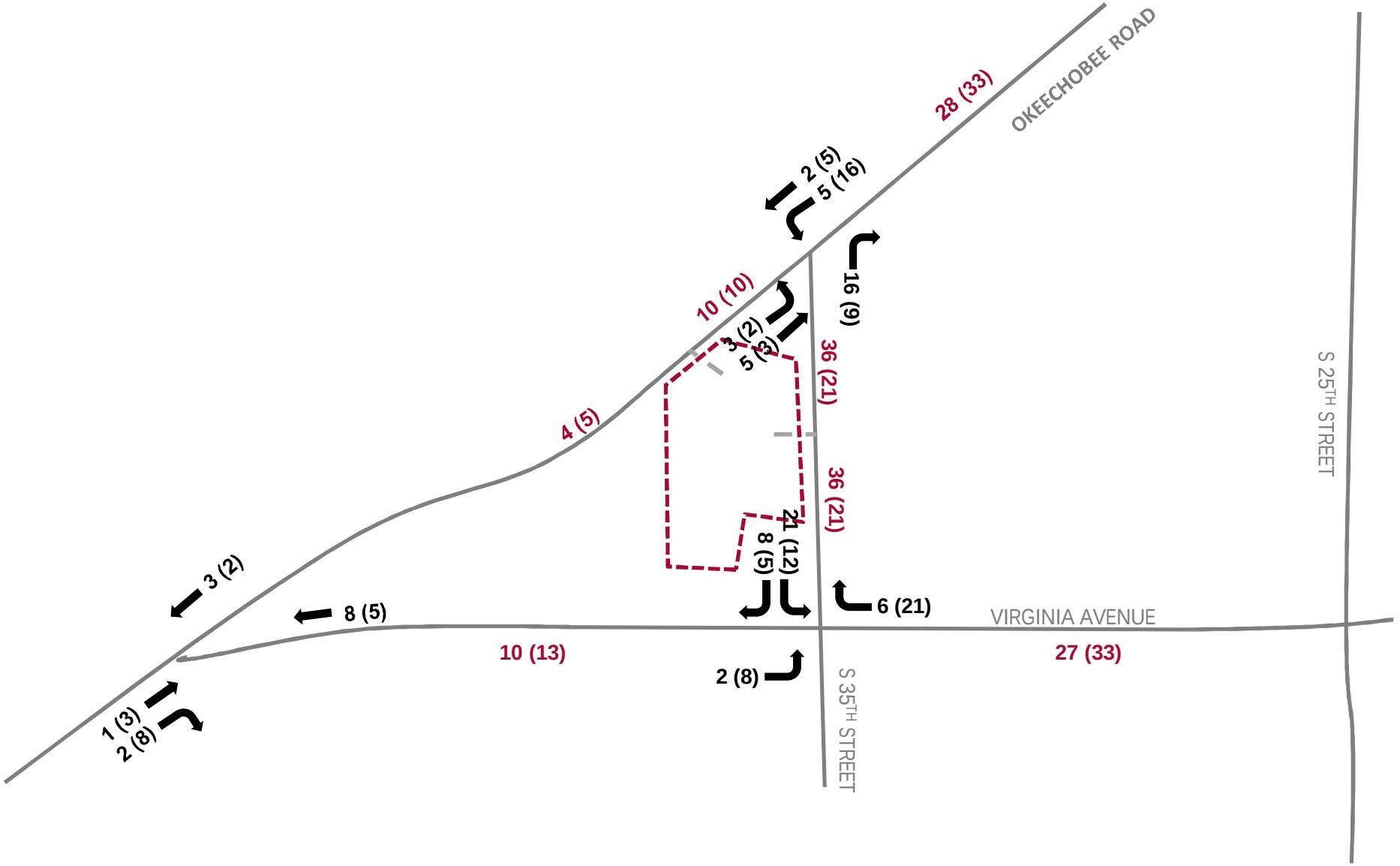
Table 8: Future Total Intersection Analysis LOS and Delay

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

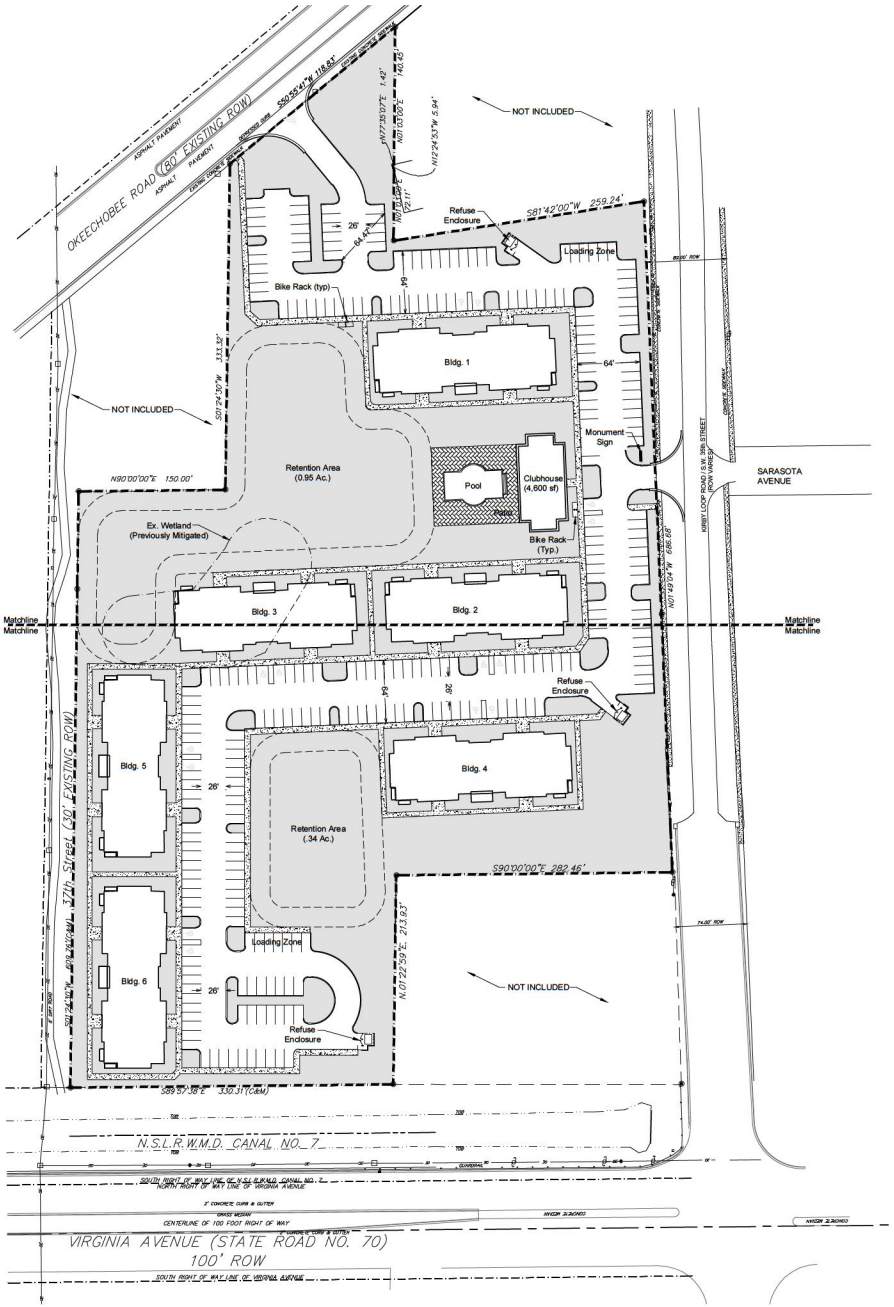
FIGURE 5
PROJECT TRAFFIC VOLUMES
MISTY CREEK PRESERVE
KH 140011001

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:

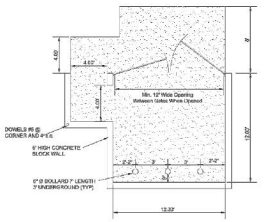
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

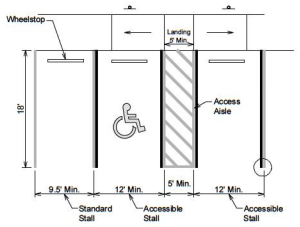
LESS AND EXCEPT:

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:	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:	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

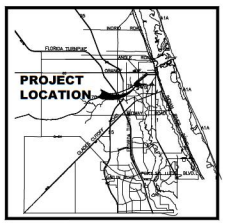
1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the 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.

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

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.

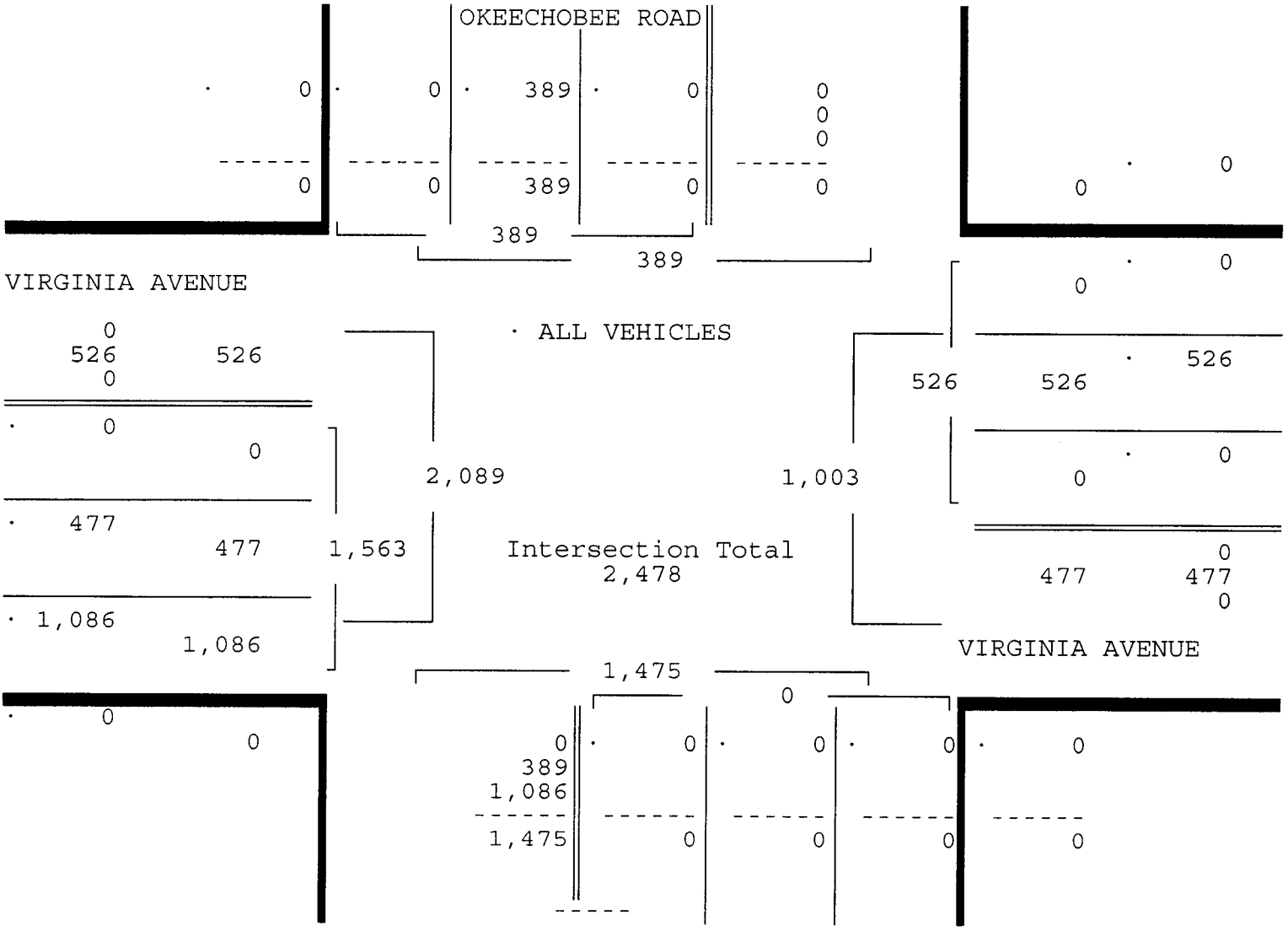
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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
Page : 2

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.

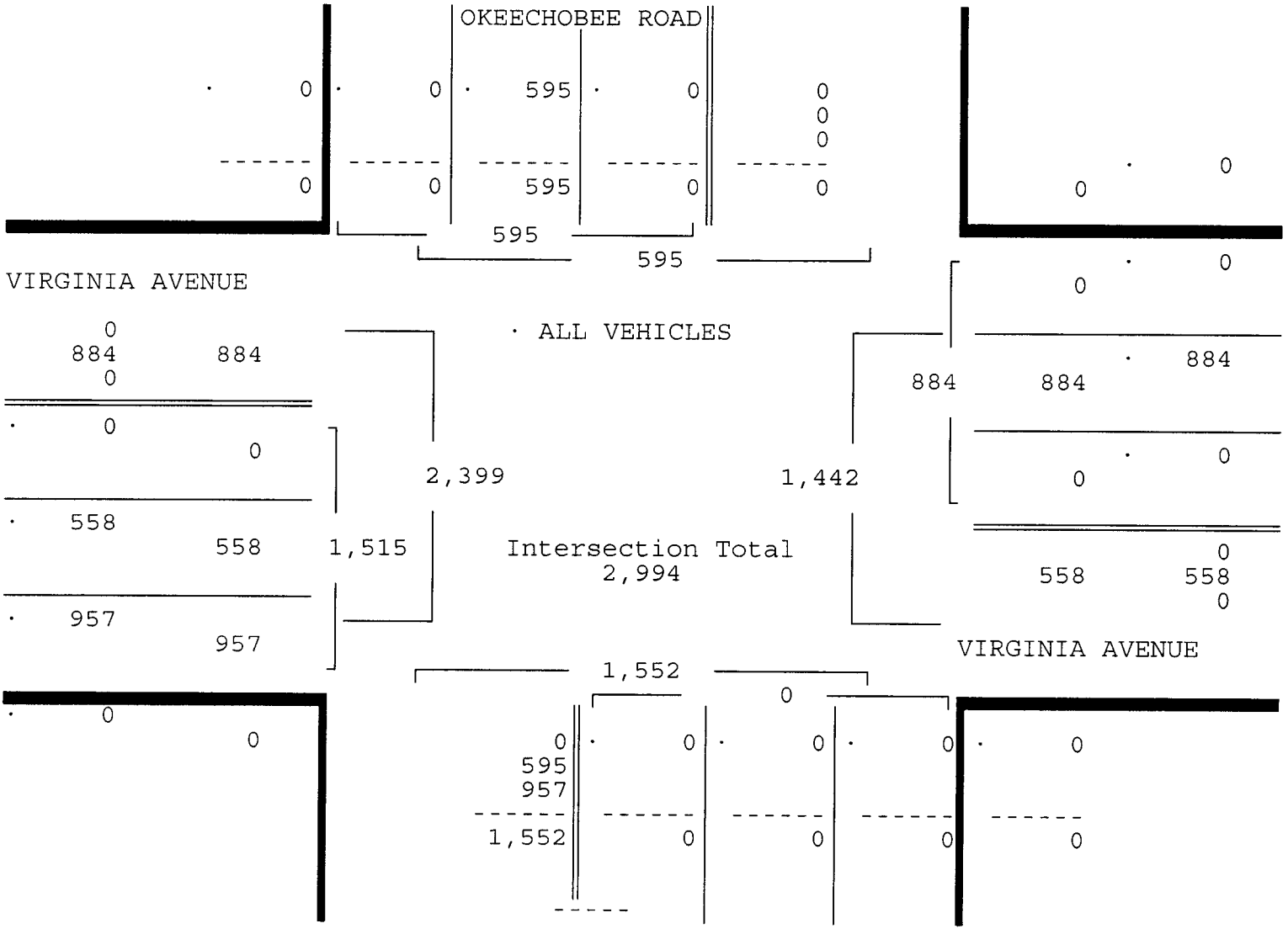
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

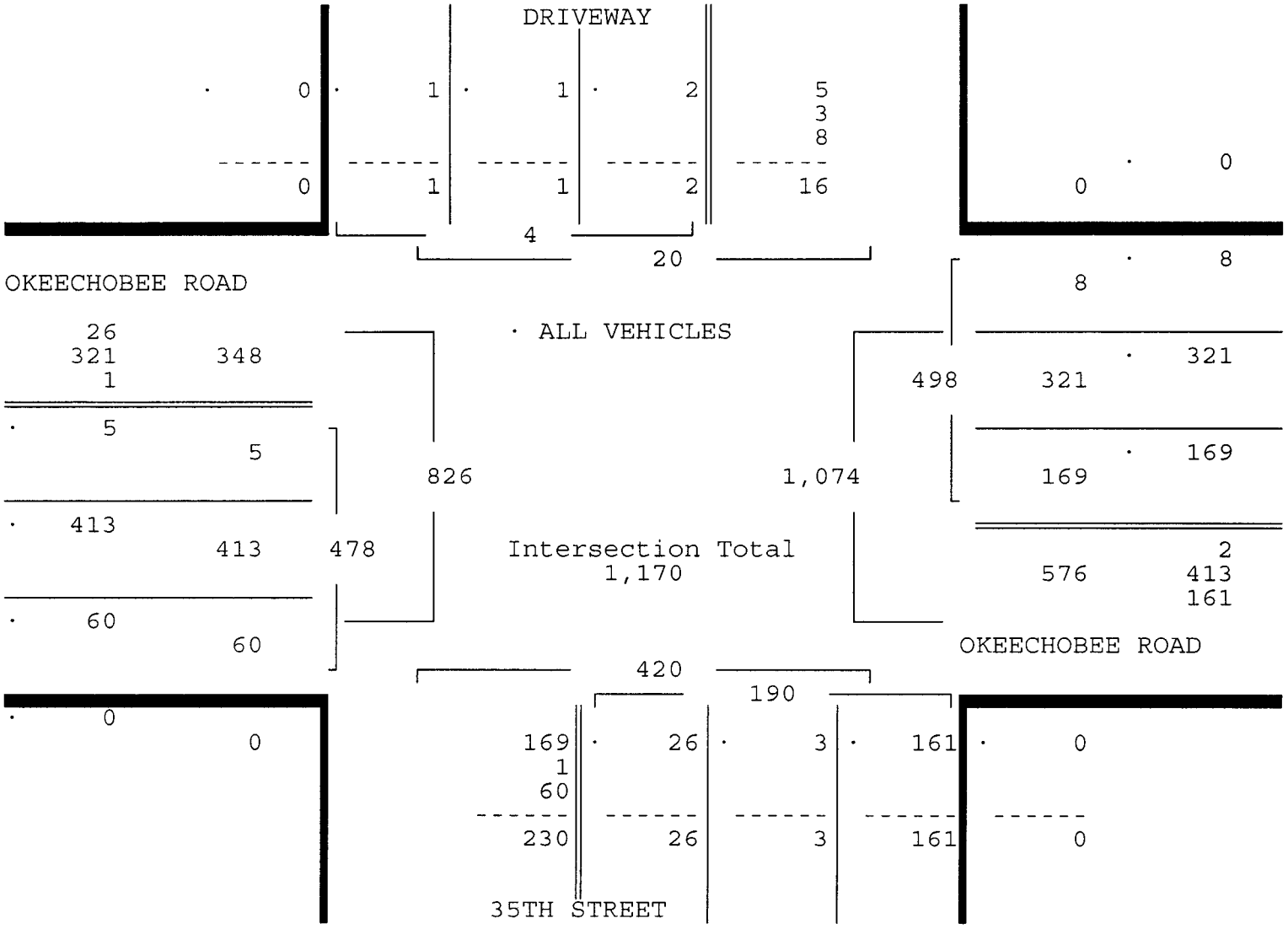
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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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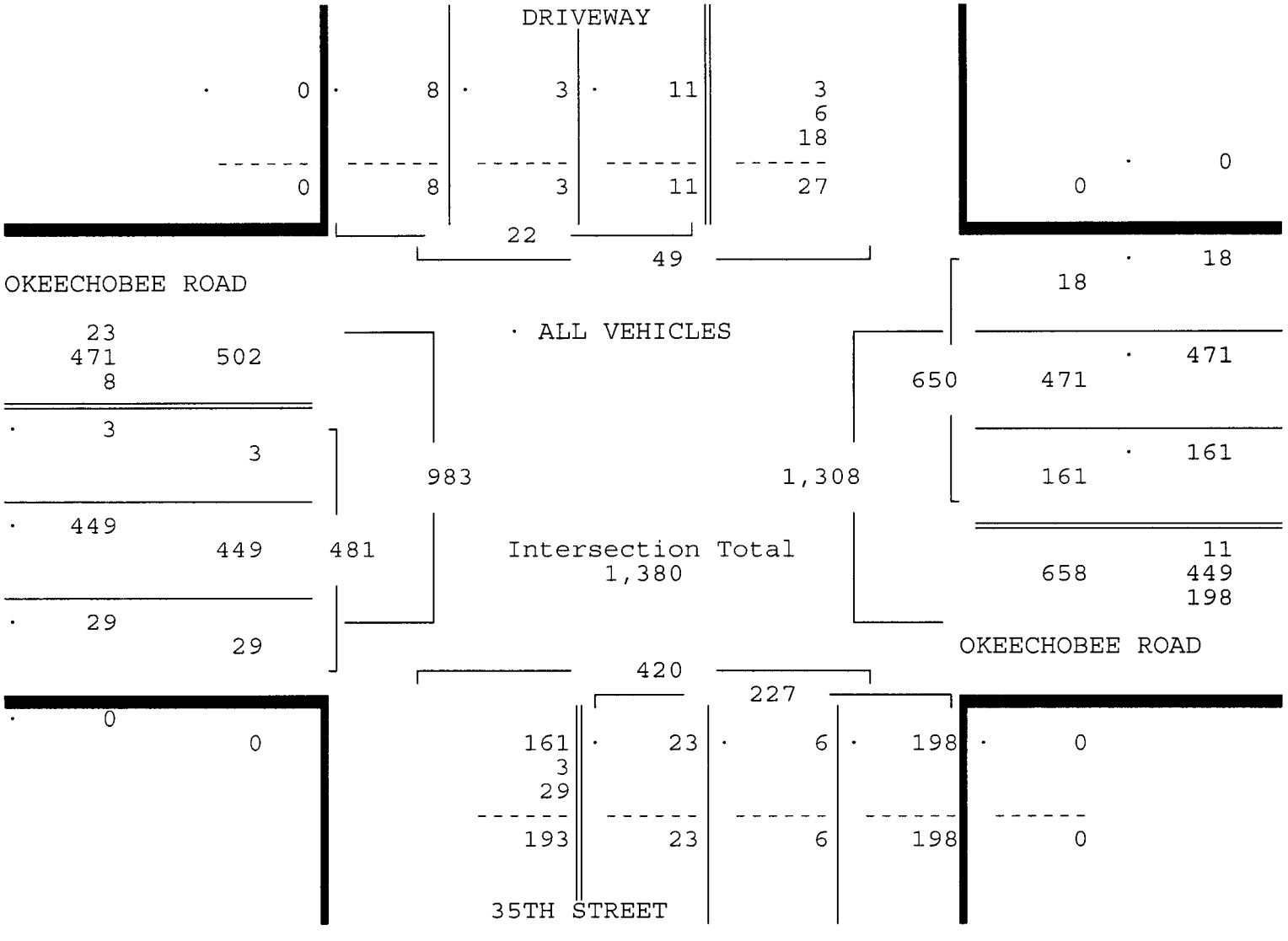
ALL VEHICLES

	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.

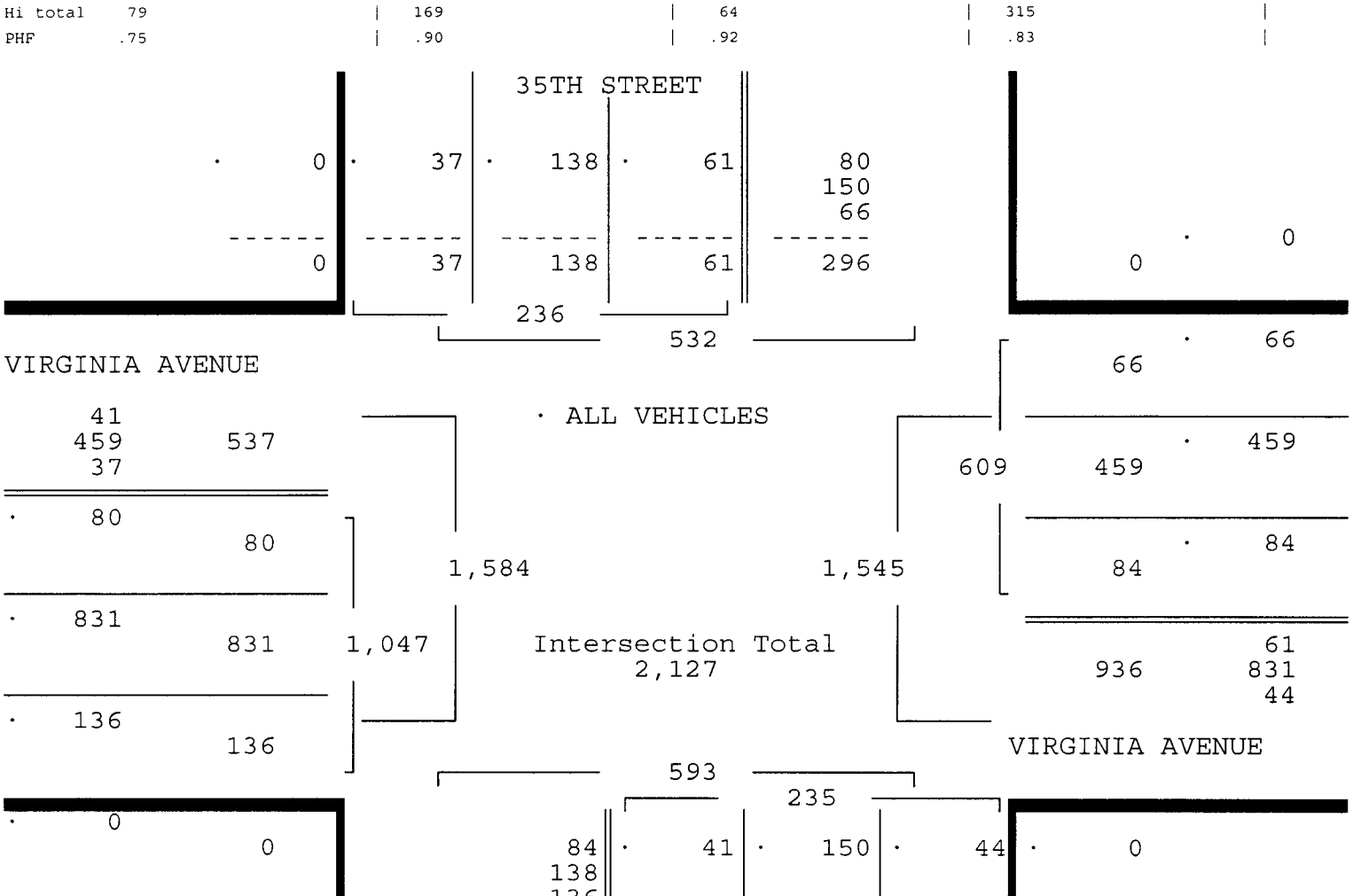
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

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.

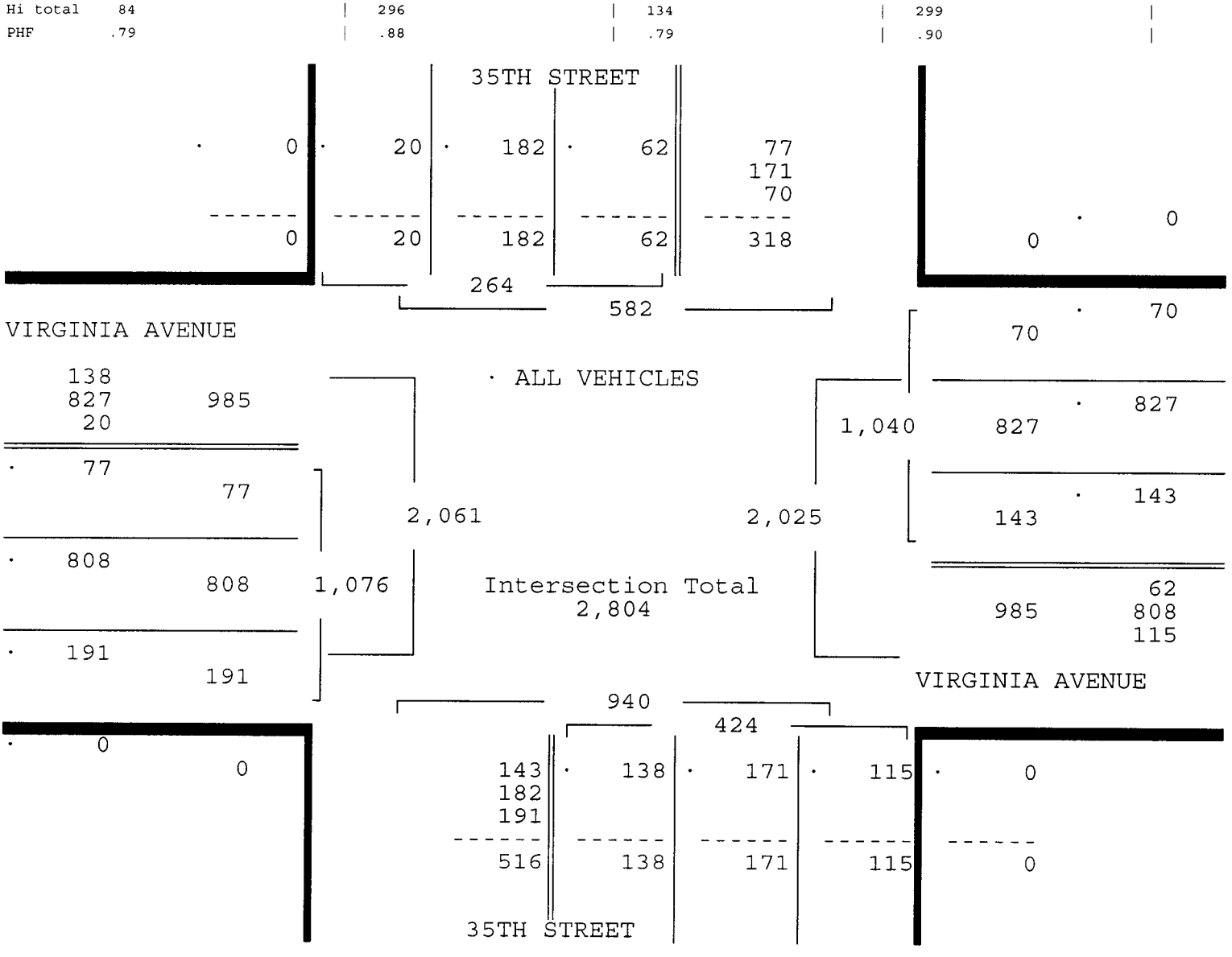
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

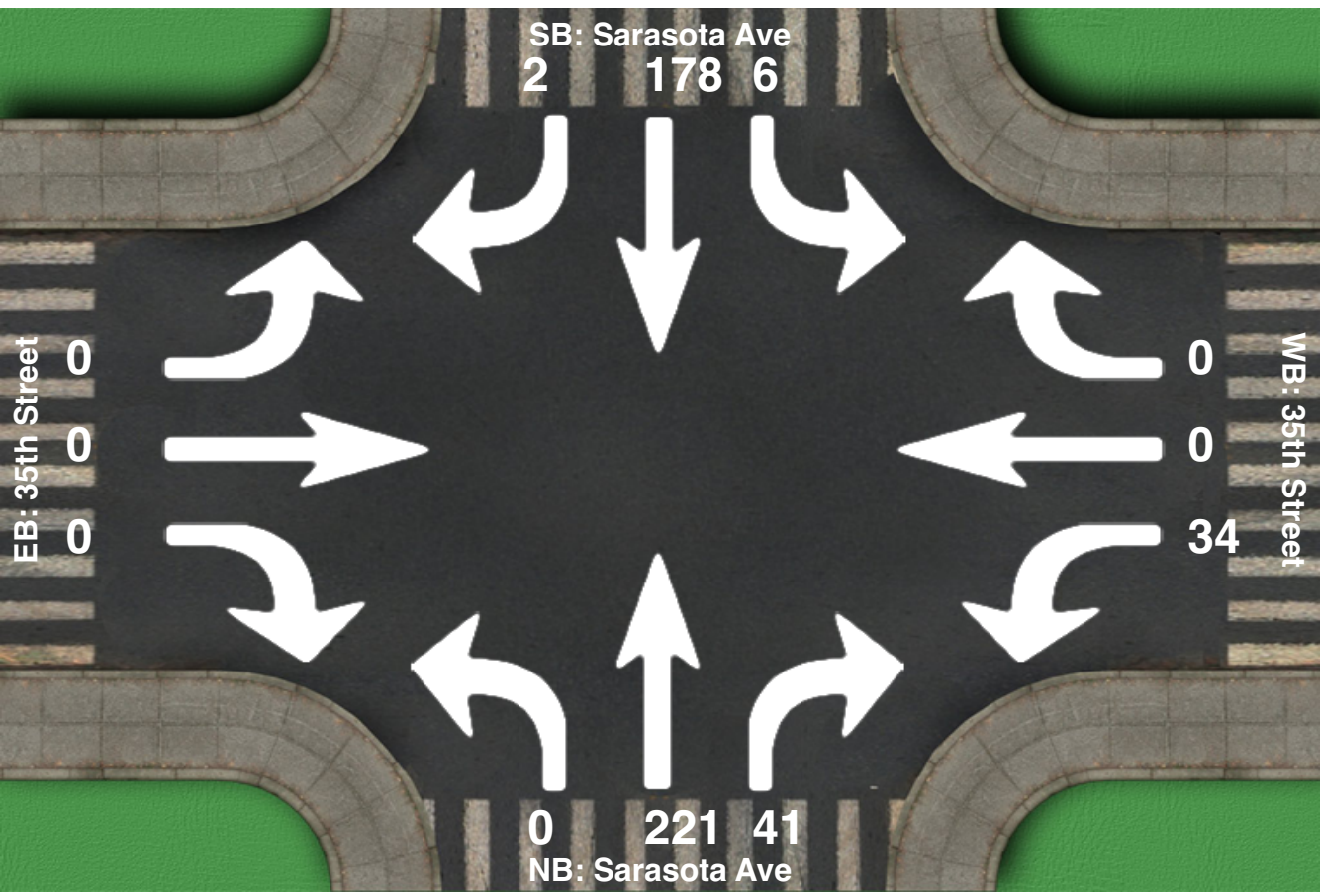
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	6	178	2	34	0	0	0	221	41	0	0	0	482

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

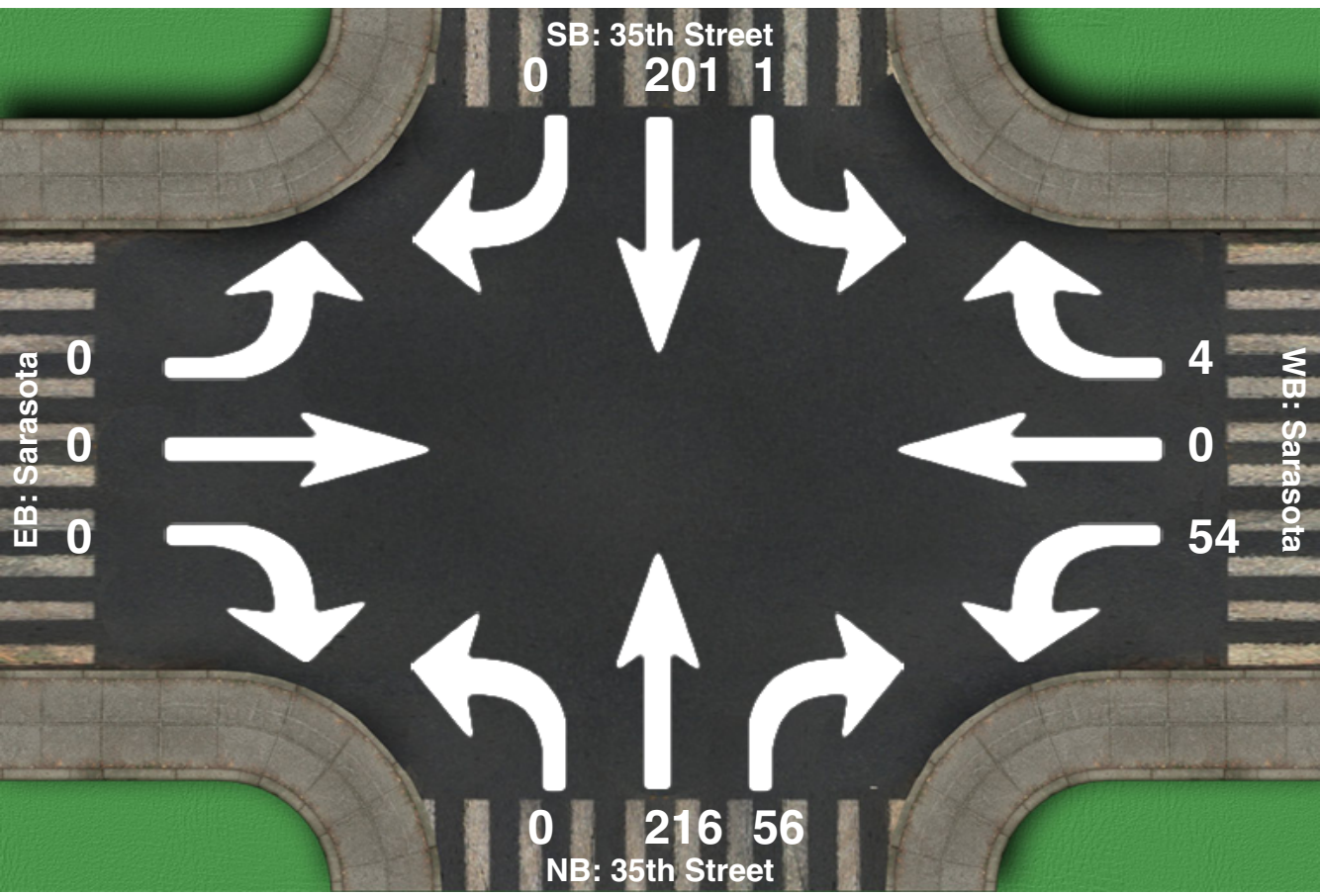
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	1	201	0	54	0	4	0	216	56	0	0	0	532

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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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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

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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

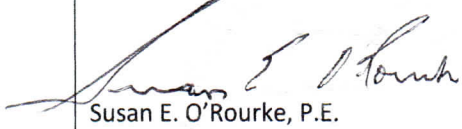
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

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

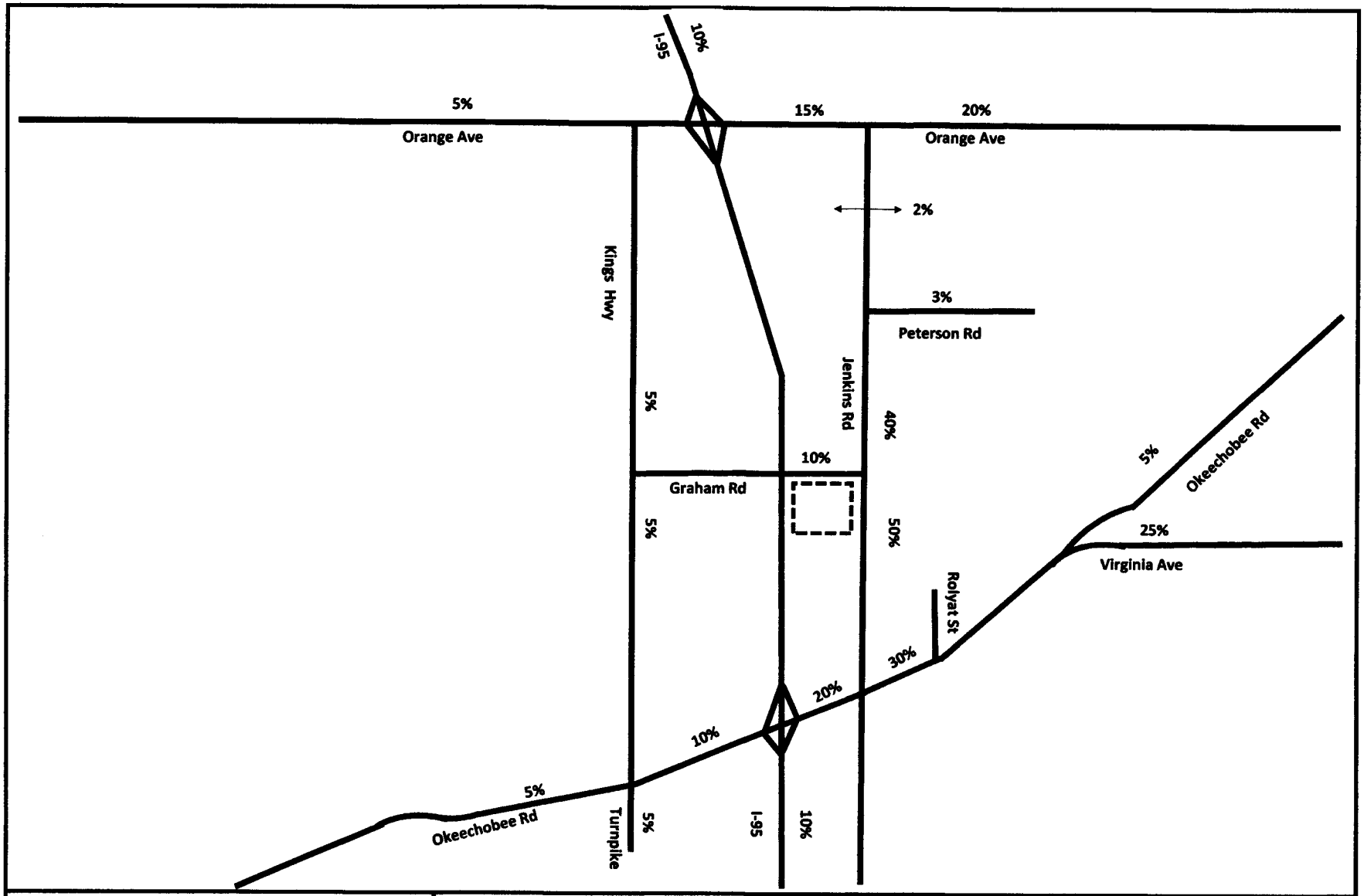
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

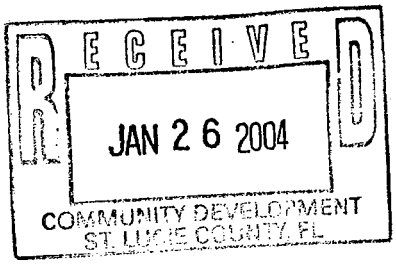
BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

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



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

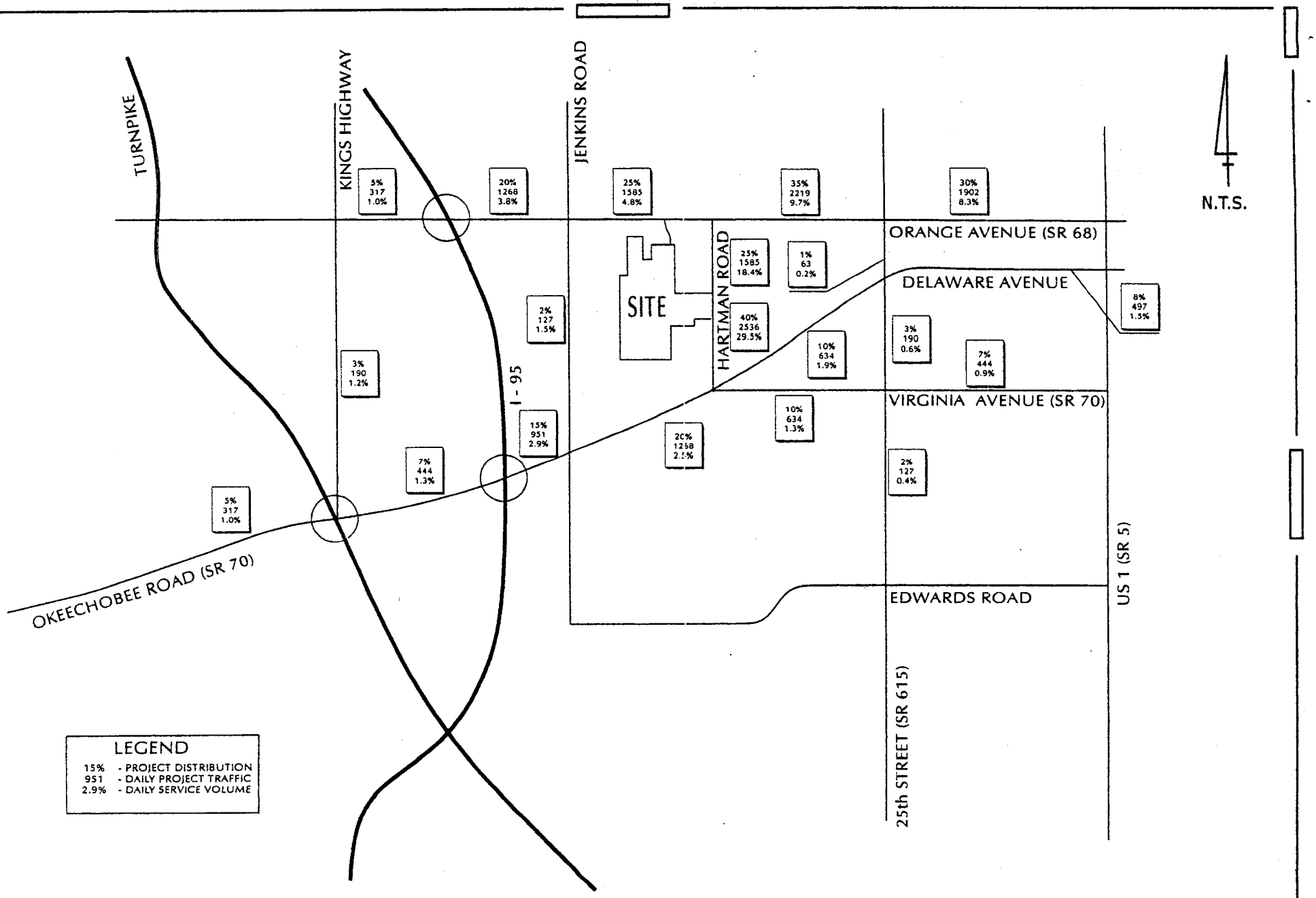
AM Peak Hour Trip Generation

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%

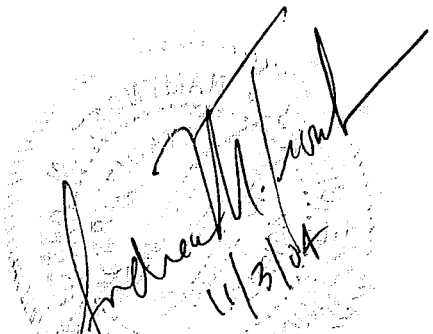
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

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

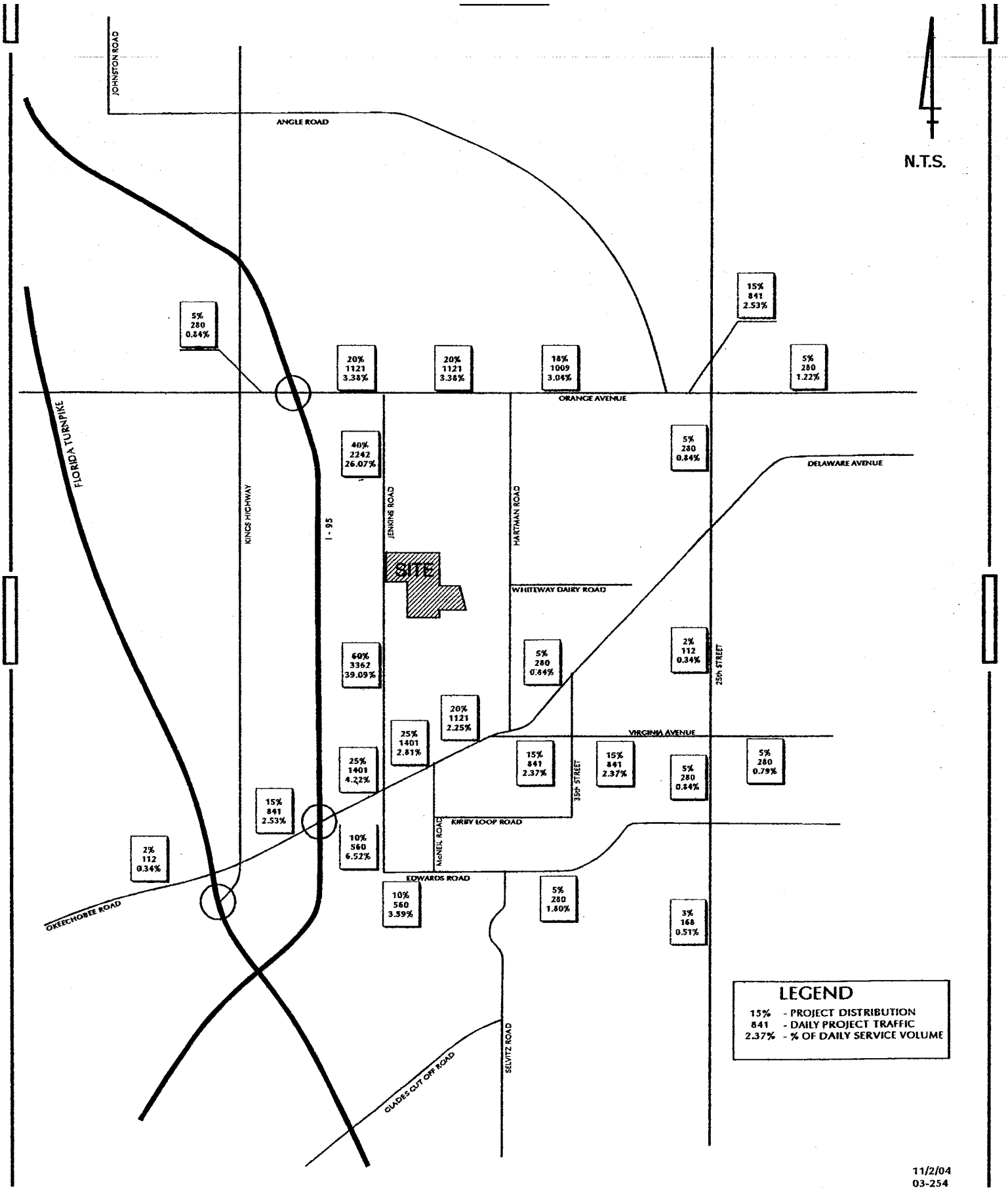
AM Peak Hour

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

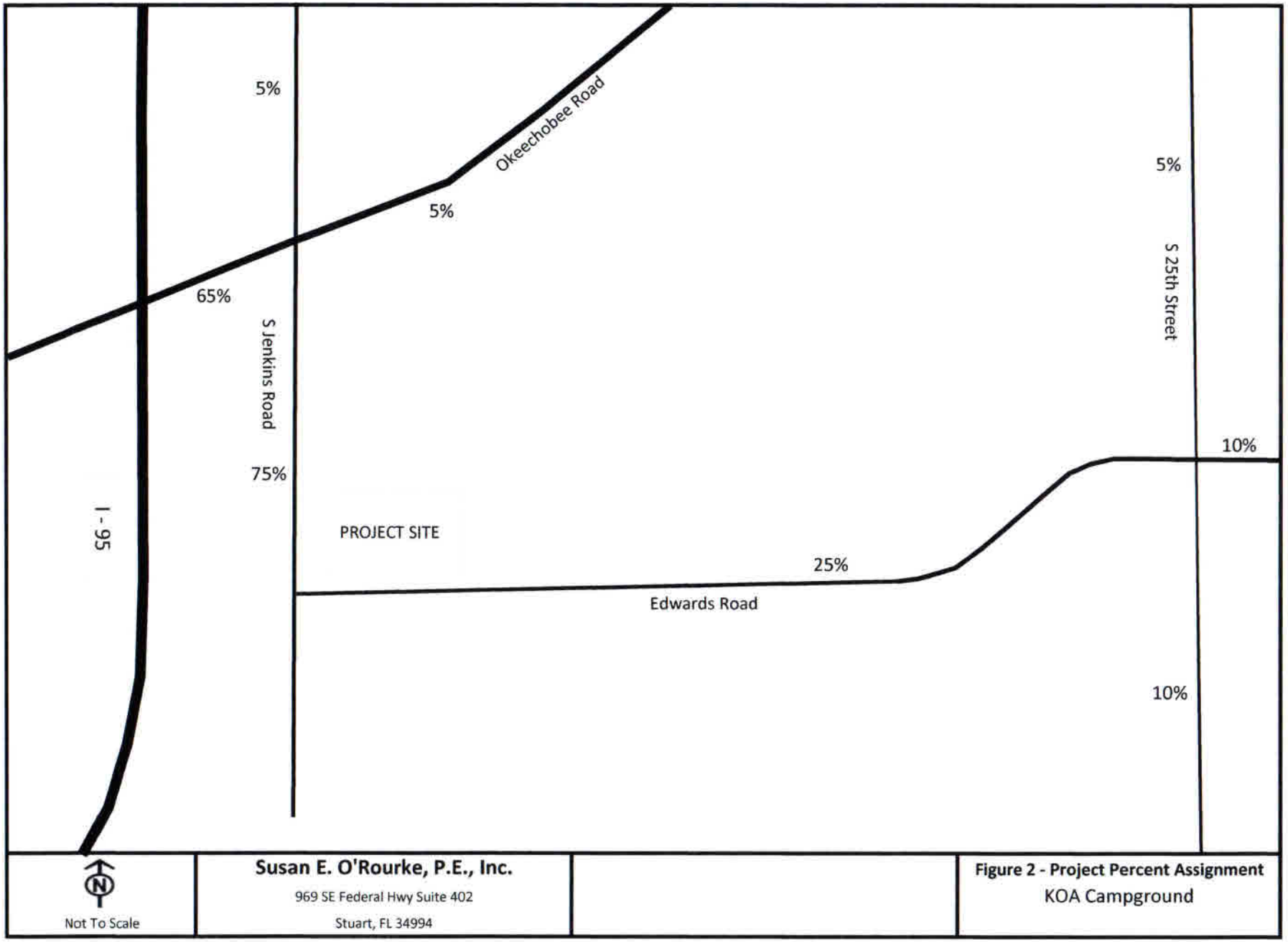
AM

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

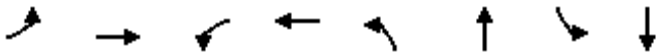
*EB and WB through volumes derived from TMCs on April 3, 3019 at the intersection of Okeechobee Road & S 35th Street
^A 1.01 PSCF was applied to the through movements and a 1.11 PSCF was applied to the other movements.

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

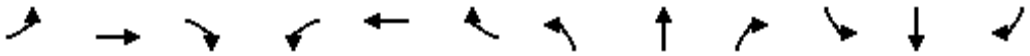
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.44	
Intersection Signal Delay: 24.6	Intersection LOS: C
Intersection Capacity Utilization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

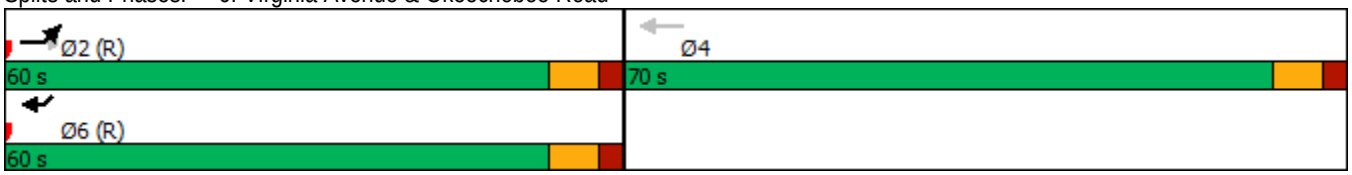
Intersection Summary			
HCM 2000 Control Delay	26.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	57.0%	ICU Level of Service	B
Analysis Period (min)	15		

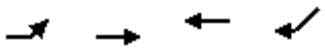
c Critical Lane Group

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	

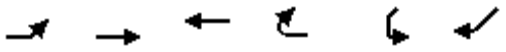
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

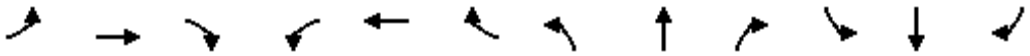
Intersection Summary



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

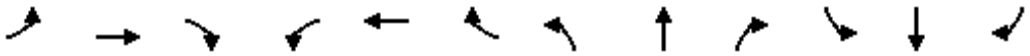
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	224	284	180	227	122	202	4
Volume Left	5	0	180	0	0	27	2
Volume Right	0	64	0	0	8	172	1
cSH	1207	1700	1058	1700	1700	491	151
Volume to Capacity	0.00	0.17	0.17	0.13	0.07	0.41	0.03
Queue Length 95th (ft)	0	0	15	0	0	50	2
Control Delay (s)	0.2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

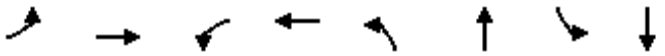
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	14	339	169	184	184	1	27
Volume Left	14	0	0	0	0	0	26
Volume Right	0	0	0	0	0	1	1
cSH	1186	1700	1700	1053	1700	745	357
Volume to Capacity	0.01	0.20	0.10	0.00	0.11	0.00	0.08
Queue Length 95th (ft)	1	0	0	0	0	0	6
Control Delay (s)	8.1	0.0	0.0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

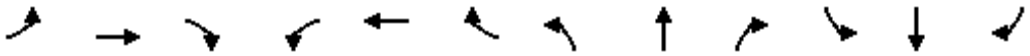
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 26 (20%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay: 19.2	Intersection LOS: B
Intersection Capacity Utilization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

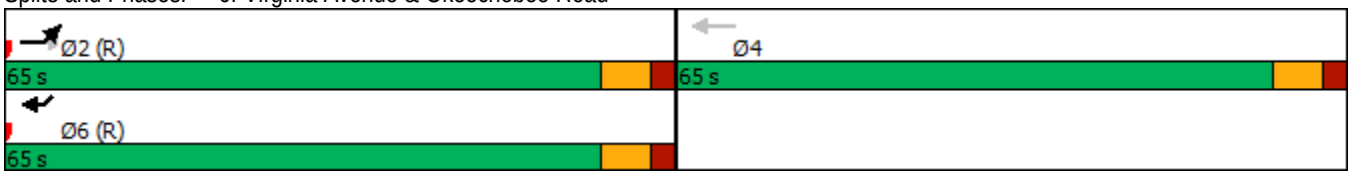
Intersection Summary			
HCM 2000 Control Delay	21.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.47		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	63.7%	ICU Level of Service	B
Analysis Period (min)	15		

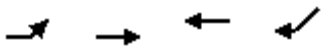
c Critical Lane Group

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	

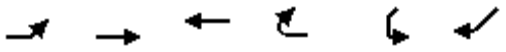
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

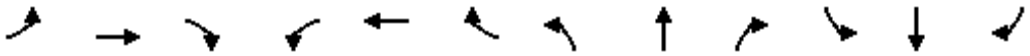
Intersection Summary



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		

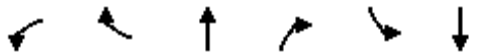
c Critical Lane Group



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

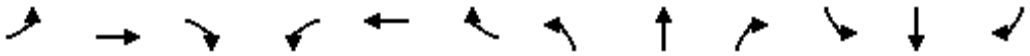
Intersection Summary				
Average Delay	5.1			
Intersection Capacity Utilization	51.3%	ICU Level of Service		A
Analysis Period (min)	15			



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	A
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

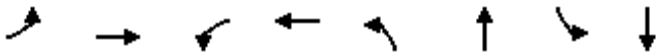
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	12	341	171	269	267	0	43
Volume Left	12	0	0	2	0	0	31
Volume Right	0	0	0	0	0	0	12
cSH	1030	1700	1700	1050	1700	1700	322
Volume to Capacity	0.01	0.20	0.10	0.00	0.16	0.00	0.13
Queue Length 95th (ft)	1	0	0	0	0	0	11
Control Delay (s)	8.5	0.0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

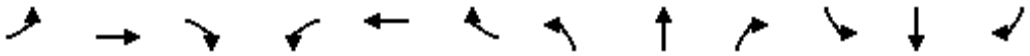
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay: 29.4	Intersection LOS: C
Intersection Capacity Utilization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

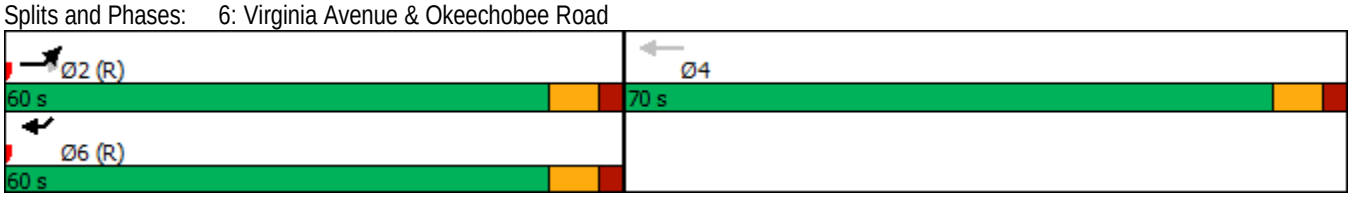
Intersection Summary			
HCM 2000 Control Delay	30.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.41		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

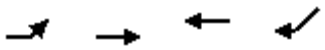
c Critical Lane Group

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	

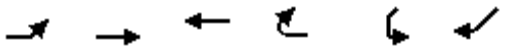
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

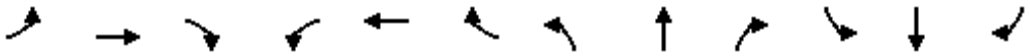
Intersection Summary



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

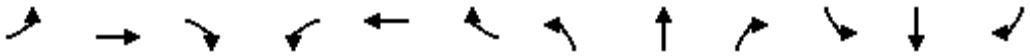
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	274	339	198	271	144	222	4
Volume Left	6	0	198	0	0	31	2
Volume Right	0	71	0	0	9	188	1
cSH	1140	1700	967	1700	1700	399	106
Volume to Capacity	0.01	0.20	0.20	0.16	0.08	0.56	0.04
Queue Length 95th (ft)	0	0	19	0	0	82	3
Control Delay (s)	0.2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

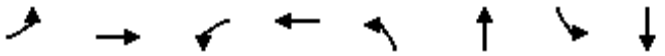
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	15	406	203	218	218	1	36
Volume Left	15	0	0	0	0	0	32
Volume Right	0	0	0	0	0	1	4
cSH	1120	1700	1700	966	1700	691	308
Volume to Capacity	0.01	0.24	0.12	0.00	0.13	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	0	0	10
Control Delay (s)	8.3	0.0	0.0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

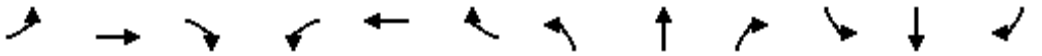
Splits and Phases: 3: S 35th Street & Virginia Avenue



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	

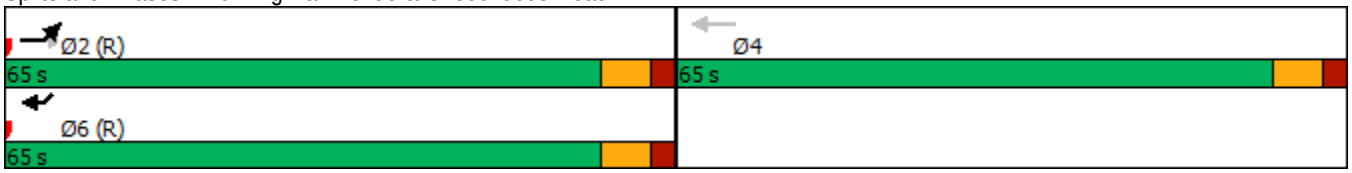
Intersection Summary			
HCM 2000 Control Delay	23.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

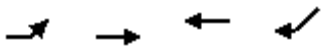
c Critical Lane Group

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	

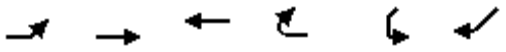
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

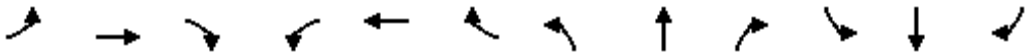
Intersection Summary



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

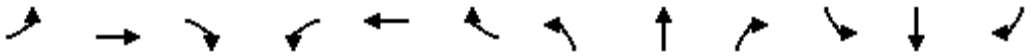
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	294	326	188	383	213	265	24
Volume Left	3	0	188	0	0	26	13
Volume Right	0	34	0	0	21	232	8
cSH	976	1700	959	1700	1700	391	71
Volume to Capacity	0.00	0.19	0.20	0.23	0.13	0.68	0.34
Queue Length 95th (ft)	0	0	18	0	0	120	31
Control Delay (s)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

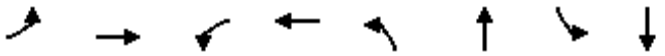
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	13	413	207	306	304	0	45
Volume Left	13	0	0	2	0	0	32
Volume Right	0	0	0	0	0	0	13
cSH	966	1700	1700	956	1700	1700	266
Volume to Capacity	0.01	0.24	0.12	0.00	0.18	0.00	0.17
Queue Length 95th (ft)	1	0	0	0	0	0	15
Control Delay (s)	8.8	0.0	0.0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

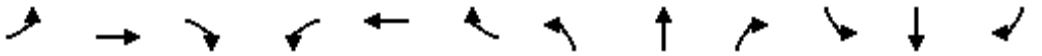
Intersection Summary	
Cycle Length: 130	
Actuated Cycle Length: 130	
Offset: 1 (1%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay: 29.7	Intersection LOS: C
Intersection Capacity Utilization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

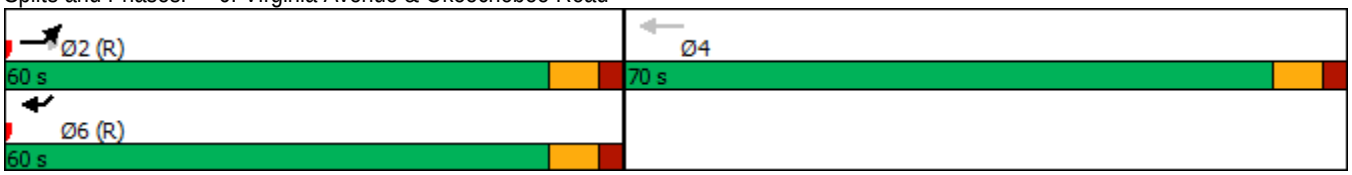
Intersection Summary			
HCM 2000 Control Delay	31.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.43		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

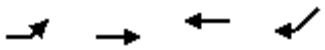
c Critical Lane Group

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	

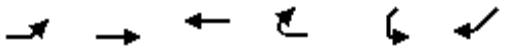
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

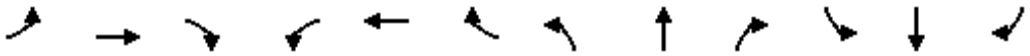
Intersection Summary



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

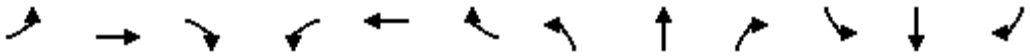
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	SB 1
Volume Total	280	342	203	272	145	239	4
Volume Left	9	0	203	0	0	31	2
Volume Right	0	71	0	0	9	205	1
cSH	1138	1700	963	1700	1700	402	97
Volume to Capacity	0.01	0.20	0.21	0.16	0.09	0.59	0.04
Queue Length 95th (ft)	1	0	20	0	0	93	3
Control Delay (s)	0.3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

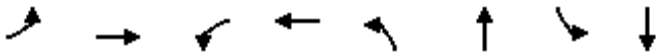
Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	NB 1	SB 1
Volume Total	15	407	204	222	220	1	36
Volume Left	15	0	0	2	0	0	32
Volume Right	0	0	0	0	0	1	4
cSH	1117	1700	1700	964	1700	690	303
Volume to Capacity	0.01	0.24	0.12	0.00	0.13	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	0	0	10
Control Delay (s)	8.3	0.0	0.0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

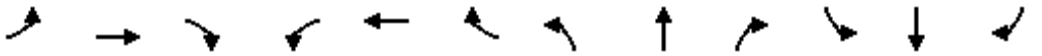
Splits and Phases: 3: S 35th Street & Virginia Avenue



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	

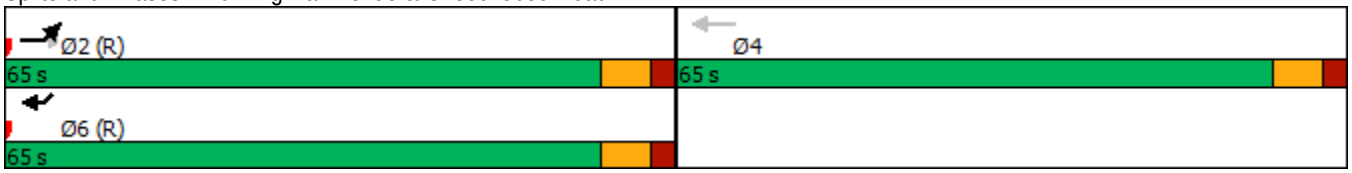
Intersection Summary			
HCM 2000 Control Delay	23.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

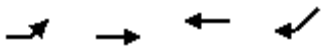
c Critical Lane Group

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	

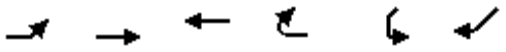
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

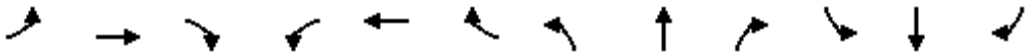
Intersection Summary



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		

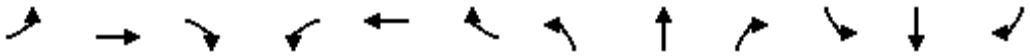
c Critical Lane Group



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

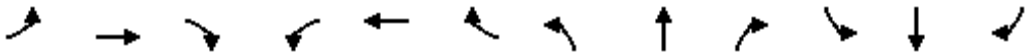
Intersection Summary				
Average Delay	8.2			
Intersection Capacity Utilization	58.4%	ICU Level of Service		B
Analysis Period (min)	15			



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

Zoning Atlas Map Amendment
1919 South 35th Street
Aerial Map

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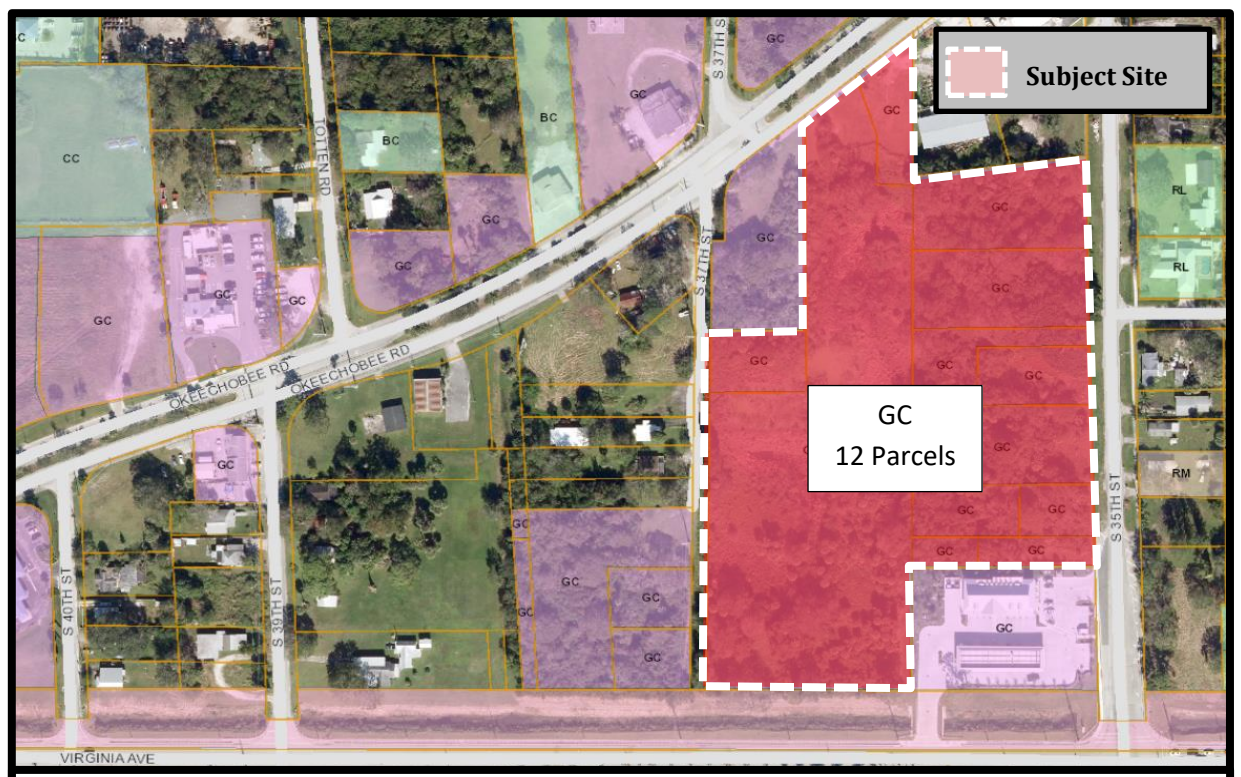

THE SUNRISE CITY
FORT PIERCE
Florida

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

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THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
1919 South 35th Street
Zoning Map

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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 22, 2019: <u>Revised 11/26/19</u>

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 is underway and will be complete promptly with respect to applicant's response.* 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. *The Survey does not clearly identify the existing and the site plan indicates dedication "varies". Please provide existing right-of-way widths and proposed dedication widths consistent with meeting the County's Protection Plan as identified. The dedication should be a condition and the specific dimensions may be reviewed upon permit submittal. The original project on this site presented to the City, known as Mission Gardens, indicated the additional 20' of ROW dedication for 37th Street; 30' existing, 70' minimum, 20' from eastern side for ½ of 40' deficiency. See below.*

It does not appear the 20' dedication was performed. The existing site plan does not dimension the western setbacks or show the 20'. Please demonstrate the need for dedication of the 20'.

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. *Response addresses the item. The Right-of-way permit plan set shall show reconstruction. City and County policy may be to construct sidewalks along 37th Street frontage. Please address.*
5. The County has concerns with the traffic movements at the driveway on S 35th Street. Turn lanes may be required. *To be determined.*
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 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.

DRAFT

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.

DRAFT

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.

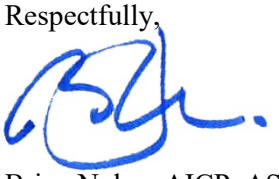
Response: Acknowledged.

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

Planning Board **6. b.**

Meeting Date: 12/10/2019

Information

REQUESTED ACTION

Conditional Use - Andrews Dwelling Rental - 1180 Carlton Court, Unit 102A

LOCATION

1180 Carlton Court, Unit 102A

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The proposed use presents the provision of short-term 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 Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following six conditions:

1. The property manager for the dwelling 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 30 days of Conditional Use approval.

4. There shall be a limitation of no more than no two (2) vehicles at the site.

5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

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.

Attachments

Staff Report & Supporting Documents

Applicant Packet & Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 12/02/2019 06:37 PM

Final Approval Date: 12/04/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Application for Conditional Use - Andrews Dwelling Rental 1180 Carlton Court, Unit 102A**
BOARD DATE:	December 10, 2019

STAFF REPORT

Owner & Applicant: Douglas & Elizabeth Andrews
3007 Cedora Terrace
Port St. Lucie, FL 34953

Applicant's Request: Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six (6) months. The minimum rental period is identified as 31 days.

Location(s): 1180 Carlton Court, Unit 102A

Parcel ID: 2401-620-0002-000-5

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential Zone (R-4A)

	North	East	South	West
Surrounding FLU:	HIR	HIR	HIR	HIR
Surrounding Zoning:	R-4A	R-4A	R-4A	R-4A

Utilities: FPUA

Staff Analysis

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting review and approval of a Conditional Use to operate a Dwelling Rental at Unit 102A of the Carlton Villas of Hutchinson Island Condominiums, located at 1180 Carlton Court. The subject condominium is a two-bedroom and two-bathroom condo unit. Each condo unit has one designated parking space, with additional guest parking spaces. The proposed Conditional Use will offer lodging of less than six months with a minimum stay of thirty-one days to guests.

The property is located at the northwest corner of Carlton Court and Alhambra Street. The subject site is surrounded by multi-family housing to the north, south, east, and west. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A).

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."

The State of Florida provides further classification of a dwelling that is rented for periods of less than one (1) 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 (3) times in a calendar year for periods of less than 31 days or one (1) calendar month, whichever is less or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a "Vacation Rental" if the duration of stays are less than 31 days. The rental of a dwelling for periods at a minimum of 31 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 Rental Definitions

	Dwelling Rental	**Vacation Rental**
Length of Stay	Less than six (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

Land Use and Zoning
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 eight (8) dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. 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 district (R-4A), 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 condominium provides one (1) designated parking space, with additional shared guest parking spaces.

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 for short-term 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 Land Development Code and Comprehensive Plan with appropriate restrictions. Therefore, Staff recommends **APPROVAL** with the following six (6) conditions:

1) The property manager for the dwelling 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 30 days of Conditional Use approval.

4) There shall be a limitation of no more than no two (2) vehicles at the site.

5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

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.

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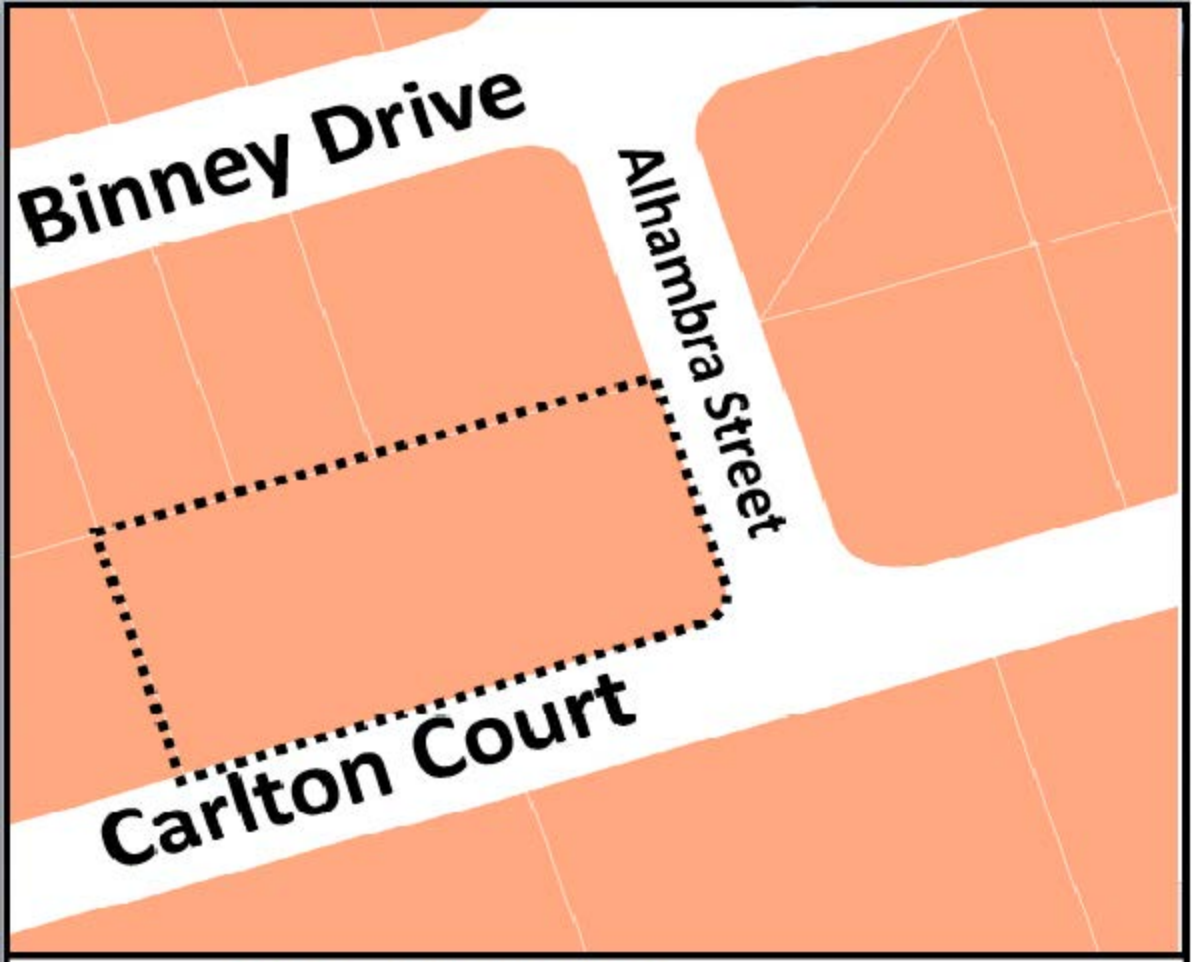
Andrews Dwelling Rental
1180 Carlton Court, Unit 102A

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map



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Andrews Dwelling Rental
1180 Carlton Court, Unit 102A

THE SUNRISE CITY
FORT PIERCE
Florida

R-4A =

Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Douglas & Elizabeth Andrews
3007 Cedora Terrace
Sebring, FL. 33970
Re: Conditional Use – Andrews Dwelling Rental – 1180 Carlton Court Unite 102A

Dear Mr. & Mrs. Andrews,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-4A, Hutchinson Island Medium Density Residential Zone (Please Provide a Written Response and any revisions to all responsible Departments by November 29th to be placed on the December 10th Planning Board Agenda):

1) The maximum occupancy of the home ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;

2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;

3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and

4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty-one (31) days of Conditional Use approval.

5) Limit no more than 2 vehicles.

6) Include the City of Fort Pierce Business Tax property control number on all advertising.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3738 or by e-mail: mlewicka@cityoffortpierce.com and vgilmore@cityoffortpierce.com.

Sincerely,

Maria Lewicka
Planner

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
NOV 15 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 11.21.19
Property Address: 1180 Carlton Ct., Unit 102A
Property Name:
Project Name:
Planner: Maria Lewicka

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: 11/13/19

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planning Analyst

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

RE : 1180 Carlton Court Unit 102A – Andrews Residence
Conditional Use - TRC No. 19-04000013

DATE : November 13, 2019

This is to advise you that we have completed the review of the following documents as received by this office on November 7, 2019:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [ ] Approval of Site Plan
- [x] Approval of Conditional Use
- [ ] 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 conditions of approval

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\1180 Carlton Court\Conditional Use\Submittal No. 2 - 111319\CU Approval Memo - 111319.docx

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

November 21st, 2019

Case # 19-04000013

Conditional use with no new construction.

Andrews dwelling rental, 1180 Carlton Court, FP.

Comments:

No additional comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

TO : **Maria Lewicka, Historic Preservation Planner**

FROM : **Peggy Arraiz, Code Compliance Manager**

SUBJECT : **TRC # 19-0400013 – Andrews Vacation Rental**

DATE : **November 20, 2019**

Code Enforcement has the following comments:

1. It is recommended that Mr. Andrews consider including the following information in his rental application packet:
    a. Compliance with all local ordinances, including items like proper garbage can placement and noise violations.
    b. Advise if pets are permitted and if so, compliance with our local pet ordinances.
    c. The number of people permitted to stay at one time.
    d. The number of vehicles permitted and where they are required to be parked.
2. The owner is advised that short term rentals of 31 days to 6 months are required to have a SLC tourism tax, a Florida Sales Tax account as well as a City of Fort Pierce Business Tax Receipt.
3. The Code Enforcement case is complied as all ads have been removed, however, is still being monitored to ensure continued compliance. If the Conditional Use is approved, the ads may be reinstated but must comply with all the conditions imposed.

From: SANDERS, MARVIN E.
Sent: Tuesday, November 12, 2019 1:58 PM
To: Maria Lewicka
Subject: 19-04000013 Andrews Dwelling rental -School Board Comments

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

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

9461 Brandywine Ln
Port St Lucie, FL 34986

St. Lucie
PUBLIC SCHOOLS

office 772.429.7547
cell 772.216.5755

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1180 Carlton Court 102 A, Fort Pierce, Fl. 34949

Parcel ID #(s) 2401-620-0002-000-5

Project description Short term rental (seasonal)

Douglas & Elizabeth Andrews
Property Owner(s)

3007 Cedora Terrace
Street Address

Sebring Fl. 33870
City State Zip

(863) 402-9193
Phone Number

andrdo2353@hotmail.com
Email Address

Applicant/Representative, Title, Company

← same
Street Address

City State Zip

mobile (863) 368-0112
Phone Number

Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Highlands

The foregoing instrument was acknowledged before me this 7th day of October, 2019, by Douglas M. Andrews who is personally known to me or has produced FL Dr Lic # A536-143-47-212-0 as identification. Elizabeth's A536-224-63-918-0

Signature of Notary (seal)

SUSAN HODO
Notary Public - State of Florida
Commission # GG 094397
My Comm. Expires Apr 16, 2021

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

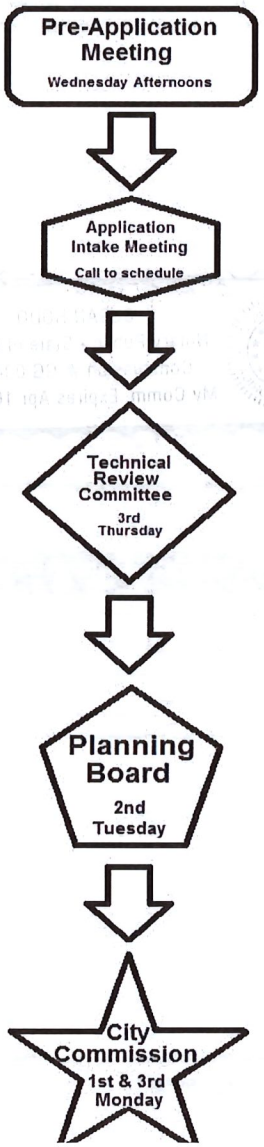
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

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

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

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

Property Identification

Site Address: 1180 CARLTON CT 102A
Sec/Town/Range: 01/35S/40E
Map ID: 24/01D
Zoning: HI Medium

Parcel ID: 2401-620-0002-000-5
Account #: 15578
Use Type: 0400
Jurisdiction: Fort Pierce

Ownership

Douglas M Andrews
Elizabeth D Andrews

3007 Cedora TER
Sebring, FL 33870

Legal Description

CARLTON VILLAS OF HUTCHINSON ISLAND UNIT 102A (OR 3838-939)

Current Values

Just/Market Value:	$102,800
Assessed Value:	$102,800
Exemptions:	$0
Taxable Value:	$102,800

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):
Gross Sketched Area (SF):
Land Size (acres):
Land Size (SF):

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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CERTIFICATE OF SURVEYOR

I, STEPHEN J. BROWN, of Stuart, Florida, certify as follows:

1. That I am a Professional Land Surveyor, duly authorized to practice in the State of Florida, having Florida Certificate of Registration No. 4049.

2. That this Certificate is made in compliance with Chapter 718, Florida Statutes, as to CARLTON VILLAS OF HUTCHINSON ISLAND, a condominium, located in St. Lucie County, Florida.

3. That the construction of West Building "A" and East Building "B", being a part of the improvements described in the foregoing Declaration of Condominium is substantially complete so that with the Survey of land, together with the Site Plan, and the Plot Plans set forth in Exhibits B,C,D,E,F,G,H and I, all of which are attached hereto, showing the completed apartment building(s) and common elements, together with the wording of the foregoing Declaration of Condominium, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements and that the aforementioned material is an accurate representation of the location and dimensions of the improvements.

Stephen J. Brown
Professional Land Surveyor
Certificate of Registration No. 4049
State of Florida

SWORN TO AND DESCRIBED before me this 16th day of NOVEMBER, 1987.

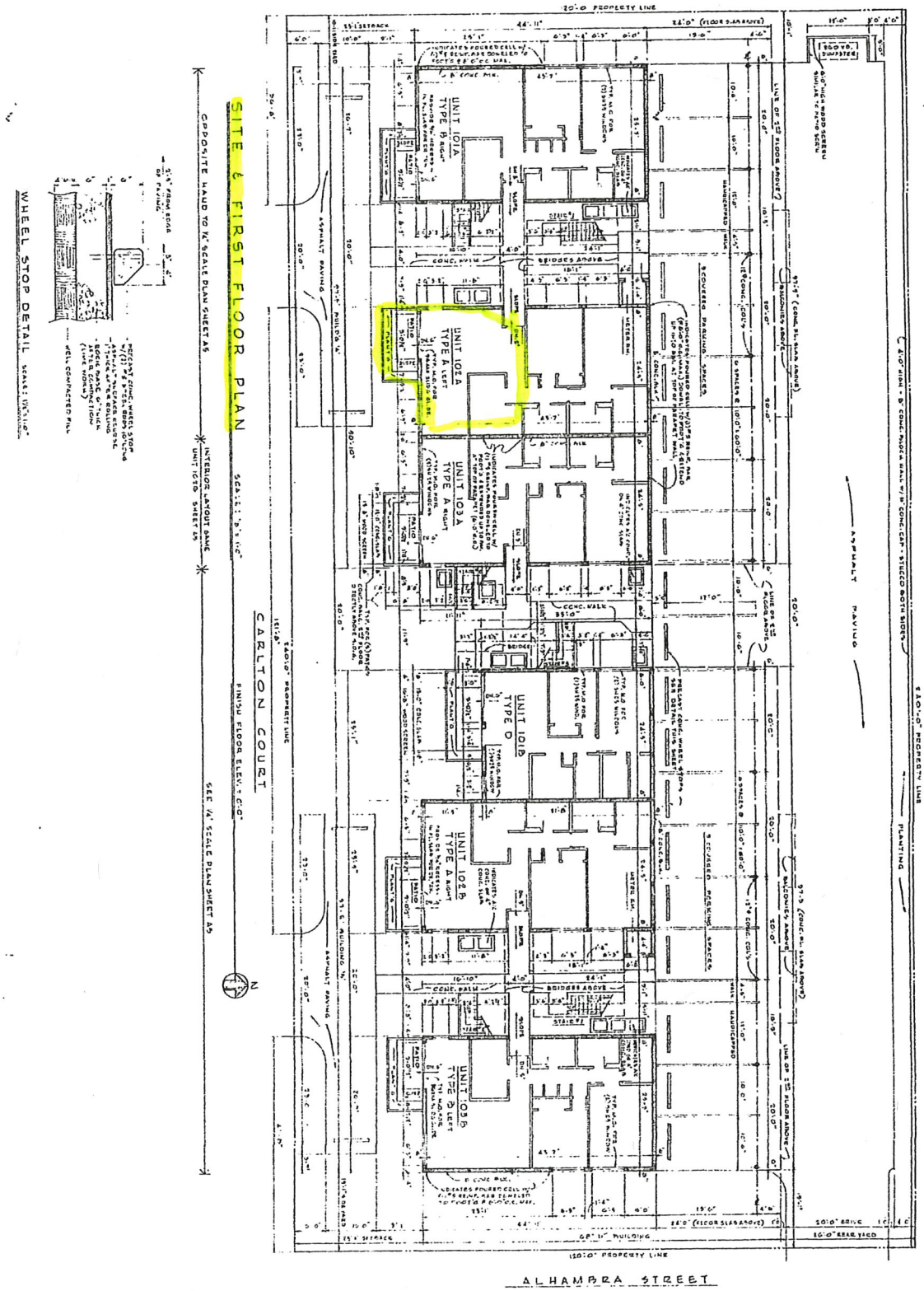
Notary Public, State of Florida

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 22,1991
BONDED THRU GENERAL INS. UND.

LAW OFFICES OF RICHARD D. SHEED, JR., P. A., 700 VIRGINIA AVENUE, SUITE 104-SUN BANK BLDG., FT. PIERCE, FLORIDA 33450 (305) 468-2030

EXHIBIT "B"
TITLE SURVEY
PREPARED FOR :
MARTIN - BROWNE INVESTMENTS , INC.
STEPHEN J. BROWN, INC.
OR BOOK 570 PAGE 2038
LOCATION MAP
LEGAL DESCRIPTION:
SURVEYOR'S CERTIFICATE
STEPHEN J. BROWN INC.
BOUNDARY SURVEY AND AS BUILT SITE PLAN



A2 sheet:	drawn by: K.L.M.	job no.: 661 01	CARLTON VILLAS FORT PIERCE, FLORIDA
	checked by: J.C	revisions: date / description	MATHERS & ASSOC. engineers surveyors JOHN D. COLBURN architect 295 florida street stuart, florida 305/287/0525 33497
	date: 11 FEB 85	9/6/85 STAIRS & RAILS	

EXHIBIT "B"

O R BOOK 570 PAGE 2008

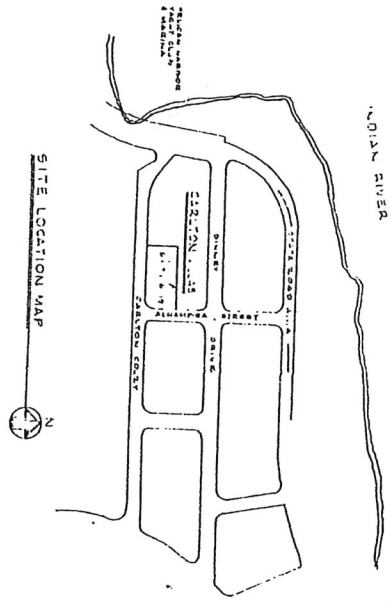
LEGAL DESCRIPTION: LOTS 6, 7, 8 & 9 - BLOCK 10 - FORT PIERCE BEACH SUBDIVISION
ST. LUCIE COUNTY, FLORIDA

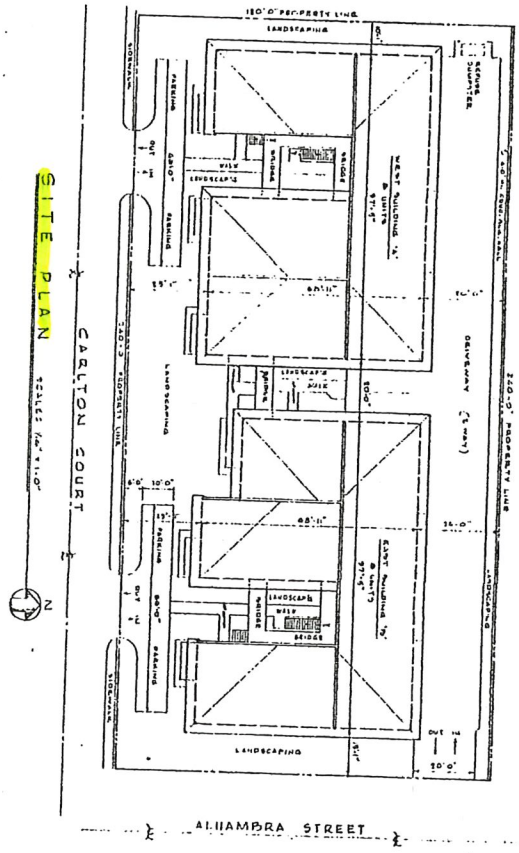
ZONING DATA:

CLASSIFICATION		R-7
DENSITY	ALLOWED	24 UNITS/ACRE
	REQUIRED	24 UNITS/ACRE
GROSS LOT AREA		18,800 SQ. FT.
GROUND COVERAGE	ALLOWED	11,750 SQ. FT. OR 40%
	PROVIDED	6,975 SQ. FT. OR 37%
SETBACKS	FRONT	25'-0"
	REAR	25'-0"
	INTERIOR SIDE	10'-0"
	STREET SIDE	15'-0"
DISTANCE BETWEEN BUILDINGS		20'-0"
MAXIMUM BUILDING HEIGHT		30'-0" (2 STORIES)

PARKING DATA:

REQUIRED	10 UNITS @ 1.5 SPACES/UNIT = 24 SPACES
PROVIDED	18 COVERED SPACES
	3 UNCOVERED SPACES
	21 SPACES TOTAL





GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE THE WORK COMMENCES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE WORK COMMENCING.
4. SITE LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.

A1 sheet:	drawn by: K.L.M.	job no.: 661 01	CARLTON VILLAS FORT PIERCE, FLORIDA
	checked by: JC	revisions:	
	date: 11 FEB 85	date: description:	
	scale: NOTED		

MATHERS & ASSOC.
engineers surveyors
JOHN D. COLBURN architect
295 florida street stuart, florida
305/287/0525 33497

EXHIBIT "B"

10/6/19

Hello,

My name is Douglas Andrews. My wife, Elizabeth, and I own property 1180 Carlton Court 102 A (Unit B) on Hutchinson Island. We would like to rent our unit for a minimum of 31 days. We would like to use ABC Realty as our realtor. They will also serve as the contact for a tenant. While my wife and I live in Sebring, I am retired and am at liberty to address any issues that may arise.

We purchased this unit in 2016 and enjoy it as a weekend retreat. It is nicely furnished and will serve well as a seasonal rental.

We have one covered reserved parking space behind the building and an extra "visitor" parking spot in front of the unit. The designated parking spaces run the length of the building. There are additional visitor spaces behind the building, adjacent to the reserved spaces.

The two-story building is CBS on the first floor and partial on the second. Our unit is located on the first floor. The whole property, which runs along the North side of Carlton Court, contains a total of 16 units and is rectangular in shape. All the buildings have a blue metal roof and hurricane rated windows and door which were installed in 2017.

Our unit is 1,195 square feet consisting of 2 bedrooms, 2 baths and a kitchen that has an opening/bar that overlooks an L shaped dining/living room area. A small combination washer/dryer unit is located in the kitchen. There is a small slab/sitting area facing the street that is accessed from the living room through a sliding glass the door.

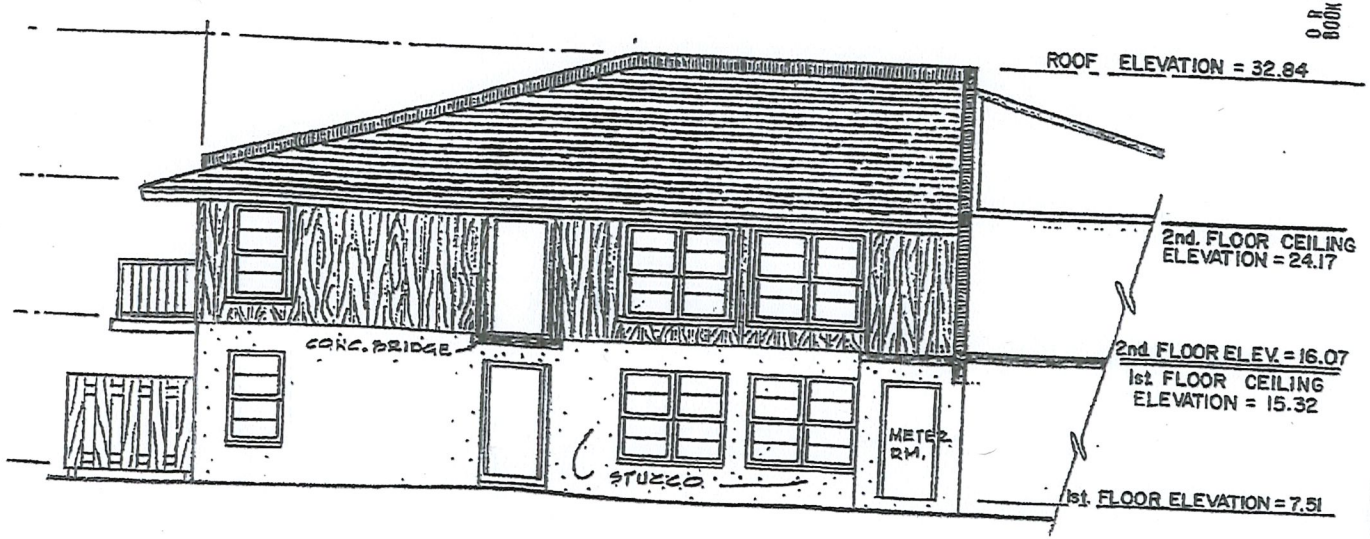
The unit is furnished with fire detectors and a fire extinguisher. All floors are tile.

For any questions, feel free to call me at (863) 402-9193 (home) or (863) 368-0112.

Sincerely,

Douglas M. Andrews

O.R. BOOK 570 PAGE 2037



AS BUILT ELEVATION PLAN

NOTE:ALL ELEVATIONS SHOWN HEREON ARE BASED UPON MEAN SEA LEVEL DATUM

STEPHEN J. BROWN INC.

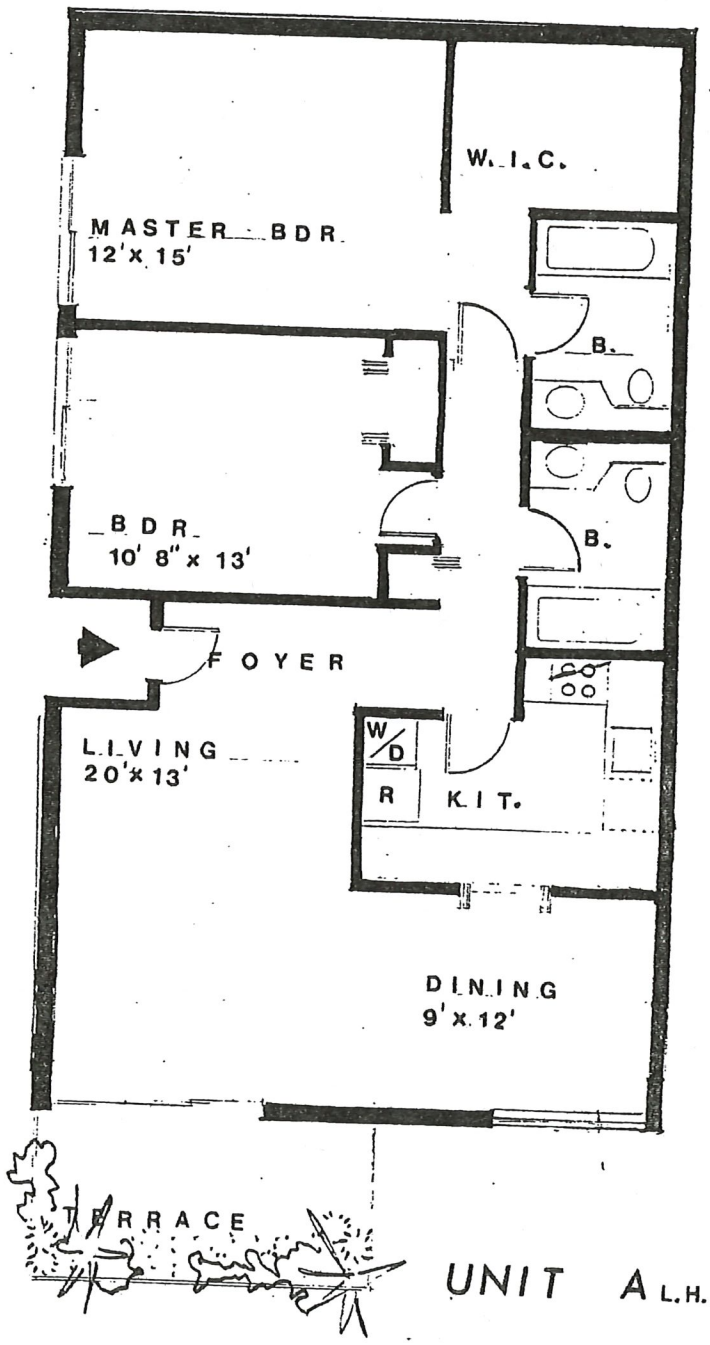
PREPARED FOR:
MARTIN - BROWNE INVESTMENTS, INC.

drawn by
checked by
date
scale
job no.
revisions
no. description

1 sheet one

Floor Plan

CARLTON VILLAS



UNIT A L.H. G. FL.

EXHIBIT "C"

O.R. BOOK 570 PAGE 2012

Exclusive Right to Lease Agreement

FloridaRealtors®

This Exclusive Right to Lease Agreement ("Agreement") is between

_____ ("Owner") and

_____ ("Broker")

1. AUTHORITY TO LEASE PROPERTY: Owner gives **Broker** the EXCLUSIVE RIGHT TO SECURE A TENANT for the real and personal property ("Property") described below beginning the ____ day of _____, _____, and ending at 11:59 p.m. the ____ day of _____, _____ ("Leasing Period"). If the Property becomes vacant during the Leasing Period, **Owner** and **Broker** remain obligated to perform under this Agreement until the Leasing Period expires. **Owner** certifies and represents that he/she is legally entitled to lease the Property.

2. DESCRIPTION OF PROPERTY:

(a) Real Property: Street address: _____
Legal Description: _____

(b) Personal property, including appliances: _____
_____
_____

(c) Occupancy: Property ☐ is not currently occupied ☐ is currently occupied by ☐ Landlord ☐ Tenant. If tenant occupied, the lease term expires: _____

3. RENTAL RATE AND TERMS:

(a) **Rental Period and Rate:** ☐ Yearly $_____ ☐ Monthly $_____ ☐ Weekly $_____
☐ Seasonally $ _____ "Season" runs from _____ to _____
Specify any services or fees such as water, garbage, association dues, etc., that are included in rent: _____
_____
_____

(b) **Advanced Rents, Deposits and Fees:** Advanced rents and deposits will be held by ☐ **Owner** ☐ **Broker** in a Florida financial institution, if required by Florida Landlord and Tenant law, in a(n)
☐ non-interest bearing account.
☐ interest-bearing escrow account, tenant to receive 5% per year, simple interest. Any balance of interest will accrue to ☐ **Owner** ☐ **Broker**
☐ interest-bearing escrow account, tenant to receive _____% (at least 75%) per year of the annualized average interest rate payable on the account. Any balance of interest will accrue to ☐ **Owner** ☐ **Broker.**

☐ Advanced rent $ _____ ☐ Security Deposit: $ _____
☐ Pet deposit ☐ refundable ☐ nonrefundable $ _____
☐ Credit Report Fee: $ _____ ☐ Other: _____: $ _____
☐ Association Application Fee: $ _____ ☐ Other: _____: $ _____

(c) **Taxes:** Leases for a term of 6 months or less are subject to state tax on transient rentals and to local tax on tourist development and impact. The party who receives the rent is responsible for timely collecting and remitting said taxes.

(d) **Association Approval:** Application must be made (when) _____.

4. BROKER OBLIGATIONS: In consideration of **Owner's** agreement to enter into this Agreement, **Broker** agrees to use: diligent effort to lease the Property; furnish information to and assist cooperating brokers in negotiating leases; furnish information to and assist attorneys when needed to draft leases; negotiate leases and renewals of existing leases in accordance with the rent schedule and terms above; take reasonable precautions to prevent damage to the Property when the Property is being shown by **Broker** or any other broker or sales associate; and to perform the following activities authorized by **Owner (check if applicable):**

☐ Display appropriate transaction signs, including a "For Rent" sign, on the Property.
☐ Use **Owner's** name in connection with marketing or advertising the Property.
☐ Use a lockbox system to access and show the Property.
☐ Request a credit check on prospective tenants at **Owner's** expense. **Broker** makes no representations as to the truth or falsity of information provided by the prospective tenant or as to the financial integrity or fitness and character of the prospective tenant.
☐ Execute leases on behalf of **Owner** (**Owner** must execute a Special Power of Attorney authorizing **Broker** to lease Property on **Owner's** behalf).
☐ Compensate any subagents or cooperating brokers in the transaction, except when not in **Owner's** best interest.
☐ Withhold offers to lease Property once **Owner** enters into a binding lease agreement.
☐ Make a final inspection and inventory check of Property at conclusion of lease.
☐ Complete lease forms as permitted by law.
☐ Complete and sign the lead-based paint/hazards certification on Owner's behalf (for Property built before 1978).
☐ Other _____

ERL-10 Rev 7/18
Serial#: 049034-500157-0475146

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Form Simplicity

(a) **Advertising: Broker** agrees to use diligent effort to advertise the Property as **Broker** deems advisable including advertising the Property on the Internet unless limited in (4)(a)(i) or (4)(a)(ii) below.

(Owner opt-out) (Check one if applicable)

☐ (i) Display the Property on the Internet except the street address of the Property shall not be displayed on the Internet.

☐ (ii) **Owner** does not authorize **Broker** to display the Property on the Internet.

Owner understands and acknowledges that if **Owner** selects option (ii), consumers who conduct searches for listings on the Internet will not see information about the listed property in response to their search.

_____/_____ **Initials of Owner.**

(b) **Virtual Office Websites:** Some real estate brokerages offer real estate brokerage services online. These websites are referred to as Virtual Office Websites ("VOW"). An automated estimate of market value or reviews and comments about a property may be displayed in conjunction with a property on some VOWs. Anyone who registers on a Virtual Office Web site may gain access to such automated valuations or comments and reviews about any property displayed on a VOW. Unless limited below, a VOW may display automated valuations or comments/reviews (blogs) about this Property.

☐ **Owner** does not authorize an automated estimate of the market value of the listing (or hyperlink to such estimate) to be displayed in immediate conjunction with the listing of this Property.

☐ **Owner** does not authorize third parties to write comments or reviews about the listing of the Property (or display a hyperlink to such comments or reviews) in immediate conjunction with the listing of this Property.

5. OWNER OBLIGATIONS: In consideration of the obligations of **Broker, Owner** agrees:

(a) To cooperate with **Broker** in carrying out the purpose of this Agreement, including providing **Broker** with all documents needed by prospective tenant to seek Association or Board approval.

(b) To refer immediately to **Broker** all inquiries regarding the leasing of the Property.

(c) To make Property available for **Broker** access during reasonable times and furnish **Broker** with the following keys (specify number) for purposes of showing and delivering the Property; unit _____/ building access _____/ mailbox _____/ pool _____/ garage door/opener _____/ other _____

(d) To notify **Broker** in the event **Owner** or a tenant terminates a lease on the Property prior to lease expiration date.

(e) To inform **Broker** before conveying the Property.

(f) That the lockbox, if utilized, will be for the benefit of **Owner** and to release those working by or through **Broker** and **Broker's** local Board of Realtors from all liability and responsibility in connection with any loss which may occur.

(g) Not to restrict the rental of the Property according to race, color, religion, sex, handicap, familial status, national origin or any other classes protected by state or local law, and not to ask or expect **Broker** to impose such restrictions on the rental of the Property.

(h) To provide a written approval or denial of any applicant who is a servicemember as defined in F.S. 250.01 within seven (7) days after the receipt of a rental application. If denied, **Owner** will provide a reason for the denial.

(i) To provide complete and accurate information to **Broker** including disclosing all known facts that materially affect the value of the Property (see **Addendum** _____, entitled _____) If the Property was built in 1977 or earlier, **Owner** will provide **Broker** with all information **Owner** knows about lead-based paint and lead-based paint hazards in the Property and with all available documents pertaining to such paint and hazards, as required by federal law. **Owner** understands that the law requires the provision of this information to Broker and to prospective tenants before the tenants become obligated to lease the Property. **Owner** acknowledges that **Broker** will rely on **Owner's** representations regarding the Property when dealing with prospective tenants. **Owner** will immediately inform **Broker** of any material facts that arise after signing this Contract.

(j) To indemnify and hold harmless **Broker** and **Broker's** officers, directors, agents and employees from all claims, demands, causes of action, costs and expenses, including reasonable attorneys' fees at all levels, and from liability to any person, to the extent based on **Owner's** misstatement, negligence, action, inaction or failure to perform the obligations of this contract or any lease or agreement with a vendor; or the existence of undisclosed material facts about the Property. This subparagraph will survive **Broker's** performance and the transfer of title.

(k) To reasonably inspect the Property before allowing the tenant to take possession and to make the repairs necessary to transfer a reasonably safe dwelling unit to the tenant.

(l) To perform any independent investigations to determine whether the local municipality where the Property is located adopted an ordinance that prohibits property owners from renting to sexual offenders/predators. For information regarding these types of ordinances in your county, search county records and/or log on to www.municode.com. Owner acknowledges that it is Owner's responsibility to research the local ordinances to determine whether or not such ordinance exists and to determine whether a tenant is suitable for rental if such ordinance exists. Owner understands this is not a warranty of any kind and is not intended to be a substitute for any independent investigations Owner may wish to make.

6. COMPENSATION: **Owner** agrees to compensate **Broker** as follows, including paying any applicable taxes on **Broker's** services, if Owner enters into a lease of the Property with a tenant during the Leasing Period, regardless of whether the tenant fulfills the terms of the lease; or if, during the Leasing Period, **Broker** procures a tenant who is ready, willing, and able to lease the Property under the terms of this Agreement, or terms acceptable to **Owner**:

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(a) **Amount of Compensation: Owner** agrees to pay **Broker** the following fee(s):
☐_____% of the rent due in each Rental Period. ☐_____% of the gross value of the lease. ☐_____% of the first month's rent.
☐other (specify): _____
_____

(b) **Time and Manner of Payment:**
☐Broker will deduct its fee from rent collected by **Broker** after said rent becomes due and owing to **Owner**. If said rent is insufficient to cover **Broker's** fee, **Owner** will remit the balance within ____ calendar days after date on which rent becomes due.
☐**Owner** will pay **Broker's** fee within ____ calendar days after entering into a lease for the Property.
☐**Owner** will pay **Broker's** fee within ____ calendar days from the date on which each rent payment is due from tenant.
☐Other (specify): _____

(c) **New Leases and Renewals:** If Owner enters into any new lease or renewal of the original lease with a tenant placed in the Property by or through Broker, Owner agrees to pay Broker as compensation in connection with the new lease(s) or renewal(s) the amount specified in Paragraph 6(a).

(d) **Protection Period: Owner** agrees to pay **Broker's** fee if, within ____ days after the end of the Leasing Period, **Owner** leases the Property to any prospects with whom **Broker** or any other broker communicated during the Leasing Period regarding leasing the Property. If requested, **Broker** must provide **Owner** with a list of said prospects, and entitlement to compensation under this subparagraph will be limited to the names on that list. The protection period ceases if **Owner** enters into a good faith exclusive right to lease contract with another broker after Leasing Period ends.

7. COOPERATION AND COMPENSATION WITH OTHER BROKERS: Broker's office policy is to cooperate with all other brokers except when not in **Owner's** best interest ☐and to offer compensation in the amount of _____ % of the gross value of the lease, _____ % of the first month's rent or $ _____ to tenant's agents, who represent the interest of the tenant, and not the interest of Owner in a transaction; ☐and to offer compensation in the amount of _____ % of the gross value of the lease, _____ % of the first month's rent or $ _____ to a broker who has no brokerage relationship with the tenant or **Owner**; ☐and to offer compensation in the amount of _____ % of the gross value of the lease, _____ % of the first month's rent or $ _____ to transaction brokers for the tenant; ☐None of the above (if this is checked, the Property cannot be placed in the MLS.)

8. EARLY TERMINATION: If **Owner** decides not to lease the Property and **Broker** deems **Owner's** reason acceptable, **Owner** may conditionally terminate this Agreement by signing a withdrawal agreement and simultaneously paying a cancellation fee of $ _____ plus applicable sales tax. However, **Owner** agrees that if the Property is contracted for lease to a tenant during the time period from conditional termination to the end of the Leasing and Protection Periods, **Broker** may void the early termination and Owner will be obligated to pay Broker the compensation set forth in paragraph 6(a), less the cancellation fee.

9. DISPUTE RESOLUTION: This Agreement will be construed under Florida law. All disputes between **Broker** and **Owner** based on this Agreement or its breach will be mediated under the rules of the American Arbitration Association or other mediator agreed upon by the parties. Mediation is a process in which parties attempt to resolve a dispute by submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a settlement on the parties. The parties will equally divide the mediation fee, if any. In any litigation based on this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees and costs at all levels, unless the parties agree that disputes will be settled by arbitration as follows:

Arbitration: By initialing in the space provided, **Owner** (_____) (_____), Listing Associate (_____) and Listing Broker (_____) agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision of this agreement or an arbitration award) will pay its own fees, costs and expenses, including attorneys' fees at all levels, and will equally split the arbitrators' fees and administrative fees of arbitration.

10. BROKERAGE RELATIONSHIP: Owner authorizes **Broker** to act as a (check which is applicable):

☐single agent of **Owner.**
☐transaction broker.
☐single agent of **Owner** with consent to transition into a transaction broker.
☐nonrepresentative of **Owner.**

11. MISCELLANEOUS: This Agreement is binding on **Broker's** and **Owner's** heirs, personal representatives, administrators, successors and assigns. This Agreement is the entire agreement between **Broker** and **Owner**. No prior or present agreements or representations shall be binding on **Broker** or **Owner** unless included in this Agreement. Signatures, initials, documents referenced in this Agreement, counterparts and modifications communicated electronically or on paper will be acceptable for all purposes and will be binding.

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12. ADDITIONAL CLAUSES: _____

Broker advises Owner to consult an appropriate professional for related legal, tax, property condition, environmental, foreign reporting requirements and other specialized advice.

Date: _____ Owner: _____ Tax ID: _____

Date: _____ Owner: _____ Tax ID: _____

Telephone: _____ Facsimile: _____

Address: _____

E-mail: _____

Date: _____ Authorized Associate or Broker: _____

Telephone: _____ Facsimile: _____

Address: _____

E-mail: _____

Copy returned to Owner on the _____ day of _____, _____ by: ☐ personal delivery ☐ mail ☐ E-mail ☐ facsimile.

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

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Nonlawyer Disclosure

FloridaRealtors®

Instructions to Licensee: Before you begin to complete the next form, you must give this nonlawyer disclosure to the landlord or tenant for whom you are filling in the blanks. (If you are filling in the blanks for both landlord and tenant, complete two nonlawyer disclosures and give one to each.)

1. Insert your name in the first 5 blank "*Name*" spaces and **sign** below.
2. Have the landlord or tenant whom you are assisting complete the provision regarding her/his ability to read English, and have her/him **sign** below.
3. Give this completed disclosure to the landlord or tenant, as appropriate. Keep a copy of this completed disclosure and all forms you give to the landlord or tenant in your files for at least 6 years.

_____ told me that he/she is a nonlawyer and may not give legal
(*Name*)
advice, cannot tell me what my rights or remedies are, cannot tell me how to testify in court, and cannot represent me in court.

Rule 10-2.1(b) of the Rules Regulating The Florida Bar defines a paralegal as a person who works under the supervision of a member of The Florida Bar and who performs specifically delegated substantive legal work for which a member of The Florida Bar is responsible. Only persons who meet the definition may call themselves paralegals. _____ informed me that he/she is not a paralegal as defined by the
(*Name*)
rule and cannot call himself/herself a paralegal.

_____ told me that he/she may only type the factual information
(*Name*)
provided by me in writing into the blanks on the form. Except for typing, _____
(*Name*)
may not tell me what to put in the form and may not complete the form for me. However, if using a form approved by the Supreme Court of Florida, _____ may ask me factual questions to fill in
(*Name*)
the blanks on the form and may also tell me how to file the form.

Landlord or Tenant:

_____ I can read English.

_____ I cannot read English but this notice was read to me by _____
(*Name*)
in _____ which I understand.
(*Language*)

_____
Landlord or Tenant signature

_____
Licensee signature

_____
Landlord or Tenant signature

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Form Simplicity

RESIDENTIAL LEASE FOR APARTMENT OR UNIT IN MULTI-FAMILY RENTAL HOUSING (OTHER THAN A DUPLEX) INCLUDING A MOBILE HOME,CONDOMINIUM, OR COOPERATIVE (FOR A TERM NOT TO EXCEED ONE YEAR)

FloridaRealtors®

(Not To Be Used For Commercial, Agricultural, or Other Residential Property)

WARNING: IT IS VERY IMPORTANT TO READ ALL OF THE LEASE CAREFULLY. THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS.

AN ASTERISK (*) OR A BLANK SPACE (_____) INDICATES A PROVISION WHERE A CHOICE OR A DECISION MUST BE MADE BY THE PARTIES.

NO CHANGES OR ADDITIONS TO THIS FORM MAY BE MADE UNLESS A LAWYER IS CONSULTED.

I. TERMS AND PARTIES. This is a lease (the "Lease") for a period of _____ (number) months (the "Lease Term"), beginning _____ (month, day, year) and ending _____ (month, day, year), between _____ (name of owner of the property) and _____ (name(s) of person(s) to whom the property is leased)

(In the Lease, the owner, whether one or more, of the property is called "Landlord." All persons to whom the property is leased are called "Tenant.")

Landlord's E-mail Address: _____
Landlord's Telephone Number: _____
Tenant's E-mail Address: _____
Tenant's Telephone Number: _____

II. PROPERTY RENTED. Landlord leases to Tenant apartment or unit no. _____ in the building located at _____ (street address) known as _____ (name of apartment or condominium), _____ (city), Florida _____ (zip code), together with the following furniture and appliances:

_____

_____

_____

[List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called "the Premises.")

III. COMMON AREAS. Landlord grants to Tenant permission to use, during the Lease Term, along with others, the common areas of the building and the development of which the Premises are a part.

IV. RENT PAYMENTS AND CHARGES. Tenant shall pay rent for the Premises in installments of $_____ each on the_____ day of each _____ [month, week]
(a "Rental Installment Period," as used in the Lease, shall be a month if rent is paid monthly, and a week if rent is paid weekly.) Tenant shall pay with each rent payment all taxes imposed on the rent by taxing authorities. The amount of taxes payable on the beginning date of the Lease is $_____ for each installment. The amount of each installment of rent plus taxes ("the Lease Payment"), as of the date the Lease begins, is $_____. Landlord will notify Tenant if the amount of the tax changes. Tenant shall pay the rent and all other charges required to be paid under the Lease by cash, valid check, or money order. Landlord may appoint an agent to collect the Lease Payment and to perform Landlord's obligations.

Tenant (_____) (_____) and Landlord (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 18.

Unless this box ☐ is checked, the Lease Payments must be paid in advance beginning _____ (date).

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from _____ (date) through _____ (date) in the amount of $_____ and shall be due on _____ (date). (If rent paid monthly, prorate on a 30-day month.)

V. DEPOSITS, ADVANCE RENT, AND LATE CHARGES. In addition to the Lease Payments described above, Tenant shall pay the following: (check only those items that apply)

☐ a security deposit of $ _____ to be paid upon signing the Lease.

☐ advance rent in the amount of $ _____ for the Rental Installment Periods of _____ to be paid upon signing the Lease.

☐ a pet deposit in the amount of $_____ to be paid upon signing the Lease.

☐ a late charge in the amount of $ _____ for each Lease Payment made more than _____ days after the date it is due.

☐ a bad check fee in the amount $ _____ (not to exceed $20.00 or 5% of the Lease Payment, whichever is greater) if Tenant makes any Lease Payment with a bad check. If Tenant makes any Lease Payment with a bad check, Landlord can require Tenant to pay all future Lease Payments in cash or by money order.

☐ Other:_____

☐ Other:_____

VI. SECURITY DEPOSITS AND ADVANCE RENT. If Tenant has paid a security deposit or advance rent the following provisions apply:

A. Landlord shall hold the money in a separate interest-bearing or non-interest-bearing account in a Florida banking institution for the benefit of Tenant. If Landlord deposits the money in an interest-bearing account, Landlord must pay Tenant interest of at least 75% of the annualized average interest paid by the bank or 5% per year simple interest, whichever Landlord chooses. Landlord cannot mix such money with any other funds of Landlord or pledge, mortgage, or make any other use of such money until the money is actually due to Landlord; or

B. Landlord must post a surety bond in the manner allowed by law. If Landlord posts the bond, Landlord shall pay Tenant 5% interest per year.

At the end of the Lease, Landlord will pay Tenant, or credit against rent, the interest due to Tenant. No interest will be due Tenant if Tenant wrongfully terminates the Lease before the end of the Lease Term.

C. If Landlord rents 5 or more dwelling units, then within 30 days of Tenant's payment of the advance rent or any security deposit, Landlord must notify Tenant in writing of the manner in which Landlord is holding such money, the interest rate, if any, that Tenant will receive, and when such payments will be made.

VII. NOTICES. _____ (name) is Landlord's Agent. All notices to Landlord and all Lease Payments must be sent to Landlord's Agent at _____ (address) unless Landlord gives Tenant written notice of a change. Landlord's Agent may perform inspections on behalf of Landlord, subject to Article XII below. All notices to Landlord shall be given by certified mail, return receipt requested, or by hand delivery to Landlord or Landlord's Agent.

Any notice to Tenant shall be given by certified mail, return receipt requested, or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at the Premises.

VIII. USE OF PREMISES. Tenant shall use the Premises only for residential purposes. Tenant also shall obey, and require anyone on the Premises to obey, all laws and any restrictions that apply to the Premises. Landlord will give Tenant notice of any restrictions that apply to the Premises.

If the Premises are located in a condominium or cooperative development, the Lease and Tenant's rights under it, including as to the common areas, are subject to all terms of the governing documents for the project, including, without limitation, any Declaration of Condominium or proprietary lease, and any restrictions, rules, and regulations now existing or hereafter adopted, amended, or repealed.

Unless this box ☐ is checked, Landlord may adopt, modify, or repeal rules and regulations for the use of common areas and conduct on the Premises during the Lease Term. All rules and regulations must be reasonable and in the best interest of the development in which the Premises are located.

Occasional overnight guests are permitted. An occasional overnight guest is one who does not stay more than _____ nights in any calendar month (If left blank, 7). Landlord's written approval is required to allow anyone else to occupy the Premises.

Unless this box ☐ is checked or a pet deposit has been paid, Tenant may not keep or allow pets or animals on the Premises without Landlord's approval of the pet or animal in writing.

Unless this box ☐ is checked, no smoking is permitted in the Premises.

Tenant shall not keep any dangerous or flammable items that might increase the danger of fire or damage on the Premises without Landlord's consent.

Tenant shall not create any environmental hazards on or about the Premises.

Tenant shall not destroy, deface, damage, impair, or remove any part of the Premises belonging to Landlord, nor permit any person to do so.

Tenant may not make any alterations or improvements to the Premises without first obtaining Landlord's written consent to the alteration or improvement. However, unless this box ☐ is checked, Tenant may hang pictures and install window treatments in the Premises without Landlord's consent, provided Tenant removes all such items before the end of the Lease Term and repairs all damage resulting from the removal.

Tenant must act, and require all other persons on the Premises to act, in a manner that does not unreasonably disturb any neighbors or constitute a breach of the peace.

IX. MAINTENANCE. Landlord and Tenant agree that the maintenance of the Premises must be performed by the person indicated below:

A. Landlord's Required Maintenance. Landlord will comply with applicable building, housing, and health codes relating to the Premises. If there are no applicable building, housing, or health codes, Landlord shall maintain and repair the roofs, porches, windows, exterior walls, screens, foundations, floors, structural components, and steps, and keep the plumbing in reasonable working order. If the Premises are located in a condominium, Landlord and Tenant acknowledge that the maintenance of the structural elements and common areas is performed by the condominium association as part of the common area maintenance. Landlord shall assure that the association complies with applicable building, housing, and health codes relating to the Premises. If there are no applicable building, housing, or health codes, Landlord shall assure that the association maintains and repairs roofs, porches, windows, exterior walls, screens, foundations, floors, structural components, and steps, and keeps the plumbing in reasonable working order. Landlord will be responsible for the maintenance of any items listed above for which the association is not responsible.

B. Elective Maintenance. Fill in each blank space in this section with Landlord or Tenant to show who will take care of the item noted. If a space is left blank, Landlord will be required to take care of that item (or assure that the association takes care of the items if the Premises are located in a condominium).

☐ Landlord	☐ Tenant	Smoke Detectors
☐ Landlord	☐ Tenant	Extermination of rats, mice, roaches, ants, wood-destroying organisms, and bedbugs
☐ Landlord	☐ Tenant	Locks and keys
☐ Landlord	☐ Tenant	Clean and safe condition of outside areas
☐ Landlord	☐ Tenant	Garbage removal and outside garbage receptacles
☐ Landlord	☐ Tenant	Running water
☐ Landlord	☐ Tenant	Hot water
☐ Landlord	☐ Tenant	Lawn
☐ Landlord	☐ Tenant	Heat
☐ Landlord	☐ Tenant	Air conditioning
☐ Landlord	☐ Tenant	Furniture
☐ Landlord	☐ Tenant	Appliances
☐ Landlord	☐ Tenant	Fixtures
☐ Landlord	☐ Tenant	Pool (including filters, machinery, and equipment)
☐ Landlord	☐ Tenant	Heating and air conditioning filters
☐ Landlord	☐ Tenant	Other: _____

Tenant's responsibility, if any, indicated above, shall not include major maintenance or major replacement of equipment.

Landlord shall be responsible for major maintenance or major replacement of equipment, except for equipment for which Tenant has accepted responsibility for major maintenance or major replacement in the previous paragraph.
Major maintenance or major replacement means a repair or replacement that costs more than $ _____.

Tenant shall be required to vacate the Premises on 7 days' written notice, if necessary, for extermination pursuant to this subparagraph. When vacation of the Premises is required for extermination, Landlord shall not be liable for damages but shall abate the rent.

Nothing in this section makes Landlord responsible for any condition created or caused by the negligent or wrongful act or omission of Tenant, any member of Tenant's family, or any other person on the Premises with Tenant's consent.

C. Tenant's Required Maintenance. At all times during the Lease Term, Tenant shall:
1. comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes;
2. keep the Premises clean and sanitary;
3. remove all garbage from the dwelling unit in a clean and sanitary manner;
4. keep all plumbing fixtures in the dwelling unit clean, sanitary, and in repair; and
5. use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances, including elevators.

X. UTILITIES. Tenant shall pay all charges for hook-up, connection, and deposit for providing all utilities and utility services to the Premises during the Lease Term except _____, which Landlord agrees to provide at Landlord's expense. (Specify any utilities to be provided and paid for by Landlord such as water, sewer, oil, gas, electricity, telephone, garbage removal, etc.).

XI. SERVICEMEMBER. If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.682, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

XII. LANDLORD'S ACCESS TO PREMISES. Landlord or Landlord's Agent may enter the Premises in the following circumstances:

A. At any time for the protection or preservation of the Premises.
B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
1. with Tenant's consent;
2. in case of emergency;
3. when Tenant unreasonably withholds consent; or
4. if Tenant is absent from the Premises for a period of at least one-half a Rental Installment Period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

XIII. PROHIBITED ACTS BY LANDLORD. Landlord is prohibited from taking certain actions as described in Section 83.67, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

XIV. CASUALTY DAMAGE. If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant's consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant will immediately vacate the Premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant's liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

XV. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on defaults and remedies. A copy of the current version of this Act is attached to the Lease.

XVI. ASSIGNMENT AND SUBLEASING. Unless this box ☐ is checked, Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining Landlord's written approval and consent to the assignment or sublease.

XVII. RISK OF LOSS. Subject to the next sentence, Landlord shall not be liable for any loss by reason of damage, theft, or otherwise to the contents, belongings, and personal effects of the Tenant, or Tenant's family, agents, employees, guests, or visitors. Landlord shall not be liable if such damage, theft, or loss is caused by Tenant, Tenant's family, agents, employees, guests, or visitors. Nothing contained in this provision shall relieve Landlord or Tenant from responsibility for loss, damage, or injury caused by its own negligence or willful conduct.

XVIII. SUBORDINATION. The Lease is automatically subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

XIX. LIENS. The interest of the Landlord shall not be subject to liens for improvements by the Tenant as provided in Section 713.10, Florida Statutes. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

XX. APPROVAL CONTINGENCY. If applicable, the Lease is conditioned upon approval of Tenant by the association that governs the Premises. Any application fee required by an association shall be paid by ☐ Landlord ☐ Tenant. If such approval is not obtained prior to commencement of Lease Term, either party may terminate the Lease by written notice to the other given at any time prior to approval by the association, and if the Lease is terminated, Tenant shall receive return of deposits specified in Article V, if made. If the Lease is not terminated, rent shall abate until the approval is obtained from the association. Tenant agrees to use due diligence in applying for association approval and to comply with the requirements for obtaining approval. ☐ Landlord ☐ Tenant shall pay the security deposit required by the association, if applicable.

XXI. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but in no event may the total Lease Term exceed one year. A new lease is required for each year.

XXII. LEAD-BASED PAINT. ☐ Check and complete if the dwelling was built before January 1, 1978. **Lead Warning Statement** (when used in this article, the term Lessor refers to Landlord and the term Lessee refers to Tenant)

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

_____(a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):
(i) _☐_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) _☐_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
_____(b) Records and reports available to the Lessor (check (i) or (ii) below):
(i) _☐_ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii) _☐_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____(c) Lessee has received copies of all information listed above.
_____(d) Lessee has received the pamphlet ***Protect Your Family From Lead in Your Home.***

Agent's Acknowledgment (initial)

_____(e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____	_____	_____	_____
Lessor's signature	Date	Lessor's signature	Date
_____	_____	_____	_____
Lessee's signature	Date	Lessee's signature	Date
_____	_____	_____	_____
Agent's signature	Date	Agent's signature	Date

Tenant (_____) (_____) and Landlord (_____) (_____) acknowledge receipt of a copy of this page, which is Page 5 of 18.

XXIII. ATTORNEYS' FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party in whose favor a judgment or decree has been rendered may recover its reasonable court costs, including attorneys' fees, from the non-prevailing party.

XXIV. MISCELLANEOUS.

A. Time is of the essence of the performance of each party's obligations under the Lease.

B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.

D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.

F. The place for filing any suits or other proceedings with respect to the Lease shall be the county in which the Premises is located.

G. Landlord and Tenant will use good faith in performing their obligations under the Lease.

H. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

XXV. TENANT'S PERSONAL PROPERTY. TENANT MUST INITIAL IN THIS BOX [____]FOR THE FOLLOWING PROVISION TO APPLY. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

The Lease has been executed by the parties on the dates indicated below.

_____	_____
Landlord's Signature	Date
_____	_____
Landlord's Signature	Date
_____	_____
Tenant's Signature	Date
_____	_____
Tenant's Signature	Date

This form was completed with the assistance of:

Name of Individual: _____

Name of Business: _____

Address: _____

Telephone Number: _____

Copy of Current Version of Florida Residential Landlord and Tenant Act, Part II, Chapter 83, Florida Statutes to Be Attached

Tenant (_____) (_____) and Landlord (_____) (_____) acknowledge receipt of a copy of this page, which is Page 6 of 18.

Early Termination Fee/Liquidated Damages Addendum

[☐] I agree, as provided in the rental agreement, to pay $ _____ (an amount that does not exceed two months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

[☐] I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

_____ _____
Landlord's Signature Date

_____ _____
Landlord's Signature Date

_____ _____
Tenant's Signature Date

_____ _____
Tenant's Signature Date

PART II

RESIDENTIAL TENANCIES

83.40 Short title.
83.41 Application.
83.42 Exclusions from application of part.
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83.63 Casualty damage.
83.64 Retaliatory conduct.
83.67 Prohibited practices.
83.681 Orders to enjoin violations of this part.
83.682 Termination of rental agreement by a servicemember.
83.683 Rental application by a servicemember

83.40 Short title. --This part shall be known as the "Florida Residential Landlord and Tenant Act."
History. --s. 2, ch. 73-330.

83.41 Application. --This part applies to the rental of a dwelling unit.
History. --s. 2, ch. 73-330; ss. 2, 20, ch. 82-66.

83.42 Exclusions from application of part. --This part does not apply to:
(1) Residency or detention in a facility, whether public or private, when residence or detention is incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services. For residents of a facility licensed under part II of chapter 400, the provisions of s. 400.0255 are the exclusive procedures for all transfers and discharges.
(2) Occupancy under a contract of sale of a dwelling unit or the property of which it is a part in which the buyer has paid at least 12 months' rent or in which the buyer has paid at least 1 month's rent and a deposit of at least 5 percent of the purchase price of the property.
(3) Transient occupancy in a hotel, condominium, motel, roominghouse, or similar public lodging, or transient occupancy in a mobile home park.
(4) Occupancy by a holder of a proprietary lease in a cooperative apartment.
(5) Occupancy by an owner of a condominium unit.
History. --s. 2, ch. 73-330; s. 40, ch. 2012-160; s. 1, ch. 2013-136.

83.43 Definitions. --As used in this part, the following words and terms shall have the following meanings unless some other meaning is plainly indicated:
(1) "Building, housing, and health codes" means any law, ordinance, or governmental regulation concerning health, safety, sanitation or fitness for habitation, or the construction, maintenance, operation, occupancy, use, or appearance, of any dwelling unit.
(2) "Dwelling unit" means:
(a) A structure or part of a structure that is rented for use as a home, residence, or sleeping place by one person or by two or more persons who maintain a common household.
(b) A mobile home rented by a tenant.
(c) A structure or part of a structure that is furnished, with or without rent, as an incident of employment for use as a home, residence, or sleeping place by one or more persons.
(3) "Landlord" means the owner or lessor of a dwelling unit.
(4) "Tenant" means any person entitled to occupy a dwelling unit under a rental agreement.

(5) "Premises" means a dwelling unit and the structure of which it is a part and a mobile home lot and the appurtenant facilities and grounds, areas, facilities, and property held out for the use of tenants generally.
(6) "Rent" means the periodic payments due the landlord from the tenant for occupancy under a rental agreement and any other payments due the landlord from the tenant as may be designated as rent in a written rental agreement.
(7) "Rental agreement" means any written agreement, including amendments or addenda, or oral agreement for a duration of less than 1 year, providing for use and occupancy of premises.
(8) "Good faith" means honesty in fact in the conduct or transaction concerned.
(9) "Advance rent" means moneys paid to the landlord to be applied to future rent payment periods, but does not include rent paid in advance for a current rent payment period.
(10) "Transient occupancy" means occupancy when it is the intention of the parties that the occupancy will be temporary.
(11) "Deposit money" means any money held by the landlord on behalf of the tenant, including, but not limited to, damage deposits, security deposits, advance rent deposit, pet deposit, or any contractual deposit agreed to between landlord and tenant either in writing or orally.
(12) "Security deposits" means any moneys held by the landlord as security for the performance of the rental agreement, including, but not limited to, monetary damage to the landlord caused by the tenant's breach of lease prior to the expiration thereof.
(13) "Legal holiday" means holidays observed by the clerk of the court.
(14) "Servicemember" shall have the same meaning as provided in s. 250.01.
(15) "Active duty" shall have the same meaning as provided in s. 250.01.
(16) "State active duty" shall have the same meaning as provided in s. 250.01.
(17) "Early termination fee" means any charge, fee, or forfeiture that is provided for in a written rental agreement and is assessed to a tenant when a tenant elects to terminate the rental agreement, as provided in the agreement, and vacates a dwelling unit before the end of the rental agreement. An early termination fee does not include:
(a) Unpaid rent and other accrued charges through the end of the month in which the landlord retakes possession of the dwelling unit.
(b) Charges for damages to the dwelling unit.
(c) Charges associated with a rental agreement settlement, release, buyout, or accord and satisfaction agreement.
History. --s. 2, ch. 73-330; s. 1, ch. 74-143; s. 1, ch. 81-190; s. 3, ch. 83-151; s. 17, ch. 94-170; s. 2, ch. 2003-72; s. 1, ch. 2008-131.

83.44 Obligation of good faith. --Every rental agreement or duty within this part imposes an obligation of good faith in its performance or enforcement.
History. --s. 2, ch. 73-330.

83.45 Unconscionable rental agreement or provision. --
(1) If the court as a matter of law finds a rental agreement or any provision of a rental agreement to have been unconscionable at the time it was made, the court may refuse to enforce the rental agreement, enforce the remainder of the rental agreement without the unconscionable provision, or so limit the application of any unconscionable provision as to avoid any unconscionable result.
(2) When it is claimed or appears to the court that the rental agreement or any provision thereof may be unconscionable, the parties shall be afforded a reasonable opportunity to present evidence as to meaning, relationship of the parties, purpose, and effect to aid the court in making the determination.
History. --s. 2, ch. 73-330.

83.46 Rent; duration of tenancies. --
(1) Unless otherwise agreed, rent is payable without demand or notice; periodic rent is payable at the beginning of each rent payment period; and rent is uniformly apportionable from day to day.
(2) If the rental agreement contains no provision as to duration of the tenancy, the duration is determined by the periods for which the rent is payable. If the rent is payable weekly, then the tenancy is from week to week; if payable monthly, tenancy is from month to month; if payable quarterly, tenancy is from quarter to quarter; if payable yearly, tenancy is from year to year.
(3) If the dwelling unit is furnished without rent as an incident of employment and there is no agreement as to the duration of the tenancy, the duration is determined by the periods for which wages are payable. If wages are payable weekly or more frequently, then the tenancy is from week to week; and if wages are payable monthly or no wages are payable, then the tenancy is from month to month. In the event that the employee ceases employment, the employer shall be entitled to rent for the period from the day after the employee ceases employment until the day that the dwelling unit is vacated at a rate equivalent to the rate charged for similarly situated residences in the area. This subsection shall not apply to an employee or a resident manager of an apartment house or an apartment complex when there is a written agreement to the contrary.
History. --s. 2, ch. 73-330; s. 2, ch. 81-190; s. 2, ch. 87-195; s. 2, ch. 90-133; s. 1, ch. 93-255.

83.47 Prohibited provisions in rental agreements. --
(1) A provision in a rental agreement is void and unenforceable to the extent that it:
(a) Purports to waive or preclude the rights, remedies, or requirements set forth in this part.
(b) Purports to limit or preclude any liability of the landlord to the tenant or of the tenant to the landlord, arising under law.
(2) If such a void and unenforceable provision is included in a rental agreement entered into, extended, or renewed after the effective date of this part and either party suffers actual damages as a result of the inclusion, the aggrieved party may recover those damages sustained after the effective date of this part.
History. --s. 2, ch. 73-330.

83.48 Attorney fees. --In any civil action brought to enforce the provisions of the rental agreement or this part, the party in whose favor a judgment or decree has been rendered may recover reasonable attorney fees and court costs from the nonprevailing party. The right to attorney fees in this section may not be waived in a lease agreement. However, attorney fees may not be awarded under this section in a claim for personal injury damages based on a breach of duty under s. 83.51.
History. --s. 2, ch. 73-330; s. 4, ch. 83-151; s. 2, ch. 2013-136.

83.49 Deposit money or advance rent; duty of landlord and tenant. --

(1) Whenever money is deposited or advanced by a tenant on a rental agreement as security for performance of the rental agreement or as advance rent for other than the next immediate rental period, the landlord or the landlord's agent shall either:
(a) Hold the total amount of such money in a separate non-interest-bearing account in a Florida banking institution for the benefit of the tenant or tenants. The landlord shall not commingle such moneys with any other funds of the landlord or hypothecate, pledge, or in any other way make use of such moneys until such moneys are actually due the landlord;
(b) Hold the total amount of such money in a separate interest-bearing account in a Florida banking institution for the benefit of the tenant or tenants, in which case the tenant shall receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects. The landlord shall not commingle such moneys with any other funds of the landlord or hypothecate, pledge, or in any other way make use of such moneys until such moneys are actually due the landlord; or
(c) Post a surety bond, executed by the landlord as principal and a surety company authorized and licensed to do business in the state as surety, with the clerk of the circuit court in the county in which the dwelling unit is located in the total amount of the security deposits and advance rent he or she holds on behalf of the tenants or $50, 000, whichever is less. The bond shall be conditioned upon the faithful compliance of the landlord with the provisions of this section and shall run to the Governor for the benefit of any tenant injured by the landlord's violation of the provisions of this section. In addition to posting the surety bond, the landlord shall pay to the tenant interest at the rate of 5 percent per year, simple interest. A landlord, or the landlord's agent, engaged in the renting of dwelling units in five or more counties, who holds deposit moneys or advance rent and who is otherwise subject to the provisions of this section, may, in lieu of posting a surety bond in each county, elect to post a surety bond in the form and manner provided in this paragraph with the office of the Secretary of State. The bond shall be in the total amount of the security deposit or advance rent held on behalf of tenants or in the amount of $250, 000, whichever is less. The bond shall be conditioned upon the faithful compliance of the landlord with the provisions of this section and shall run to the Governor for the benefit of any tenant injured by the landlord's violation of this section. In addition to posting a surety bond, the landlord shall pay to the tenant interest on the security deposit or advance rent held on behalf of that tenant at the rate of 5 percent per year simple interest.
(2) The landlord shall, in the lease agreement or within 30 days after receipt of advance rent or a security deposit, give written notice to the tenant which includes disclosure of the advance rent or security deposit. Subsequent to providing such written notice, if the landlord changes the manner or location in which he or she is holding the advance rent or security deposit, he or she must notify the tenant within 30 days after the change as provided in paragraphs (a)-(d). The landlord is not required to give new or additional notice solely because the depository has merged with another financial institution, changed its name, or transferred ownership to a different financial institution. This subsection does not apply to any landlord who rents fewer than five individual dwelling units. Failure to give this notice is not a defense to the payment of rent when due. The written notice must:
(a) Be given in person or by mail to the tenant.
(b) State the name and address of the depository where the advance rent or security deposit is being held or state that the landlord has posted a surety bond as provided by law.
(c) State whether the tenant is entitled to interest on the deposit.
(d) Contain the following disclosure:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

(3) The landlord or the landlord's agent may disburse advance rents from the deposit account to the landlord's benefit when the advance rental period commences and without notice to the tenant. For all other deposits:
(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of _____ upon your security deposit, due to _____. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address) .

If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit and may not seek a setoff against the deposit but may file an action for damages after return of the deposit.
(b) Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages. The failure of the tenant to make a timely objection does not waive any rights of the tenant to seek damages in a separate action.
(c) If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.
(d) Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and sales associates, constitutes compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d).
(4) The provisions of this section do not apply to transient rentals by hotels or motels as defined in chapter 509; nor do they apply in those instances in which the amount of rent or deposit, or both, is regulated by law or by rules or regulations of a public body, including public housing authorities and federally administered or regulated housing programs including s. 202, s. 221(d)(3) and (4), s. 236, or s. 8 of the National Housing Act, as amended, other than for rent stabilization. With the exception of subsections (3), (5), and (6), this section is not applicable to housing authorities or public housing agencies created pursuant to chapter 421 or other statutes.
(5) Except when otherwise provided by the terms of a written lease, any tenant who vacates or abandons the premises prior to the expiration of the term specified in the written lease, or any tenant who vacates or abandons premises which are the subject of a tenancy from week to week, month to month, quarter to quarter, or year to year, shall give at least 7 days' written notice by certified mail or personal delivery to the landlord prior to vacating or abandoning the premises which notice shall include the address where the tenant may be reached. Failure to give such notice shall relieve the landlord of the notice requirement of paragraph (3)(a) but shall not waive any right the tenant may have to the security deposit or any part of it.
(6) For the purposes of this part, a renewal of an existing rental agreement shall be considered a new rental agreement, and any security deposit carried forward shall be considered a new security deposit.
(7) Upon the sale or transfer of title of the rental property from one owner to another, or upon a change in the designated rental agent, any and all security deposits or advance rents being held for the benefit of the tenants shall be transferred to the new owner or agent, together with any earned interest and with an accurate accounting showing the amounts to be credited to each tenant account. Upon the transfer of such funds and records to the new owner or agent, and upon transmittal of a written receipt therefor, the transferor is free from the obligation imposed in subsection (1) to hold such moneys on behalf of the tenant. There is a rebuttable presumption that any new owner or agent received the security deposit from the previous owner or agent; however, this presumption is limited to 1 month's rent. This subsection does not excuse the landlord or agent for a violation of other provisions of this section while in possession of such deposits.
(8) Any person licensed under the provisions of s. 509.241, unless excluded by the provisions of this part, who fails to comply with the provisions of this part shall be subject to a fine or to the suspension or revocation of his or her license by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation in the manner provided in s. 509.261.
(9) In those cases in which interest is required to be paid to the tenant, the landlord shall pay directly to the tenant, or credit against the current month's rent, the interest due to the tenant at least once annually. However, no interest shall be due a tenant who wrongfully terminates his or her tenancy prior to the end of the rental term.
History. --s. 1, ch. 69-282; s. 3, ch. 70-360; s. 1, ch. 72-19; s. 1, ch. 72-43; s. 5, ch. 73-330; s. 1, ch. 74-93; s. 3, ch. 74-146; ss. 1, 2, ch. 75-133; s. 1, ch. 76-15; s. 1, ch. 77-445; s. 20, ch. 79-400; s. 21, ch. 82-66; s. 5, ch. 83-151; s. 13, ch. 83-217; s. 3, ch. 87-195; s. 1, ch. 87-369; s. 3, ch. 88-379; s. 2, ch. 93-255; s. 5, ch. 94-218; s. 1372, ch. 95-147; s. 1, ch. 96-146; s. 1, ch. 2001-179; s. 53, ch. 2003-164; s. 3, ch. 2013-136.
Note. --Former s. 83.261.

83.50 Disclosure of landlord's address. --In addition to any other disclosure required by law, the landlord, or a person authorized to enter into a rental agreement on the landlord's behalf, shall disclose in writing to the tenant, at or before the commencement of the tenancy, the name and address of the landlord or a person authorized to receive notices and demands in the landlord's behalf. The person so authorized to receive notices and demands retains authority until the tenant is notified otherwise. All notices of such names and addresses or changes thereto shall be delivered to the tenant's residence or, if specified in writing by the tenant, to any other address.
History. --s. 2, ch. 73-330; s. 443, ch. 95-147; s. 5, ch. 2013-136.

83.51 Landlord's obligation to maintain premises. --
(1) The landlord at all times during the tenancy shall:
(a) Comply with the requirements of applicable building, housing, and health codes; or
(b) Where there are no applicable building, housing, or health codes, maintain the roofs, windows, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads and the plumbing in reasonable working condition. The landlord, at commencement of the tenancy, must ensure that screens are installed in a reasonable condition. Thereafter, the landlord must repair damage to screens once annually, when necessary, until termination of the rental agreement.

The landlord is not required to maintain a mobile home or other structure owned by the tenant. The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.
(2)(a) Unless otherwise agreed in writing, in addition to the requirements of subsection (1), the landlord of a dwelling unit other than a single-family home or duplex shall, at all times during the tenancy, make reasonable provisions for:

1. The extermination of rats, mice, roaches, ants, wood-destroying organisms, and bedbugs. When vacation of the premises is required for such extermination, the landlord is not liable for damages but shall abate the rent. The tenant must temporarily vacate the premises for a period of time not to exceed 4 days, on 7 days' written notice, if necessary, for extermination pursuant to this subparagraph.
2. Locks and keys.
3. The clean and safe condition of common areas.
4. Garbage removal and outside receptacles therefor.
5. Functioning facilities for heat during winter, running water, and hot water.
(b) Unless otherwise agreed in writing, at the commencement of the tenancy of a single-family home or duplex, the landlord shall install working smoke detection devices. As used in this paragraph, the term "smoke detection device" means an electrical or battery-operated device which detects visible or invisible particles of combustion and which is listed by Underwriters Laboratories, Inc., Factory Mutual Laboratories, Inc., or any other nationally recognized testing laboratory using nationally accepted testing standards.
(c) Nothing in this part authorizes the tenant to raise a noncompliance by the landlord with this subsection as a defense to an action for possession under s. 83.59.
(d) This subsection shall not apply to a mobile home owned by a tenant.
(e) Nothing contained in this subsection prohibits the landlord from providing in the rental agreement that the tenant is obligated to pay costs or charges for garbage removal, water, fuel, or utilities.
(3) If the duty imposed by subsection (1) is the same or greater than any duty imposed by subsection (2), the landlord's duty is determined by subsection (1).
(4) The landlord is not responsible to the tenant under this section for conditions created or caused by the negligent or wrongful act or omission of the tenant, a member of the tenant's family, or other person on the premises with the tenant's consent.
History. --s. 2, ch. 73-330; s. 22, ch. 82-66; s. 4, ch. 87-195; s. 1, ch. 90-133; s. 3, ch. 93-255; s. 444, ch. 95-147; s. 8, ch. 97-95; s. 6, ch. 2013-136.

83.52 Tenant's obligation to maintain dwelling unit. --The tenant at all times during the tenancy shall:
(1) Comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes.
(2) Keep that part of the premises which he or she occupies and uses clean and sanitary.
(3) Remove from the tenant's dwelling unit all garbage in a clean and sanitary manner.
(4) Keep all plumbing fixtures in the dwelling unit or used by the tenant clean and sanitary and in repair.
(5) Use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators.
(6) Not destroy, deface, damage, impair, or remove any part of the premises or property therein belonging to the landlord nor permit any person to do so.
(7) Conduct himself or herself, and require other persons on the premises with his or her consent to conduct themselves, in a manner that does not unreasonably disturb the tenant's neighbors or constitute a breach of the peace.
History. --s. 2, ch. 73-330; s. 445, ch. 95-147.

83.53 Landlord's access to dwelling unit. --
(1) The tenant shall not unreasonably withhold consent to the landlord to enter the dwelling unit from time to time in order to inspect the premises; make necessary or agreed repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.
(2) The landlord may enter the dwelling unit at any time for the protection or preservation of the premises. The landlord may enter the dwelling unit upon reasonable notice to the tenant and at a reasonable time for the purpose of repair of the premises. "Reasonable notice" for the purpose of repair is notice given at least 12 hours prior to the entry, and reasonable time for the purpose of repair shall be between the hours of 7: 30 a. m. and 8: 00 p. m. The landlord may enter the dwelling unit when necessary for the further purposes set forth in subsection (1) under any of the following circumstances:
(a) With the consent of the tenant;
(b) In case of emergency;
(c) When the tenant unreasonably withholds consent; or
(d) If the tenant is absent from the premises for a period of time equal to one-half the time for periodic rental payments. If the rent is current and the tenant notifies the landlord of an intended absence, then the landlord may enter only with the consent of the tenant or for the protection or preservation of the premises.
(3) The landlord shall not abuse the right of access nor use it to harass the tenant.
History. --s. 2, ch. 73-330; s. 5, ch. 87-195; s. 4, ch. 93-255; s. 446, ch. 95-147.

83.535 Flotation bedding system; restrictions on use. --No landlord may prohibit a tenant from using a flotation bedding system in a dwelling unit, provided the flotation bedding system does not violate applicable building codes. The tenant shall be required to carry in the tenant's name flotation insurance as is standard in the industry in an amount deemed reasonable to protect the tenant and owner against personal injury and property damage to the dwelling units. In any case, the policy shall carry a loss payable clause to the owner of the building.
History. --s. 7, ch. 82-66; s. 5, ch. 93-255.

83.54 Enforcement of rights and duties; civil action; criminal offenses. --Any right or duty declared in this part is enforceable by civil action. A right or duty enforced by civil action under this section does not preclude prosecution for a criminal offense related to the lease or leased property.
History. --s. 2, ch. 73-330; s. 7, ch. 2013-136.

83.55 Right of action for damages. --If either the landlord or the tenant fails to comply with the requirements of the rental agreement or this part, the aggrieved party may recover the damages caused by the noncompliance.
History. --s. 2, ch. 73-330.

83.56 Termination of rental agreement. --

(1) If the landlord materially fails to comply with s. 83.51(1) or material provisions of the rental agreement within 7 days after delivery of written notice by the tenant specifying the noncompliance and indicating the intention of the tenant to terminate the rental agreement by reason thereof, the tenant may terminate the rental agreement. If the failure to comply with s. 83.51(1) or material provisions of the rental agreement is due to causes beyond the control of the landlord and the landlord has made and continues to make every reasonable effort to correct the failure to comply, the rental agreement may be terminated or altered by the parties, as follows:
(a) If the landlord's failure to comply renders the dwelling unit untenantable and the tenant vacates, the tenant shall not be liable for rent during the period the dwelling unit remains uninhabitable.
(b) If the landlord's failure to comply does not render the dwelling unit untenantable and the tenant remains in occupancy, the rent for the period of noncompliance shall be reduced by an amount in proportion to the loss of rental value caused by the noncompliance.
(2) If the tenant materially fails to comply with s. 83.52 or material provisions of the rental agreement, other than a failure to pay rent, or reasonable rules or regulations, the landlord may:
(a) If such noncompliance is of a nature that the tenant should not be given an opportunity to cure it or if the noncompliance constitutes a subsequent or continuing noncompliance within 12 months of a written warning by the landlord of a similar violation, deliver a written notice to the tenant specifying the noncompliance and the landlord's intent to terminate the rental agreement by reason thereof. Examples of noncompliance which are of a nature that the tenant should not be given an opportunity to cure include, but are not limited to, destruction, damage, or misuse of the landlord's or other tenants' property by intentional act or a subsequent or continued unreasonable disturbance. In such event, the landlord may terminate the rental agreement, and the tenant shall have 7 days from the date that the notice is delivered to vacate the premises. The notice shall be in substantially the following form:

You are advised that your lease is terminated effective immediately. You shall have 7 days from the delivery of this letter to vacate the premises. This action is taken because (cite the noncompliance).
(b) If such noncompliance is of a nature that the tenant should be given an opportunity to cure it, deliver a written notice to the tenant specifying the noncompliance, including a notice that, if the noncompliance is not corrected within 7 days from the date that the written notice is delivered, the landlord shall terminate the rental agreement by reason thereof. Examples of such noncompliance include, but are not limited to, activities in contravention of the lease or this part such as having or permitting unauthorized pets, guests, or vehicles; parking in an unauthorized manner or permitting such parking; or failing to keep the premises clean and sanitary. If such noncompliance recurs within 12 months after notice, an eviction action may commence without delivering a subsequent notice pursuant to paragraph (a) or this paragraph. The notice shall be in substantially the following form:

You are hereby notified that (cite the noncompliance). Demand is hereby made that you remedy the noncompliance within 7 days of receipt of this notice or your lease shall be deemed terminated and you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is repeated within 12 months, your tenancy is subject to termination without further warning and without your being given an opportunity to cure the noncompliance.
(3) If the tenant fails to pay rent when due and the default continues for 3 days, excluding Saturday, Sunday, and legal holidays, after delivery of written demand by the landlord for payment of the rent or possession of the premises, the landlord may terminate the rental agreement. Legal holidays for the purpose of this section shall be court-observed holidays only. The 3-day notice shall contain a statement in substantially the following form:

You are hereby notified that you are indebted to me in the sum of _____ dollars for the rent and use of the premises (address of leased premises, including county), Florida, now occupied by you and that I demand payment of the rent or possession of the premises within 3 days (excluding Saturday, Sunday, and legal holidays) from the date of delivery of this notice, to wit: on or before the day of , (year) .

(landlord's name, address and phone number)
(4) The delivery of the written notices required by subsections (1), (2), and (3) shall be by mailing or delivery of a true copy thereof or, if the tenant is absent from the premises, by leaving a copy thereof at the residence. The notice requirements of subsections (1), (2), and (3) may not be waived in the lease.
(5)(a) If the landlord accepts rent with actual knowledge of a noncompliance by the tenant or accepts performance by the tenant of any other provision of the rental agreement that is at variance with its provisions, or if the tenant pays rent with actual knowledge of a noncompliance by the landlord or accepts performance by the landlord of any other provision of the rental agreement that is at variance with its provisions, the landlord or tenant waives his or her right to terminate the rental agreement or to bring a civil action for that noncompliance, but not for any subsequent or continuing noncompliance. However, a landlord does not waive the right to terminate the rental agreement or to bring a civil action for that noncompliance by accepting partial rent for the period. If partial rent is accepted after posting the notice for nonpayment, the landlord must:
1. Provide the tenant with a receipt stating the date and amount received and the agreed upon date and balance of rent due before filing an action for possession;
2. Place the amount of partial rent accepted from the tenant in the registry of the court upon filing the action for possession; or
3. Post a new 3-day notice reflecting the new amount due.
(b) Any tenant who wishes to defend against an action by the landlord for possession of the unit for noncompliance of the rental agreement or of relevant statutes must comply with s. 83.60(2). The court may not set a date for mediation or trial unless the provisions of s. 83.60(2) have been met, but must enter a default judgment for removal of the tenant with a writ of possession to issue immediately if the tenant fails to comply with s. 83.60(2).
(c) This subsection does not apply to that portion of rent subsidies received from a local, state, or national government or an agency of local, state, or national government; however, waiver will occur if an action has not been instituted within 45 days after the landlord obtains actual knowledge of the noncompliance.
(6) If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).
History. --s. 2, ch. 73-330; s. 23, ch. 82-66; s. 6, ch. 83-151; s. 14, ch. 83-217; s. 6, ch. 87-195; s. 6, ch. 93-255; s. 6, ch. 94-170; s. 1373, ch. 95-147; s. 5, ch. 99-6; s. 8, ch. 2013-136.

83.561 Termination of rental agreement upon foreclosure. --
(1) If a tenant is occupying residential premises that are the subject of a foreclosure sale, upon issuance of a certificate of title following the sale, the purchaser named in the certificate of title takes title to the residential premises subject to the rights of the tenant under this section.
(a) The tenant may remain in possession of the premises for 30 days following the date of the purchaser's delivery of a written 30-day notice of termination.
(b) The tenant is entitled to the protections of s. 83.67.
(c) The 30-day notice of termination must be in substantially the following form:

NOTICE TO TENANT OF TERMINATION

You are hereby notified that your rental agreement is terminated on the date of delivery of this notice, that your occupancy is terminated 30 days following the date of the delivery of this notice, and that I demand possession of the premises on (date). If you do not vacate the premises by that date, I will ask the court for an order allowing me to remove you and your belongings from the premises. You are obligated to pay rent during the 30-day period for any amount that might accrue during that period. Your rent must be delivered to (landlord's name and address) .
(d) The 30-day notice of termination shall be delivered in the same manner as provided in s. 83.56(4).
(2) The purchaser at the foreclosure sale may apply to the court for a writ of possession based upon a sworn affidavit that the 30-day notice of termination was delivered to the tenant and the tenant has failed to vacate the premises at the conclusion of the 30-day period. If the court awards a writ of possession, the writ must be served on the tenant. The writ of possession shall be governed by s. 83.62.
(3) This section does not apply if:
(a) The tenant is the mortgagor in the subject foreclosure or is the child, spouse, or parent of the mortgagor in the subject foreclosure.
(b) The tenant's rental agreement is not the result of an arm's length transaction.
(c) The tenant's rental agreement allows the tenant to pay rent that is substantially less than the fair market rent for the premises, unless the rent is reduced or subsidized due to a federal, state, or local subsidy.
(4) A purchaser at a foreclosure sale of a residential premises occupied by a tenant does not assume the obligations of a landlord, except as provided in paragraph (1)(b), unless or until the purchaser assumes an existing rental agreement with the tenant that has not ended or enters into a new rental agreement with the tenant.
History. --s. 1, ch. 2015-96.

83.57 Termination of tenancy without specific term. --A tenancy without a specific duration, as defined in s. 83.46(2) or (3), may be terminated by either party giving written notice in the manner provided in s. 83.56(4), as follows:
(1) When the tenancy is from year to year, by giving not less than 60 days' notice prior to the end of any annual period;
(2) When the tenancy is from quarter to quarter, by giving not less than 30 days' notice prior to the end of any quarterly period;
(3) When the tenancy is from month to month, by giving not less than 15 days' notice prior to the end of any monthly period; and
(4) When the tenancy is from week to week, by giving not less than 7 days' notice prior to the end of any weekly period.
History. --s. 2, ch. 73-330; s. 3, ch. 81-190; s. 15, ch. 83-217.

83.575 Termination of tenancy with specific duration. --
(1) A rental agreement with a specific duration may contain a provision requiring the tenant to notify the landlord within a specified period before vacating the premises at the end of the rental agreement, if such provision requires the landlord to notify the tenant within such notice period if the rental agreement will not be renewed; however, a rental agreement may not require more than 60 days' notice from either the tenant or the landlord.
(2) A rental agreement with a specific duration may provide that if a tenant fails to give the required notice before vacating the premises at the end of the rental agreement, the tenant may be liable for liquidated damages as specified in the rental agreement if the landlord provides written notice to the tenant specifying the tenant's obligations under the notification provision contained in the lease and the date the rental agreement is terminated. The landlord must provide such written notice to the tenant within 15 days before the start of the notification period contained in the lease. The written notice shall list all fees, penalties, and other charges applicable to the tenant under this subsection.
(3) If the tenant remains on the premises with the permission of the landlord after the rental agreement has terminated and fails to give notice required under s. 83.57(3), the tenant is liable to the landlord for an additional 1 month's rent.
History. --s. 3, ch. 2003-30; s. 1, ch. 2004-375; s. 9, ch. 2013-136.

83.58 Remedies; tenant holding over. --If the tenant holds over and continues in possession of the dwelling unit or any part thereof after the expiration of the rental agreement without the permission of the landlord, the landlord may recover possession of the dwelling unit in the manner provided for in s. 83.59. The landlord may also recover double the amount of rent due on the dwelling unit, or any part thereof, for the period during which the tenant refuses to surrender possession.
History. --s. 2, ch. 73-330; s. 10, ch. 2013-136.

83.59 Right of action for possession. --
(1) If the rental agreement is terminated and the tenant does not vacate the premises, the landlord may recover possession of the dwelling unit as provided in this section.
(2) A landlord, the landlord's attorney, or the landlord's agent, applying for the removal of a tenant, shall file in the county court of the county where the premises are situated a complaint describing the dwelling unit and stating the facts that authorize its recovery. A landlord's agent is not permitted to take any action other than the initial filing of the complaint, unless the landlord's agent is an attorney. The landlord is entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.
(3) The landlord shall not recover possession of a dwelling unit except:
(a) In an action for possession under subsection (2) or other civil action in which the issue of right of possession is determined;
(b) When the tenant has surrendered possession of the dwelling unit to the landlord;

(c) When the tenant has abandoned the dwelling unit. In the absence of actual knowledge of abandonment, it shall be presumed that the tenant has abandoned the dwelling unit if he or she is absent from the premises for a period of time equal to one-half the time for periodic rental payments. However, this presumption does not apply if the rent is current or the tenant has notified the landlord, in writing, of an intended absence; or
(d) When the last remaining tenant of a dwelling unit is deceased, personal property remains on the premises, rent is unpaid, at least 60 days have elapsed following the date of death, and the landlord has not been notified in writing of the existence of a probate estate or of the name and address of a personal representative. This paragraph does not apply to a dwelling unit used in connection with a federally administered or regulated housing program, including programs under s. 202, s. 221(d)(3) and (4), s. 236, or s. 8 of the National Housing Act, as amended.
(4) The prevailing party is entitled to have judgment for costs and execution therefor.
History. --s. 2, ch. 73-330; s. 1, ch. 74-146; s. 24, ch. 82-66; s. 1, ch. 92-36; s. 447, ch. 95-147; s. 1, ch. 2007-136; s. 11, ch. 2013-136.

83.595 Choice of remedies upon breach or early termination by tenant. --If the tenant breaches the rental agreement for the dwelling unit and the landlord has obtained a writ of possession, or the tenant has surrendered possession of the dwelling unit to the landlord, or the tenant has abandoned the dwelling unit, the landlord may:
(1) Treat the rental agreement as terminated and retake possession for his or her own account, thereby terminating any further liability of the tenant;
(2) Retake possession of the dwelling unit for the account of the tenant, holding the tenant liable for the difference between the rent stipulated to be paid under the rental agreement and what the landlord is able to recover from a reletting. If the landlord retakes possession, the landlord has a duty to exercise good faith in attempting to relet the premises, and any rent received by the landlord as a result of the reletting must be deducted from the balance of rent due from the tenant. For purposes of this subsection, the term "good faith in attempting to relet the premises" means that the landlord uses at least the same efforts to relet the premises as were used in the initial rental or at least the same efforts as the landlord uses in attempting to rent other similar rental units but does not require the landlord to give a preference in renting the premises over other vacant dwelling units that the landlord owns or has the responsibility to rent;
(3) Stand by and do nothing, holding the lessee liable for the rent as it comes due; or
(4) Charge liquidated damages, as provided in the rental agreement, or an early termination fee to the tenant if the landlord and tenant have agreed to liquidated damages or an early termination fee, if the amount does not exceed 2 months' rent, and if, in the case of an early termination fee, the tenant is required to give no more than 60 days' notice, as provided in the rental agreement, prior to the proposed date of early termination. This remedy is available only if the tenant and the landlord, at the time the rental agreement was made, indicated acceptance of liquidated damages or an early termination fee. The tenant must indicate acceptance of liquidated damages or an early termination fee by signing a separate addendum to the rental agreement containing a provision in substantially the following form:

☐ I agree, as provided in the rental agreement, to pay $_____ (an amount that does not exceed 2 months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement, and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

☐ I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.
(a) In addition to liquidated damages or an early termination fee, the landlord is entitled to the rent and other charges accrued through the end of the month in which the landlord retakes possession of the dwelling unit and charges for damages to the dwelling unit.
(b) This subsection does not apply if the breach is failure to give notice as provided in s. 83.575.
History. --s. 2, ch. 87-369; s. 4, ch. 88-379; s. 448, ch. 95-147; s. 2, ch. 2008-131.

83.60 Defenses to action for rent or possession; procedure. --
(1)(a) In an action by the landlord for possession of a dwelling unit based upon nonpayment of rent or in an action by the landlord under s. 83.55 seeking to recover unpaid rent, the tenant may defend upon the ground of a material noncompliance with s. 83.51(1), or may raise any other defense, whether legal or equitable, that he or she may have, including the defense of retaliatory conduct in accordance with s. 83.64. The landlord must be given an opportunity to cure a deficiency in a notice or in the pleadings before dismissal of the action.
(b) The defense of a material noncompliance with s. 83.51(1) may be raised by the tenant if 7 days have elapsed after the delivery of written notice by the tenant to the landlord, specifying the noncompliance and indicating the intention of the tenant not to pay rent by reason thereof. Such notice by the tenant may be given to the landlord, the landlord's representative as designated pursuant to s. 83.50, a resident manager, or the person or entity who collects the rent on behalf of the landlord. A material noncompliance with s. 83.51(1) by the landlord is a complete defense to an action for possession based upon nonpayment of rent, and, upon hearing, the court or the jury, as the case may be, shall determine the amount, if any, by which the rent is to be reduced to reflect the diminution in value of the dwelling unit during the period of noncompliance with s. 83.51(1). After consideration of all other relevant issues, the court shall enter appropriate judgment.
(2) In an action by the landlord for possession of a dwelling unit, if the tenant interposes any defense other than payment, including, but not limited to, the defense of a defective 3-day notice, the tenant shall pay into the registry of the court the accrued rent as alleged in the complaint or as determined by the court and the rent that accrues during the pendency of the proceeding, when due. The clerk shall notify the tenant of such requirement in the summons. Failure of the tenant to pay the rent into the registry of the court or to file a motion to determine the amount of rent to be paid into the registry within 5 days, excluding Saturdays, Sundays, and legal holidays, after the date of service of process constitutes an absolute waiver of the tenant's defenses other than payment, and the landlord is entitled to an immediate default judgment for removal of the tenant with a writ of possession to issue without further notice or hearing thereon. If a motion to determine rent is filed, documentation in support of the allegation that the rent as alleged in the complaint is in error is required. Public housing tenants or tenants receiving rent subsidies are required to deposit only that portion of the full rent for which they are responsible pursuant to the federal, state, or local program in which they are participating.
History. --s. 2, ch. 73-330; s. 7, ch. 83-151; s. 7, ch. 87-195; s. 7, ch. 93-255; s. 7, ch. 94-170; s. 1374, ch. 95-147; s. 12, ch. 2013-136.

83.61 Disbursement of funds in registry of court; prompt final hearing. --When the tenant has deposited funds into the registry of the court in accordance with the provisions of s. 83.60(2) and the landlord is in actual danger of loss of the premises or other personal hardship

resulting from the loss of rental income from the premises, the landlord may apply to the court for disbursement of all or part of the funds or for prompt final hearing. The court shall advance the cause on the calendar. The court, after preliminary hearing, may award all or any portion of the funds on deposit to the landlord or may proceed immediately to a final resolution of the cause.
History. --s. 2, ch. 73-330; s. 2, ch. 74-146.

83.62 Restoration of possession to landlord. --
(1) In an action for possession, after entry of judgment in favor of the landlord, the clerk shall issue a writ to the sheriff describing the premises and commanding the sheriff to put the landlord in possession after 24 hours' notice conspicuously posted on the premises. Saturdays, Sundays, and legal holidays do not stay the 24-hour notice period.
(2) At the time the sheriff executes the writ of possession or at any time thereafter, the landlord or the landlord's agent may remove any personal property found on the premises to or near the property line. Subsequent to executing the writ of possession, the landlord may request the sheriff to stand by to keep the peace while the landlord changes the locks and removes the personal property from the premises. When such a request is made, the sheriff may charge a reasonable hourly rate, and the person requesting the sheriff to stand by to keep the peace shall be responsible for paying the reasonable hourly rate set by the sheriff. Neither the sheriff nor the landlord or the landlord's agent shall be liable to the tenant or any other party for the loss, destruction, or damage to the property after it has been removed.
History. --s. 2, ch. 73-330; s. 3, ch. 82-66; s. 5, ch. 88-379; s. 8, ch. 94-170; s. 1375, ch. 95-147; s. 2, ch. 96-146; s. 13, ch. 2013-136.

83.625 Power to award possession and enter money judgment. --In an action by the landlord for possession of a dwelling unit based upon nonpayment of rent, if the court finds the rent is due, owing, and unpaid and by reason thereof the landlord is entitled to possession of the premises, the court, in addition to awarding possession of the premises to the landlord, shall direct, in an amount which is within its jurisdictional limitations, the entry of a money judgment with costs in favor of the landlord and against the tenant for the amount of money found due, owing, and unpaid by the tenant to the landlord. However, no money judgment shall be entered unless service of process has been effected by personal service or, where authorized by law, by certified or registered mail, return receipt, or in any other manner prescribed by law or the rules of the court; and no money judgment may be entered except in compliance with the Florida Rules of Civil Procedure. The prevailing party in the action may also be awarded attorney's fees and costs.
History. --s. 1, ch. 75-147; s. 8, ch. 87-195; s. 6, ch. 88-379.

83.63 Casualty damage. --If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired, the tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).
History. --s. 2, ch. 73-330; s. 449, ch. 95-147; s. 14, ch. 2013-136.

83.64 Retaliatory conduct. --
(1) It is unlawful for a landlord to discriminatorily increase a tenant's rent or decrease services to a tenant, or to bring or threaten to bring an action for possession or other civil action, primarily because the landlord is retaliating against the tenant. In order for the tenant to raise the defense of retaliatory conduct, the tenant must have acted in good faith. Examples of conduct for which the landlord may not retaliate include, but are not limited to, situations where:
(a) The tenant has complained to a governmental agency charged with responsibility for enforcement of a building, housing, or health code of a suspected violation applicable to the premises;
(b) The tenant has organized, encouraged, or participated in a tenant organization;
(c) The tenant has complained to the landlord pursuant to s. 83.56(1);
(d) The tenant is a servicemember who has terminated a rental agreement pursuant to s. 83.682;
(e) The tenant has paid rent to a condominium, cooperative, or homeowners' association after demand from the association in order to pay the landlord's obligation to the association; or
(f) The tenant has exercised his or her rights under local, state, or federal fair housing laws.
(2) Evidence of retaliatory conduct may be raised by the tenant as a defense in any action brought against him or her for possession.
(3) In any event, this section does not apply if the landlord proves that the eviction is for good cause. Examples of good cause include, but are not limited to, good faith actions for nonpayment of rent, violation of the rental agreement or of reasonable rules, or violation of the terms of this chapter.
(4) "Discrimination" under this section means that a tenant is being treated differently as to the rent charged, the services rendered, or the action being taken by the landlord, which shall be a prerequisite to a finding of retaliatory conduct.
History. --s. 8, ch. 83-151; s. 450, ch. 95-147; s. 3, ch. 2003-72; s. 15, ch. 2013-136.

83.67 Prohibited practices. --
(1) A landlord of any dwelling unit governed by this part shall not cause, directly or indirectly, the termination or interruption of any utility service furnished the tenant, including, but not limited to, water, heat, light, electricity, gas, elevator, garbage collection, or refrigeration, whether or not the utility service is under the control of, or payment is made by, the landlord.
(2) A landlord of any dwelling unit governed by this part shall not prevent the tenant from gaining reasonable access to the dwelling unit by any means, including, but not limited to, changing the locks or using any bootlock or similar device.
(3) A landlord of any dwelling unit governed by this part shall not discriminate against a servicemember in offering a dwelling unit for rent or in any of the terms of the rental agreement.
(4) A landlord shall not prohibit a tenant from displaying one portable, removable, cloth or plastic United States flag, not larger than 4 and 1/2 feet by 6 feet, in a respectful manner in or on the dwelling unit regardless of any provision in the rental agreement dealing with flags or decorations. The United States flag shall be displayed in accordance with s. 83.52(6). The landlord is not liable for damages caused by a United States flag displayed by a tenant. Any United States flag may not infringe upon the space rented by any other tenant.
(5) A landlord of any dwelling unit governed by this part shall not remove the outside doors, locks, roof, walls, or windows of the unit except for purposes of maintenance, repair, or replacement; and the landlord shall not remove the tenant's personal property from the dwelling unit unless such action is taken after surrender, abandonment, recovery of possession of the dwelling unit due to the death of the last remaining

tenant in accordance with s. 83.59(3)(d), or a lawful eviction. If provided in the rental agreement or a written agreement separate from the rental agreement, upon surrender or abandonment by the tenant, the landlord is not required to comply with s. 715.104 and is not liable or responsible for storage or disposition of the tenant's personal property; if provided in the rental agreement, there must be printed or clearly stamped on such rental agreement a legend in substantially the following form:

BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

For the purposes of this section, abandonment shall be as set forth in s. 83.59(3)(c).
(6) A landlord who violates any provision of this section shall be liable to the tenant for actual and consequential damages or 3 months' rent, whichever is greater, and costs, including attorney's fees. Subsequent or repeated violations that are not contemporaneous with the initial violation shall be subject to separate awards of damages.
(7) A violation of this section constitutes irreparable harm for the purposes of injunctive relief.
(8) The remedies provided by this section are not exclusive and do not preclude the tenant from pursuing any other remedy at law or equity that the tenant may have. The remedies provided by this section shall also apply to a servicemember who is a prospective tenant who has been discriminated against under subsection (3).
History. --s. 3, ch. 87-369; s. 7, ch. 88-379; s. 3, ch. 90-133; s. 3, ch. 96-146; s. 2, ch. 2001-179; s. 2, ch. 2003-30; s. 4, ch. 2003-72; s. 1, ch. 2004-236; s. 2, ch. 2007-136.

83.681 Orders to enjoin violations of this part. --
(1) A landlord who gives notice to a tenant of the landlord's intent to terminate the tenant's lease pursuant to s. 83.56(2)(a), due to the tenant's intentional destruction, damage, or misuse of the landlord's property may petition the county or circuit court for an injunction prohibiting the tenant from continuing to violate any of the provisions of that part.
(2) The court shall grant the relief requested pursuant to subsection (1) in conformity with the principles that govern the granting of injunctive relief from threatened loss or damage in other civil cases.
(3) Evidence of a tenant's intentional destruction, damage, or misuse of the landlord's property in an amount greater than twice the value of money deposited with the landlord pursuant to s. 83.49 or $300, whichever is greater, shall constitute irreparable harm for the purposes of injunctive relief.
History. --s. 8, ch. 93-255; s. 451, ch. 95-147.

83.682 Termination of rental agreement by a servicemember. --
(1) Any servicemember may terminate his or her rental agreement by providing the landlord with a written notice of termination to be effective on the date stated in the notice that is at least 30 days after the landlord's receipt of the notice if any of the following criteria are met:
(a) The servicemember is required, pursuant to a permanent change of station orders, to move 35 miles or more from the location of the rental premises;
(b) The servicemember is prematurely or involuntarily discharged or released from active duty or state active duty;
(c) The servicemember is released from active duty or state active duty after having leased the rental premises while on active duty or state active duty status and the rental premises is 35 miles or more from the servicemember's home of record prior to entering active duty or state active duty;
(d) After entering into a rental agreement, the servicemember receives military orders requiring him or her to move into government quarters or the servicemember becomes eligible to live in and opts to move into government quarters;
(e) The servicemember receives temporary duty orders, temporary change of station orders, or state active duty orders to an area 35 miles or more from the location of the rental premises, provided such orders are for a period exceeding 60 days; or
(f) The servicemember has leased the property, but prior to taking possession of the rental premises, receives a change of orders to an area that is 35 miles or more from the location of the rental premises.
(2) The notice to the landlord must be accompanied by either a copy of the official military orders or a written verification signed by the servicemember's commanding officer.
(3) In the event a servicemember dies during active duty, an adult member of his or her immediate family may terminate the servicemember's rental agreement by providing the landlord with a written notice of termination to be effective on the date stated in the notice that is at least 30 days after the landlord's receipt of the notice. The notice to the landlord must be accompanied by either a copy of the official military orders showing the servicemember was on active duty or a written verification signed by the servicemember's commanding officer and a copy of the servicemember's death certificate.
(4) Upon termination of a rental agreement under this section, the tenant is liable for the rent due under the rental agreement prorated to the effective date of the termination payable at such time as would have otherwise been required by the terms of the rental agreement. The tenant is not liable for any other rent or damages due to the early termination of the tenancy as provided for in this section. Notwithstanding any provision of this section to the contrary, if a tenant terminates the rental agreement pursuant to this section 14 or more days prior to occupancy, no damages or penalties of any kind will be assessable.
(5) The provisions of this section may not be waived or modified by the agreement of the parties under any circumstances.
History. --s. 6, ch. 2001-179; s. 1, ch. 2002-4; s. 1, ch. 2003-30; s. 5, ch. 2003-72.

83.683 Rental application by a servicemember. --
(1) If a landlord requires a prospective tenant to complete a rental application before residing in a rental unit, the landlord must complete processing of a rental application submitted by a prospective tenant who is a servicemember, as defined in s. 250.01, within 7 days after submission and must, within that 7-day period, notify the servicemember in writing of an application approval or denial and, if denied, the reason for denial. Absent a timely denial of the rental application, the landlord must lease the rental unit to the servicemember if all other terms of the application and lease are complied with.

(2) If a condominium association, as defined in chapter 718, a cooperative association, as defined in chapter 719, or a homeowners' association, as defined in chapter 720, requires a prospective tenant of a condominium unit, cooperative unit, or parcel within the association's control to complete a rental application before residing in a rental unit or parcel, the association must complete processing of a rental application submitted by a prospective tenant who is a servicemember, as defined in s. 250.01, within 7 days after submission and must, within that 7-day period, notify the servicemember in writing of an application approval or denial and, if denied, the reason for the denial. Absent timely denial of the rental application, the association must allow the unit or parcel owner to lease the rental unit or parcel to the servicemember and the landlord must lease the unit or parcel to the servicemember if all other terms of the application and lease are complied with.
(3) The provisions of this section may not be waived or modified by the agreement of the parties under any circumstances.

DECLARATION OF CONDOMINIUM

CARLTON VILLAS OF HUTCHINSON ISLAND,
A CONDOMINIUM

SUBMITTED BY:

CARLTON VILLAS OF HUTCHINSON ISLAND,
A Venture of
MARTIN-BROWNE INVESTMENTS, INC.
700 Virginia Avenue
Suite 104-Sun Bank Bldg.
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(305) 465-2330

THIS INSTRUMENT PREPARED BY:

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Section 1

Power and Authority of the Association

The association shall have all of the powers that are specified elsewhere in this Declaration of Condominium, the By-Laws of the corporation and the Articles of Incorporation. In addition, the association shall have all of the powers and authorities conferred by the Condominium Act of the State of Florida.

Section 2

Duties of the Association

The association shall perform all of the duties and shall have all of the responsibilities as are elsewhere specified in this Declaration of Condominium, the Articles of Incorporation, the By-Laws and under the Condominium Act of the State of Florida.

Section 3

Compliance

The association shall at all times comply with all of the provisions elsewhere contained in this Declaration of Condominium, the Articles of Incorporation, the By-Laws of the association and the laws of the State of Florida.

Section 4

Rights to Retain Control of the Board of Administration Directors and Provisions with Reference to Transfer of Control

A. Control: When unit owners other than the developer own fifteen percent (15%) or more of the units that will be operated ultimately by the association, the unit owners other than the developer shall be entitled to elect not less than one-third of the members of the Board of the association. Unit owners other

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than the developer shall be entitled to elect not less than a majority of the members of the Board: (A) three (3) years after sales by the developer have been closed on fifty percent (50%) of the units that will be operated ultimately by the association, or (b) three (3) months after sales have been closed by the developer on ninety percent (90%) of the units that will be operated ultimately by the association, or (c) when all of the units that will be operated ultimately by the association have been completed and some of them have been sold and none of the others are being offered for sale by the developer in the ordinary course of business, or (d) when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business, whichever shall first occur. The developer shall be entitled to elect not less than one member of the Board of the association as long as the developer holds for sale in the ordinary course of business not less than five percent (5%) of the units in the condominium operated by the association.

B. Notice: Within sixty (60) days after the unit owners other than the developer are entitled to elect a member of members of the Board, the association shall call and give not less than thirty (30) days' nor more than forty (40) days' notice of a meeting of the unit owners to elect members of the Board. The meeting may be called and the notice given by any unit owner if the association fails to do so.

XIX.

Parking

Section 1

Assignment of Parking Spaces

The developer shall establish the parking plan and in connection therewith shall allocate and assign one (1) parking

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space to each unit. Guest parking spaces shall be common elements.

All parking assignments made by the developer applicable to a unit shall be noted on the books of the association. The interest of the unit owner in an assigned space may be assigned only to a subsequent transferee of a unit.

Section 2

Compliance with Parking Plan

When the developer has completed the parking plan, unit owners agree that they will park in their respective allocated space and that such plan shall not be changed or amended except upon the affirmative vote of seventy-five percent (75%) of the unit owners and consent of the unit owners affected. The parking plan shall not be recorded in the Public Records, but the association shall keep said plan in its records and make the same available to unit owners at all times.

XX.

General use Regulations and Restrictions

All unit owners, in addition to any other obligation, duty, right and limitation imposed upon them by this Declaration, the Articles of Incorporation, the By-Laws of the association and the Condominium Act shall be subject to and each owner does agree to abide by the following restrictive covenants and regulations which shall be applicable to all unit owners, their families, guests, servants, invitees, tenants and licensees, to wit:

Section 1

Residential Use

No unit shall be used for any purpose other than for

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residential purposes except that the developer may use any unsold unit or units as an aid in selling units or as its sales office.

Section 2

Maintenance

All unit owners shall keep and maintain their respective units in good condition and repair and shall promptly pay for all utilities which are separately metered to the unit.

Section 3

Signs, Advertisements, Etc.

No signs, advertisements or posters of any kind shall be displayed anywhere within the limits of the condominium property without the written consent of the association

Section 4

Conduct of Residents

Unit owners, their families, guests, invitees or licensees shall in no way deface, mar, alter, repair or replace any part of the common elements or any balcony or terrace. Unit owners shall be liable to the association for damages caused by any violation of this section.

Section 5

Compliance with Laws

No immoral, improper, offensive or unlawful use shall be made of the condominium property, or of any unit or part thereof. All valid laws, zoning ordinances and regulations of governmental bodies having jurisdiction thereof shall be observed. Responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of the condominium property shall be that of the person(s) or entity

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responsible for the maintenance and repair of the property concerned.

Section 6

Taxes

Real estate taxes on any unit and personal property taxes payable by the unit owners, if any, shall be paid separately by the owner when the same become due and payable.

Section 7

Regulations may be Promulgated by the Association

Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Directors of the association. All such regulations and amendments thereto shall be approved by a vote of not less than seventy-five percent (75%) of all unit owners. Copies of such regulations and amendments thereto shall be furnished by the association to all unit owners and residents of the condominium upon request.

Section 8

Reservation of Developer's Rights

Notwithstanding anything to the contrary contained anywhere in this Declaration, the developer, until the condominium is completed and all units therein are sold, shall have the right to lease any such unsold units without approval of the association. Such leases shall be for not less than ninety (90) days nor longer than one (1) year. Further, developer may make such use of the unsold units and common areas as may facilitate such sales, including, but not limited to, the maintenance of the sales office, the showing of the property and the display of signs.

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Section 9

Fireworks and Solicitation Prohibited

Fireworks are strictly forbidden anywhere within the condominium project.

Solicitation of any kind on the condominium property is strictly forbidden.

Section 10

Roadways, Speed Limit and Parking

All vehicles of owners regularly driven or parked on the premises must be registered with the manager and properly identified by condominium tag or decal to be furnished by the association.

Lessees will receive a temporary tag on arrival valid for the duration of their lease.

The maximum speed throughout the condominium project is ten (10) miles per hour.

Parking shall not be permitted anywhere upon any of the common elements within the complex except the designated parking area. Parking shall be limited to marked-off parking spaces only.

As has heretofore been stated, each condominium unit shall be assigned one (1) parking space. Guest parking spaces may not be used for parking cars on a permanent basis.

Use of other owners' parkings spaces without their consent is forbidden. Violators will be responsible for any costs involved in moving their vehicle.

Vehicles will be parked inside the marked white lines in such manner as to avoid blocking or restricting the ingress or egress of vehicles to other parking spaces. While away from the premises, the owner's car may be left only in his own assigned parking space. All automobiles must be kept in respectable condition. Such automobiles not kept in a reasonably respectable

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condition may be removed from the premises at the owner's expense by the Directors of the association. No vehicle which cannot operate under its own power shall remain on the condominium premises longer than twenty-four (24) hours.

No repairs may be made to any vehicle on the condominium premises except for limited emergency repairs.

No commercial vehicles shall be parked on condominium property overnight.

Guest and invitees of all unit owners must be instructed by their unit hosts to park in the assigned guest parking spaces provided that this shall not prohibit a guest or invitee to park in the space assigned to a unit owner when permission is granted by the unit owner. Handicapped parking has been designated.

Boat trailers, recreational vehicles, all other types of trailers, and all such other like vehicles shall not be parked on condominium property overnight.

Condominium premises, roadways and parking spaces shall not be used for the purpose of storing, cleaning or repairing boats or other watercraft.

The association and the Board of Directors thereof will not be responsible for any damage to vehicles while on the premises.

Any vehicle parked or used in violation of the rules and regulations hereby established may be towed away at the direction of the Board of Directors of the Association at the owner's expense.

Section 11

Sidewalks and Entrances

The sidewalks and entrances and all of the other common elements shall not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises. No bicycles, wagons, chairs, benches, tables, garbage cans, supplies or any other object of similar type or nature shall be

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permitted to be stored or placed thereon. The association may remove such items or articles immediately without notice to the unit owner or the owner of any such item or article. Violators shall be liable for any costs involved in removing or correcting any of the conditions that may exist that violate these provisions.

Section 12

Buildings, Exterior

Painting, altering or otherwise changing the exterior of any unit or common element without complying with other provisions herein contained and without the prior written consent of the Board of Directors is prohibited.

Nothing shall be affixed to or attached to or hung or displayed or placed upon the exterior of the building (including awnings and storm shutters) without the written consent of the Board of Directors.

Nothing shall be hung from the windows or from any other part of the building or exterior stone walls or trees. No clothesline or other similar devices shall be allowed on any portion of the condominium property. The cleaning of rugs, mops or other articles from windows or the cleaning of rugs by beating them on the exterior part of the building is prohibited.

The unit owner shall not grow any type of plant, trees, shrubbery or vine outside his unit or on any condominium property without written consent of the Board of Directors. This prohibition shall not preclude unit owners from maintaining house plants. The Board of Directors may from time to time amend or change the basic landscaping designs in its direction. Any and all unauthorized plantings will be removed and corrected where necessary.

The unit owner shall not place any furniture or equipment outside of his unit.

O.R. BOOK 570 PAGE 1994

Showing or posting of signs, advertisements or notices of any kind is forbidden. Special permission may be given by the Board of Directors for the posting of signs or notices pertaining to the operation of the condominium and social activities and other related activities pertaining to the condominium.

No television antenna, radio antenna or other like aerials shall be erected outside or on top of any building for any purpose whatsoever.

Owners shall be responsible for the replacement of bulbs and light fixtures that operate from within each unit.

Section 13

Buildings, Interior

Units shall be used only as single-family private dwellings by the owners, family members, social guests and tenants of the owner.

Structural additions or alterations to the interior of the unit without prior consent of the Board of Directors and compliance with the other provisions of this Declaration are prohibited.

Drapes, curtains and light colored liners are permitted on the interior of windows and doors. Under no circumstances shall such lining material as aluminum foil, cardboard, or similar material be permitted on the interior or exterior of windows.

The unit owner shall not permit or suffer anything to be done or kept in the units which will obstruct with the rights of the other unit owners.

Residents shall exercise extreme care in the use of their unit so that other residents are not disturbed. The use of musical instruments, radios, televisions or other sound equipment shall be kept at moderate levels so that other residents will not be disturbed.

O.R. BOOK 570 PAGE 1995

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The unit owner shall not permit or suffer anything to be done or kept in the unit which will increase the rate of insurance upon the condominium property.

The unit owner shall not commit or permit any nuisance, immoral or illegal acts to be maintained or committed in or about his unit or any other condominium property.

The personal property of the unit owner shall be stored within his respective condominium units or storage area and shall not be stored in any halls, breezeways or upon any of the common elements.

Owner shall be held strictly responsible for notifying guests and renters as to the house rules in effect, and violations by guests and lessees and invitees of the owner which cause additional cost to the association shall be assessed to the unit owner.

Section 14

Pets

Pets shall at all times, when outside of the owner's unit, be on a leash not exceeding six (6) feet maximum length. Pets shall be walked and exercised only along the roadway or in the isolated sections of the condominium property away from the common elements, lawn areas, plants and shrub beds. Any excrement accidently dropped in the common elements must be picked up, bagged and moved by the pet owner. The term "pets" shall be construed to be limited to mean cats and dogs not to exceed two (2) "pets" per unit. A pet shall not exceed twenty-five pounds nor twenty-five inches in length.

Any pet causing a nuisance or unreasonable disturbance shall be permanently removed promptly upon written notice given by the Board of Directors.

Failure to obey the rules contained within this section may subject the owner, his guests and lessees to legal action and the

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costs and attorneys' fees incurred by the association shall be assessed against the offending unit(s).

Section 15

Refuse Disposal

All waste material and refuse that is not disposable in individual units must be bagged and contained securely.

The unit owner shall contact the association for special handling and instructions with reference to disposal of the same. A commercial dumpster shall be provided by the association.

Section 16

Employees or Independent Contractors

Employees or independent contractors of the association are not permitted to perform personal services for owners during working hours.

Employees or independent contractors are to be instructed, directed and disciplined by the manager of the employee's immediate superior only. Owners must not issue orders or directions to the employees or independent contractors.

Reports concerning the conduct, activities or work habits of an employee or independent contractor should be filed with the manager in writing.

Section 17

Rentals and Guests During Owner's Absence

All provisions of the Declaration of Condominium, By-Laws and policies set out in these condominium papers relating to the rental of units will be strictly enforced.

A lessee may not sublet units.

O.R. BOOK 570 PAGE 1997

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Section 18

Resale

Prior to finalizing a resale, the owner of the unit to be sold must submit to the association notice of an intent to resell his unit. At that time, there shall be furnished to the association a copy of the sales contract and a membership application for the prospective purchaser. At least thirty (30) days before closing the prospective sale, all purchasers may be interviewed by the Board of Directors of the association.

All provisions of the Declaration of Condominium relating to the resale of units will be strictly enforced. Reference should be made to paragraph XXI of this Declaration of Condominium for provisions pertaining to conveyance of ownership of units.

Section 19

Complaints

All complaints of any nature whatsoever are to be made in writing to the management office.

Section 20

Children

No one under eighteen years of age shall own a condominium unit.

All visiting children shall be supervised by a parent or other responsible adult at all times and shall not be permitted to conduct themselves so as to create a nuisance or disturb other residents of the condominium.

O.R. BOOK 570 PAGE 1998

LAW OFFICES OF SIEGEL & MESSER, P.A. [illegible]

The intent of the regulations listed above is to assure maximum use of the facilities for the benefit of all owners, and exceptions will be made only in keeping with that spirit. These rules are made for the benefit of the condominium community as a whole, and any violation of them may result in a loss of privileges or other penalties at the discretion of the Board of Directors.

XXI.

Transfer of Condominium Units or Parcels

Leasing, Time Share Prohibited

Section 1

Sales and Conveyances

Prior to the sale or transfer of a condominium unit or parcel, any member desiring to sell or transfer shall first submit the name of the proposed purchaser and the contract of sale to the Board of Directors for their approval or disapproval. The Board of Directors shall give its approval or disapproval within thirty (30) days from the date of the submission of the contract of sale. If approved, the approval of the Board shall be in writing and shall be executed in such manner as to entitle it to be recorded in the Public Records of St. Lucie County, Florida. If no action is taken by the Board of Directors within thirty (30) days, the transfer shall be deemed to have been approved by the Board of Directors, and the Board shall provide its written consent upon request of the seller or purchaser, which consent shall be executed in such manner as to entitle it to be recorded in the Public Records of St. Lucie County, Florida.

If the transfer be disapproved, the association shall have thirty (30) days from the date of disapproval within which to purchase the condominium parcel upon the same terms and

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conditions as are contained in the contract of sale submitted by the owner. If the association fails to exercise its option to purchase within thirty (30) days, or has not provided an approved purchaser who executes a contract of sale upon the same terms and conditions within said time, then the unit owner shall be free to sell and convey to the intended purchaser.

The provisions of this section shall not be applicable to any sale made by the developer or its assigns nor to any sale or transfer made by an institutional mortgagee acquiring title as the result of its foreclosure or by voluntary acceptance of the transfer of title in lieu of such foreclosure nor to a purchaser acquiring title through such foreclosure proceedings, nor to any person accepting title in lieu of such foreclosure, nor to sales made pursuant to order or decree of court in connection with the foreclosure of an institutional first mortgage.

Section 2

Leasing

No unit shall be leased or rented by the respective unit owner thereof for transient or hotel purposes which are hereby defined as (A) rentals for less than thirty (30) days or (B) rentals where the occupants of the unit are to be provided services such as room service for food and beverage, maid service, furnishing of laundry, linens and bellboy service. Other than the foregoing, the owner or owners of the respective unit shall have the right to lease the same provided that all such leases are first approved by the association and are made subject to this Declaration, the Articles of Incorporation of the association and the By-Laws of the association. The leasing of a unit shall not relieve the owner thereof from paying his share of assessments.

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Section 3

Exceptions

The provisions of this paragraph XXI shall not apply to:

A. The surviving spouse, lineal descendants, or heirs at law of a unit owner or his devisees under the unit owner's Last Will and Testament who acquire title to the unit of the deceased owner by intestacy or under the Will of the unit owner. Any person acquiring title in either manner shall furnish to the Board of Directors in recordable form such evidence as will legally show the acquisition of title by such person. Such papers or evidence shall be recorded in the Public Records of St. Lucie County, Florida, at the expense of any such person acquiring ownership in the manner herein stated.

B. The restrictions on transfer shall not apply to the surviving spouse of any deceased unit owner where the title to the unit is held by the spouses as tenants by the entirety.

C. These restrictions shall not apply where title to a unit has passed to a joint tenant by right of survivorship where such surviving tenant has previously been approved as an owner. Nor shall the restrictions apply where a joint owner transfers his interest to any other joint owner of a unit who has been previously approved as an owner.

D. The prohibitions against transfer shall not apply to the owner of another unit in the condominium.

Section 4

Time Sharing or Interval Ownership

No time sharing ownership nor interval ownership of any apartment shall be permitted.

XXII.

EQUITABLE SERVITUDES RUNNING WITH THE LAND

All provisions of this Declaration are enforceable equitable

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O.R. BOOK 570 PAGE 2001

servitudes running with the land and are effective until the condominium is terminated.

XXIII.

OFFICIAL RECORDS

A. From the inception of the association, the association shall maintain a copy of each of the following, where applicable, which shall constitute the official records of the association.

1. The plans, permits, warranties, and other items provided by the developer pursuant to F.S. 718.301(4);

2. A photocopy of the recorded declaration of each condominium operated by the association and all amendments thereto;

3. A photocopy of the recorded bylaws of the association and all amendments thereto;

4. A certified copy of the articles of incorporation of the association or other documents creating the association and all amendments thereto;

5. A copy of the current rules of the association;

6. A book or books containing the minutes of all meetings of the association of the board of directors, and of unit owners, which minutes shall be retained for a period of not less than 7 years.

7. A current roster of all unit owners, their mailing addresses, unit identifications, voting certifications, and if known, telephone numbers;

8. All current insurance policies of the association and condominiums operated by the association;

9. A current copy of any management agreement, lease, or other contract to which the association is a party or under which the association or the unit owners have an obligation or responsibility;

10. Bills of sale or transfer for all property owned by the association;

11. Accounting records for the association and separate accounting records for each condominium it operates, according to good accounting practices. All accounting records shall be maintained for a period of not less than 7 years. The accounting records shall include, but are not limited to:

a. Accurate, itemized, and detailed records of all receipts and expenditures.

b. A current account and a monthly, bimonthly, or quarterly statement of the account for each unit designating the name of the unit owner, the due date and amount of each assessment, the amount paid upon the account, and the balance due.

c. All audits, reviews, accounting statements, and financial reports of the association or condominium.

d. All contracts for work to be performed. Bids for work to be performed shall also be considered official records and shall be maintained for a period of 1 year;

12. Ballots, sign-in sheets, voting proxies, and all other papers relating to elections which shall be maintained for a period of 1 year from the date of the meeting to which the document relates;

13. All rental records where the association is acting as agent for the rental of condominium units.

XXIV.

ARBITRATION

Voluntary arbitration of disputes is recommended and, if initiated, will follow the procedures and rules and employ the arbitorators of the Division of Florida Land Sales, Condominiums, and Mobile Homes of the Department of Business Regulation. The decision of an axbitrator shall be final; howevex, such a decision shall not be deemed final agency action. Nothing in

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this provision shall be construed to foreclose parties from proceeding in a trial de novo; if such judicial proceedings are initiated, the final decision of the arbitrator shall be admissible in evidence. Any party may seek enforcement of the final decision of an arbitrator in a court of competent jurisdiction.

XXV.

GENDER

The use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

XXVI.

CAPTION LINES

Caption lines are inserted in this Declaration of Condominium for convenience and reference only and shall not be taken in any way to limit or describe the scope of this Declaration of Condominium or any provision thereof.

XXVII.

SUBMISSION TO CONDOMINIUM

CARLTON VILLAS OF HUTCHINSON ISLAND, a venture of MARTIN-BROWNE INVESTMENTS, INC., the owner in fee simple of the lands described in this Declaration of Condominium does hereby submit said lands to condominium pursuant to the provisions herein contained and exhibits hereto.

XXVIII.

THE CONDOMINIUM ACT OF FLORIDA

All references to the Condominium Act of Florida are to Chapter 718 of the Florida Statutes as it is presently drafted and adopted on the date of this Declaration and does not

incorporate future amendments by reference. This Declaration shall only be amended according to its terms.

EXECUTED this 30 day of June A.D., 1987.

Signed, sealed and delivered in the presence of:

CARLTON VILLAS OF HUTCHINSON ISLAND, a venture of MARTIN-BROWNE INVESTMENTS, INC.

By: Stuart Martin
Stuart Martin, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, an officer duly authorized to take acknowledgments, personally appeared STUART MARTIN, known to me to be the President of MARTIN-BROWNE INVESTMENTS, INC., and I certify that he acknowledged executing the foregoing in the presence of two subscribing witnesses as an act of said corporation under authority duly vested in him by said corporation for and on behalf of corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of June A.D., 1987.

Brenda Burley
Notary Public
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: NOV. 1, 1990,
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Planning Board **6. c.**

Meeting Date: 12/10/2019

Information

REQUESTED ACTION

Conditional Use - Precious Lambs - 1504 Avenue F

LOCATION

1504 Avenue F

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval with Condition

Attachments

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

Form Review

Form Started By: Brandon Creagan Started On: 12/03/2019 03:56 PM

Final Approval Date: 12/04/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, LEED Green Associate, Planner BCC
RE:	**Application for Conditional Use – Precious Lambs** **1504 Avenue F**
BOARD DATE:	December 10, 2019

STAFF REPORT

Owner: Faye Owen
1504 Avenue F
Fort Pierce, Florida 34950

Applicant: Tekeyshia S. Owens-Reid
1505 Avenue F
Fort Pierce, Florida 34950

Applicant's Request: Approval of a Conditional Use to operate a Daycare

Location(s): 1504 Avenue F

Parcel ID: 2404-817-0036-000-5

Future Land Use: Medium Density Residential (RM)

Current Zoning: Medium Density Residential (R-4)

	North	East	South	West
Surrounding Zoning:	R-4	R-4	R-4	R-4
Surrounding FLU:	RM	RM	RM	RM

Utilities: Fort Pierce Utility Authority (FPUA)

Staff Analysis

In accordance to City Code Sections 22-22 and 22-76, the applicant is requesting the review and approval of a Conditional Use in order to convert an existing single-family home into a daycare center at 1504 Avenue F. The City Commission previously approved this application and request on April 16, 2012. The applicant has spent that past seven (7) years bringing the home and property up to the current code. During which time, the Conditional Use approval lapsed. The applicant only requires approval for the use of a daycare on the site as building permits have already been applied for and approved by all departments.

The applicant provided a brief project description and synopsis of the day-to-day operations at the proposed day care. The proposed day care will be limited to 25 children, ages six (6) weeks to 18 months old. The facility will employ six (6) full-time staff members, will operate from 6:30 AM to 5:00 PM, Monday through Friday, and will operate in combination with the existing Precious Lambs Kiddie Kollege, located immediately south at 1505 Avenue F.

Vehicular access to the property is provided via a two-way driveway on North 15th Street. A total of five (5) parking spaces (one of which is handicap accessible) are provided. Pedestrian access is enhanced with sidewalks along Avenue F and North 15th Street.

Pursuant to City Code Section 22-60(j)(1)(a), off-street parking for a commercial use must be illuminated with a minimum average of two footcandles. The applicant has included an "outdoor security light agreement" entered into with the Fort Pierce Utilities Authority (FPUA) on October 28th, 2011 to provide for one 400-watt high-pressure sodium flood light at the subject property. As eight (8) years have passed since this agreement was signed, FPUA does not offer this lighting anymore and instead offers LED lights. Staff is asking that the applicant either provide an update to the lighting proposal that was provided with the 2012 Conditional Use application or provide verification that lighting was installed with the building permit in accordance with City Code 22-60 (j)(1)(a). The subject verification is required prior to the issuance of the Business Tax License for the daycare.

Technical Review Committee

All affected City Departments have reviewed the proposed application for a Zoning Atlas Map Amendment and Future Land Use Map Amendment and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Staff Recommendations

The requested application for Conditional Use with no New Construction meets the criteria as specified in Sections 22-22 and 22-76 of the City Code, is consistent with the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore Staff recommends **APPROVAL** of the request as presented with one condition.

1. The applicant either provide an update to the lighting proposal that was provided with the 2012 Conditional Use application or provide verification that lighting was installed with the approved building permit in accordance with City Code 22-60 (j)(1)(a). The subject verification is required prior to the issuance of the Business Tax License for the daycare.

RECEIVED

OCT 15 2019

CITY OF FORT PIERCE
PLANNING & ZONING

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1504 Ave. F. Ft. Pierce, FL

Parcel ID #(s) 2404-817-0036-0000-5

Project description Daycare

Faye Owens	Tekeyshia Owens
Property Owner(s)	Applicant/Representative, Title, Company
1504 Ave F	1504 Ave F.
Street Address	Street Address
Ft. Pierce FL 34950	Ft. Pierce FL 34950
City State Zip	City State Zip
772-595-9001/359-0254	772-308-3541/475-0055
Phone Number	Phone Number
Preciouslambs001@yahoo.com	Preciouslambskottage1504@yahoo.com
Email Address	Email Address

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

Faye O. Owens 10/14/19

Property Owner(s) Signature(s)

TERRESA PRATT
Notary Public - State of Florida
Commission # FF 936397
My Comm. Expires Nov 16, 2019
Bonded through National Notary Assn.

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 14 day of October, 20 19, by Tekeyshia Owens who is personally known to me or has produced Personally Known as identification.

Terresa Pratt

Signature of Notary

(seal)

TERRESA PRATT
Notary Public - State of Florida
Commission # FF 936[illegible]
My Comm. Expires Nov 1[illegible]019
Bonded through National Nota[illegible]ssn.

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 #_____

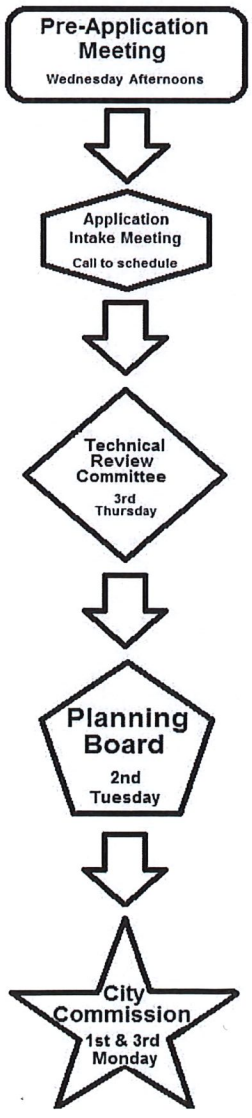
Intake Date Stamp

☐ 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 1087 Parking Spaces: 4

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.

Precious Lambs
1504 Avenue F
Fort Pierce, Fl 34950

May 18, 2011
Re: Conditional Use Review Precious Lambs Daycare

To whom it may concern:

The conditional use of the proposed daycare is being applied for to use as an additional preschool that will accept children from infants (6 weeks min) up to 18 months and will employ 6 fulltime staff members. The proposed daycare has a total of 3 rooms and will house no more than 25 children. Our hours of operation will be M-F 6:30am - 5pm. This location is ideal for working parents and some who are looking for child care right in their neighborhoods. Precious Lambs the existing facility has been providing childcare services for the past 14yrs. We have serviced over 100 families who reside in our neighborhood while employing a fulltime staff. Precious Lambs is located in the northern part of Ft. Pierce. Precious Lambs is a well rounded preschool and dedicated to the best education possible in order to prepare our children for their next level. Precious Lambs consist of three separate buildings each is impeccably maintained. We strive to be the best and our buildings reflect the positive things in our neighborhood. Due to the high number of vacant and or abandoned homes along with the criminal activity in the neighborhood, this proposed daycare will be an asset to the community. We Thank You in advance for your consideration regarding our request for the conditional use project.

"We Can Do Anything Because We are Special"

Sincerely,
Tekeyshia S. Owens/ Director

APPLICATION FOR OUTDOOR LIGHT

RECEIVED DATE

33551000	167700
LOCATION ID	CUSTOMER NUMBER

OWENS, TEKEYSHIA
NAME

1504 AVENUE F
ADDRESS

FORT PIERCE, FL 34950-0000
CITY STATE ZIP

FOR OFFICE USE ONLY

JOB NUMBER
20110041-2

FIXTURES

QTY Avail	QTY Billed	CODE	DESCRIPTION
		OL-100HPS	100W HPS
		OL-150HPS	150W HPS
		OL-250HPS	250W HPS
		OL-400HPS	400 W HPS
		OL-F250HPS	250W HPS FLOOD
	1	OL-F400HPS	400W HPS FLOOD
		OL-F250MH	250W MH FLOOD
		OL-F400MH	400W MH FLOOD
		OL-F1000MH	1000W MH FLOOD
		OL-250MH	250W MH COBRA
		OL-400MH	400W MH COBRA
		OL-C250HPS	250W HPS CONCOURSE
		OL-C400HPS	400W HPS CONCOURSE
		OL-C1000MH	1000W MH CONCOURSE
		OL-T150HPS	150W HPS TF
		OL-T250HPS	250W HPS TF
		OL-T400HPS	400W HPS TF

DECORATIVE FIXTURES

		OL-D70HPS	70W HPS
		OL-D175MH	175W MH
		OL-2-D175W	2 x 175W MH

Tekeyshia A. Owens
Customer's Signature

10/28/11
Date

OUTDOOR SECURITY LIGHT AGREEMENT

Outdoor lights are for year-round outdoor security lighting of yards, walkways and other similar areas. Lights to be served hereunder shall be at locations which are easily and economically accessible to FPUA equipment and personnel for construction and maintenance. FPUA -owned luminaries normally will be mounted on FPUA's existing distribution poles and served from existing overhead wires.

FPUA hereby agrees to supply and the Customer hereby agrees to receive and pay for all power, energy, and service required for the Outdoor Security Lights as listed on the request form and located at the address shown, in accordance with the Company's applicable Rate Schedule OL-I and General Rules and Regulations for Electric Service, or any effective superseding and applicable rate schedule and rules and regulations in effect according to FPUA's approved tariff for the terms of service specified below, and thereafter until canceled by either party.

The Customer hereby grants FPUA the right to enter upon, occupy, and use such areas of the Customer's premises as are necessary to enable FPUA to construct, install, operate, maintain, and repair said electric facilities which are FPUA -owned.

FPUA, while exercising reasonable diligence at all times to furnish service hereunder, does not guarantee continuous lighting and will not be liable for damages for any ,interruption, deficiency or failure of service and reserves the right to interrupt service at any time for necessary repairs to lines or equipment.

If the Customer terminates service before the expiration of the initial term of the agreement, FPUA may require reimbursement for the total expenditures made to provide such service, plus the cost of removal of the facilities installed less the salvage value thereof, and less credit for all monthly payments made for FPUA -owned facilities.

At the Customer's request, FPUA will upgrade to a higher level of illumination without a service charge when the changes are consistent with good engineering practices. The Customer will pay FPUA the net costs incurred in making other lamp size changes. In all cases where luminaries are replaced, the Customer will sign a new service agreement. Billing on the rate for the new luminaire or lamp size will begin as of the next regular billing date. A luminaire may be relocated at the Customer's request upon payment by the Customer of the cost of removal and reinstallation.

FPUA will not be required to install equipment at any location where the service may be objectable to others. If it is found after installation that the light is objectionable, FPUA may terminate the service without obligation or liability.

When FPUA relocates or removes its facilities to comply with governmental requirements, or for any other reason, either the Company or FPUA shall have the right, upon written notice, to discontinue service hereunder without obligation or liability.

TERM OF SERVICE (Check One): __I Year

I (WE) agree to the terms and conditions above. I understand that the listed prices do not include tax, franchise, fuel capacity, conservation, & environmental charges.

CUSTOMERS SIGNATURE: _____ DATE: 10/28/11

FOR FPUA: _____ DATE: 10/28/11

January 27, 2011

STATE OF FLORIDA)

COUNTY OF SAINT LUCIE)

BEFORE ME, the undersigned authority, personally appeared, MAIDO ROCCHETTA who, after being duly sworn, deposes and says as follows:

1. I hereby authorized Tekeyshia Owens with the Driver License # O520-817-78-768-0 to have full power and authority to act on my behalf with the property located at 1504 Avenue F Fort Pierce, Fl 34950.

2. Conduct any business with any institution with respect to this property

3. Perform or negotiate any act necessary in order to get the required license and documentation to open her business at 1504 Avenue F Fort Pierce, Fl 34950.

4. Also I like to clarify that followings persons are not responsible for any work done by any institution or by the city of Fort Pierce:

Faye Owens, Tekeyshia Owens, and Maido Rocchetta

Maido Rocchetta

MAIDO ROCCHETTA/Owner
12361 Sandy Run Rd
Jupiter, Fl 33478

J

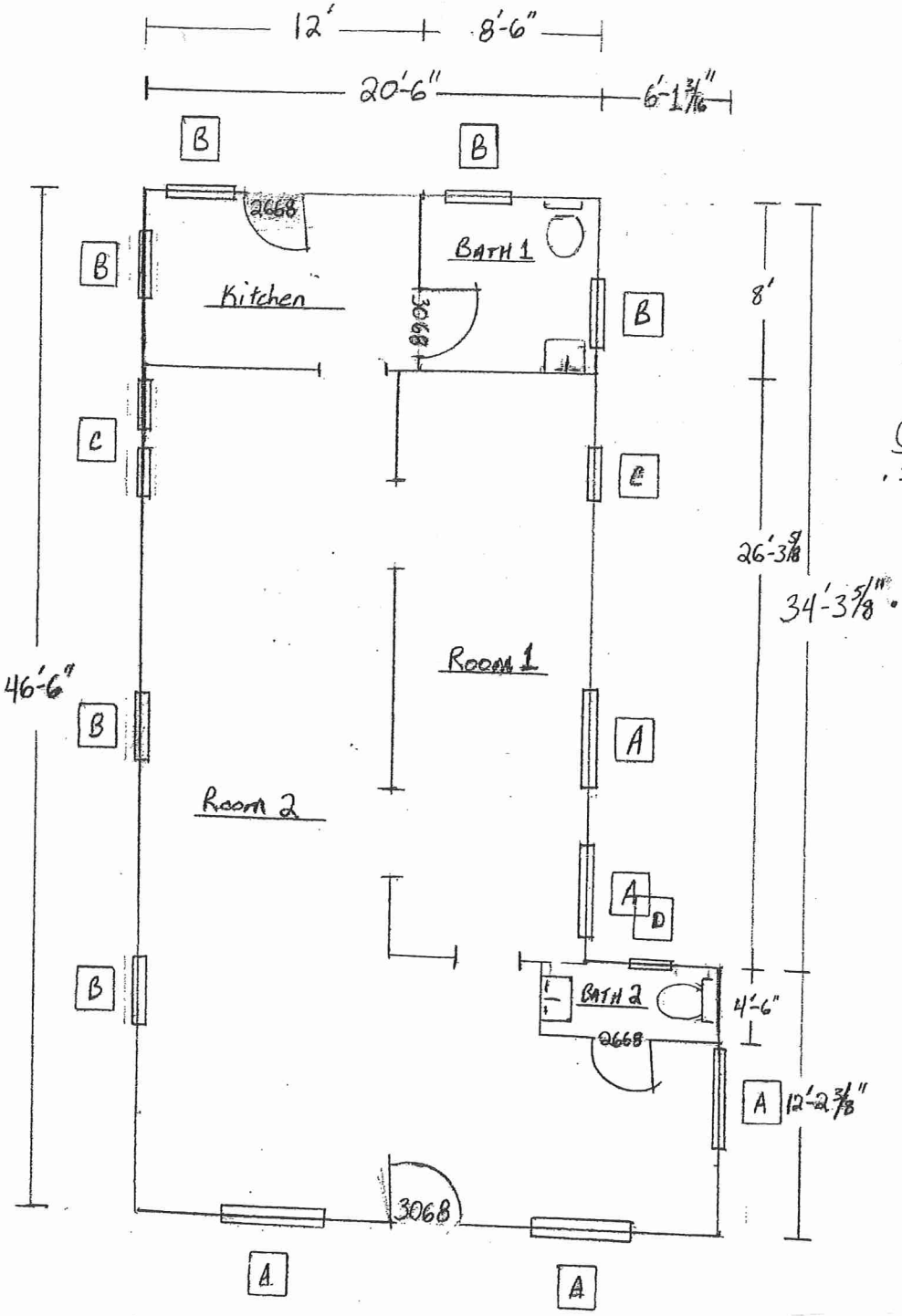
STATE OF FLORIDA)

COUNTY OF SAINT LUCIE))

SWORN TO AND SUBSCRIBE before me ,this 27 day of January, 2011, by MAIDO ROCCHETTA ,who is personally know to me or who has produced a Florida Driver's license as identification.

NOTARY PUBLIC

NADIESKA CELIA LA O
Comm# DD0876079
Expires 3/31/2013
Florida Notary Assn., Inc



Window Schedule

	W	H
A	4'-5"	× 4'-2"
B	3'-2"	× 4'-2"
C	2'-2"	× 3'-2"
D	2'-2"	× 2'-2"

General Notes

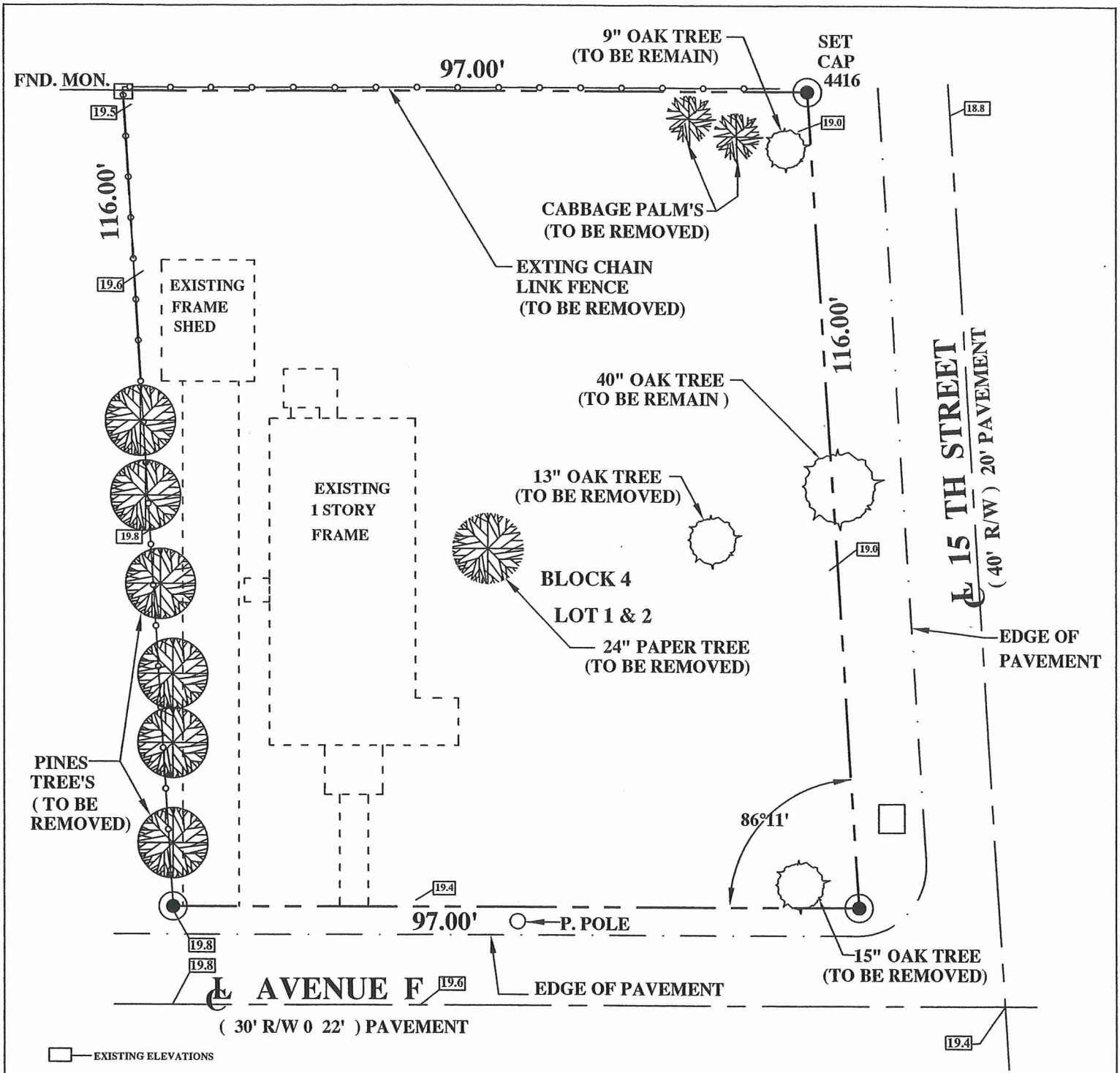
- Floor plan shows condition of existing building.

FLOOR PLAN

1504 Ave. F, Ft. Pierce, FL

Total s.f. = 1027

Scale = 1/8"



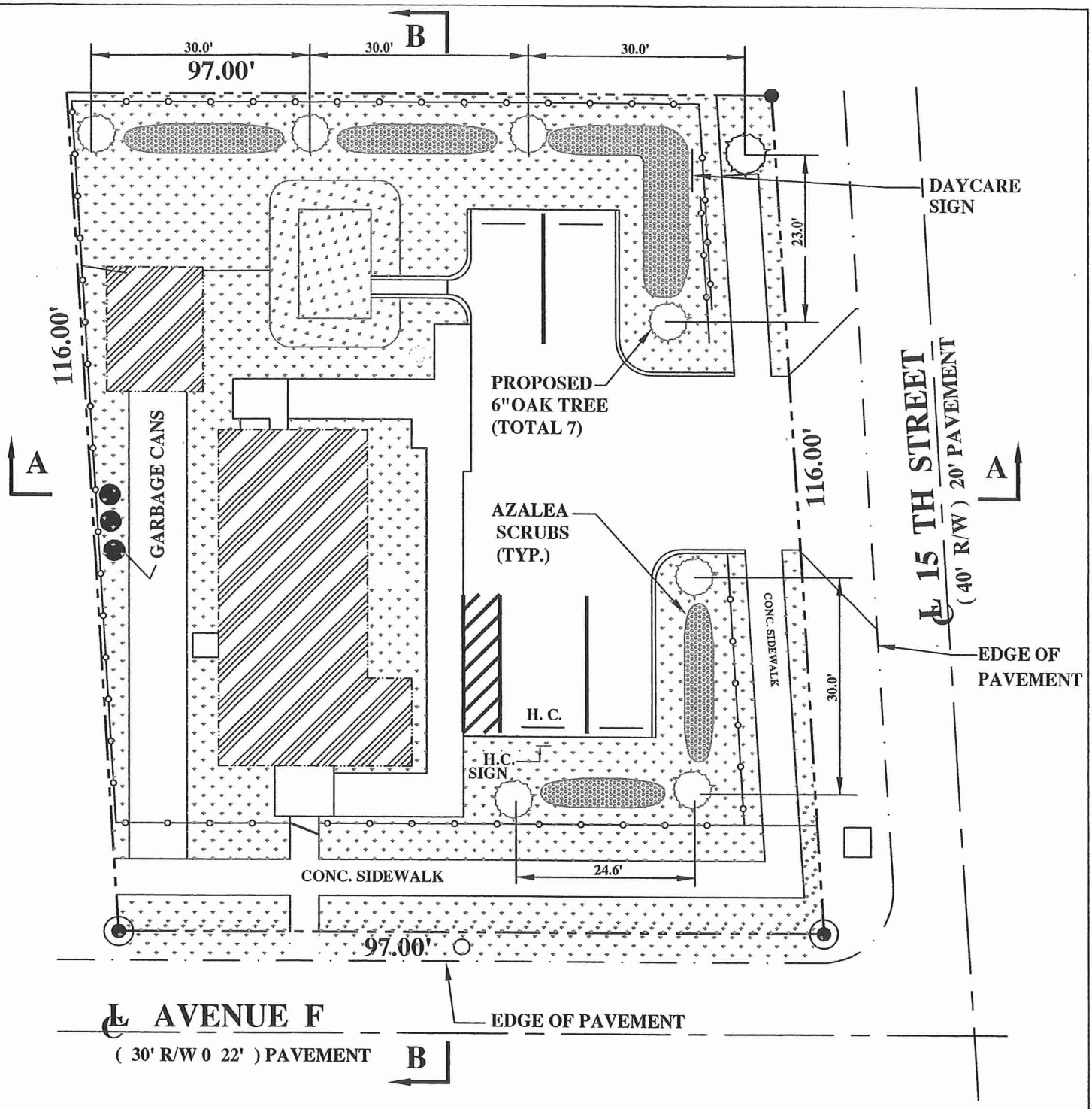
08-18-11	DRAWN TO SCALE	J.W.A.	
DATE	DESCRIPTION	BY	AP.

EXISTING LANDSCAPE

1504 AVENUE F

HERITACE CONTRACTING SERVICES INC.
660 BEACHLAND BLVD.. STE. 204
VERO BEACH, FL. 32963
(772) 216-6612

SCALE 1"=20'	DESIGNED PK		
	DRAWN PK	SHEET 2 OF 5	

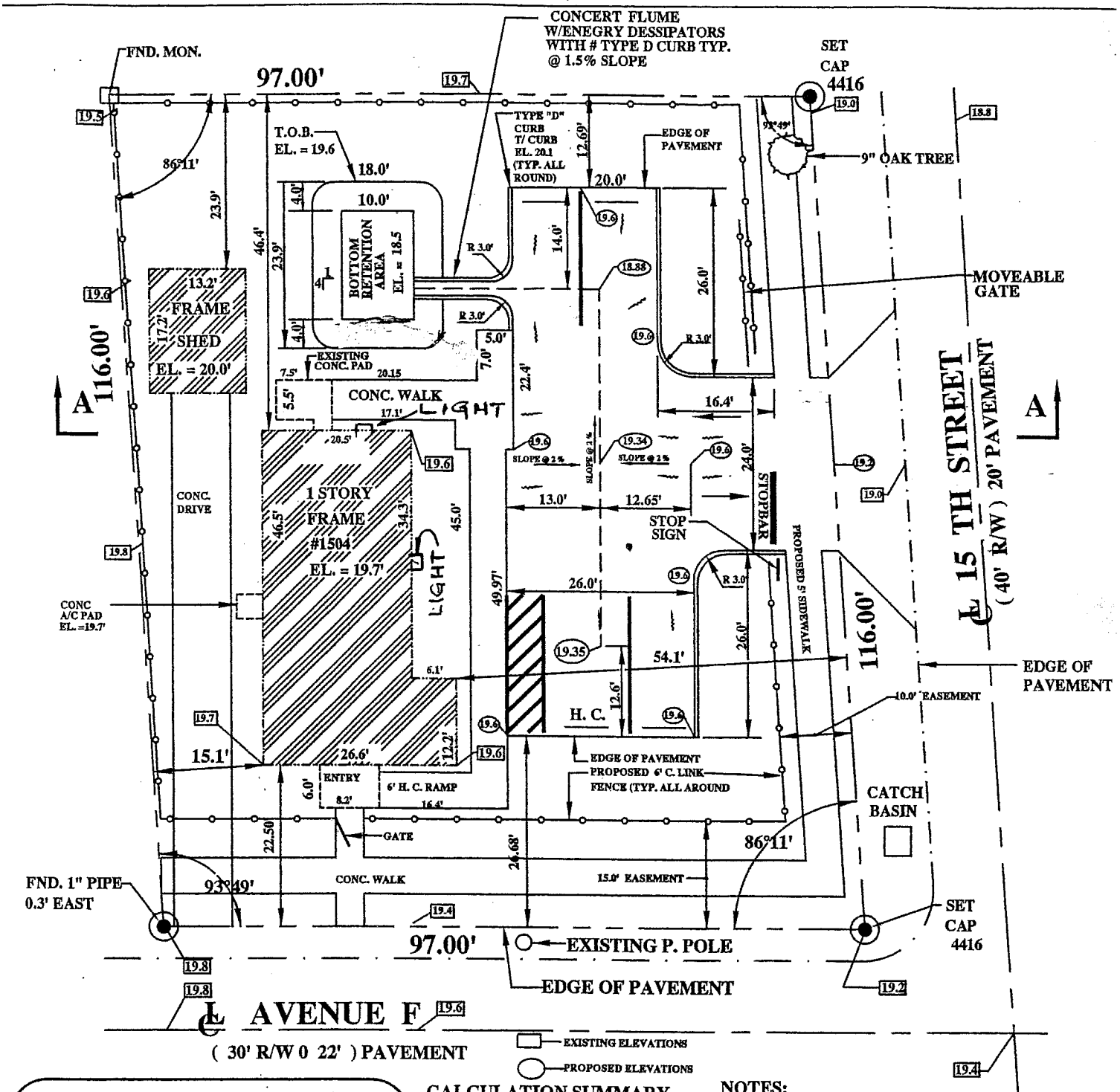


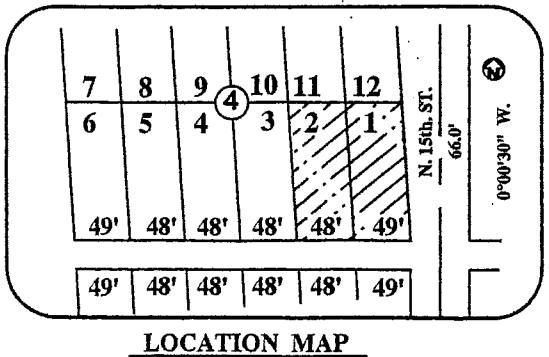
08-18-11	DRAWN TO SCALE	J.W.A.	
DATE	DESCRIPTION	BY	AP.

PROPOSED LANDSCAPE
1504 AVENUE F

HERITACE CONTRACTING SERVICES INC.
660 BEACHLAND BLVD., STE. 204
VERO BEACH, FL. 32963
(772) 216-6612

SCALE 1"=20'	DESIGNED PK	
	DRAWN PK	SHEET 4 OF 5





LOCATION MAP
(NOT TO SCALE)

CALCULATION SUMMARY

PARKING AREA	1916 SQ. FT.
SIDEWALK	907.2 SQ. FT.
TOTAL PROPOSED	2823.2 SQ. FT.
EXISTING BUILDING	1027 SQ. FT.
EXISTING SHED	227 SQ. FT.
TOTAL AREA	11252 SQ. FT.

NOTES:

1. ALL PROPOSED UTILITES SHALL BE PLACED UNDERGROUND
2. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN THE CITY OF FORT PIERCE CODE OF ORDINANCES, SECTION 22 & 17
3. CONCRETE WHEEL STOPS AND CURBING TO COMPLY WITH F. D. O. T. INDEX #300 AND FT. PIERCE
4. ZONING: R-4
5. FLU.: RM

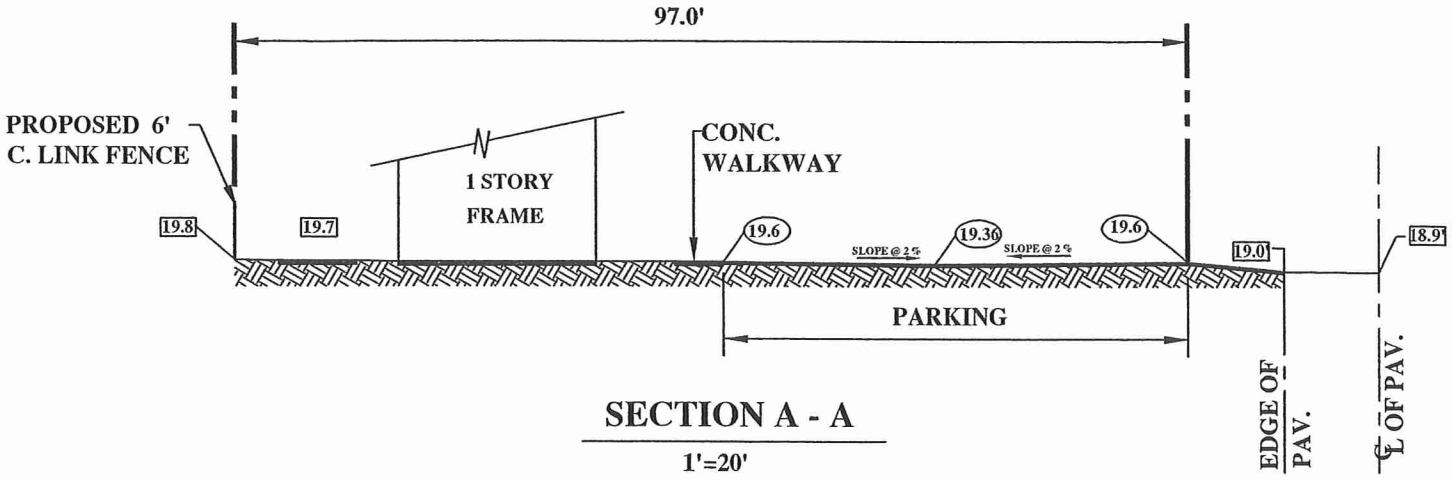
08-28-11	DRAWN TO SCALE	J.W.A.	
DATE	DESCRIPTION	BY	AP.

PROPOSED SITE PLAN

1504 AVENUE F

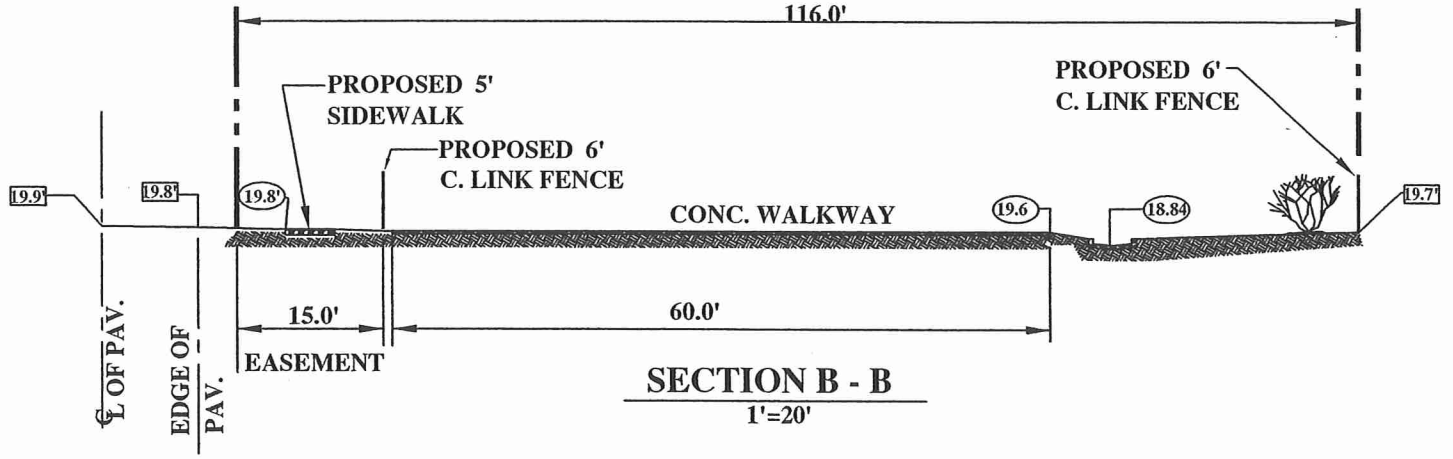
HERITAGE CONTRACTING SERVICES INC.
660 BEACHLAND BLVD., STE. 204
VERO BEACH, FL. 32963
(772) 216-6612

SCALE 1"=20'	DESIGNED PK		
	DRAWN PK	SHEET 3 OF 5	



SECTION A - A

1'=20'



SECTION B - B

1'=20'

EXISTING ELEVATIONS

PROPOSED ELEVATIONS

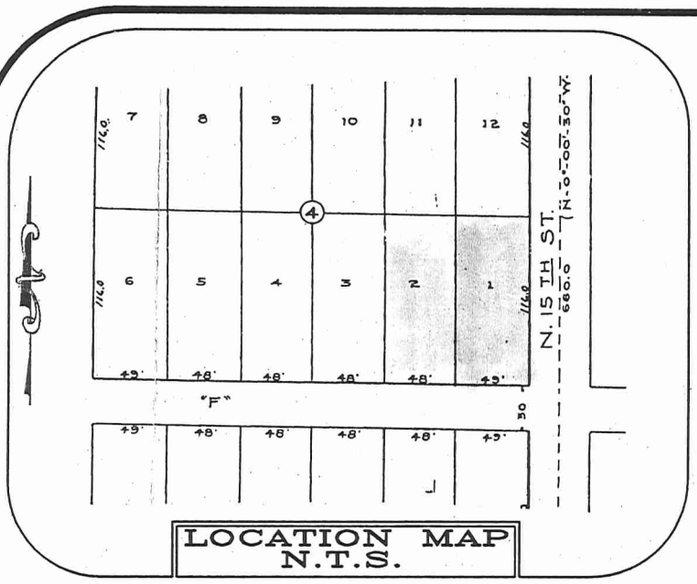
08-18-11	DRAWN TO SCALE	J.W.A.	
DATE	DESCRIPTION	BY	AP.

SITE PLAND

1504 AVENUE F

HERITACE CONTRACTING SERVICES INC.
660 BEACHLAND BLVD., STE. 204
VERO BEACH, FL. 32963
(772) 216-6612

SCALE	DESIGNED	
1"=20'	PK	
	DRAWN	SHEET
	PK	5 OF 5



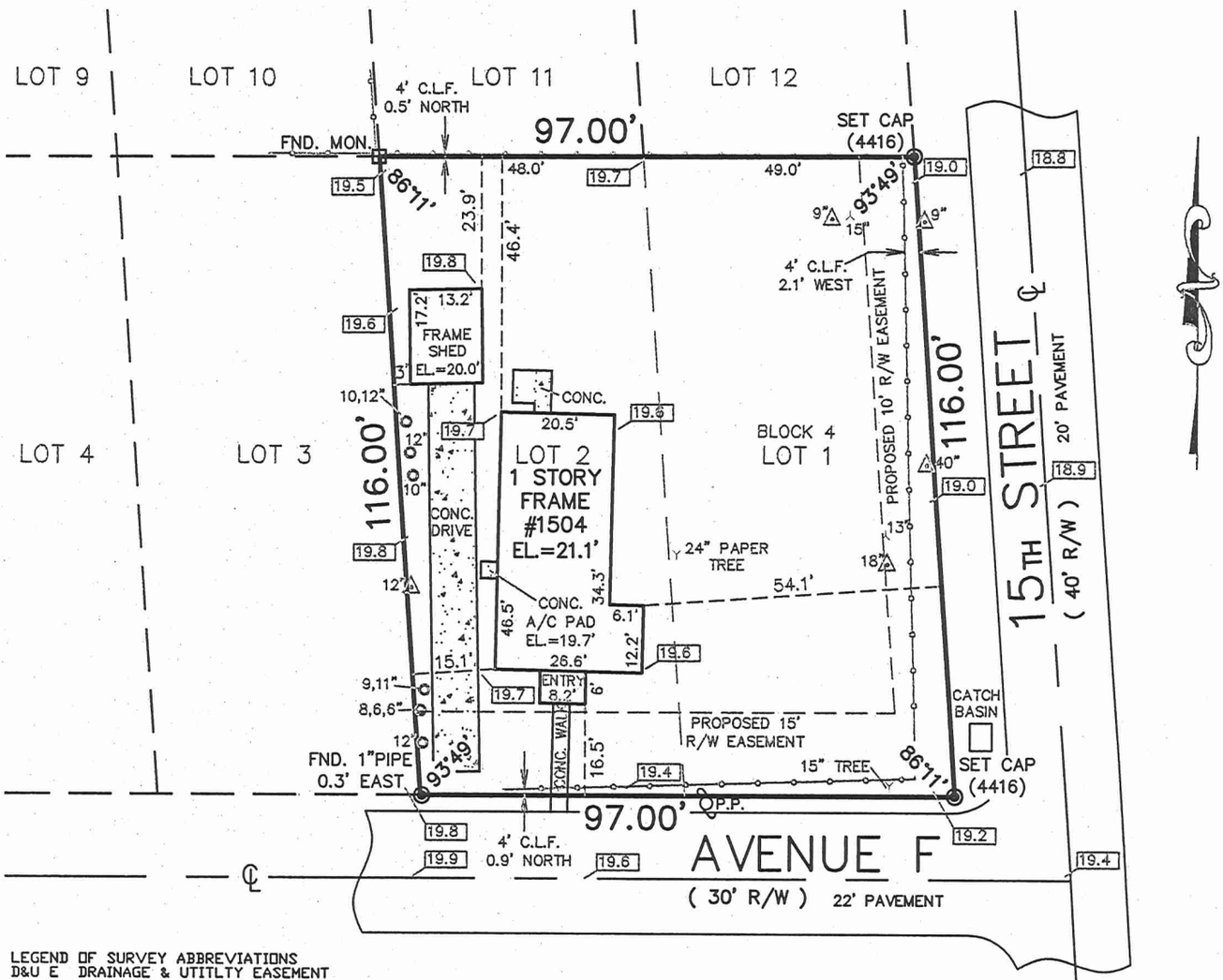
LEGAL DESCRIPTION: ALL OF LOTS 1-2, BLOCK 4, SERVICE HOME BUILDERS, INC. S/D ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE CO., FLORIDA SAID LANDS LYING IN ST. LUCIE CO., FLORIDA.
CONTAINING 0.26 ACRES MORE OR LESS.

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. NORTH ARROW SHOWN HEREON IS BASED ON RECORD PLAT.
3. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS.
4. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.G.V.D. (1929), UNLESS OTHERWISE NOTED.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
6. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.

CERTIFIED TO:
MAIDO ROCCEHETTA

FLOOD ZONE: X, PANEL NO. 12111C0179 G



LEGEND OF SURVEY ABBREVIATIONS

D&U E	DRAINAGE & UTITLTY EASEMENT		
20.0	ASBUILT ELEVATION	C.L.F.	CHAIN LINK FENCE
D	DELTA	FND	FOUND
A/C	AIR CONDITIONER	I.P.	IRON PIPE
BLK	BLOCK	I.R.	IRON ROD
B.M.	BENCHMARK	L	LENGTH
B.B.	BEARING BASE	M	MEASURED
C	CALCULATED	N&D	NAIL & DISK
CB	CHORD BEARING	OHW	OVERHEAD WIRES
CD	CHORD DISTANCE	P	PLAT
C.B.S.	CONCRETE BLOCK STRUCTURE	PRM	PERMANENT REFERENCE MONUMENT
		PP	POWER POLE
℄	CENTERLINE	R	RADIUS
CLR	CLEAR	R/W	RIGHT OF WAY
CONC.	CONCRETE	WM	WATER METER
		⇄	COMBINED LOTS

TREE LEGEND:
△ = OAK TREE
○ = AUSTRALIAN PINE
⅄ = PALM TREE

NOTE: ALL SET CAPS LABELED PSM WEH 4416 ARE SUPPORTED WITH AN 18" LONG #5 REBAR

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

9/2/11
DATE SIGNED

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

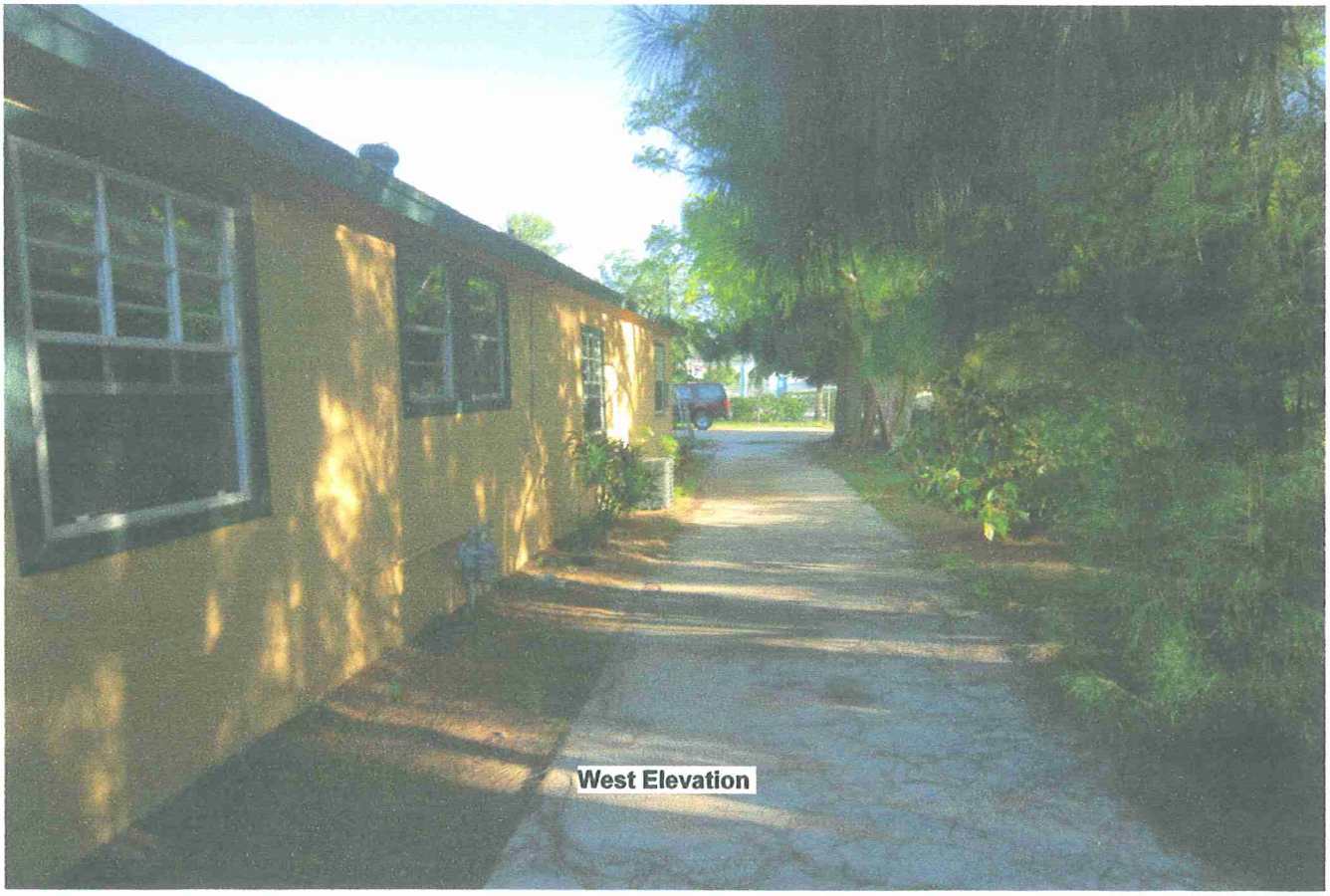
HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
SURVEYING & MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446

SURVEY TYPE: BOUNDARY	DATE:	INT.	REVISIONS:
DRAWN BY: J.D.J.	8/15/11	JDJ	SHOW PROP. DEDICATION
CHECKED BY: W.E.H	9/2/11	JDJ	REVISE VERBAGE
FIELD BOOK: 309			
PAGE NO: 67			
FIELD DATE: 5/11/10			
SCALE: 1"=30'			
JOB NO: 10-068			

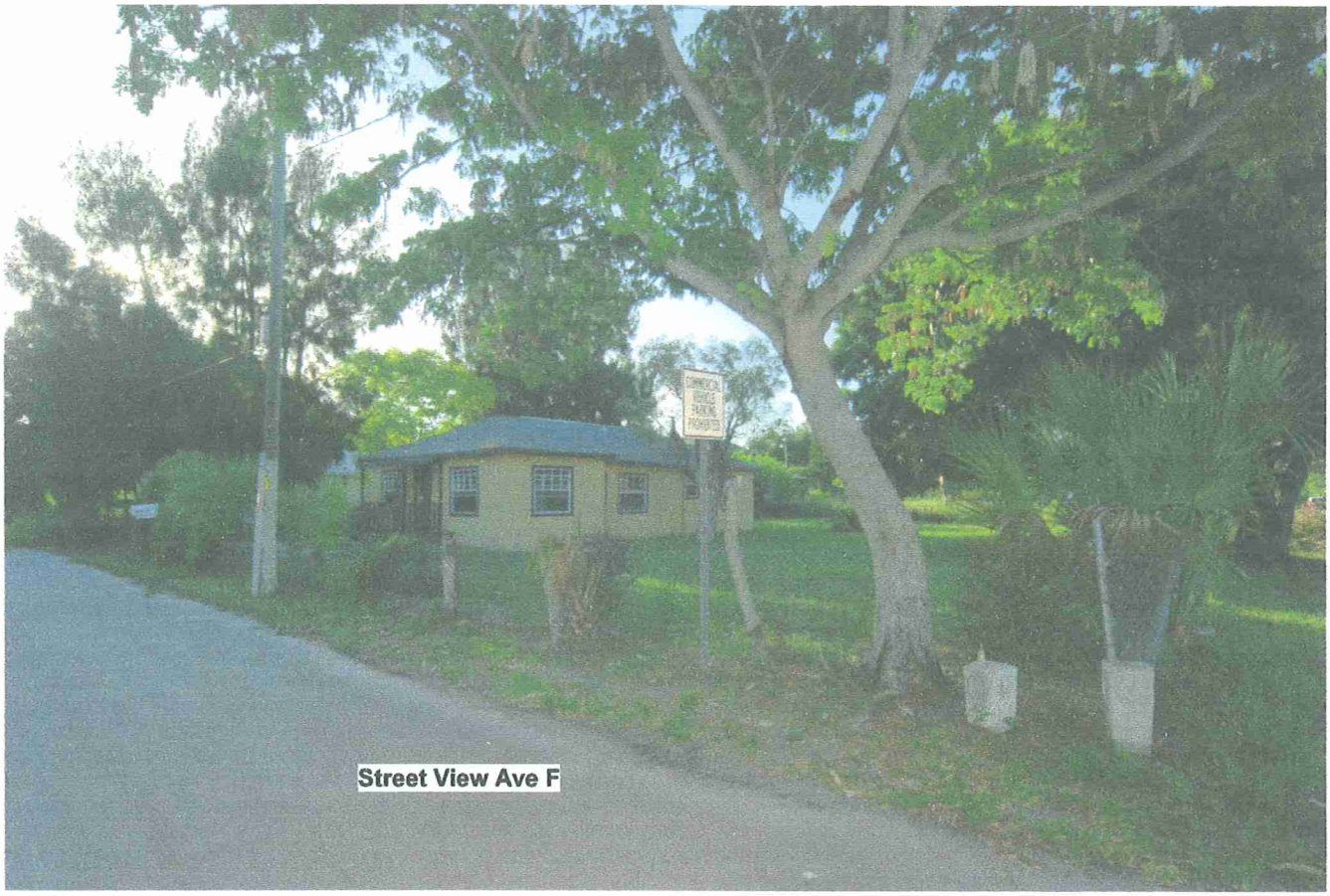
North Elevation

East Elevation

South Elevation



West Elevation


Street View Ave F

CITY OF FORT PIERCE
Florida

OFFICE OF THE CITY CLERK
CITY HALL, 100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
TEL (772) 460-2200
FAX (772) 489-4142
www.cityoffortpierce.com

RECEIVED
APR 17 2012
CITY OF FORT PIERCE
PLANNING & ZONING

April 18, 2012

Ms. Faye Owen
1504 Avenue F
Fort Pierce, FL 34950

Dear Property Owner:

At their meeting on April 16, 2012, the City Commission of the City of Fort Pierce held a Public Hearing on the Application for Conditional Use which you submitted to convert an existing single family home into the Precious Lambs Day Care center at 1504 Avenue F in Fort Pierce, Florida.

After discussion, the City Commission passed a motion to approve the Conditional Use with the following conditions: (1) The applicant shall submit a sketch and legal description and the applicable Owner & Encumbrances title search for the 15th Street and Avenue F easements prior to issuances of a building permit; (2) The applicant shall record said easements prior to the issuance of a City Business Tax Receipt; (3) The applicant shall have a lighting survey conducted in order to assess the site's existing illumination levels, and if necessary, have additional lighting installed in order to meet minimum City Code requirements prior to issuance of a City Business Tax Receipt.

Very truly yours,

Cassandra Steele, CMC
City Clerk

/cs

cc: Assistant Planning Director
Tekeyshia Owens-Reid (Representative)

CITY OF FORT PIERCE - OFFICE OF THE CITY ATTORNEY

MEMORANDUM

TO: David Carlin, Planning and Zoning Manager

FROM: Karen Emerson, Esq., Assistant City Attorney

THROUGH: Robert V. Schwerer, Esq., City Attorney RVS

SUBJECT: RIGHT OF WAY DEDICATION DEED

DATE: April 9, 2013

Attached is the right of way dedication deed for execution by Faye Owen. After it has been executed please return it to our office for recording.

While Treasure Coast Title updated the O & E title search at our request they have informed our office that they have not been engaged by Ms. Owen to provide the required title policy to the City. Staff will need to remind Ms. Owen that this obligation to the City must be fulfilled and obtain the policy.

Karen Emerson, Esq.
Assistant City Attorney

attachment

cc: Robert Bradshaw, City Manager [w/out attachments]
Cassandra Steele, City Clerk [w/out attachments]
Marc Meyers, Building Official [w/out attachments]
Jack Andrews, City Engineer

This Instrument Prepared By:
Robert V. Schwerer, City Attorney
Office of the City Attorney
City Hall
100 North U.S. 1
Fort Pierce, FL 34950

Please Return To:
Robert V. Schwerer., City Attorney

RIGHT-OF-WAY DEDICATION

THIS INDENTURE made this _____ day of April, 2013 by **Faye Owen.**, a single woman, party of the first part, in favor of the **City of Fort Pierce**, a municipal corporation, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten and NO/100 ($10.00) Dollars, and other valuable considerations to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to said party of the second part, and the party of the second part's successors and assigns, including its successors in title, a RIGHT-OF-WAY DEDICATION of the following described land, lying and being in St. Lucie County, Florida, to-wit:

LANDS DESCRIBED IN EXHIBIT "A" CONSISTING OF
2 PAGES ATTACHED HERETO AND MADE A PART HEREOF;
SKETCH INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY

Parcel Id. No.: 2404-817-0036-000/5

This dedication is made for the purpose of giving and granting to the party of the second part, its successors and assigns, including its successors in title, the most northerly five feet of grantor's property for road purposes or any valid public purpose by any governmental authority over and upon said lands above described; and the said party of the first part does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under party of the first part.

This dedication shall benefit the lands owned by the party of the second part and shall be fully assignable by said party of the second part.

IN WITNESS WHEREOF, the said party of the first part hereunto set its hand and seal this the day and year first above written.

WITNESSES:

_____
Signature

_____
Print name

_____
Signature

_____
Print name

Owner

_____
Faye Owen

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **Faye Owen**, named as party of the first part, and that he acknowledged executing the same in the presence of two subscribing witnesses and who has produced the following as identification: _____.

WITNESS my hand and seal in the State and County last aforesaid this _____ day of April, 2013.

_____
Notary Public, State of Florida
My commission expires: _____

LEGAL DESCRIPTION

THE EAST 10.00 FEET OF LOT 1 AND THE SOUTH 15.00 FEET OF LOTS 1 AND 2 ACCORDING TO OF THE PLAT OF SERVICE HOME BUILDERS, INC. SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2,465 SQUARE FEET, MORE OR LESS.

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

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

9/28/12

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

tabbies

EXHIBIT
"A"
Page 1 of 2

DESCRIPTION
OF
EASEMENT

File: 12-279s&d ease.dwg
Date: 9-28-2012
Tech: GLM

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4266

\Proj-2012\12-279 lots 1-2 block 4\survey\12-279s&d ease.dwg, 9/28/2012 1:30:08 PM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

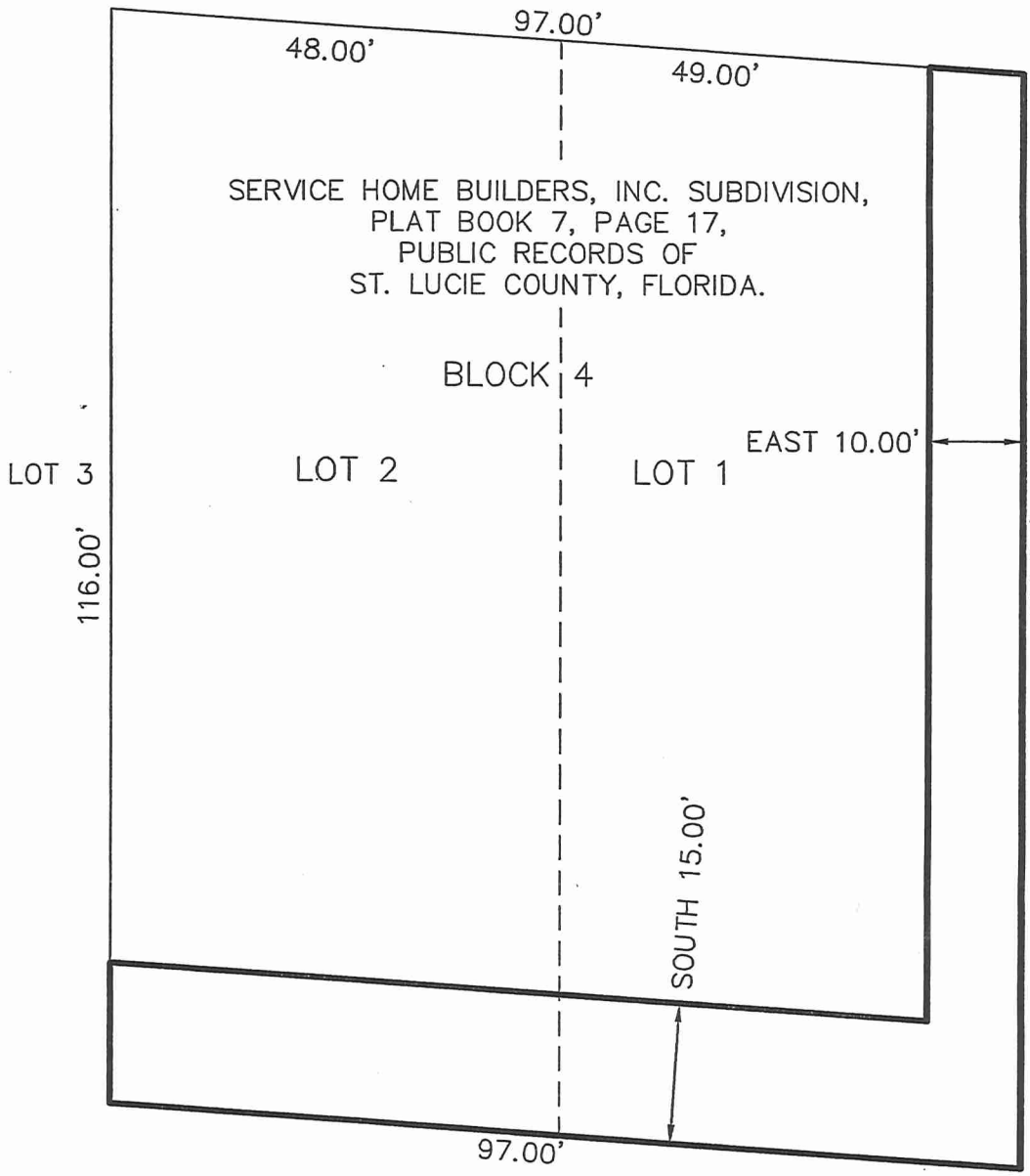


EXHIBIT
"A"
page 2 of 2
tabbies

Sheet 2 of 2

SKETCH OF DESCRIPTION

OF

EASEMENT

File: 12-279s&d ease.dwg
Date: 9-28-2012
Tech: GLM

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

\Proj-2012\12-279 lots 1-2 block 4\survey\12-279s&d ease.dwg, 9/28/2012 1:29:39 PM

Alicia Rosenthal

From: Tracy Telle
Sent: Tuesday, October 15, 2019 4:30 PM
To: Alicia Rosenthal
Cc: preciouslambs001@yahoo.com
Subject: Precious Lambs Daycare - 1504 Avenue F

Alicia,

Please accept this email as verification that the Conditional Use application for the above referenced site does not require a submittal to this department of an updated, signed and sealed, survey.

Thank you,

Tracy S. Telle | Assistant City Engineer | City of Fort Pierce
Engineering Department
Phone: 772.467.3776 Fax: 772.460.6847 100 North U.S. 1, Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
Florida

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

OCCUPANCY CERTIFICATE

CERTIFICATION OF COMPLIANCE FOR FLORIDA BUILDING CODE SECTION 110.2
CERTIFICATE OF ZONING COMPLIANCE AS PER CITY OF FORT PIERCE ZONING CODE SECTION SEC. 22-139

DATE OF ISSUE 7/10/2019 ZONING CLASSIFICATION R-4

ADDRESS: 1504 AVENUE F PARCEL# 240481700360005 PERMIT# 18-918

DESCRIPTION OF PORTION OF STRUCTURE CERTIFICATE APPLIES TO: **Change of use R to E**

OWNERS NAME: Faye Owen OWNERS ADDRESS: 1702 N 16th Ct. Fort Pierce, Fl 34950

FBC CODE EDITION 2017 6th Edition USE GROUP E CONSTRUCTION TYPE VB

OCCUPANT LOAD N/A SPRINKLER SYSTEM: PROVIDED (N/A) REQUIRED (N/A)

HAZARD CLASSIFICATION N/A AISLE WIDTH AS DETERMINED BY SPRINKLER DESIGN N/A

SPRINKLER AND STANDPIPE DEMAND AT BASE OF RISER N/A PSI

For structures in special flood hazard areas, documentation of the as-built lowest floor elevation has been provided and is retained in the records of the Fort Pierce Building Department.

THE DESCRIBED PORTION OF THE STRUCTURE HAS BEEN INSPECTED FOR COMPLAINCE WITH THE REQUIREMENTS OF THIS CODE FOR THE OCCUPANCY AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED AS PER THE FLORIDA BUILDING CODE.

Paul Thomas 7/10/2019

Paul Thomas, Building Official Date

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

November 1, 2019

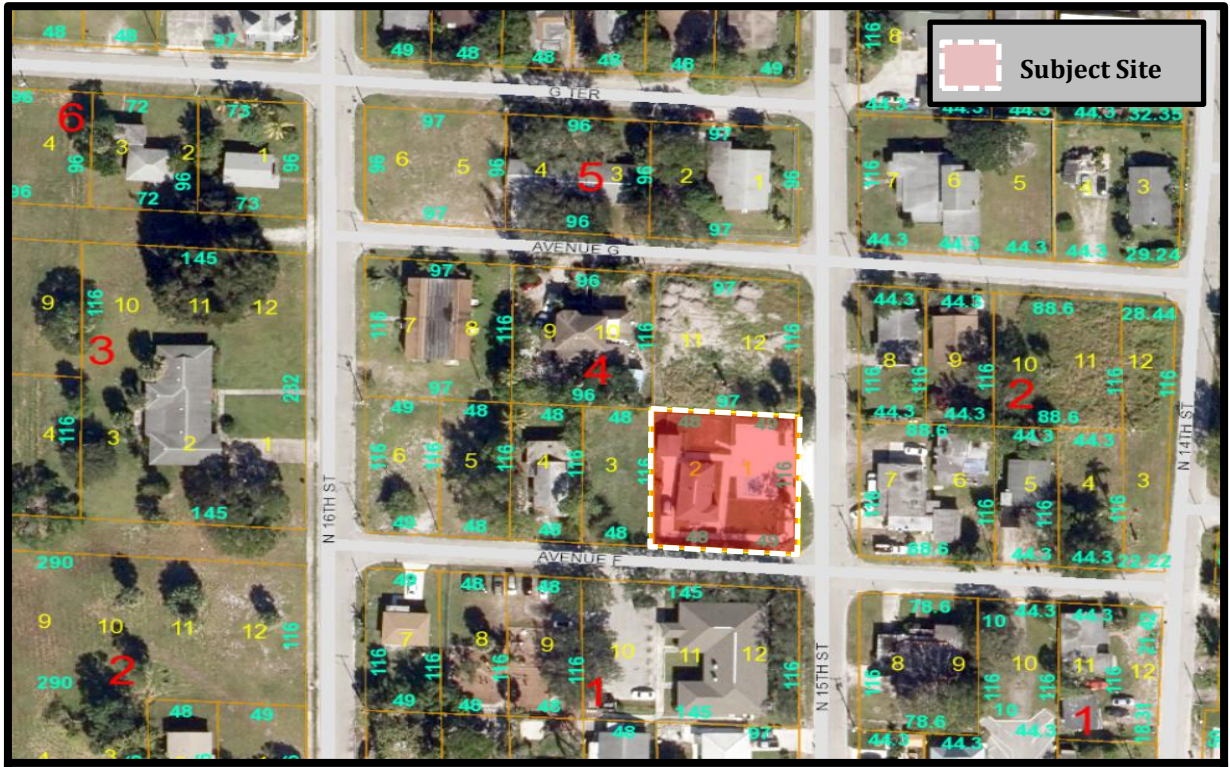
Precious Lambs Daycare
1504 Avenue F
Fort Pierce, FL 34950

Dear Tekeyshia Owens,

Your Application for Temporary Use has been approved by the Planning Department on November 1, 2019. You are authorized to operate a daycare at 1504 Avenue F while the formal application makes its way through the Conditional Review Process. This Temporary Use is valid for 4 months from November 1, 2019 through March 1, 2020.

Sincerely,

Brandon C. Creagan
LEED Green Associate, Planner



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use with No New Construction
1504 Avenue F
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use with No New Construction
1504 Avenue F
Future Land Use Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use with No New Construction
1504 Avenue F
Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

November 22, 2019

Tekeyshia Owens
1504 Avenue F
Fort Pierce, FL 34950

SUBJECT: **Precious Lambs – 1504 Avenue F**
TECHNICAL REVIEW PROJECT: # 19-04000015
CONDITIONAL USE

Comments:

1. Verify that the lighting for the property meets City Code 22-60(j)(1)(a). If this was already completed with previous Building Permits, then provide a copy of the permit that shows lighting was added. Or provide an agreement from FPUA for the installation of an LED light on the property.

   Please provide a written response to all TRC comments by December 2, 2019. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
NOV 07 2019
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Precious Lambs Day Care Conditional Use – 1504 Avenue F
TRC No. 19-04000015

DATE : November 7, 2019

This is to advise you that we have completed the review of the following documents as received by this office on November 7, 2019:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Conditional Use 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.

- [ ] See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\P\Precious Lambs Day Care\CU\Submittal No. 1 - 102919\CU Approval - 110719.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 11.21.19
Property Address: 1504 Avenue F
Project Name if Any:
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:

No comments unless additional work is proposed.

Building Official's or Representative's Signature _____ Date: 11/15/19

Planning Board **6. d.**

Meeting Date: 12/10/2019

Information

REQUESTED ACTION

Site Plan and Conditional Use - Independent Classical Charter School - 2900 South Jenkins Road

LOCATION

2900 South Jenkins Road

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval with Conditions

Attachments

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

Form Review

Form Started By: Brandon Creagan Started On: 12/03/2019 05:06 PM

Final Approval Date: 12/04/2019

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Development Review and Design Review**
Independent Classic Charter School
2900 South Jenkins Road

BOARD DATE: December 10, 2019

STAFF REPORT

Property Owner/Applicant: St. Peter Evangelical Lutheran
2900 South Jenkins Road
Fort Pierce FL 34981

Representative: Southcrest Management
8600 Commodity Circle Unit 145
Orlando, FL 32819

Requested Action: Approval of a Conditional Use with No New Construction Design Review for the construction and operation a Charter School

Site Location: 2009 South Jenkins Road

Parcel ID: 2419-333-0001-000-2

Parcel Size: 6.62 acres

Future Land Use: Medium Density Residential (RM)

Current Zoning: Single Family Intermediate Density (R-2)

	North	East	South	West
Surrounding Zoning:	PD/ C-3	PD	PD	(C-3)
Surrounding Future Land Use:	RM/GC	RM	BC	GC

Staff Analysis

In accordance with Sections 22-22, 22-58, 22-59, and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction (Development Review) and Design Review to operate a Charter School to be known as Independent Classic Charter School at 2900 South Jenkins Road. Section 22-22 of the City Code requires that properties zoned Single Family Intermediate Density (R-2) that wish to have Elementary, Middle, or High Schools must first obtain a Conditional Use approval from City Commission. Additionally, as the proposed building will be in excess of 4,000 square feet, the project requires a Development Review process as a major site plan. Lastly, since the project is proposed along a major corridor within the City Limits, Design Review is also required.

The proposed charter school will be specifically located in a proposed one (1)-story building at 2900 South Jenkins Road. The subject property has a Future Land Use Designation of Medium Density Residential (RM) with a compatible zoning classification of Single Family Intermediate Density (R-2).. The properties to the north, south, and east are zoned Planned Development (PD) with one (1) additional property to the north being zoned General Commercial (C-3). The property to the west, which is across South Jenkins Road, is also zoned C-3.

The school will open for the 2020-2021 school year serving grades Kindergarten through 12th with a maximum number of 570 students. When submitted, the proposed school was proposed to have 750 students, but the applicants have since revised the plans reducing the maximum school enrollment. The proposed school will be in operation from Monday through Friday with staggered start times for the various grades. A parent drop-off and pick-up is proposed as a dedicated two-lane driveway that will wrap around the school building. Ingress and egress to and from the site will be with one (1) full access driveway along South Jenkins Road. Students and staff will also have an opportunity to bicycle to the campus with racks provided for this purpose. Meals for the students will be prepared off-site and will be delivered to the school each day, with no food preparation on site.

The proposed charter school will be 30,906 square feet and the parking required for a school is two (2) spaces per classroom pursuant to City Code 22-60(d). The school will have 28 classrooms requiring 56 spaces. The school will be providing a total of 66 spaces, resulting in a surplus of 10 spaces.. The school is required to provide bicycle parking at a ratio of one (1) space per every 10 parking spaces pursuant to City Code 22-60(f)(1)(a). Based on the number of parking spaces the applicant would be required to provide seven (7) bicycle spaces and 12 spaces are provided, representing a surplus of five (5) bicycle spaces. The lighting plan provided is fully compliant with City Code 22-60(j)(1)(a), as the site is required to have a minimum average of two (2) footcandles in the parking areas and the plan demonstrates a minimum average of 3.27 footcandles in the parking areas. The landscape plan provided meets the requirements of City Code 22-187, General Landscaping requirements.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

In staff's professional opinion the design will not detract from the build environment and will blend in with its surroundings. The building will have varying roof heights. The building itself is one (1)-story and will offer color schemes and architecture that mimics the Church that occupies the front of the site.

Technical Review Committee
All affected City and County Departments have reviewed the proposed applications for Development Review and Design Review and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation
The requested applications for Development Review and Design Review meets the criteria specified in Sections 22-22, 22-58, 22-59 and 22-76 of the City Code, is consistent with the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Therefore, staff recommends **APPROVAL** of the proposed applications with the following conditions:

1. The applicant shall construct off-site improvements including, but not limited to, left and right hand turn lanes into the site and any additional improvements deemed necessary by the Traffic review. All offsite improvements within the right-of-way shall be permitted and bonded through St. Lucie County.

2. The applicant has agreed to dedicate seven (7) feet of right-of-ray along South Jenkins Road. Right-of-way shall be conveyed to the County within 90 days of the site plan approval or prior to the issuance of the first building permit, whichever comes first.

3. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location: 2900 Jenkins Rd, Fort Pierce FL 34981

Parcel ID #(s): 2419-333-0001-000-2

Project description: Charter School Facility for Grades K-12

St. Peter Evangelical Luthern	Southcrest Management
Property Owner(s)	**Applicant/Representative, Title, Company**
2900 Jenkins Rd	8600 Commodity Cir #145
Street Address	Street Address
Fort Pierce FL 34981	Orlando FL Orlando
City State Zip	City State Zip
772-708-6823	321-217-9269
Phone Number	Phone Number
ncstr10@aol.com	michael@southcrest.us
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Theodora Ricca

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Orange COUNTY

The foregoing instrument was acknowledged before me this 18 day of Sept, 2019, by Theodora Ricca who is personally known to me or has produced _____ as identification.

Signature of Notary

MICHAEL EZZARD
MY COMMISSION # GG 150592
EXPIRES: February 11, 2022
Bonded Thru Notary Public Underwriters

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

Fees_____Control #_____B. Permit #_____

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

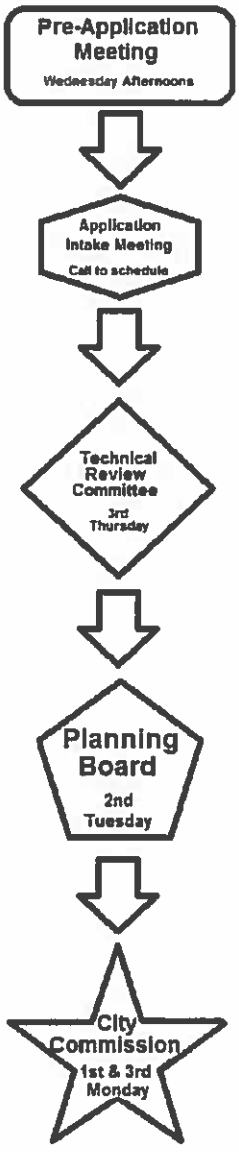
Site Information:

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 2900 Jenkins Rd, Fort Pierce FL 34981
Parcel ID #(s) 2419-333-0001-000-2
Project Description Charter School Facility for Grades K-12

St. Peter Evangelical Luthern	Southcrest Management
Property Owner(s)	Applicant/Representative, Title, Company
2900 Jenkins Rd	8600 Commodity Cir #145
Street Address	Street Address
Fort Pierce FL 34981	Orlando FL 32819
City State Zip	City State Zip
772-708-6823	321-217-9269
Phone Number	Phone Number
ricetr10@aol.com	michael@southcrest.us
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.*

Theodore R Rice
Property Owner(s) Signature(s)

STATE OF FLORIDA -- Orange COUNTY
The foregoing instrument was acknowledged before me this 18 day of Sept, 20 19, by

Theodore Rice who is personally known to me or has produced

_____ as identification.

Signature of Notary

MICHAEL EZZARD
MY COMMISSION # GG 150592
EXPIRES: February 11, 2022
Bonded Thru Notary Public Underwriters

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	General Commercial/ Vacant Land	General Commercial	General Commercial / Medium Density
South	General Commercial/ Vacant Land	General Commercial	Planned Development
East	Medium Density Residential Vacant Land	Medium Density Residential	Medium Density
West	General Commercial/ Vacant Land	General Commercial	General Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Medium Density Residential	SF Intermediate	5 Units / AC	18.68 AC	N/A
****Proposed**	Medium Density Residential	SF Intermediate	30,906 SF	6.62 AC	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot x 30,906 SF = 3,863 GPD
Demand Analysis	Maximum 3,863 GPD x 4 peak factor = 15,452 GPD Peak
Current Zoning/FLU	Total gallons per day 3,863 GPD
**Proposed Zoning/FLU	Total gallons per day 3,863 GPD
**Change in Demand	Total gallons per day 0.00 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 x 30,906 SF = 3,091 GPD
Demand Analysis	Maximum 3,091 GPD X 4 Peak Factor = 12,364 GPD Peak
Current Zoning/FLU	Total gallons per day 3,091 GPD
**Proposed Zoning/FLU	Total gallons per day 3,091 GPD
**Change in Demand	Total gallons per day 0.00 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			

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/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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	In the existing condition the site discharges to the on-site wetland located in the north section of the site. The 25-year 3-day storm Pre vs. Post discharge is 28.71 cfs vs. 20.02 cfs, respectively. In the proposed condition, Pond 1 will discharge to Canal #39 which is owned by the NSLRWCD, and is located south of the project. The maximum discharge volume required by NSLRWCD has been met. The Storm Sewer system has been designed with the 10-year frequency and the tailwater for the storm sewer system is equal to 14.62 ft and is based on the peak stage in Pond 1 from the 5 year 1 day storm event.

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

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

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Charter School		30,906 SF	6.62 AC	4/2020	8/2020

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐Yes ☑No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐Yes ☑No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

MAP OF ALTA/NSPS LAND TITLE SURVEY
FORT PIERCE CHARTER SCHOOL
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

NOT VALID WITHOUT SHEET 2 OF 2

LEGAL DESCRIPTION:
(PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY)

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

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE.

ALSO LESS AND EXCEPT A STRIP OF LAND, 33.00 FEET IN WIDTH, LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE WEST 33.00 FEET OF THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 2681, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:
(PROVIDED BY SURVEYOR FROM A FIELD SURVEY)

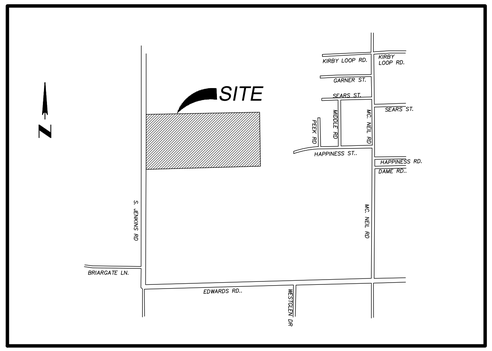
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE, NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE EAST LINE OF SAID SECTION 19; THENCE, NORTH 87°50'48" EAST A DISTANCE OF 73.01 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE POINT OF **BEGINNING**; THENCE, FROM SAID POINT OF **BEGINNING,** NORTH 00°00'02" EAST A DISTANCE OF 620.26 FEET, ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SOUTH JENKINS ROAD; THENCE, NORTH 87°50'48" EAST A DISTANCE OF 1276.85 FEET, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE, SOUTH 00°35'42" EAST A DISTANCE OF 620.05 FEET, ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE, SOUTH 87°50'48" WEST A DISTANCE OF 1283.30 FEET TO THE POINT OF **BEGINNING**.

CONTAINING ±18.21 ACRES

SCHEDULE B-II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **(NOT A SURVEY MATTER)**
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF LAND NOT SHOWN BY THE PUBLIC RECORS. **(NOT A SURVEY MATTER)**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **(NONE FOUND)**
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **(NOT A SURVEY MATTER)**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **(NOT A SURVEY MATTER)**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **(NOT A SURVEY MATTER)**
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. **(NOT A SURVEY MATTER)**
8. TAXES AND ASSESSMENTS FOR YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **(NOT A SURVEY MATTER)**
9. RESOLUTION NO. 88-185 RECORDED IN BOOK 593, PAGE 1675. **(NOT A SURVEY MATTER)**
10. ORDINANCE NO. 88-64 RECORDED IN BOOK 593, PAGE 1796. **(NOT A SURVEY MATTER)**
11. RESOLUTION NO. 97-099 RECORDED IN BOOK 1101, PAGE 279. **(NOT A SURVEY MATTER)**
12. ORDINANCE NO. J-393 RECORDED IN BOOK 1130, PAGE 66. **(NOT A SURVEY MATTER)**
13. RESOLUTION NO. 98-014 RECORDED IN BOOK 1160, PAGE 49. **(NOT A SURVEY MATTER)**
14. RESOLUTION NO. 99-188 RECORDED IN BOOK 1255, PAGE 945. **(NOT A SURVEY MATTER)**
15. AGREEMENT BY AND BETWEEN ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., AND FORT PIERCE UTILITIES AUTHORITY RECORDED IN BOOK 1314, PAGE 324. **(NOT A SURVEY MATTER)**
16. ORDINANCE NO. K-84 RECORDED IN BOOK 1405, PAGE 1325. **(AFFECTS THIS PARCEL - SHOWN ON MAP OF SURVEY)**
17. EASEMENT BY AND BETWEEN ST. PETER EVANGELICAL LUTHERAN CHURCH, INC., AND CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, RECORDED IN BOOK 3173, PAGE 1074. **(AFFECTS THIS PARCEL - SHOW ON MAP SURVEY)**



VICINITY MAP
NOT TO SCALE

TABLE A:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER. **(ON MAP OF SURVEY)**
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. **(ON MAP OF SURVEY)**
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. **(SEE NOTE 13 IN SURVEYORS NOTES)**
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). **(ON MAP OF SURVEY)**
6. (A) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NONE PROVIDED)**
   (B) IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. **(NONE PROVIDED)**
7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. **(ON MAP OF SURVEY)**
   (B) SQUARE FOOTAGE OF:
   (1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. **(ON MAP OF SURVEY)**
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). **(ON MAP OF SURVEY)**
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. **(ON MAP OF SURVEY)**
10. (A) AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES (CLIENT TO OBTAIN NECESSARY PERMISSIONS). **(NONE FOUND)**
    (B) AS DESIGNATED BY THE CLIENT, A DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB (CLIENT TO OBTAIN NECESSARY PERMISSIONS). (NOT ABLE TO ACCOMPLISH THIS TASK). **(NONE FOUND)**
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION), AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: MANHOLES, CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES; WIRES AND CABLES (INCLUDING THEIR FUNCTION, IF READILY IDENTIFIABLE) CROSSING THE SURVEYED PROPERTY, AND ALL POLES ON OR WITHIN TEN FEET OF THE SURVEYED PROPERTY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSSMEMBERS OR OVERHANGS; AND UTILITY COMPANY INSTALLATIONS ON THE SURVEYED PROPERTY. **(NONE FOUND)**

    NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL." **(ON MAP OF SURVEY)**
14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. **(NOT REQUESTED)**
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NONE FOUND)**
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. **(NOT APPLICABLE)**
18. IF THERE HAS BEEN A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, THE SURVEYOR SHALL LOCATE ANY DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND SHOW THEM ON THE FACE OF THE PLAT OR MAP. IF NO MARKERS WERE OBSERVED, THE SURVEYOR SHALL SO STATE. **(ON MAP OF SURVEY)**
19. INCLUDE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDE DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS) (CLIENT TO OBTAIN NECESSARY PERMISSIONS). **(ON MAP OF SURVEY)**

SURVEYOR'S NOTES:

1. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THE LAND IN THE PROVIDED TITLE REPORT.
2. DEED BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE LEGAL DESCRIPTION PROVIDED BY PROPERTYINFO TITLE SEARCH SERVICES.
3. FIELD BEARINGS AND DISTANCES ARE BASED ON THE WEST LINE OF THE SURVEYED PARCEL (BEARING BASE: SOUTH 00°35'42"EAST).
4. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER SJ-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY, WAS TO CONVEY AN ALTA/NSPS SURVEY AND ITS IMPROVEMENTS PLANIMETRICALY. THE REQUIREMENTS FOR AN ALTA/NSPS SURVEY ARE DEFINED IN THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" (EFFECTIVE FEBRUARY 23, 2016).
5. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SJ-17.051 FAC) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED EXCEEDS THIS REQUIREMENT
6. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A SPECTRA PRECISION EPOCH 80 GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
   6.1. THE REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON JULY, 2019.
   6.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
   6.3. HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
7. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
9. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD. THE TITLE REPORT PROVIDED BY PROPERTYINFO TITLE SEARCH SERVICES WAS USED TO CONVEY THE AFOREMENTIONED ITEMS.
10. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY
11. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
12. ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE
13. THIS PROPERTY LIES WITHIN ZONE X OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS ST. LUCIE COUNTY UNINCORPORATED AREAS, FLORIDA. MAP NUMBER 12111C0167J WITH A REVISION DATE OF FEBRUARY 2, 2012.
14. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
15. ALL TYPES, SIZES, LOCATIONS, GRADES, ETC, OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
16. THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES. EXCEPT AS SHOWN THE WETLANDS WERE MARKED BY OTHERS.
17. 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.
18. NO CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED ON THE PROPERTY.
19. NO ENCROACHMENTS WERE FOUND DURING THIS SURVEY.
20. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 1062-4404461. (DATED JUNE 28, 2019 @ 8:00 AM)

SURVEYOR'S CERTIFICATE:

PROPERTY ADDRESS: 2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427.

TO: TAFT MORLEY
AMERICAN CHARTER DEVELOPMENT & FINANCE,
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,7,8,9,10,11,12,13,14,15,16,17,18,19, AND 20 OF TABLE A THEREOF. THIS MAP OF SURVEY SHOWN HEREON IS ALSO IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THE FIELD WORK WAS COMPLETED ON 11-12-19
DATE OF MAP 8-28-19

ANGEL M. BOSQUE-POLANCO, P.S.M. 6581

FLORIDA REGISTERED LAND SURVEYOR AND MAPPER.
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF KPM AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS. ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF KPM, IS PROHIBITED BY LAW.

NO.	REVISION	DATE
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Job No. 19-0150.001	DATE: 8/30/19
Scale AS SHOWN	F.B. KING
Section 19	PAGE: KING
Township 35S	DESGN. N/A
Range 40E	DRAWN: HMD
	CHECKED: AMP

MAP OF ALTA/NSPS LAND TITLE SURVEY
FORT PIERCE CHARTER SCHOOL

KPMFranklin
ENGINEERS – SURVEYORS – PLANNERS
LB No. 3556
1012 Emmett Street, Suite "A" Kissimmee, FL. 34744
Telephone (407) 846-1216 Fax (407) 343-0324
e-mail: survey@kpmfranklin.com

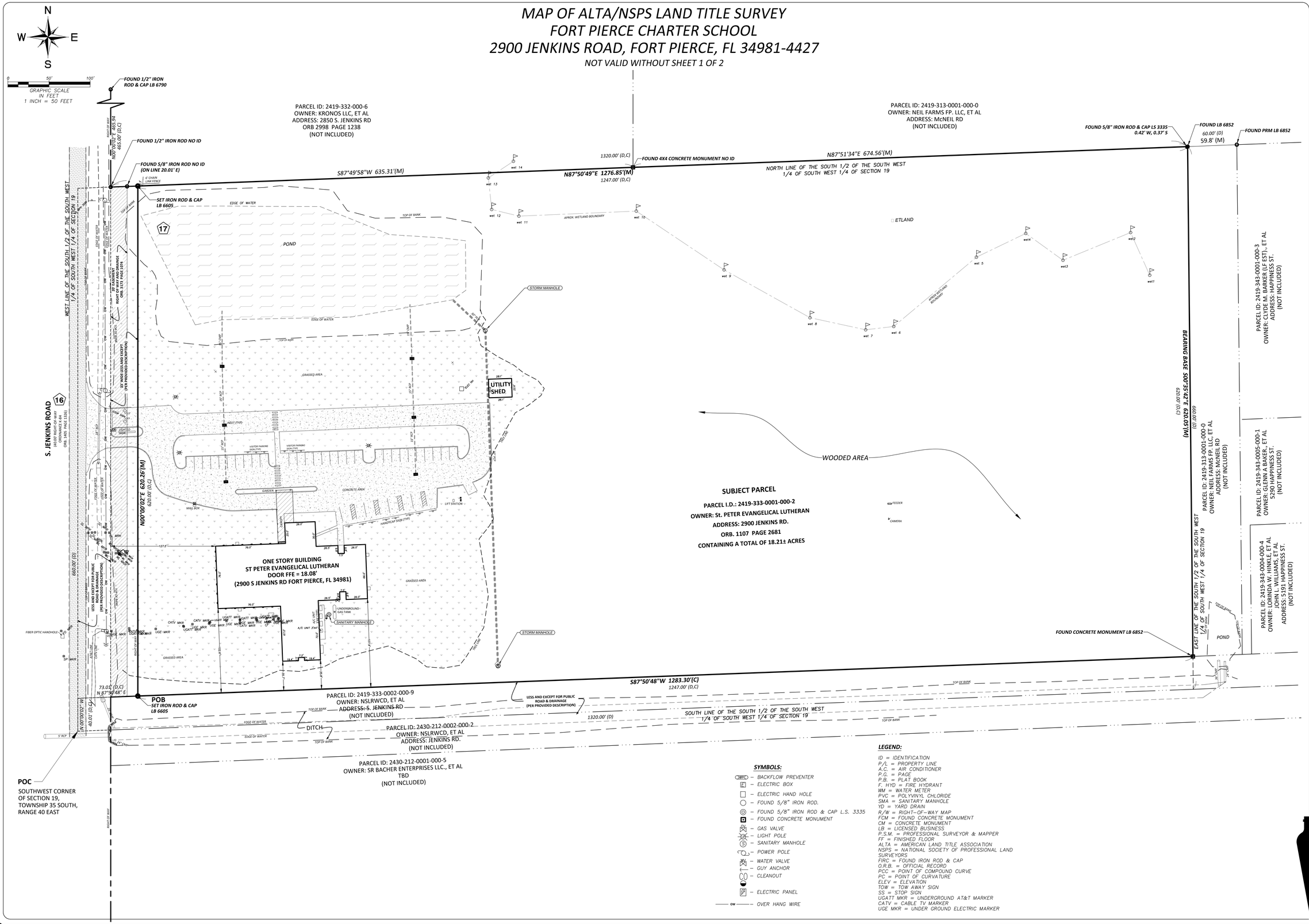
DRAWING

SHEET 1 OF 2

C:\Project Survey Projects\2019\19-0150.001 Fort Pierce Charter School\MAP FORT PIERCE CHARTER SCHOOL - ALTA.dwg, 11/12/2019 11:50:01 AM, JOHN (1).pc3

MAP OF ALTA/NSPS LAND TITLE SURVEY
FORT PIERCE CHARTER SCHOOL
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

NOT VALID WITHOUT SHEET 1 OF 2



SYMBOLS:

- BFPC – BACKFLOW PREVENTER
- E – ELECTRIC BOX
- ELECTRIC HAND HOLE
- FOUND 5/8" IRON ROD.
- FOUND 5/8" IRON ROD & CAP L.S. 3335
- FOUND CONCRETE MONUMENT
- GAS VALVE
- LIGHT POLE
- S – SANITARY MANHOLE
- POWER POLE
- WV – WATER VALVE
- GUY ANCHOR
- CLEANOUT
- E – ELECTRIC PANEL
- ow – OVER HANG WIRE

LEGEND:

ID = IDENTIFICATION
P/L = PROPERTY LINE
A.C. = AIR CONDITIONER
P.G. = PAGE
P.B. = PLAT BOOK
F. HYD = FIRE HYDRANT
WM = WATER METER
PVC = POLYVINYL CHLORIDE
SMA = SANITARY MANHOLE
YD = YARD DRAIN
R/W = RIGHT-OF-WAY MAP
FCM = FOUND CONCRETE MONUMENT
CM = CONCRETE MONUMENT
LB = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
FF = FINISHED FLOOR
ALTA = AMERICAN LAND TITLE ASSOCIATION
NSPS = NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYORS
FIRC = FOUND IRON ROD & CAP
O.R.B. = OFFICIAL RECORD
PCC = POINT OF COMPOUND CURVE
PC = POINT OF CURVATURE
ELEV = ELEVATION
TOW = TOW AWAY SIGN
SS = STOP SIGN
UGATT MKR = UNDERGROUND AT&T MARKER
CATV = CABLE TV MARKER
UGE MKR = UNDER GROUND ELECTRIC MARKER

ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF KPM, IS PROHIBITED BY LAW.

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF KPM AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS.

REVISION	DATE
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Job No. 19-2170.001	DATE: 8/26/19
Scale: AS SHOWN	F.B.: KNG
Section: 19	PAGE: KNG
Township: 35S	DESIGN: N/A
Range: 40E	DRAWN: HMD
	CHECKED: AMP

MAP OF ALTA/NSPS LAND TITLE SURVEY
FORT PIERCE CHARTER SCHOOL

KPMFranklin
ENGINEERS ▪ SURVEYORS ▪ PLANNERS
CA No. 6605 ▪ LB No. 6605
1012 Emmett Street, Suite "A", Kissimmee FL, 34744
Telephone (407) 846-1216 Fax (407) 343-0324
e-mail: survey@kpmfranklin.com

DRAWING

SHEET 2
OF 2

T:\...\Project Survey Projects\2019\19-2170.001 Fort Pierce Charter School\SKC (Survey)\DWT\FIRE STATION 3D MODEL.dwg - ALTA Map, 11/12/2019 11:58:55 AM, JOHN P. MCFARLAND

LOT SPLIT SURVEY w/ IMPROVEMENTS
FORT PIERCE CHARTER SCHOOL
SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

NOT VALID WITHOUT SHEET 2 OF 2

SURVEYOR'S NOTES:

1. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THE LAND IN THE PROVIDED TITLE REPORT.
2. DEED BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE LEGAL DESCRIPTION PROVIDED BY PROPERTY INFO TITLE SEARCH SERVICES.
3. FIELD BEARINGS AND DISTANCES ARE BASED ON THE SOUTH LINE OF THE SURVEYED PARCEL (BEARING BASE: SOUTH 00°35'43"E).
4. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY IS TO CONVEY A LOT SPLIT OR MINOR RE-PLAT OF THE SUBJECT PARCEL.
5. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY ,AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17.051 FAC) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED EXCEEDS THIS REQUIREMENT
6. THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A SPECTRA PRECISION EPOCH 80 GNSS RECEIVER. THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS BASED ON FPRN (FLORIDA PERMANENT REFERENCE NETWORK).
   - 6.1. THE REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON JULY, 2019.
   - 6.2. A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL BETWEEN THE GPS POINTS.
   - 6.3. HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE EAST (901) NAD (NORTH AMERICAN DATUM) 1983/2011ADJ.
7. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
9. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD. THE TITLE REPORT PROVIDED BY PROPERTY INFO TITLE SEARCH SERVICES WAS USED TO CONVEY THE AFOREMENTIONED ITEMS.
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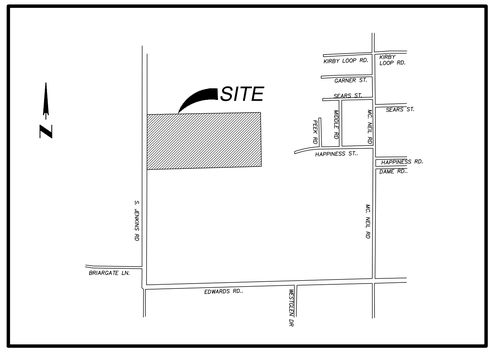
12. ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE
13. THIS PROPERTY LIES WITHIN ZONE X OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS ST. LUCIE COUNTY UNINCORPORATED AREAS, FLORIDA. MAP NUMBER 12111C0167J WITH A REVISION DATE OF FEBRUARY 2, 2012.
14. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
15. ALL TYPES, SIZES, LOCATIONS, GRADES, ETC, OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
16. 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.
17. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 1062-4404461. (DATED JUNE 28, 2019 @ 8:00 AM)



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

(PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY)

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

PARCEL 1

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE.

LESS AND EXCEPT:

ALSO LESS AND EXCEPT A STRIP OF LAND, 33.00 FEET IN WIDTH, LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE WEST 33.00 FEET OF THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1107, PAGE 2681, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

PARENT PARCEL LEGAL DESCRIPTION:

(PROVIDED BY SURVEYOR FROM A FIELD SURVEY)

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE **POINT OF BEGINNING**; THENCE NORTH 00°00'01" EAST A DISTANCE OF 620.26 FEET, ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SOUTH JENKINS ROAD; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 NORTH 87°49'58" EAST A DISTANCE OF 635.31 FEET; THENCE NORTH 87°51'34" EAST A DISTANCE OF 674.56 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 620.15 FEET, ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 1283.49 FEET TO THE **POINT OF BEGINNING**.

CONTAINING ±18.22 ACRES

PROPOSED LOT 1 LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE **POINT OF BEGINNING**; THENCE NORTH 00°00'01" EAST A DISTANCE OF 620.26 FEET, ALONG THE APPARENT EAST RIGHT OF WAY LINE OF SOUTH JENKINS ROAD; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 NORTH 87°49'58" EAST A DISTANCE OF 635.31 FEET; THENCE NORTH 87°51'34" EAST A DISTANCE OF 674.56 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 274.92 FEET, ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°50'48" WEST A DISTANCE OF 809.47 FEET; THENCE SOUTH 01°35'32" EAST A DISTANCE OF 5.74 FEET; THENCE SOUTH 88°07'19" WEST A DISTANCE OF 26.13 FEET; THENCE SOUTH 00°35'42" EAST A DISTANCE OF 50.40 FEET; THENCE SOUTH 00°35'42" EAST A DISTANCE OF 289.14 FEET; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 447.99 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO A 7.00 FEET STRIP OF LAND TO THE WEST TO BE DEDICATED TO RIGHT OF WAY.

CONTAINING ±11.61 ACRES

PROPOSED LOT 2 LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE WEST LINE OF SAID SECTION 19; THENCE NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 87°51'03" EAST A DISTANCE OF 447.99 FEET TO THE **POINT OF BEGINNING;** THENCE NORTH 00°35'42" WEST A DISTANCE OF 289.14 FEET; THENCE NORTH 00°35'42" WEST A DISTANCE OF 50.40 FEET; THENCE NORTH 88°07'19" EAST A DISTANCE OF 26.13 FEET; THENCE NORTH 01°36'32" WEST A DISTANCE OF 5.74 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 809.47 FEET; THENCE SOUTH 00°35'43" EAST A DISTANCE OF 345.23 FEET ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 19; THENCE SOUTH 87°51'03" WEST A DISTANCE OF 835.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING ±6.62 ACRES

PROPOSED ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE, NORTH 00°00'02" WEST A DISTANCE OF 40.01 FEET, ALONG THE EAST LINE OF SAID SECTION 19; THENCE, NORTH 87°50'48" EAST A DISTANCE OF 73.02 FEET, TO THE APPARENT EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 00°00'02" EAST A DISTANCE OF 288.82 FEET ALONG SAID APPARENT EAST RIGHT-OF-WAY TO THE **POINT OF BEGINNING**; THENCE NORTH 00°00'02" EAST A DISTANCE OF 120.09 FEET ALONG THE EASTERLY LINE OF SAID EASEMENT; THENCE NORTH 87°47'49" EAST A DISTANCE OF 419.75 FEET; THENCE SOUTH 02°12'11" EAST A DISTANCE OF 58.82 FEET; THENCE SOUTH 45°01'42" EAST A DISTANCE OF 14.71 FEET; THENCE NORTH 87°50'48" EAST A DISTANCE OF 12.04 FEET TO THE NORTHWEST CORNER OF PROPOSED LOT 2; THENCE SOUTH 00°35'42" EAST A DISTANCE OF 50.40 FEET ALONG THE WEST LINE OF SAID PROPOSED LOT 2; THENCE SOUTH 87°47'49" WEST A DISTANCE OF 445.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING ±1.19 ACRES

THIS MAP OF SURVEY SHOWN HEREON IS ALSO IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ANGEL M. BOSQUE-POLANCO, P.S.M. 6581
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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1012 EMMETT ST. SUITE A
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LB 6605 COA 32059

ISSUE NO.	DATE	ADDRESS COUNTY COMMENTS
8	DATE:	
7	DATE:	
6	DATE:	
5	DATE:	
4	DATE:	
3	DATE:	
2	DATE:	
1	DATE:11/12/2019	

STATUS:

SCALE: 1:50
SECTION: 19
TOWNSHIP: 35S
RANGE: 40E
DATE: 8/16/19
FB: KING
PAGE KING

LOT SPLIT SURVEY w/ IMPROVEMENTS

FORT PIERCE CHARTER SCHOOL
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

CAUTION
0 1/2 1
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

JOHN M. PULICE
PSM 6811

JOB NO.:	19-0170.001
DESIGN:	N/A
DRAWN:	HMO
APPROVED:	JMP
SHEET NO:	1
REV:	

S:___PROJECT SURVEY PROJECTS\2019\19-0170.001 FORT PIERCE CHARTER SCHOOL\LONG (SURVEY)\FORT PIERCE CHARTER SCHOOL -LOT SPLIT-HMO.DWG 11/12/2019

Plotted: Tuesday, November 12, 2019 01:57:00 PM By: Hector Ortiz (C:\Users\Survey Projects\2019\19-0170.001 Fort Pierce Charter School\DWG Survey\FORT PIERCE CHARTER SCHOOL -LOT SPLIT-HMO.dwg, T:\CLOSER\11181\11-664_29417x24.STB) ph1

LOT SPLIT SURVEY w/ IMPROVEMENTS
FORT PIERCE CHARTER SCHOOL
SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

NOT VALID WITHOUT SHEET 1 OF 2

N
W E
S

0 50' 100'
GRAPHIC SCALE
IN FEET
1 INCH = 50 FEET

FOUND 1/2" IRON ROD & CAP LB 6790

PARCEL ID: 2419-332-000-6
OWNER: KRONOS LLC, ET AL
ADDRESS: 2850 S. JENKINS RD
ORB 2998 PAGE 1238
(NOT INCLUDED)

PARCEL ID: 2419-313-0001-000-0
OWNER: NEIL FARMS FP, LLC, ET AL
ADDRESS: McNEIL RD
(NOT INCLUDED)

FOUND 5/8" IRON ROD & CAP LS 3335
0.42' W, 0.37' S

FOUND LB 6852
60.00' (D,C)
59.8' (M)

FOUND PRM LB 6852

RIGHT-OF-WAY
N00°00'02"E 465.94
465.00' (D,C)

FOUND 1/2" IRON ROD NO ID

FOUND 5/8" IRON ROD NO ID
(ON LINE 20.01' E)

6' CHAIN LINK FENCE

N87°49'58"E 635.31' (M)

FOUND 4X4 CONCRETE MONUMENT NO ID

N87°51'34"E 674.56'(M)

NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SOUTH WEST 1/4 OF SECTION 19

WEST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SOUTH WEST 1/4 OF SECTION 19

S. JENKINS ROAD
(40.00' RIGHT-OF-WAY)
(PUBLIC ROAD)
ORB. 1485 PAGE 1126)

SET IRON ROD & CAP LB 6605

EDGE OF WATER

POND

EDGE OF WATER

60' EASEMENT
RIGHT-OF-WAY MAP
ORB. 1373 PAGE 1074

33' WIDE LESS AND EXCEPT (PER PROVIDED DESCRIPTION)

PROPOSED LOT 1

PARENT PARCEL
PARCEL I.D.: 2419-333-0001-000-2
OWNER: St. PETER EVANGELICAL LUTHERAN
ADDRESS: 2900 JENKINS RD.
ORB. 1107 PAGE 2681

PARCEL ID: 2419-313-0001-000-0
OWNER: NEIL FARMS FP, LLC, ET AL
ADDRESS: McNEIL RD
(NOT INCLUDED)

N00°35'42"W 274.92'

PARCEL ID: 2419-343-0001-000-3
OWNER: CLYDE M. BARKER (LF EST)., ET AL
ADDRESS: HAPPINESS ST.
(NOT INCLUDED)

SET IRON ROD & CAP LB 6605

S02°12'11"E 58.82' (M)

N87°47'49"E 419.76'

GRASSED AREA

SET IRON ROD & CAP LB 6605

N87°50'48"E 809.47'

S00°35'43"E 623.91'(M)
(BEARING BASIS)
623.00' (D)

SET IRON ROD & CAP LB 6605

UTILITY SHED

PROPOSED ACCESS & UTILITY EASEMENT
CONTAINING 1.19± ACRES

S45°01'42"E 14.71'

SET IRON ROD & CAP LB 6605

S87°50'48"W 12.04'

N00°35'42"W 50.40'

N01°36'32"W 5.74'

SET IRON ROD & CAP LB 6605

N88°07'19"E 26.13'

SET IRON ROD & CAP LB 6605

SET IRON ROD & CAP LB 6605

N87°47'49"E 445.00'

POB
ACCESS & UTILITY EASEMENT

VISITOR PARKING SIGN (TYP)

GARDEN

CONCRETE AREA

LIFT STATION

HANDICAP SIGN (TYP)

N00°00'02"E 602.27' (M)

N00°00'02"E 288.82'

POB
ACCESS & UTILITY EASEMENT

ONE STORY BUILDING
St. PETER EVANGELICAL LUTHERAN
DOOR FFE = 18.08'
(2900 S JENKINS RD FORT PIERCE, FL 34981)

ELECTRIC TRANSFORMER PAD

A/C UNIT 2TON

A/C UNIT 5TON

UNDERGROUND GAS TANK

SANITARY MANHOLE

40' LESS AND EXCEPT FOR PUBLIC ROAD & DRAINAGE (PER PROVIDED DESCRIPTION)

73.00

80.00

N87°50'48"E 73.02'

POB
PARENT PARCEL & LOT 1

SET IRON ROD & CAP LB 6605

S87°51'03"W 447.99'

PARCEL ID: 2419-333-0002-000-9
OWNER: NSLRWCD, ET AL
ADDRESS: S. JENKINS RD
(NOT INCLUDED)

N00°00'02"W 40.01'

POC
SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST

PARCEL ID: 2430-212-0002-000-2
OWNER: NSLRWCD, ET AL
ADDRESS: JENKINS RD.
(NOT INCLUDED)

PARCEL ID: 2430-212-0001-000-5
OWNER: SR BACHER ENTERPRISES LLC., ET AL
TBD
(NOT INCLUDED)

RIGHT-OF-WAY

N00°35'42"W 289.14'

POB
LOT 2

PROPOSED LOT 2
CONTAINING 6.61± ACRES

S00°35'43"E 345.23'

EAST LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SOUTH WEST 1/4 OF SECTION 19

PARCEL ID: 2419-343-0005-000-1
OWNER: GLENN A BAKER., ET AL
5290 HAPPINESS ST.
(NOT INCLUDED)

PARCEL ID: 2419-343-0004-000-4
OWNER: LORINDA W. HINKLE, ET AL
JOHN L. WILLIAMS, ET AL
ADDRESS: 5311 HAPPINESS ST.
(NOT INCLUDED)

S87°51'03"W 835.50'

FOUND CONCRETE MONUMENT LB 6852

S87°51'03"W 1283.49' (C)
1247.00' (D,C)

40' LESS AND EXCEPT FOR PUBLIC ROAD & DRAINAGE (PER PROVIDED DESCRIPTION)

1320.00' (D)

SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SOUTH WEST 1/4 OF SECTION 19

SYMBOLS:

- BFPD – BACKFLOW PREVENTER
- E – ELECTRIC BOX
- E – ELECTRIC HAND HOLE
- ○ – FOUND 5/8" IRON ROD.
- ◎ – FOUND 5/8" IRON ROD & CAP L.S. 3335
- ◉ – SET 5/8" IRON ROD & CAP L.S. 3335
- ■ – FOUND CONCRETE MONUMENT
- GV – GAS VALVE
- LP – LIGHT POLE
- S – SANITARY MANHOLE
- PP – POWER POLE
- WV – WATER VALVE
- GA – GUY ANCHOR
- CO – CLEANOUT
- E – ELECTRIC PANEL
- OW – OVER HANG WIRE

LEGEND:

ID = IDENTIFICATION
P/L = PROPERTY LINE
A.C. = AIR CONDITIONER
P.G. = PAGE
P.B. = PLAT BOOK
F. HYD = FIRE HYDRANT
WM = WATER METER
PVC = POLYVINYL CHLORIDE
SMA = SANITARY MANHOLE
YD = YARD DRAIN
R/W = RIGHT-OF-WAY MAP
FCM = FOUND CONCRETE MONUMENT
CM = CONCRETE MONUMENT
LB = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
FF = FINISHED FLOOR
ALTA = AMERICAN LAND TITLE ASSOCIATION
NSPS = NATIONAL SOCIETY OF PROFESSIONAL LAND SURVEYORS
FIRC = FOUND IRON ROD & CAP
O.R.B. = OFFICIAL RECORD
PCC = POINT OF COMPOUND CURVE
PC = POINT OF CURVATURE
ELEV = ELEVATION
TOW = TOW AWAY SIGN
SS = STOP SIGN
UGATT MKR = UNDERGROUND AT&T MARKER
CATV = CABLE TV MARKER
UGE MKR = UNDER GROUND ELECTRIC MARKER

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2	DATE:	ADDRESS COUNTY COMMENTS
1	DATE:11/21/2019	

STATUS:

SCALE:	1:50
SECTION:	19
TOWNSHIP:	13S
RANGE:	40E
DATE:	8/16/19
FB:	KING
PAGE	KING

LOT SPLIT SURVEY w/ IMPROVEMENTS

FORT PIERCE CHARTER SCHOOL
2900 JENKINS ROAD, FORT PIERCE, FL 34981-4427

CAUTION
0 1/2 1
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JOHN M. PULICE
PSM 6811

JOB NO:	19-0170.001
DESIGN:	N/A
DRAWN:	KNG
APPROVED:	JMP
SHEET NO:	2
REV:	

S:__PROJECT SURVEY PROJECTS\2019\19-0170.001 FORT PIERCE CHARTER SCHOOL\DWG (Survey)\FORT PIERCE CHARTER SCHOOL - LOT SPLIT-HMO.DWG 11/12/2019

C:\Project Survey Projects\2019\19-0170.001 Fort Pierce Charter School\DWG (Survey)\FORT PIERCE CHARTER SCHOOL - LOT SPLIT-HMO.dwg, 11/12/2019 11:58:01 AM, JMP, 1:1

INDE□ENDENT □LASSI□AL □HARTER S□HOOL

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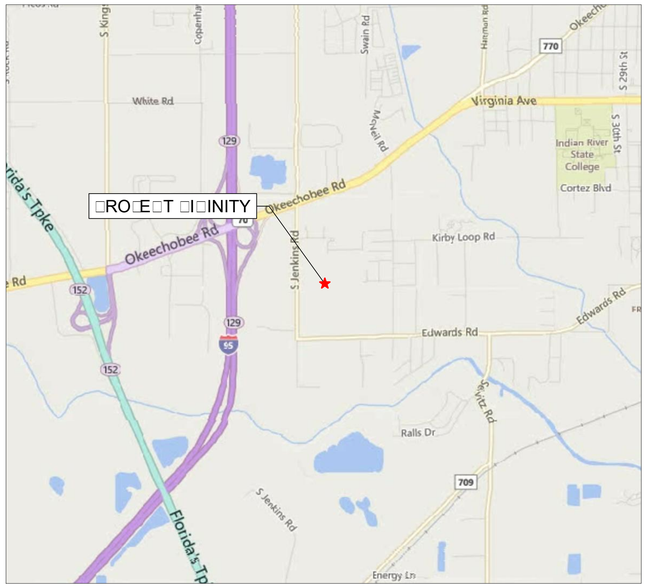

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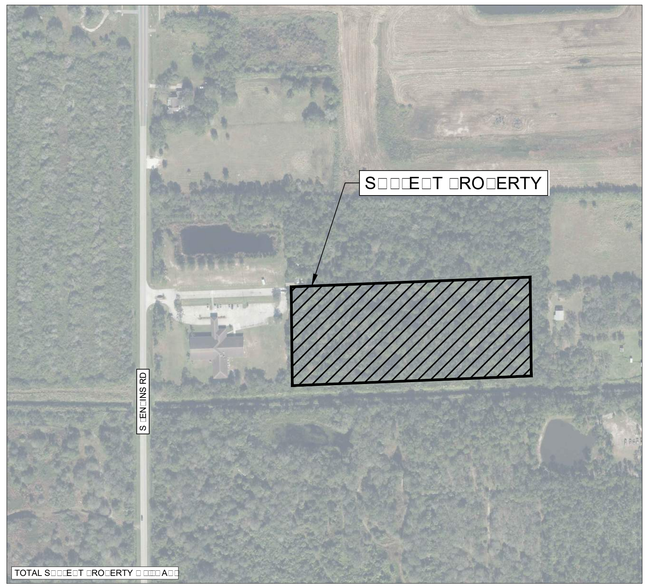

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SOUTHCREST

SOUTHCREST MANAGEMENT□LLC

8600 COMMODITY CIR. □145

ORLANDO □ FL 32819

□RE□ARED □Y□

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6300 HA□ELTINE NATIONAL DR□

STE. 118 ORLANDO □ FL 32822

Know what's below.
Call before you dig.

KPMFranklin
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6300 HA□ELTINE NATIONAL DR□
STE. 118 ORLANDO□ FL 32822
PHONE (407)410-8624 COA 32059

DES□N DRA□ IN□S

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□O□ER SHEET

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NOT □ALID □ITHO□T SEAL

ROBERT M. MOON
LICENSE
No 66501
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO□EM□ER □□□□□□□
RO□ERT M MOON
□L RE□ NO□□□□

JO□ NO□:	□□□□□□□□□□
DES□N□:	R□M□M□
DRA□N□:	D□M□ □
A□□RO□ED□:	R□M□M□
SHEET NO□:	C000
RE□□:	

SITE □ERMIT NA

OWNER: KRONOS LLC□ET AL
ADDRESS: 2850 S. JENKINS RD
ORB 2998 PAGE 1238
(NOT INCLUDED)

OWNER: NEIL FARMS FP, LLC□ET AL
ADDRESS: McNEIL RD
(NOT INCLUDED)

FOUND 5/8" IRON ROD & CAP LS 3335
0.42' W, 0.37' S

FOUND LB 6852
60.00' (D,C)
59.8' (M)

FOUND PRM LB 6852

N87°51'34"E 674.56'(M)

FOUND 4X4 CONCRETE MONUMENT NO ID

N87°50'48"E 1309.87'(M)
1280.00' (D,C)

S87°49'58"W 615.30'(M)

N87°49'58"E 20.01'

FOUND 1/2" IRON ROD NO ID

FOUND 5/8" IRON ROD NO ID

N00°00'02"E 465.94
465.00' (D,C)

ETLAND

PARCEL ID: 2419-313-0001-000-0
OWNER: NEIL FARMS FP, LLC□ET AL
ADDRESS: MCNEIL RD
(NOT INCLUDED)

PARCEL ID: 2419-343-0001-000-3
OWNER: CLYDE M. BARKER (LF EST), ET AL
ADDRESS: HAPPINESS ST.
(NOT INCLUDED)

PARCEL ID: 2419-343-0005-000-1
OWNER: GLENN A BARKER JR, ET AL
5290 HAPPINESS ST.
(NOT INCLUDED)

PARCEL ID: 2419-343-0005-000-2
OWNER: LORINDA W. HINKLEE ET AL
JOHN L. WILLIAMS ET AL
5330 HAPPINESS ST.
ADDRESS: 5330 HAPPINESS ST.
(NOT INCLUDED)

S. JENKINS ROAD
(PUBLIC MAINTAINED)
(80' RIGHT-OF-WAY)
ORB 1400, PAGE 1333)

E□ISTIN□

□RO□OSED

UTILITY SHED

66 SPACES

RETENTION

□RO□OSED □SIDE□ AL□ TO MEANDER THRO□□H E□ISTIN□ TREES

□RO□OSED □SIDE□ AL□

SEE O□□□SITE IM□RO□EMENT □LAN SHEET □□□□□

SEE ENLAR□ED SITE □LAN SHEET □□□□□

STORM MANHOLE
TOP RIM EL=16.07'
NW 24" CMP INV=10.34
S 30" RCP EL=10.33'

CATCH BASIN
TOP GRATE EL= 16.24'
(N15") CMP INV EL= 13.52'
(S15") RCP INV EL=13.40'

CATCH BASIN
TOP GRATE EL= 16.27'
(N15") RCP INV EL= 11.98'
(S15") RCP INV EL=13.14'

CATCH BASIN
TOP GRATE EL= 16.30'
(N15") RCP INV EL= 12.33'

CATCH BASIN
TOP GRATE EL= 16.26'
(N15") RCP INV EL= 12.30'

CATCH BASIN
(NORTH) RCP INV EL= 11.85'
(S15") RCP INV EL=11.69'

TOPO LIMITS

TOP HEDGE

SET MAG

FOUND CONCRETE MONUMENT LB 6852

(BASIS OF BEARING) S87°50'48"W 1316.37'(C)
1280.00' (D,C)

N00°00'02"E 620.26'(M)
620.00' (D,C)

PARCEL ID: 2419-333-0002-000-9
OWNER: NSLRWCD, ET AL
ADDRESS: S. JENKINS RD
(NOT INCLUDED)

PARCEL ID: 2430-212-0002-000-2
OWNER: NSLRWCD, ET AL
ADDRESS: JENKINS RD.
(NOT INCLUDED)

PARCEL ID: 2430-212-0001-000-5
OWNER: SR BACHER ENTERPRISES LLC., ET AL
TBD
(NOT INCLUDED)

DITCH

BM-1
FOUND CONCRETE MONUMENT
"SLC 1999 BRAD"
N=1119083.91
E=856436.72
EL=14.98'

CALC

SITE DATA

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50' 0' 50' 100'

THIS PLAN MAY HAVE BEEN REDUCED IN SIZE
VERIFY BEFORE SCALING DIMENSIONS

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PHONE (407)410-8624 COA 32059

NO.	DATE	RE□ISED □ER TR□ COMMENTS
NO.	DATE	
NO.	DATE	
NO.	DATE	
NO.	DATE	
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ROBERT M. MOON
LICENSE
NOT□ALID □ITHO□T SEAL
No 66501
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
RO□ERT M□MOON
□L RE□□NO□□□□

D□NO□:	□□□□□□□□□□
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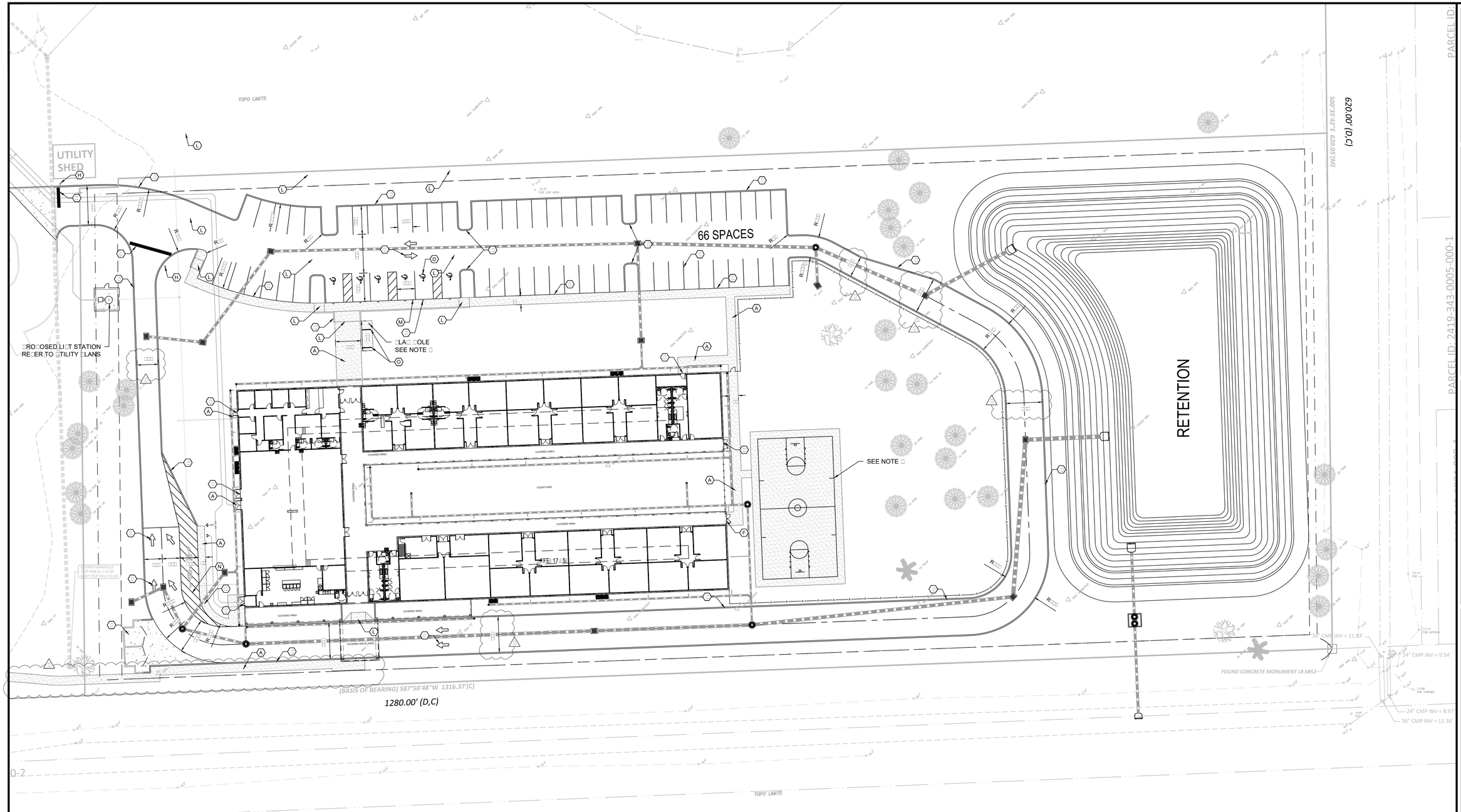
SHEET NO□:	C100
RE□□:	□

SITE □ERMIT NA



KEY LEGEND

SYMBOL	DESCRIPTION	DETAILS KEY
	PROPOSED STANDARD DUTY ASPHALT	DETAIL 1 SHEET C0000
	PEDESTRIAN CONCRETE CAVEMENT	DETAILS 0000000000 SHEET C0000
	PEHICULAR CONCRETE CAD	DETAILS 000 0 0 SHEET C0000
A A	TYPE A CURB	DETAIL SHEET C0000
	TYPE F CURB	DETAIL SHEET C0000
	TYPE C CURB	DETAIL SHEET C0000
	LIGHT POLE REFER TO MEP PLANS	

A	CONCRETE SIDEWALK	DETAILS 0000000000 SHEET C0000
B	PAINTED CROSSWALK STRIPE	REF PROJECT STANDARDS
C	DUMPSTER PAD	DETAILS 1 SHEET C0000
D	HANDICAP MARKINGS	DOT INDEX 0000000 SHEET C0000
E	CONTROL JOINT	DETAIL 1 SHEET C0000
F	EXPANSION JOINT	DETAIL 1 SHEET C0000
G	TRAFFIC DIRECTION MARKINGS	DOT INDEX 0000000 SHEET C0000
H	STOP SIGN	DETAIL 1 SHEET C0000
I	SITE SIGNAL EMPHASIS CROSS WALK	DOT INDEX 0000000 SHEET C0000

J	PAINT HEADER 00R0	DETAIL 1 SHEET C0000
K	TURN DOWN EDGE ALONG ASPHALT PAVEMENT	DETAIL 00 SHEET C0000
L	ADA RAMP00 MAX SLOPE 0000	DOT INDEX 0000000 SHEET C0000
M	FLUSH CONCRETE TO ASPHALT CONNECTION	
N	PAINT WHITE CORE STRIPING 00R0	REF PROJECT STANDARDS
O	SIGNAGE RAIL	DETAIL 1 SHEET C0000
P	HANDICAP SIGN	DETAIL 1 SHEET C0000
Q	STOP 0 CAR	REF PROJECT STANDARDS

NOTES:

1. 0 PROPOSED CASE SET ALL 0 ORT LAYOUT SHOWN FOR REFERENCE ONLY SEE ASPHALT 0 ORT LAYOUTS AND SPECIFICATIONS TO BE DETERMINED
2. 0 LANDSCAPE SELECTION AND COOTING DESIGNED BY OTHERS
3. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF ORT PIERCE CODE ORDINANCES SECTIONS 00 AND 00

30' 0' 30' 60'

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STE. 110 ORLANDO FL 32822
PHONE (407)410-8624 COA 32059

PARCEL ID: 2419-343-0005-000-1

REV. NO:	DATE:
1	
2	
3	
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5	
6	
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9	

STATUS: DESIGN DRAWINGS

RESPONSE TO COMMENTS

SITE PLAN

SOUTHWEST CORNER

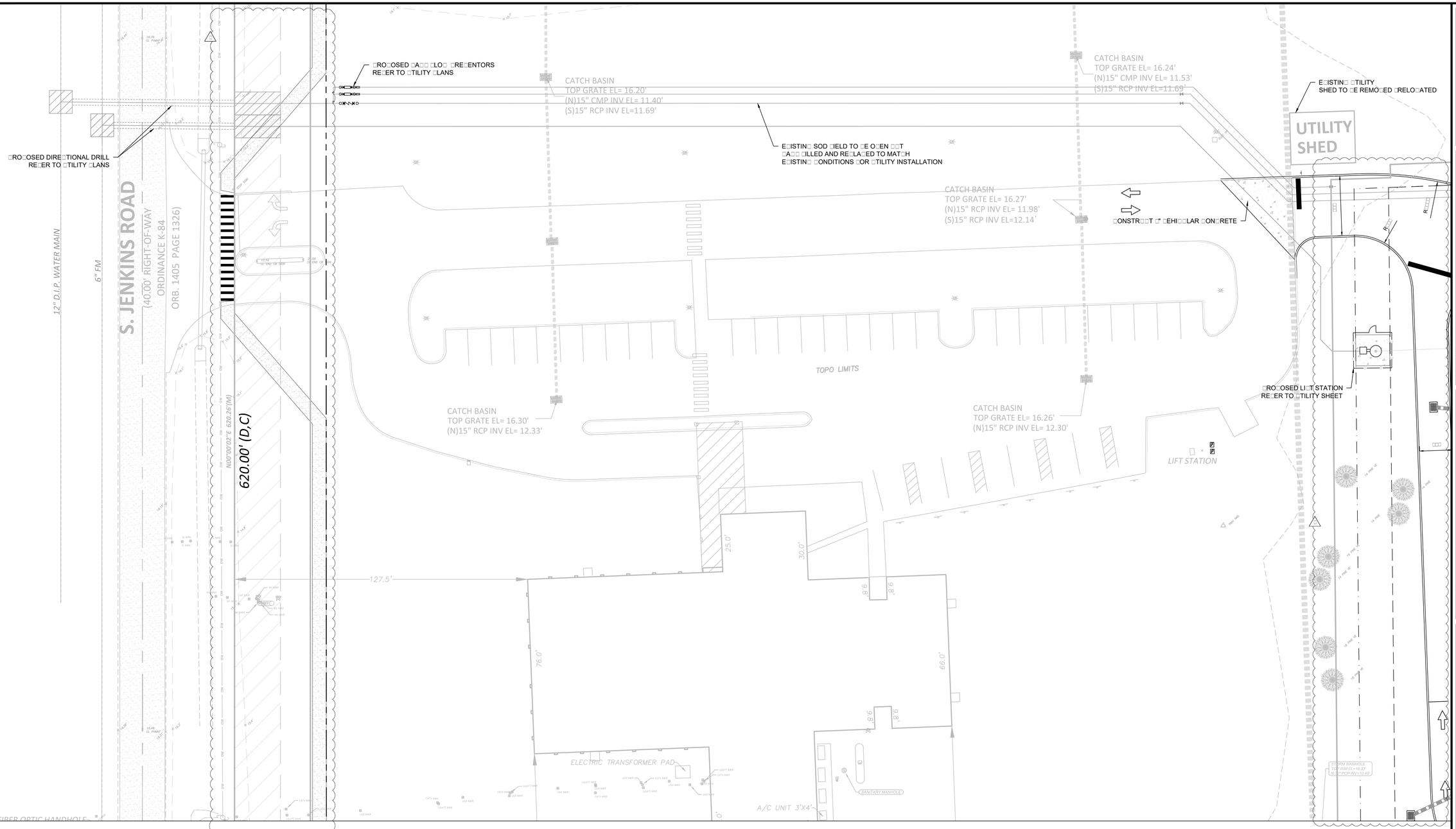
LOCATION

THIS SCALE BAR DOES NOT MEASURE IF THE DOCUMENT IS NOT TO SCALE

ROBERT M MOON
LICENSE
NOT VALID WITHOUT SEAL
No 66501
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT SIGNED OR SEALED
ELECTRONICALLY

JOB NO:	0000000000
DESIGN:	RMM
DRAWN:	DM0
APPROVED:	RMM
SHEET NO:	C101
REV:	0

SITE PERMIT NA



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SYMBOL	DESCRIPTION	DETAILS KEY
	□RO□OSED STANDARD D□TY AS□HALT	DETAIL □ SHEET □.□□□
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B	□" □ HITE □AINTED □A□EMENT STRI□E	□ER □DOT STANDARDS
C	D□M□STER □AD	DETAILS □ SHEET □.□□□
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J	□" HEADER □□R□	DETAIL □ SHEET □.□□□
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Q	STO□ □AR	□ER □DOT STANDARDS

20' 0' 20' 40'

THIS PLAN MAY HAVE BEEN REDUCED IN SIZE
VERIFY BEFORE SCALING DIMENSIONS

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STE. 110 ORLANDO□ FL 32822
PHONE (407)410-8624 COA 32059

RE□ISED □ER TR□ □OMMENTS

NO□	DATE
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DOES NOT MEAS□RE □"
THE DO□□MENT IS
NOT TO S□ALE

ROBERT M. MOON
LICENSE
NOT □ALID □ITHO□T SEAL
No 66501
NO□EM.ER □□□□□□□
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
RO□ERT M MOON
□" RE□. NO □□□□□

O□ NO□: □□□□□□□□□□
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SHEET NO□: C102
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FOUND 1/2" IRON ROD NO ID

FOUND 5/8" IRON ROD NO ID

FOUND 5/8" IRON ROD & CAP LS 3335
0.42' W, 0.37' S

FOUND LB 6852

FOUND PRM LB 6852

FOUND 4X4 CONCRETE MONUMENT NO ID

ETLAND

STORM MANHOLE
TOP RIM EL=16.01'
NW 24" CMP IN/4=10.34'
E 30" RCP EL=10.33'

S. JENKINS ROAD

UTILITY SHED

TOPO LIMITS

ELECTRIC TRANSFORMER PAD

A/C UNIT 3'X4'

SANITARY MANHOLE

STORM MANHOLE
TOP RIM EL=14.69'
S 30" RCP IN EL=10.60'

FIBER OPTIC HANDHOLE

FOUND CONCRETE MONUMENT LB 6852

DITCH

BM-1
FOUND CONCRETE MONUMENT
"SLC 1999 BRAD"
N=1119083.91
E=856436.72
EL=14.98'

SEE O□□□SITE □TILITY □LAN
SHEET □□□□□

SEE ENLAR□ED □TILITY □LAN
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11-1/4° BEND	□	□	□	□	□	□	□	□	□□	□□	□□	□□
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RESTRAINED □OINT NOTES□
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□□ ALL LINE □AL□ES AND THRO□□H R□N O□ TEES SHALL HA□E M□RESTRAINTS□
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50' 0' 50' 100'

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ROBERT M. MOORE
LICENSE
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No 66501
NO□EM□ER □□□□□□
STATE OF
FLOR□DA
PROFESSIONAL ENGINEER
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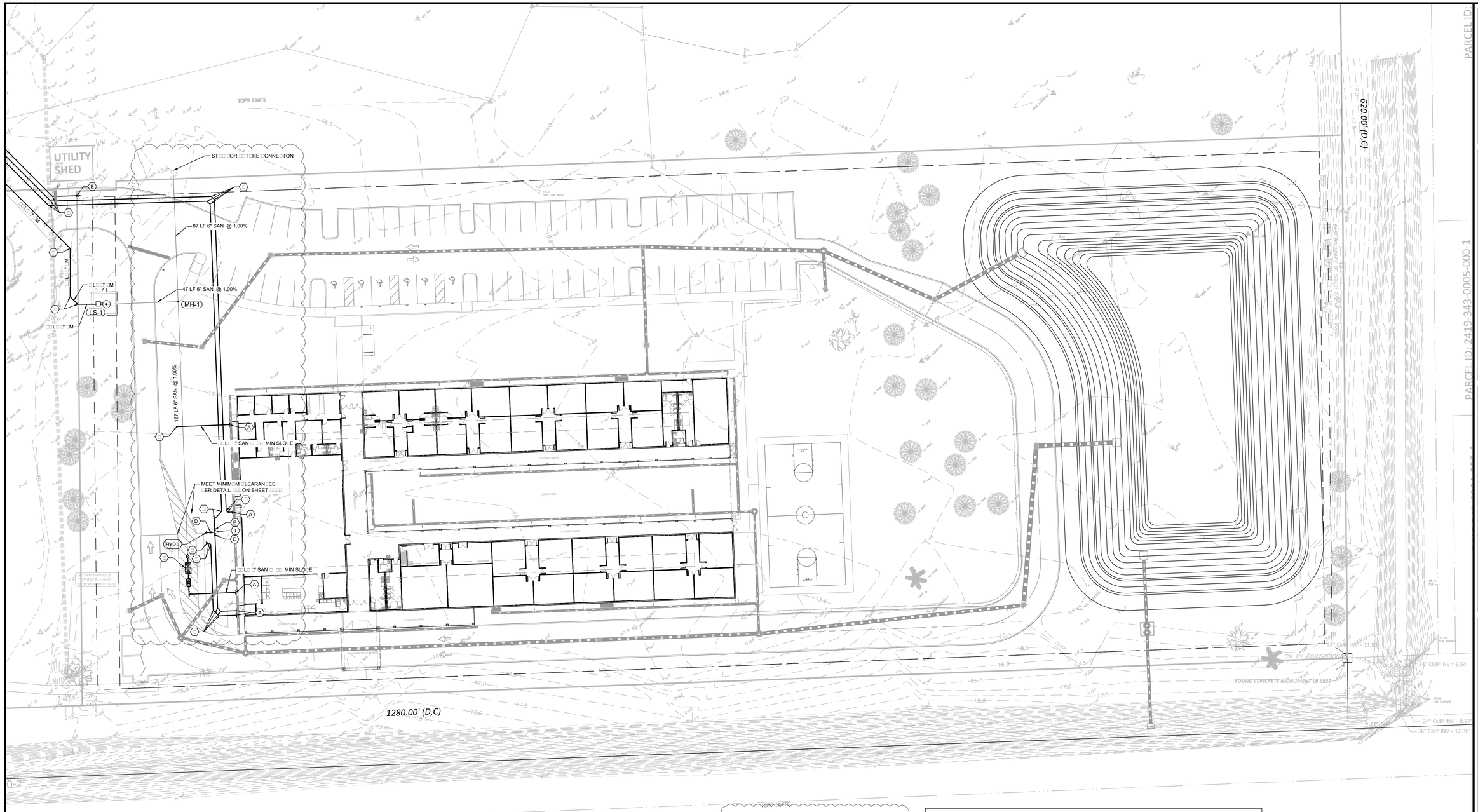

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SYMBOL	DESCRIPTION	DETAILS KEY
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30' 0' 30' 60'

THIS PLAN MAY HAVE BEEN REDUCED IN SIZE
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ROBERT M. MOON
LICENSE
NOT □ALID □ITHO□T SEAL
No 66501
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STATE OF
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PROFESSIONAL ENGINEER
RO□ERT M□MOON
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12" D.I.P. WATER MAIN

6" FM

S. JENKINS ROAD

(40.00' RIGHT-OF-WAY ORDINANCE K-84, ORB. 1405 PAGE 1326)

620.00' (D,C)

N00°00'02"E 620.26'(M)

WEST BOUNDARY OF SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SOUTH WETS 1/4 OF SECTION 19

CATCH BASIN
TOP GRATE EL= 16.20'
(N)15" CMP INV EL= 11.40'
(S)15" RCP INV EL=11.69'

□□□L□□"M

CATCH BASIN
TOP GRATE EL= 16.24'
(N)15" CMP INV EL= 11.53'
(S)15" RCP INV EL=11.86'

UTILITY SHED

CATCH BASIN
TOP GRATE EL= 16.27'
(N)15" RCP INV EL= 11.98'
(S)15" RCP INV EL=12.14'

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LS-1

TOPO LIMITS

CATCH BASIN
TOP GRATE EL= 16.30'
(N)15" RCP INV EL= 12.33'

CATCH BASIN
TOP GRATE EL= 16.26'
(N)15" RCP INV EL= 12.30'

LIFT STATION

BLDG COR

127.5'

25.0'

30.0'

8.6'

8.6'

8.6'

8.6'

76.0'

66.0'

67.0'

72.0'

ELECTRIC TRANSFORMER PAD

A/C UNIT 3'X4'

SANITARY MANHOLE

STORM MANHOLE
TOP RIM EL=16.50'
N 24" PCP INV= 11.49'

FIBER OPTIC HANDHOLE

FND 12.99

□EY LE□END

SYMBOL	DESCRIPTION	DETAILS KEY
A	ST□□ AT □□ILDIN□ □OR □ONTIN□ATION	RE□ER TO □L□M□IN□ □LANS
B	□ ATER METER □□A□□□LO□ □RE□ENTER □IRE SER□□E □ ITH DOMESTI□ S□□□L□L□S IRRI□ATION	□ □□A SHEET □ □□□
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20' 0' 20' 40'

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ROBERT M. MOON
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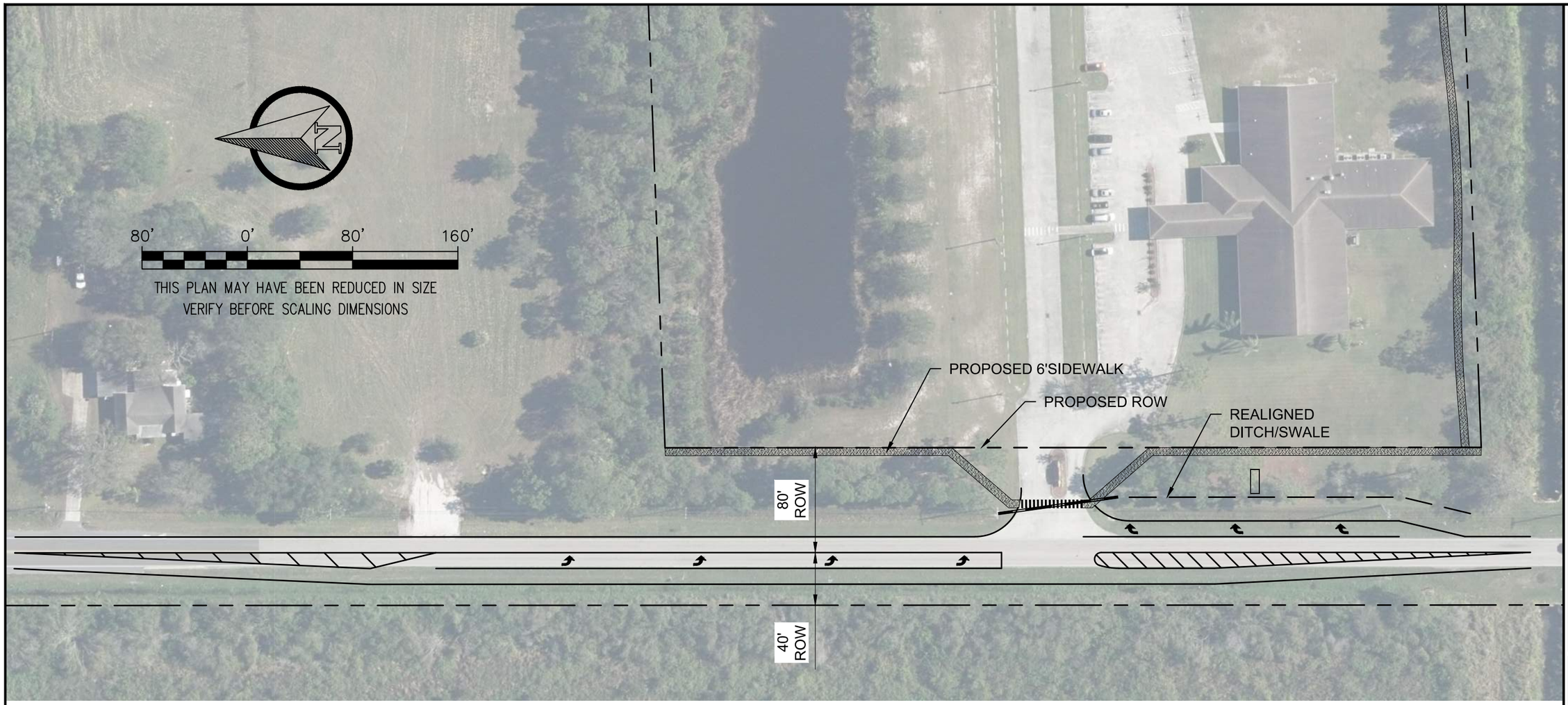

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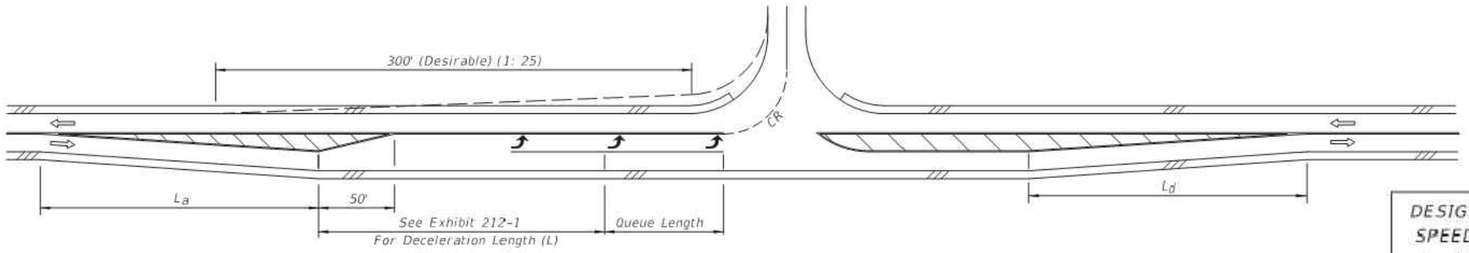

RIGHT SIDE WIDENING

FLARED & PAINTED LEFT TURNS FOR 2-LANE ROADWAYS

DESIGN SPEED (mph)	L_a (Ft.)		L_d (Ft.)	
	STANDARD	MINIMUM UNDER CONSTRAINTS	STANDARD	MINIMUM UNDER CONSTRAINTS
30	180	120	180	120
40	320	150	240	150
50	500	180	360	180
60	720	240	480	240

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ROBERT M□ JOHNSON
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No 66501
NO□EM□ER □□□□□□
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
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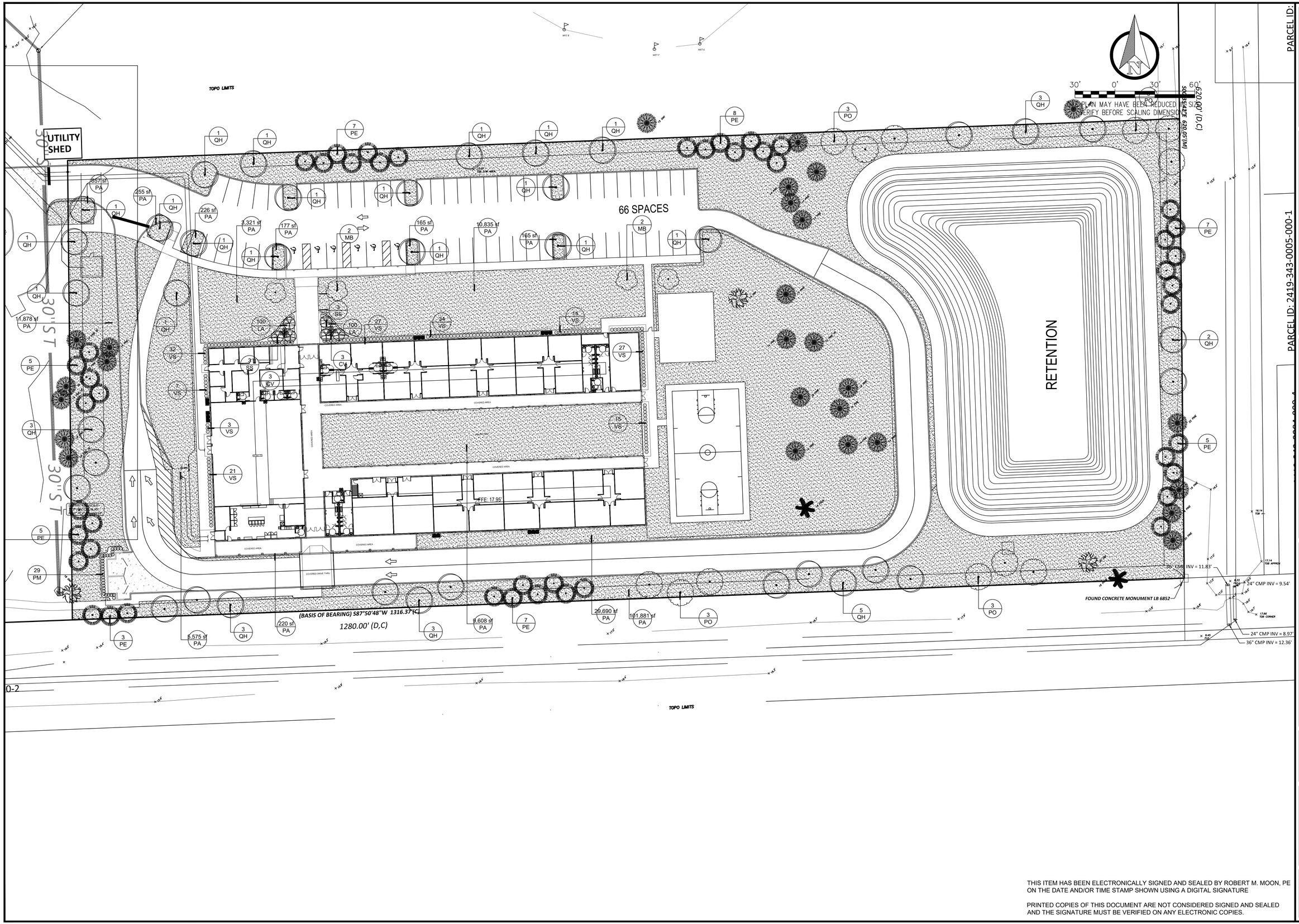

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STATUS: 100% DESIGN DRAWINGS

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1	11/12/19

REVISIONS PER TRC COMMENTS

LANDSCAPE SITE PLAN

FORT PIERCE CHARTER SCHOOL

CAUTION

0 1/2 1

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JAMES D. BROWN
RLA NO.1508

JOB NO:	19-0171.000
DESIGN:	R.M.M.
DRAWN:	C.A.T.
APPROVED:	R.M.M.
SHEET NO:	LS101
REV:	

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P:\SOUTHCREST FT. PIERCE\DESIGN\PLANS\CONSTRUCTION\L2\191 LANDSCAPE PLAN.DWG 11/12/2019

SITE PERMIT NA

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	MB	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	14' Ht., Full to Ground, 4" Caliper	100 Gal.	4		Native
	PE	Pinus elliotti	Slash Pine	10' Ht., Min.	45 Gal.	47		Native
	PO	Platanus occidentalis	American Sycamore	12' Ht., 5' Spread, 3.5" Caliper	65 Gal.	12		Native
	QH	Quercus virginiana `High Rise`	High Rise Live Oak	12' Ht. Min., 5' Crown, 2.5" Caliper Min.	65 Gal.	37		Native
	SS	Sabal palmetto	Cabbage Palmetto	De-booted, see plan for clear trunk heights	Field Grown	6		Native, 12" Min. Trunk Diameter

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	CV	Crinum asiaticum `Variegated Procerum`	Queen Emma Crinum Lily	36" Ht., Full	7 Gal.	6		
	PM	Podocarpus macrophyllus	Yew Pine	7 Gal. Full.	36" Ht.	29		
	VS	Viburnum suspensum	Sandankwa Viburnum	30" Ht., 36" O.C., Full	7 Gal., Full	180		

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	LA	Liriope muscari `Aztec`	Aztec Lily Turf	1 Gal. Full.		18" o.c.	200		
	PA	Paspalum notatum `Argentine`	Bahia Grass	sod			174,654 sf		

TREE REMOVAL CALCULATIONS

PINE TREES
63 TREES (936 CALIPER INCHES)
OAK TREES
12 TREES (202 CALIPER INCHES)
PALM TREES
24 TREES (368 CALIPER INCHES
TOTAL CALIPER INCHES 1,506" REMOVED
NOTE:
TREES NOTED ABOVE ARE THOSE TREES ON SITE THAT ARE 14 INCH CALIPER OR GREATER

1

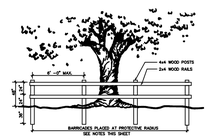
TREE REPLACEMENT CALCULATIONS

SOUTHERN MAGNOLIA
4 TREES @ 4" CALIPER EACH = 16 CALIPER INCHES
SLASH PINE
42 TREES @ 2" CALIPER EACH = 84 CALIPER INCHES
SYCAMORE TREES
12 TREES @ 3.5" CALIPER EACH = 42 CALIPER INCHES
LIVE OAKS
37 TREES @ 2.5" CALIPER EACH = 92.5 CALIPER INCHES
SABAL PALMS
6 TREES @ 12" CALIPER EACH = 72 CALIPER INCHES
TOTAL REPLACEMENT 306.5 CALIPER INCHES

TOTAL CALIPER INCHES REMOVED 1,506
TOTAL CALIPER INCHES REPLACED 306.5
TOTAL CALIPER INCH DEFICIT 1,199.5

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL. STAKING OF PALMS, IF DESIRED, SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT. PALM TRUNKS TO BE STRAIGHT, AND THE CALIPER OF PALMS MUST BE THE SAME THE ENTIRE LENGTH OF TRUNK INCLUDING THE TOP OF THE TRUNK WHERE THE FRONDS BEGIN. PALM TRUNKS SHALL BE A 12" MINIMUM CALIPER FOR SABAL PALMS. PALMS SHALL BE PLANTED WITH THE BUD PERPENDICULAR TO THE GROUND PLANE.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE PENSACOLA BAHIA SOD
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM NATURAL AREAS AND PAVED SURFACES. ALL VALVES SHALL BE PLACED IN VALVE BOXES SIZED FOR EASE OF MAINTENANCE. ALL PIPING AND WIRES UNDER ROADWAYS TO BE IN PVC SCHEDULE 40 SLEEVING. ALL IMPACT TYPE SPRINKLER HEADS, WHEN ON RISERS, SHALL BE SUPPORTED BY A METAL STAKE WITH STAINLESS STEEL CLAMPS (STAKE AND PIPE TO BE PAINTED BLACK). BACKFLOW PREVENTORS SHALL BE SPECIFIED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL MAINLINE PIPING AND LATERAL PIPES TO CONFORM TO THE ASTM STANDARDS FOR PVC PIPING AND FITTINGS AND TO BE INSTALLED IN ACCORDANCE WITH SOUND INDUSTRY STANDARDS.
12. THE PLANS WILL REQUIRE THE LANDSCAPE CONTRACTOR TO PREPARE AND SUBMIT IRRIGATION SHOP DRAWINGS, THE LANDSCAPE ARCHITECT WILL REVIEW THE SHOP DRAWINGS ON BEHALF OF THE OWNER.
13. EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE PERFORMANCE OF THE WORK.
14. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. IN ALL CASES THE SPECIFIED SIZE OF THE PLANT MATERIAL SHALL HAVE PRECEDENCE OVER THE CONTAINER SIZE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES IN LOCATING THE PLANT MATERIAL AS SPECIFIED.
15. ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE CITY OF FT. PIERCE, FLORIDA AND ANY OVERLAY DISTRICTS THAT MAY APPLY.



TREE PROTECTION BARRICADE DETAIL (BY OTHERS)
SCALE: N.T.S.

TREE PROTECTION REQUIREMENTS (BY OTHERS)

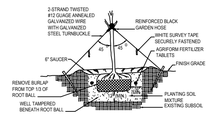
1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
SKINNING AND BRUISING OF BARK
ALL ACTIVITIES WITHIN THE DRIPLINE INCLUDING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIPLINE
EXCESS FOOT OR VEHICULAR TRAFFIC
PARKING VEHICLES WITHIN DRIPLINE
2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET (PLAN & DETAIL) BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 4 X 4 POSTS AND 2 2x4 RAILS SPACED NO MORE THAN 6' APART. FENCE SHALL BE SECURELY ANCHORED AND BRACED AS NECESSARY FOR ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM CLEAR DISTANCE OF 5' FROM THE FACE OF ANY TREE(S) 12" DBH AND UNDER AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE ATTACHED TO ANY TREE TO BE PRESERVED. NO SIGNS, WIRES, OR OTHER DEVICES OF ANY KIND, SHALL BE ALLOWED ON OVERALL 5' TEMPORARY SAL DEFENCE. ON TREES LARGER THAN 12" DBH, BARRICADES SHALL BE NO CLOSER THAN 8' FROM THE TRUNK OR 2/3 OF THE DRIPLINE, WHICHEVER IS GREATER. WHERE SPACE IS LIMITED WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. BARRICADES MUST BE THERE AT THE TIME BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONTRACTION WORK.
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT, TWO INCHES BACK FROM EDGE OF TRENCH OR EXCAVATION. ROOTS SHALL BE PROTECTED AND KEPT MOIST BY COVERING FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO CONSTRUCTION MATERIALS TO BE KEPT WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT. NO DUMPING OF TOXIC MATERIALS.
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERA-TIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS. PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION OF DAMAGED TREES.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH SIMILAR SPECIES, QUANTITY AND SIZE OF TREES AS DETERMINED BY JURISDICTION REQUIREMENTS OR LANDSCAPE ARCHITECT.
IF TREES ARE MARKED THROUGH LACK OF PROTECTION THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

ROOT PROTECTION NOTES:

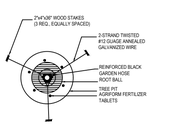
PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION AND DISEASE. WHEN WORK IS REQUIRED THAT MAY DAMAGE EXISTING ROOTS, SUCH AS UTILITY TRENCHING, EXCAVATE BY HAND AND CAREFULLY MOVE SOIL TO EXPOSE ROOTS. DAMAGED ROOTS SHALL BE PRUNED WITH A SHARP CLEAN TOOL IMMEDIATELY FOLLOWING ROOT PRUNING.TREES SHALL BE THOROUGHLY WATERED AND FERTILIZED AFTER ROOT PRUNING TO REDUCE STRESS.

CANOPY PROTECTION NOTES:

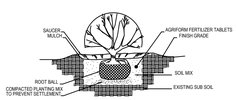
PROTECT EXISTING TREES TO REMAIN FROM TREE PRUNING ALONG PROPOSED PARKING DRIVE AISLES AND SIDEWALKS.



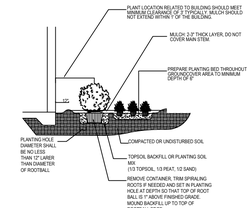
TREE PLANTING DETAIL



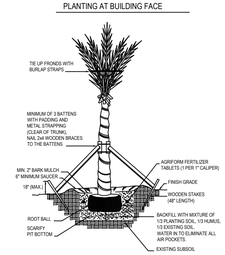
TREE STAKING DETAIL



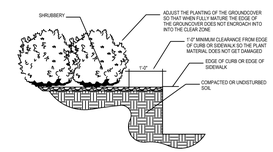
SHRUB PLANTING DETAIL



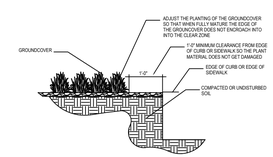
PLANTING AT BUILDING FACE



PALM PLANTING DETAIL



SHRUBBERY PLANTING ADJACENT TO CURB/ SIDEWALK



GROUNDCOVER PLANTING ADJACENT TO CURB/ SIDEWALK

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LANDSCAPE DETAILS

FORT PIERCE CHARTER SCHOOL

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JAMES D. BROWN
RLA NO.1508

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DESIGN:	R.M.M.
DRAWN:	C.A.T.
APPROVED:	R.M.M.
SHEET NO:	LS102
REV:	

SITE PERMIT NA

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PLANTING SPECIFICATIONS

GENERAL
WORK INCLUDED
LANDSCAPING
1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, PLANT MATERIALS,, SOIL ADDITIVES, ALL GRADING (FINE & AESTHETIC) MULCHING, FERTILIZATION AND EQUIPMENT. CONTRACTOR SHALL ALSO PROVIDE ALL SERVICES AND MAINTAIN ALL PLANT MATERIAL/ SOD AND IRRIGATION UNTIL FINAL ACCEPTANCE BY OWNER.

QUALITY ASSURANCE
TESTING AND INSPECTIONS
1. ALL PLANTS SHALL BE SUBJECT TO APPROVAL BY OWNER OR OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT PICTURES THAT REPRESENT THE PLANT MATERIAL AT TIME OF BID. THE OWNER OR OWNERS REPRESENTATIVE HAS THE RIGHT TO REJECT ANY PLANT MATERIAL UPON REACHING THE SITE OR AFTER PLANTING SHOULD THAT PLANT MATERIAL NOT BE REPRESENTATIVE OF THE PICTURE. ALL PLANT MATERIAL SHALL MEET OR EXCEED FLORIDA #1 GRADES AND STANDARDS.
2. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SOIL CONDITIONS AT TIME OF PLANTING. THE CONTRACTOR SHALL PERFORM RANDOM SOIL SAMPLES, ANY UNSUITABLE SOILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING IN THAT AREA.

PERFORMANCE
1. ALL PLANTING SHALL COMPLY WITH LOCAL CODES AND REGULATIONS.
2. ALL PLANTINGS SHALL BE COORDINATED WITH OTHER TRADES THAT MAY BE WORKING IN THAT AREA TO PREVENT ANY DAMAGE TO SAID PLANT MATERIAL.

SUBMITTALS
1. THE CONTRACTOR SHALL SUBMIT TO THE OWNER & OWNERS REPRESENTATIVE WITHIN FOURTEEN (14) DAY AFTER AWARD OF CONTRACT THE AVAILABILITY AND SOURCE OF PLANT MATERIAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ON THE PLANT LIST UNLESS OTHERWISE NOTED OF A SUBSTITUTION. THE OWNER HAS THE RIGHT TO HAVE THE OWNERS REPRESENTATIVE COORDINATE WITH THE CONTRACTOR A FIELD TAGGING TRIP TO SAID NURSERIES FOR ALL TREES, ACCENT MATERIAL OR SPECIMEN MATERIAL SUCH AS TREES AND PALMS.
3. IF ANY OF THE PLANT MATERIAL IS UNAVAILABLE , THE CONTRACTOR SHALL SUBMIT DOCUMENTATION FROM A MINIMUM OF THREE (3) REGISTERED NURSERIES STATING THE UNAVAILABILITY AT WHICH POINT A REQUEST FOR SUBSTITUTION IS SUBMITTED.

PROJECT CONDITIONS
1. DO NOT COMMENCE ON ANY PLANTING UNTIL SITE HAS BEEN GRADED AND ANY SOIL IMPORTING OR EXPORTING HAS BEEN DONE.
2. INSPECT IRRIGATION SYSTEM AND FINISH GRADING PRIOR TO COMMENCING PLANTING.

WARRANTY
1. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWELVE (12) MONTHS AND ALL SOD FOR A PERIOD OF SIX (6) MONTHS AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL SUBMIT MONTHLY REPORTS TO THE OWNER AS TO THE CONDITION OF SAID LANDSCAPING AND REPORT ANY MAINTENANCE DEFICIENCIES. IT IS THE CONTRACTORS RESPONSIBILITY TO CREATE THESE REPORTS TO PROTECT THE WARRANTY. FAILURE TO MAKE THESE REPORTS SHALL ELIMINATE ANY CLAIMS THAT MAY ARISE DURING THE WARRANTY PERIOD.
2. ALL PLANT MATERIAL DEEMED EITHER DEAD OR DYING SHALL BE REPLACED WITHIN TWO WEEKS OF SAID NOTICE BY THE OWNER. ALL REPLACED MATERIAL SHALL HAVE THE SAME WARRANTY AS DESCRIBED ABOVE FROM THE DATE OF REPLACEMENT.

PRODUCT HANDLING
1. ALL PLANT MATERIAL TRANSPORTATION SHALL COMPLY WITH ALL STATE AND FEDERAL GUIDELINES.
2. ALL FERTILIZER SHALL BE SHIPPED TO THE SITE IN UN-OPENED CONTAINERS WITH THE PROPER LABELING VISIBLE.
3. ALL PLANT MATERIAL SHALL BE PROPERLY HANDLED DURING TRANSPORTATION TO PREVENT ANY DAMAGE.

VERIFICATION OF DIMENSIONS AND QUANTITIES
1. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY AND CHECK ALL SAID DIMENSIONS AND QUANTITIES AND SHALL INFORM THE OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS.

OWNER TAGGED MATERIAL
1. ALL PLANT MATERIAL THAT WAS TAGGED BY THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE SAID TAGS VISIBLE AND SHALL NOT BE REMOVED PRIOR TO INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.

JOB CONDITIONS
1. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL AND WORK AGAINST ANY INJURY AND SHALL MAINTAIN ALL SAFEGUARDS FOR PROTECTION OF THE PUBLIC. THE CONTRACTOR IS RESPONSIBLE FOR ANY NEGLIGENCE THAT CAUSE AN INJURY OR PROPERTY DAMAGE.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AND SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO PLANTING.

PRODUCTS
MATERIALS
1. ALL PLANT MATERIAL SHALL BE TRUE TO NAME AS ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE PUBLICATION "STANDARD PLANT NAMES".
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH ALL INSPECTIONS AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS". THE MINIMUM GRADE FOR ALL TREES AND PLANT MATERIAL SHALL BE FLORIDA #1 UNLESS OTHERWISE INDICATED.
3. THE MINIMUM ACCEPTABLE SIZE FOR ALL TREES AND PLANTS MEASURED AFTER PRUNING SHALL CONFORM TO THOSE STANDARDS AS INDICATED ON THE PLANS.
4. THE CLEAR TRUNK OF ALL PALMS SHALL BE MEASURED FORM THE FINISH GRADE TO THE BEGINNING OF THE FRONDS, THE BOOTED PORTION OF THE PALM SHALL BE IN PROPORTION TO THE OVERALL HEIGHT OF THE PALM.
5. THE CONTAINER GROWN PLANT MATERIAL SHALL HAVE BEEN IN THAT CONTAINER SIZE LONG ENOUGH TO ESTABLISH A SUBSTANTIAL ROOT GROWTH. ANY ROOT BOUND PLANT MATERIAL WILL BE REJECTED.
6. ALL BALLED AND BURLAPPED TREES SHALL BE DUG WITH A FIRM ROOT BALL LARGE ENOUGH TO SUPPORT SAID TREE. THESE TREES SHALL BE HANDLED BY THE ROOT BALL ONLY TO PREVENT ANY DAMAGE TO THE TREE.
7. ANY TOPSOIL SHALL BE A FRIABLE LOAM FROM A LOCAL SOURCE AND SHALL CONTAIN AT LEAST 5% OF DECAYED MATERIAL (HUMUS) AND WELL DRAINED. SAID TOPSOIL SHALL BE TESTED ACCORDINGLY BY A REGISTERED LABORATORY AND THE RESULTS PROVIDED TO THE OWNER.
8. ALL PLANTER BEDS SHALL BE TREATED WITH THE PRE-EMERGENT TREFLAN AS MANUFACTURED BY ELANCO PRODUCTS COMPANY OR EQUAL.
9. ALL MULCH SHALL BE PINE BARK NUGGETT MULCH AND SHALL BE FREE OF ANY WEEDS, STICKS OR OTHER DEBRIS.

EXECUTION
INSPECTION
1. INSURE THAT THE FINAL GRADE IS TO WITHIN THREE (3) INCHES HAS BEEN ESTABLISHED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING OF PLANTING AND SOD AREAS AS DIRECTED BY THE CIVIL ENGINEERS GRADING PLAN.

PREPARATION
1. ALL AREAS TO BE PLANTED SHALL HAVE THE THE TOP TWELVE (12) INCHES OF SOIL LOOSENED EXCEPT ON SLOPES 2:1 OR GREATER.
2. ALL SOILS TO BE USED SHALL BE FREE OF ALL ROCKS ONE (1) INCH OR GREATER, FOREIGN DEBRIS, REFUGE, LOOSE ROOTS, CONCRETE, BASE ROCK, PETROLEUM PRODUCT AND THE LIKE.
3. ALL GRADING DONE BY THE LANDSCAPE CONTRACTOR SHALL HAVE THE APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO PLANTING. ALL GRADING SHALL BE DONE SO THAT THERE IS POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AT A MINIMUM OF ONE-QUARTER (1/4) INCH PER FOOT.
4. ALL EXISTING WEEDS SHALL BE REMOVED PRIOR TO PLANTING.
5. ALL TYPES OF GRASSES OTHER THAN THAT PROPOSED SHALL BE REMOVED FROM THE SITE, SUCH AS NUTGRASS, BERMUDA, ST. AUGUSTINE AND THE LIKE.

MATERIALS CONDITION
1. ALL PLANT MATERIALS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE UPON ARRIVAL TO THE SITE. SAID PLANT MATERIAL SHALL BE STORED IN AN SECURE AREA UNTIL TIME TO PLANT.
2. ALL PLANT MATERIAL SHALL BE FREE OF ANY WEEDS, INSECTS OR DISEASES.
3. THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE DONE SO WITH THE BRANCHING IN THE NORMAL POSITION.
4. ALL CONTAINER PLANTS SHALL BE REMOVED FROM CONTAINER IN SUCH A MANNER AS TO NOT DISTURB THE ROOT BALL OR PLAN MATERIAL DAMAGED.

LAYOUT
1. ALL LARGE PLANTING AREAS SHALL BE LAID OUT ACCORDING TO SAID PLANS PRIOR TO PLANTING TO ASSURE THE DESIRED LOOK,
2. IF UNDERGROUND UTILITIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVE FOR AN ALTERNATIVE LAYOUT.

PLANTING
1. ANY EXCESS SOIL GENERATED FROM THE PLANTING HOLES AND NOT USED IN THE BACKFILLING OF SAID PLANTS SHALL BE REMOVED FROM THAT AREA.
2. PROTECT THOSE AREAS TO BE PLANTED FROM EXCESSIVE COMPACTION BY THE TRUCKING OF PLANT MATERIAL TO SAID PLANTING AREAS. COMPACTED AREAS SHALL HAVE THE SOIL LOOSENED TO MEET ACCEPTABLE PLANTING CONDITIONS.
3. ALL PLANTS SHALL BE PLANTED IN SUCH A MANNER AS TO HAVE THE BEST SIDE FACING THE PUBLIC VIEW.
4. SET PLANT MATERIAL PLUMB IN THE HOLE UNTIL THE SOIL HAS BEEN TAMPED FIRMLY AROUND THE ROOT BALL.
5. ALL TREES TO BE PLANTED WHERE THE TRUNK AND CROWN OF THE TREE ARE PERPENDICULAR TO THE FINISH GRADE.
6. ALL TREE WATERING WELLS SHALL BE AT A MINIMUM THE SAME SIZE AS THE HOLE DUG FOR PLANTING AND WATERED IMMEDIATELY FOLLOWING PLANTING.
7. ONCE THE PLANT MATERIAL HAS BEEN WATERED IN AND A PLANT IS DEEMED TO HAVE SETTLED TO DEEP, THE PLANT SHALL BE RAISED ACCORDINGLY TO ALLOW FOR PROPER GROWTH.
8. ALL PLANTED AREAS SHALL BE MONITORED FOR THE PROPER AMOUNT OF WATERING DURING THE PLANT ESTABLISHMENT PERIOD OF THIRTY (30) DAYS AND ADJUSTED ACCORDINGLY BY THE IRRIGATION SYSTEM.
9. DURING INSTALLATION, GRO-POWER 7 GRAM OR AGRIFORM 21 GRAM TABLETS, OR APPROVED EQUAL SHALL BE PROVIDED IN EACH PLANTING HOLE AS PER MANUFACTURERS SPECIFICATIONS. PLANT TABLETS SHALL BE PLACED 1/3 THE DEPTH OF THE ROOT BALL.
10. PRUNING SHALL BE DONE TO REMOVE ANY DAMAGED STEMS ONCE PLANTED, IF THE PLANT IS DAMAGED MORE THAN 25%, THEN THE PLANT IS TO BE RE-PLACED.

SOD PLANTING
1. ALL AREAS TO RECEIVE SOD SHALL BE FINE GRADED AND ALL DEBRIS IS TO BE REMOVED. IF SOIL IS COMPACTED THEN THE SOIL SHALL BE LOOSENED TO A DEPTH OF SIX (6) INCHED TO ALLOW FOR PROPER ESTABLISHMENT OF ROOTS.
2. ALL SOD SHALL BE LAID WITH TIGHT FITTING JOINTS, SOD STRIPS SHALL BE LAID IN SUCH A MANNER THAT THE PIECES HAVE STAGGERED JOINTS. DO NOT OVERLAP THE EDGES.
3. UPON LAYING A LARGE AREA, WATER IMMEDIATELY TO AVOID THE SOD FROM DRYING OUT.
4. WHEN WATERING, THE MOISTURE DEPTH SHOULD BE A MINIMUM OF EIGHT (8) INCHES.
5. ALL DEAD SOD SHALL BE REPLACED IMMEDIATELY WITH EQUAL SIZE PIECES.

CLEAN UP
1. ON A DAILY BASIS, AFTER ALL PLANTING OPERATIONS ARE DONE, ALL EMPTY CONTAINERS, DEBRIS CAUSED BY THE DAYS PLANTINGS SHALL BE REMOVED AND DISPOSED OF.
2. ALL SCARS, RUTS, OR OTHER MARKS LEFT ON THE GROUND SHALL BE REPAIRED.

OBSERVATION/ INSPECTION SCHEDULE
1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE OWNER OR OWNERS REPRESENTATIVE IN ADVANCE FOR THE SCHEDULED SITE VISITS AS PRE-DETERMINED BY THE OWNER.
2. ALL INSPECTIONS SHALL BE MADE BY EITHER THE OWNER OR OWNERS REPRESENTATIVE, A REPORT OF EACH INSPECTION SHALL BE MADE BY THE LANDSCAPE CONTRACTOR AS TO THE FINDINGS AND TASKS COMPLETED PRIOR TO NEXT SCHEDULED INSPECTION.

PROTECTION OF COMPLETED WORK
1. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROTECT AND SECURE ANY WORK PREVIOUSLY COMPLETED. IF DAMAGE HAS OCCURRED, THEN IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FIX SAID DAMAGES.

FINAL ACCEPTANCE OF INSTALLATION
1. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL PLANTED AREAS TO BE FREE OF INSECTS, PESTS AND WEEDS. ANY MOWING, WEEDING, CHEMICAL APPLICATIONS AND WATERING SHALL BE DONE AS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE.
2. ANY PRIOR DEFICIENCIES IN THE LANDSCAPE SHALL BE PERFORMED PRIOR TO ACCEPTANCE.
3. ONCE THE LANDSCAPE IS ACCEPTED, THE LANDSCAPE CONTRACTOR SHALL BEGIN THE TWELVE (12) MONTH PERIOD FOR TREES, SHRUBBERY AND GROUNDCOVER AND SIX (6) MONTHS FOR SOD AND SHALL REPLACE ANY MATERIAL THAT DIES WITHIN THAT TIME FRAME.

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LANDSCAPE SPECIFICATIONS

FORT PIERCE
CHARTER SCHOOL

CAUTION
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JAMES D. BROWN
FLA NO.1508

JOB NO: 19-0171.000
DESIGN: R.M.M.
DRAWN: C.A.T.
APPROVED: R.M.M.
SHEET NO: LS103
REV:

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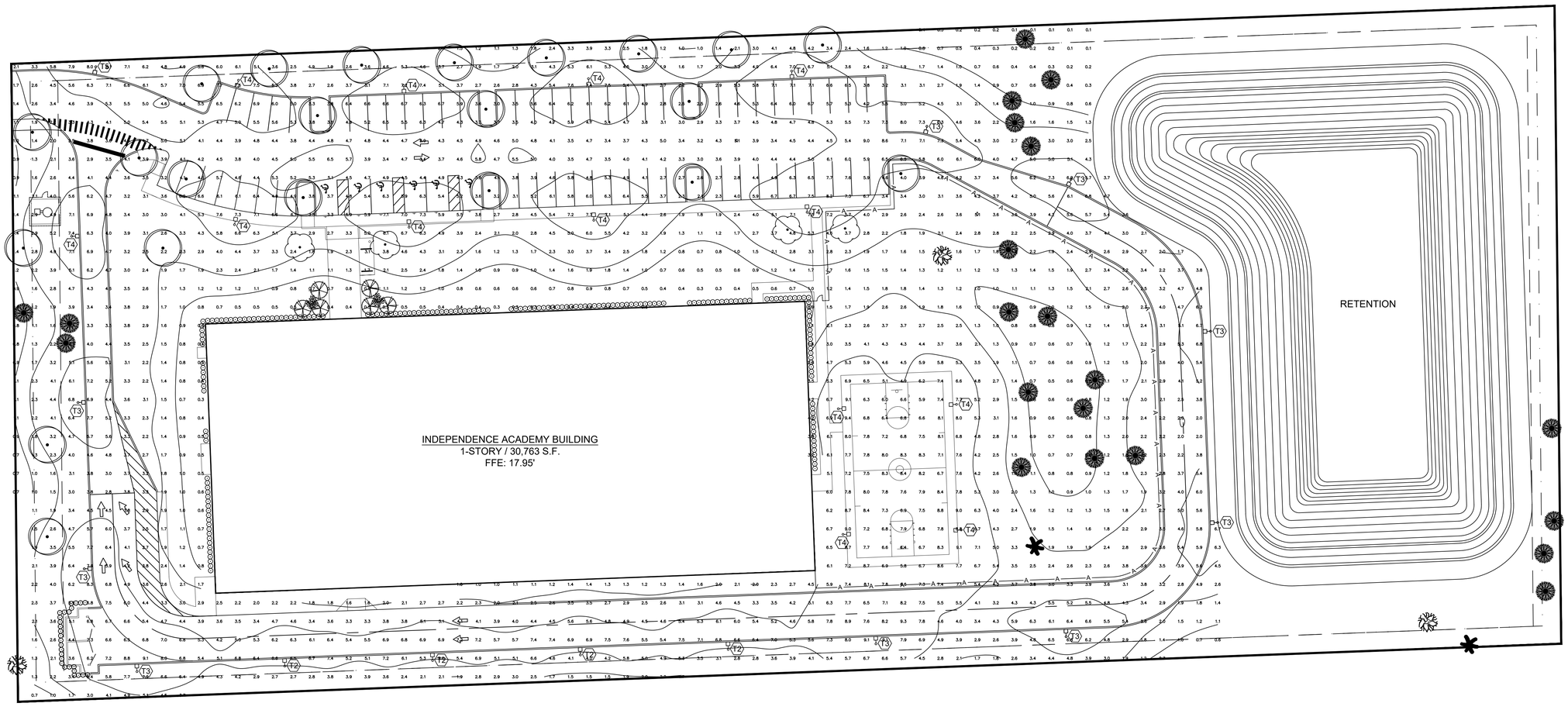
S E P A R A T E P E R M I T S R E Q U I R E D

ALL FIRE PROTECTION SYSTEMS, FUEL, GAS, SIGNAGE AND OTHER BUILDING COMPONENTS REQUIRED BY LOCAL BUILDING AND FIRE AUTHORITIES TO BE INSTALLED OR MODIFIED VIA SEPARATE PERMIT, AND WHICH ARE AFFECTED BY THE WORK PROPOSED HEREIN, SHALL BE DULY INSTALLED OR MODIFIED ONLY THROUGH SEPARATE PERMIT AUTHORIZATION FROM THE AUTHORITY(S) HAVING JURISDICTION.



PHOTOMETRIC PLAN

Scale: 1" = 30'

SITE LIGHT FIXTURE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE	QUANTITY	MOUNTING HEIGHT	TOTAL LUMENS	ARM LENGTH
T2		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE II PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR W/ INTERNAL HS SHIELD; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-II-400PSMH-HS	277V 1P 2W	/11/2003 LIGHT LABORATORY INC.	4	25'-0"	40000	0'-9"
T3		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE III PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-3-400PSMH	277V 1P 2W	/1/2001 LIGHT LABORATORY INC.	9	25'-0"	40000	0'-9"
T4		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE IV-W PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-4W-400PSMH	277V 1P 2W	/1/2001 LIGHT LABORATORY INC.	13	25'-0"	40000	0'-9"
T5		(1) 400W ED28 CLR PULSE START METAL HALIDE	25" X 19" X 8" APOGEERECTANGULAR SHOEBOX WITH FULL CUTOFF OPTICS; TYPE V-SQ PREMIUM HORIZONTAL LAMP SEGMENTED REFLECTOR; 16" SQ. CLEAR FLAT TEMPERED GLASS LENS.	ELECTRONIC	POLE	US Architectural Lighting, APG-R19-HR-V-SQ-400PSMH	277V 1P 2W	/1/2003 LIGHT LABORATORY INC.	1	25'-0"	40000	0'-9"

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	3.72
MAXIMUM FOOT-CANDLES	9.4
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	181.81
AVERAGE TO MINIMUM FC RATIO	71.69

DC
design professionals
ddcdesigngroupinc@gmail.com
407.738.6520

CRAIG E. GUNDERSON LICENSE No. 60102 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 11-06-19

INDEPENDENCE ACADEMY

2900 SOUTH JENKINS ROAD
FORT PIERCE, FLORIDA 34981

SOUTHCREST

REV	DATE	DESCRIPTION

PROJECT NO: 1930442

DRAWN BY:

CHK'D BY:

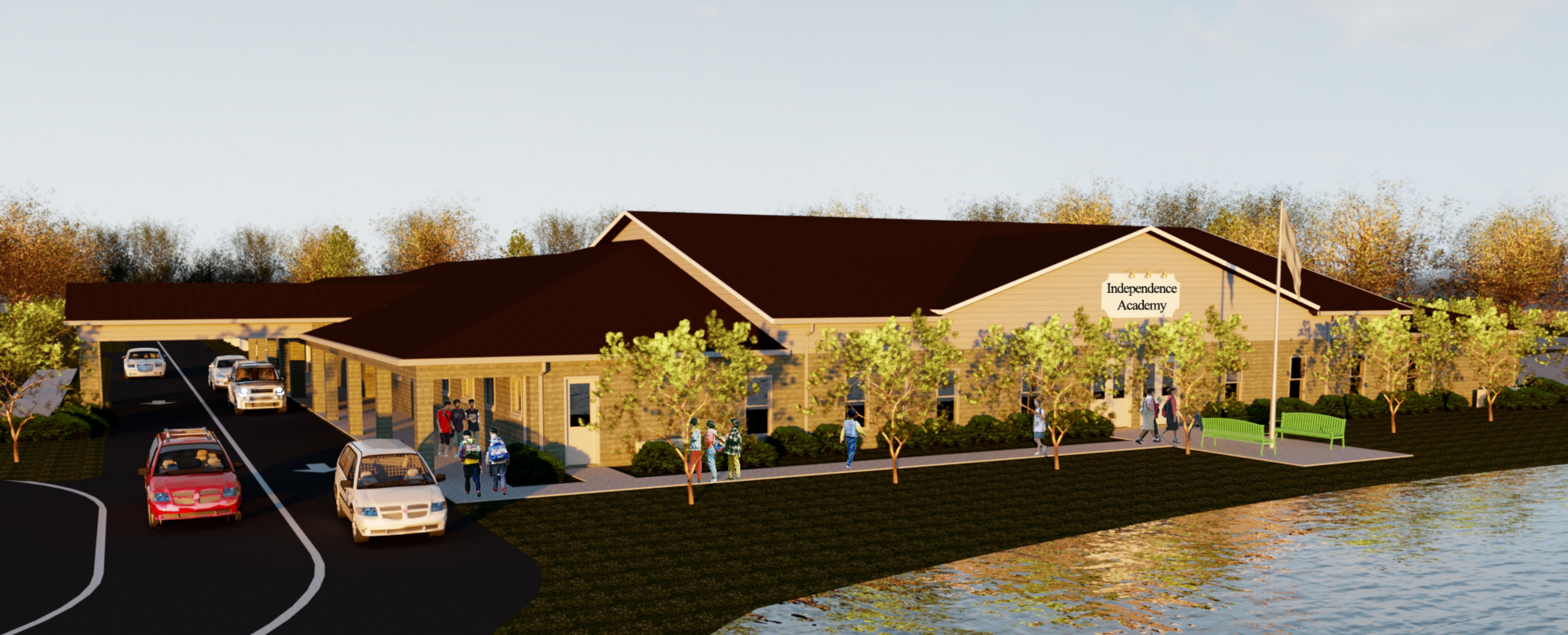
DATE:

SCALE:

SHEET TITLE:
PHOTOMETRIC PLAN

E005

SHEET OF


Independence
Academy

MEMORANDUM

September 06, 2019

Re: Ft. Pierce Independence
Traffic Impact Study Methodology
St. Lucie County, Florida
Project № 19087

The following is a methodology outline for the Traffic Impact Study (TIS) for the above referenced project. The methodology is consistent with the requirements of St. Lucie Transportation Planning Organization (TPO) for a TIS.

Project Description

The proposed project is a private school for 750 students (K-12) with anticipated buildout in 2020. A copy of the proposed site plan is provided in the **Attachments**.

Project Location

The +/- 18.89-acre site is located on S. Jenkins Road, approximately ½ mile south of Okeechobee Road, in the City of Ft. Pierce, Florida, as shown in **Figure 1**.

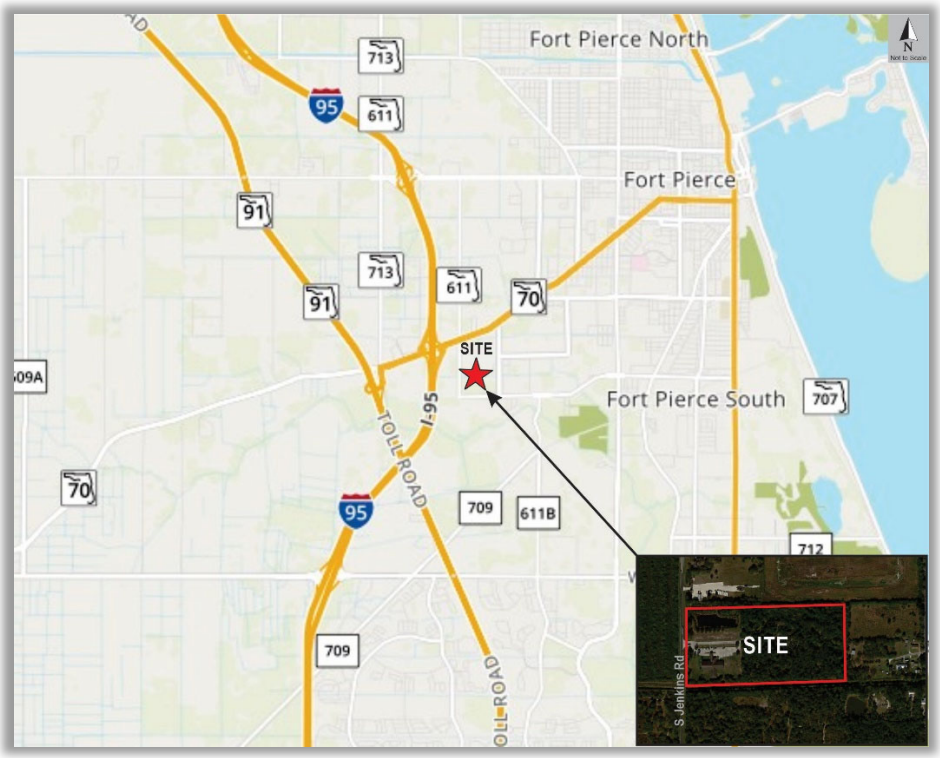


Figure 1 – Project Location

Project Access

Access to the site will be shared with the existing full access of the St. Peter Ministry Center driveway on S. Jenkins Road.

Trip Generation

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition*. **Table 1** summarizes the trip generation analysis, and the detailed ITE sheets are included in the **Attachments**.

Table 1
Trip Generation

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
536	Private School (K-12)	750 ST	2.48	1,860	0.80	600	366	234	0.17	128	55	73

Trip Generation analysis based on ITE Trip Generation Manual, 10th Edition.
Average rates were used R^2>.75

The proposed development will generate 1,860 new daily trips, of which 600 trips occur during the AM peak hour and 128 trips occur during the PM peak hour.

Trip Distribution

The proposed trip distribution pattern was estimated based on the nature of the proposed land use, site location, the surrounding transportation network, and surrounding residential neighborhoods. The proposed project's trip distribution pattern is illustrated in **Figure 2.**

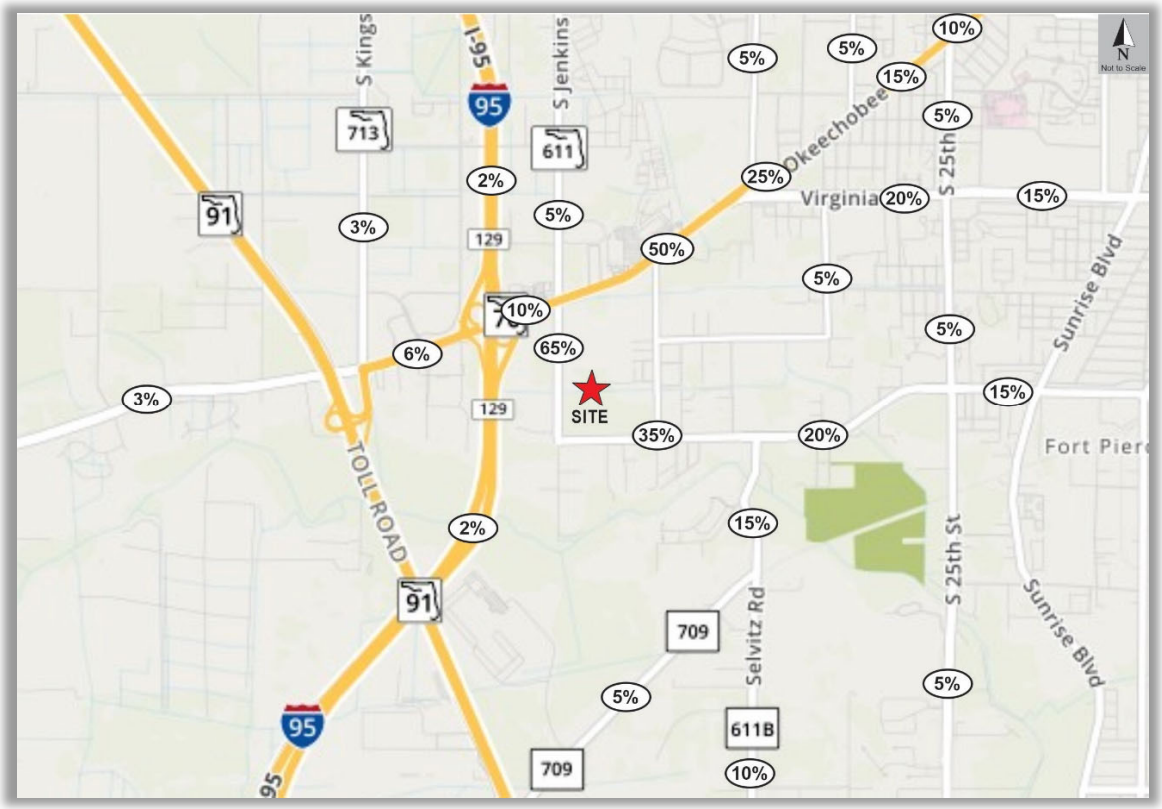


Figure 2 – Project Trip Distribution

Study Area

In accordance with the requirements of a TIS methodology, the study area will encompass major roadway segments and intersections where development is expected to consume 5% or more of their adopted peak hour Level of Service (LOS) capacities and 1% of the adopted LOS capacity of the road directly accessed by the project. Study area data was obtained from the St. Lucie TPO *Traffic Counts and Level of Service Report, Fall 2018* and Florida Department of Transportation (FDOT) *2013 Quality/Level of Service (Q/LOS) Manual***.** Excerpts from the traffic count report and the Q/LOS tables are included in the **Attachments**. **Table 2** provides the calculations for determining the study area of the project.

Table 2
Study Area Determination

Station ID	Road Name	From	To	LOS STD	2-Way Capacity	Trip Dist	Proj Trips	% Cap	In Study?
159	25th St	Bell Ave	Edwards Rd	D	3,760	5%	30	0.8%	NO
940021	25th St	Edwards Rd	Cortez Blvd	D	3,580	5%	30	0.8%	NO
529	25th St	Cortez Blvd	Virginia Ave	D	3,580	5%	30	0.8%	NO
612	35th St	Kirby Loop Rd	Cortez Blvd	D	950	0%	0	0.0%	NO
612	35th St	Cortez Blvd	Virginia Ave	D	1,400	5%	30	2.1%	NO
613	35th St	Virginia Ave	Okeechobee Rd	D	1,330	0%	0	0.0%	NO
174	Edwards Rd	Jenkins Rd	Mcneil Rd	C	1,140	35%	210	18.4%	**YES**
174	Edwards Rd	Mcneil Rd	Selvitz Rd	C	1,250	35%	210	16.8%	**YES**
110	Edwards Rd	Selvitz Rd	25th St	D	1,600	20%	120	7.5%	**YES**
108	Edwards Rd	25th St	Sunrise Blvd	D	2,920	15%	90	3.1%	NO
113	Glades Cut-off Rd	Jenkins Rd	Selvitz Rd	C	1,510	5%	30	2.0%	NO
670	Hartman Rd	Okeechobee Rd	Peterson Rd	D	1,330	5%	30	2.3%	NO
133	Jenkins Rd	Edwards Rd	Okeechobee Rd	D	1,600	65%	390	24.4%	**YES**
131	Jenkins Rd	Okeechobee Rd	Graham Rd	D	1,680	5%	30	1.8%	**YES**
131	Jenkins Rd	Graham Rd	Peterson Rd	C	1,140	5%	30	2.6%	**YES**
131	Jenkins Rd	Peterson Rd	Orange Ave	D	1,680	5%	30	1.8%	**YES**
940757	Kings Hwy	Okeechobee Rd	Crossroads Pkwy	C	1,510	3%	18	1.2%	NO
940757	Kings Hwy	Crossroads Pkwy	Graham Rd	D	1,160	3%	18	1.6%	NO
940076	Kings Hwy	Graham Rd	Picos Rd	D	1,160	3%	18	1.6%	NO
677	Kirby Loop Rd	Edwards Rd	35th St	C	1,140	0%	0	0.0%	NO
940025	Okeechobee Rd	Mccarty Rd	Florida's Turnpike	C	3,260	3%	18	0.6%	NO
940025	Okeechobee Rd	Florida's Turnpike	Kings Hwy	C	3,600	3%	18	0.5%	NO
940748	Okeechobee Rd	Kings Hwy	Crossroads Pkwy	C	7,580	6%	36	0.5%	NO
940106	Okeechobee Rd	Crossroads Pkwy	I-95	C	7,580	6%	36	0.5%	NO
940029	Okeechobee Rd	I-95	Jenkins Rd	C	7,450	10%	60	0.8%	NO
940029	Okeechobee Rd	Jenkins Rd	Mcneil Rd	D	7,210	50%	300	4.2%	NO
940742	Okeechobee Rd	Mcneil Rd	Virginia Ave	D	5,660	50%	300	5.3%	**YES**
688	Okeechobee Rd	Virginia Ave	Hartman Rd	D	3,760	25%	150	4.0%	NO
688	Okeechobee Rd	Hartman Rd	35th St	D	2,920	20%	120	4.1%	NO
689	Okeechobee Rd	35th St	25th St	D	2,920	15%	90	3.1%	NO
703	Selvitz Rd	Midway Rd	Glades Cut-off Rd	C	1,250	10%	60	4.8%	NO
704	Selvitz Rd	Glades Cut-off Rd	Edwards Rd	D	1,400	15%	90	6.4%	**YES**
940032	Virginia Ave	35th St	25th St	D	5,390	20%	120	2.2%	NO
940030	Virginia Ave	Okeechobee Rd	Hartman Rd	D	5,390	25%	150	2.8%	NO
940030	Virginia Ave	Hartman Rd	35th St	D	5,390	25%	150	2.8%	NO

Source: 2018 St Lucie TPO Traffic Counts and Level of Service Report TMS Segment Report
FDOT 2013 Table 4 and Table 7 QLOS

The following roadway segments and intersections will be analyzed for the PM peak hour as part of this study:

Roadway Segments:

- Edwards Road
  - Jenkins Road to McNeil Road
  - McNeil Road to Selvitz Road
  - Selvitz Road to 25th Street

- Jenkins Road
  - Edwards Road to Okeechobee Road
  - Okeechobee Road to Graham Road
  - Graham Road to Peterson Road
  - Peterson Road to Orange Avenue

- Okeechobee Road
  - McNeil Road to Virginia Avenue

- Selvitz Road
  - Glades Cut-Off Road to Edwards Road

The following intersections will be analyzed for the AM and PM peak hours:

Study Intersections:

- Okeechobee Road and S. Jenkins Road (Signalized)
- Okeechobee Road and McNeil Road (Signalized)
- Okeechobee Road and Virginia Avenue (Signalized)
- Selvitz Road and Edwards Road (Signalized)
- Site access driveway / Church Entrance (Non-Signalized)

Capacity Analysis

The TIS will include an analysis of the peak hour conditions in the existing year and the project buildout year (2020). The capacity analysis will be based on service volumes from FDOT's *Q/LOS Manual* and the methods of the *Highway Capacity Manual* (HCM), *6th Edition*. Roadway conditions will be analyzed for the PM peak conditions, while intersections will be analyzed for the AM and PM peak hour conditions.

Projected Traffic

The TIS will include an analysis of the roadway segments in the PM peak hour. The study intersections will be analyzed for both AM and PM peak hour operations. Offsite and access improvements necessary to support the proposed development at buildout will be identified in the study. The capacity analysis will be based on service volumes from FDOT's *Q/LOS Manual* and the methods of HCM.

Projected background traffic for the buildout year (2020) will be calculated using a 5-year historical annual growth rate or a minimum annual growth rate of 2.0% and/or committed trips generated by approved developments within the study area if applicable. Historical traffic volume counts will be obtained from St. Lucie County or FDOT to determine the observed traffic growth on the study segments. Up to 5 years of historical traffic data will be analyzed to obtain the observed annual growth rate.

Planned and Programmed Improvements

Planned and programmed improvements that may be available from the County's Capital Improvement Program (CIP), the FDOT's Work Program, and/or the Transportation Improvement Program (TIP) for any of the study segments will be utilized, if applicable.

Report

A report will be prepared for submittal to the City of Ft. Pierce and St. Lucie TPO documenting the analysis and findings.

Attachments

PARCEL ID: 2419-332-000-6
OWNER: KRONOS LLC
ADDRESS: 2850 S. JENKINS RD
ORB 2998 PAGE 1238
(NOT INCLUDED)

PARCEL ID: 2419-313-0001-000-0
OWNER: NEIL FARMS FP, LLC
ADDRESS: McNEIL RD
(NOT INCLUDED)

WETLAND

POND

EDGE OF WATER

TOP OF BANK

GRASSED AREA

108 SPACES

TRACT SIZE
6.0 ACRES

basketball court

tot lot

grass area

loading area

covered
drive

550 LF OF DOUBLE STACKING

RETENTION

easement

LIFT STATION

A/C UNIT 3'X4'

FIBER OPTIC HANDHOLE

CALC

P:\Southcrest Ft. Pierce\Design\Plans\Construction\CivilBase.dwg, Model, 8/30/2019 1:59:12 PM

Private School (K-12)
(536)

Vehicle Trip Ends vs: **Students**
On a: **Weekday**

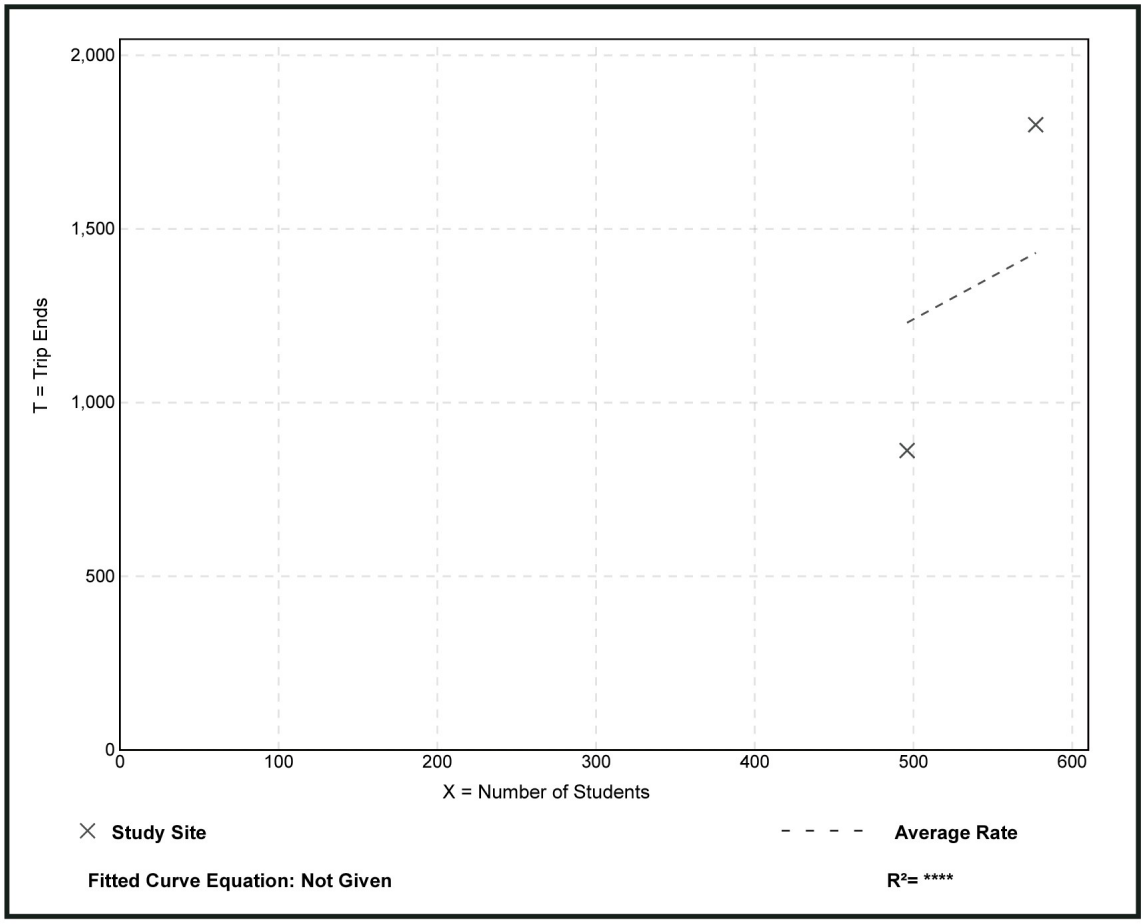
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Students: 537
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Private School (K-12)
(536)

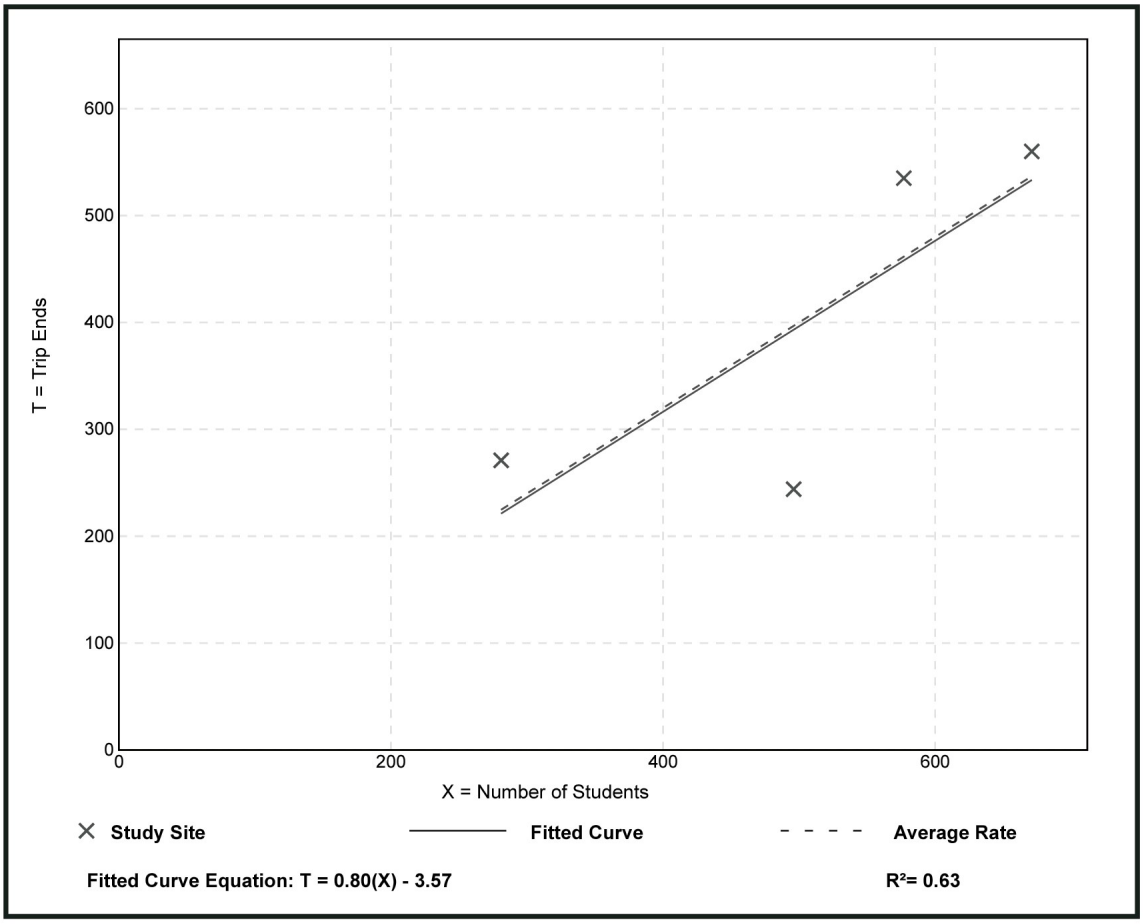
Vehicle Trip Ends vs:	**Students**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	4
Avg. Num. of Students:	506
Directional Distribution:	61% entering, 39% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.80	0.49 - 0.96	0.21

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 0.80(X) - 3.57

R^2= 0.63

Private School (K-12)
(536)

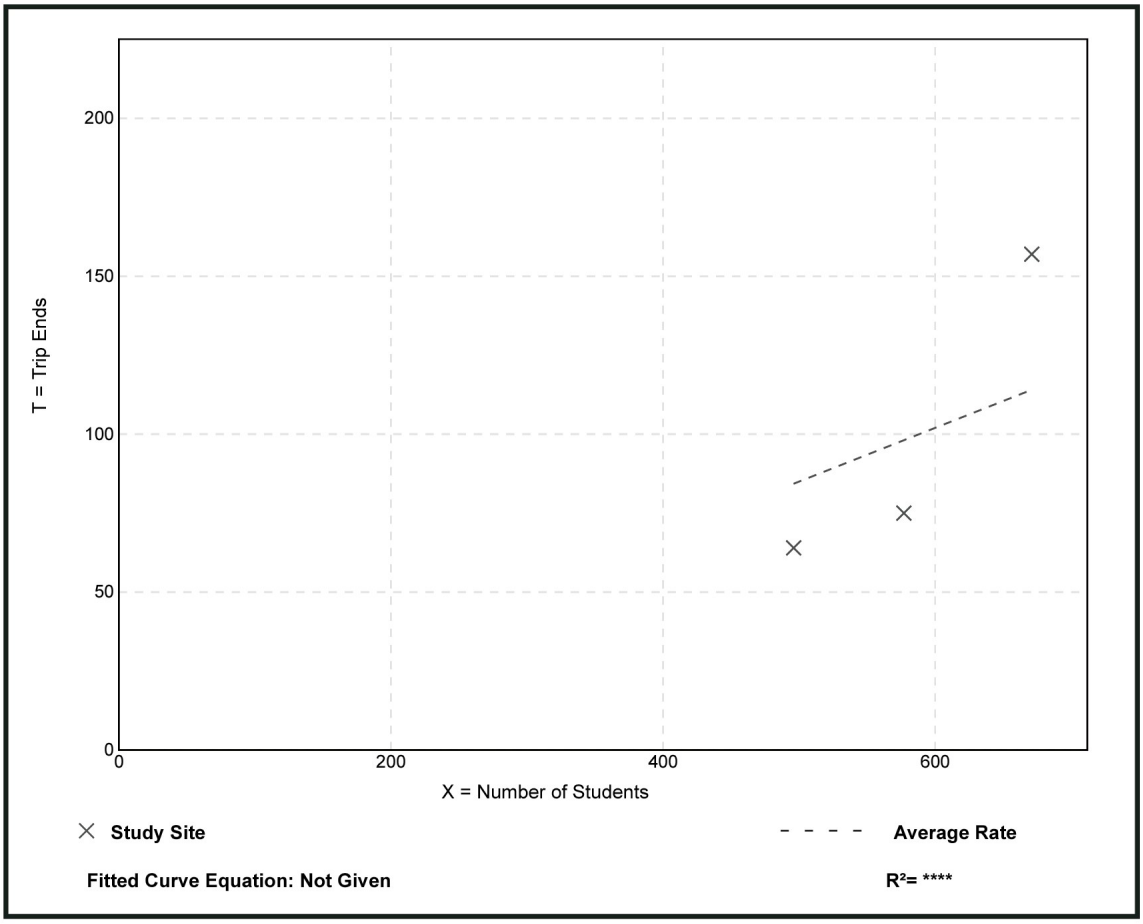
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Students: 581
Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.21

Data Plot and Equation

Caution – Small Sample Size



St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall 2018

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	2,200	2017	540	193	C	0.715	163	C	0.604
2ND ST	ORANGE AVE to AVENUE A	602	2,167	2017	540	138	C	0.511	130	C	0.481
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,500	2019	600	98	C	0.327	110	C	0.367
7TH ST	GEORGIA AVE to DELAWARE AVE	517	2,100	2019	790	127	C	0.326	133	C	0.341
7TH ST	DELAWARE AVE to CITRUS AVE	515	3,100	2019	790	187	C	0.479	185	C	0.474
7TH ST	CITRUS AVE to ORANGE AVE	515	3,100	2019	750	187	C	0.505	185	C	0.500
7TH ST	ORANGE AVE to AVENUE C	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE C to AE BACKUS AVE	603	3,047	2016	540	209	C	0.774	230	C	0.852
7TH ST	AE BACKUS AVE to AVENUE D	603	3,047	2016	750	209	C	0.565	230	C	0.622
7TH ST	AVENUE D to AVENUE H	604	1,833	2017	750	120	C	0.324	118	C	0.319
10TH ST	DELAWARE AVE to AVENUE C	605	(117)	2017	600	-12	B	-0.040	-12	B	-0.040
10TH ST	AVENUE C to AVENUE D	605	(117)	2017	540	-12	B	-0.044	-12	B	-0.044
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,756	2016	750	369	C	0.997	425	D	0.567
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,756	2016	790	369	C	0.946	425	D	0.538
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,898	2017	750	284	C	0.768	268	C	0.724
13TH ST	DELAWARE AVE to ORANGE AVE	523	4,060	2017	750	268	C	0.724	250	C	0.676
13TH ST	ORANGE AVE to AVENUE B	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE B to AVENUE D	521	2,950	2017	750	174	C	0.470	170	C	0.459
13TH ST	AVENUE D to AVENUE H	165	2,927	2017	750	174	C	0.470	162	C	0.438
13TH ST	AVENUE H to AVENUE Q	165	2,927	2017	540	174	C	0.644	162	C	0.600
17TH ST	GEORGIA AVE to DELAWARE AVE	606	3,133	2016	600	173	C	0.577	174	C	0.580
17TH ST	DELAWARE AVE to ORANGE AVE	607	6,900	2016	790	350	C	0.897	333	C	0.854
17TH ST	ORANGE AVE to AVENUE Q	608	4,000	2016	750	234	C	0.632	224	C	0.605
25TH ST	MIDWAY RD to BELL AVE	940016	19,100	2017	2,100	No Data	No Data	No Data	No Data	No Data	No Data
25TH ST	BELL AVE to EDWARDS RD	159	17,500	2019	2,100	970	C	0.483	968	C	0.482

* 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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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)

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

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						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,303	2016	830	400	C	0.513	384	C	0.492
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,633	2017	630	249	C	0.415	237	C	0.395
GREEN RIVER PKWY	MARTIN C.L. to WALTON RD	319	4,600	2018	1,070	325	B	0.855	321	B	0.845
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,767	2017	750	382	D	0.509	351	C	0.949
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,767	2017	540	382	D	0.707	351	D	0.650
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,767	2017	790	382	C	0.979	351	C	0.900
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2019	670	54	B	0.245	65	B	0.295
HILLMOOR DR	US 1 to LENNARD RD	671	8,211	2016	790	467	D	0.591	400	D	0.506
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	77,000	2017	4,580	3,066	B	0.913	3,170	B	0.943
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	68,500	2017	4,580	No Data	No Data	No Data	No Data	No Data	No Data
I-95	MIDWAY RD to OKEECHOBEE RD	941902	78,500	2017	4,580	No Data	No Data	No Data	No Data	No Data	No Data
I-95	OKEECHOBEE RD to ORANGE AVE	941903	0	2009	7,320	No Data	No Data	No Data	No Data	No Data	No Data
I-95	ORANGE AVE to INDRIO RD	941905	44,000	2017	7,320	1,545	B	0.343	1,648	B	0.366
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	7,100	2017	750	413	D	0.551	384	D	0.512
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	7,200	2017	750	258	C	0.697	322	C	0.870
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,000	2017	790	291	C	0.746	450	D	0.570
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,000	2017	540	291	D	0.539	450	D	0.833
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,600	2017	1,080	118	B	0.288	110	B	0.268
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,600	2017	3,240	118	B	0.065	110	B	0.061
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	11,700	2017	3,240	600	B	0.331	600	B	0.331
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	11,700	2017	700	600	C	0.909	600	C	0.909
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	11,700	2017	880	600	C	0.723	600	C	0.723
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	10,500	2017	920	494	C	0.568	492	C	0.566
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	10,500	2017	790	494	D	0.625	492	D	0.623
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,509	2016	790	356	C	0.913	341	C	0.874

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

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

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PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	63,000	2017	3,020	3,227	F	1.069	2,344	C	0.797
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	44,500	2017	3,020	2,341	C	0.796	1,949	C	0.663
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	43,500	2017	3,170	1,944	C	0.629	1,879	C	0.608
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	26,000	2018	2,100	1,232	C	0.613	1,241	C	0.617
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	25,000	2018	2,100	1,151	C	0.573	1,079	C	0.537
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	39,000	2018	2,100	2,301	F	1.096	2,250	F	1.071
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	39,000	2018	2,000	2,301	F	1.151	2,250	F	1.125
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	21,500	2018	2,100	1,045	C	0.520	953	C	0.474
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	7,267	2017	1,710	441	C	0.573	444	C	0.577
RANGE LINE RD	MARTIN C.L. to GLADES CUT-OFF RD	145	2,400	2019	1,080	161	B	0.393	160	B	0.390
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,553	2016	750	283	C	0.765	354	C	0.957
RIO MAR DR	BEACH AVE to US 1	147	5,553	2016	790	283	C	0.726	354	C	0.908
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	3,900	2017	920	No Data	No Data	No Data	No Data	No Data	No Data
ROSSER BLVD	PAAR DR to APRICOT RD	948510	3,900	2017	1,070	No Data	No Data	No Data	No Data	No Data	No Data
SAVONA BLVD	BECKER RD to PAAR DR	236	8,765	2017	790	850	F	1.012	760	D	0.962
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	8,765	2017	750	850	F	1.063	760	E	0.950
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,500	2018	790	675	D	0.854	662	D	0.838
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,300	2018	920	283	C	0.325	228	C	0.262
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,200	2019	540	156	C	0.578	154	C	0.570
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2017	750	No Data	No Data	No Data	No Data	No Data	No Data
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2017	750	No Data	No Data	No Data	No Data	No Data	No Data
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	9,400	2019	700	629	C	0.953	582	C	0.882
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	14,500	2019	790	843	F	14	806	E	0.960
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	750	2017	580	49	C	0.096	47	C	0.092
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	1,000	2019	1,080	75	B	0.183	76	B	0.185

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						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.**

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

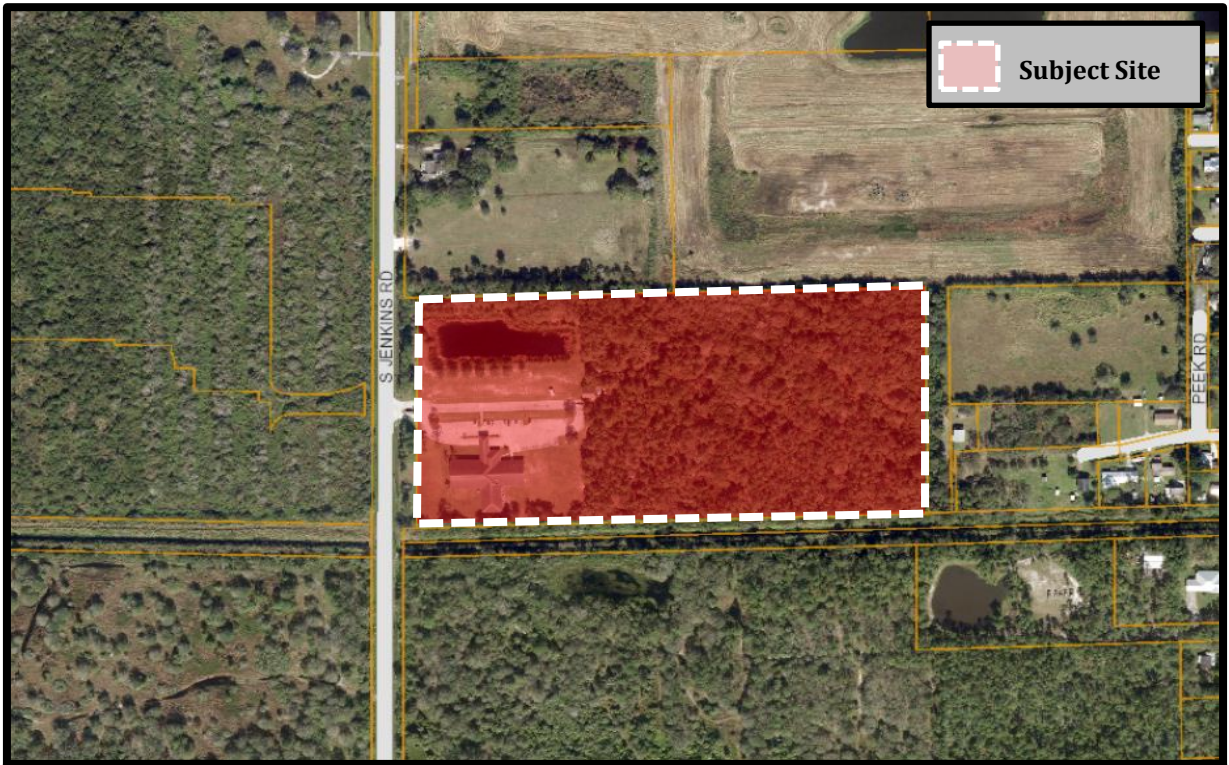
[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm



THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
2900 South Jenkins Road
Aerial Map

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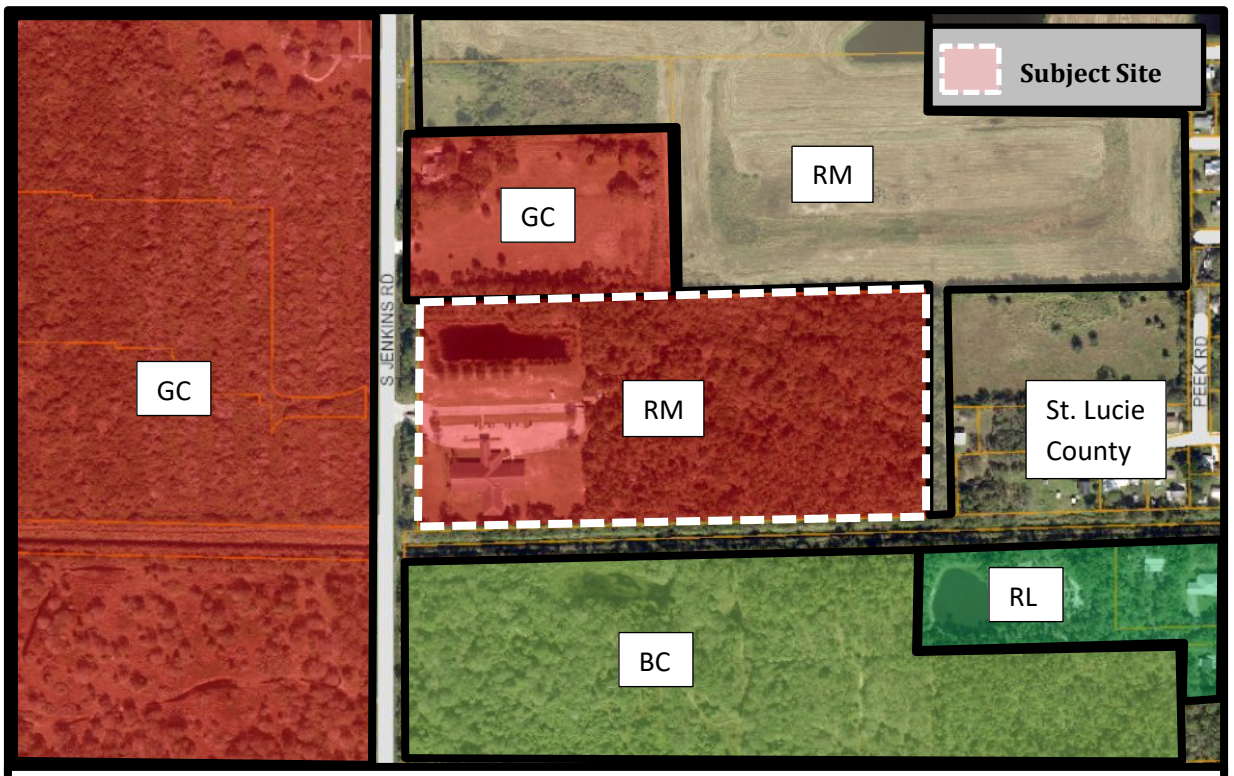

THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
2900 South Jenkins Road
Future Land Use Map

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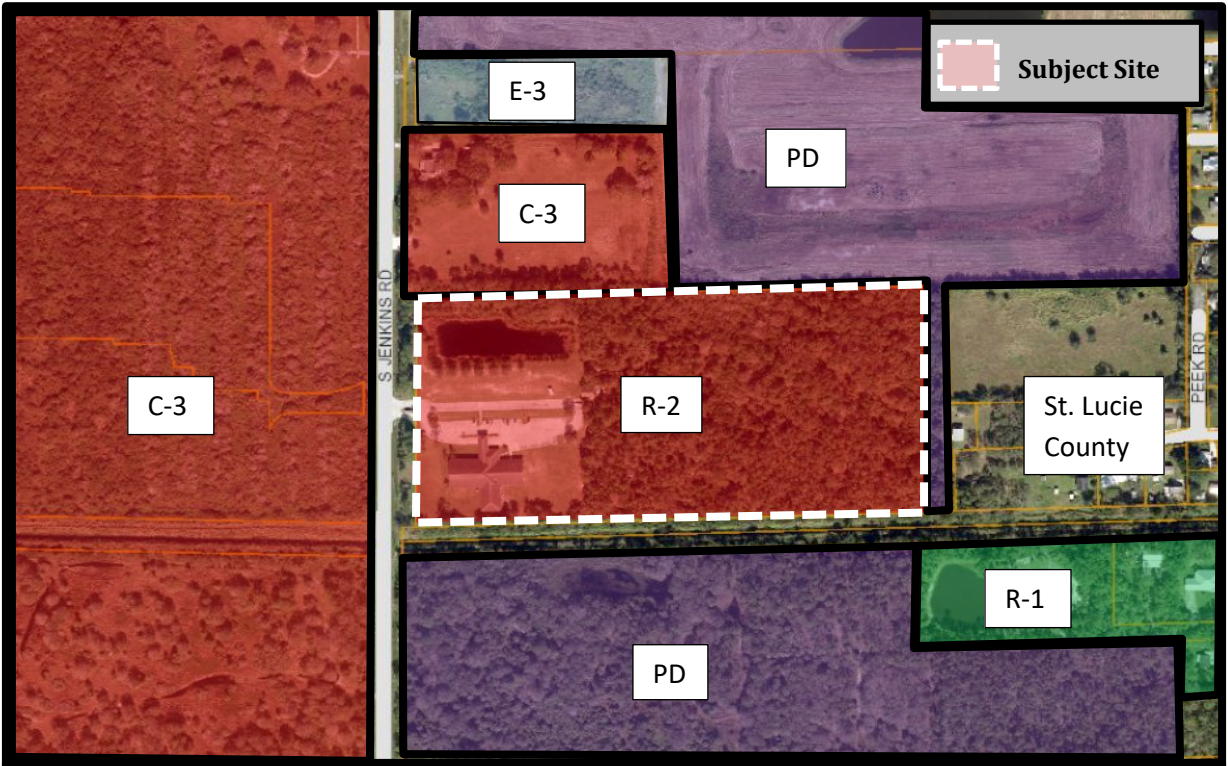

THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
2900 South Jenkins Road
Zoning Map

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October 17, 2019

Southcrest Management
8600 Commodity Circle #145
Orlando, FL 32819

SUBJECT: **Fort Pierce Charter School – 2900 S. Jenkins Road**
TECHNICAL REVIEW PROJECT: # 19-07000008
DEVELOPMENT REVIEW, CONDITIONAL USE & DESIGN REVIEW

Comments:

1. The photometric plan provided needs to have a table that shows what minimum, maximum, and minimum average footcandle lighting is for each area to include, but not limited to the parking lot, property lines, and sidewalks.

2. A tree mitigation plan needs to be provided prior to Planning Board that details trees that need to be mitigated for on-site as well as what the total DBH is for each tree and the total DBH for the whole entire site. Mitigation requirements can be found in City Code 22-191 through 22-194.

3. The dumpster enclosure location may need to be moved as its current location may not be practical with how the driveway and drive aisle is configured. Speak to Tysha Williams in the Public Works Solid Waste Division to determine if this is an appropriate location for their trucks.

4. The driveway that wraps around the school needs to be reconfigured as it falls below the minimum standards for a driveway pursuant to City Code 22-61. For all areas of the driveway that are one lane, the driveway shall be at minimum 14 feet and the plans show a minimum of 12 feet. For the areas of the driveway that show two lanes, each lane shall be at minimum 14 feet or 28 feet combined. The plans only show a minimum of 10 feet each or 20 feet combined.

5. The Landscape Plan provided appears to not meet the minimum standards of a Landscape Plan pursuant to City Code 22-187. Staff will be providing a marked-up Landscape Plan that will provide areas for Landscape Improvement. As this site is on a major corridor and the project is going through Design Review, Development Review, and a Conditional Use, any revised Landscape Plan shall be above and beyond the minimum standards of the Landscape Code contained in 22-187. You can also use this Landscape Plan to mitigate for any trees that need to be mitigated for. This must be provided prior to Planning Board

6. The courtyard that is proposed shall be configured to a point that is can be an area where people could gather to enjoy the campus, socialize, and so on. Staff would like to see some benches, brick paver paths, trees with mulched flower beds, and possibly a water feature. With this area being an open space there is a good opportunity to turn it into a nice calming & inviting space.

7. Provide a narrative that explains your project and what you want to do. This is required to be advanced to the Planning Board. The narrative should give a brief description of the project, tell how many students are proposed, what grades are proposed, how many classrooms, the make-up of the staff, and should give a proposed schedule (if available).

8. The retention area may need to be landscaped at its perimeter pursuant to City Code 17-34.

Please provide a written response to all TRC comments by October 31, 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 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
ENGINEERING DEPARTMENT
Florida

RECEIVED

TO : Brandon Creagan, Planner

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

CITY OF FORT PIERCE
PLANNING & ZONING

RE : Fort Pierce Charter School – 2900 S. Jenkins Road
Site Plan - TRC No. 19-07000008

DATE : November 19, 2019

This is to advise you that we have completed the review of the following documents as received by this office on November 18, 2019:

- [x] Site Plan Application
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan 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.

- [ ] See attached for engineering comments

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

ENGINEERING COMMENTS:

1. ADVISORY COMMENT: The drainage plans are conceptual at this time and will be reviewed in depth at time of Site Work permit submittal.

JRA/TST/~~tst~~

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Fort Pierce Charter School – 2900 S. Jenkins Road
Site Plan - TRC No. 19-07000008

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 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

- [ ] Recommend
- [x] Do Not Recommend

- [x] Site Plan 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] See attached for engineering comments

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ENGINEERING COMMENTS:

1. Provide a note on the site plan that all construction will comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. ADVISORY COMMENT: The drainage plans are conceptual at this time and will be reviewed in depth at time of Site Work permit submittal.
3. Please update all engineering plans to a standard engineering scale.
4. Provide a stop situation at the tie-in to the existing driveway located at the west end of the site.
5. The site plan shall have a minimum two-way driveway aisle of 24'. This driveway aisle shall be increased to 26' where perpendicular parking stalls are adjacent to the drive aisle.
6. The 12' one-way driveway aisle shall be increased to a width of 14' as required by the City of Fort Pierce Code of Ordinances.
7. Revise the plans to provide a minimum width of 24' for the dual one-way lanes.
8. The site proposes a sidewalk connection to an existing paved driveway, please provide delineated pedestrian connectivity to the public right-of-way.
9. Provide confirmation from SLC as to whether a sidewalk is required to be constructed along Jenkins Road.

JRA/TST/tst

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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: 2900 S. Jenkins Rd.
Property Name: SP – Fort Pierce Charter School
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: 10-14-19

Technical Review Committee meeting

October 17th, 2019

Case # 19-07000008

Site Plan

Fort Pierce Charter School, 2900 South Jenkins Rd, FP

Comments:

Temporary approval is granted at this time to proceed with administratively related topics with regards to this project. However, full approval is withheld at this time pending further site plans with regards to elevations, interior detail and full photometric plan to include illuminance figures for the entire site.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

October 16, 2019

Project: **Site Plan**
Subject: **TRC Comments**
To: Brandon Creagan
From: David Hays
Ref: Proj. #19-07000008

1. Clearly identify the S. Jenkins Road Right-of-Way total width.
2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates and existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.
3. A 6' wide sidewalk is required along the S. Jenkins Road frontage for the parent parcel.
4. Comments with respect to the Traffic Report will be forthcoming via separate communication. The report will be transmitted to a consultant for review and commenting. The cost of the review will be supplied to the applicant for payment.
5. Per SLC Codes, the proposed widening and turn lanes will require a Roadway Improvement Agreement (RIA) in accordance with SLC Codes, Section 11.04.
6. Based on the preliminary information, it does not appear the site has predevelopment discharge to the canal. The SW Report indicates a post development discharge of approximately 20cfs meeting predevelopment discharge. A more detailed review will be forthcoming.
7. SLC PW recommends a meeting between the County and the City (Planning and Engineering) to discuss and outline particular processes and requirements to fulfill both community's needs.
8. Subsequent to TRC approval, the applicant may submit the required documents to Grant Chambers, P.E. in the SLC Engineering Division. Documents include 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 inspections and final certification. The County recommends recording of the plat be subsequent to posting roadway security.

October 16, 2019

Project: **Minor Replat**
Subject: **TRC Comments**
To: Brandon Creagan
From: David Hays
Ref: Proj. #19-05000002

1. Clearly identify the S. Jenkins Road Right-of-Way total width.
2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates and existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.

October 14, 2019

Project: **Fort Pierce Charter School Boundary Survey**
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, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes,.

SURVEY:

1) Please correct misspelling in Title of survey at the top of sheets 1and2.
2) Please remove Professional Engineers Seal in Title Block both sheets, and add Surveyors Seal.
3) Please sign survey for resubmittal.
4) Please correct LB number for set monumentation at S.W. corner of boundary.
5) Please check spelling of religious organization on survey, there are two different spellings in two locations on the survey map, on sheet two.
6) Please correct or rewrite Surveyors note 6.3 on sheet one to avoid confusion.
7) Please correct Surveyors note 10 on sheet one.

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