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

CITY COMMISSION AGENDA

Regular Meeting - Tuesday, February 18, 2020 - 6:30 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Delores Williams, God's Kingdom Station House of Prayer, Inc

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from February 03, 2020 Regular Meeting.

6. **PROCLAMATIONS**

   a. Love Pizza Month proclamation being received by Scott Van Duzer of the Van Duzer Foundation.

7. **LETTERS TO COMMISSION**

   a. Email from Michael Broderick, Director of Property Management, Trident Properties Management, commending Assistant City Attorney Tanya Earley for her professionalism, guidance and a job well done during a recent Historic Preservation Board meeting.

   b. Email from Career Source Research Coast, Director of Operations Shelly Batton thanking Caleta Scott and Kaitlyn Ballard for their hard work for making the 5th Annual City of Fort Pierce Job Fair a success.

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

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

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

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approve CentralSquare Technologies, Annual Maintenance Renewal in the amount not to exceed $85,637.08.

b. Approval of City Hall Annex "Old City Hall" Lease to St. Lucie County for a period of three (3) years from the date the agreement is effective, with two (2), one year options, for a total of five (5) years, for a total annual rent of $49,000.00, for utilization by the County's Community Services Department.

c. Approval of the following short-listed firms for the Professional Engineering Services RFQ No. 2019-027 for a period of two (2) years with three (3) one year renewal options: Captec Engineering, Cardno, Inc., Culpepper & Terpening, Inc., Engineering Design & Construction, Kimley Horn Associates, Inc., and Marlin Engineering, Inc.

d. Approval of Change Order No.4 for RFP No. 2018-004 to Gator Dredging in the amount of $160,243.60 for the dredging of the Intra Coastal Water Way (ICWW).

e. Approve waiver of fees in the amount of $1,236.56 associated with the lot clearing lien against 1025 N 12th Street, Fort Pierce, FL 34054, Parcel No. 2404-804-0002-000-8 owned by Betty Robinson, P. O. Box 2075, Fort Pierce, FL 34954 contingent upon payment of $1,598.07 payable in 30 days.

12. **PUBLIC HEARINGS**

a. Resolution No. 20-R12 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 2607 Avenue D to show cause why the structure located on the premises should not be condemned and demolished.

b. Legislative Hearing - Ordinance No. 20-004 **-** An ordinance amending the Future Land Use of four parcels at or near 2152 S Jenkins Road from Medium Density Residential (RM) to High Density Residential (RH). FIRST READING

c. Quasi-Judicial Hearing - Ordinance No. 20-005 - An ordinance rezoning four (4) properties generally located at or near 2152 S Jenkins Road from Medium Density Residential (R-4) to High Density Residential (R-5). FIRST READING

d. Quasi-Judicial Hearing - Ordinance No. 20-003 - Review and approval of an application for a Zoning Atlas Amendment and Design Review submitted by representative Brian Nolan for property owner Cone & Graham, Inc., to rezone 12 parcels from General Commercial (C-3) to Planned Development (PD) and approval of a Site Plan for a 144-unit multi-family development at 1919 South 35th Street, Fort Pierce, FL. FIRST READING

e. Quasi-Judicial Hearing - Review and approval of an application for Final Plat, submitted by Property Owner, Granada Street Properties, LLC and Applicant, Henry Louden, to subdivide approximately 1.9 acres of land for the Granada Street Properties 10 Single-Family Home Cottages to be located at current Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL. The property is zoned Hutchinson Island Residential (R-4A)

13. **CITY COMMISSION**

a. Resolution 20-R10 Amending membership eligibility for Fort Pierce Youth Council.

b. Resolution 20-R11 Appointing members to the Fort Pierce Youth Council

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

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

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

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

Meeting Date: 02/18/2020

Re: Minutes of February 03, 2020

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from February 03, 2020 Regular Meeting.

Attachments

Minutes 02.03.2020

Form Review

Form Started By: Maura Stokes Started On: 02/06/2020 04:23 PM

Final Approval Date: 02/06/2020

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, **FEBRUARY 03, 2020.**

1. CALL TO ORDER

Mayor Hudson called the February 03, 2020 Regular Meeting of the City Commission to order at 6:30 PM.

2. OPENING PRAYER - Pastor Obed Rivera, Iglesia de Dios Pentecostal

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

5. APPROVAL OF MINUTES

a. Approval of minutes from the January 21, 2020 regular meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve the minutes from the January 21, 2020 Regular Meeting.

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

Passed

6. **PROCLAMATIONS**

a. Arbor Day Proclamation being received by Mike Reals, Paul Bertram, and the Keep Fort Pierce Beautiful Board.

b. 2-1-1 Awareness Week proclamation being received by Colleen Philips of 211 Treasure Coast.

7. **LETTERS TO COMMISSION**

a. Email from Charlene Adair thanking Paul Thomas, Building Official, for his dedication to fulfilling his role while acknowledging his responsibility to the City and citizens of Fort Pierce.

b. Letter from Jaris Miranda thanking the Fort Pierce Police Department for their benevolent response to their nephew's stolen Christmas gift, and for working hard every day to keep his neighborhood safe.

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

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

No comments.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve and set the Agenda.

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

Passed

10. MISCELLANEOUS REPORTS

No Miscellaneous Reports.

11. CONSENT AGENDA

a. Approval of RFP No. 2018-004 Change Order No. 3 to Gator Dredging for the Intra-Coastal Water Way dredging in the amount of $523,900.00.

b. Approve grant award for Fenee Russ, owner of 1004 Avenue D, in the amount of $5000.00, as an eligible recipient under the Way to Grow Lincoln Park Historic Avenue D Business District Small Business Startup/Relocation Grant Program.

c. Approve grant award for Tiffany Treston, owner of BGM Beauty Supply LLC, in the amount of $10,000.00, as an eligible recipient under the Way to Grow Lincoln Park Historic Avenue D Business District Small Business Startup/Relocation Grant Program.

d. Approve grant award for Tiffany Treston, owner of A&K Grocery LLC, in the amount of $9,992.06, as an eligible recipient under the Way to Grow Lincoln Park Historic Avenue D Business District Small Business Startup/Relocation Grant Program.

e. Approval of First Amendment to Developer's Agreement for Development of King's Landing between FPRA, City of Fort Pierce and Audubon.

Commissioner Perona pulled Items 11b, 11c, and 11d for discussion.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Items 11a and 11e.

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

Passed

As to Items 11b, 11c, and 11d, Commissioner Perona acknowledged that this is a wonderful program. Ms. Caleta Scott, Grant Administration Manager provided an overview of how the Way to Grow Lincoln Park Historic Avenue D Business District Small Business Startup/Relocation Grant Program is administered. The application process requires a meeting with the Lincoln Park Revitalization Coordinator to confirm the applicant's business is in line with the community's vision and is the type of business that will thrive in this neighborhood. These applicants are long time business owners and young new business owners. The Commission inquired as to why there are not more applications being received. Ms. Scott explained that there are many variables that go into opening a new community business. There are some applications that have fallen through because of rent constraints or other factors. Commissioner Alexander would like to recognize Allegany Franciscan Ministries as our partner and supporter of this grant program.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Items 11b, 11c, and 11d.

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

Passed

12. PUBLIC HEARINGS

a. Resolution No. 20-R09 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 913 Avenue B to show cause why the structure located on the premises should not be condemned and demolished.

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

RESOLUTION NO. 20-R09
A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 913 AVENUE B IN FORT PIERCE, FLORIDA 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE SHALL BE CONDEMNED AND DEMOLISHED; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO PROCEED WITH SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

Mayor Linda Hudson called the proceeding to order.

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

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

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

Mayor Linda Hudson opened the public hearing.

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

Staff Presentation: Ms. Peggy Arriaz, Code Compliance Manager was present. Ms. Arriaz has a presentation ready; however, due to a development on Friday afternoon, she is requesting this hearing be postponed for sixty (60) days. Ms. Arriaz spoke to the demolition contractor who has been contracted by the property owner for the demolition and removal of the building. This time extension will allow time for the permit application process and any pre-demolition remediation that may be required by law.

Property Owner, Mr. R. Duke Nelson, was present and confirmed to the City Commission that he has entered into a contract with L.E.B. Demolition & Consulting Contractors, Inc. to demolish the structure he owns at 913 Avenue B. In the future, Mr. Nelson plans to develop the land in an effort to make Fort Pierce a better place to live. Mr. Nelson is requesting the extension on this hearing to allow him time to have the demolition completed.

Public comment: None

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to postpone this hearing at the recommendation of Staff.

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

Passed

It was later clarified that there would be an update on the Resolution at the April 06, 2020 City Commission Regular Meeting.

b. Legislative Hearing - Ordinance No. 20-001 amending Chapter 2 - Administration, Article XIII - Municipal Code Enforcement. SECOND READING

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

ORDINANCE NO. 20-001
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 2 - ADMINISTRATION, ARTICLE XIII – MUNICIPAL CODE ENFORCEMENT; AMENDING SECTION 2-244 – ENFORCEMENT PROCEDURE TO REFERENCE STATE STATUTE 162; DELETING SECTION 2-247 – ADMINISTRATIVE FINES; LIENS; DELETING SECTION 2-248 – DURATION OF LIEN; DELETING SECTION 2-249 – APPEALS; DELETING SECTION 2-250 – NOTICES; RE-NUMBERING SECTION 2-251 PROVISIONS OF ARTICLE SUPPLEMENTAL; AMENDING CHAPTER 2, ARTICLE XIII.5 – SUPPLEMENTAL MUNICIPAL CODE ENFORCEMENT PROCEDURES; AMENDING SECTION 2-260 (B) CLASSES OF VIOLATIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing.

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve Item 12b, Ordinance 20-001.

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

Passed

c. Legislative Hearing - Ordinance No. 20-002 amending Chapter 12 Parks, Recreation and Special Events, Article I - General, Section 12-101 Enforcement and Penalties. SECOND READING

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

ORDINANCE NO. 20-002
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 12 PARKS, RECREATION AND SPECIAL EVENTS, ARTICLE I - GENERAL, SECTION 12-101 ENFORCEMENT AND PENALTIES BY AMENDING THE TITLE AND THE ENFORCEMENT AUTHORITY, PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING
RESOLUTION NO. 20-R08

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Item 12c, Ordinance 20-002.

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

Passed

13. CITY COMMISSION

a. Resolution 20-R08 appointing Derrick Gibbons to the Police Community Advisory Committee as Commissioner Perona's appointee.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record
.
RESOLUTION NO. 20-R08
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF DERRICK GIBBONS TO THE POLICE COMMUNITY ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Resolution 20-R08 and appoint Derrick Gibbons to the Police Community Advisory Committee as Commissioner Perona's appointee.

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

Passed

b. Submittal of applications for Fort Pierce Youth Council

Mr. Mimms, City Manager, informed the City Commission that no new applications have been received since the last City Commission meeting. The City Commission discussed whether to keep searching for candidates who reside within the city limits only, or to expand the search to include candidates that either live within the city limits or attend a secondary school in Fort Pierce and may live outside the city limits. This would also include students that attend Fort Pierce Westwood High School. The Fort Pierce Youth Council, when in place will consist of five (5) council members and two (2) alternates who are in grades nine (9) through twelve (12). Search for candidates will continue. A new Resolution will be presented along with appointments at the next City Commission meeting.

14. COMMENTS FROM THE PUBLIC

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

Mario Wilcox
Alvin Turner
Rick Reed

15. COMMENTS FROM THE CITY MANAGER

City Manager, Nick Mimms commented that the 5th Annual City of Fort Pierce Job Fair had 92 employers, 30 community partners and 643 job seekers. The City of Fort Pierce is committed to economic development and this event is the largest job fair on the Treasure Coast.

Mr. Mimms commented that the next Conference Agenda will be held on February 10, 2020. Items to be included on the agenda are: Jaycee Park no-wake zone; feedback from the Engineering and Police Departments regarding speed issues on Indian River Drive; a new Delaware Avenue cross section; Indian Hills Golf Course financial sustainability plan; license agreements for non-motorized watercraft and bicycle rentals which are coming to an end; Northwest Pioneer's Park; potential fitness station at the intersection of Indian River Drive and Seaway Drive; and, a Sunrise Theatre update. On February 15, 2020 will be the Moore's Creek Quarterly Cleanup; and also the 5 th Annual Highwayman Art Show and Festival.

City Attorney Peter Sweeney had no updates.

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Perona commented on the wonderful Strategic Planning Event. It is exciting to see that the bar set is moving in the right direction.

Commissioner Sessions commented on how beneficial the Strategic Planning Event was. It is great to see the previous planning session items coming to fruition. Commissioner Sessions was pleased with Staff and Department Heads' contributions and input on the plan. Commissioner Sessions also commented on the improvement of the county unemployment rate. There are plenty of available jobs out there and everyone should be working. The 5th Annual City of Fort Pierce Job Fair was a great event.

Commissioner Alexander commented that the Strategic Planning Event was fruitful. Commissioner Alexander expressed that the entire city needs to be included when discussing improvements. Commissioner Alexander is disappointed that the Lincoln Park Theatre has not been included, and they should be provided with similar financial assistance just like the Sunrise Theatre or golf course. Mr. Mimms commented that the Lincoln Park Theatre has been invited to attend the April FPRA meeting. Commissioner Alexander also requested the Police Community Advisory Committee come before the City Commission to give a status report along with an attendance report.

Commissioner Johnson commented that on February 13, 2020, there will be a South Beach Association meeting. Kim Delaney from the Treasure Coast Regional Planning Council will be the guest speaker. Commissioner Johnson has some upcoming meeting conflicts: February 05, 2020, for the Treasure Coast Council of Local Governments which Mayor Hudson will attend as the alternate; and, February 05, 2020, the Transportation Planning Organization meeting which Commission Sessions will attend as the alternate.

Mayor Hudson spoke with a representative from the VA Medical Center at the 5th Annual City of Fort Pierce Job Fair. They are always successful at our event in assisting our local Veterans and helping with job placement. Mayor Hudson is excited about the upcoming Highwayman Festival and the Moore's Creek Cleanup. Mayor Hudson would like to acknowledge the SWORD and the Marine Cleanup Initiative for all they do in our community.

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at **7:44 PM**

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

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

Meeting Date: 02/18/2020

Re:

SUBJECT:

Love Pizza Month proclamation being received by Scott Van Duzer of the Van Duzer Foundation.

Attachments

Love Pizza Month Proclamation

Form Review

Form Started By: Linda Cox Started On: 01/08/2020 09:35 AM

Final Approval Date: 01/08/2020

WHEREAS, Scott Van Duzer and the Van Duzer Foundation contribute endlessly and generously to the community through volunteering, fundraisers, food drives, special events, and blood drives; and

WHEREAS, the contributions of Big Apple Pizza and the Van Duzer Foundation have positively impacted the community and its residents and visitors, and has won many philanthropic awards for his charitable events; and

WHEREAS, the Van Duzer Foundation contributes to the Fort Pierce Community primarily through events at Big Apple Pizza, owned and operated by Scott Van Duzer; and

WHEREAS, Big Apple Pizza in Fort Pierce, Florida is the longest-running pizza establishment in the City's history, having opened in March, 1983, initially in the Orange Blossom Mall and now at the 2311 South 35th Street location; and

WHEREAS, Pizza is one of the world's most universally-loved foods, with over five billion pizzas being sold every year worldwide; it is estimated that 93 percent of Americans eat at least one pizza per month and United States residents are estimated to eat approximately 6,000 slices of pizza over the course of a lifetime; and

WHEREAS, the month of February is traditionally a time to show love and appreciation to others.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim February 2020 as:

Love Pizza Month

in Fort Pierce and encourage the consumption of pizza and volunteerism.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 18th day of February, 2020.

MAYOR/COMMISSIONER

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

Meeting Date: 02/18/2020

Re: Email from Michael Broderick

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Michael Broderick, Director of Property Management, Trident Properties Management, commending Assistant City Attorney Tanya Earley for her professionalism, guidance and a job well done during a recent Historic Preservation Board meeting.

Attachments

Email from Michael Broderick

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/02/2020 10:52 AM
City Manager	Nick Mimms	02/02/2020 10:52 AM

Form Started By: Jennifer Robinson Started On: 01/28/2020 01:13 PM

Final Approval Date: 02/02/2020

From: Michael <tridentproperty@bellsouth.net>
Sent: Tuesday, January 28, 2020 8:56 AM
To: Peter Sweeney <psweeney@cityoffortpierce.com>
Cc: Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Historic Preservation Board

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. .

Good morning Pete, I wanted to pass along to you my compliments on the work performed by Assistant City Attorney Tanya Earley last evening at the meeting of the Historic Preservation Board. Her professionalism balanced with a desire to help were apparent. It was a challenging meeting for all parties involved and Ms. Earley's guidance was relied upon. I commend her on a job well done and look forward to working with her in the future.

Regards,

Michael Broderick RPA, FMA, CAM
Director of Property Management
Trident Properties Management
561-994-5850 (office)
561-719-3356 (cell)

Trident Properties Management
561-994-5850 (office)
561-719-3356 (cell)

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

Meeting Date: 02/18/2020

Re: Thank you email from Career Source

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Career Source Research Coast, Director of Operations Shelly Batton thanking Caleta Scott and Kaitlyn Ballard for their hard work for making the 5th Annual City of Fort Pierce Job Fair a success.

Attachments

Email from Shelly Batton

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/05/2020 12:48 PM
City Manager	Nick Mimms	02/05/2020 12:48 PM

Form Started By: Sara Delgado Started On: 02/03/2020 02:42 PM

Final Approval Date: 02/05/2020

From: Shelly Batton <sbatton@careersourcerc.com>
Sent: Monday, February 3, 2020 10:37 AM
To: Caleta Scott <cscott@cityoffortpierce.com>; Kaitlyn Ballard <kballard@cityoffortpierce.com>; Matthew Morse <MorseM@stlucieco.org>
Subject: Thank you!

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. .

Good morning,

I just wanted to take a minute and say thank you for your support and all of your hard work in making the job fair such a success. We had 643 job seekers, 92 employers and 30 community partners. Already looking forward to next year's event. I believe Caleta already has it on the calendar! Have a great week!

Shelly Batton
Director of Operations

CareerSource RESEARCH COAST

Administrative Office
584 NW University Blvd. Suite #100
Port St. Lucie, FL 34986
Phone: 866-482-4473 Ext.518
Fax: 877-223-5890

www.careersourcerc.com

A proud partner of the AmericanJobCenter network

CareerSource Research Coast is a private, non-profit corporation with a Board of Directors consisting of private business, educational and economic development representatives, community-based organizations, state agencies, elected officials and a full-time professional staff. Our mission is to promote a bright economic future through the coordination of workforce development activities and services in the three-county area. For the latest information on CareerSource Research Coast, visit our media page.

NOTICE: "All email communications, including attachments, sent or received by the Workforce Development Board of the Treasure Coast dba "CareerSource Research Coast" and its affiliates are considered public record and subject to disclosure in the absence of an exemption. Section 119.01, Florida Statutes."

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

Meeting Date: 02/18/2020

Re: Purchase approval for CentralSquare Technologies, Maintenance Annual Renewa

Submitted For: Devoshay Johnson, IT Manager, Information Technology

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SUBJECT:

Approve CentralSquare Technologies, Annual Maintenance Renewal in the amount not to exceed $85,637.08.

SUMMARY:

This is for the renewal of currently provided support and maintenance services from CentralSquare Technologies for our Enterprise Resource Planning (ERP) system provided by the same vendor.

Single source vendor.

RECOMMENDATION:

Recommendation is to approve CentralSquare Technologies, Annual Maintenance Renewal in the amount not to exceed $85,637.08.

ALTERNATIVES:

Do not approve purchase.

RESPONSIBLE STAFF:

IT Manager

COORDINATED WITH:

Finance Department/Procurement Division

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2020
Account:	SPLIT TRANSACTION
Amount:	85637.08

FISCAL IMPACT:

Fee Breakdown:
420-2902-524-46.75 $18,788.40
103-9000-554-46.75 $2,430.49
001-2500-513-46.75 $59,712.21
401-4100-575-46.75 $4,212.83
405-4500-572-46.75 $493.15

Attachments

Maintenance Renewal Invoice

Form Review

Inbox	Reviewed By	Date
Information Technology	Devoshay Johnson	02/06/2020 11:37 AM
Information Technology	Devoshay Johnson	02/06/2020 04:11 PM
Finance Department	Johnna Morris	02/07/2020 03:56 PM
City Manager	Nick Mimms	02/10/2020 05:08 PM
Information Technology	Devoshay Johnson	02/12/2020 11:11 AM
City Manager	Nick Mimms	02/12/2020 02:03 PM
Form Started By: Alma Juarez		Started On: 01/15/2020 12:14 PM
Final Approval Date: 02/12/2020		

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No	Date	Page
263897	1/1/2020	1 of 3

Superion, LLC, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746
www.centralsquare.com
Toll free 800-727-8088

Billing Inquiries: Accounts.Receivable@centralsquare.com



Bill To
City of Ft. Pierce
Attn: IT Department
P.O. Box 1480
100 North US Highway One
Fort Pierce FL 34954
United States

Ship To
City of Ft. Pierce
Attn: IT Department
P.O. Box 1480
100 North US Highway One
Fort Pierce FL 34954
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
1499LG	City of Ft. Pierce		USD	Net 30	1/31/2020

	Description	Units	Rate	Extended
Contract No. 20040936				
1	NaviLine Document Management Services - Annual Maintenance Fee NAVI-DMS - Document Management Services Maintenance: Start:2/1/2020, End: 1/31/2021	1	$1,430.11	$1,430.11
2	NaviLine Building Permits - Annual Maintenance Fee NAVI-Building Permits Maintenance: Start:2/1/2020, End: 1/31/2021	1	$7,037.82	$7,037.82
3	NaviLine Code Enforcement - Annual Maintenance Fee NAVI-Code Enforcement Maintenance: Start:2/1/2020, End: 1/31/2021	1	$6,213.56	$6,213.56
4	NaviLine Land/Parcel Mgmt-Annual Maintenance Fee-NSP - Annual Maintenance Fee NAVI-Land Management Maintenance: Start:2/1/2020, End: 1/31/2021	1	$4,452.36	$4,452.36
5	NaviLine Business Licenses - Annual Maintenance Fee NAVI - Occupational Licenses Maintenance: Start:2/1/2020, End: 1/31/2021	1	$4,297.36	$4,297.36
6	NaviLine Cash Receipts-Annual Maintenance Fee-NSP - Annual Maintenance Fee NAVI - Cash Receipts Maintenance: Start:2/1/2020, End: 1/31/2021	1	$2,705.23	$2,705.23
7	NaviLine Fixed Assets-Annual Maintenance Fee-NSP - Annual Maintenance Fee Naviline - Asset Management I Maintenance: Start:2/1/2020, End: 1/31/2021	1	$2,775.68	$2,775.68
8	NaviLine Fleet Management-Annual Maintenance Fee-NSP - Annual Maintenance Fee NAVI-Fleet Management Maintenance: Start:2/1/2020, End: 1/31/2021	1	$8,157.95	$8,157.95
9	NaviLine GMBA w/Extended Reporting - Annual Maintenance Fee NAVI - GMBA w/Extended Reporting Maintenance: Start:2/1/2020, End: 1/31/2021	1	$11,659.22	$11,659.22

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No	Date	Page
263897	1/1/2020	2 of 3

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Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
1499LG	City of Ft. Pierce		USD	Net 30	1/31/2020

	Description	Units	Rate	Extended
10	NaviLine Loans Processing - Annual Maintenance Fee NAVI - Loans Module Maintenance: Start:2/1/2020, End: 1/31/2021	1	$2,430.49	$2,430.49
11	NaviLine Special Assessments - Annual Maintenance Fee Naviline Special Assessments Maintenance: Start:2/1/2020, End: 1/31/2021	1	$958.09	$958.09
12	NaviLine Accounts Receivable-Annual Maintenance Fee-NSP - Annual Maintenance Fee NAVI-Accounts Receivable Maintenance: Start:2/1/2020, End: 1/31/2021	1	$4,212.83	$4,212.83
13	NaviLine Purchasing/Inventory-Annual Maintenance Fee-NSP - Annual Maintenance Fee NAVI-PURCHASING INVENTORY Maintenance: Start:2/1/2020, End: 1/31/2021	1	$6,974.40	$6,974.40
14	NaviLine Payroll/Personnel-Annual Maintenance Fee-NSP - Annual Maintenance Fee NAVI-Payroll/Personnel Maintenance: Start:2/1/2020, End: 1/31/2021	1	$7,037.82	$7,037.82
Contract No. 81153				
15	NaviLine BP Voice Response Interface-Generic - Annual Maintenance Fee BP Voice Response Interface Maintenance: Start:2/1/2020, End: 1/31/2021	1	$2,093.15	$2,093.15
16	OnePoint Payment Engine - Annual Maintenance Fee OnePoint Core Maintenance: Start:2/1/2020, End: 1/31/2021	1	$907.71	$907.71
Contract No. 20030187				
17	NaviLine RecTrac Interface to CR - Annual Maintenance Fee Rec Trac Interface to Cash Receipts Maintenance: Start:2/1/2020, End: 1/31/2021	1	$493.15	$493.15
Contract No. 70576				

CENTRALSQUARE TECHNOLOGIES

Invoice

Invoice No	Date	Page
263897	1/1/2020	3 of 3

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Fort Pierce FL 34954
United States

Customer No	Customer Name	Customer PO #	Currency	Terms	Due Date
1499LG	City of Ft. Pierce		USD	Net 30	1/31/2020

	Description	Units	Rate	Extended
18	NaviLine Planning & Engineering - Annual Maintenance Fee NAVI - Planning/Engineering Maintenance: Start:2/1/2020, End: 1/31/2021	1	$5,516.12	$5,516.12
19	NaviLine P-Card - Annual Maintenance Fee Procurement Card Maintenance: Start:2/1/2020, End: 1/31/2021	1	$2,169.81	$2,169.81
Contract No. 20061632				
20	NaviLine Human Resources - Annual Maintenance Fee Human Resources Maintenance: Start:2/1/2020, End: 1/31/2021	1	$4,114.22	$4,114.22

Please include invoice number(s) on your remittance advice, made payable to Superion, LLC

ACH / EFT:
Routing Number 0710-000-39
Account Number 81880-15335
Bank of America (Phone 800-432-1000)
E-mail payment details to: Accounts.Receivable@centralsquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	$85,637.08
Tax	$0.00
Invoice Total	$85,637.08
Payments Applied	$0.00
Balance Due	$85,637.08

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

Meeting Date: 02/18/2020

Re: City Hall Annex Lease to St. Lucie County

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

SUBJECT:

Approval of City Hall Annex "Old City Hall" Lease to St. Lucie County for a period of three (3) years from the date the agreement is effective, with two (2), one year options, for a total of five (5) years, for a total annual rent of $49,000.00, for utilization by the County's Community Services Department.

SUMMARY:

St. Lucie County seeks to lease the City Hall Annex "Old City Hall" for a period of three (3) years from the date this agreement is effective, with two (2) one year options, for a total of five (5) years. The County's Community Services Department will utilize the facility.

RECOMMENDATION:

The Public Works Department recommends approval of the lease.

ALTERNATIVES:

Staff will proceed as directed by the Commission

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

City Attorney
Purchasing

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: FY2020

Account: 00100003621400

Amount: 49,000

FISCAL IMPACT:

Annual revenue for lease term is $49.000.00 per year.

Attachments

SLC Lease

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	02/07/2020 03:54 PM
City Manager	Nick Mimms	02/10/2020 05:11 PM

Form Started By: Mike Reals
Started On: 02/03/2020 09:02 AM
Final Approval Date: 02/10/2020

INTERLOCAL AGREEMENT
BETWEEN
CITY OF FORT PIERCE AND ST. LUCIE COUNTY
REGARDING OLD CITY HALL

THIS AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 2020, by and between the **CITY OF FORT PIERCE**, a Florida municipal corporation (hereinafter the "City"), and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida (hereinafter the "County').

WHEREAS, the County is a political subdivision of the State of Florida and given those powers and responsibilities enumerated in Chapter 125, Florida Statutes; and

WHEREAS, the County and City are empowered to enter into interlocal agreements with public agencies, private corporations or other persons, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the City owns a building referred to as "Old City Hall" located at 315 Avenue A, Fort Pierce; and

WHEREAS, the County is desirous of using the building for the use and benefit of the County's Community Services Department; and

WHEREAS, the County and the City desire to enter into this Interlocal Agreement to provide leased space for the County.

NOW, THEREFORE, in consideration of these premises and mutual covenants contained herein, the parties agree as follows:

ARTICLE I. RENTAL AGREEMENT OLD CITY HALL

(A) The County does hereby agree to lease seven thousand (7,000) square feet at seven dollars and 00/100 ($7.00) per square foot of tenant improved space for the use and benefit of the County's Community Services Department in that certain building known as the Old City Hall for a period of three (3) years from the date this Agreement is effective, with two (2) one year options, for a total of five (5) years.

(B) **RENT**

The County does hereby agree to pay rent as more particularly described in Exhibit "A".

(C) **PAYMENT OF EXPENSES**

City agrees to maintain the premises including the roof and air conditioning system in first class condition. The County shall be responsible for payment for use of all utilities on the premises, including, but not limited to, electricity, water and sewer (all of which shall be metered individually), internal security, janitorial service, and telephones. Upon completion of renovation and acceptance by the City and County, all newly improved, constructed, or installed infrastructure shall be owned and maintained by the City.

ARTICLE II. TERMINATION

This agreement may be terminated without cause upon 180 days written notice by either party after year three.

ARTICLE III. NOTICES

Any notice, payment, demand, or communication required or permitted to be given by any provision of this Agreement shall be in writing and shall be deemed to have been delivered and given for all purposes, whether or not the same is actually received, if sent by registered or certified mail, postage and charges prepaid, and addressed to the parties at the following addresses:

As to County:
St. Lucie County Administrator
2300 Virginia Avenue
Fort Pierce, Florida 34982

With a copy to:
St. Lucie County Attorney
2300 Virginia Avenue
Fort Pierce, Florida 34982

As to City:
Fort Pierce City Manager
Post Office Box 1480
Fort Pierce, Florida 34954

With a copy to:
Fort Pierce City Attorney
Post Office Box 1480
Fort Pierce, Florida 34954

or to such other address as the parties may from time to time specify by writing. Any such notice may at any time be waived by the person entitled to receipt of such notice.

ARTICLE IV. VENUE

Any litigation hereunder shall be in the applicable state court in St. Lucie County, Florida.

ARTICLE V. HEADINGS

Captions and headings in this Agreement are for ease of reference only and do not constitute a part of this Agreement and shall not affect the meaning or interpretation of any provisions herein.

ARTICLE VI. RIGHTS OF OTHERS

Nothing in this Agreement expressed or implied is intended to confer upon any person other than the parties hereto any rights or remedies under or by reason of this Agreement.

ARTICLE VII. WAIVER

There shall be no waiver of any right related to this Agreement unless in writing signed by the party waiving such right. No delay or failure to exercise a right under this Agreement shall impair such right or shall be construed to be a waiver thereof. Any waiver shall be limited to the particular right so waived and shall not be deemed a waiver of the same right at a later time, or of any other right under this Agreement.

ARTICLE VIII. INVALIDITY OF PROVISIONS

The invalidity of one or more of the phrases, sentences, clauses, or Articles contained in this Agreement shall not affect the validity of the remaining portion of the Agreement, provided that the material purposes of this Agreement can be determined and effectuated.

ARTICLE IX. ACCESS TO RECORDS

Both parties agree to allow either party or the public, to access all documents, papers, letters, or other material made or received in conjunction with the Interlocal.

ARTICLE X. WHOLE UNDERSTANDING

The Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

ARTICLE XI. AMENDMENTS

The Agreement may only be amended by a written document signed by all parties and filed with the Clerk of the Circuit Court of St. Lucie County, Florida.

ARTICLE XII. EFFECTIVENESS

This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, prior to its effectiveness.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed in their respective names by their proper officials and under their official seals this _____ day of _____, 2020.

ATTEST:

BY: _____
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: _____
CHAIR

APPROVED AS TO FORM AND
CORRECTNESS:

BY: _____
COUNTY ATTORNEY

ATTEST:

BY: _____
CLERK

CITY OF FORT PIERCE

BY: _____
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS

BY: _____
CITY ATTORNEY

Exhibit A

Community Services Lease of Old City Hall

	Price Per Square Foot	Total Square Footaged Leased	Annual Base Lease Price	Cumulative Lease Cost
Year 1	$7.00	7000	$49,000.00	
Year 2	$7.00	7000	$49,000.00	$98,000.00
Year 3	$7.00	7000	$49,000.00	$147,000.00
Option Year 4	$7.00	7000	$49,000.00	$196,000.00
Option Year 5	$7.00	7000	$49,000.00	$245,000.00

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

Meeting Date: 02/18/2020

Re: RFQ No. 2019-027 Professional Engineering Services

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of the following short-listed firms for the Professional Engineering Services RFQ No. 2019-027 for a period of two (2) years with three (3) one year renewal options: Captec Engineering, Cardno, Inc., Culpepper & Terpening, Inc., Engineering Design & Construction, Kimley Horn Associates, Inc., and Marlin Engineering, Inc.

SUMMARY:

The Engineering Department having made a request for qualifications for professional engineering services, received fifteen (15) respondents. A committee of five (5) evaluators was chosen and each of the respondent's submittals were reviewed extensively. Each evaluator scored the firms based on the following criteria:

- Demonstration of understanding and degree of responsiveness to the RFQ
- Consultant's ability to show creativity and practicality in meeting objectives, training and communication skills and a commitment to quality assurance
- History of compliance; ability to work in a multi-disciplinary mode, especially for government bodies
- No unresolvable conflict of interest according to governmental policies and definitions
- Past claims of errors and omission and how they were resolved
- Location of firm's office in reference to the City of Fort Pierce

It was determined that the top scoring six (6) firms would be short listed and serve as the city's continuing professional engineering service providers for a period of two (2) years with three (3) one year renewal options.

RECOMMENDATION:

The Engineering Department recommends the following six (6) firms be listed as the city's Professional Engineering Service Providers:

- Captec Engineering - Stuart, FL
- Cardno, Inc. - Clearwater, FL - (satellite office Fort Pierce, FL)
- Culpepper & Terpening, Inc. - Fort Pierce, FL
- Engineering Design & Construction - Port St. Lucie, FL
- Kimley Horn Associates, Inc. - Vero Beach, FL
- Marlin Engineering, Inc. - Plantation, FL - (satellite office Fort Pierce, FL)

ALTERNATIVES:

Produce a RFQ for each individual project and choose only one.

RESPONSIBLE STAFF:

Jack Andrews, City Engineer
Tracy Telle, Assistant City Engineer
Venetia Barnes, Stormwater Engineer
Ed Seissiger, Project Manager
Jennifer Hofmeister, Planning Director

COORDINATED WITH:

Purchasing Department

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2020
Account:	N/A
Amount:	N/A

FISCAL IMPACT:

No fiscal impact at this time. Each individual design project will be presented separately for approval.

Attachments

RFQ Respondant List
Ranking Sheet
RFQ Document

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	02/07/2020 03:57 PM
City Manager	Nick Mimms	02/10/2020 05:14 PM
Form Started By: John Andrews		Started On: 02/05/2020 02:05 PM
Final Approval Date: 02/10/2020		

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

CITY OF FORT PIERCE
TABULATION OF BIDS

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

RFQ On:	**PROFESSIONAL ENGINEERING SERVICES**
RFQ NUMBER:	**2019-027**
DATE:	11/5/19
RECOMMENDED AWARD:	Pending

RESPONSE
14 of 40 = 35%
0 "No Bids"
Total = 35%

PROPOSER
American Consulting Engineering of Florida, LLC. Stuart, FL
Bowman Consulting Group, LTD. Melbourne, FL
Captec Engineering, Inc. Fort Pierce, FL
Cardno, Inc. Fort Pierce, FL
Civil Surv Design Groups, Inc. Fort Pierce, FL
Culpepper & Terpening, Inc. Fort Pierce, FL

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

PROPOSER
DMC Gredging- Marine Consultants, LLC. Port Orange, FL
Engineering Design & Construction, Inc. (EDC) Port St Lucie, FL
Johnson Mirmiran & Thompson, Inc. Ft Pierce, FL
Kimley-Horn and Associates, Inc. Vero Beach, FL
Marlin Engineering, Inc. Palm Beach Garden, FL
MBV Engineering, Inc. Fort Pierce, FL
Stephen Cooper P.E. & Associates, Inc. Port St Lucie, FL
Velcon Engineering and Surveying. Port St Lucie, FL

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

CUMULATIVE EVALUATION SHEET
RFQ NO. 2019-027 PROFESSIONAL ENGINEERING SERVICES

RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	EVALUATOR #5	TOTAL
American Consulting Engineering of Florida, LLC Stuart, FL	93	82	79	79	85	**418**
Bowman Consulting Group, LTD Melbourne, FL	84	39	67	73	63	**326**
Captec Engineering Fort Pierce, FL	83	92	91	92	87	**445**
Cardno, Inc. Fort Pierce, FL	94	72	87	83	87	**423**
Civil Surv Design Groups, Inc. Fort Pierce, FL	69	64	66	69	73	**341**
Culpepper & Terpening, Inc. Fort Pierce, FL	95	87	91	94	91	**458**
DMC Gredging Marina Consultants, LLC. Port Orange, FL	78	54	74	81	76	**363**
Engineering Design & Construction, Inc. Port St. Lucie, FL	83	85	86	82	91	**427**
Johnson Mirmiran & Thompson, Inc Fort Pierce, Fl	94	67	82	71	69	**383**
Kimely-Horn Associates, Inc. Vero Beach, FL	88	88	91	88	94	**449**
Marlin Engineering, Inc. Fort Pierce, FL	93	80	85	83	84	**425**
MBV Engineering, Inc. Fort Pierce, FL	80	70	79	79	76	**384**
Stephen Cooper P.E. and Associates, Inc. Port St. Lucie, FL	63	73	71	73	73	**353**
Velcon Engineering and Surveying Port St. Lucie, FL	90	85	85	73	73	**406**

CRITERIA

1. Demonstration of understanding & degree of responsiveness of the RFQ
2. Consultant's ability to show creativity, practicalityin meeting objectives, training & communication skills, and commitment to quality assurance
3. History of compliance; ability to work in multi-disciplinary mode, especially for gov't bodies
4. No unresolvable conflict of interest according to gov't polices and definitions
5. Past claims of errors & ommission & how they were resolved
6. Location of form's office in reference to the City of Fort Pierce

DELIVER TO: **City of Fort Pierce, Purchasing Division,** **Room 101** **100 North U.S. #1** **Fort Pierce, FL 34950** **MAIL TO:** **City of Fort Pierce Purchasing Division,** **Room 101** **P.O. Box 1480** **Fort Pierce, FL 34954-1480**	**REQUEST FOR QUALIFICATIONS** **and** **QUALIFICATIONS ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**RFQ No: 2019-027**
Pre-Bid Conference Date: **N/A**	**RFP Title:** **PROFESSIONAL ENGINEERING SERVICES**
Pre-Bid Location: **N/A**	**RFP Opening Location:** **Purchasing Division, Room 101** **100 North U.S. #1** **Ft. Pierce, Florida 34950**
Proposal Due Date & Time: **3:00 PM, TUESDAY, NOVEMBER 5, 2019**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Proposer Name: **----------** **Mailing Address:** **----------** **----------** **----------**	***I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.*** **X_____** **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Place a check or X): **____Corporation _____Partnership ____Proprietorship**	**Title:**
Incorporated in the State of: Year:	**Delivery in _____days, ARO**
Phone Number:	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ____Y ____N MWBE: ____Y -----N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit six (6) complete sets (one [1] original and five [5] copies) of their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals which do not comply with the requirements may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSAL

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Proposal Response Form. FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letterform, signed by proposers and attached to the proposal.

4. NO BID

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals which for any reason are not so delivered will not be considered. Offers by facsimile, telegram, or telephone is not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: http://www.purchasing.ci.fort-pierce.fl.us.

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or

purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

c. The invoice shall contain the Proposer's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility, or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual

services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Invitation to Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be born by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona

fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's/FPUA's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Request for Proposal. Proposer's should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

REQUIRED LIMITS OF INSURANCE

ENGINEER shall be responsible for all damage to person and or property resulting from its negligent acts, intentional wrongful acts, reckless acts, errors or omissions or those of their subcontractors, agents or employees in connection with such services and shall be responsible for all parts of its work, both temporary and permanent.

ENGINEER shall, at its own expense, procure and maintain throughout the term of this Agreement, with insurers acceptable to the CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein. Until such insurance is no longer required by this Contract, ENGINEER shall provide the CITY with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

As evidence of compliance with the insurance required herein, ENGINEER shall furnish CITY with one of the following forms of acceptable evidence of insurance:

(a) A fully completed satisfactory Certificate of Insurance evidencing all coverage required. Also:
- A copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of CITY and CITY's members, officials, officers and employees as additional insureds in the Commercial General Liability coverage; and
- A copy of the actual endorsement for each required policy which provides that the CITY will be given no less than thirty (30) days advanced written notice of any cancellation of the policy(ies), signed by an authorized representative of the insurer(s);

(b) the original of the policy(ies); or

(c) other evidence satisfactory to the CITY.

All policies providing the insurance required herein shall be endorsed to provide that the insurer will provide the CITY with no less than thirty (30) days advance written notice for any change, cancellation or non-renewal of the policy.

Notwithstanding the prior submission of a Certificate of Insurance, copies of endorsements, or other evidence initially acceptable to the CITY, if requested to do so by the CITY, ENGINEER shall, within thirty (30) days after receipt of a written request from the CITY, provide the CITY with a certified, complete copy of the policies of insurance providing the coverage required herein.

Workers' Compensation/Employer's Liability Insurance - Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as

filed for use in Florida by the National Council on Compensation Insurance, without restrictive endorsements, endorsements other than those which are required by the State of Florida, or any restrictive NCCI endorsements which, under an NCCI filing, must be attached to the policy (i.e. mandatory endorsements). The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"	
Part Two:	$ 1,000,000	Each Accident
	$1,000,000	Disease - Policy Limit
	$1,000,000	Disease - Each Employee

The Workers' Compensation Policy must be endorsed to waive the insurer's right to subrogate against the CITY, and its members, officials, officers and employees in the manner which would result from the attachment of the NCCI Waiver of Our Right to Recover from Others Endorsement (Advisory Form WC 00 03 13) with the CITY, and its members, officials, officers and employees scheduled thereon.

General Liability Insurance-Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) without any restrictive endorsements. The CITY and its officials, officers and employees shall be included as an "Additional Insured" on forms no more restrictive than ISO Form CG 20 10 (Additional Insured - Owners, Lessees, or Contractors – Scheduled Person or Organization) and ISO CG 20 37 (Additional Insured – Owners, Lessees, or Contractors – Completed Operations. The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$2,000,000	General Aggregate
$2,000,000	Products/Completed Operations Aggregate
$1,000,000	Personal and Advertising Injury
$1,000,000	Each Occurrence

The coverage may include restrictive endorsements which exclude coverage for liability arising out of:

Mold, fungus, or bacteria
Terrorism
Silica, asbestos, or lead
Sexual molestation

Automobile Liability Insurance-Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of standard Business Auto Policy (ISO Form CA 00 01) without any restrictive endorsements, other than those which are required by the State of Florida, or those which under an ISO filing,

must be attached to the policy (i.e. mandatory endorsements). The policy shall include coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence - Bodily Injury and Property Damage Combined

Professional Liability Insurance-Such insurance shall be on a form acceptable to the CITY and shall cover ENGINEER for those sources of liability arising out of the rendering or failure to render the services required in the Agreement including any hold harmless and/or indemnification agreement. Coverage must either be on an occurrence basis; or, if on a claims-made basis, the coverage must respond to all claims reported within three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis. The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Claim/Annual Aggregate

If ENGINEER subcontracts any of the work, ENGINEER shall either include the Subcontractors in ENGINEER's coverage or require the Subcontractors to maintain Professional Liability coverage as described herein.

The insurance may be subject to a deductible not to exceed $10,000 per claim.

The insurance provided by ENGINEER shall apply on a primary basis. Any insurance, or self-insurance, maintained by the Council shall be excess of, and shall not contribute with, the insurance provided by ENGINEER.

DEDUCTIBLE OR SELF-INSURED RETENTION PROVISIONS:

Except as otherwise specifically authorized by this Agreement or where prior written approval has been obtained from the CITY hereunder, no deductible or self-insured retention for any required insurance provided by the ENGINEER, pursuant to this Agreement, will be allowed. To the extent there is any deductible or self-insured retention applicable to any required insurance, ENGINEER shall be solely responsible for paying such deductible or self-insured retention, including any amounts owed under such deductible or self-insured retention on behalf of the CITY, or its members, officials, officers and employees.

Compliance with these insurance requirements shall not limit the liability of ENGINEER or any Subcontractor of the ENGINEER to the CITY or its members, officials, officers or employees. Any remedy provided to the CITY or its members, officials, officers or employees by the insurance provided by the CITY shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of ENGINEER) available to the CITY or its members, officials, officers or employees under this Agreement or otherwise.

Neither approval by the CITY nor failure to disapprove insurance furnished by ENGINEER shall relieve ENGINEER from responsibility to provide insurance as required by this Agreement.

ENGINEER shall deliver to the CITY the required certificate(s) of insurance and endorsement(s) before the CITY signs this Agreement.

ENGINEER'S failure to obtain, pay for, or maintain any required insurance shall constitute a material breach upon which the CITY may immediately terminate or suspend this Agreement. In the event of any termination or suspension, the CITY may use the services of another consultant or consultants, without the CITY incurring any liability to ENGINEER.

At its sole discretion, the CITY may obtain or renew ENGINEER'S insurance, and the CITY may pay all or part of the premiums. Upon demand, CONSULTANT shall repay CITY all monies paid to obtain or renew the insurance. The CITY may offset the cost of the premium against any monies due ENGINEER from the CITY.

The ENGINEER shall furnish to the CITY Certificates of Insurance allowing thirty (30) days notice for any change, cancellation, or non-renewal. Such Certificates shall contain the following wording:

(**ACCORD) "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL THIRTY (30) DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN."**

If the insurance policies expire during the terms of the Contract, a renewal certificate or binder shall be filed with the CITY fifteen (15) days prior to the renewal date.

Certificates of Insurance must be completed as follows:

1. <u>Certificate Holder</u>

City of Fort Pierce
Attn: Risk Manager
100 N. U.S. Hwy 1
Fort Pierce, FL 34954-1480

2. <u>Additional Insured for General Liability</u>

City of Fort Pierce and its officials, officers and employee

SECTION III

INSTRUCTIONS TO PROPOSERS

1. QUALIFICATION OPENING

1.1 Qualifications are due on or before **3:00 PM, Tuesday, November 5, 2019**. Six copies of sealed bids (one original and five copies) shall be mailed or delivered to:

Delivery Address:
City of Fort Pierce
Attn: Purchasing Division
Room 101
100 North U.S. #1
Fort Pierce, FL 34950

Mailing Address:
City of Fort Pierce
Attn: Purchasing Division
Room 101
100 North U.S. #1
Fort Pierce, FL 34950

Copies of the bid documents are available electronically from the Purchasing Division by e-mail request to biddesk@city-ftpierce.com or on the web site of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any qualifications received after the designated time and date listed above will be returned unopened.

1.2 All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, "No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

1.3 As provided in the request for qualifications, discussions may be conducted with responsible offerors who submit proposals determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of, and conformance to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals and such revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of the identity of competing offerors or of any information derived from proposals submitted by competing offerors.

2. INQUIRIES/QUESTIONS

2.1 All inquiries shall be in a written format and addressed to the City Engineer with a copy to the Purchasing Manager:

TO	**COPY TO**
Jack Andrews	Gelencia Carter
City Engineer	Purchasing Manager
P.O. Box 1480	P.O. Box 1480
Fort Pierce, FL 34954-1480	Fort Pierce, FL 34954-1480
Fax: 772-460-6847	Fax: 772-467-3848
Email: jandrews@cityofftpierce.com	Email: biddesk@city-ftpierce.com

2.2 No inquiries will be received no later than, **5:00PM, Monday, October 28, 2019.**

3. TERM OF CONTRACT

The term of this agreement shall for a period of two years with three one year renewal options which may be renewed on an annual basis if mutually agreed to in writing by City and the Contractor, subject to the same terms and conditions set forth in this Contract.

4. MINORITY PARTICIPATION AND OUTREACH PROGRAM

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

5. CERTIFICATE OF INSURANCE

In order to do business with the City of Fort Pierce, you must provide proof of insurance to include general liability, workers compensation, and automobile insurance with proposal submittal. If awarded, insurance must comply with the Required Limits of Insurance as indicated in Section III of the specifications.

6. BUSINESS TAX RECEIPT (OCCUPATIONAL LICENSE)

Provide a valid Business Tax Receipt (Occupational License) from your jurisdiction with your proposal submittal.

7. W-9 TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORM

The Proposer will be required to return a completed W-9 Taxpayer Identification Form with their proposal submittal.

8. PURCHASING CARD PROGRAM

8.1 The City has implemented a **Purchasing Card Program.** The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI).

8.2 Proposers are requested to state on the Schedule and Statement of Work, see selection F, page 19, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

SECTION IV

STATEMENT OF WORK

1. PURPOSE

The City of Ft. Pierce is accepting qualification statements from engineering firms to perform services for the City's Capital Improvement Program, Emergency Drainage projects, and FDOT Joint Participation projects. The selection procedure will be in accordance with the requirements of Chapter 287.055, Florida State Statutes, as amended. A maximum of **four (4)** consultants will be selected to provide services on a project-by-project basis. Selection for continuing engineering services does not guarantee assignment to any project or any services. The City of Ft. Pierce retains the right to negotiate with any firm on any project, whether or not the firm is one with which we have a present contract. Definition of specific services, selection criteria and project assignment methodology are included in the Scope of Services.

2. GENERAL SCOPE OF SERVICES

Services may be assigned, but not limited, to any of the following areas:

- Boundary and Topographic, Right-of-Way, Utility, and Easement Surveys
- Paving, Drainage, and Roadway Improvements
- Stormwater Management Design
- FDOT Roadway and Enhancement Project Design
- Local Park Improvement Design
- Marine Design Services
- Traffic Engineering
- State and Federal Permitting Services
- Special Services such as Feasibility Studies and Planning
- Construction Contract Administration
- Construction Engineering and Inspection

SERVICES

Services must comply with FDOT requirements when provided for FDOT funded projects. Services for all projects may include, but not limited to, the following types of work:

a. **Survey Services**
Boundary and Topography, Right of Way, Utility, and Easement Surveys.

b. **Design Services**
Street improvements, stormwater management models, pavement, pedestrian facilities, traffic marine design traffic engineering, contract and design documents, specifications with all associated studies, reports, mapping and details.

c. **Construction Services**

Construction services for all projects may include conducting and/or attending preconstruction meetings, review of shop drawings, preparation of change orders, construction contract administration, and construction engineering and inspection services. The City of Ft. Pierce may provide field inspection during construction. Construction services for FDOT funded projects must follow FDOT guidelines. Some additional engineering services may be required during the course of construction.

d. **Special Services**

Preparation of applicable easements, R/W acquisition documents and process, project permits, project cost estimation and bid documents. Preparation or procurement of operation and maintenance manuals. Services dictated by the needs of the particular project scope.

3. PROJECT ASSIGNMENT

Consultant(s) selected for these projects will be utilized on an as needed basis depending on needs of City and available funding.

Each project will require the selected consultant(s) begin contract negotiations for the specific project within fourteen (14) calendar days after first being notified by the City. The City shall negotiate the contract with one of the consultant on the rotating basis for a compensation the City determines is fair, competitive and reasonable. Should the City be unable to negotiate a satisfactory contract with the consultant at a price the City determines to be fair, competitive and reasonable, negotiations with that consultant will terminate and the City will undertake contract negotiations with the next consultant. Negotiations will continue with consultants until a fair, competitive and reasonable contract price is agreed.

Approval of the project scope, services and fees may require action by the Fort Pierce City Commission prior to the authorization to proceed.

The consultant will be required to commence work within fourteen (14) calendar days after authorization to proceed. If the consultant fails to commence work within the fourteen (14) days without reasonable cause, the City of Ft. Pierce will have the right to seek another consultant to work on the project and move the consultant delaying the commencement of the project to the bottom of consultant list. The City of Ft. Pierce shall have the right to terminate any contract if the consultant fails to commence work on any project or fails to perform in a timely and efficient manner.

4. CONSULTANTS LIABILITY

Nothing contained herein or in the agreement for professional engineering services dated, or in any agreements with contractors, shall be deemed to excuse the engineer from responsibility to the owner for defects in the plans or where the engineers (consultants) are observing or inspecting the work, from defective work or materials about which they knew or should have known, and as to which they failed to advise the owner in writing.

SECTION V

INSTRUCTIONS FOR PREPARING QUALIFICATIONS

1. QUALIFICATIONS FORMAT

A. TYPE OF CONTRACT. The agreement to be entered into as a result of the selection procedure will be a "not-to-exceed" contract. Payment will be made in accordance with terms agreed upon during contract negotiations.

B. FORMAT. All written material submitted in response to this request should be typed and double spaced. Elaborate brochures and presentation aids beyond those necessary to communicate the substance of the proposal are discouraged.

C. LIMITATION. This request for qualifications does not commit the City of Ft. Pierce to award a contract, or to pay any costs incurred in the preparation of the same. The City of Ft. Pierce reserves the right to negotiate with all qualified sources, and to cancel, in part or in its entirety this request for qualifications, if it is in the best interest of The City of Ft. Pierce. The City of Ft. Pierce shall require the selected consultant(s) to participate in negotiations and to submit technical or other revisions to their proposals as may result from negotiations.

D. CONTRACT COMPLETENESS. The City of Ft. Pierce may select a consultant based solely upon the qualifications received without discussions with the consultant who prepared the proposal. Each request should, therefore, be as clear and self-explanatory as possible. The City of Ft. Pierce reserves the right to request additional data in support of written qualifications and will be seeking the most favorable terms from a technical and staffing viewpoint.

E. PERIOD OF QUALIFICATIONS. The consultants selected may perform services for City projects on the rotating basis as funds become available for said projects, for a period of two (2) years. This agreement may be renewed up to three (3) additional one (1)–year periods on terms and conditions which are mutually acceptable to the parties.

F. SCHEDULE AND STATEMENT OF WORK. The selected consultant(s) must submit a detailed monthly schedule of performance for the specified project time periods. Additionally, the estimated man hours required for each task of the project by type of expertise required and the availability of all technical staff members and subcontractors of the project, by percent of time, shall be included.

G. CONSULTANT'S AUTHORIZED SIGNATURE. The proposal shall be signed by an official authorized to bind the consultant in a contractual agreement. The consultant shall provide the following information: Name, address and telephone number of the individual(s) with authority to negotiate and contractually bind the consultant. It is also necessary that the name of a contact individual be given who can respond to questions generated during the evaluation process.

2. EVALUATION CRITERIA

Prospective consultants are advised that the selection of a consultant for contract award will be made after careful evaluation of qualifications. The City of Ft. Pierce shall be the sole judge of its own best interests, the qualifications, and the resulting negotiated agreement. Evaluation criteria will include, but will not be limited to the following:

a. The degree to which the consultant demonstrates an understanding of the history, user needs and technical aspects of the RFQ, the degree of responsiveness of the proposal to the RFQ requirements and the probable effectiveness of the proposed program.

Maximum of 20 points

b. The consultant's ability to show: state-of-the-art creativity and practicality in attempting to meet the objectives of this request, in a timely manner; specific personnel capabilities(training and experience); communication skills, and a commitment to a program of quality assurance.

Maximum of 30 points

c. History of demonstrated compliance with agreed upon milestones, budgets, and the ability to work in a multi- disciplinary mode, especially for governmental bodies. Opinions of past, or current, project sponsors regarding the candidate's general ability or performance in projects.

Maximum of 20 points

d. No unresolvable conflict of interest (according to government policies and definitions). **Maximum of 10 points**

e. Past claims of Errors and Omissions and how they were resolved.

Maximum of 10 points

f. Location of firm's office in reference to the City of Fort Pierce.

Maximum of 10 points

The City of Ft. Pierce will use an in-house evaluation team that will rate and select consultants. Interviews and presentations may be scheduled.

3. SELECTION CRITERIA

Engineering firms desiring to be considered for a contract to perform services for and on the behalf of the City of Fort Pierce must provide information and documentation for each of the following:
Services may be assigned but not limited to any of the following areas:

- Evidence of license to perform professional engineering services in the State of Florida.
- Evidence of FDOT Qualified Consultant with related LAP training.
- Willingness to meet time and budget constraints.
- Documentation on whether the firm is certified as a Minority Business Enterprise and documentation that the firm is an Equal Opportunity Employer.
- Provide a list of projects, large and small, presently under contract with location, description of services, construction cost estimate, schedule commitments, client names, consultant and FDOT Project Managers.
- List of design projects, large and small, completed within the last two (2) years, to include FDOT projects, with location, description of services, project schedule compliance, final construction cost, client names and Project Managers.
- How familiar the firm is with the City of Ft. Pierce and FDOT projects in relation to project design requirements, standards and the approval process.
- Client references for projects completed.
- Description of the firm's professional credentials and experience of individual staff members that will be assigned to projects.

4. SELECTION PROCEDURE

A Selection/Negotiation Committee (SNC) shall be responsible for short-listing the most qualified firms. The Selection Committee may also, at its sole discretion, request additional or clarifying information from any responder. The Selection Committee may expressly request such information to remedy any incomplete response, but will not be obligated to do so. Failure to provide the information could result in the rejection of the responder's proposal. The occurrence or absence of such a request shall not be cause for objection by any responder. Proprietary information from competing responders shall not be disclosed to the public or to competitors prior to any award subject to Public Records Law, Chapter 119, Florida Statutes.

For project specific RFQ's, staff reserves the right to negotiate an agreement with the selected firms individually based upon ranking to reach an agreement; for continuing services type agreements, the SNC reserves the right to negotiate concurrently with selected firms, whereby one or multiple firms will then be recommended to the City Commission for award.

The City reserves the right to award single or multiple contracts if it is deemed to be in the best interest of the City. The City also reserves the right to reject any and all qualifications proposals. With all factors considered, awards will be made to respondent(s) whose qualifications are deemed, in the sole discretion of the City to best serve the public interest of the City.

The City may act only through the City Commission. The proposer may not rely on any representations by the City other than as approved by official action of the City Commission. **The Submittal Package (or sections thereof) of the successful respondent(s) may be incorporated in any Contract that ensues**.

laws of the State of Florida shall govern any contract resulting from this RFQ. The selected Vendor(s) will also be required to comply with all applicable laws, ordinances, rules, regulations and contract provisions.

5. REJECTION CRITERIA

Submittals shall be rejected as non-responsive if any of the following criteria exist (this list is not all-inclusive):

- Not all questions, instructions, and forms in the Qualification package have been properly completed;
- The RFQ response is found to have concealed or contained false and/or misleading information;
- The City did not receive the RFQ package prior to the submittal deadline;
- Your firm is not licensed with the Florida Secretary of State to do business in Florida. You must submit a State of Florida Certificate of Status for your firm;
- All forms included with the application were not signed and/or submitted;
- The Qualification package signature page is not properly executed; and/or
- Completed Project Specific Reference forms are not returned with proposal.

6. WAIVERS

The City in its sole discretion, reserves the right to reject any and all qualifications, accept any qualification packages or any combination of qualifications or waive any minor irregularity or technicality in qualifications received and may, at its sole discretion, request a re-qualification, when in its sole judgment, it will best serve public interest.

7. EVALUATION METHODOLOGY

The City will assemble an evaluation and selection committee comprised of staff and additional if necessary. This committee shall evaluate the qualifications and

may recommend the top ranked firms for oral presentations. The committee shall evaluate the qualifications based on the demonstrated proficiency level of the proposing firm for work of a similar type as specified in the Scope of Services with and including proof of insurance as described herein; and other requirements as required by the City.

The City reserves the right to investigate the financial capability, reputation, integrity, skill, business experience and quality of performance under similar operations of each Proposer, including stockholders and principals before making an award. Awards, if any, will be based on both an objective and subjective comparison of Proposals and Proposers. The City's decisions will be final.

Failure to respond to all of the questions in the RFQ package shall result in the submittal being considered non-responsive. In order for the City to make a determination on qualifications, **a complete package must be submitted.**

Do not submit resumes in lieu of completing these portions of the RFQ.

If you propose to joint venture or use outside professional services for any of the project requirements all such information must be included in the Submittal Package. Do not have individual "team" firms send in their own submittals.

All firms must be clearly identified in your submittal, and their ability to perform assigned responsibilities must be demonstrated.

8. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

SECTION VI
FORMS

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

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

(Name of Business)

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

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

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

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

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

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

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

_____
Proposer's Signature

_____
Date

REFERENCE CHECK FORM

Bid No: 2019-027 **Title: Professional Engineering Services**

Bidder/Respondent Name: _____

Reference Company Name: _____

Telephone Number: _____ Fax Number: _____

Contact Name: _____ Email: _____

Reference Instructions: Submit a minimum of three (3) References. Fill out top portion only one per Reference. The City of Fort Pierce will send forms to the referenced company after the City's receipt of form in the Bid.

The above company submitted a proposal to general contracting services to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and fax back to (772) 467-3102.

- When did this company work for you? From:_____ To:_____
- How would you describe the Contractor:

Quality of Work:

_____

_____

_____

Dependability:

_____

_____

_____

Integrity of owner and employees:

_____

_____

_____

What areas could he/she improve upon?

_____

_____

_____

Would you contract with this Contractor again? Yes ☐ No ☐ Maybe ☐

On a scale of 1 to 5, how would you rate his/her work in general? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Add any information/comments that might help us evaluate their ability to perform for us?_____

_____

_____

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

Request for Taxpayer Identification Number and Certification

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

Print or type See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name, if different from above

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

☐ Exempt payee

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

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

Purpose of Form

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

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

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

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

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

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

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

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

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

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

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

CITY OF FORT PIERCE CHECKLIST

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

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Qualifications cover page (page 1) completed, signed and Attached?	____	____
W-9 Form completed, signed and attached?	____	____
Include proof of proper licensing as stated in Qualifications documents.	____	____
Include proof of proper insurance as stated in Qualifications documents.	____	____
Qualifications envelope is marked accordingly.	____	____
Is Drug-Free Work Place form signed and enclosed?	____	____
Are there correct number of Qualifications packages included ? (1 original and 5 copies)?	____	____
Is each Addendum (when issued) signed and included?	____	____

PLEASE SIGN AND RETURN WITH BID_____

PROFESSIONAL ENGINEERING SERVICES
SAMPLE CONTRACT

RFQ NO. 2019-027

Prepared by:

The City of Fort Pierce Department of Engineering
John R. Andrews, P.E., City Engineer
P.O. Box 1480
Ft. Pierce, FL 34954
(772) 467-3773

AGREEMENT FOR PROFESSIONAL SERVICES

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SAMPLE

This is an AGREEMENT for PROFESSIONAL SERVICES made and entered into between The City of Ft. Pierce, Florida hereinafter designated as "CITY" and _____ hereinafter designated as "ENGINEER", with an office located at _____, the parties agree to professional engineering services and conditions hereinafter stated.

WHEREAS, The OWNER periodically requires PROFESSIONAL ENGINEERING SERVICES, which may be assigned but not limited to any of the following areas consisting of Property, Boundary, Easements, R/W, Topographic and Utility surveys, Paving and Drainage Improvements, Stormwater Management Design, FDOT Roadway and Enhancement Project Design, Traffic Engineering, Special Services such as Feasibility Studies and Planning, Construction Contract Administration, and Construction Engineering and Inspection.

SAMPLE

WHEREAS, pursuant to Chapter 287.055 Florida Statutes, and the applicable procurement policies and procedures of the OWNER, the owner has qualified the ENGINEER to provide some or all of said professional engineering services; and

WHEREAS, the ENGINEER, is willing and able to perform such professional engineering services for the OWNER within the basic terms and conditions hereinafter set forth; and

WHEREAS, the *purpose* of this AGREEMENT is not to authorize a specific project but to set forth certain terms and conditions which shall govern and shall be incorporated into subsequent "Specific Authorizations" for specific projects or services as required,

NOW, THEREFORE, in consideration of their mutual covenants as set forth herein, OWNER and ENGINEER agree to the following Terms and Conditions as set forth in Sections 1 through 24 hereof.

SECTION 1

SPECIFIC AUTHORIZATIONS

1.1 OWNER may, from time to time at its sole discretion, authorize ENGINEER, in writing, to provide professional services under the terms of this AGREEMENT. Said Authorization will be referred to herein as "Specific Authorization". Each Specific Authorization shall, by mutual agreement, set forth:

1. The scope of services
2. The deliverables
3. The time and schedule of performance of appropriate tasks in Microsoft Project or equivalent format
4. Method and amount of compensation
5. The provisions of Sections 2 and 3 of the AGREEMENT which are applicable

1.2 The provisions of this AGREEMENT will apply to each and every Specific Authorization unless otherwise agreed to in writing.

2. BASIC SERVICES OF ENGINEER

2.1. ENGINEERING DOCUMENTS

2.1.1. Pursuant to a "Specific Authorization", ENGINEER shall provide for OWNER Professional Engineering Services in connection with a PROJECT to which this AGREEMENT applies as hereinafter provided. The services will include serving as OWNER Professional Representative for the Project, providing professional engineering consultation and advice, and furnishing professional engineering services in accordance with Basic Services of Engineer included hereto, and listed below. Said services are customarily rendered in phases as set forth in this Section:

(LIST OF DOCUMENTS)

2.1.2. ENGINEER shall provide the following deliverables to CITY:

(LIST OF DELIVERABLES)

2.1.3. ENGINEER agrees to apply a percentage of the total fee to the deliverables below:

Property, Boundary, Easement, Right-of-Way, Topographic and Utility surveys.	____%
Study Phase Completion	____%
Preliminary Design Phase Completion.	____%.
Final Design Phase Completion.	____%

2.2. STUDY PHASE

After written authorization to proceed, ENGINEER shall:

2.2.1. Consult with CITY to clarify and define CITY requirements for the Project and review available data.

2.2.2. Advise CITY as to the necessity of CITY providing, or obtaining from others, data or services of the types described in paragraph 3.3, and assist CITY in obtaining such data and services.

2.2.3. Identify and analyze requirements of governmental authorities having jurisdiction to approve and/or permit the design of the Project and participate in consultations with such authorities.

SAMPLE

2.2.4. Provide a general economic analysis of CITY requirements applicable to various alternatives.

2.2.5. Prepare a Report containing schematic layouts, sketches and conceptual design criteria with appropriate exhibits to indicate clearly the consideration involved, including applicable requirements of governmental authorities having jurisdiction as aforesaid and the alternative solutions available to CITY and setting forth ENGINEER'S findings and recommendations. This Report will be accompanied by ENGINEER'S opinion of probable costs for the Project, including the following which will be separately itemized:

1. Estimated Construction Cost
2. Allowance for construction engineering costs and contingencies
3. On the basis of information furnished by CITY, allowance for such other items as charges of all other professionals and consultants
4. The cost of land and rights-of-way, if applicable
5. The compensation of damages to properties
6. The interest and financing charges
7. The other services to be provided by others for CITY

The total of all such costs, allowances, etc., are hereinafter called "Total Costs".

SAMPLE

2.2.6. Furnish five copies of the Study and Report documents and review them in person with CITY.

2.3. **PRELIMINARY DESIGN PHASE**

After written authorization to proceed with the Preliminary Design Phase, ENGINEER shall:

2.3.1. In consultation with CITY and on the basis of the accepted Study and Report documents, determine the general scope, extent and character of the Project.

2.3.2. Prepare Preliminary Design documents consisting of final design criteria, preliminary drawing and outline specifications.

2.3.3. Advise CITY if additional data or services are necessary and assist CITY in obtaining such data and services.

2.3.4. Based on the information contained in the preliminary design documents; submit a revised opinion of probable Total Project Costs.

2.3.5. Furnish five copies of the above Preliminary Design documents and present and review them in person with CITY.

2.4. **FINAL DESIGN PHASE**

After written authorization to proceed with the Final Design Phase, ENGINEER shall:

2.4.1. On the basis of the approved Preliminary Design documents and the revised opinion of probable Total Project Costs prepare for incorporation in the Contract Documents final drawings to show the general scope, extent and character of the work to be furnished and performed by Contractor(s), hereinafter called “Drawing”, and the Project Specifications.

2.4.2. Furnish to CITY such documents and design data as may be required for, and in the preparation of, the required documents so that CITY may apply for approvals of such governmental authorities as have jurisdiction over design criteria applicable to the Project, and obtaining such approvals by participating in submissions to and negotiations with appropriate authorities.

2.4.3. Advise CITY of any adjustments to the latest opinion of probable Total Project Cost caused by changes in general scope, extent or character or design requirements of the Project or Construction Costs. Furnish to CITY a revised opinion of probable Total Project Costs based on the Drawings and Specifications.

2.4.4. Unless supplied by the CITY, prepare for review and approval by CITY, its legal counsel and other advisors, contract agreement forms, general conditions and supplementary conditions, and (where appropriate) bid forms, invitations to bid and instruction to bidders, and assist in the preparation of other related documents.

2.4.5. Furnish five copies of the above documents and of the Drawings and Specifications and present and review them in person with CITY.

2.5. **BIDDING OR NEGOTIATING PHASE**

After written authorization to proceed with the Bidding or Negotiating Phase, ENGINEER shall:

2.5.1. Assist CITY in obtaining bids or negotiating proposals for each separate prime contract proposals for each separate prime contract for construction, materials, equipment and services; and, where applicable, maintain a record of prospective bidders to whom Bidding Documents have been issued, and attend pre-bid conferences.

2.5.2. Issue addenda as appropriate to interpret, clarify or expand the Bidding Documents.

SAMPLE

2.5.3. Consult with and advise CITY as to the acceptability of subcontractors, suppliers and other persons and organizations proposed by the prime contractor(s) (herein called "Contractor(s)") for those portions of the work as to which such acceptability is required by the Bidding Documents.

2.5.4. Consult with CITY concerning, and determine the acceptability of substitute materials and equipment proposed by Contractor(s) when substitution prior to the award of contract is allowed by the Bidding Documents.

2.5.5. Attend the Bid opening, prepare bid tabulation sheets and assist CITY in evaluating bids or proposals and in assembling and awarding contracts for construction, materials, equipment and services.

2.6. **CONSTRUCTION PHASE**

Include services during the construction Phase, if requested by the CITY and agreed in a "Specific Authorization".

2.6.1. General Administration of Construction Contract. In connection with observations of the work of Contractor(s) while it is in progress:

2.6.2. Visits to Site and Observation of Construction (CEI). In connection with observations of the work of Contractor(s) while it is in progress:

2.6.2.1. ENGINEER shall make visits to the site at intervals appropriate to the various stages of construction as ENGINEER deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of Contractor(s)' work. In addition, ENGINEER shall provide the services of a Resident Project Representative (and assistants as agreed) at the site to assist ENGINEER and to provide more continuous observation of such work. Based on information obtained during such visits and on such observations, ENGINEER shall endeavor to determine, in general, if such work is proceeding in accordance with the Contract Documents and ENGINEER shall keep CITY informed of the progress of the work. ENGINEER's observations shall be for general conformity to the construction contract drawings and specific for the project and shall not relieve the contractor of any of his contractual responsibilities.

2.6.2.2. The Resident Project Representative (and any assistants) will be ENGINEER'S agent or employee and under ENGINEER's supervision. The duties and responsibilities of the Resident Project Representative (and assistants) shall be set forth in the "Specific Authorization". However, Resident Project Representative's observations shall be for general conformity to the construction contract drawings and specific for the project and shall not relieve the contractor of any of his contractual responsibilities.

2.6.3 Defective Work. During such visits and on the basis of such observations, ENGINEER may disapprove of or reject Contractor(s)' work while it is in progress if Engineer believes that such work will not produce a completed Project that conforms to the Documents or that it will prejudice the integrity of the design concept of the Project as reflected in the Contract Documents.

2.6.4. Interpretations and Clarifications. ENGINEER shall issue necessary interpretations and clarification of the Contract Documents and in connection therewith prepare work directive changes and change orders as required for the city's approval.

2.6.5. Shop Drawings. ENGINEER shall review and approve (or take other appropriate action in respect of) Shop Drawings samples and other data which Contractor(s) are required to submit, but only for conformance with the design concept of the Project and Compliance Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.

SAMPLE

2.6.6. Substitutes. ENGINEER shall evaluate and determine the acceptability, with the city's concurrence, of substitute materials and equipment proposed by Contractor(s).

2.6.7 Inspections and Tests. ENGINEER shall have authority, as CITY representative, to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testing, and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine that their content complies with the requirements of, and the results certified indicate compliance with, the contract Documents).

2.6.8. Disputes between CITY and Contractor. ENGINEER shall act as initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the work hereunder and make decisions on all claims of CITY and Contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the Contract Documents pertaining to the execution and progress of the work.

2.6.9. Application for Payment. Based on ENGINEER's on-site observations as an experienced and qualified design professional, on information provided by the Resident Project Representative and on review of applications for payment and the accompanying data and schedules:

2.6.9.1. ENGINEER shall determine the amounts owed to Contractor(s) and recommend in writing payments to Contractor(s) in such amounts. Such recommendations of payment will constitute a representative to CITY, based on such observations and review, work has progressed to the point indicated, and that, to the best of ENGINEER's knowledge, information and belief, the quality of such work is in accordance with the Contract

Documents (subject to an evaluation of such work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents and to any other qualifications stated in the recommendation). In the case of unit price work, ENGINEER's recommendations of payment will include final determinations of quantities of such work (subject to any subsequent adjustments allowed by the Contract Documents).

2.6.10. Contractor(s)' Completion Documents. ENGINEER shall receive and review maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection, tests and approvals which are to be assembled by Contractor(s) in accordance with the Contract Documents and shall transmit them to CITY with written comments.

2.6.11. Inspections. ENGINEER shall conduct an inspection to determine if the work is substantially complete and a final inspection to determine if the completed work is acceptable so that ENGINEER may recommend, in writing, final payment to Contractor(s) and may give written notice to CITY and the contractor(s) that the work is acceptable (subject to any conditions therein expressed).

2.6.12. Limitation of Responsibilities. ENGINEER shall not be responsible for the acts or omissions of any Contractor(s), or of any subcontractor or supplier, or any of the Contractor(s)' or subcontractor's or supplier's agents or employees or any other persons (except ENGINEER's own employees and agents) at the site or otherwise furnishing or performing any of the Contractor(s) work; however, nothing contained herein or in the agreement for professional engineering services in any agreements with contractors, shall be deemed to excuse the ENGINEER from responsibility to the CITY for defects or omissions in the plans or, where the engineers are observing or inspecting the work, from defective work or materials about which they knew or should have known, and as to which they failed to advise the CITY in writing.

3. ADDITIONAL SERVICES OF ENGINEER

3.1. GENERAL

If requested by CITY and agreed to in a "Specific Authorization" ENGINEER will furnish or obtain from others Additional Services of the following types which are not considered normal, customary or included in the Basic Services of Engineer. These services may include, but are not necessarily limited to he following:

3.1.1. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effect on the design requirements of the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.

SAMPLE

3.1.2. Services to make measured drawings of or to investigate existing conditions or facilities, or to verify the accuracy of drawing or other information furnished by CITY.

3.1.3. Services resulting from significant changes in the general scope, extent or character of the Project or its design including, but not limited to, changes in size, complexity, CITY's schedule, character of construction or method of financing; and revising previously accepted studies, reports, design documents or Contract Documents when such revisions are required by changes in laws, rules, regulations, ordinances, codes or orders enacted subsequent to the preparation of studies, reports or documents, or are due to any other causes beyond ENGINEER's control.

3.1.4. Providing renderings or models for CITY's use.

3.1.5. Preparing documents for alternate bids requested by CITY Contractor(s) work which is not executed, or documents for out-of sequence work.

3.1.6. Investigation and studies involving, but not limited to, detailed consideration of operations, maintenance and overhead expenses; providing value engineering during the course of design; the preparation of feasibility studies, cash flow and economic evaluations, rate schedules and appraisals; assistance in obtaining financing for the Project: evaluating processes available for licensing and assisting CITY in obtaining process licensing; detailed quantity surveys of material, equipment and labor; and audits or inventories required in connection with construction performed by CITY.

3.1.7. Furnishing services of independent professional associates and consultants for other than Basic Services (which include, but are not limited to, customary civil, sanitary, environmental, structural, mechanical and electrical engineering and customary architectural design incidental thereto); and providing data or services of the types described in paragraph 3.5. when CITY employs ENGINEER to provide such data or services in lieu of furnishing the same in accordance with paragraph 3.5.

3.1.8. Services during out-of-town travel required of Engineer other than visits to the site or CITY's office as required by Section 1.

3.1.9. Assistance in connection with bid protests, re-bidding or re-negotiating contracts for construction, materials, equipment or services.

3.1.10. Providing any type of property surveys or related engineering services needed for the transfer of interests in real property and field surveys for design purposes and engineering surveys and staking to enable Contractor(s) to proceed with their work; and providing other special field surveys.

3.1.11. Preparing to serve or serving as a consultant or witness for CITY in any litigation, arbitration or other legal or administrative proceeding involving the Project (except for assistance in consultation which is included as part of Basic Services under paragraphs 1.2.3. and 1.4.2.).

SAMPLE

4. CITY'S RESPONSIBILITIES

CITY shall do the following in a timely manner so as not to delay the services of ENGINEER:

4.1. Provide all criteria and full information as to CITY's requirements for the Project, including design objectives and constraints, space, capacity and performance, requirements, flexibility and expandability and any budgetary limitations; and furnish copies of all design and construction standards which CITY will require to be included in the Drawings and Specifications.

4.2. Assist ENGINEER by placing at ENGINEER's disposal available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

4.3. Furnish to ENGINEER, as required for performance of ENGINEER's Basic Services, the following:

4.3.1. Data prepared by or services of others not included in the "Basic Services by Engineer", including without limitation borings, probing and subsurface exploration, hydrographic surveys, laboratory test and inspections of samples, materials and equipment;

4.3.2. Environmental assessment and impact statements;

4.3.3. Property, boundary, easement, right-of-way, topographic and utility surveys; when not required under "Basic Services by Engineer"

4.3.4. Property descriptions, and R/W acquisition documentation; and

4.4. Arrange for access to and make all provisions for ENGINEER to enter upon public and private property as required for ENGINEER to perform services under this AGREEMENT.

4.5. When not included in Basic Services of Engineer, attend the pre-bid conference, bid opening, preconstruction conferences, construction progress and other job related meetings and substantial completion inspections and final payment inspections.

4.6. Give prompt written notice to ENGINEER whenever CITY observes or otherwise becomes aware of any development that affects the scope or timing of ENGINEER's services, or any defect or non-conformance in the work of any Contractor.

4.7. Furnish, or direct ENGINEER to provide, Additional Services as stipulated in Section 2 of the AGREEMENT or other services as required.

SAMPLE

5. CITY'S DESIGNATED REPRESENTATIVE

5.1. It is understood ad agreed that the CITY designates the City Engineer or his assigned representative to represent the CITY in all technical and administrative matters pertaining to and arising from the work and performance of this contract.

5.2. The authority of the representative shall include, but not be limited to, the following:

5.2.1. Examination of all reports sketches, drawings, estimates, proposals, and other documents presented by the ENGINEER and rendering, in writing, decisions pertaining thereto within a reasonable time so as not to materially delay the work of the ENGINEER and approval of Contractor's applications for payment.

5.2.2. Transmission of instructions, receipt of information, interpretation and definition of CITY policies and decisions with respect to design, materials and other matters pertinent to the work covered by this contract.

5.2.3 Give prompt written notice to the ENGINEER whenever the CITY observes or otherwise becomes aware of any defects or changes necessary in the project.

SAMPLE

6. STANDARDS OF PERFORMANCE

6.1 ENGINEER represents to the CITY that the services to be performed under this AGREEMENT shall be in accordance with the highest standards accepted and established practices and procedures recognized as such in ENGINEERS' trade in general and that ENGINEER shall conform to this AGREEMENT.

6.2 ENGINEER shall be responsible for the technical accuracy of its services and documents resulting therefrom, and CITY shall not be responsible for discovering deficiencies therein. ENGINEER shall correct any such deficiencies without additional compensation or cost to CITY, except to the extent any such deficiency is directly attributable to deficiencies in CITY-furnished information.

6.3 ENGINEER shall be familiar with CITY's Standard Details and Specifications and other relevant CITY regulations. ENGINEER shall insure there are no conflicts among the Contract Documents including, but not limited to, the CITY's General and Supplementary Conditions for Construction Contracts, the plans and specifications prepared by ENGINEER, any standard details or specifications incorporated therein by reference, and the Construction Contract.

6.4 Correction of Mistakes. ENGINEER shall be responsible for the completeness and accuracy of the work prepared or compiled under ENGINEER'S obligation for this project and shall correct, at ENGINEER'S expense, all errors or omissions therein which may be disclosed. Correction of errors disclosed and determined to exist during any construction

of the project on architectural or engineering drawings and specifications shall be accomplished by ENGINEER. The cost of the design necessary to correct those errors attributable to ENGINEER and any damage incurred by CITY as a result of additional construction costs caused by such engineering or architectural errors shall be chargeable to ENGINEER and shall not be considered a cost of the Work. The fact that CITY has reviewed or approved ENGINEER'S work shall in no way relieve ENGINEER of any of its responsibilities.

7 COMPENSATION

7.1. Compensation due to ENGINEER shall be within the AGREEMENT or for each "Specific Authorization" for Additional Services, plus reasonable reimbursable expenses specifically including, but not limited to, the following:

1. Reproduction, printed documents and drawings at standard rates.

2. Postage/Federal Express

3. Reasonable traveling and living expenses for personnel, comparable to expenses paid to CITY's employees when traveling on CITY's business.

4. Miscellaneous out-of-pocket expenses.

SAMPLE

7.2. Progress payments shall be due and payable monthly in proportion to the percentage of engineering work approved and accepted by the CITY in writing.

8 INSURANCE

8.1 ENGINEER shall be responsible for all damage to person and or property resulting from its negligent acts, intentional wrongful acts, reckless acts, errors or omissions or those of their subcontractors, agents or employees in connection with such services and shall be responsible for all parts of its work, both temporary and permanent.

8.2 ENGINEER shall, at its own expense, procure and maintain throughout the term of this Agreement, with insurers acceptable to CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein ENGINEER shall not commence work until the required insurance is in force and evidence of insurance acceptable to CITY has been provided to, and approved by, CITY. An appropriate Certificate of Insurance shall be satisfactory evidence of insurance. Until such insurance is no longer required by this Contract, ENGINEER shall provide CITY with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

8.3 WORKERS' COMPENSATION/EMPLOYER'S LIABILITY INSURANCE

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance, without restrictive endorsements. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One: "Statutory"
Part Two: $ 1,000,000 Each Accident
$1,000,000 Disease - Policy Limit
$1,000,000 Disease - Each Employee

8.4 General Liability Insurance

Such insurance shall be no more restrictive than that provided by the most recent version of standard Commercial General Liability Form (ISO Form CG 00 01) without any restrictive endorsements. CITY shall be included as an "Additional Insured" on a form no more restrictive than ISO Form CG 20 10 (Additional Insured - Owners, Lessees, or Contractors). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$1,000,000 General Aggregate
$1,000,000 Products/Completed Operations Aggregate

$1,000,000 Personal and Advertising Injury
$1,000,000 Each Occurrence

8.5 Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of standard Business Auto Policy (ISO Form CA 00 01) without any restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence - Bodily Injury and Property Damage Combined

8.6 Professional Liability Insurance

Such insurance shall be on a form acceptable to CITY and shall cover ENGINEER for those sources of liability arising out of the rendering or failure to render the services required in the Agreement including any hold harmless and/or indemnification agreement. Coverage must either be on an occurrence

SAMPLE

basis; or, if on a claims-made basis, the coverage must respond to all claims reported within three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis. The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Claim/Annual Aggregate

8.7 The insurance provided by ENGINEER shall apply on a primary basis. Any insurance, or self-insurance, maintained by the Council shall be excess of, and shall not contribute with, the insurance provided by ENGINEER. Except as otherwise specified, no deductible or self-insured retention is permitted.

8.8 Compliance with these insurance requirements shall not limit the liability of ENGINEER. Any remedy provided to the CITY by the insurance provided by the CITY shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of ENGINEER) available to the Council under this Agreement or otherwise.

8.9 Neither approval nor failure to disapprove insurance furnished by ENGINEER shall relieve ENGINEER from responsibility to provide insurance as required by this Agreement.

SAMPLE

8.10 ENGINEER shall deliver to CITY the required certificate(s) of insurance and endorsement(s) before CITY signs this Agreement.

8.11 ENGINEER'S failure to obtain, pay for, or maintain any required insurance shall constitute a material breach upon which CITY may immediately terminate or suspend this Agreement. In the event of any termination or suspension, CITY may use the services of another consultant or consultants, without CITY'S incurring any liability to ENGINEER.

8.12 At its sole discretion, CITY may obtain or renew ENGINEER'S insurance, and CITY may pay all or part of the premiums. Upon demand, CONSULTANT shall repay CITY all monies paid to obtain or renew the insurance. CITY may offset the cost of the premium against any monies due ENGINEER from CITY.

8.13 The ENGINEER shall furnish to the CITY Certificates of Insurance allowing thirty (30) days notice for any change, cancellation, or non-renewal. Such Certificates shall contain the following wording:

(**ACCORD) "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL THIRTY (30) DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN."**

If the insurance policies expire during the terms of the Contract, a renewal certificate or binder shall be filed with the CITY fifteen (15) days prior to the renewal date.

9 INDEMNITY

9.1 It is expressly understood that the ENGINEER shall indemnify, defend and hold harmless, to the maximum extent permitted by law, the CITY, and its officers, agents, employees, and representatives, from and against any and all liability, losses, damages, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), cost and expenses (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) which in whole or in part arise out of or are connected with, or which are alleged to have arisen out of or to have been connected with the ENGINEER performance of this AGREEMENT, (including performance by its agents, employees, sub-contractors or by anyone contractor directly or indirectly employed).

9.2 ENGINEER'S failure to comply with this section's provisions shall constitute a material breach upon which CITY may immediately terminate or suspend this Agreement.

10. STATUS OF CLAIM

The ENGINEER shall be responsible for keeping the CITY currently advised as to the status of any claims made for damages against the ENGINEER resulting from services performed under this AGREEMENT. The ENGINEER shall send notice of claims related to work under this AGREEMENT to the CITY. Copies of the notices shall be sent to:

Ft. Pierce Risk Manager	John R. Andrews, PE
P.O. Box 1480	City Engineer
Fort Pierce, Florida 34954-1480	P.O. Box 1480
	Fort Pierce, Florida 34954-1480

SAMPLE

11. NEGOTIATION DATA

11.1. The ENGINEER hereby certifies that wage rates and other factual unit costs supporting the compensation provided are accurate, complete and current as of the date of negotiation. It is also agreed that said unit costs provided in each hereof shall be adjusted to exclude any significant sums where the CITY shall determine the contract price was increased due to inaccurate, incomplete and non-current wage rates and other factual unit costs. All such contract adjustments shall be made within one (1) year following the date of final billing or acceptance of the work by the CITY, in writing, whichever is later. Records of costs incurred under terms of this contract and each it shall be maintained by

the ENGINEER and made available to the CITY during the period of this AGREEMENT and for one (1) year after final payment is made. Copies of documents and records shall be furnished to the CITY.

12. OWNERSHIP OF DOCUMENTS

12.1. Except as otherwise provided herein, engineering documents, drawings, databases and specifications prepared by ENGINEER as part of the services shall become the property of the CITY, provided, that ENGINEER shall have the right to their use with approval of the CITY. ENGINEER shall retain its rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the service shall remain the property of the ENGINEER.

12.2. The ENGINEER shall not be liable for any use by the CITY of said documents or data if modified in any manner without written approval of the ENGINEER. The CITY shall not use the ENGINEER's drawings on any project other than the PROJECT unless the CITY notifies the ENGINEER of its intended use, provides insurance protection for the ENGINEER for all claims which might arise out of the CITY's use of the documents, and obtains written consent to the use by the ENGINEER.

13. WORK COMMENCEMENT/PROGRESS/DELAYS

13.1. The services to be rendered by the Engineer shall be commenced subsequent to the execution of the AGREEMENT and upon written Notice to Proceed from the City Engineer. Services will be completed and submitted to the CITY as specified by the AGREEMENT, Basic Services of Engineer and a Schedule of Performance required hereto.

13.2. The ENGINEER agrees to provide a schedule for performance of the contracted services, with milestones for significant elements as agreed by the City Engineer, upon receipt of Notice to Proceed and, thereafter to provide monthly Project Schedule Progress reports. The CITY will be entitled at all times to be advised, in writing, at its request, as to the status of work being done by the ENGINEER and of the details thereof.

13.3. In the event there are delays on the part of the CITY or regulatory agencies as to the approval of any of the plans, permits, and drafts of special provisions submitted by the ENGINEER which delay the Project Schedule completion date, the CITY shall grant to the ENGINEER, in writing, an extension of the contract time equal to the aforementioned delays. If the ENGINEER claims an extension pursuant to this provision, same must claim within ten days of the alleged delay and ENGINEER must furnish appropriate documentation.

13.4. The ENGINEER shall maintain an adequate and competent staff of professional engineers, technicians and support staff personnel within the State of Florida and may

SAMPLE

associate with other qualified firms for the purpose of rendering services hereunder without cost to the CITY and upon approval by the CITY. The ENGINEER, however, shall not sublet, assign or transfer any work under this AGREEMENT without the prior written consent of the CITY.

14. TIME IS OF THE ESSENCE

14.1 Time is of the essence in the completion of tasks and services as specified herein. ENGINEER and CITY agree that the completion of all tasks and services specified in this agreement are of vital importance to the CITY and the CITY will suffer irreparable harm and injury of a nature not capable of being calculated with reasonable certainty if they are not timely completed.

14.2 ENGINEER agrees, as liquidated damages, and not penalty, that CITY shall have the right to deduct or retain sums for such liquidated damages from the ENGINEER S invoice for services, if ENGINEER is behind schedule and the tasks and services are not completed within the deadline for transmittal to Federal and State Granting agencies under this agreement. ENGINEER and CITY agree that liquidated damages to the CITY shall be in the amount of for each and every calendar day the tasks and services are delayed beyond the time provided for herein.

14.3 In addition to such liquidated damages payable to the CITY, the CITY may also recover from the ENGINEER any amounts paid by the CITY for damages suffered to third parties as a result of ENGINEER'S failure to complete the tasks and services by the agreed upon completion date.

14.4 Liquidated damages are cumulative and additive and represent a reasonable estimate of CITY's expenses for extended delays and administrative costs associated with such delay. In addition to the liquidated damage amounts, there will be additional amounts charged to for all delay damages incurred by CITY as a result of avoidable delays by ENGINEER. These actual delay damages will include, but not be limited to, inspection, engineering services, delay damage settlements or awards, penalties, additional financial costs, and professional fees incurred in connection with such settlements, awards or penalties and fines imposed by regulatory agencies, contract damages and loss of use.

15. STANDARD OF CONTRACT

15.1. The ENGINEER warrants that he has not employed or retained any company or person, other than a bona fide employee working solely for the ENGINEER to solicit or secure this contract and that he has not paid or agreed to pay any person, company, corporation, individual or firm other than a bona fide employee working solely for the ENGINEER any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award of this contract.

SAMPLE

15.2. Standard of Conduct-Conflict of Interest-The ENGINEER covenants and agrees that it and its employees shall be bound by the standards of conduct provided in Section 112.313, Florida Statutes (1977, as amended from time to time), as it relates to work performed under the contract, which standards will by reference be made a part of this contract as though set forth in full. The ENGINEER agrees to incorporate the provisions of this paragraph in any subcontract into which it might enter with reference to the work performed.

15.3 The CITY reserves the right to cancel and terminate this contract, without penalty, in the event that the ENGINEER or any employee, servant or agent of the ENGINEER is indicted for any crime arising out of or in conjunction with any work being performed by the ENGINEER for or on behalf of the CITY. It is understood and agreed that in the event of such termination all tracings, plans, specifications, maps and data prepared or obtained under this AGREEMENT shall immediately be turned over to the CITY in conformity with the provisions of Section 9 hereof. The ENGINEER shall be compensated for its services rendered up to the time of any such termination in accordance with Section 6 hereof. The CITY also reserves the right to terminate and cancel this contract in the event the ENGINEER shall be placed in either voluntary or involuntary bankruptcy or should an assignment be made for the benefit of creditors.

15.4. ENGINEER shall consider all information provided by CITY and all drawings, reports, studies, design calculations, specifications, and other documents resulting from the ENGINEER's performance of the services to be proprietary unless such information is available from public sources. ENGINEER shall not publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of CITY or in response to legal process.

16. CONFIDENTIALITY

16.1 ENGINEER shall not disclose, publish, or authorize others to disclose or publish, design data, drawings, specifications, reports, or other information pertaining to the projects assigned to ENGINEER by CITY or other information to which A ENGINEER has had access during the term of this Agreement without the prior written approval of the CITY during the term of this Agreement and for a period of two (2) years after the termination of this Agreement.

16.2 ENGINEER shall consider all information provided by CITY and all drawings, reports, studies, design calculations, specifications, and other documents resulting from the ENGINEER's performance of the services to be proprietary unless such information is available from public sources. ENGINEER shall not publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of the CITY or in response to legal process.

SAMPLE

17. SEVERABILITY

Should any part, term or provision of this Agreement or any document required herein to be executed be declared invalid, void or unenforceable, all remaining parts, terms and

Provisions hereof shall remain in full force and effect and shall in no way be invalidated, impaired or affected thereby.

18. DEFAULTS, TERMINATION OF AGREEMENT

18.1 If the CITY ENGINEER deems that ENGINEER is in default for failure to supply an adequate working force, or service of proper quality, or has failed in any other respect to satisfactorily perform on the services specified in this Agreement, CITY REPRESENTATIVE may give written notice to ENGINEER specifying defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for any dissatisfaction and suggest corrective measures.

If ENGINEER does not remedy defaults within thirty (30) days or commence steps to remedy default to the reasonable satisfaction of the CITY ENGINEER, CITY may provide for such service from another ENGINEER and may withhold any money due or which may become due to ENGINEER for such task related to the claimed default; or

If after thirty (30) days ENGINEER has not remedied defaults or commenced steps to remedy defaults to the satisfaction of the CITY ENGINEER, CITY may elect to terminate this Agreement

SAMPLE

18.2 Notwithstanding, CITY reserves the right and may elect to terminate this Agreement at any time. At such time, ENGINEER would be compensated only for that work which has been satisfactorily competed to the date of termination. No compensation shall be paid for de-mobilization, takedown, disengagement wind-down or other costs incurred due to termination of this Agreement.

18.3 Neither CITY nor ENGINEER shall be considered to be in default of this AGREEMENT if delays in or failure of performance shall be due to uncontrollable forces the effect of which, by the exercise of reasonable diligence, the non-performing party could not avoid.

18.4 The term “uncontrollable forces” shall mean any event which results in the prevention or delay of performance by a party of its obligations under this AGREEMENT and which is beyond the control of the non-performing party. It includes, but is not limited to, fire, flood, earthquakes, storms, lighting, epidemic, war, riot, civil disturbance, sabotage, inability to procure permits, licenses, or authorizations from any state, local, or federal agency or person for any of the supplies, materials, accesses or services required to be provided by either CITY or ENGINEER under this AGREEMENT, strikes, work slowdowns or other labor

disturbances, and judicial restraint. Neither party shall, however, be excused from performance if nonperformance is due to uncontrollable forces which are removal or remediable and which the non-performing party could have, with the exercise of reasonable diligence, removed or remedied with reasonable dispatch.

18.5 The provisions of this Article shall not be interpreted or construed to require ENGINEER or CITY to prevent, settle, or otherwise avoid a strike, work slowdown, or other labor action. The nonperforming party shall, within a reasonable time of being prevented or delayed from performance by an uncontrollable force, give written notice to the other party describing the circumstances and uncontrollable forces preventing continued performance of the obligations of this AGREEMENT.

19. TERMINATION WITHOUT CAUSE

CITY may at any time and for any or no reason, at its convenience, terminate this Agreement or any part of the services to be rendered pursuant thereto by ten (10) day written notice to ENGINEER specifying the termination date. Immediately after receiving such notice, ENGINEER shall discontinue advancing the work under this Agreement and shall deliver to CITY all drawings, notes, calculations, sketches and other materials entirely or partially completed, together with all unused materials supplied by CITY.

20. NOTICES

All notices hereunder must be in writing and, unless otherwise provided herein, shall be deemed validly given on the date either personally delivered to the address indicated below; or on the third (3rd) business day following deposit, postage prepaid, using certified mail, return receipt requested, in any U.S. Postal mailbox or at any U.S. Post Office; or when sent via facsimile to a party at the facsimile number set forth below or to such other or further facsimile number provided in a notice sent under the terms of this paragraph, on the date of transmission of that facsimile. Should CITY or ENGINEER have a change of address, the other party shall immediately be notified in writing of such change, provided, however, that each address for notice must include a street address and not merely a post office box. All notices, demands or requests from ENGINEER to CITY shall be given to CITY addressed as follows:

CITY
John R. Andrews, P.E., City Engineer
City of Fort Pierce
Post Office Box 1480
Fort Pierce, FL 34954-1480

SAMPLE

21. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS

21.1. The ENGINEER shall comply with all Federal, State and Local Laws, Ordinances, Rules and Regulations applicable to the work or payment for work thereof, and shall not discriminate on the ground of race, color, religion, sex, or national origin in the performance of work under this contract.

21.2. ENGINEER shall procure the permits, certificates, and licenses necessary to allow ENGINEER to perform the services. ENGINEER shall not be responsible for procuring permits, certificates, and licenses required any construction unless such responsibilities are specifically assigned to ENGINEER.

22. ASSIGNABILITY

22.1. The ENGINEER shall not assign any interest in this contract, and shall not transfer any interest in the same without the prior written approval of the CITY, provided that claims for the money due or to become due to the ENGINEER from the CITY under this contract may be assigned to a bank, trust company or other financial institution, or to a Trustee in Bankruptcy, without such approval. Notice of any such assignment or transfer shall be furnished promptly to the CITY.

23. GOVERNING LAW

23.1 The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Florida and venue shall be in St. Lucie County, Florida.

24. ENTIRE AGREEMENT

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than CITY and ENGINEER.

This AGREEMENT (consisting of Pages 1 to 28, inclusive) together with the Exhibit identified above, constitute the entire AGREEMENT between CITY and ENGINEER.

IN WITNESS WHEREOF, the parties hereto have made and executed this AGREEMENT as to the day and year first above written.

SAMPLE

ENGINEER:

_____
Company

_____
Print Name

_____
Signature

ATTEST:

_____
Linda Cox , City Clerk

CITY OF FORT PIERCE

_____
Linda D. Hudson, Mayor

SAMPLE

APPROVED AS TO FORM AND CORRECTNESS:

_____
Peter Sweeney, Esquire, City Attorney

(END OF SECTION)

EXHIBIT "A"

SCHEDULE OF HOURLY BILLING RATES

Effective _____, 20___, the following rates are utilized in calculating invoices for services rendered on a time and expenses basis:

Senior Company Officer	$	.00
Department Head/Senior Project Manager	$	.00
Project Manager	$	.00
Senior Engineer	$	.00
Engineer	$	.00
Engineering Technician	$	.00
Draftsperson	$	.00
Field Representative	$	.00
Supervising Registered Surveyor	$	.00
Registered Land Surveyor	$	.00
Survey Technician	$	.00
Survey Crew	$	.00
Secretary	$	.00
CADD System	$	.00

SAMPLE

ADDITIONAL SERVICES

SPECIFIC AUTHORIZATION NO.

Pursuant to the provisions contained in the "Agreement for Professional Engineering Services" between the City of Fort Pierce (hereinafter referred to as "CITY") and _____ _____
(Hereinafter referred to as "ENGINEER") dated _____ day of _____, authorizes the ENGINEER to provide services under the terms and conditions set forth herein and in the AGREEMENT, which is incorporated herein by reference as though set forth in full.

The CITY desires additional engineering services related to the project known as _____hereinafter referred to as the "Project".

This Project is____ is not___ an FDOT funded project.

Section 1 - Scope of Work

ENGINEER will provide the following services in accordance with this AGREEMENT:

1. R/W location and topography to include all physical features, including utilities above and underground.
2. Stormwater Management Calculations
3. Preliminary Design Drawings
4. Construction Drawings and Details
5. Contract Specifications
6. Permit Application Package(s)
7. Other Services

SAMPLE

Section 2 - Deliverables

ENGINEER will provide the following Deliverables to CITY:

1. R/W Location and Topography to include all physical features, including utilities above and underground.
2. Stormwater Management Calculations

3. Preliminary Design Drawings

4. Construction Drawings and Details

5. Contract Specifications

6. Permit Application Package(s)

7. Other Services

Section 3 - Time of Performance

Execution of this AGREEMENT shall constitute Notice to Proceed. ENGINEER and CITY agree to the following schedule:

R/W location & topography : _____
60% Construction Drawings : _____
90% Construction Drawings : _____
100% Construction Drawings : _____
Final Drawings/Specifications : _____
Permit Application(s) Package: _____

SAMPLE

Section 4 - Method and Amount of Compensation

4.1 CITY will compensate ENGINEER for services under this AGREEMENT in accordance with the payment method as set forth in Section 6 of the AGREEMENT.

4.2 The budget (or fee) for the services is: $_____, prorated as follows:

R/W & Location Survey, Topography	___%
Design of Improvements	___%
Construction Drawings & Details	___%
Specifications	___%
Permit Applications	___%

Section 5 - CITY's Responsibilities

5.1 CITY hereby designates City Engineer or designee as CITY's representative pursuant to Section 5 of the AGREEMENT.

Section 6 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

IN WITNESS WHEREOF, this AGREEMENT, consisting of _____ pages has been fully executed on behalf of the ENGINEER by its duly authorized officer, and the CITY has the same to be duly executed in its name and in its behalf, effective as of the date herein above written.

ENGINEER:

_____
Firm

_____
Print Name

_____
Signature

SAMPLE

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE

_____
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

_____
Peter Sweeney, Esquire, City Attorney

(End of Section)

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

Meeting Date: 02/18/2020

Re: Approval of RFP No. 2018-004 Change Order No.4 to Gator Dredging for ICWW Dredging

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Change Order No.4 for RFP No. 2018-004 to Gator Dredging in the amount of $160,243.60 for the dredging of the Intra Coastal Water Way (ICWW).

SUMMARY:

Approval of Change Order No. 4 to Waterfront Properties Services, LLC dba Gator Dredging in the amount of $160,243.60. This is to remove an additional 2,742 cubic yards of dredge material from the ICWW under Gator Dredging's current task order. The Army Corps requested the City in a permitting meeting January 28, 2020 to dredge to -10 foot NGVD, the City had proposed to dredge the shoal area to a depth -8.5 feet NGVD.

RECOMMENDATION:

Approval

ALTERNATIVES:

Refuse to comply with the Army Corps request and prepare for the enforcement action for non-compliance.

RESPONSIBLE STAFF:

Edward Seissiger, Engineering Project Manager

COORDINATED WITH:

Brain Proctor, Tetra Tech
Bret Sapp, Gator Dredging
Robert Halbert, Army Corps of Engineers

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2019/20
Account:	401-4100-575-6320
Amount:	$160,243.60

FISCAL IMPACT:

This will come from the Marina Enterprise account.

Attachments

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	02/07/2020 03:54 PM
City Manager	Nick Mimms	02/10/2020 05:13 PM
Form Started By: Ed Seissiger		Started On: 02/03/2020 01:30 PM
Final Approval Date: 02/10/2020		

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Pete Sweeny, City Attorney

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

Re : RLS for RFP No. 2018-004 Change Order No. 4

Date : February 4, 2020

Please find attached (2) two original copies of Change Order No 4 to Lakefront Properties Services dba Gator Dredging for signature. Engineering forwarded the RLS for Change Order No. 4 to your office on February 3, 2020 with a copy of the change order to meet deadlines. Please substitute the originals for the copy. Thank you for your assistance with this matter.

JRA/ems

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

CHANGE ORDER NO. 4

City Marina Maintenance Dredging

RFP No. 2018-004

DATE: February 3, 2020

CONTRACTOR: Waterfront Properties Services, LLC dba Gator Dredging

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 374,000.00
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 951,387.60
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 160,243.60**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 1,111,631.20**
CURRENT CONTRACT EXPIRATION DATE	:	August 2022
CONTRACT EXPIRATION DATE ADJUSTED BY THIS CHANGE ORDER	:	N/A

CHANGES ORDERED:

I. GENERAL:

Purpose of this change order is to adjust compensation to the contract for dredging of a shoal south of marker 188 in the Intra Coastal Water Way (ICWW) per the request of the Army Corps of Engineers. The Army Corps and Florida Inland Navigation District (FIND) have requested that the City dredge the area of concern to -10 foot. The Army Corps during permit discussions on January 28, 2020 requested the change from the City's proposed -8.5 foot to the requested -10 foot depth.

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

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	Unit	Qty	Unit Price	Amount
Dredging	CY	2742	$31.30	$85,824.60
Transport	CY	2742	$10.00	$27,420.00
Disposal	CY	2742	$1.00	$2,742.00
Mechanical Dewatering	LS	1	$11,745.00	$11,745.00
Booster pump & Barge	LS	1	$32,512.00	$32,512.00
			Total	**$160,243.60**

III. JUSTIFICATION:

The Army Corps requested these changes during their latest permit discussions with the City and FIND on January 28, 2020.

IV. PAYMENT:

This change order work will increase the existing contract price by $160,243.60 which will be funded by Marina Acct. No. 401-4100-575-63-20

V. APPROVAL AND CHANGE AUTHORIZATION:

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

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 02/03/20

APPROVED AS TO FORM AND CORRECTNESS:

Pete Sweeney
City Attorney

By: _____
Signature

Date: _____

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

William Coughlin- President
Waterfront Properties Services, LLC dba Gator Dredging

By: _____
Signature

Date: 2/3/2020

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

Meeting Date: 02/18/2020

Re: Lot Clearing Lien - 1025 N 12th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Approve waiver of fees in the amount of $1,236.56 associated with the lot clearing lien against 1025 N 12th Street, Fort Pierce, FL 34054, Parcel No. 2404-804-0002-000-8 owned by Betty Robinson, P. O. Box 2075, Fort Pierce, FL 34954 contingent upon payment of $1,598.07 payable in 30 days.

SUMMARY:

Request by applicant to waive interest charge and penalty charges in the amount of $1,236.56. Until December 30, 2019 the property was in the name of Ms. Robinson's father, John Fox. Ms. Robinson recently probated the property and it is currently in her name.. This lot clearing took place in 1997 and 1998. Since then, the property has been maintained and the taxes paid.

RECOMMENDATION:

Staff recommends waiving the interest charge and penalty charges in the amount of $1,236.56 contingent upon payment of the balance, $1,598.07 payable in 30 days.

ALTERNATIVES:

Approve Staff's recommendation.
Determine alternative amount.

RESPONSIBLE STAFF:

Colleen Greer, Code Enforcement Clerk.

COORDINATED WITH:

Margaret Arraiz, Code Compliance Manager.
Kathy D'Arton, Accounts Receivable.

Fiscal Impact

Budgeted Y/N: 1,598.07

Fiscal Year: 2020

Amount: 1,598.07

OTHER INFORMATION:

$1,598.07 to the general fund.

Attachments

Request
Breakdown
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2020 05:12 PM

Form Started By: Colleen Greer
Started On: 02/03/2020 10:13 AM
Final Approval Date: 02/10/2020

2/18/20

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	January 31, 2020				
Property address:	1025 N. 12th Street				
Owner(s) of record:	Betty Robinson				
Mailing address:	PO Box 2075, Ft. Pierce, FL 34954				
Property tax ID #:	2404-804-0002-000-8				
Original purchase date:		Original purchase price:			
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	Betty Robinson	Relationship to owner(s)	Self		
Telephone #:	772-971-1596	Mobile phone #:	772-971-1596		
E-mail:	betty_robinson2@bellsouth.net	Preferred contact method:	Text or call		
What are owner(s) intentions for property:	Sell				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$ 1481.68
Administrative fees	$ 110.20
Interest	$ 1032.14
Penalties	$ 204.42
TOTAL AMOUNT DUE TO CITY	$ 2834.63
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 1236.56
DOLLAR AMOUNT I AGREE TO PAY	$ 1598.07

Betty Robinson — 1/31/2020 — Betty Robinson

Signature of Owner or Representative | Date | Printed Name

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1025 N. 12th Street

Property Owner: Betty Robinson

Mailing Address: PO Box 2075, Ft. Pierce, FL 34954

Telephone #: (772) 971-1596 Cell Phone #: (772) 971-1596

E-Mail Address: betty_robinson2@bellsouth.net

Is the property in compliance? yes If no, please explain in the narrative of your request.

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

Until December 30, 2019, this property was in my father's name (John Fox). I recently probated the property and it is currently in my name. I had requested to pay the liens in the past, but, because the property was not owned by me was unable to get a reduction of the amount owed. The lot clearance occurred in 1997 and 1998. Since then, we have maintained the lot clearance and paid all taxes. I am requesting a reduction of the amount owed by the amount of the interest ($1032.14) and penalty ($204.42)

Date: 1/31/2020

Signed: Betty Robinson

Print Name: Betty Robinson

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Betty Robinson who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 31 day of January, 2020.

ANGELA MORENO
MY COMMISSION EXPIRES
APRIL 28, 2023
#GG 314605
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	

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

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

☒ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Betty Robinson 1/31/2020 Betty Robinson

Signature of Owner or Representative | Date | Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

City Representative | Date | Printed Name

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Executive Secretary to Code Enforcement

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1025 N 12th Street, Fort Pierce, FL
Parcel ID#: 2404-804-0002-000-8
Owner: Betty Robinson

DATE: February 18, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$,1481.68	$1,236.56	$116.39
TOTAL	$1,481.68	$1,236.56	$116.39

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$1,352.95
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$1,481.68
	$2,834.63

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

Property Identification

Site Address: N 13th ST	Parcel ID: 2404-804-0002-000-8	Account #: 17717	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04G	Zoning: Medium Den
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Betty Robinson

PO Box 2075
Fort Pierce, FL 34954

Legal Description

NOBLES AND NOTTINGHAM S/D BLK 1 LOT 2

Current Values

Just/Market:	$3,100	Assessed:	$2,478	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$2,478	2019	$3,100	$2,478	$0	$2,478
				2018	$2,600	$2,253	$0	$2,253
				2017	$2,600	$2,049	$0	$2,049

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2019	4365 / 0100	0111	PB	Foxx (EST) John	$0
01-01-1900					$0

Primary Building Information

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

Exterior Data

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

Interior Data

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

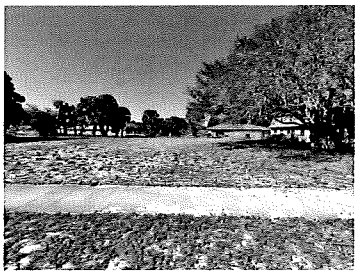


Image of sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.21
Land Size (SF):	9,100
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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City Commission Regular Meeting **12. a.**

Meeting Date: 02/18/2020

Re: Request for Demolition Hearing - 2607 Avenue D

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Resolution No. 20-R12 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 2607 Avenue D to show cause why the structure located on the premises should not be condemned and demolished.

SUMMARY:

1. Condemnation initially opened in April 2016. The Building Department granted extension at the request of the owner.
2. Due to no action taken by the owner, a new condemnation case was initiated by Code in October 2018.
3. Multiple extensions were granted to allow the owner to attempt to resolve the matter, but no action has been taken.

RECOMMENDATION:

Staff recommends the City Commission approve Resolution No. 20-R12 declaring that the structure located at 2607 Avenue D be condemned and demolished in accordance with the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

ALTERNATIVES:

Amend Resolution No. 20-R12
Deny Resolution No. 20-R12

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Building Department
City Attorney's Office

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2020

OTHER INFORMATION:

The cost of demolition, if required to be conducted by the City, will be funded by the Clean & Safe Initiative and shall become a lien against the property.

Attachments

20-R12
Affidavit of Unsafe Building
Affidavit of Unsafe Building 2016
Property Maintenance Inspection Report
Posted Property
Photos - Sept 2018
Photos - Feb 2020
Owner Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Peggy Arraiz	12/05/2019 10:34 AM
City Manager	Nick Mimms	02/12/2020 02:03 PM

Form Started By: Peggy Arraiz Started On: 12/05/2019 10:25 AM
Final Approval Date: 02/12/2020

RESOLUTION NO. 20-R12

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **2607 AVENUE D** IN FORT PIERCE, FLORIDA 34946 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE **SHALL BE CONDEMNED AND DEMOLISHED**; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO PROCEED WITH SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Charter for the City of Fort Pierce, Florida provides the City Commission the authority to declare a building or structure unsafe and require its removal or destruction; and

WHEREAS, a public hearing was held before the City Commission on this date, February 18, 2020, to determine if the building or structure located at 2607 Avenue D, Fort Pierce, Florida, 34946 is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community; and

WHEREAS, all parties with interest to the property were properly provided notice of the hearing and given the opportunity to show cause why the structure should not be condemned;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

2607 AVENUE D

EMANCIPATION PARK BLK 4 LOT 14 ANDTHAT PORTION OF DUNBAR ST LYG BTWN LOT 14, BLK 4 AND LOT 9, BLK 2 AND W 5 FT OF VAC ALLEY ADJ ON E OF LOT 14

Parcel ID: 2408-501-0064-000/2

is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community and shall be condemned in accordance with the Charter of the City of Fort Pierce and order its removal by demolition in accordance with the time frames and regulations outlined in the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, were provided the opportunity to be heard and to show cause why said building or structure should not be condemned and its removal or destruction required.

IMOGENE B LEE
NORMA ERADIRI
2410 N 51ST ST
FT PIERCE, FL, 34946

SECTION 3. The hereinbefore named persons, firms, or corporations are responsible for the removal or demolition of the building or structure and should such parties fail to demolish the building or structure as required by order of the City Commission, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien upon said property.

SECTION 4. The hereinbefore named persons, firms, or corporations shall have the right to appeal this resolution to the Circuit Court of St. Lucie County, within thirty (30) days of the effective date of this resolution pursuant to the Florida Rules of Appellate Procedure.

SECTION 5. A certified copy of this resolution shall be mailed by registered or certified mail to the hereinbefore named persons, firms, or corporations, by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

_____
Peter J. Sweeney, Esq.
City Attorney

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Notice of Unsafe Building
Affidavit

Case#: 18-2725

Property Address: 2607 AVENUE D

Tax ID#: 2408-501-0064-000/2

Legal Description: EMANCIPATION PARK BLK 4 LOT 14 ANDTHAT PORTION OF DUNBAR ST LYG BTWN LOT 14, BLK 4 AND LOT 9, BLK 2 AND W 5 FT OF VAC ALLEY ADJ ON E OF LOT 14

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4499278 11/07/2018 02:52:29 PM
OR BOOK 4200 PAGE 2293 - 2295 Doc Type. NOT
RECORDING. $27.00

Owner(s): IMOGENE B LEE
NORMA ERADIRI
2410 N 51ST ST
FT PIERCE, FL 34946

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

10/30/18
Date

Margaret M. Arraiz
Margaret M. Arraiz, City of Fort Pierce, Florida

Attachment: Notice of Unsafe Building Letter

This Affidavit replaces the Notice of Unsafe Building recorded in Book 3878 Page 668. This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 31st day of October, 2018, by Margaret M. Arraiz who is personally known to me.

Colleen Greer
Signature of Notary

stamp

COLLEEN GREER
State of Florida - Notary Public
Commission # GG 013803
My Comm. Expires 11-13-2020
Bonded Through
National Notary Assn

C0081472

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

October 30, 2018

Case #: 18-2725

IMOGENE B LEE
NORMA ERADIRI
2410 N 51ST ST
FT PIERCE, FL 34946

RE: Address: 2607 AVENUE D
Tax ID #: 2408-501-0064-000/2

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

304.4 Structural members.

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

C0081473

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

304.9 Overhang extensions.

All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing.

All glazing materials shall be maintained free from cracks and holes.

The building, structure, or premise is condemned and shall be demolished within 30 days. The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,

Margaret M. Arraiz
Code Compliance Manager
City of Fort Pierce

In addition to the party listed above, a copy of this notice has been provided by certified mail to the following:

KIMMINS RECYCLING CORP
4120 SELVITZ ROAD
FT PIERCE, FL 34981

MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
REGINALD SESSIONS
TOM PERONA

CITY MANAGER
NICHOLAS MIMMS

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida

BUILDING DEPARTMENT
100 N. U.S. 1 - P.O. BOX 1480
FORT PIERCE, FLORIDA 34954
TEL. (772)467-3000 FAX (772) 467-3849

May 12, 2016 Tax ID #: 2408-501-0064-000/2 Case #: 16-1234

IMOGENE B LEE
NORMA ERADIRI
2410 N 51ST ST
FT PIERCE, FL 34946

RE: 2607 AVENUE D

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

1. **Structural members damaged or unsafe. Per Section: 304.4 Structural members.** All structural members shall be maintained free from *deterioration,* and shall be capable of safely supporting the imposed dead and live loads.

2. **Roof has collapsed. Per Section: 304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

3. **Overhand extensions damaged or unsafe. Per Section: 304.9 Overhang extensions.** All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
4. **Window, skylight, doors or door frames damaged or unsafe. Per Section: 304.13 Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

5. **Dangerous to life, health, property or safety of the public, structure is damaged, decayed or dilapidated. Per Section: 108.1.1 Unsafe structures.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

6. **Structure is unsafe, unlawful, or in a degree of disrepair. Per Section: 108.1.3 Structure unfit for human occupancy.** A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation,* illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

An interior Inspection was not conducted.

The building(s), structure(s), or premise(s) is condemned and repair/rehabilitation permit(s) shall be applied for within 30 days. If the building(s) or structure(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing any and all deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of this notice with a $200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

Should you have questions regarding this matter, you may contact my office at (772) 467-3722.

Sincerely,

Marc Meyers
Building Official

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Property Maintenance Inspection Report

Property Address	2607 Avenue D	Parcel ID #	2408-501-0064-000-2		
House Color	Cream	# of Units		Historic?	No
Type of Structure	Single Family Residence	Building Occupied	No	Time to Comply	30 Days

Action to be take - Select all that apply

- ○ Unsafe Building - Rehab
- ◉ Unsafe Building - Demo
- ○ Nuisance Abatement - Board up

Inspector	Guillermo "Will" Carbonell	Date	9-14-18	Property Posted?	No

Comments: Since extensions were given in 2016, no efforts have been made to comply. Recommend demolition due to roof collapse

- ◉ Active Code Cases — Case # 16-1234 — ○ NONE
- ○ Active Building Permit — ○ NONE
- ○ Lis Pendens check
- ○ Rehab letter sent
- ○ Demo letter sent
- ○ Nuisance letter sent
- ○ Title search done
- ○ Affidavit recorded

Contact Information [Add new contact]

Contact Info

Comments

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[X] Unsafe structures

[X] 108.1.1 - Unsafe structure

- [ ] Lacks adequate protection from fire
- [ ] Contains unsafe equipment
- [X] All or part of building is likely to collapse

[ ] 108.1.2 - Unsafe equipment

- [ ] Unsafe boiler / heating equipment
- [ ] Unsafe electrical wiring / device
- [ ] Unsafe elevator / moving stairway
- [ ] Flammable liquid containers within structure
- [ ] Other unsafe equipment

[X] 108.1.3 - Structure unfit for human occupancy

- [X] Unsafe or unlawful
- [ ] Unsanitary / contains filth / contamination
- [ ] vermin or rat infested
- [ ] lacks illumination
- [ ] Location of structure constitutes a hazard
- [ ] lacks ventilation
- [ ] lacks heat
- [ ] lacks maintenance
- [ ] lacks sanitary facilities

[ ] 108.1.4 - Unlawful structure

- [ ] Occupied by more persons than permitted
- [ ] Erected, altered or occupied contrary to law

[ ] 108.1.5 - Dangerous structure or premises

- [ ] (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- [ ] (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- [ ] (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- [ ] (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- [ ] (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
- [ ] (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- [ ] (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- [ ] (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- [ ] (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation ,decay ,damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- [ ] (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- [ ] (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

[ ] Section 302 - Exterior property areas

[ ] Section 303 - Swimming Pools, Spas and Hot Tubs

[X] Section 304 - Exterior Structure

[ ] 304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

[ ] 304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

- [ ] 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

☐	2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
☐	3. Structures or components thereof that have reached their limit state.
☐	4. Siding and masonry joints are not maintained, weather resistant or water tight.
☐	5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.
☐	6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
☐	7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
☐	8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
☐	9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
☐	10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
☐	11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
☐	12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
☐	13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.
☐	304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
☐	304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
☒	304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
☐	304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests.
☐	304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
☒	304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
☐	304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
☒	304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
☐	304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
☐	304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
☐	304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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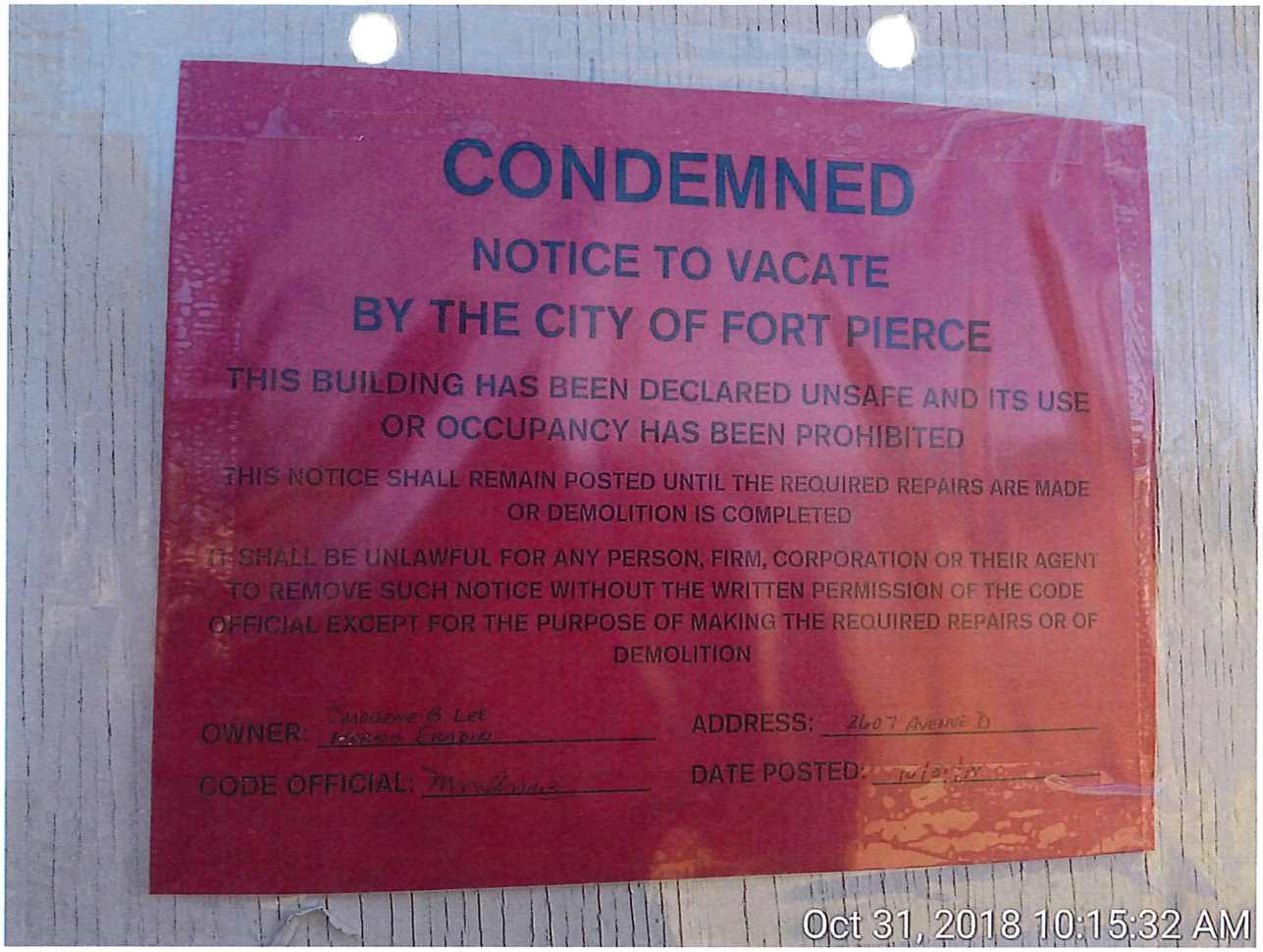
☒	304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
☒	304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
☐	304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
☐	304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device is good working condition.
☐	304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
☐	304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
☐	304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
☐	304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
☐	304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

☐	Section 305 - Interior Structure
☐	Section 306 - Component Serviceability
☐	Section 307 - Handrails and guardrails
☐	Section 308 - Rubbish and garbage
☐	Section 309 - Pest Elimination
☐	Section 404 - Occupancy Limits
☐	Section 502 - Required facilities
☐	Section 503 - Toilet Rooms
☐	Section 504 - Plumbing systems and fixtures
☐	Section 505 - Water system
☐	Section 506 - Sanitary drainage system
☐	Section 507 - Storm drainage
☐	Section 601 - Mechanical - General
☐	Section 602 - Heating facilities
☐	Section 603 - Mechanical equipment
☐	Section 604 - Electrical Facilities
☐	Section 605 - Electrical equipment
☐	Section 606 - Elevators, escalators and dumbwaiters
☐	Section 607 - Duct systems
☐	Section 701 - General fire safety requirements
☐	Section 702 - Means of egress
☐	Section 703 - Fire resistance ratings
☐	Section 704 - Fire protection systems

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Additional Comments	Structure boarded, unable to inspect interior


CONDEMNED
NOTICE TO VACATE
BY THE CITY OF FORT PIERCE
THIS BUILDING HAS BEEN DECLARED UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED
THIS NOTICE SHALL REMAIN POSTED UNTIL THE REQUIRED REPAIRS ARE MADE OR DEMOLITION IS COMPLETED
IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, CORPORATION OR THEIR AGENT TO REMOVE SUCH NOTICE WITHOUT THE WRITTEN PERMISSION OF THE CODE OFFICIAL EXCEPT FOR THE PURPOSE OF MAKING THE REQUIRED REPAIRS OR OF DEMOLITION
OWNER: Imogene B Lee
ADDRESS: 2607 Avenue D
CODE OFFICIAL:
DATE POSTED:
Oct 31, 2018 10:15:32 AM


PRIVATE PROPERTY
Oct 31, 2018 10:15:41 AM


09/14/2018


09/14/2018


09/14/2018


02/12/2020 02:09 PM


PRIVATE
PROPERTY
02/12/2020 02:10 PM


PRIVATE
02/12/2020 02:10 PM


02/12/2020 02:08 PM


PRIVATE
PROPERTY
02/12/2020 02:09 PM


02/12/2020 02:09 PM

PRESENTATION FOR THE CITY OF FORT PIERCE

February 18th 2020

Prepared by Norma Eradiri

One of the recipients of the Bailey legacy!

Mrs. Lena Scott Bailey

Public School Teacher

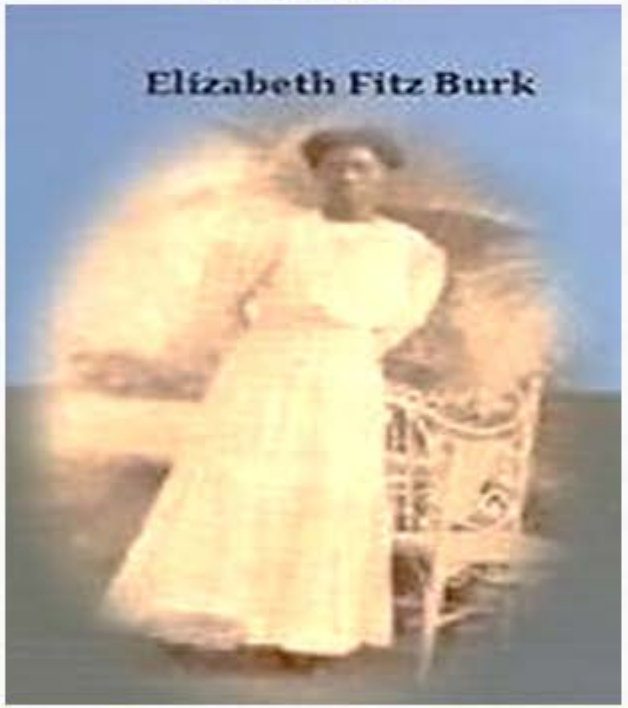
and

One of the first female African American owners of Residential Rentals in St. Lucie County/Treasure Coast.

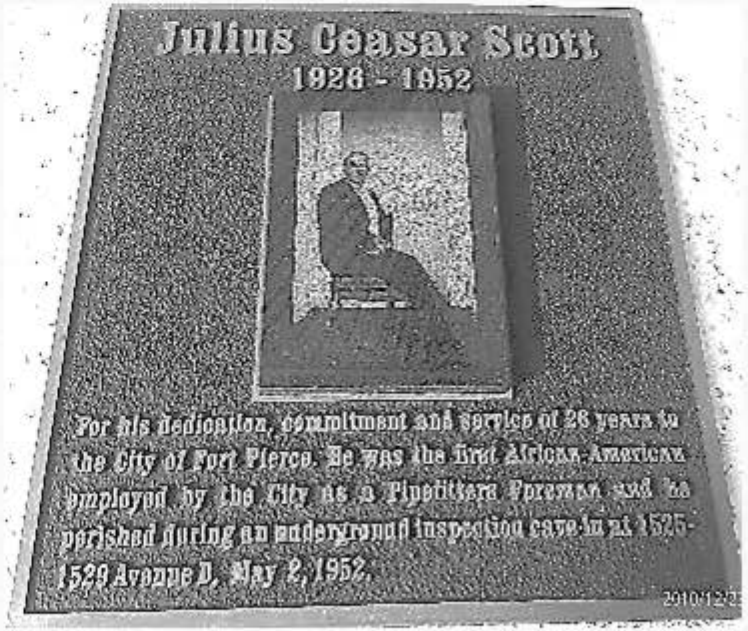


Daughter-Wife-Mother-Grandmother Sister and much more!

Mother

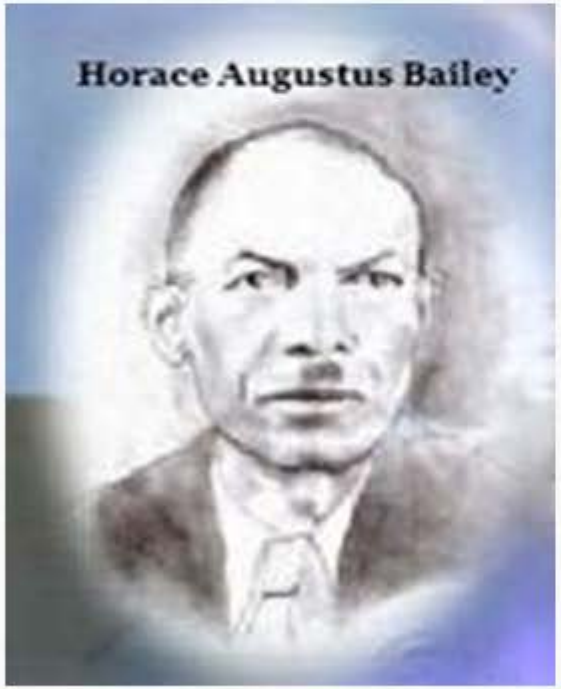


Brother



FAMILY

Husband



Children



Family Continued



Grand Children



Family Cont'd



Pioneer Resident And Teacher Of SLC Passes; Final Rites Friday

Funeral services will be held for the late Mrs. Lena Scott Bailey on Friday, September 28, 12 noon, at Mt: Olive Baptist Church.

Mrs. Bailey passed on September 21st, after a short illness, in Daytona Beach, where she has lived for the past 3 years with her son, Godfrey. She was 95 years old.

She was a retired public school teacher, who has taught in Eau Gallie, Mims, Indrio, Stuart and Fort Pierce, during her 40 years in the profession. Her first teaching assignment was at St. Luice County's North-West school, 1923. That school provided instruction for the children whose parents worked for the McNeil Turpentine Still. Her last teaching assignment was at the Chester A. Moore Elementary School, in Fort Pierce. She retired in 1962.

She was listed in Who's Who for Oustanding Black Women of America--1976, received award from New York Times for her story writing, recieved a tribute of Public Service from Mt. Olive Baptist Church in 1975, organized the 1st club in Ft. Pierce--called Mothers Club of Golden Gate Household No. 3717

Cont. On Page 4



'e Tues.

generate about $312,000 the first year.

The St. Lucie County Commission, Fort Pierce City Commission, Port St. Lucie City Council, St.

Cont. On Page 4

Resident

Cont. From Page 1

and served as secretary, was a member of the Womens' Home Mission and the Women's Federated Club.

She was also the Composer of many poems and songs. One song, "Jimmy Darling," was published by a recording firm.

She received honors from the St. Lucie Chapter of Fla. State Teachers Assoc. on her retirement from the local school system and received birthday greetings from the Pres.of the U.S. on both her 94 and 95th birthdays: She was known as the oldest Walker in Daytona Beach because she and her son walked 1 mile everyday--except the day before her death.

Mrs. Bailey was Christened Lena Agnes Scott. She was born July 9, 1889, in Sanford, Florida, to Clarence Luther Scott and Rosa Elizabeth Burk. At a very young age, Lena and her mother moved to Ft. Pierce. In 1903, when Lena was 14 years old, Mount Olive Baptist was founded. She participated, by giving the church its first song book.

In June of 1911, Lena Agnes Scott completed her studies at the Florida Baptist Institute, in St. Augustine. That School was later named Florida Normal and Industrial Institute.

On December 23, 1911, Lena married the late Horace Augustus Bailey, who had recently settled in Jensen Beach, with his father, the late Jeferson S. Bailey. They were married at Mt. Olive Baptist Church by its pastor, the late Rev. R.J. Taylor.

Lena and her husband Horace were both very active workers at Mt. Olive Baptist Church, for many years. She served as Organist for more than thirty years, and Horace served as deacon, Church Clerk and Sunday School Superintendent.

They lived in Jensen Beach for a few yeras before settling in Ft. Pierce, where they purchased their first home, on May 6, 1920 at 446 N. 9th Street, from the late Mr. A.J. Bolen.

To that union, four children were born. The late Mrs. Horretta Bailey Morris was first of the four. She served, also, as a public school teacher and active church worker, before the angels came and took her to heaven. The other children are: Mrs. Imogene Bailey Lee of Fort Pierce, Mr. Charles Roudolph Bailey of Fort Pierce, and Mr. Godfrey Scott Bailey, Sr. of Daytona Beach.

Other survivors include two daughters-in-law: Mrs. Dorothy Norma Bailey of Ft. Pierce, and Mrs. Helen Roberts Bailey of Daytona Beach. There are 9 grand children, 20 great grand children, and many other beloved relatives who are too numerous for this space.

Interment will take place in the family's Pine Grove Cemetery plot, which is located near the north west corner of Avenue K and 10th Street. Sarah's Memorial Chapel is in charge.

A Promise Made Is A Promise Kept!



Lena Scott Bailey



Atty. Vernon M Lee



Imogene Bailey Lee



Interior Entrance

City Commission Regular Meeting **12. b.**

Meeting Date: 02/18/2020

Re: Future Land Use Map Amendment - BGDN - 2152 South Jenkins Road (4 Parcels

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

---

SUBJECT:

Legislative Hearing - Ordinance No. 20-004 **-** An ordinance amending the Future Land Use of four parcels at or near 2152 S Jenkins Road from Medium Density Residential (RM) to High Density Residential (RH). FIRST READING

SUMMARY:

Approval to change the Future Land Use of four parcels from Medium Density Residential (RM) to High Density Residential (RH)

RECOMMENDATION:

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

ALTERNATIVES:

- Approval with conditions
- Denial

RESPONSIBLE STAFF:

Brandon Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

20-004

staff presentation

Staff Report and Supporting Documents

Applicant Packet & Supporting Documents

Affidavit of Mailing & Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2020 05:20 PM

Form Started By: Vennis Gilmore
Started On: 02/06/2020 03:14 PM
Final Approval Date: 02/10/2020

DRAFT ORDINANCE NO. 20-004

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF FOUR (4) PARCELS GENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL (RH); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3187; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

2418-333-0001-000-9

2418-333-0002-000-6

2418-333-0003-000-3

2418-333-0004-000-0

From and after the effective date hereof, the following properties legally described as:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

said properties being generally located at or near 2152 South Jenkins Road in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce Medium Density Residential (RM) to City of Fort Pierce High Density Residential (RH), as depicted on Exhibit “A,” attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-____ was duly advertised accordance with F.S. 163.3184 by display advertising in the

St. Lucie News Tribune on February 2, 2020, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 18, 2020; and was duly introduced, read by title only, and passed on second and final reading ----------, 2020, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of ----------, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

High Density Residential, RH



Future Land Use Map Amendment

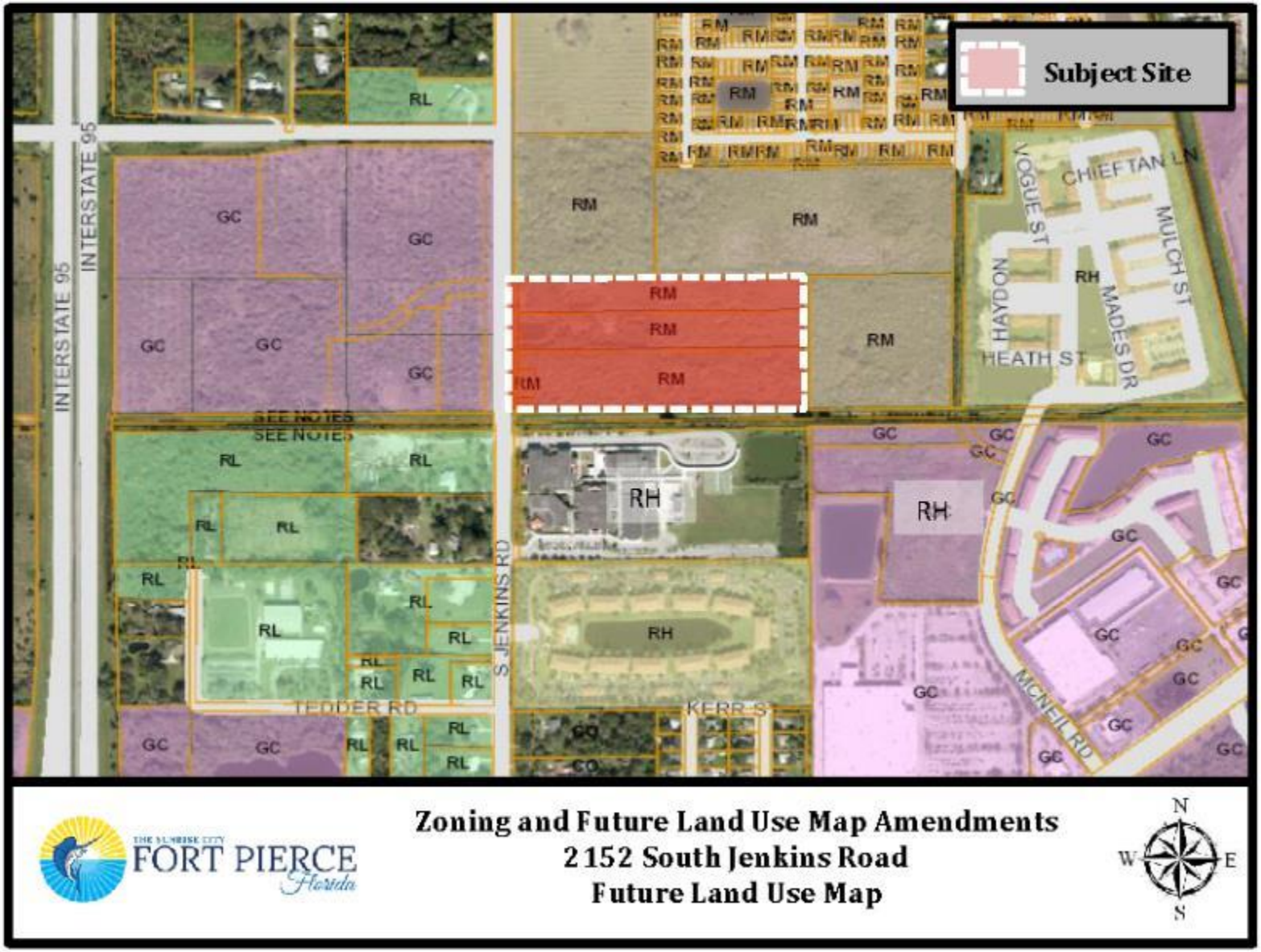


2152 South Jenkins Road

Aerial Map


Subject Site
INTERSTATE 95
JOVIAL CT
GLADNESS CT
CHIEFTAN LN
HAYDON
PETALS RD
MAPLES DR
MOLOCH ST
CORNER DR
S JENKINS RD
TEDDER RD
KERR S
MCNEIL RD
FORT PIERCE
Florida
Zoning and Future Land Use Map Amendments
2152 South Jenkins Road
Aerial Map
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Future Land Use Map

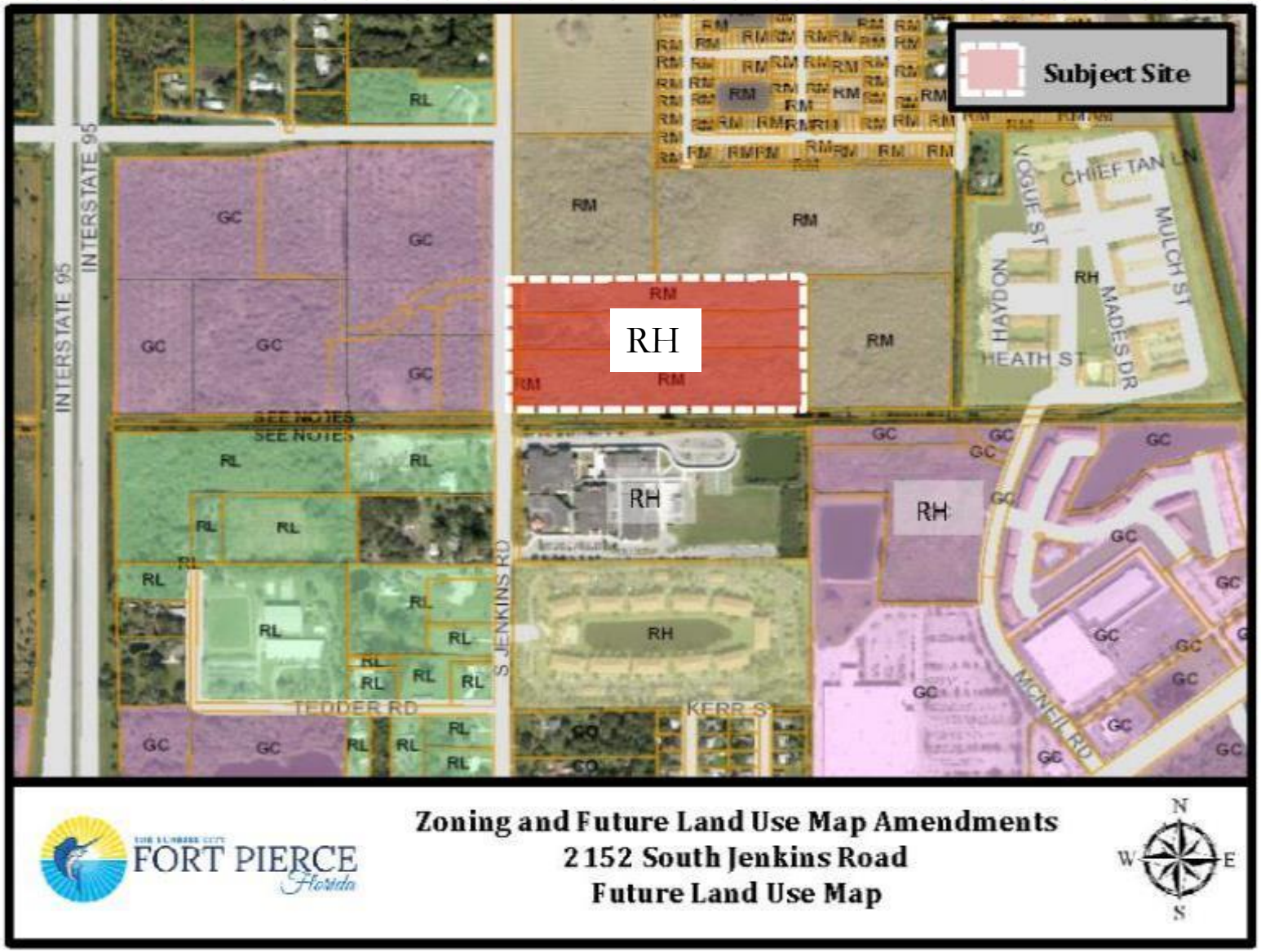


Future Land Use Map Amendment

Future Land Use change for four (4) parcels from Medium Density Residential (RM) to High Density Residential (RH)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Future Land Uses
  - ❑ Consistent with Section 22-131 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare

Proposed Future Land Use Map



Notifications



23 Notifications

1 = In favor

0 = In opposition

PB Recommendation

At the January 14, 2020 Planning Board meeting, the Board voted unanimously to recommend **Approval** of the request.

CC Action

Possible actions of the City Commission:

- APPROVAL of the proposed Amendment.
    - Staff recommends that the City Commission APPROVE the proposed Amendment.
- DISAPPROVAL of the proposed Amendment.

Future Land Use Map Amendment

2152 South Jenkins Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **BGDN, LLC – 2152 South Jenkins Road**
BOARD DATE:	February 18, 2020

STAFF REPORT

Property Owner	BGDN, LLC 1820 Avenue K Brooklyn, New York 11230
Representative:	Dennis Murphy (Culpepper & Terpening, Inc) 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of four (4) parcels from Medium Density Residential (RM) to High Density Residential (RH) Approval to Rezone four (4) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)
Site Location:	2152 South Jenkins Road
Parcel IDs:	2418-333-0001-000-9 2418-333-0002-000-6 2418-333-0003-000-3 2418-333-0004-000-0
Existing Use:	Vacant
Parcel Size:	17.81 acres
Current Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

	North	East	South	West
Surrounding FLU:	RM	RH	RH	GC
Surrounding Zoning:	R-4	C-3	R-5	C-3

Staff Analysis:

Request

In accordance with Sections 22-128, 22-131, and 22-142 of the City Code, the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.

The subject parcels were originally part of a site plan that was approved in 2006 known as Summerwind Townhomes. The development was approved for 174-unit townhomes. However, the project never commenced and has remained vacant. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Medium Density Residential (RM) for all four (4) of the parcels. The RM designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

The subject site is seeking a Future Land Use of High Density Residential (RH) for four (4) parcels to be consistent with the development that will be proposed on the site. The RH designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Comparably, the current zoning of R-4 allows for a maximum of 10 units per acre for conventional development and 12 units per acre for innovative development. The requested zoning of R-5 would allow for a maximum number of 15 units per acre.

As the area is surrounded by land use that is either General Commercial (GC), RM, or RH, the requested high-density land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard. To address staff's concerns, a traffic study is required of the applicant at the time of formal development review. As Jenkins Road is a St. Lucie County maintained roadway, any mitigation would be coordinated among the City, County, and the applicant.

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 promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The Fort Pierce Utilities Authority has confirmed the ability to meet the water use needs to the property.

With regard to traffic impacts, the St. Lucie County Transportation Planning Organization (TPO) 2018 Traffic Report demonstrations South Jenkins Road to currently be operating at a level of service (LOS) C in the immediate area. As part of the Development Review application for the subject site, a complete traffic analysis will be required identifying conditions as they exist at the time of submission and any obligatory roadway improvements.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments 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.

Property Owner Response Summary

A total of 23 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of February 6, 2020, there has been one (1) response by an adjacent property owner in support of the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their January 14th, 2020 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request.

DRAFT ORDINANCE NO. 20-004

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF FOUR (4) PARCELS GENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL (RH); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3187; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

2418-333-0001-000-9

2418-333-0002-000-6

2418-333-0003-000-3

2418-333-0004-000-0

From and after the effective date hereof, the following properties legally described as:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

said properties being generally located at or near 2152 South Jenkins Road in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce Medium Density Residential (RM) to City of Fort Pierce High Density Residential (RH), as depicted on Exhibit “A,” attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-____ was duly advertised accordance with F.S. 163.3184 by display advertising in the

St. Lucie News Tribune on February 2, 2020, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 18, 2020; and was duly introduced, read by title only, and passed on second and final reading ----------, 2020, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of ----------, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

High Density Residential, RH



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: t/b/d

2. Property Tax ID(s): see below

2418-333-0001-000-9		2418-333-0002-000-6
2418-333-0003-000-3		2418-333-0004-000-0
XXXX-XXX-XXXX-XXX-X		XXXX-XXX-XXXX-XXX-X
XXXX-XXX-XXXX-XXX-X		XXXX-XXX-XXXX-XXX-X
XXXX-XXX-XXXX-XXX-X		XXXX-XXX-XXXX-XXX-X

3. Total Acreage: 17-81 acres (more or less)

4. Existing Future Land Use Designation: RM (Residential Medium)

5. Existing Zoning Classification: R-4 (Residential Medium Density 10 du/ac)

6. Proposed FLU Classification: RH (Residential High)

7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District has been filed concurrent with this application..

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

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

10. The reason for making this request: to change the Future Land Use classification to permit the maximum possible multi-family residential development.

11. **Capacity Analysis:**

I. Site Data:

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

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	10 du/ac	17.81	X
Proposed	RH	R-5	15 du/ac	17.81	X

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	residential	178	du	46,280	gpd	
Proposed Zoning	Total gallons per day	residential	267	du	69,460	gpd	
Change in Demand	**Total gallons per day**				+23,140	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	residential	178	du	46,280	gpd	
Proposed Zoning	Total gallons per day	residential	267	du	69,460	gpd	
Change in Demand	**Total gallons per day**				+23,140	gpd	

C. Parks and Recreation (Residential Classifications Only):

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

Park Type	LOS Ac. (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		Population	LOS AC. Req'd.	Population	LOS AC. Req'd.	persons	added acres	
Regional	20	44,690	893.80	44,922	898.43	231.53	+4.63	Acres
Urban District	5	44,690	223.45	44,922	224.61	231.53	+1.16	Acres
Community	2.5	44,690	111.72	44,922	112.30	231.53	+0.58	Acres
Neighborhood	1.36	44,690	60.78	44,922	61.09	231.53	+0.31	Acres

D. Public Schools (Residential Classifications Only):

Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	**Samuel S. Gaines Academy K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	26	11
Proposed Zoning Enrollment Demand	39	17
Change in Demand	+13	+6

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	23.7	yards
Proposed Zoning	35.6	yards
Change in Demand	+11.9	yards

F. Stormwater:

Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact

The project site is presently zoned for multi-family development uses with a maximum site coverage by building of up to 50% of the (MF use). If land use amendment/ rezoning to the R-5 zoning designation is approved, the maximum coverage by buildings will be no more than 45% of the project site. It may therefore be inferred that overall stromwater will be no greater in the 'after' condition that in the 'before' condition. As part of the site development review process, complete stormwater analysis will be provided based on the specific plan of development.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		AM Peak Hour Trips		PM Peak Hour Trips	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	residential (220)	178	7.32	1304	0.56	100	0.67	119
Proposed Zoning	residential (220)267	area/ units 267	7.32	1956	0.56	150	0.67	179
Change in Demand				+652		+50		+60

Impact to Capacity

South Jenkins Road, the property street frontage, is current shown to be operating at LOS C in the immediate area (SLC TPO Traffic Reports/ Fall 2018). As part of final site plan submissions for this site a complete traffic assessment will be provided identifying conditions as they exist at that time and if any improvement/ expansion obligations are required. The subject site is subject to both City and County Transportation Impact Fees.

12. Name of Owner(s): BGDN, LLC (attn.: Murray Puderbeutel)

Mailing Address: 1820 Avenue K

City Brooklyn State NY Zip 11230

Phone # 718-871-3400 Fax No.: 718-871-6035

E-mail: murray@parkstoneproperties.com

13. Name of Applicant: BGDN, LLC (attn.: Murray Puderbeutel)

Mailing Address: 1820 Avenue K

City Brooklyn State NY Zip 11230

Phone # 718-871-3400 Fax No.: 718-871-6035

E-mail: murray@parkstoneproperties.com

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

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

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

E-mail: dmurphy@ct-eng.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.

D. Murphy

Applicants Signature — 11/01/19 Date

2980 South 25th Street, Ft. Pierce — Fla — 34981

Address — State — Zip

772-464-3537 — 772-464-9497 — dmurphy@ct-eng.com

Phone — Fax — E-mail

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

MURRAY PUDERBEUTEL 917-208-8343

Property Owner's Name (Please Print) Phone

1820 AVE K, BROOKLYN, NY 11230

Address State Zip

11/5/2019

Property Owner's Signature Date

New York
STATE OF ~~FLORIDA~~)
~~ST LUCIE~~ COUNTY)
Kings

The foregoing instrument was acknowledged before me this 5th day of November, 20 19, by Murray Puderbeutel who is personally known to me or has produced NYS Dr. Lic. as identification.

Signature of Notary

(seal)

SVETLANA ROTH
Notary Public, State of New York
No. 01RO6222656
Qualified in Kings County
Commission Expires 5/24/2022

OFFICE USE:

DATE RECEIVED: Signed:

Check No: Receipt No:

File Number:
TRC Review: Planning Board Review: City Commission:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3593866 OR BOOK 3295 PAGE 459, Recorded 05/19/2011 at 11:50 AM
Doc Tax: $700.00

IN THE CIRCUIT COURT, 19th JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE, COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.
_____/

2011 MAY 16 PM 4:12
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 3, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 40 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida

II. **The South ½ of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 40 feet thereof.**

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. **Parcel 1:**
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90°run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BDGN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on May 16, 2011.

Joseph E. Smith
Clerk of the Circuit Court

By: _____
As Deputy Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3624394 OR BOOK 3320 PAGE 2396, Recorded 08/31/2011 at 03:27 PM

IN THE CIRCUIT COURT, 19th JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE, COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.
_____/

2011 AUG 19 PM 12:48
ST. LUCIE COUNTY
CLERK OF CIRCUIT COURT

This Amended Certificate of Title is being filed to correct scrivener's error in Legal Description and Plaintiff's name which was incorrectly referenced in that certain Certificate of Title filed on May 19, 2011 in OR Book 3295, page 459 in the Public Records of St. Lucie County, Florida.

AMENDED CERTIFICATE OF TITLE

Original recorded in OR Book 3295 PG 459

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 10, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 60 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida

II. **The South ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 60 feet thereof.**

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. **Parcel 1:**
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90°run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BGDN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on August 19, 2011.

Joseph E. Smith
Clerk of the Circuit Court

By: _____
As Deputy Clerk

Firm Clients/5197/5197-1/00923968.DOCX.

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

Property Identification

Site Address: 2144 S JENKINS RD	Parcel ID: 2418-333-0001-000-9	Account #: 27286	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC

1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 N 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4- LESS W 60 FT FOR RD R/W- (4.73 AC) (OR 3295-459: 3320-2396)

Current Values

Just/Market:	$147,600	Assessed:	$88,112
Exemptions:	$0	Taxable:	$88,112

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$147,600	$88,112	$0	$88,112
2018	$147,600	$80,102	$0	$80,102
2017	$104,500	$72,820	$0	$72,820

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396 3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0459 3295 / 0459	0311	CT	Group Three Development LLC	$100,000
09-05-2006	2678 / 1940 2678 / 1940	XX02	WD	Holtkamp Rose M	$850,000

Primary Building Information

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

Exterior Data

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

Interior Data

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

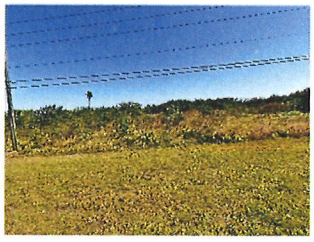


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.73
Land Size (SF):	206,039
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Property Identification

Site Address: 2152 S JENKINS RD	Parcel ID: 2418-333-0002-000-6	Account #: 27287	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC

1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 S 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market:	$147,600	Assessed:	$88,112
Exemptions:	$0	Taxable:	$88,112

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$147,600	$88,112	$0	$88,112
2018	$147,600	$80,102	$0	$80,102
2017	$104,500	$72,820	$0	$72,820

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0459	0311	CT	Group Three Development LLC	$100,000
08-22-2006	2645 / 1725	XX00	WD	Marcelin Claudine	$825,000

Primary Building Information

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

Exterior Data

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

Interior Data

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

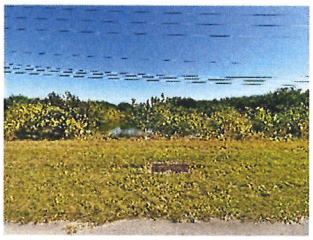


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.73
Land Size (SF):	206,039
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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Property Identification

Site Address: S JENKINS RD	Parcel ID: 2418-333-0003-000-3	Account #: 27288	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC
1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W AND LESS N 132 FT OF S 194.33 FT OF W 85 FT- (8.15 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market:	$206,100	Assessed:	$151,867
Exemptions:	$0	Taxable:	$151,867

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$206,100	$151,867	$0	$151,867
2018	$206,100	$138,061	$0	$138,061
2017	$146,000	$125,510	$0	$125,510

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0457	0311	CT	Group Three Development LLC	$100,000
08-01-2006	2678 / 1763	XX02	WD	Nelson-York Patsy	$863,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



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Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.15
Land Size (SF):	355,014
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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Property Identification

Site Address: 2190 S Jenkins RD	Parcel ID: 2418-333-0004-000-0	Account #: 135903	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC

1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 FROM SW COR OF SD SEC RUN NLY ALG W LI OF SD SEC 104.68 FT TO POB,TH CONT NLY ALGSD W LI 132 FT,TH E 125 FT,TH S 132 FT,TH WLY 125 FT-LESS 60 FT FOR RD R/W- (0.20 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market:	$10,500	Assessed:	$5,324
Exemptions:	$0	Taxable:	$5,324

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$10,500	$5,324	$0	$5,324
2018	$10,500	$4,840	$0	$4,840
2017	$4,400	$4,400	$0	$4,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0459	0311	CT	Group Three Development LLC	$100,000
08-01-2006	2678 / 1763	XX02	WD	Nelson-York Patsy	$863,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

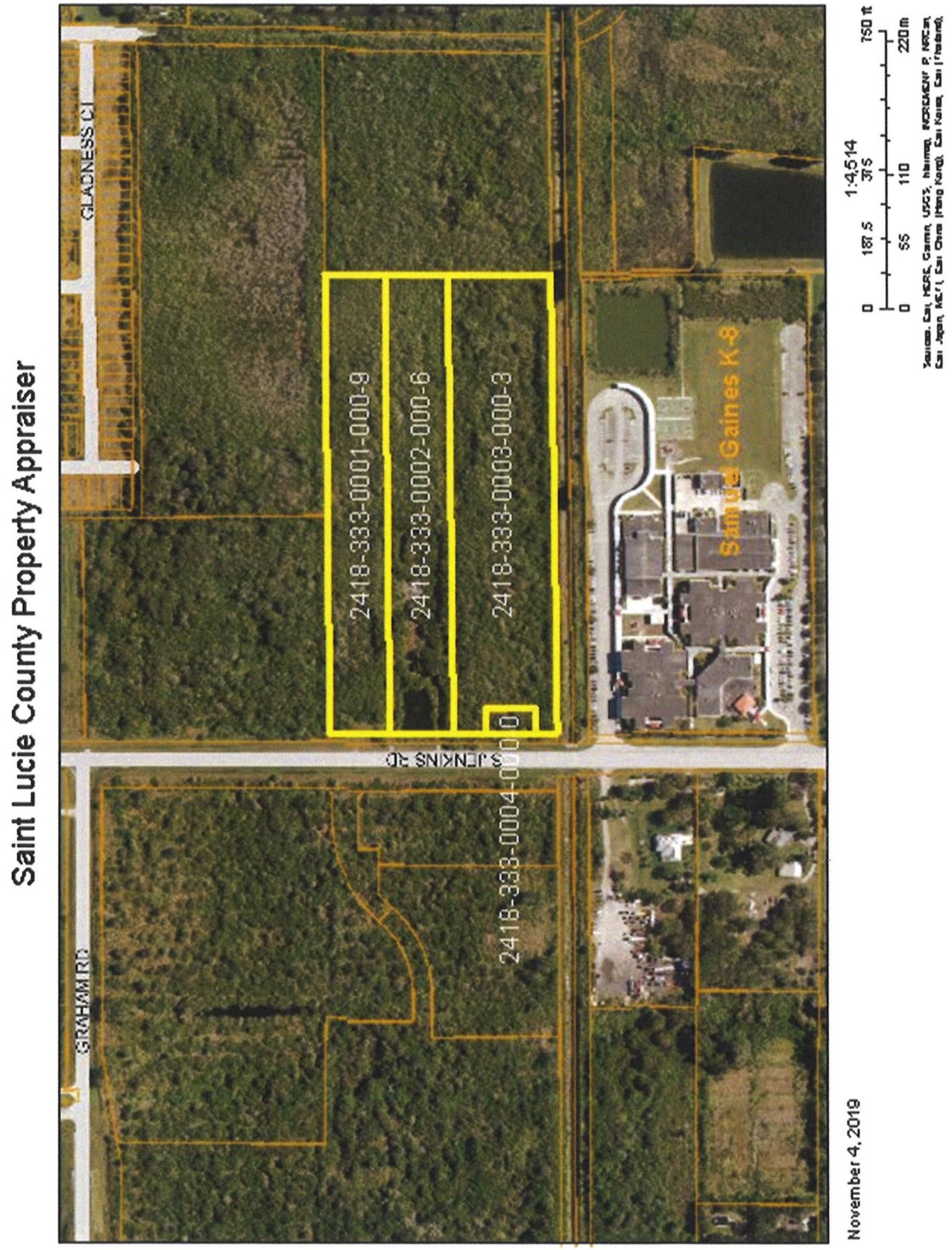
Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,580
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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Saint Lucie County Property Appraiser
GLADNESS CI
GRAHAM RD
S JENKINS RD
2418-333-0001-000-9
2418-333-0002-000-6
2418-333-0003-000-3
2418-333-0004-000-0
Samuel Gaines K-8
1:4,514
0 187.5 375 750 ft
0 55 110 220 m
November 4, 2019

SITE SURVEY

SEE ATTACHED

LEGEND

●	DENOTES SET 5/8" IRON ROD & CAP LB. #4286
℄	DENOTES CENTERLINE
(°)	DENOTES PLAT DATA
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
(F)	DENOTES RADIAL ON FIELD MEASURED DATA
TOB	DENOTES TOP OF BANK
TYP.	DENOTES TYPICAL
FND.	DENOTES FOUND
LB.	DENOTES LICENSED BUSINESS
O.H.U.	DENOTES OVERHEAD UTILITIES
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
N & T	DENOTES NAIL AND TIN TAB
U.E.	DENOTES UTILITY EASEMENT
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
I.P.	DENOTES IRON PIPE
I.R.	DENOTES IRON ROD
C.M.	DENOTES CONCRETE MONUMENT
CONC.	DENOTES CONCRETE
IR & C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
O.R.	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
R/W	DENOTES RIGHT-OF-WAY
D.B.	DENOTES DEED BOOK
P.K. & D	DENOTES P.K. NAIL AND DISK
C.M.P.	DENOTES CORRUGATED METAL PIPE
R.C.P.	DENOTES REINFORCED CONCRETE PIPE
No. ID	DENOTES NO IDENTIFICATION NUMBER
P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
P.C.P.	DENOTES PERMANENT CONTROL POINT
P.C.P.	DENOTES PERMANENT CONTROL POINT
⊠	DENOTES SET 4"x4" CONCRETE MONUMENT (PRM LB 4286)
⊗	DENOTES WOOD POWER POLE
⊗	DENOTES WELL
⊕	DENOTES SANITARY MANHOLE
▣	DENOTES CATCH BASIN
⋈	DENOTES WATER VALVE
⋈	DENOTES FIRE HYDRANT
⊙	DENOTES CONCRETE POWER POLE
⊙	DENOTES GUY WIRE
⋈	DENOTES WATER METER
⊡	DENOTES ELECTRIC METER
U.S.C.&G.	DENOTES UNITED STATES COSTAL AND GEODETIC

CERTIFICATIONS:

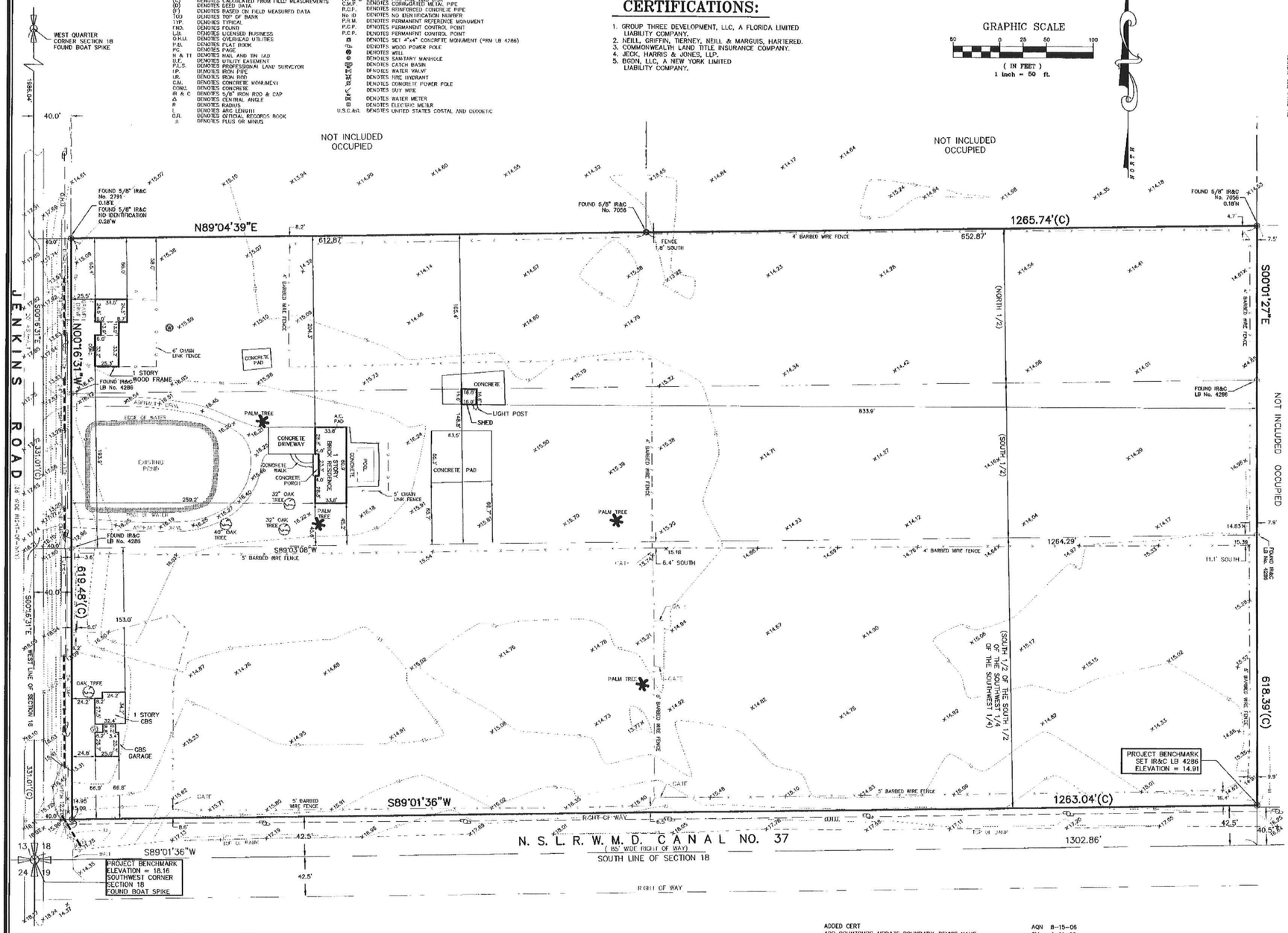
1. GROUP THREE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
2. NEILL, GRIFFIN, TIERNEY, NEILL & MARQUIS, HARTERED.
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY.
4. JECK, HARRIS & JONESS, LLP.
5. BGDN, LLC, A NEW YORK LIMITED LIABILITY COMPANY.

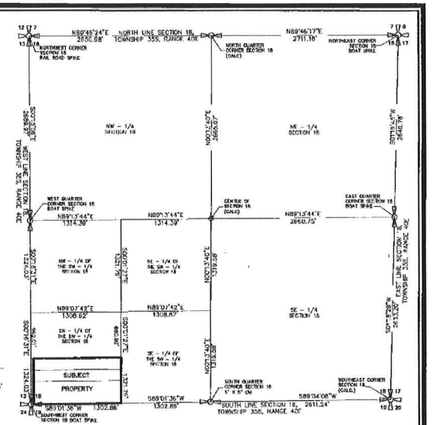
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.





NOT TO SCALE

SECTION BREAKDOWN

NOTES:

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND EASEMENTS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
4) UNDERGROUND FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED.
5) THE LAST DATE OF FIELD WORK WAS DECEMBER 08, 2005.
6) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 18 WHICH BEARS N 00°16'31" WEST.
7) EXISTING POND CONTAINS 0.31 ACRES MORE OR LESS.
PARCEL EXCLUDING POND CONTAINS 17.66 ACRES MORE OR LESS.
TOTAL PARCEL CONTAINS 17.97 ACRES MORE OR LESS.
8) PARCEL LIES IN ZONE "X" PER F.I.R.M. 12111C017 F EFFECTIVE DATE OF AUGUST 19, 1991.
9) ELEVATIONS SHOWN HEREON ARE BASED ON D. O. T. CONCRETE MONUMENT No. I-95 — 85 — A34 WITH A PUBLISHED ELEVATION OF 46.195 FEET N.G.V.D. 1929.
10) THERE ARE NO SUBMERGED LANDS OR LINES BELOW THE MEAN HIGH WATER LINE LOCATED ON SUBJECT PROPERTY.

DESCRIPTION

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

ADDED CERT — AQN 8-15-06
ADD CONTOURS-UPDATE BOUNDARY-REVISE NAME — GLL 4-11-06

MICHAEL T. OWEN, P.S.M. FLORIDA CERTIFICATE NO. 5556

8-15-2006
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
05-121.MAP2	

CULPEPPER & TERPENING INC.
CERTIFICATION No. LB 4286

CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772)-464-3537

-REVISIONS-	BY	DATE
UPDATED NOTES AND RESCALE SURVEY	R.D.	3-27-06
UPDATED ACREAGE AND ADD CERTIFICATIONS	R.D.	3-13-06
UPDATED BOUNDARY SURVEY	R.D.	1-11-06
UPDATED TREE SURVEY	R.D.	1-10-06
ADD TOPOGRAPHIC SURVEY AND TREES	R.D.	12-9-05
UPDATED BOUNDARY SURVEY	R.D.	12-9-05

	BY	DATE
FIELD		
CALCS.	P.K.	7-15-05
DRAWN	R.D.	8-4-05
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
SUMMERWIND TOWNHOMES AT FORT PIERCE

DATE: 08-04-2005
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
JOB No. 05-121
SHEET 1 OF 1

END OF DOCUMENT

LEGAL DESCRIPTION
DGDN , LLC PROPERTY

Parcel ID Numbers:

2418-333-0001-000-9
2418-333-0002-000-6
2418-333-0003-000-3
2418-333-0004-000-0

Acres:

17.81 (more or less)

Description:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: BGDN - Rezoning

Staff Name: Brandon C Creagan

Staff Signature: B C C...

Date Mailed: 1-17-2020

Number of Mailed Letters: 10

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 17, 2020

Dear Property Owner(s):

The property owner/applicant, **BGDN, LLC**, & representative, **Culpepper & Terpening, Inc.**, are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from R-4, Medium Density Residential to R-5, High Density Residential in Fort Pierce, Florida. The Parcel IDs are 2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, & 2418-333-0004-000-0.

Legal Description:

1. 18 35 40 N 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC) (OR 3295-459: 3320-2396)
2. 18 35 40 S 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC)(OR 3295-459: 3320-2396)
3. 18 35 40 S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W AND LESS N 132 FT OF S 194.33 FT OF W 85 FT- (8.15 AC)(OR 3295-459: 3320-2396)
4. 18 35 40 FROM SW COR OF SD SEC RUN NLY ALG W LI OF SD SEC 104.68 FT TO POB,TH CONT NLY ALGSD W LI 132 FT,TH E 125 FT,TH S 132 FT,TH WLY 125 FT-LESS 60 FT FOR RD R/W- (0.20 AC)(OR 3295-459: 3320-2396)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Tuesday, February 18, 2020** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m**. on **Tuesday, February 18, 2020.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@city-ftpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – BGDN, LLC No. 1

I approve 0 I disapprove 0

Comments:

_____

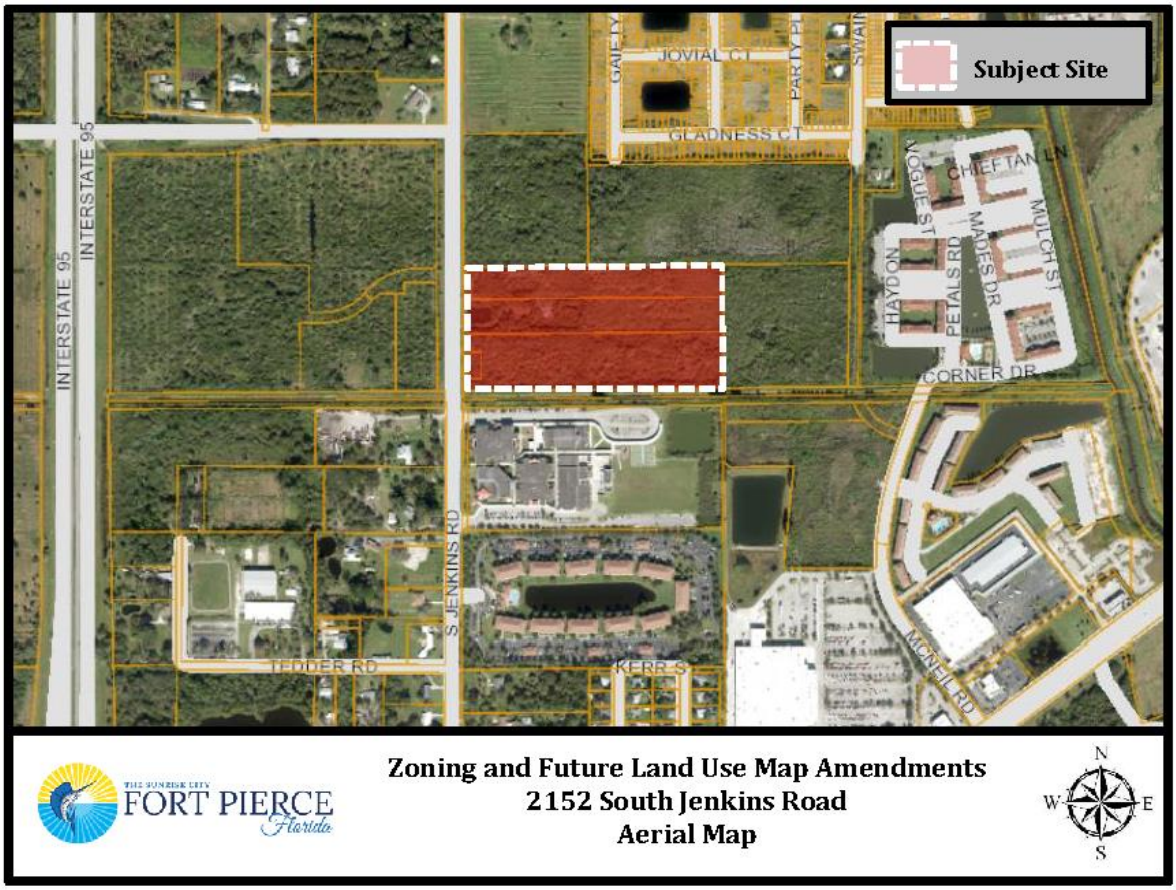
_____

_____

_____ _____

Signature **Date**

Aerial Map



Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@city-ftpierce.com

NSLRWCD 1
14666 Orange Avenue
Fort Pierce, FL 34945

Camping World POA INC. 2
171 N Aberdeen Street Suite 400
Chicago, IL 60607

FREEDOMROADS PROPERTY COMPANY LLC 3
250 Parkway Drive Suite 270
Lincolnshire, IL 60069

Wilfredo G Gonzalez and Olga I Gonzalez 4
2219 S Jenkins Road
Fort Pierce, FL 34947

FP Jenkins Road LLC 5
9260 Dundee Drive
Lake Worth, FL 33467

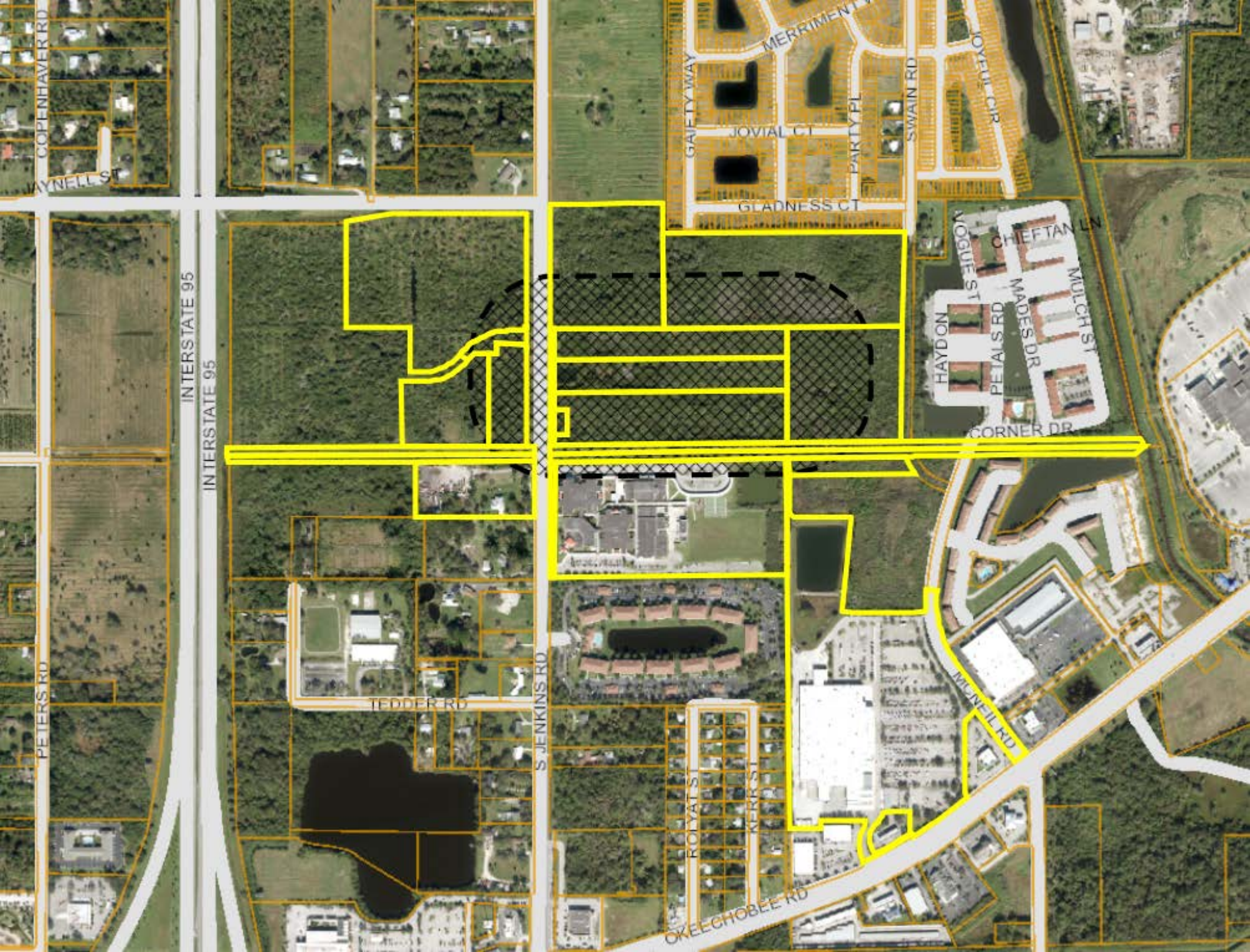
BGDN LLC 6
1820 Avenue K
Brooklyn, NY 11230

Portofino Landings CDD 7
5385 N Nob Hill Road
Sunrise, FL 33351

School Board Of St Lucie Co FL 8
9461 Brandywine Lane
Port St Lucie, FL 34986

St Lucie County 9
2300 Virginia Avenue
Fort Pierce, FL 34982

Wal-Mart Stores East LP, Tax Department 10
PO Box 8050 MS 0555 Store #973
Bentonville, AR 72712


COPENHAVER RD
WAYNELL ST
INTERSTATE 95
INTERSTATE 95
PETERS RD
TEDDER RD
S JENKINS RD
ROYAL ST
KERR ST
OKEECHOBEE RD
MUNEIL RD
GAIETY WAY
MERRIMENT
JOVIAL CT
PARTY PL
SWAIN RD
JOYFUL CIR
GLADNESS CT
VOGUE ST
CHIEFTAN LN
MULCH ST
MADES DR
HAYDON
PETALS RD
CORNER DR

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

Indian River Press Journal
1801 U.S. 1, Vero Beach, FL32960
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
ATTN: LINDA COX
PO BOX 1480
FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Joe Heynen, who on oath says that he is a legal clerk of the Indian River Press Journal, a daily newspaper published at Vero Beach in Indian River County, Florida: that the attached copy of advertisement was published in the Indian River Press Journal in the following issues below. Affiant further says that the said Indian River Press Journal is a newspaper published in Vero Beach in said Indian River County, Florida, and that said newspaper has heretofore been continuously published in said Indian River County, Florida, daily and distributed in Indian River County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount , rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The Indian River Press Journal has been entered as Periodical Matter at the Post Offices in Vero Beach, Indian River County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

2/2/2020

Subscribed and sworn to before on FEBRUARY 3, 2020

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $315.00
Ad No GCI0359433
Customer No: 463454
PO#:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant Sections 166.041 (3)(a) and 163.3184 of Florida State Statutes, will on Tuesday, February 18, 2020, hold a public hearing for the first reading of the enactment of the proposed Ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 20-004 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF FOUR (4) PARCELS GENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL (RH); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

This Ordinance is being considered pursuant to an application submitted by the Property Owner/Applicant BGDN, LLC, and Representative Culpepper & Terpening, Inc, for a Future Land Use Map Amendment for four (4) parcels of land, 17.81 +/- acres in total, to change the Future Land Use designation for parcel IDs 2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, & 2418-333-0004-000-0 from Medium Density Residential (RM), to High Density Residential (RH).

Legal description of the parcel is as follows:

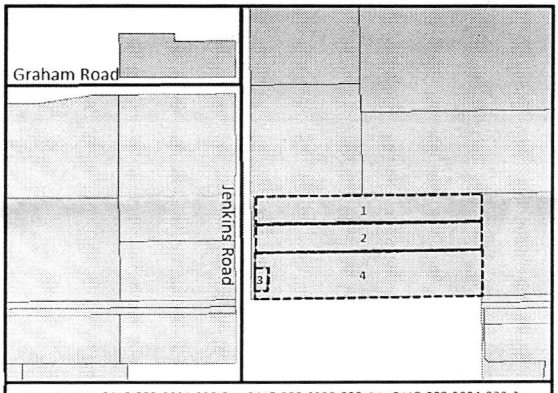
BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.



Parcels IDs 1: 2418-333-0001-000-9 2: 2418-333-0002-000-6 3: 2418-333-0004-000-0 4: 2418-333-0003-000-3
Medium Density Residential (RM) to High Density Residential (RH) 17.81 +/- Acres
Large Scale Future Land Use Map Amendment (Over 10 Acres)

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 2/2/2020

City Commission Regular Meeting **12. c.**

Meeting Date: 02/18/2020

Re: Zoning Atlas Map Amendment - BGDN - 2152 South Jenkins Road (4 Parcels)

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

SUBJECT:

Quasi-Judicial Hearing - Ordinance No. 20-005 - An ordinance rezoning four (4) properties generally located at or near 2152 S Jenkins Road from Medium Density Residential (R-4) to High Density Residential (R-5). FIRST READING

SUMMARY:

Approval to Rezone four (4) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)

RECOMMENDATION:

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation of **APPROVAL** to the City Commission.

ALTERNATIVES:

- Approval with conditions
- Denial

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

20-005
Staff Presentation
Staff Report and Supporting Documents
Applicant Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification

Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2020 05:21 PM

Form Started By: Vennis Gilmore
Started On: 02/06/2020 03:41 PM
Final Approval Date: 02/10/2020

DRAFT ORDINANCE NO. 20-005

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING FOUR (4) PARCELS GENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL, R-4 TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL, R-5; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located at or near 2152 South Jenkins Road within the City of Fort Pierce, Florida, representing approximately 17.81 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of the subject property located at or near 2152 South Jenkins Road from Medium Density Residential, R-4 to High Density Residential, R-5; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their January 14, 2020, meeting, voted unanimously to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

2418-333-0001-000-9

2418-333-0002-000-6

2418-333-0003-000-3

2418-333-0004-000-0

From and after the effective date hereof, the following properties legally described as:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

said properties being generally located at or near 2152 South Jenkins Road in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from Medium Density Residential, R-4 to High Density Residential, R-5, as depicted on Exhibit "A" and Exhibit "B," attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-xxxx was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 2, 2020; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 18, 2020; and was duly introduced, read by title only, and passed on second and final reading ---------, 2020, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this __th day of xxxxx, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

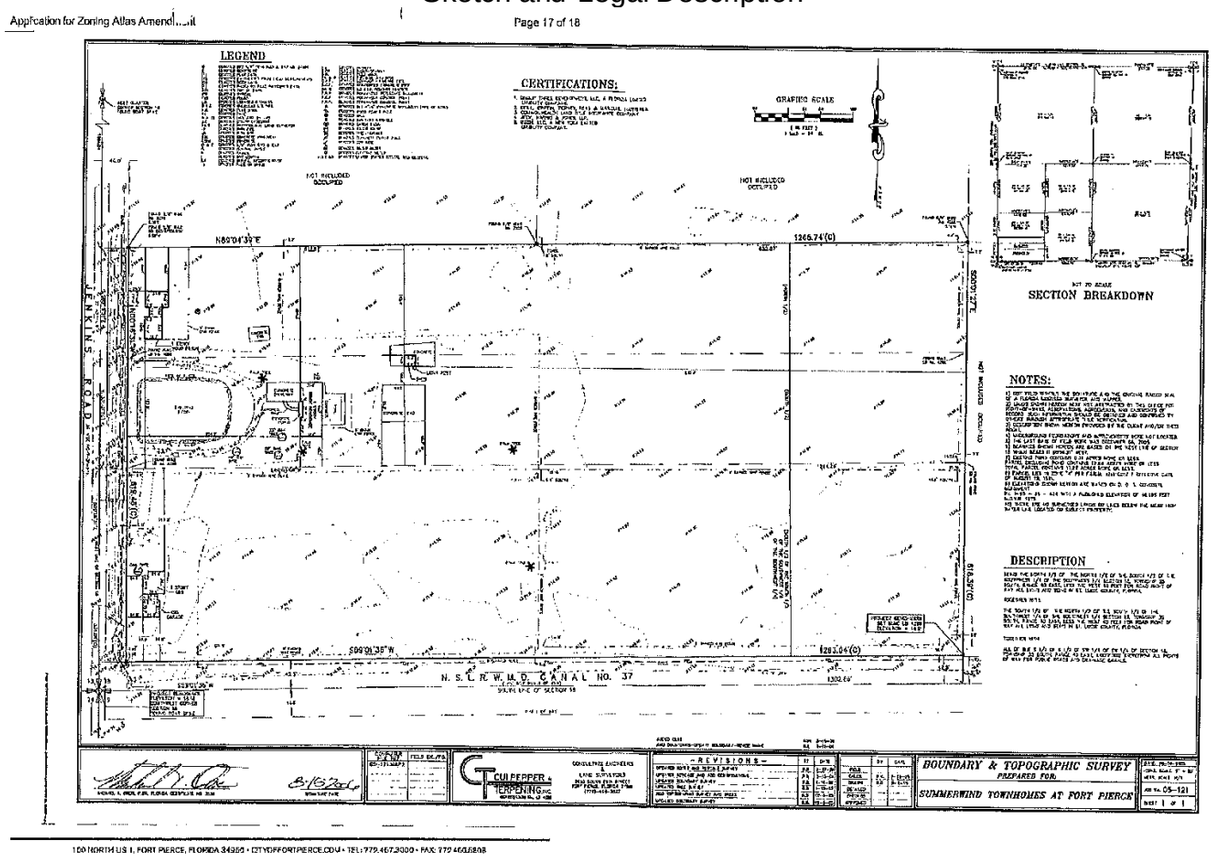
(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
R-5, High Density Residential



Parcels IDs **1:** 2418-333-0001-000-9 **2:** 2418-333-0002-000-6 **3:** 2418-333-0004-000-0
4: 2418-333-0003-000-3
Medium Density Residential (R-4) to High Density Residential (R-5) 17.81 +/- Acres

Exhibit B
Sketch and Legal Description



Parcels IDs: 2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, and 2418-333-0004-000-0

From and after the effective date hereof, the following properties legally described as:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

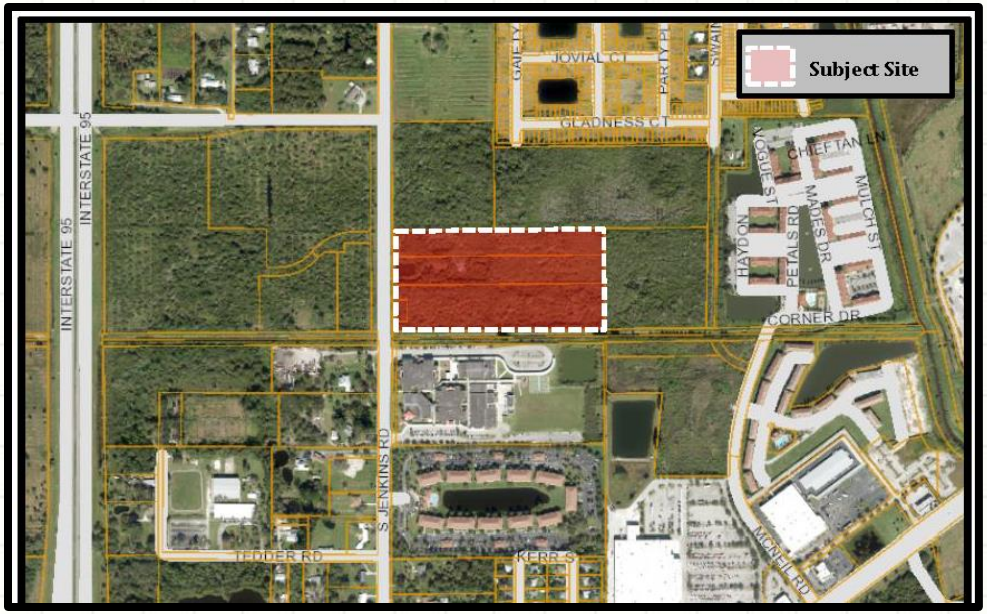
THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

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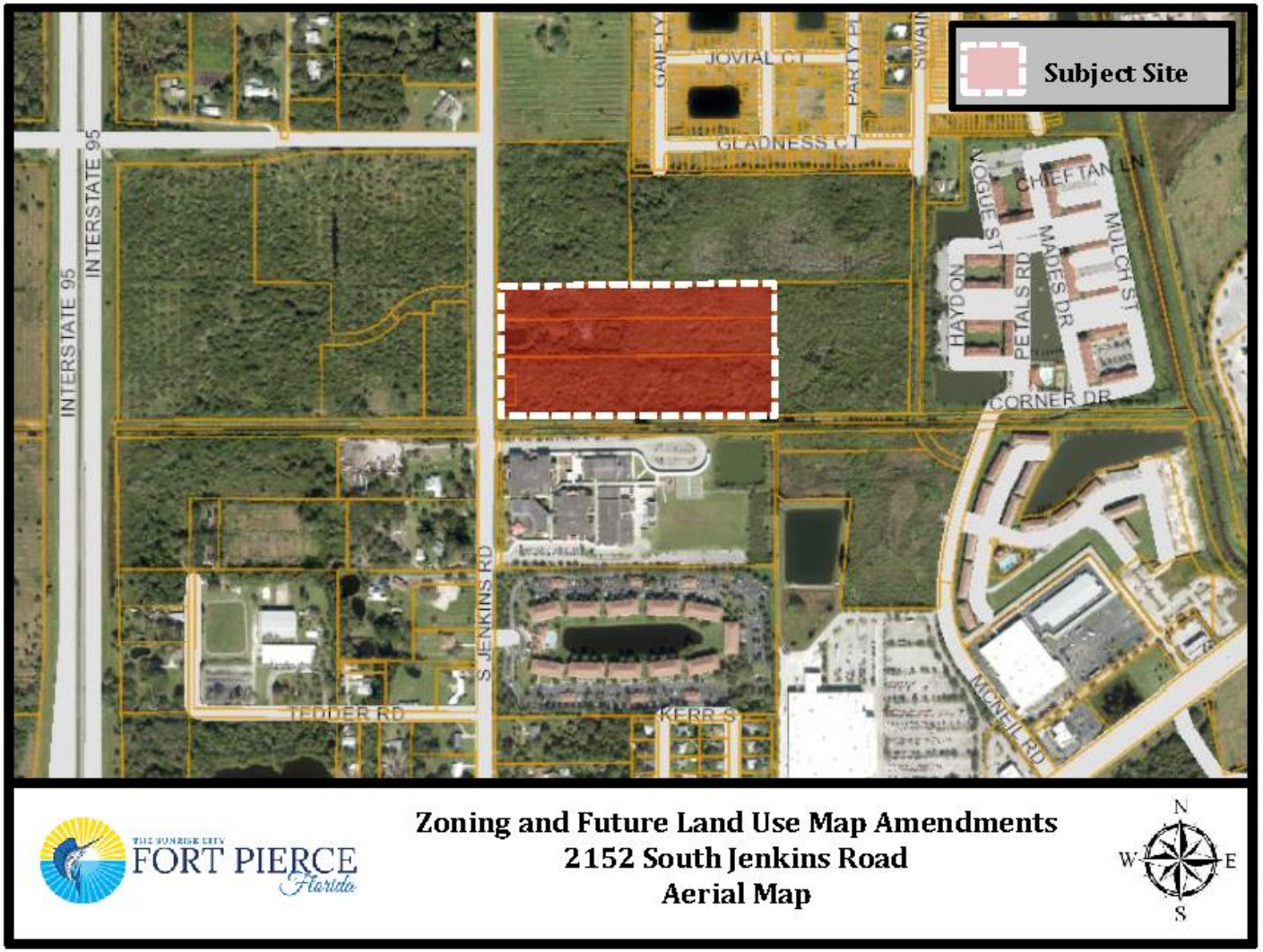
CONTAINING 17.81 ACRES, MORE OR LESS.

Zoning Atlas Map Amendment
4 Parcels

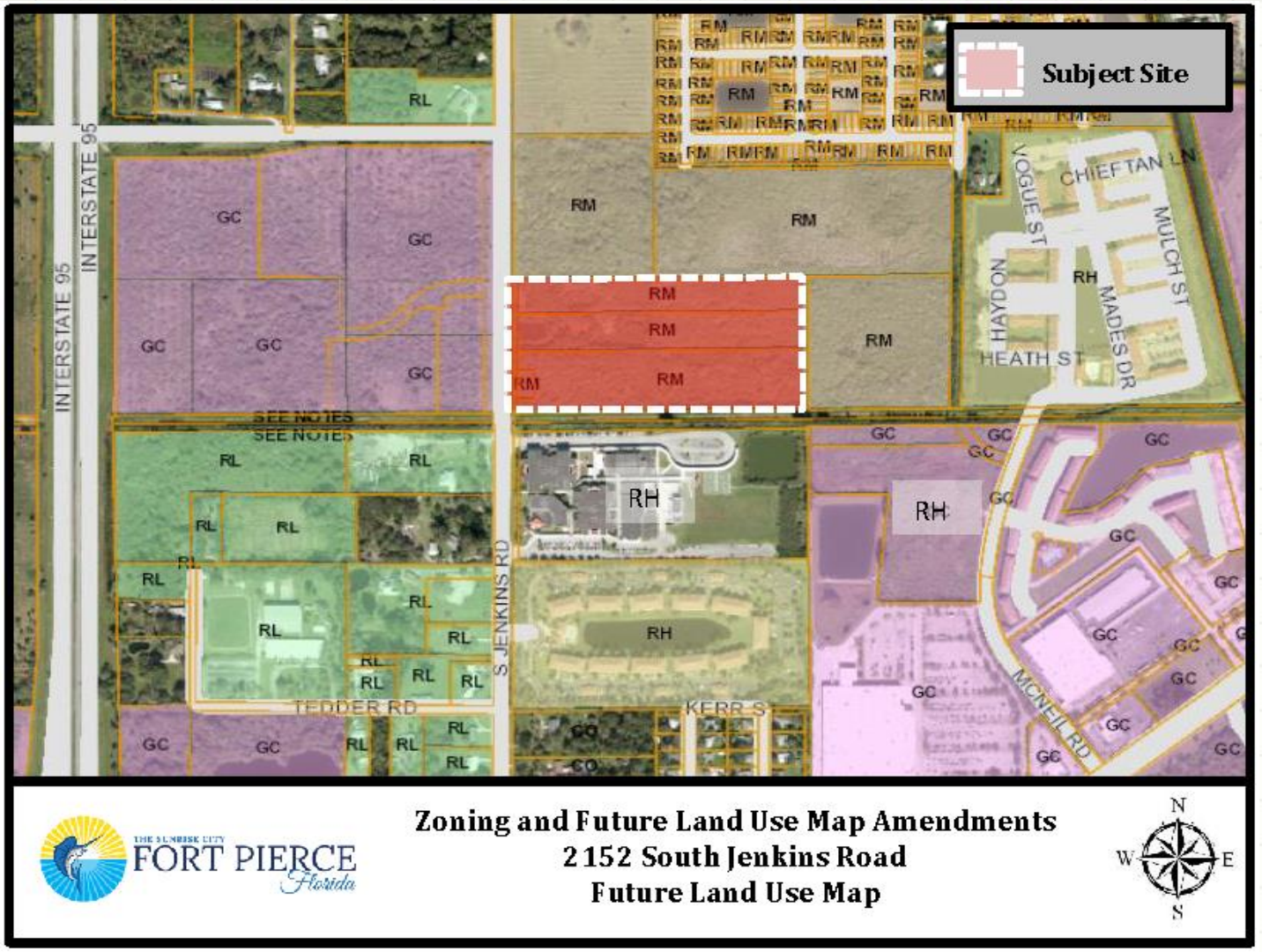


2152 South Jenkins Road

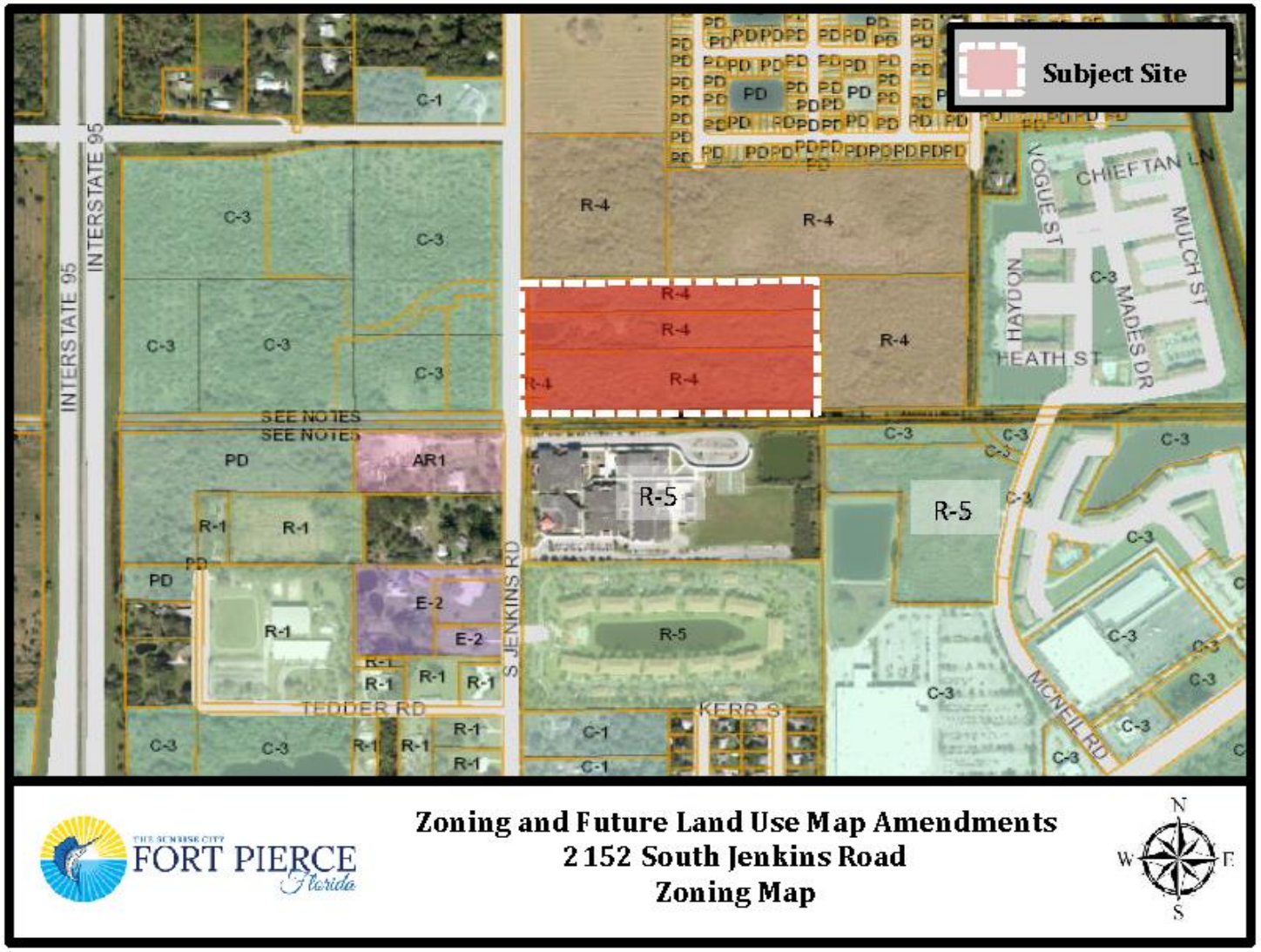
Site Map


Subject Site
INTERSTATE 95
INTERSTATE 95
JOVIAL CT
GLADNESS CT
CHIEFTAN LN
MULCH ST
MAPLES DR
PETALS RD
HAYDON
CORNER DR
S JENKINS RD
TEDDER RD
KERR S
MCNEIL RD
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning and Future Land Use Map Amendments
2152 South Jenkins Road
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map


Subject Site
INTERSTATE 95
S JENKINS RD
TEDDER RD
KERR S
MCNEIL RD
CHIEF TAN LN
VOGUE ST
MULCH ST
HAYDON
HEATH ST
MADES DR
SEE NOTES
SEE NOTES
C-1
C-3
R-4
R-5
PD
AR1
R-1
E-2
Zoning and Future Land Use Map Amendments
2152 South Jenkins Road
Zoning Map
FORT PIERCE
Florida
N
W
E
S

Request

Zoning Atlas Map Amendment, change for four (4) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)

- Staff recommends **Approval** of the request
  - ❑ Consistent with surrounding Zoning
  - ❑ Consistent with Section 22-131 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare

Notifications



23 Notifications

1 = In favor

0 = In opposition

Planning Board Recommendation

On January 14, 2020,
the Planning Board voted
unanimously
to recommend
Approval
of the request.

CC Recommendations

Possible actions of the City Commission:

- **APPROVAL** of the proposed Rezoning, with no changes
    - Staff recommends approval of the request
- **APPROVAL** of the proposed Rezoning, with changes.
- **DISAPPROVAL** of the proposed Rezoning.

Zoning Atlas Map Amendment

2152 South Jenkins Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for Future Land Use Map Amendment** **Application for Zoning Atlas Map Amendment** **BGDN, LLC – 2152 South Jenkins Road**
BOARD DATE:	February 18, 2020

STAFF REPORT

Property Owner	BGDN, LLC 1820 Avenue K Brooklyn, New York 11230
Representative:	Dennis Murphy (Culpepper & Terpening, Inc) 2980 South 25th Street Fort Pierce, Florida 34981
Requested Action:	Approval to change the Future Land Use of four (4) parcels from Medium Density Residential (RM) to High Density Residential (RH) Approval to Rezone four (4) parcels from Medium Density Residential (R-4) to High Density Residential (R-5)
Site Location:	2152 South Jenkins Road
Parcel IDs:	2418-333-0001-000-9 2418-333-0002-000-6 2418-333-0003-000-3 2418-333-0004-000-0
Existing Use:	Vacant
Parcel Size:	17.81 acres
Current Future Land Use:	Medium Density Residential (RM)
Current Zoning:	Medium Density Residential (R-4)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

	North	East	South	West
Surrounding FLU:	RM	RH	RH	GC
Surrounding Zoning:	R-4	C-3	R-5	C-3

Staff Analysis:

Request

In accordance with Sections 22-128, 22-131, and 22-142 of the City Code, the applicant is requesting review and approval of a Future Land Use Map Amendment from Medium Density Residential (RM) to High Density Residential (RH) with a compatible change to the Zoning Atlas (Rezoning) from Medium Density Residential (R-4) to High Density Residential (R-5) to develop the site for multi-family development.

The subject parcels were originally part of a site plan that was approved in 2006 known as Summerwind Townhomes. The development was approved for 174-unit townhomes. However, the project never commenced and has remained vacant. The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for a multi-family development.

Future Land Use and Zoning Designation Comparison

The subject site currently has a Future Land Use of Medium Density Residential (RM) for all four (4) of the parcels. The RM designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

The subject site is seeking a Future Land Use of High Density Residential (RH) for four (4) parcels to be consistent with the development that will be proposed on the site. The RH designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Comparably, the current zoning of R-4 allows for a maximum of 10 units per acre for conventional development and 12 units per acre for innovative development. The requested zoning of R-5 would allow for a maximum number of 15 units per acre.

As the area is surrounded by land use that is either General Commercial (GC), RM, or RH, the requested high-density land use is compatible with its surrounding uses. Currently, there are no direct conflicts with the subject request. Staff has indicated that proper attention to future development in the proximity is necessary to properly plan for increased traffic and subsequent impacts to the level of service standard. To address staff's concerns, a traffic study is required of the applicant at the time of formal development review. As Jenkins Road is a St. Lucie County maintained roadway, any mitigation would be coordinated among the City, County, and the applicant.

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 promotes and protects the public health, safety, and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The Fort Pierce Utilities Authority has confirmed the ability to meet the water use needs to the property.

With regard to traffic impacts, the St. Lucie County Transportation Planning Organization (TPO) 2018 Traffic Report demonstrations South Jenkins Road to currently be operating at a level of service (LOS) C in the immediate area. As part of the Development Review application for the subject site, a complete traffic analysis will be required identifying conditions as they exist at the time of submission and any obligatory roadway improvements.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments 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.

Property Owner Response Summary

A total of 23 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of February 6, 2020, there has been one (1) response by an adjacent property owner in support of the request. An update will be provided to the City Commission at the public hearing.

Planning Board Recommendation

The Planning Board, at their January 14th, 2020 meeting, voted unanimously to recommend **Approval** of the request.

Staff Recommendation Future Land Use Map Amendment

The requested Application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 22-131 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the City Commission **APPROVE** the request.

DRAFT ORDINANCE NO. 20-004

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF FOUR (4) PARCELS GENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM) TO CITY OF FORT PIERCE HIGH DENSITY RESIDENTIAL (RH); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Planning Board, the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3187; and

WHEREAS, two (2) public hearings, one transmittal hearing and one adoptive hearing with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

2418-333-0001-000-9

2418-333-0002-000-6

2418-333-0003-000-3

2418-333-0004-000-0

From and after the effective date hereof, the following properties legally described as:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

said properties being generally located at or near 2152 South Jenkins Road in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce Medium Density Residential (RM) to City of Fort Pierce High Density Residential (RH), as depicted on Exhibit “A,” attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 5. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-____ was duly advertised accordance with F.S. 163.3184 by display advertising in the

St. Lucie News Tribune on February 2, 2020, and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 18, 2020; and was duly introduced, read by title only, and passed on second and final reading ----------, 2020, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of ----------, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

High Density Residential, RH



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: t/b/d

2. Property Tax ID(s): see below

2418-333-0001-000-9		2418-333-0002-000-6
2418-333-0003-000-3		2418-333-0004-000-0
XXXX-XXX-XXXX-XXX-X		XXXX-XXX-XXXX-XXX-X
XXXX-XXX-XXXX-XXX-X		XXXX-XXX-XXXX-XXX-X
XXXX-XXX-XXXX-XXX-X		XXXX-XXX-XXXX-XXX-X

3. Total Acreage: 17-81 acres (more or less)

4. Existing Future Land Use Designation: RM (Residential Medium)

5. Existing Zoning Classification: R-4 (Residential Medium Density 10 du/ac)

6. Proposed FLU Classification: RH (Residential High)

7. Other applications being submitted concurrent with this application, if any: Change in Zoning Application to the R-5 Zoning District has been filed concurrent with this application..

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

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

10. The reason for making this request: to change the Future Land Use classification to permit the maximum possible multi-family residential development.

11. **Capacity Analysis:**

I. Site Data:

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

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	10 du/ac	17.81	X
Proposed	RH	R-5	15 du/ac	17.81	X

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	residential	178	du	46,280	gpd	
Proposed Zoning	Total gallons per day	residential	267	du	69,460	gpd	
Change in Demand	**Total gallons per day**				+23,140	gpd	

B. Wastewater:

Average Use	Residential	100	gallons per day per person (du x 2.6 = persons x 100 gpd = demand)				
	Other	0.100	gallons per day per square foot				
Demand Analysis		Maximum					
Current Zoning	Total gallons per day	residential	178	du	46,280	gpd	
Proposed Zoning	Total gallons per day	residential	267	du	69,460	gpd	
Change in Demand	**Total gallons per day**				+23,140	gpd	

C. Parks and Recreation (Residential Classifications Only):

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

Park Type	LOS Ac. (per 1000)	Existing Population Park Demand		Proposed Population Park Demand		Change in Demand		
		Population	LOS AC. Req'd.	Population	LOS AC. Req'd.	persons	added acres	
Regional	20	44,690	893.80	44,922	898.43	231.53	+4.63	Acres
Urban District	5	44,690	223.45	44,922	224.61	231.53	+1.16	Acres
Community	2.5	44,690	111.72	44,922	112.30	231.53	+0.58	Acres
Neighborhood	1.36	44,690	60.78	44,922	61.09	231.53	+0.31	Acres

D. Public Schools (Residential Classifications Only):

Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	**Samuel S. Gaines Academy K-8**	**Ft. Pierce Central**
City	Ft. Pierce	Ft. Pierce
Distance	< 1 mile	5 miles
Current Zoning Enrollment Demand	26	11
Proposed Zoning Enrollment Demand	39	17
Change in Demand	+13	+6

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	23.7	yards
Proposed Zoning	35.6	yards
Change in Demand	+11.9	yards

F. Stormwater:

Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact

The project site is presently zoned for multi-family development uses with a maximum site coverage by building of up to 50% of the (MF use). If land use amendment/ rezoning to the R-5 zoning designation is approved, the maximum coverage by buildings will be no more than 45% of the project site. It may therefore be inferred that overall stromwater will be no greater in the 'after' condition that in the 'before' condition. As part of the site development review process, complete stormwater analysis will be provided based on the specific plan of development.

G. Traffic

Most recent ITE Code for use; HCM Roadway Capacity

			AADT		AM Peak Hour Trips		PM Peak Hour Trips	
Demand Analysis		area/ units	rate	Maximum	rate	Maximum	rate	Maximum
Current Zoning	residential (220)	178	7.32	1304	0.56	100	0.67	119
Proposed Zoning	residential (220)267	area/ units 267	7.32	1956	0.56	150	0.67	179
Change in Demand				+652		+50		+60

Impact to Capacity

South Jenkins Road, the property street frontage, is current shown to be operating at LOS C in the immediate area (SLC TPO Traffic Reports/ Fall 2018). As part of final site plan submissions for this site a complete traffic assessment will be provided identifying conditions as they exist at that time and if any improvement/ expansion obligations are required. The subject site is subject to both City and County Transportation Impact Fees.

12. Name of Owner(s): BGDN, LLC (attn.: Murray Puderbeutel)

Mailing Address: 1820 Avenue K

City Brooklyn State NY Zip 11230

Phone # 718-871-3400 Fax No.: 718-871-6035

E-mail: murray@parkstoneproperties.com

13. Name of Applicant: BGDN, LLC (attn.: Murray Puderbeutel)

Mailing Address: 1820 Avenue K

City Brooklyn State NY Zip 11230

Phone # 718-871-3400 Fax No.: 718-871-6035

E-mail: murray@parkstoneproperties.com

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

Mailing Address: 2980 South 25th Street

City Ft. Pierce State Fl Zip 34981

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

E-mail: dmurphy@ct-eng.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.

D. Murphy

Applicants Signature — 11/01/19 Date

2980 South 25th Street, Ft. Pierce — Fla — 34981

Address — State — Zip

772-464-3537 — 772-464-9497 — dmurphy@ct-eng.com

Phone — Fax — E-mail

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

MURRAY PUDERBEUTEL 917-208-8343

Property Owner's Name (Please Print) Phone

1820 AVE K, BROOKLYN, NY 11230

Address State Zip

11/5/2019

Property Owner's Signature Date

New York
STATE OF ~~FLORIDA~~)
~~ST LUCIE~~ COUNTY)
Kings

The foregoing instrument was acknowledged before me this 5th day of November, 20 19, by Murray Puderbeutel who is personally known to me or has produced NYS Dr. Lic. as identification.

Signature of Notary

(seal)

SVETLANA ROTH
Notary Public, State of New York
No. 01RO6222656
Qualified in Kings County
Commission Expires 5/24/2022

OFFICE USE:

DATE RECEIVED: Signed:

Check No: Receipt No:

File Number:
TRC Review: Planning Board Review: City Commission:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3593866 OR BOOK 3295 PAGE 459, Recorded 05/19/2011 at 11:50 AM
Doc Tax: $700.00

IN THE CIRCUIT COURT, 19th JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE, COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.
_____/

2011 MAY 16 PM 4:12
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 3, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 40 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida

II. **The South ½ of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 40 feet thereof.**

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. **Parcel 1:**
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90°run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BDGN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on May 16, 2011.

Joseph E. Smith
Clerk of the Circuit Court

By: _____
As Deputy Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3624394 OR BOOK 3320 PAGE 2396, Recorded 08/31/2011 at 03:27 PM

IN THE CIRCUIT COURT, 19th JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE, COUNTY, FLORIDA

CASE NO.: 07-CA-002997
DIVISION: Bryan

BDGN, LLC,
a New York limited liability company,

Plaintiff,

vs.

GROUP THREE DEVELOPMENT, LLC,
a Florida limited liability company;
KEVIN McCOY, an individual;
LISA McCOY, an individual;
KEITH McCOY, an individual;
CARLA McCOY, an individual; and
JOHN S. McCOY, an individual;

Defendants.
_____/

2011 AUG 19 PM 12:48
ST. LUCIE COUNTY
CLERK OF CIRCUIT COURT

This Amended Certificate of Title is being filed to correct scrivener's error in Legal Description and Plaintiff's name which was incorrectly referenced in that certain Certificate of Title filed on May 19, 2011 in OR Book 3295, page 459 in the Public Records of St. Lucie County, Florida.

AMENDED CERTIFICATE OF TITLE

Original recorded in OR Book 3295 PG 459

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on May 10, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following parcels in St. Lucie County, Florida:

I. **The North ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, less the West 60 feet for road right of way purposes, all lying in St. Lucie County, Florida.**

(Folio #2418-333-0001-000/9)
a/k/a 2144 South Jenkins Road, Ft. Pierce, Florida

II. **The South ½ of the North ½ of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. Less the West 60 feet thereof.**

(Folio #2418-333-0002-000/6)
a/k/a 2152 South Jenkins Road, Ft. Pierce, Florida

III. **Parcel 1:**
From the Southwest corner of Section 18, Township 35 South, Range 40 East, run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90°run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning; excepting therefrom all rights of way for public roads. Said land lying in and being a part of St. Lucie County, Florida.

(Folio #2418-333-0003-000/3)

Parcel 2:
All of the South ½ of the South ½ of Southwest ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, excepting therefrom all rights of way for public roads and drainage canals, and also, less and excepting that part thereof particularly described as follows: From the Southwest corner of said section, township and range run Northerly along the West line of said Section 104.83 feet to a point of beginning; from said point of beginning continue Northerly along said section line a distance of 132 feet to a point; thence with an angle of 90° run East 25 feet to a pipe; thence continue East 100 feet to a pipe; thence at 90° run South 132 feet to a pipe; thence at 90° run Westerly 100 feet to a stove bolt in Drive; thence continue Westerly 25 feet to a point of beginning.

(Folio #2418-333-0004-000/0)

were sold to the Plaintiff, BGDN, LLC, whose address is c/o Jonathan S. Feldman, Esq., 200 South Biscayne Boulevard, Suite 3000, Miami, Florida 33131.

WITNESS MY HAND AND THE SEAL OF THIS COURT on August 19, 2011.

Joseph E. Smith
Clerk of the Circuit Court

By: _____
As Deputy Clerk

Firm Clients/5197/5197-1/00923968.DOCX.

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

Property Identification

Site Address: 2144 S JENKINS RD	Parcel ID: 2418-333-0001-000-9	Account #: 27286	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC

1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 N 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4- LESS W 60 FT FOR RD R/W- (4.73 AC) (OR 3295-459: 3320-2396)

Current Values

Just/Market:	$147,600	Assessed:	$88,112
Exemptions:	$0	Taxable:	$88,112

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$147,600	$88,112	$0	$88,112
2018	$147,600	$80,102	$0	$80,102
2017	$104,500	$72,820	$0	$72,820

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396 3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0459 3295 / 0459	0311	CT	Group Three Development LLC	$100,000
09-05-2006	2678 / 1940 2678 / 1940	XX02	WD	Holtkamp Rose M	$850,000

Primary Building Information

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

Exterior Data

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

Interior Data

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

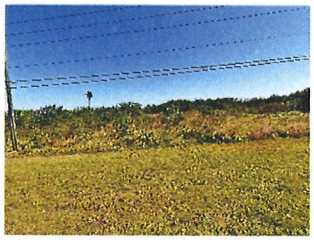


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.73
Land Size (SF):	206,039
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Property Identification

Site Address: 2152 S JENKINS RD	Parcel ID: 2418-333-0002-000-6	Account #: 27287	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC

1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 S 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market:	$147,600	Assessed:	$88,112
Exemptions:	$0	Taxable:	$88,112

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$147,600	$88,112	$0	$88,112
2018	$147,600	$80,102	$0	$80,102
2017	$104,500	$72,820	$0	$72,820

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0459	0311	CT	Group Three Development LLC	$100,000
08-22-2006	2645 / 1725	XX00	WD	Marcelin Claudine	$825,000

Primary Building Information

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

Exterior Data

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

Interior Data

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

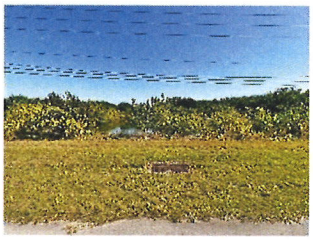


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.73
Land Size (SF):	206,039
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Property Identification

Site Address: S JENKINS RD	Parcel ID: 2418-333-0003-000-3	Account #: 27288	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC
1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W AND LESS N 132 FT OF S 194.33 FT OF W 85 FT- (8.15 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market:	$206,100	Assessed:	$151,867
Exemptions:	$0	Taxable:	$151,867

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$206,100	$151,867	$0	$151,867
2018	$206,100	$138,061	$0	$138,061
2017	$146,000	$125,510	$0	$125,510

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0457	0311	CT	Group Three Development LLC	$100,000
08-01-2006	2678 / 1763	XX02	WD	Nelson-York Patsy	$863,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



Image of Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.15
Land Size (SF):	355,014
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Property Identification

Site Address: 2190 S Jenkins RD	Parcel ID: 2418-333-0004-000-0	Account #: 135903	Sec/Town/Range: 18/35S/40E
Map ID: 24/18S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

BGDN LLC

1820 Avenue K
Brooklyn, NY 11230

Legal Description

18 35 40 FROM SW COR OF SD SEC RUN NLY ALG W LI OF SD SEC 104.68 FT TO POB,TH CONT NLY ALGSD W LI 132 FT,TH E 125 FT,TH S 132 FT,TH WLY 125 FT-LESS 60 FT FOR RD R/W- (0.20 AC)(OR 3295-459: 3320-2396)

Current Values

Just/Market:	$10,500	Assessed:	$5,324
Exemptions:	$0	Taxable:	$5,324

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$10,500	$5,324	$0	$5,324
2018	$10,500	$4,840	$0	$4,840
2017	$4,400	$4,400	$0	$4,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2011	3320 / 2396	0311	CT	BDGN LLC	$0
05-16-2011	3295 / 0459	0311	CT	Group Three Development LLC	$100,000
08-01-2006	2678 / 1763	XX02	WD	Nelson-York Patsy	$863,000

Primary Building Information

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

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

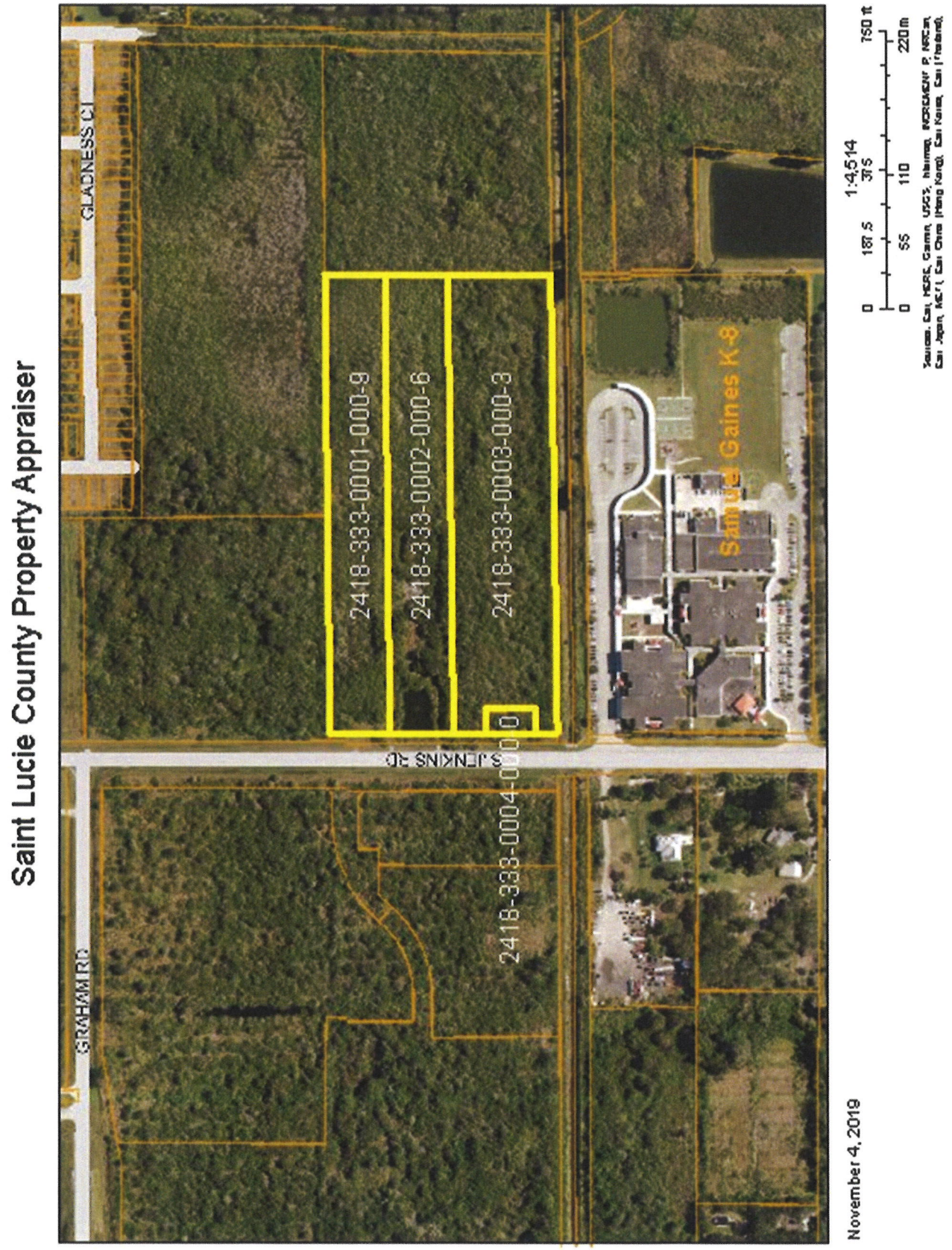
Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,580
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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Saint Lucie County Property Appraiser
GLADNESS CI
GRAHAM RD
S JENKINS RD
2418-333-0001-000-9
2418-333-0002-000-6
2418-333-0003-000-3
2418-333-0004-000-0
Samuel Gaines K-8
1:4,514
0 187.5 375 750 ft
0 55 110 220 m
November 4, 2019

SITE SURVEY

SEE ATTACHED

LEGEND

●	DENOTES SET 5/8" IRON ROD & CAP LB. #4286
℄	DENOTES CENTERLINE
(°)	DENOTES PLAT DATA
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
(F)	DENOTES RADIAL ON FIELD MEASURED DATA
TOB	DENOTES TOP OF BANK
TYP.	DENOTES TYPICAL
FND.	DENOTES FOUND
LB.	DENOTES LICENSED BUSINESS
O.H.U.	DENOTES OVERHEAD UTILITIES
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
N & T	DENOTES NAIL AND TIN TAB
U.E.	DENOTES UTILITY EASEMENT
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
I.P.	DENOTES IRON PIPE
I.R.	DENOTES IRON ROD
C.M.	DENOTES CONCRETE MONUMENT
CONC.	DENOTES CONCRETE
IR & C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
O.R.	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
R/W	DENOTES RIGHT-OF-WAY
D.B.	DENOTES DEED BOOK
P.K. & D	DENOTES P.K. NAIL AND DISK
C.M.P.	DENOTES CORRUGATED METAL PIPE
R.C.P.	DENOTES REINFORCED CONCRETE PIPE
No. ID	DENOTES NO IDENTIFICATION NUMBER
P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
P.C.P.	DENOTES PERMANENT CONTROL POINT
P.C.P.	DENOTES PERMANENT CONTROL POINT
⊠	DENOTES SET 4"x4" CONCRETE MONUMENT (PRM LB 4286)
⊗	DENOTES WOOD POWER POLE
⊗	DENOTES WELL
⊕	DENOTES SANITARY MANHOLE
▣	DENOTES CATCH BASIN
⋈	DENOTES WATER VALVE
⋈	DENOTES FIRE HYDRANT
⊙	DENOTES CONCRETE POWER POLE
⊙	DENOTES GUY WIRE
⋈	DENOTES WATER METER
⊡	DENOTES ELECTRIC METER
U.S.C.&G.	DENOTES UNITED STATES COSTAL AND GEODETIC

CERTIFICATIONS:

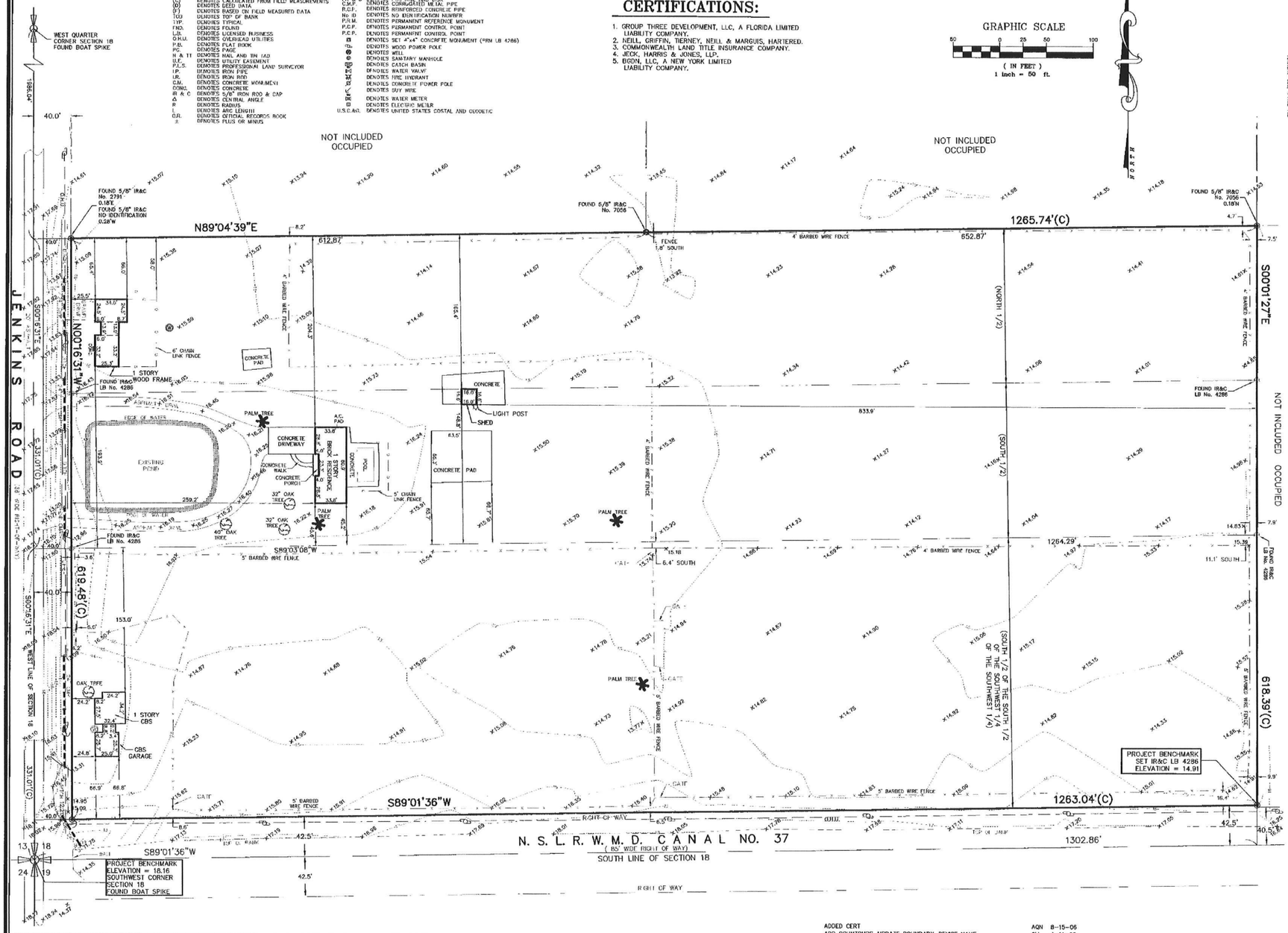
1. GROUP THREE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
2. NEILL, GRIFFIN, TIERNEY, NEILL & MARQUIS, HARTERED.
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY.
4. JECK, HARRIS & JONESS, LLP.
5. BGDN, LLC, A NEW YORK LIMITED LIABILITY COMPANY.

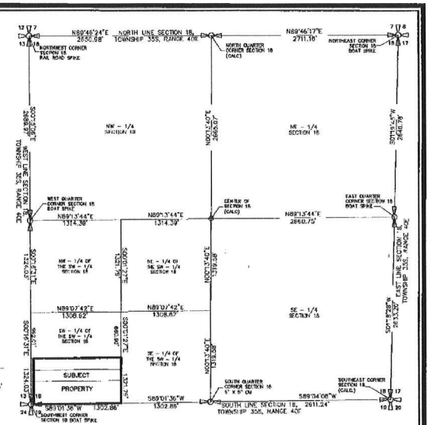
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.





NOT TO SCALE

SECTION BREAKDOWN

NOTES:

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, RESERVATIONS, AGREEMENTS, AND EASEMENTS OF RECORD. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
4) UNDERGROUND FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED.
5) THE LAST DATE OF FIELD WORK WAS DECEMBER 08, 2005.
6) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 18 WHICH BEARS N 00°16'31" WEST.
7) EXISTING POND CONTAINS 0.31 ACRES MORE OR LESS.
PARCEL EXCLUDING POND CONTAINS 17.66 ACRES MORE OR LESS.
TOTAL PARCEL CONTAINS 17.97 ACRES MORE OR LESS.
8) PARCEL LIES IN ZONE "X" PER F.I.R.M. 12111C017 F EFFECTIVE DATE OF AUGUST 19, 1991.
9) ELEVATIONS SHOWN HEREON ARE BASED ON D. O. T. CONCRETE MONUMENT No. I-95 — 85 — A34 WITH A PUBLISHED ELEVATION OF 46.195 FEET N.G.V.D. 1929.
10) THERE ARE NO SUBMERGED LANDS OR LINES BELOW THE MEAN HIGH WATER LINE LOCATED ON SUBJECT PROPERTY.

DESCRIPTION

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

ADDED CERT — AQN 8-15-06
ADD CONTOURS-UPDATE BOUNDARY-REVISE NAME — GLL 4-11-06

MICHAEL T. OWEN, P.S.M. FLORIDA CERTIFICATE NO. 5556

8-15-2006
SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
05-121.MAP2	

CULPEPPER & TERPENING INC.
CERTIFICATION No. LB 4286

CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772)-464-3537

-REVISIONS-	BY	DATE
UPDATED NOTES AND RESCALE SURVEY	R.D.	3-27-06
UPDATED ACREAGE AND ADD CERTIFICATIONS	R.D.	3-13-06
UPDATED BOUNDARY SURVEY	R.D.	1-11-06
UPDATED TREE SURVEY	R.D.	1-10-06
ADD TOPOGRAPHIC SURVEY AND TREES	R.D.	12-9-05
UPDATED BOUNDARY SURVEY	R.D.	12-9-05

	BY	DATE
FIELD		
CALCS.	P.K.	7-15-05
DRAWN	R.D.	8-4-05
DETAILED		
CHECKED		
APPROVED		

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
SUMMERWIND TOWNHOMES AT FORT PIERCE

DATE: 08-04-2005
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
JOB No. 05-121
SHEET 1 OF 1

END OF DOCUMENT

LEGAL DESCRIPTION
DGDN , LLC PROPERTY

Parcel ID Numbers:

2418-333-0001-000-9
2418-333-0002-000-6
2418-333-0003-000-3
2418-333-0004-000-0

Acres:

17.81 (more or less)

Description:

BEING THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE WEST 60 FEET FOR ROAD RIGHT OF WAY ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: BGDN - Rezoning

Staff Name: Brandon C Creagan

Staff Signature: B C C...

Date Mailed: 1-17-2020

Number of Mailed Letters: 10

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 17, 2020

Dear Property Owner(s):

The property owner/applicant, **BGDN, LLC**, & representative, **Culpepper & Terpening, Inc.**, are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from R-4, Medium Density Residential to R-5, High Density Residential in Fort Pierce, Florida. The Parcel IDs are 2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, & 2418-333-0004-000-0.

Legal Description:

1. 18 35 40 N 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC) (OR 3295-459: 3320-2396)
2. 18 35 40 S 1/2 OF N 1/2 OF S 1/2OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W- (4.73 AC)(OR 3295-459: 3320-2396)
3. 18 35 40 S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4-LESS W 60 FT FOR RD R/W AND LESS N 132 FT OF S 194.33 FT OF W 85 FT- (8.15 AC)(OR 3295-459: 3320-2396)
4. 18 35 40 FROM SW COR OF SD SEC RUN NLY ALG W LI OF SD SEC 104.68 FT TO POB,TH CONT NLY ALGSD W LI 132 FT,TH E 125 FT,TH S 132 FT,TH WLY 125 FT-LESS 60 FT FOR RD R/W- (0.20 AC)(OR 3295-459: 3320-2396)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Tuesday, February 18, 2020** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m**. on **Tuesday, February 18, 2020.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742 or bcreagan@city-ftpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – BGDN, LLC No. 1

I approve 0 I disapprove 0

Comments:

_____

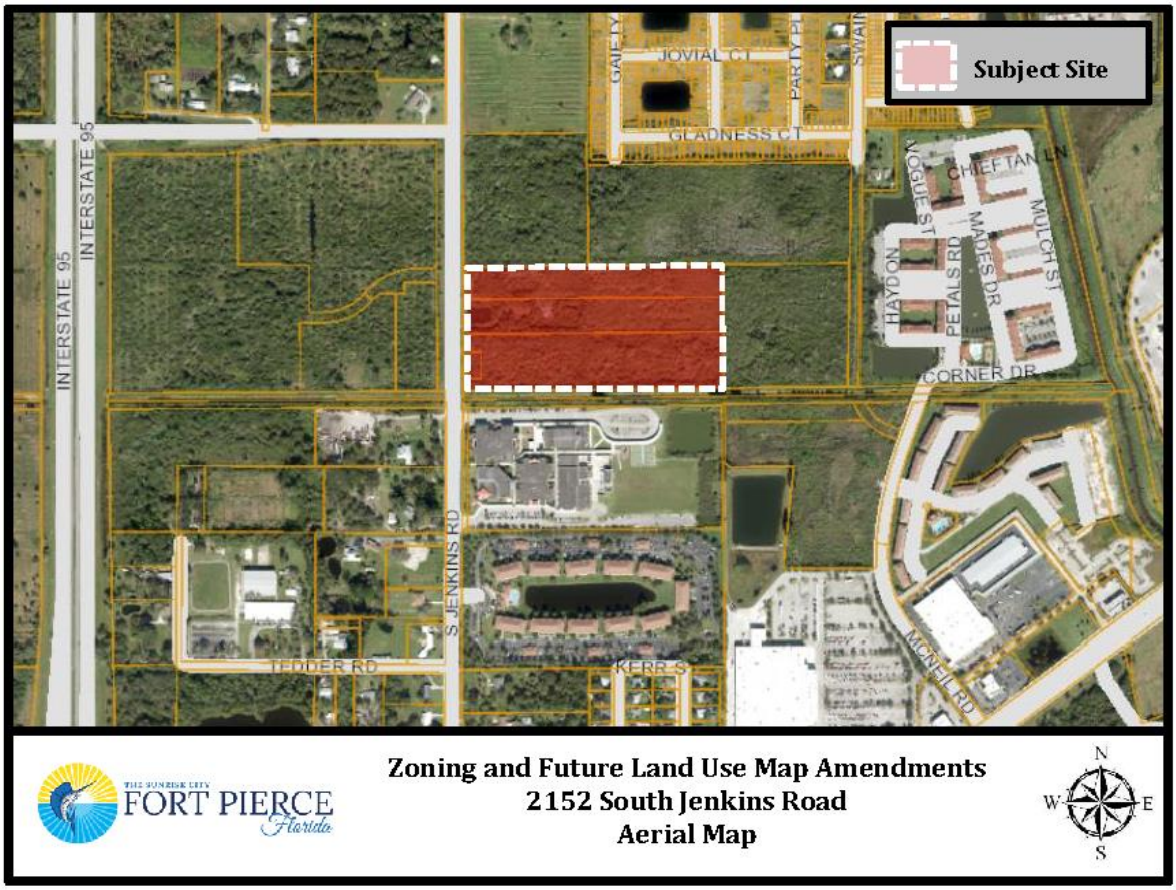
_____

_____

_____ _____

Signature **Date**

Aerial Map



Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@city-ftpierce.com

NSLRWCD 1
14666 Orange Avenue
Fort Pierce, FL 34945

Camping World POA INC. 2
171 N Aberdeen Street Suite 400
Chicago, IL 60607

FREEDOMROADS PROPERTY COMPANY LLC 3
250 Parkway Drive Suite 270
Lincolnshire, IL 60069

Wilfredo G Gonzalez and Olga I Gonzalez 4
2219 S Jenkins Road
Fort Pierce, FL 34947

FP Jenkins Road LLC 5
9260 Dundee Drive
Lake Worth, FL 33467

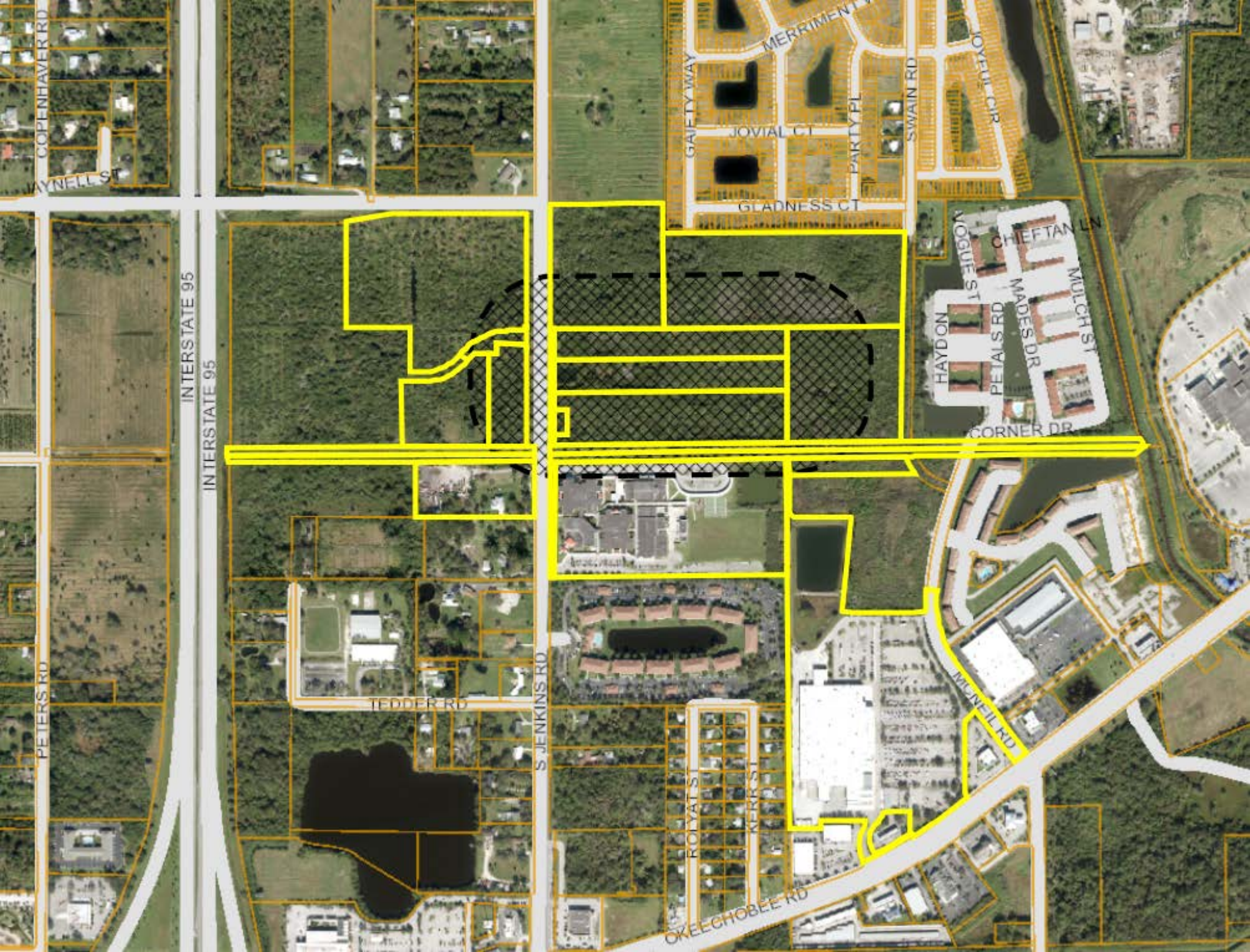
BGDN LLC 6
1820 Avenue K
Brooklyn, NY 11230

Portofino Landings CDD 7
5385 N Nob Hill Road
Sunrise, FL 33351

School Board Of St Lucie Co FL 8
9461 Brandywine Lane
Port St Lucie, FL 34986

St Lucie County 9
2300 Virginia Avenue
Fort Pierce, FL 34982

Wal-Mart Stores East LP, Tax Department 10
PO Box 8050 MS 0555 Store #973
Bentonville, AR 72712


COPENHAVER RD
WAYNELL ST
INTERSTATE 95
INTERSTATE 95
PETERS RD
TEDDER RD
S JENKINS RD
ROYAL ST
KERR ST
OKEECHOBEE RD
MUNEIL RD
GAIETY WAY
MERRIMENT
JOVIAL CT
PARTY PL
SWAIN RD
JOYFUL CIR
GLADNESS CT
VOGUE ST
CHIEFTAN LN
MULCH ST
MADES DR
HAYDON
PETALS RD
CORNER DR

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

February 2, 2020

Subscribed and sworn to before on February 2, 2020:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $126.36
Ad No: 0004026201
Customer No: 1330884
PO #:

This is not an invoice

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARINC

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 22-40 & 22-142 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041 (3)(c)(2)(b) of Florida State Statutes, will on Tuesday, February 18, 2020, hold a Public Hearing on the enactment of the proposed ordinance on first reading in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 20-005 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING FOUR (4) PROPERTIESGENERALLY LOCATED AT OR NEAR 2152 SOUTH JENKINS ROAD FROM R-4, MEDIUM DENSITY TO R-5, HIGH DENSITY RESIDENTIAL; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEALOF ORDINANCES OR PARTS THEREOF IN CONFLICTHEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Subject property: four (4) parcels of land. 17.81 +/- acres in total, for parcel IDs 2418-333-0001-000-9, 2418-333-0002-000-6, 2418-333-0003-000-3, & 2418-333-0004-000-0.

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEALAND THAT SUCHPERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSIS MADE INCLUDING THE TESTIMONY AND EVIDENCEUPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Pub: 2/2/2020 TCN4026201

City Commission Regular Meeting **12. d.**

Meeting Date: 02/18/2020

Re: Zoning Atlas Amendment, Design Review - Misty Creek Preserve - 1919 South 35th Street

---

SUBJECT:

Quasi-Judicial Hearing - Ordinance No. 20-003 - Review and approval of an application for a Zoning Atlas Amendment and Design Review submitted by representative Brian Nolan for property owner Cone & Graham, Inc., to rezone 12 parcels from General Commercial (C-3) to Planned Development (PD) and approval of a Site Plan for a 144-unit multi-family development at 1919 South 35th Street, Fort Pierce, FL. FIRST READING

SUMMARY:

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.

RECOMMENDATION:

Approval.

ALTERNATIVES:

Approval, with modifications.
Disapproval.

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee
Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

20-003
Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Affidavit of Mailing & Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2020 05:28 PM

Form Started By: Rebeca Guerra
Started On: 02/06/2020 04:21 PM
Final Approval Date: 02/10/2020

DRAFT ORDINANCE NO. 20-003

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWELVE (12) PROPERTIES GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM C-3, GENERAL COMMERCIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located at or near 1919 South 35th street within the City of Fort Pierce, Florida, representing approximately 10.31 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of twelve (12) properties generally located at or near 1919 South 35th Street from C-3, General Commercial, to PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their December 10, 2019 meeting, voted 5-0 to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 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

From and after the effective date hereof, the following properties legally described as:

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 OF609.76 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 1INE A DISTANCE OF282.46 FEET TO A POINT ON 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;

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LESS AND EXCEPT:

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17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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said properties being generally located at or near 1919 South 35th Street in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial, to PD, Planned Development, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development 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.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-___ was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 2, 2020; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 18, 2020; and was duly introduced, read by title only, and passed on second and final reading March 2, 2020, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 2nd day of March, 2020.

_____

Linda Hudson
Mayor Commissioner

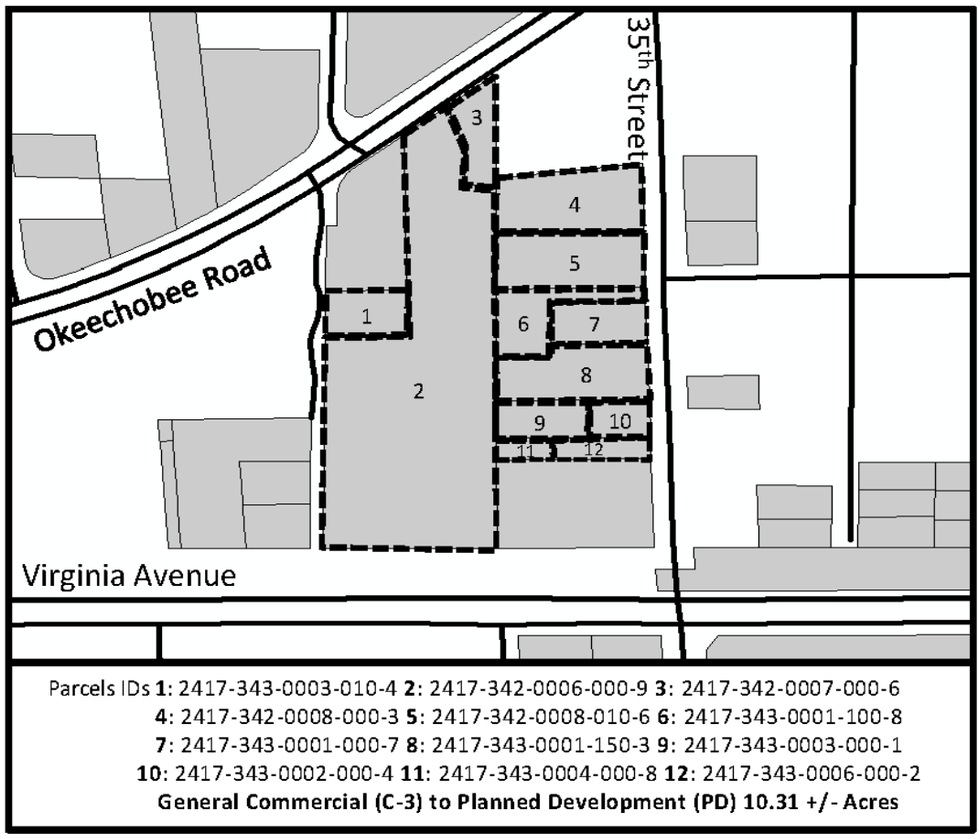
ATTEST:

_____

Linda W. Cox
City Clerk

(CITY SEAL)

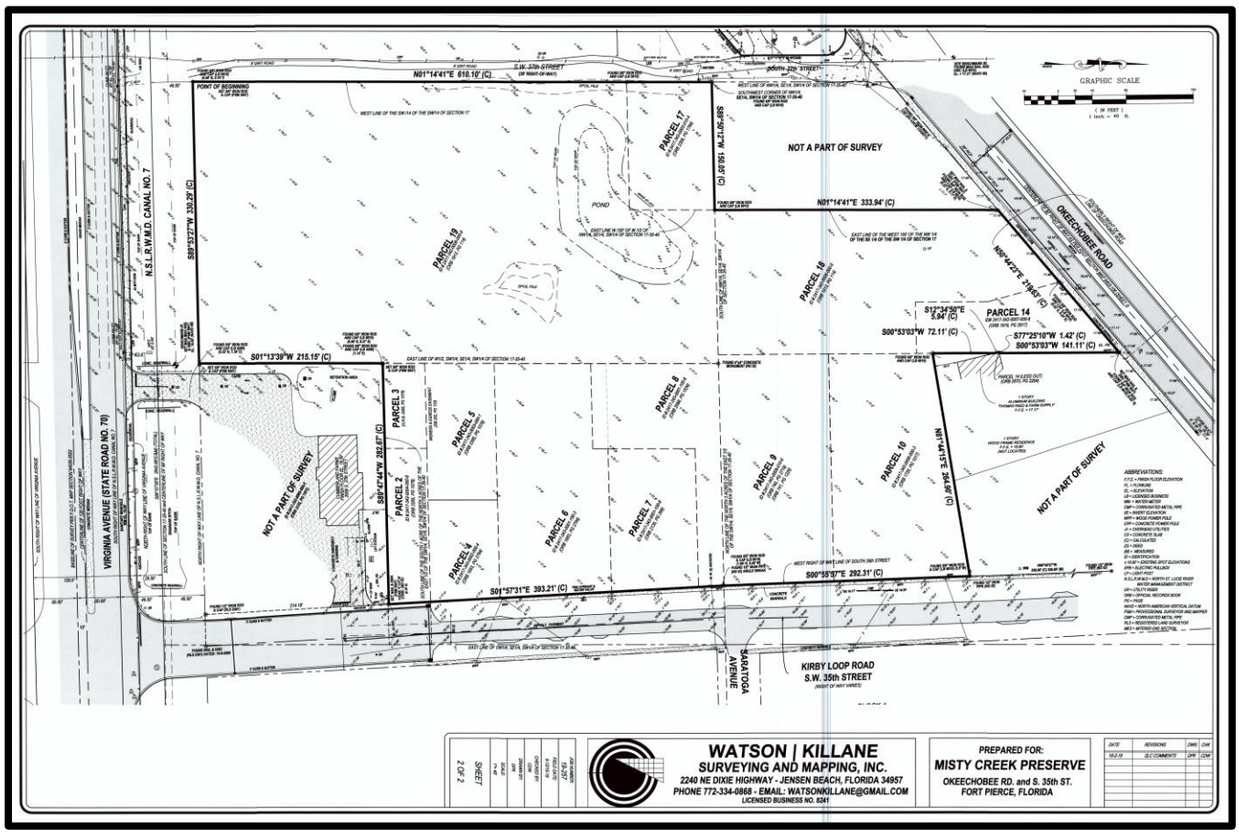
EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



Parcels IDs **1**: 2417-343-0003-010-4 **2**: 2417-342-0006-000-9 **3**: 2417-342-0007-000-6
4: 2417-342-0008-000-3 **5**: 2417-342-0008-010-6 **6**: 2417-343-0001-100-8
7: 2417-343-0001-000-7 **8**: 2417-343-0001-150-3 **9**: 2417-343-0003-000-1
10: 2417-343-0002-000-4 **11**: 2417-343-0004-000-8 **12**: 2417-343-0006-000-2
General Commercial (C-3) to Planned Development (PD) 10.31 +/- Acres

The properties are rezoned from C-3, General Commercial to PD, Planned Development

Exhibit B
Sketch and Legal Description



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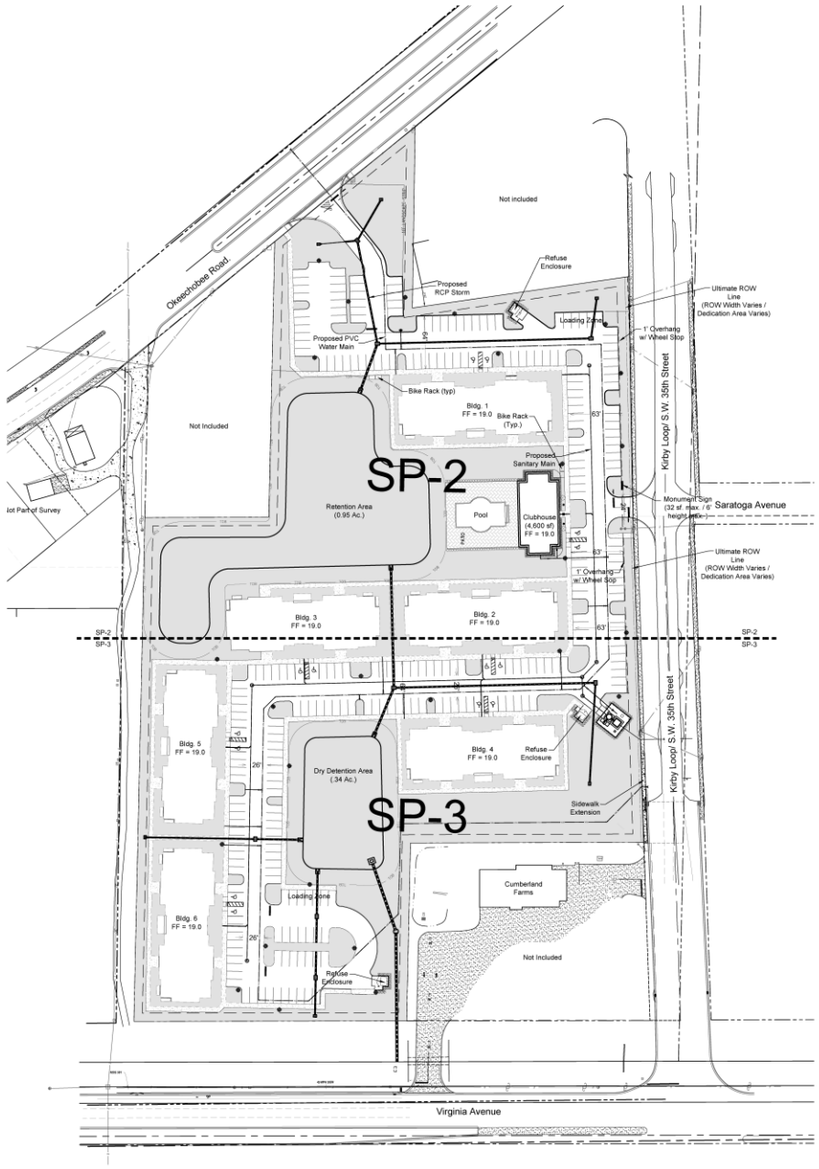
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Draft Ordinance No. 20-003
Page 8

Exhibit C
Planned Development
Overall Site Plan



Meets and Bound Legal Description:

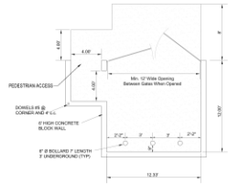
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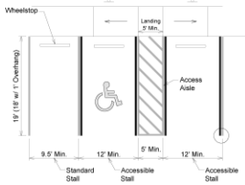
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Typical Refuse Enclosure Detail
NTS



Typical Parking Stall Detail
NTS



Typical Project ID Sign Detail
NTS

Site Data

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

Building and Lot Data

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

Parking Requirements

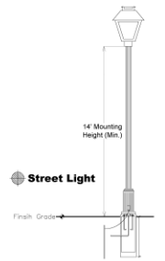
Vehicle Parking Required:	238 Spaces
Multi-Family:	
1.5 spaces per unit @ 144 units = 216 spaces	
Accessible Spaces Req'd: 7 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	282 Spaces
ADA Spaces Provided: 14 Spaces	
Bicycle Parking Req'd:	18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

General Notes

1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the full Density Bonus permitted by the Code; however, the Applicant and its successors and assigns reserve the right to exercise the full Density Bonus permitted by the Code in the future, in accordance with then-applicable Code requirements pertaining to modifications to an approved Planned Development.
2. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
3. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
4. All interior sidewalks to be 5' wide minimum.
5. Parking space bumper rails shall comply with 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 Cane Road Tampa, FL 33610
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Associates, Inc. 7456 South Federal Highway Port St. Lucie, FL 34952
Surveyor:	Watson/Kilians 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 205 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	

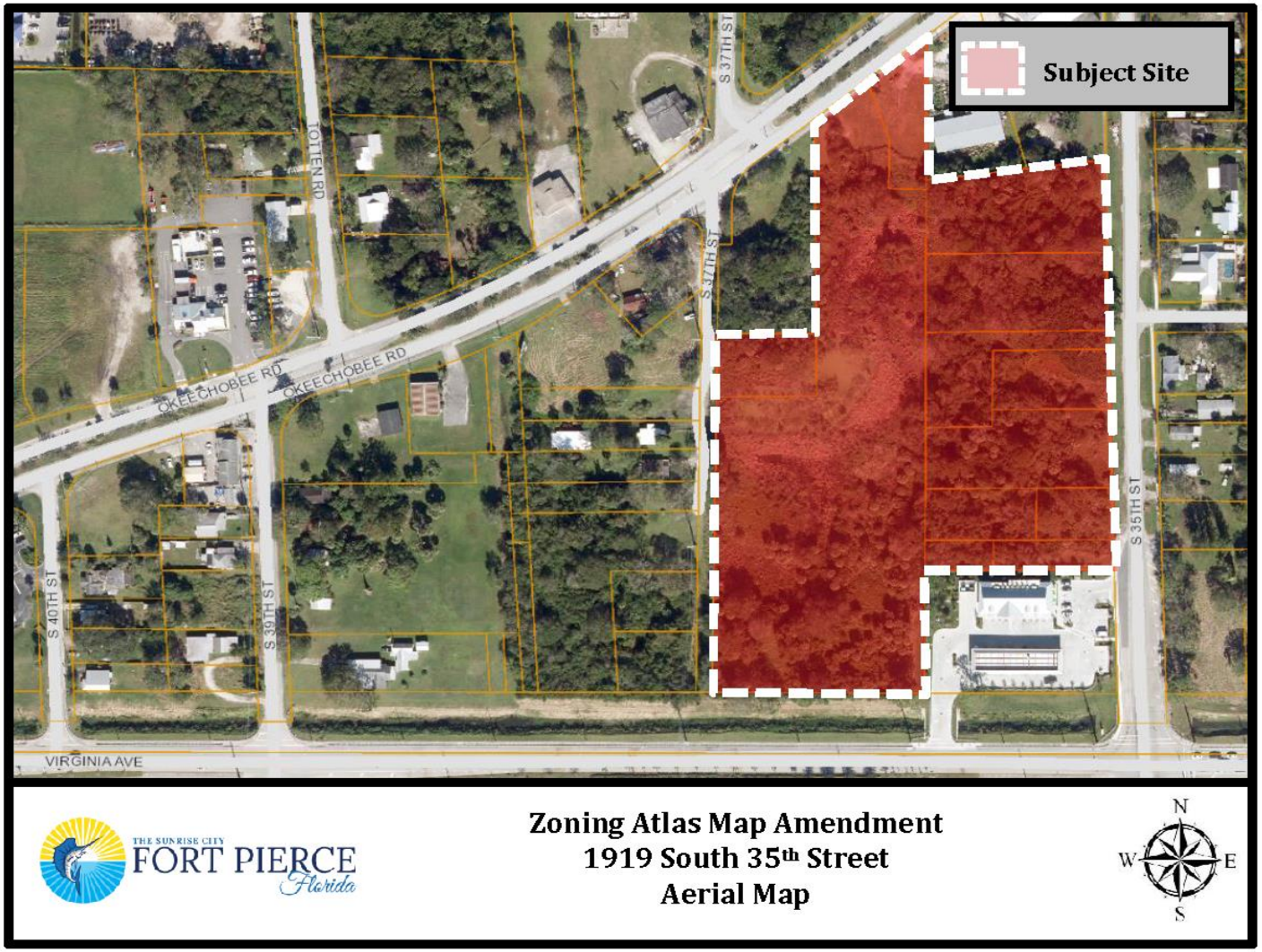
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Misty Creek Preserve Rezoning, Development Review Design Review

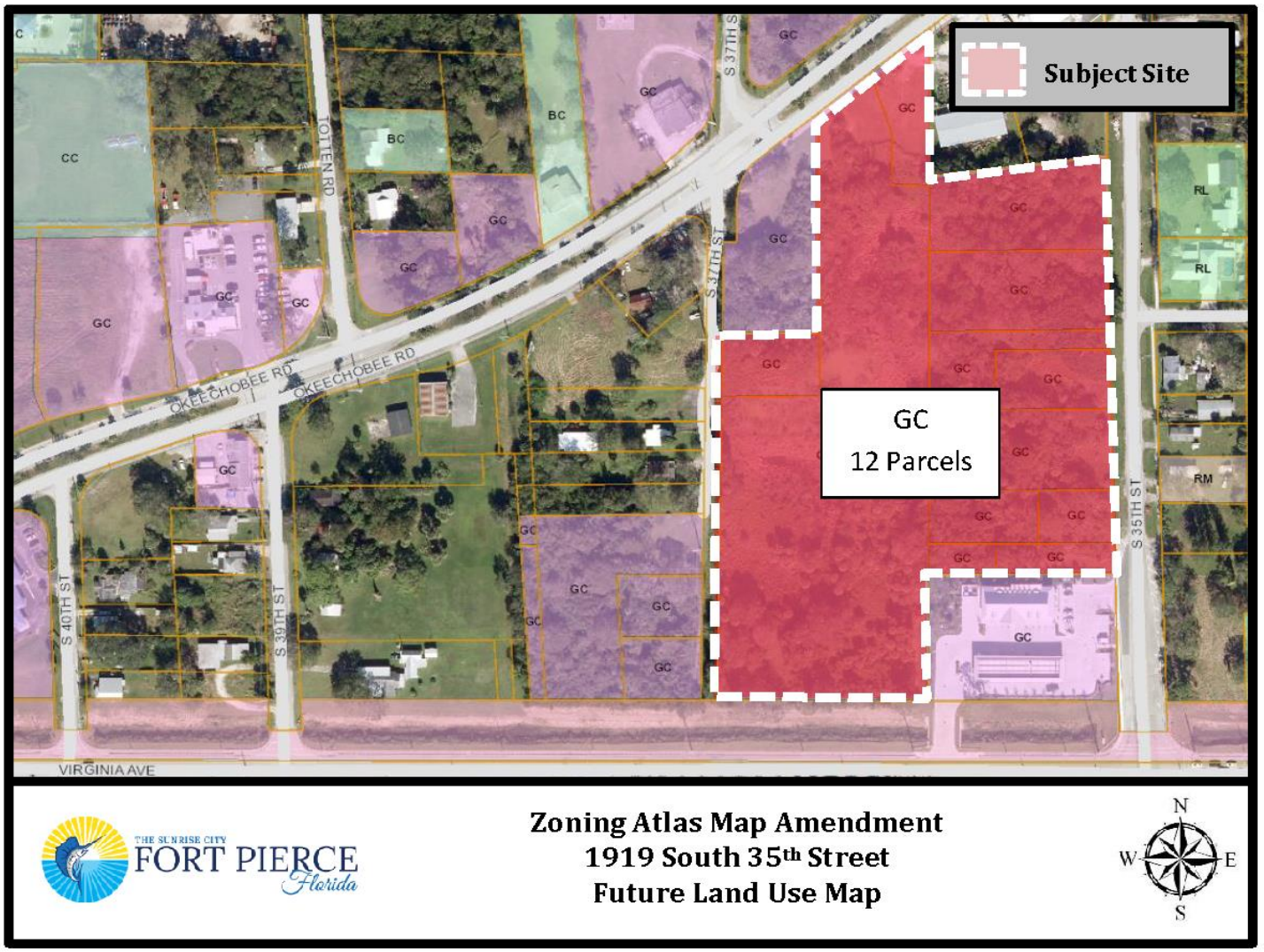


1919 South 35th Street

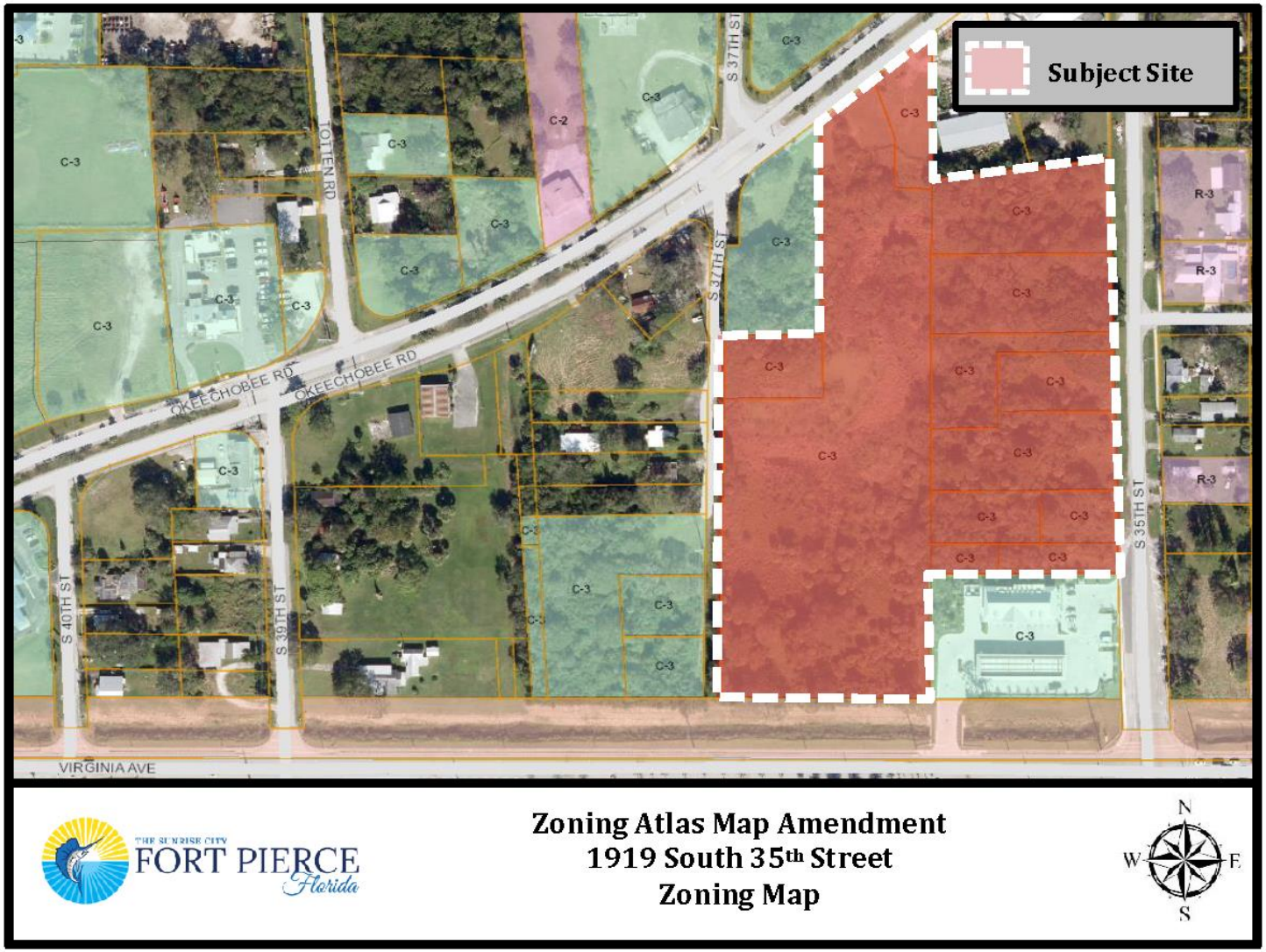
Site Map


Subject Site
TOTTEN RD
S 37TH ST
OKEECHOBEE RD
OKEECHOBEE RD
S 37TH ST
S 40TH ST
S 39TH ST
S 35TH ST
VIRGINIA AVE
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
1919 South 35th Street
Aerial Map
N
W
E
S

Future Land Use Map



Zoning Map

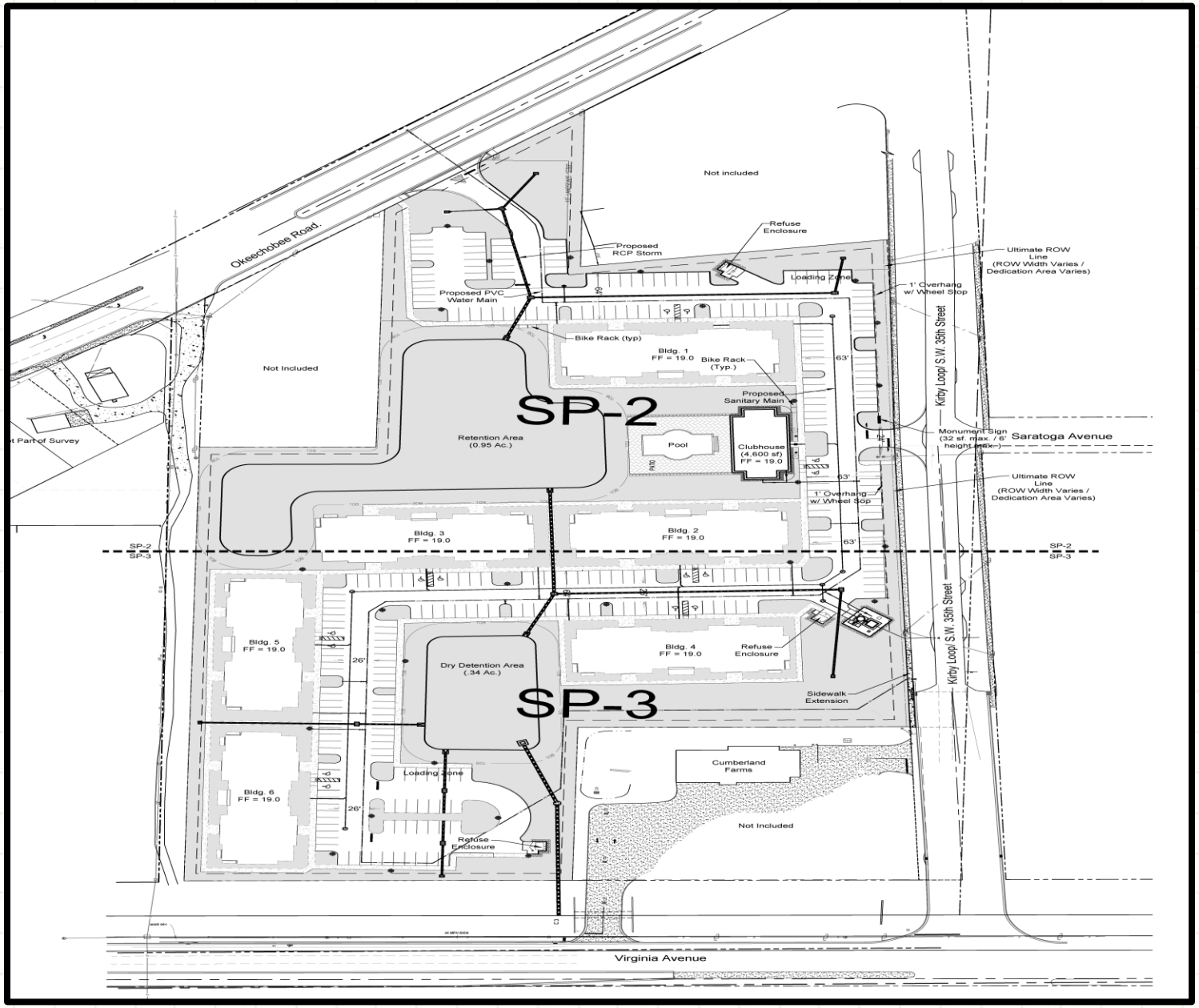

Subject Site
OKEECHOBEE RD
OKEECHOBEE RD
TOTTEN RD
S 37TH ST
S 37TH ST
S 35TH ST
S 40TH ST
S 39TH ST
VIRGINIA AVE
C-3
C-2
R-3
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
1919 South 35th Street
Zoning Map
N
W
E
S

Request

Zoning Atlas Map Amendment -AND-
Development Review and Design Review for the construction and operation of a multi-family development with 144 units.

- Staff recommends **Approval** of the request:
  - ❑ Consistent with the City Code & the Comprehensive Plan. (including Section 22-131 that has standards for review of zoning change requests).
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare.
  - ❑ Is within proximity to key commercial and institutional amenities.

Site Plan


Okeechobee Road
Not included
Refuse Enclosure
Proposed RCP Storm
Loading Zone
Ultimate ROW Line (ROW Width Varies / Dedication Area Varies)
1' Overhang w/ Wheel Stop
Proposed PVC Water Main
Kirby Loop/ S.W. 35th Street
Bike Rack (typ)
Bldg. 1 FF = 19.0
Bike Rack (Typ.)
63'
Not Included
SP-2
Proposed Sanitary Main
Retention Area (0.95 Ac.)
Pool
Clubhouse (4,600 sf) FF = 19.0
Monument Sign (32 sf. max. / 6' height max.)
Saratoga Avenue
Part of Survey
Bldg. 3 FF = 19.0
Bldg. 2 FF = 19.0
SP-2
SP-3
Bldg. 5 FF = 19.0
26'
Dry Detention Area (.34 Ac.)
Bldg. 4 FF = 19.0
Refuse Enclosure
SP-3
Sidewalk Extension
Cumberland Farms
Loading Zone
Bldg. 6 FF = 19.0
Not Included
Virginia Avenue

Design Review



Staff Recommendation

Staff recommends **APPROVAL** of the request, subject to nine (9) 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.

Staff Recommendation (cont.)

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 in the amount of five (5) feet from the property is required. 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.

Staff Recommendation (cont.)

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.

Notifications



68 Notifications

1 = In favor

0 = In opposition

Planning Board Recommendation

On December 10, 2019,
the Planning Board voted
unanimously
to recommend
Approval
of the request.

PB Recommendations

Possible actions of the City Commission:

- **APPROVAL** of the proposed Rezoning, Development Review and Design Review with no changes
    - Staff recommends approval of the request with nine (9) conditions.
- **APPROVAL** of the proposed Rezoning, Development Review and Design Review with changes.
- **DISAPPROVAL** of the proposed Rezoning, Development Review and Design Review

Misty Creek Preserve
Rezoning, Development Review
Design Review

1919 South 35th Street

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nicholas C. Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for Zoning Atlas Map Amendment and Design Review Misty Creek Preserve – 1919 South 35th Street**
BOARD DATE:	February 18, 2020

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.

Planning Board Recommendation

On December 10, 2019, the Planning Board unanimously recommended **APPROVAL** of the proposed Zoning Atlas Map Amendment and multi-family Planned Development Design Review, subject to nine (9) Conditions of Approval.

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 Design Review, subject to the following nine (9) Conditions of Approval:

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.

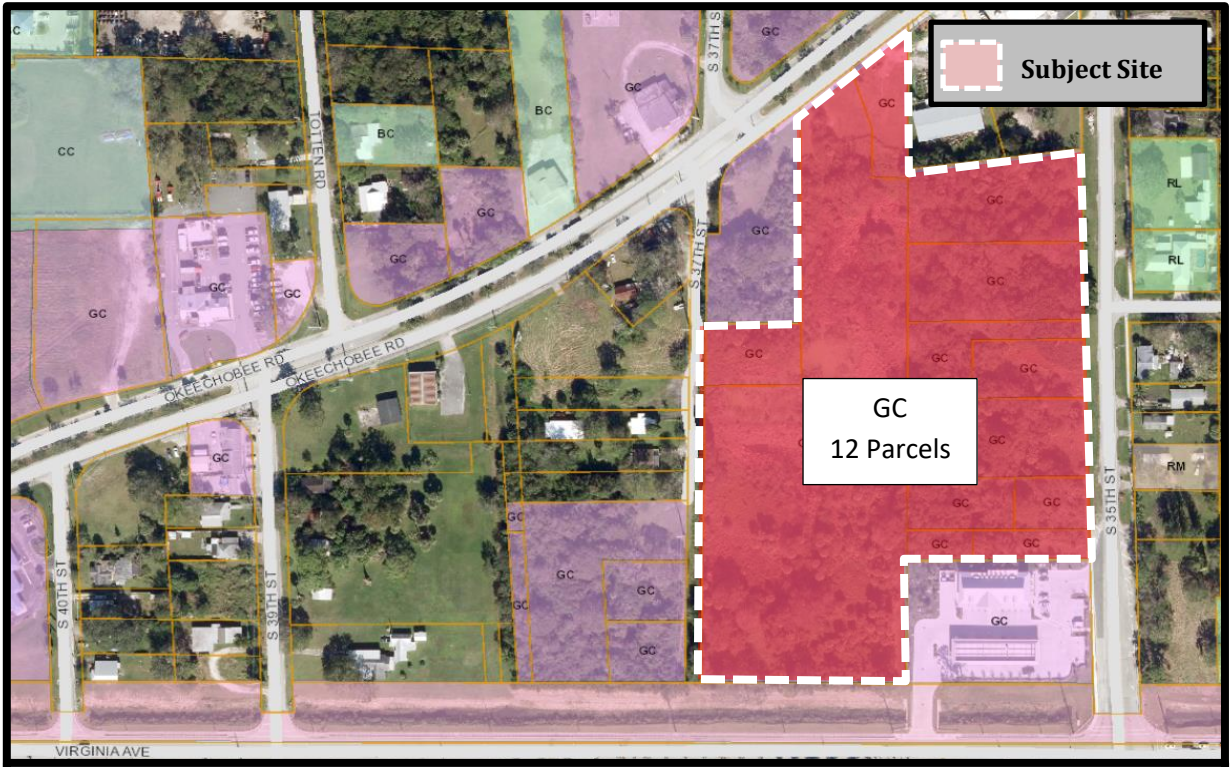
9. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
1919 South 35th Street
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

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

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
1919 South 35th Street
Zoning Map

N
W E
S

Kerala Country Club Inc 1
6953 NW 19th Street
Margate; FL 33063

Ramon G BalBuena 2
1543 SW Abingdon Avenue
Port St Lucie; FL 34953-2551

Young Cheal Hu 3
1770 SW Bellevue Avenue
Port St Lucie; FL 34953-1083

Heriberto Cruz 4
1403 Birch Street
Fort Pierce; FL 34950-4814

Indian River Oil Co 5
3700 Okeechobee Road
Fort Pierce; FL 34947-4558

Sandra M Dunn (TR) 6
PO Box 12459
Fort Pierce; FL 34979

Ken Walker 7
138 Parliament Court
Fort Pierce; FL 34949-8311

Cone And Graham Inc 8
5101 Cone Road
Tampa; FL 33610-5328

NSLRWCD 9
14666 Orange Avenue
Fort Pierce; FL 34945-4511

Cumberland Farms Inc 10
165 Flanders Road
Westborough; MA 01581-1032

Candido Esquivel (TR) 11
1118 Beach Court
Fort Pierce; FL 34950-9342

Sonia Garcia 12
1908 S 34th Street
Fort Pierce; FL 34947-4507

Ronald L Cochran 13
1914 S 34th Street
Fort Pierce; FL 34947-4507

Michele Jaggernauth 14
1918 S 34th Street
Fort Pierce; FL 34947-4507

Karl Waller 15
2006 S 34th Street
Fort Pierce; FL 34947-4531

Angela McDonald 16
2008 S 34th Street
Fort Pierce; FL 34947-4531

Thao T Tran 17
3415 Cortez Blvd
Fort Pierce; FL 34981-6037

Paul Gottardo 18
720 Hartman Road
Fort Pierce; FL 34947-3404

Eleazar Garcia 19
1903 S 34th Street
Fort Pierce; FL 34947

William Bigger 20
1910 S 35th Street
Fort Pierce; FL 34947-4517

William O Green Jr 21
1920 S 35th Street
Fort Pierce; FL 34947-4517

Vera G Tolson (TR) 22
2754 Six & Twenty Road
Pendleton; SC 29670

Stephanie Chouinard 23
1507 Easy Street
Fort Pierce; FL 34982-7596

Luis Alberto Marron Cendejas 24
1915 S 34th Street
Fort Pierce; FL 34947-4506

Maria Pfeiffer 25
4349 SE Robertson Road
Stuart; FL 34997-6941

Eleazar Garcia 26
1903 S 34th Street
Fort Pierce; FL 34947

Thomas C Weeks 27
1901 S 34th Street
Fort Pierce; FL 34947-4506

Clifford H Barnes 28
2110 Oak Drive
Fort Pierce; FL 34949-1507

Renee Cardin Parrett 29
4884 NW North Macedo Blvd
Port Saint Lucie; FL 34983-1301

Shannon Mitchell 30
905 Osceola Drive
Fort Pierce; FL 34982

Jose A Cristales 31
1014 S 12th Street
Fort Pierce; FL 34950-9216

Jose A Cristales 32
2704 Pineview Drive
Fort Pierce; FL 34981

Ramdei Bodhoo 33
5713 Briargate Lane
Fort Pierce; FL 34981-4436

E H Klueppelberg Jr 34
1204 Mariner Bay Blvd
Fort Pierce; FL 34949-3608

Sylvia Tanner-Carter 35
2205 S 34 Street
Fort Pierce; FL 34947

Glenda Waldrop 36
701 Garden Avenue
Fort Pierce; FL 34982-5860

Frank E Waldrop Jr 37
2204 S 34th Street
Fort Pierce; FL 34947-4509

Nisim K Toledano 38
66 Zalman Aran Street
Haifa 26288

Alejandro G Garcia 39
2108 S 34th Street
Fort Pierce; FL 34947-4532

Daniel R Sandrini 40
3403 Sarasota Avenue
Fort Pierce; FL 34947-4529

Walter H Price Sr (TR) 41
3729 Doral Court
Port St Lucie; FL 34952-3131

Alejandro G Garcia 42
2108 S 34th Street
Fort Pierce; FL 34947-4532

Banana Field Inc 43
2210 S 34th Street
Fort Pierce; FL 34947-4509

Noa Greenfield 44
17 W Harbour Isle DR; Unit # 405
Fort Pierce; FL 34949-2769

Amir Greenfield 45
2210 S 34th Street
Fort Pierce; FL 34947-4509

Tangela D Bass (EST) 46
1809 S 37th Street
Fort Pierce; FL 34947-4534

Yahwehs Hands on Ministry Inc 47
2016 Juanita Avenue
Fort Pierce; FL 34946

James C Brunk 48
2214 S 39th Street
Fort Pierce; FL 34947-4523

William F Center (Est) 49
2214 S 39th Street
Fort Pierce; FL 34947-4523

Florida State Of 50
3900 Commonwealth Blvd
Tallahassee; FL 32399-6575

Alfred C Tyner 51
5901 Myrtle Drive
Fort Pierce; FL 34982-7540

C Reed Knight Jr 52
7750 SW 9th Street
Vero Beach; FL 32968-9298

Solo Properties LLC 53
3065 St Lucie Blvd
Stuart; FL 34997-5423

Joseph J Brown 54
5091 Melissa Lane
Fort Pierce; FL 34946

Robert A DeShazo 55
4211 Garrison Lane
Fort Pierce; FL 34982-6909

John H Kleinfelter 56
1060 Girl Scout Road
Stevens; PA 17578-9784

Unico Air Conditioning Company 57
25 SW Cabana Point Circle
Stuart; FL 34994-4802

Indian River Community College 58
3209 Virginia Avenue
Fort Pierce; FL 34981-5596

Steven C Gaudreau 59
200 Mariner Bay Blvd
Fort Pierce; FL 34949-3398

ECM Group Inc 60
1520 Lands End Road
Lantana; FL 33462-4766

Circle K Stores Inc 61
PO Box 52085
Phoenix; AZ 85072-2085

Yani Enterprises LLC 62
1924 SW Gatlin Blvd
Port St Lucie; FL 34953-2722

Larry W Addison 63
2310 S 36th Street
Fort Pierce; FL 34981

KISS Realty Holdings LLC 64
1063 SW 25th Place
Boynton Beach; FL 33426-7426

Kathleen P Frederick (TR) 65
1063 SW 25th Place
Boynton Beach; FL 33426-7426

Tony Ruggiero 66
2783 Harson Way
Fort Pierce; FL 34946

Santos Venegas 67
3608 Arnold Road
Fort Pierce; FL 34981-5532

Thelma R Hampp 68
2309 S 36th Street
Fort Pierce; FL 34981-5513

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.**

DRAFT ORDINANCE NO. 20-003

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWELVE (12) PROPERTIES GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM C-3, GENERAL COMMERCIAL, TO PD, PLANNED DEVELOPMENT; FURTHER APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties are generally located at or near 1919 South 35th street within the City of Fort Pierce, Florida, representing approximately 10.31 acres of land; and

WHEREAS, the owner/applicant seeks rezoning of twelve (12) properties generally located at or near 1919 South 35th Street from C-3, General Commercial, to PD, Planned Development; and

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 22-131; and

WHEREAS, the City of Fort Pierce Planning Board, at their December 10, 2019 meeting, voted 5-0 to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcels ID: 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

From and after the effective date hereof, the following properties legally described as:

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 OF609.76 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 1INE A DISTANCE OF282.46 FEET TO A POINT ON 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 O 24'30" WEST A DISTANCE OF333.32 FEET TO THE SOUTH LINE OF THE NORTHWEST 114 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST L/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 COMER 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 OF260 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 0. R. BOOK 2670, PAGE 2204, PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

said properties being generally located at or near 1919 South 35th Street in Fort Pierce, Florida shall be and the Zoning Designation is hereby changed from C-3, General Commercial, to PD, Planned Development, as depicted on Exhibit “A” and Exhibit “B”, attached hereto and incorporated herein.

SECTION 2. The Development Plan for the subject Planned Development as depicted on Exhibit “C” which is attached hereto and incorporated herein by reference, be and the same are hereby approved, and shall serve as the Development Plan associated with the subject Planned Development 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.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-___ was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 2, 2020; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 18, 2020; and was duly introduced, read by title only, and passed on second and final reading March 2, 2020, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 2nd day of March, 2020.

_____

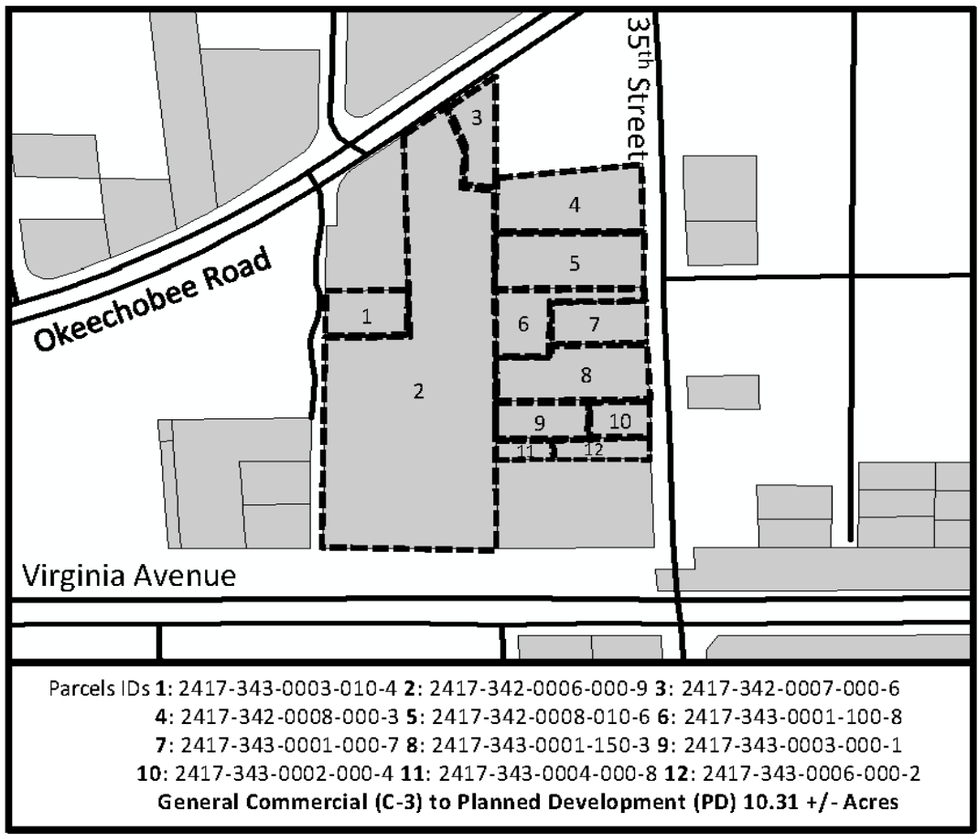
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

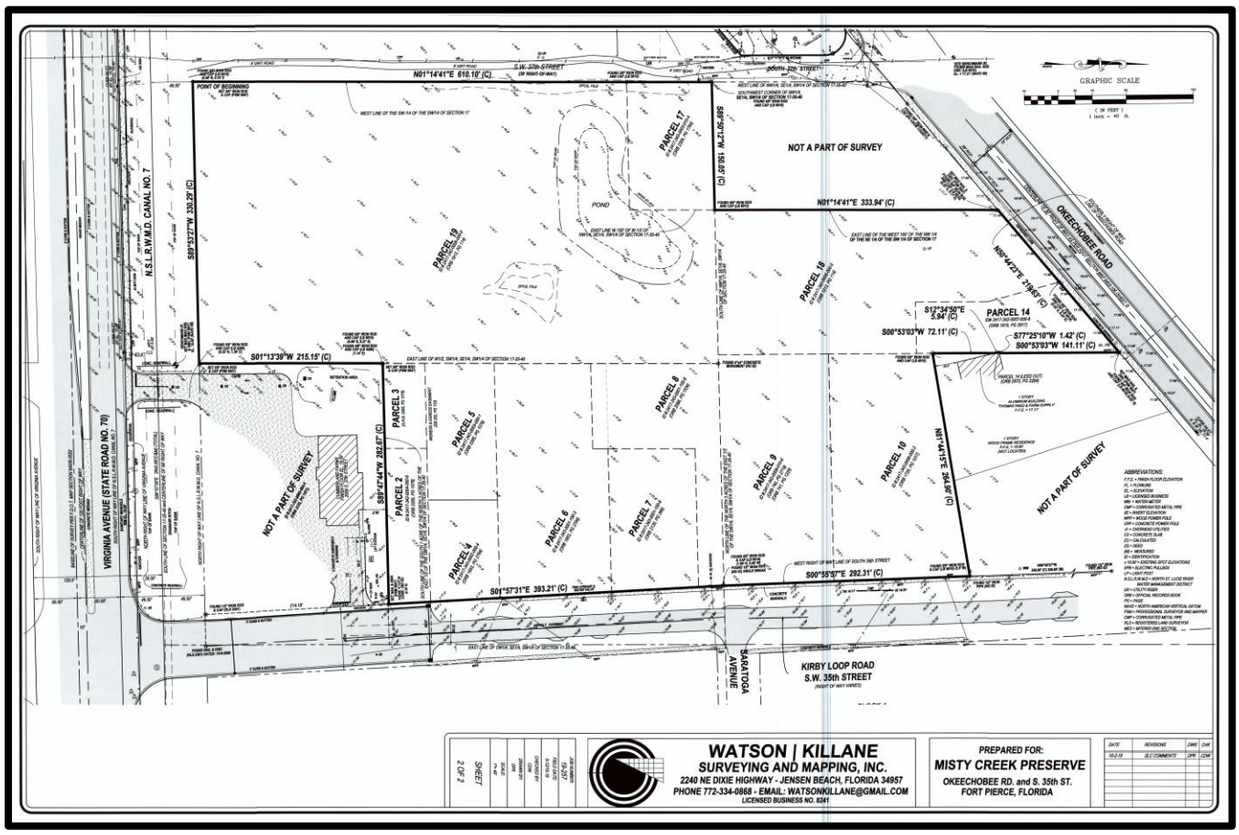
(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



The properties are rezoned from C-3, General Commercial to PD, Planned Development

Exhibit B
Sketch and Legal Description



Parcels 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

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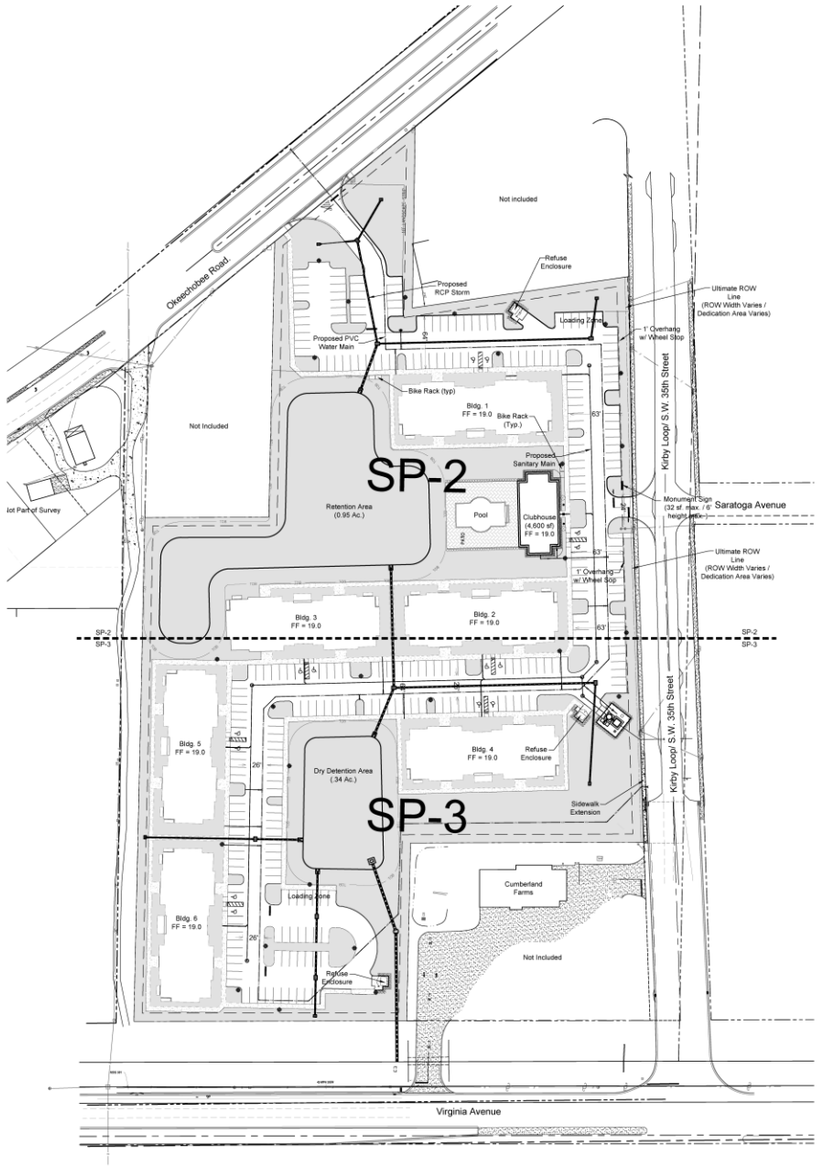
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Draft Ordinance No. 20-003
Page 8

Exhibit C
Planned Development
Overall Site Plan



Meets and Bound Legal Description:

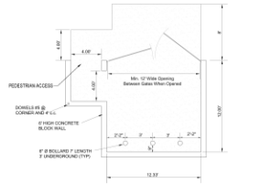
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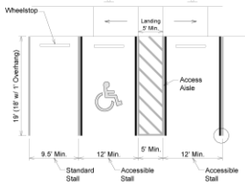
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A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

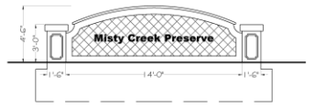
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE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



Typical Refuse Enclosure Detail
NTS



Typical Parking Stall Detail
NTS



Typical Project ID Sign Detail
NTS

Site Data

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

Building and Lot Data

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

Parking Requirements

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

General Notes

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

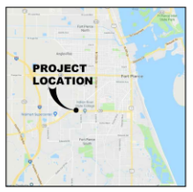
144-unit multi-family community consisting of six (6) 24-unit buildings, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Utilities to be provided by FPUA and will be installed under ground. Emergency 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 Cane Road Tampa, FL 33610
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Associates, Inc. 7456 South Federal Highway Port St. Lucie, FL 34952
Surveyor:	Watson/Kilians 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 205 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

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.

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

Response: Acknowledged.

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

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

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

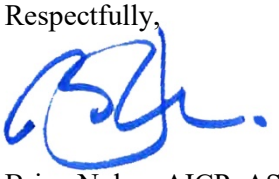
Response: Acknowledged.

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

Response: Acknowledged.

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

Respectfully,



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

DRAFT

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.

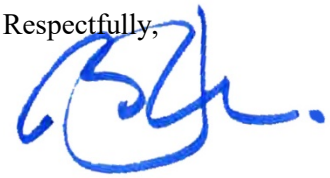
The RM Future Land Use classification allows a gross density ranging from 6.5 DU's/ac. to 12 DU's/ac. However, pursuant to Sections 22-72(b) and 22-72(C)(2), the subject is entitled to a Density Bonus of up to three (3) DU's/ac. due to the proximity of an existing transit stop to the subject (within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

LEGAL DESCRIPTIONS:

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

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

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

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

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

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

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

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

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

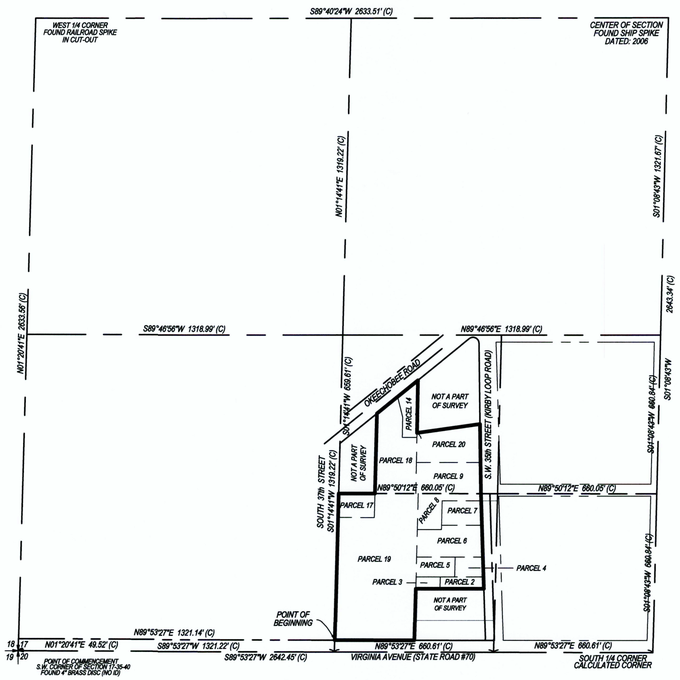
PARCEL 14:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

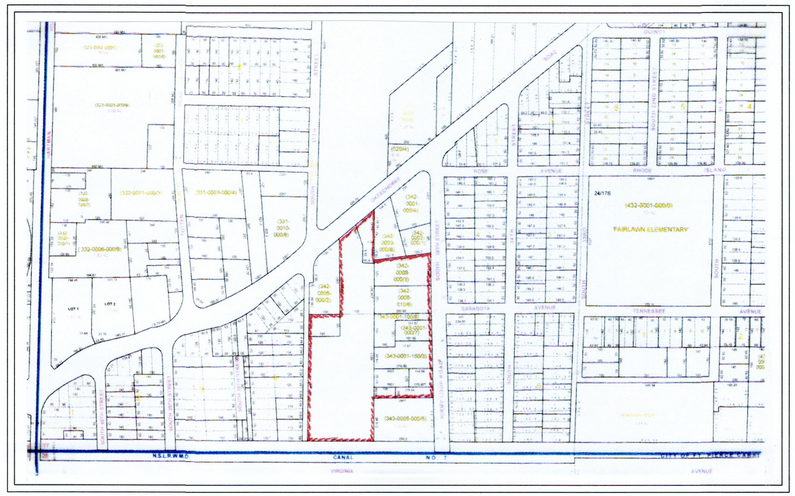
LESS AND EXCEPT:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

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



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



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTIONS: (CONTINUED)

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

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

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

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

SURVEYOR'S NOTES:

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

WETLAND NOTE:

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

REFERENCED SURVEY MATERIALS USED:

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

SURVEYOR'S CERTIFICATION:

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

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

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

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

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

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

SHEET
1 OF 2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

N01°14'41"E 610.10' (C)

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

SOUTH 37th STREET

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

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

S89°50'12"W 150.05' (C)

NOT A PART OF SURVEY

N01°14'41"E 333.94' (C)

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

S89°53'27"W 330.29' (C)

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

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

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

POND

TOP OF BANK

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

SPOIL PILE

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

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

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

N50°44'23"E 219.63' (C)

OKEECHOBEE ROAD

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

SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD

S12°34'50"E 5.94' (C)

S00°53'03"W 72.11' (C)

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

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

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

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

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

S01°13'39"W 215.15' (C)

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

FOUND 4"x4" CONCRETE MONUMENT (NO ID)

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

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

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

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

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

RETENTION AREA

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

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

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

PARCEL 9
ID #:2417-343-0008-000-5
(ORB 740, PG 2719)
(ORB 741, PG 1229)

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

N81°44'15"E 364.90' (C)

1 STORY
WOOD FRAME RESIDENCE
F.F.E. = 18.60'
(NOT LOCATED)

NOT A PART OF SURVEY

VIRGINIA AVENUE (STATE ROAD NO. 70)

SOUTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

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

CENTERLINE OF 120 FOOT RIGHT OF WAY

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

NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

S89°57'39"E 2642.66'(CAM) (TOTAL)

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

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

NOT A PART OF SURVEY
ID #:2417-343-0005-000-5
(ORB 2156, PG 1973)

CUMBERLAND FARMS
(NO. 1597)
2009 S. 37th STREET

S89°47'44"W 282.67' (C)

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

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

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

PARCEL 7
ID #:2417-343-0001-100-8
(ORB 2156, PG 268)

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

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

S01°57'31"E 393.21' (C)

WEST RIGHT OF WAY LINE OF SOUTH 35th STREET

S00°55'57"E 292.31' (C)

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

FOUND 5/8" IRON ROD & CAP (LB 6018) (5.5' W)

FOUND 1/2" IRON PIPE (NO ID)

FOUND 1/2" IRON PIPE (NO ID)

WM N90°56'57"W 336.00' (C) 336.68' (M)

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

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

SARATOGA AVENUE

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

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

SHEET 2 OF 2

SCALE: 1"= 40'

DRAWN BY: DPK

CHECKED BY: CDW

FIELD DATE: 6-12/15-19

JOB NUMBER: 19-257

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

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

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

Misty Creek Preserve
Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

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

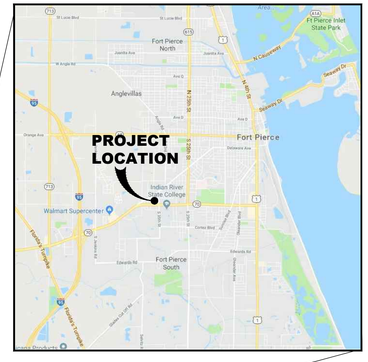
Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

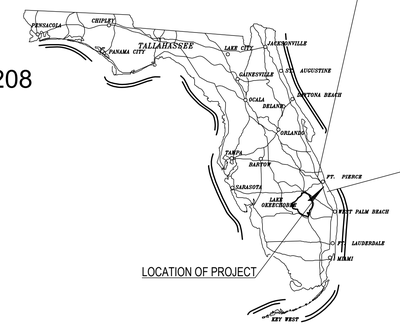
Civil Engineer
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

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

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

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

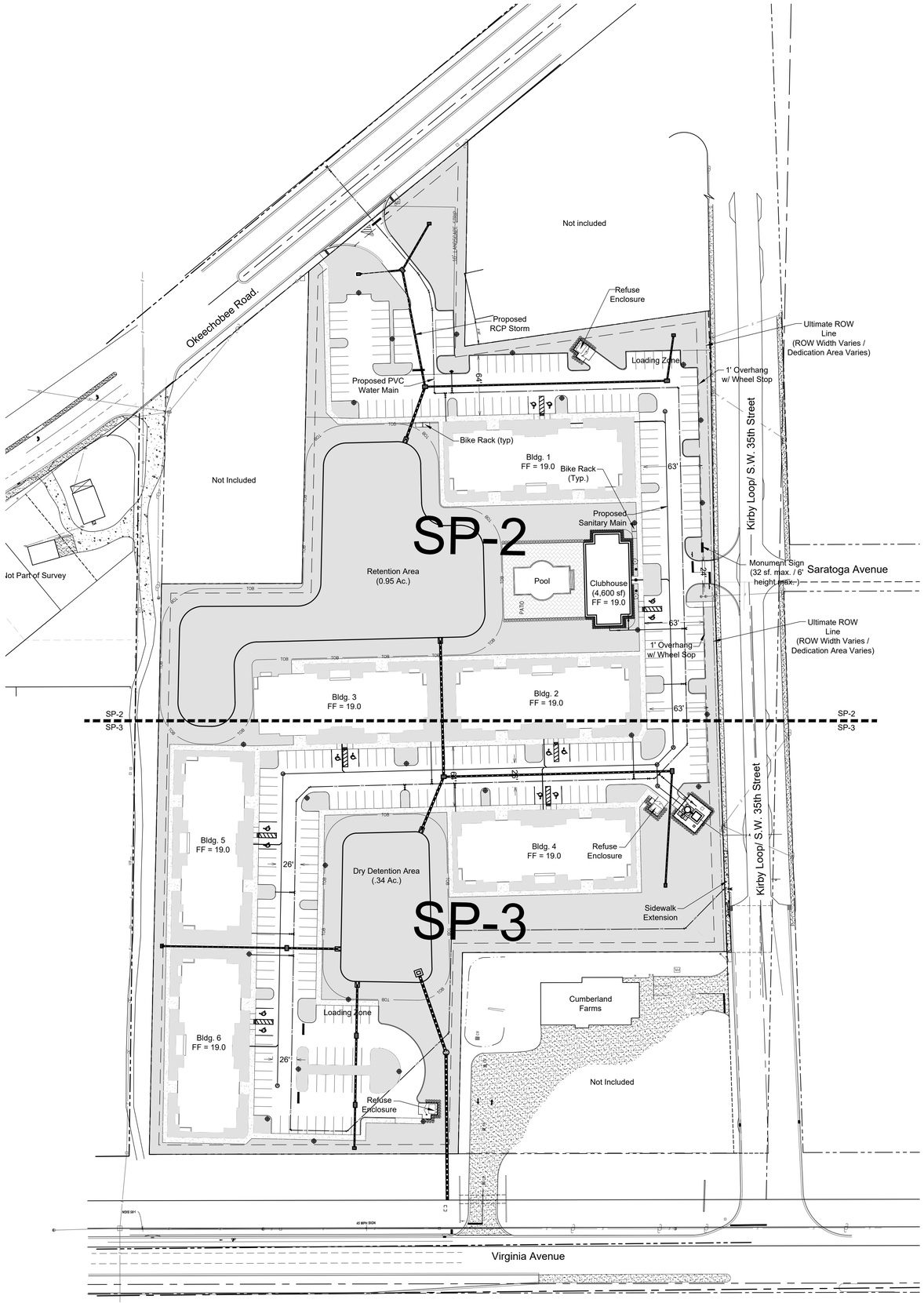




Sheet Index

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

lucido&associates



Meets and Bound Legal Description:

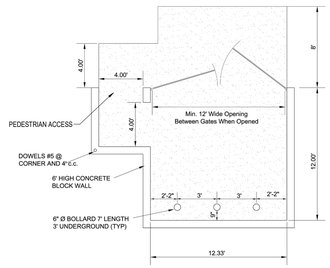
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

LESS AND EXCEPT:

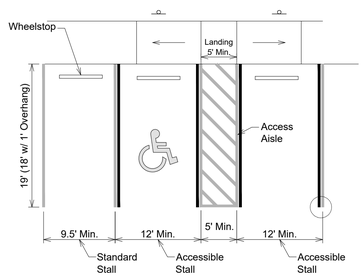
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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



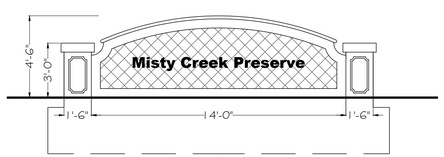
Typical Refuse Enclosure Detail

NTS



Typical Parking Stall Detail

NTS



Typical Project ID Sign Detail

NTS

Site Data

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

Building and Lot Data

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

Parking Requirements

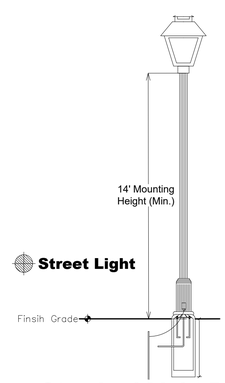
Vehicle Parking Required:	238 Spaces
Multi-Family:	
1.5 spaces per unit @ 144 units = 216 spaces	
Accessible Spaces Req'd: 7 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	282 Spaces
ADA Spaces Provided: 14 Spaces	
Bicycle Parking Req'd:	18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

General Notes

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

Project Description

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



Street Light

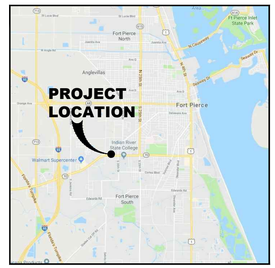
Standard Light Pole Detail

NTS

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

Key / Location:



Project Team:

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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
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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 Overall Site Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

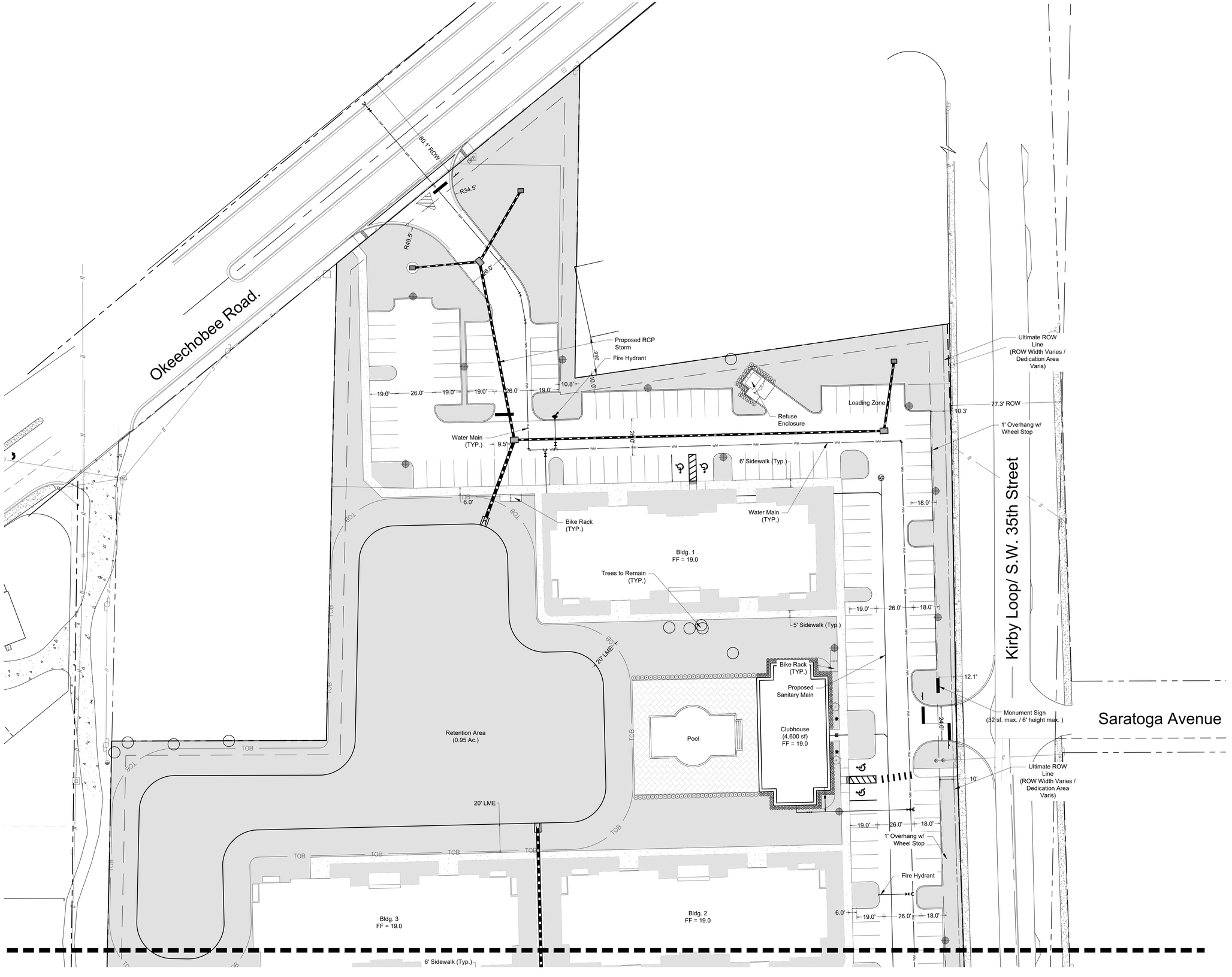
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REG. # 1018
Thomas P. Lucido

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

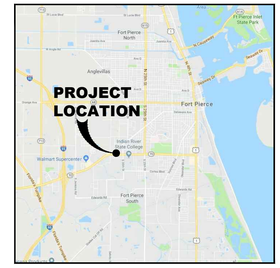
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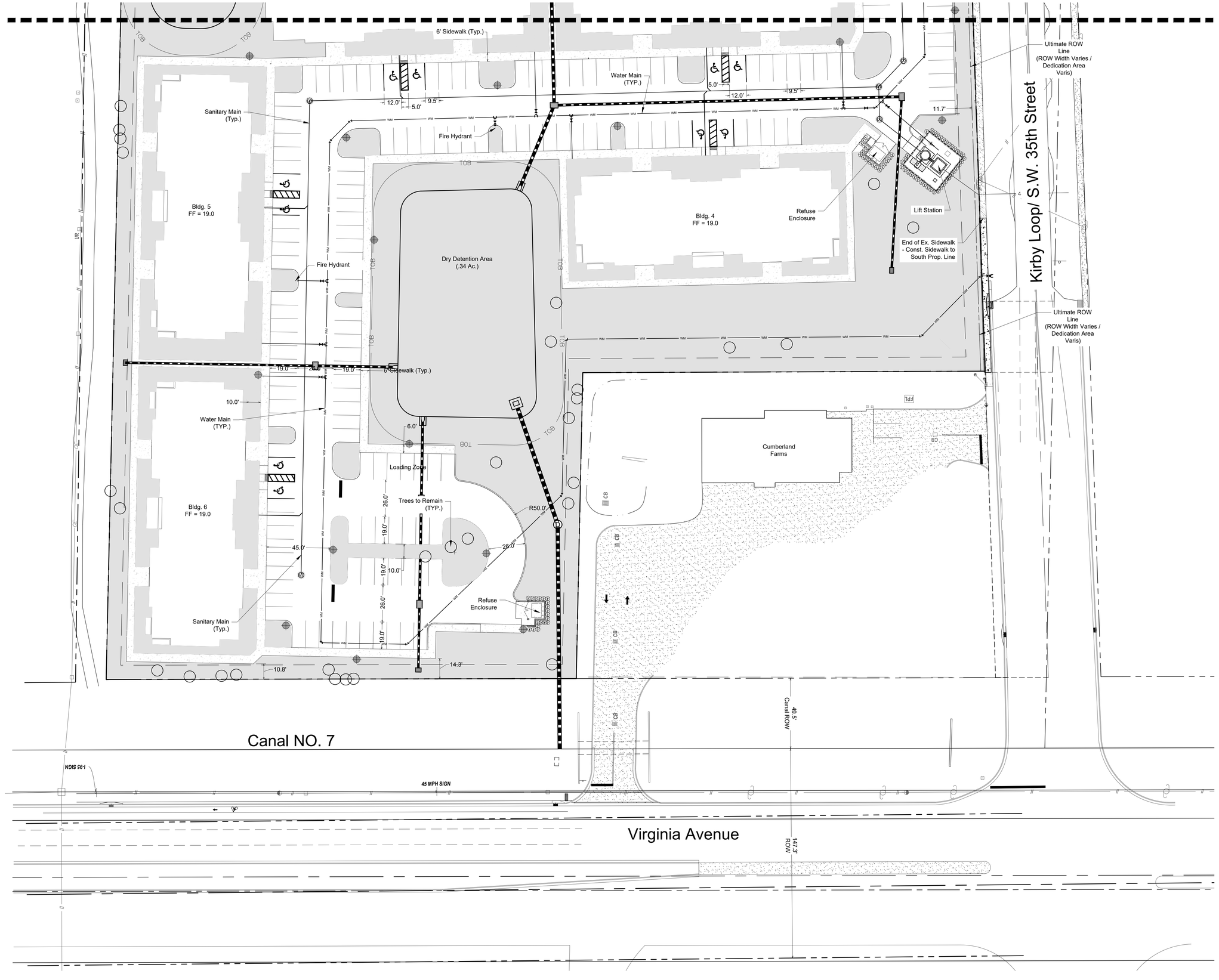
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP 2**
Project Number	19-310	
Municipal Number	---	
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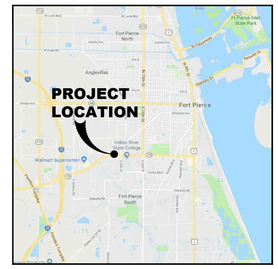
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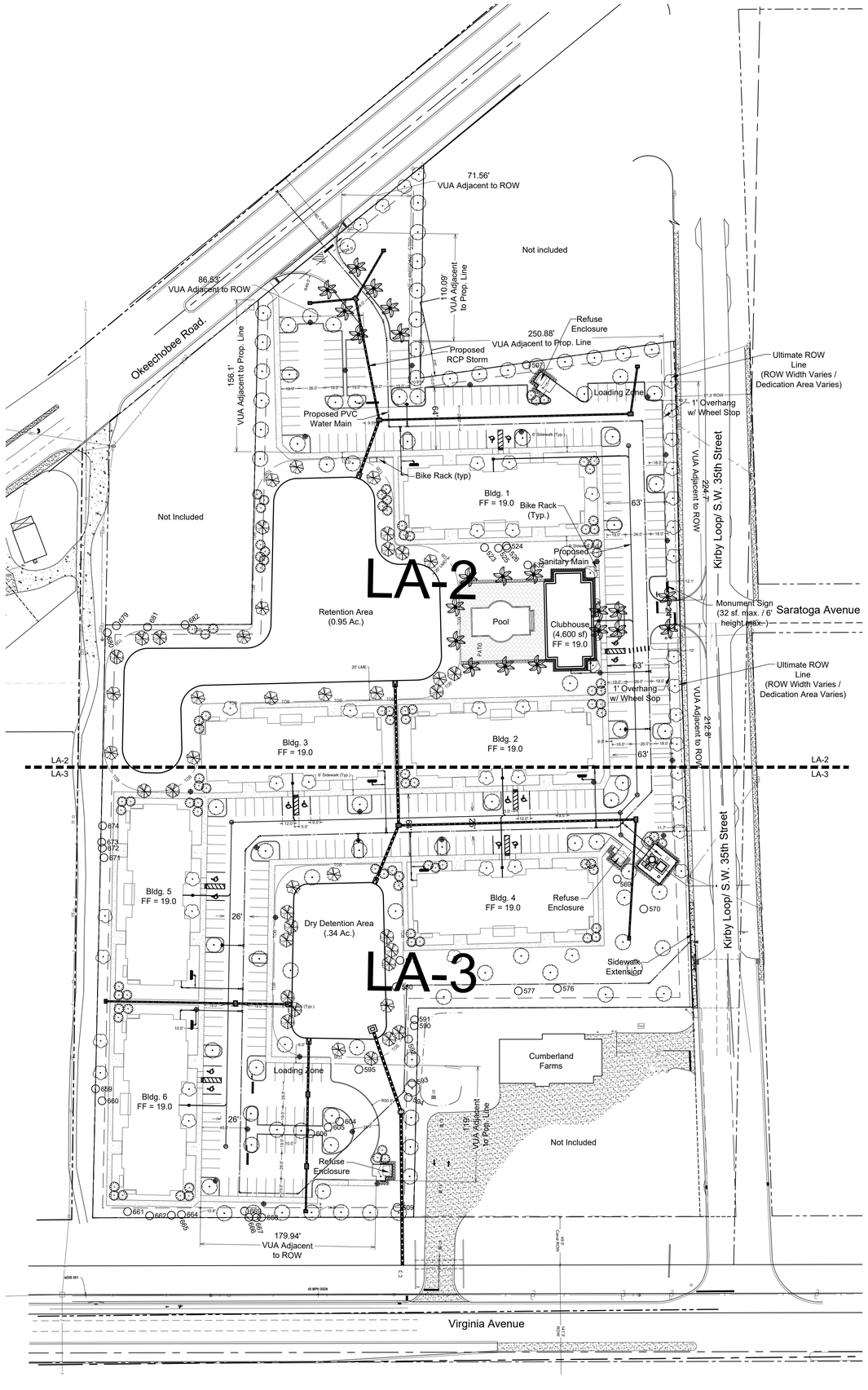
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
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Municipal Number	---	
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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

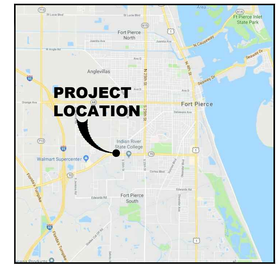
PLANT SCHEDULE SITE TOTAL

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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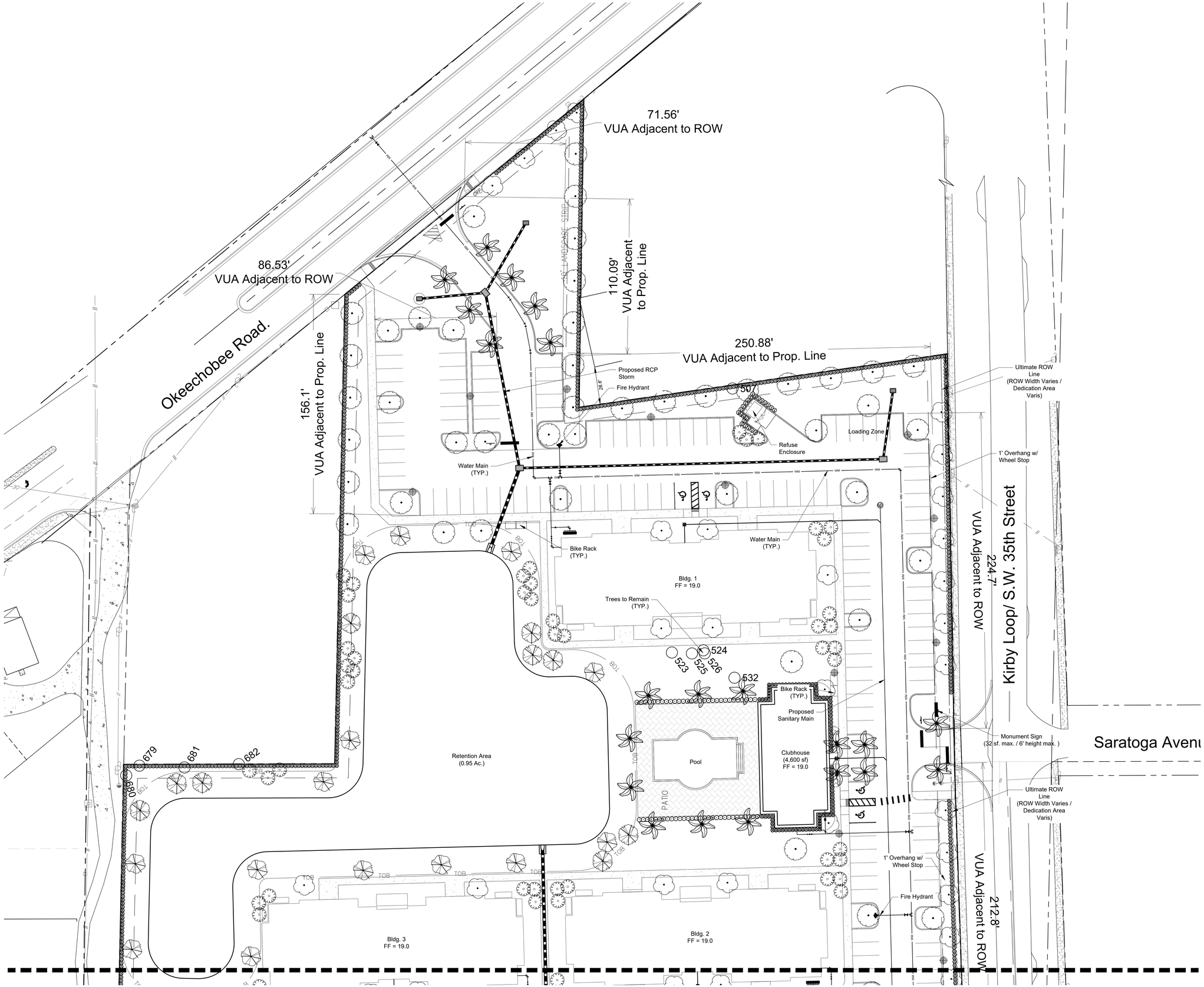
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 1**
Project Number	19-310	
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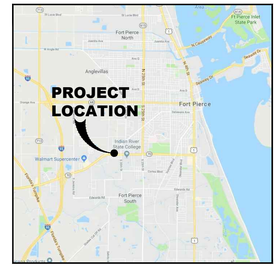
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Drawing Name: J:\Projects Active\19-310 Okeechobee Road Multi-Family\Site Plan\ Oct 24, 2019 - 9:49am 19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24.19.dwg



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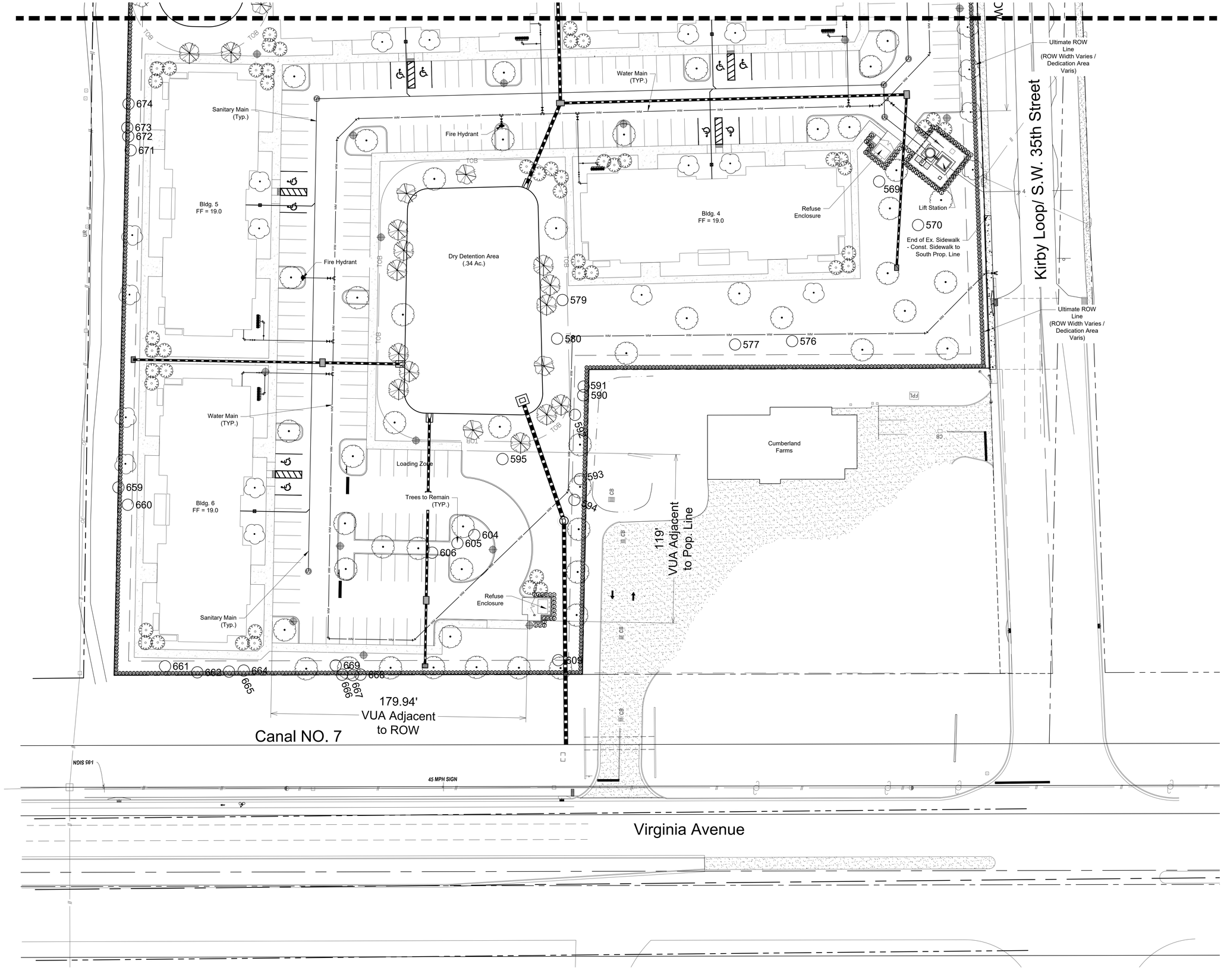
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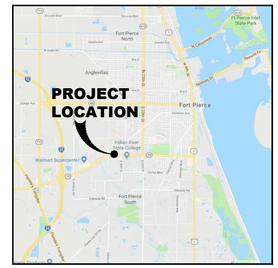
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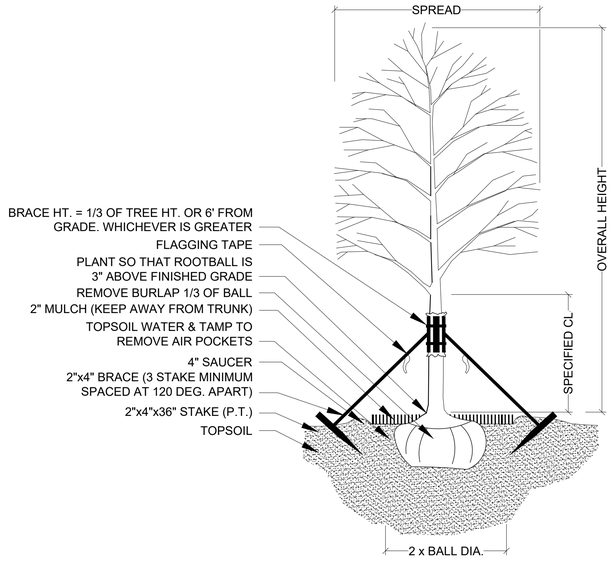
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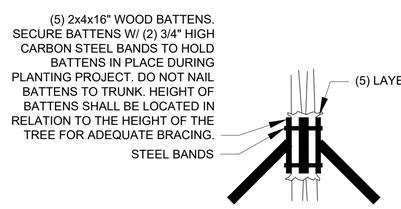
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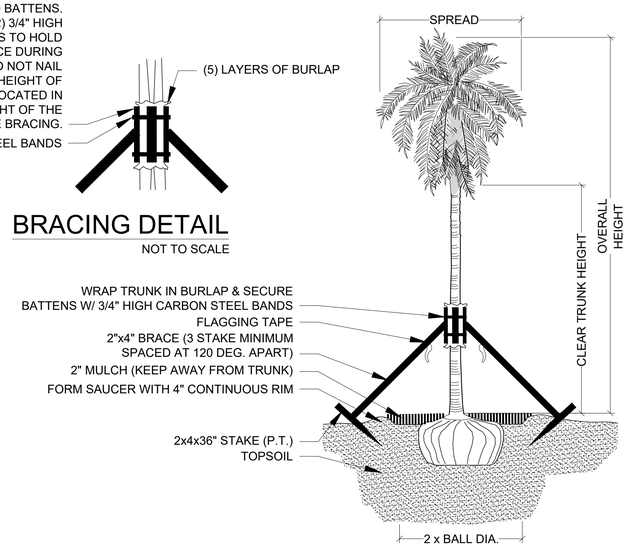
TREE PLANTING & STAKING

NOT TO SCALE



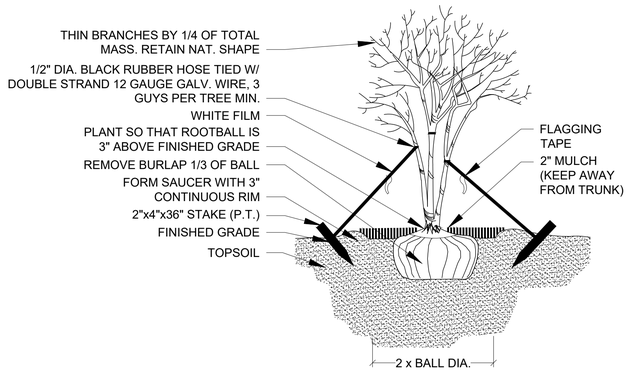
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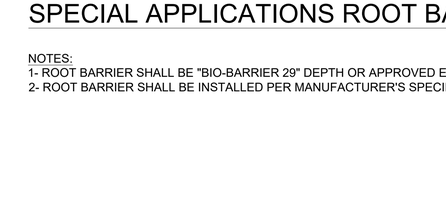
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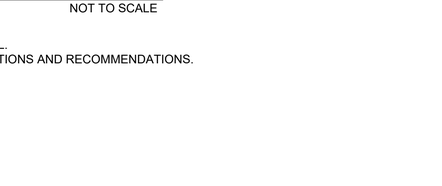
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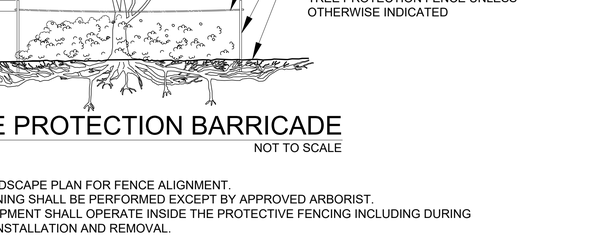
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

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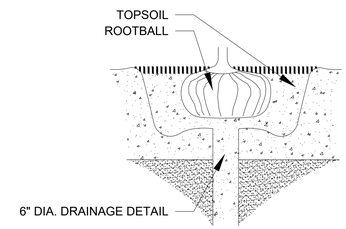


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

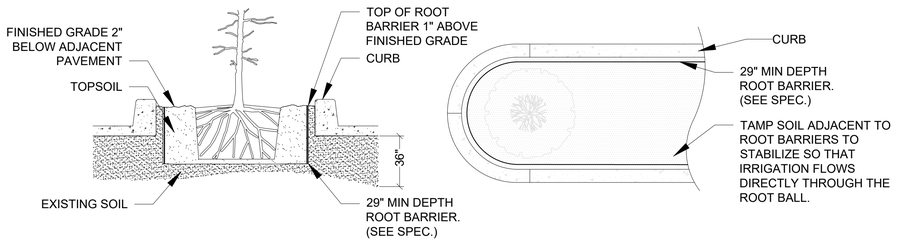
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

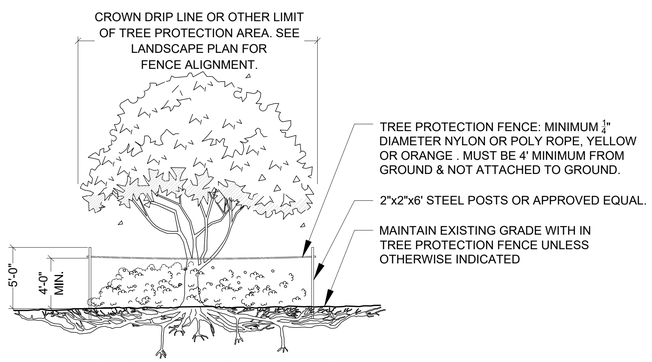
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

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



TREE PROTECTION BARRICADE

NOT TO SCALE

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

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

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

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

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

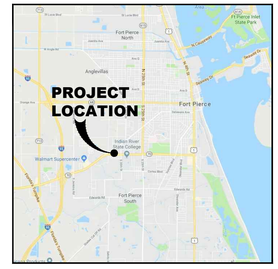
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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

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

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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 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
Municipal Number	---
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24

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.

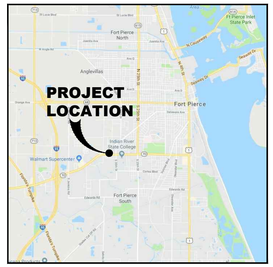
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final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

Fort Pierce, Florida

Planned Development Landscape Specifications

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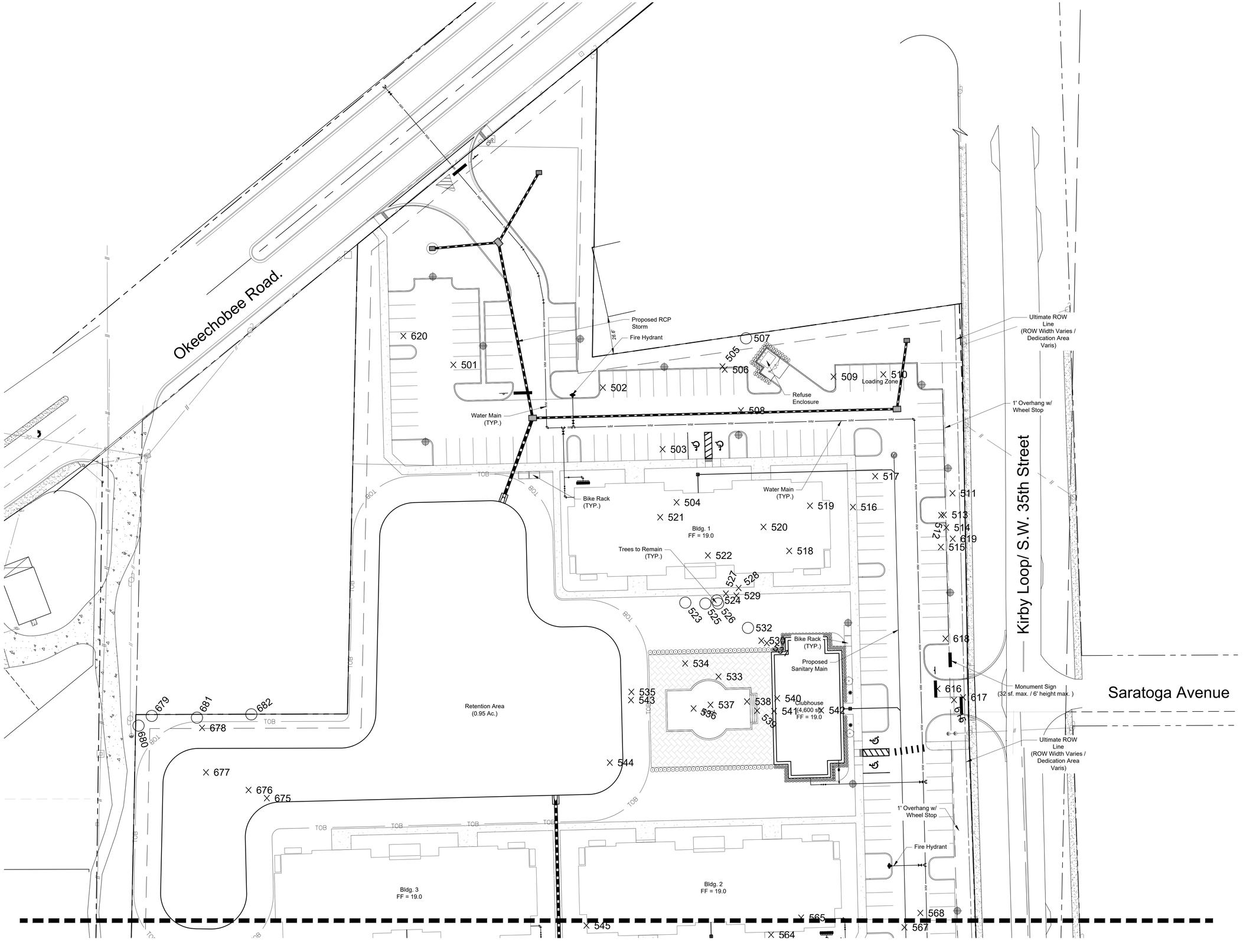
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REG. # 1018
Thomas P. Lucido

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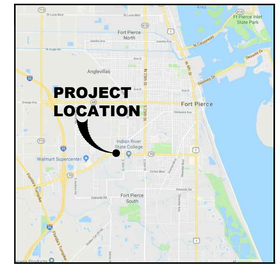
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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

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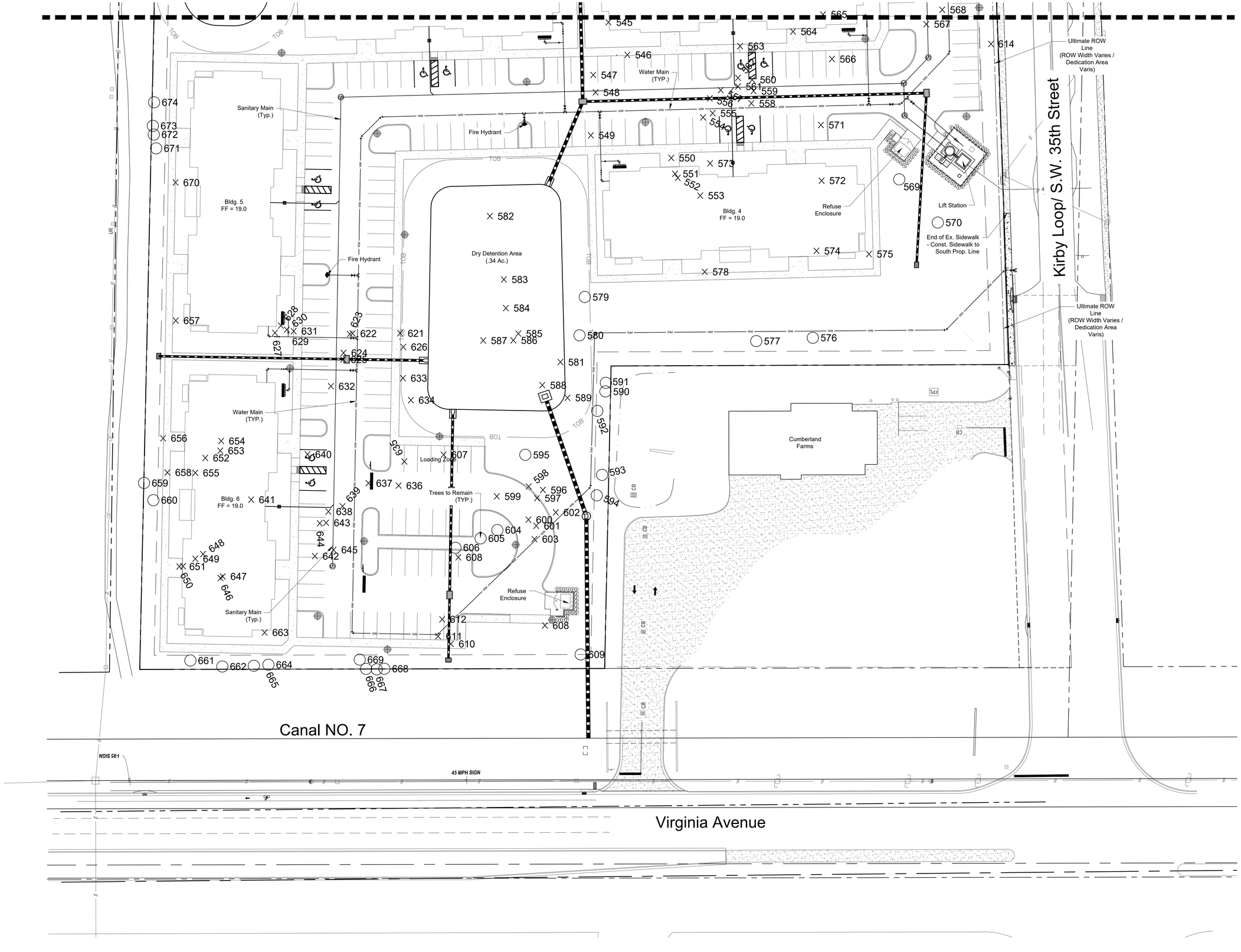
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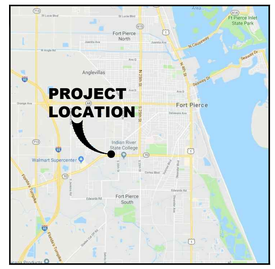
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Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Associates, Inc. 7450 South Federal Highway Port St. Lucie, FL 34952
Surveyor:	Watson|Killane Surveying and Mapping, 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" = 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"

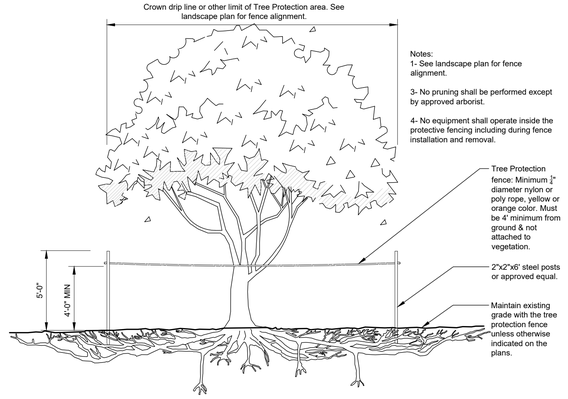
Mitigation Notes:

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.



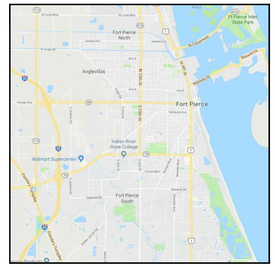
TREE PROTECTION BARRICADE

SCALE: NOT TO SCALE

lucido & associates

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

Key / Location:



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Misty Creek Preserve

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Planned Development Tree Mitigation Plan

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NORTH

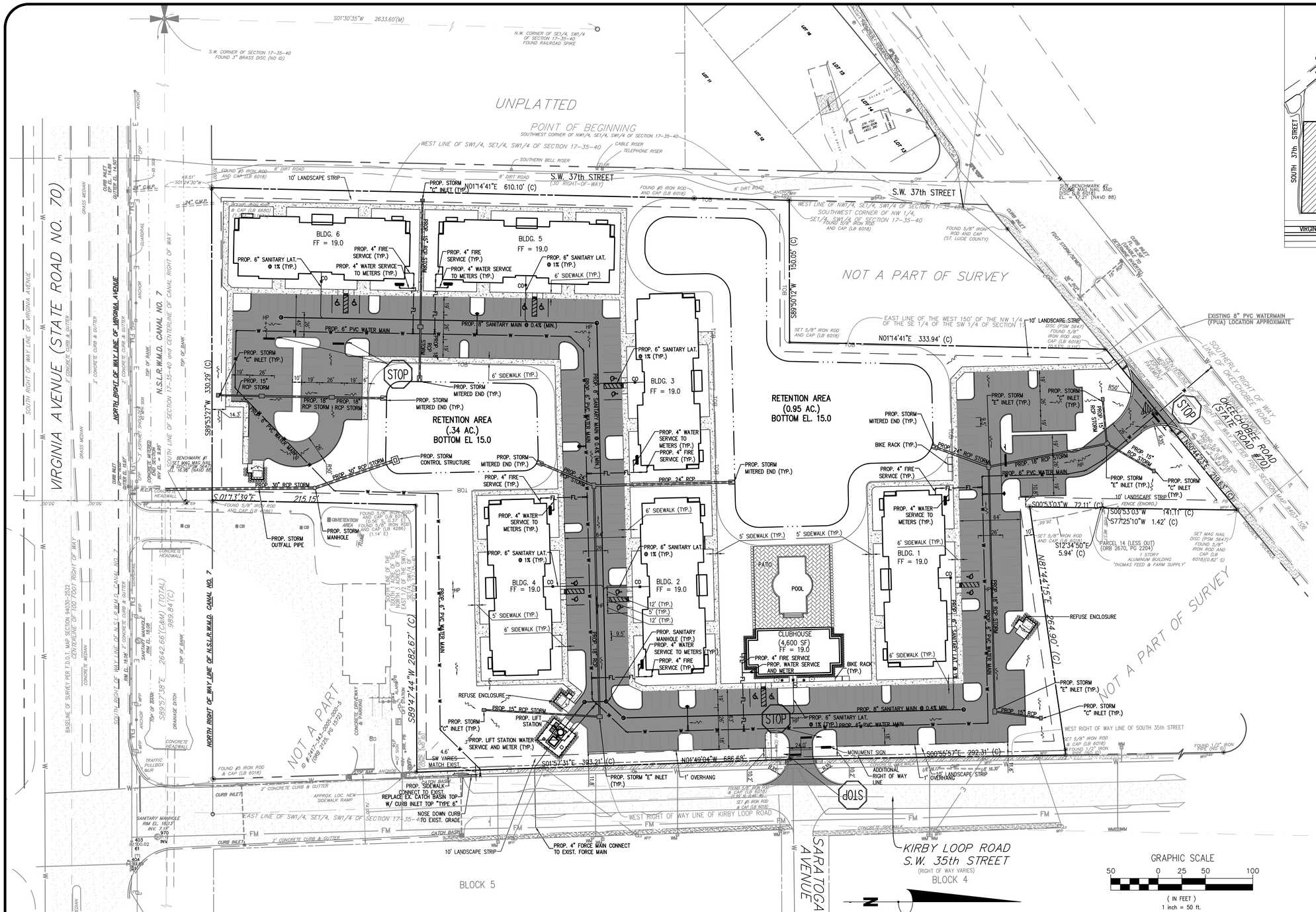
SCALE: 1" = 0

0 0 0 0

REG. # 1018
Thomas P. Lucido

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

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LEGEND

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

FLOOD PLAIN STATEMENT

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

WATER STATEMENT

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

WASTEWATER STATEMENT

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

DRAINAGE STATEMENT

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

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

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

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

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

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

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

SCPE

CONCEPT UTILITY PLAN

MISTY CREEK PRESERVE
CONCEPTUAL DEVELOPMENT PLAN
FORT PIERCE FLORIDA

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

Stephen Cooper, P.E. #46557

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DATE:	JULY 2019
DRAWN BY:	DAD
DESIGNED BY:	SSC
CHECKED BY:	SSC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
C1.0

JOB NO.2019-109

AREA BREAKDOWN:

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

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,529/ 200	158

OCCUPANT LOAD:

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

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

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

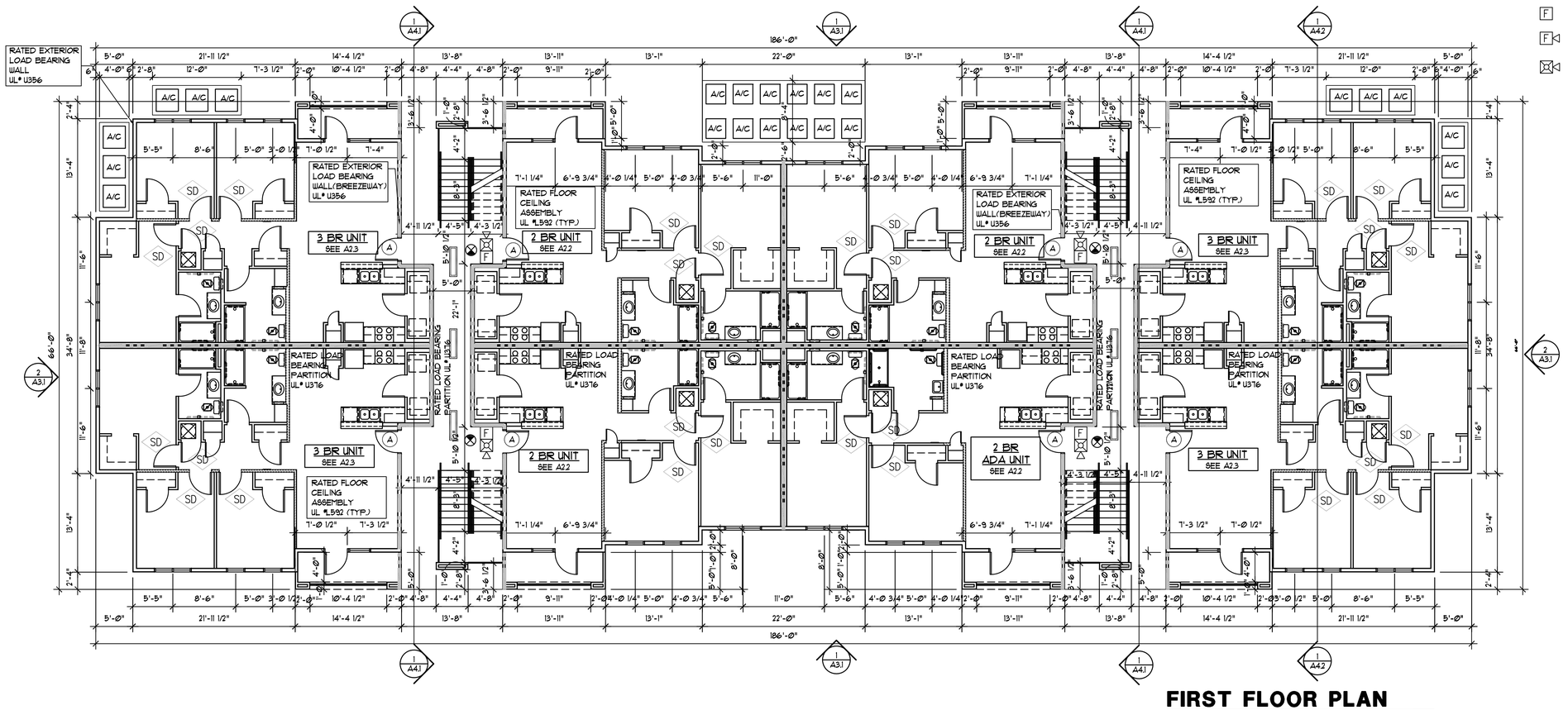
General Notes & Scope

TYPICAL DRAWING NOTES

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

Symbols Legend

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



FIRST FLOOR PLAN

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

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(p) 727-323-5676
info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com

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

Proposed Bldg 5
1st Floor Plan

Revisions:

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

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

a1.1



Street Elevation Building

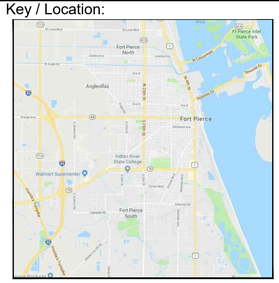
Architectonics Studio



lucido & associates

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

Key / Location:



N.T.S.

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Misty Creek Preserve

Fort Pierce, Florida

Transit Stop Exhibit

Date	By	Description
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 150'

0 75' 150' 300'

REG. # 1018
Thomas P. Lucido

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

Sheet

Exhibit

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

MISTY CREEK PRESERVE

Environmental Assessment

Prepared For:
Lucido & Associates

Prepared By:
EW Consultants, Inc.

July 2019

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

I. INTRODUCTION -

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

II. GENERAL PROPERTY DESCRIPTION –

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

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

III. SOIL TYPES –

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

IV. EXISTING LAND COVER TYPES –

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

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

Upland Inventory

422 Brazilian Pepper

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

740 Disturbed Lands

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

Other Surface Waters

524 Lakes Less than 10 Acres

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

V. WILDLIFE AND PRELIMINARY LISTED SPECIES EVALUATION -

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

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

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

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

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

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

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

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

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

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

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

APPENDIX A

Figure 1: Location Map

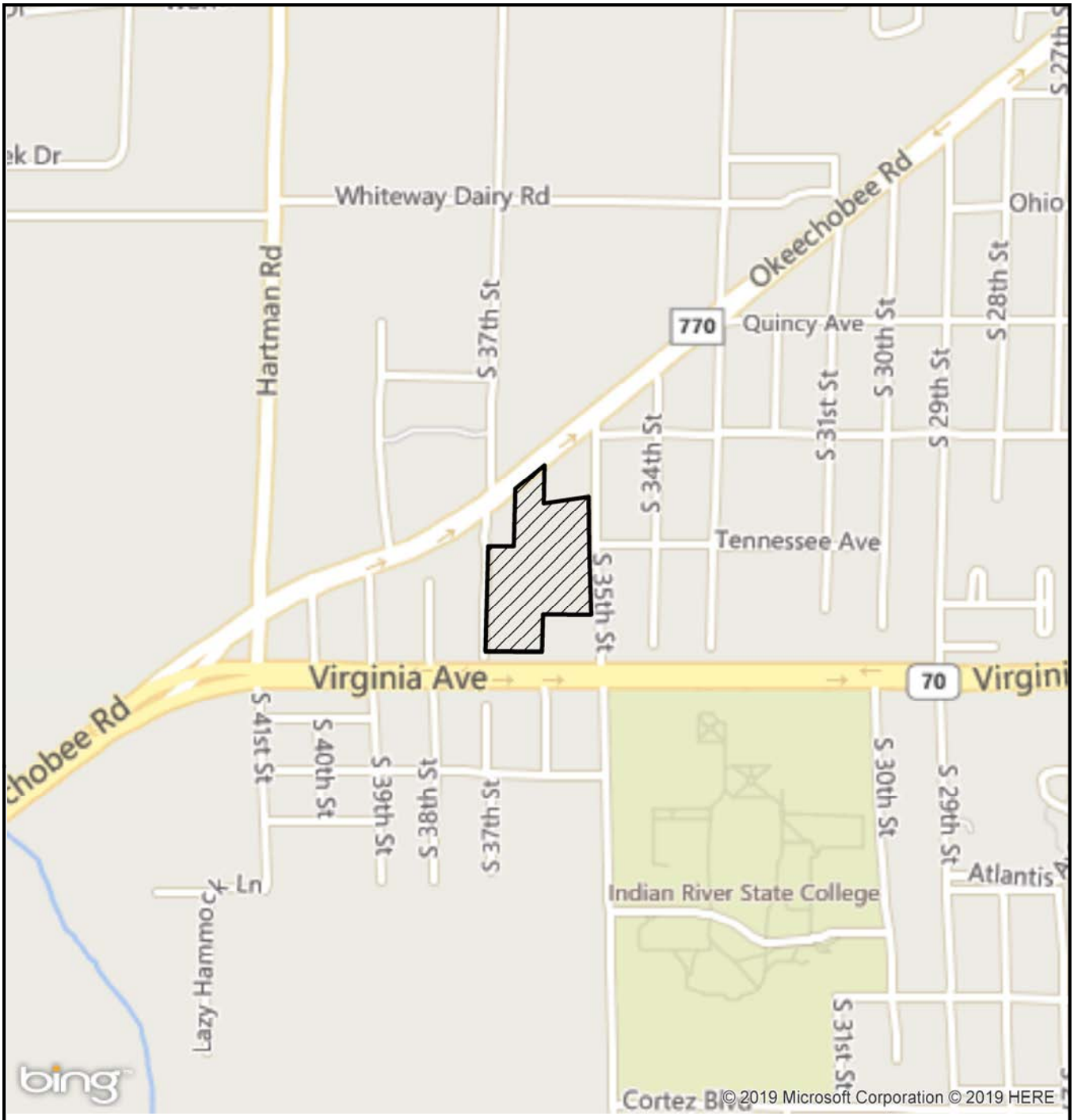
Figure 2: USGS Quadrangle Map

Figure 3: 2018 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests



LEGEND

▨ - SITE (10.3+/- AC)

0 1,000 Feet

N

MISTY CREEK PRESERVE
LOCATION MAP

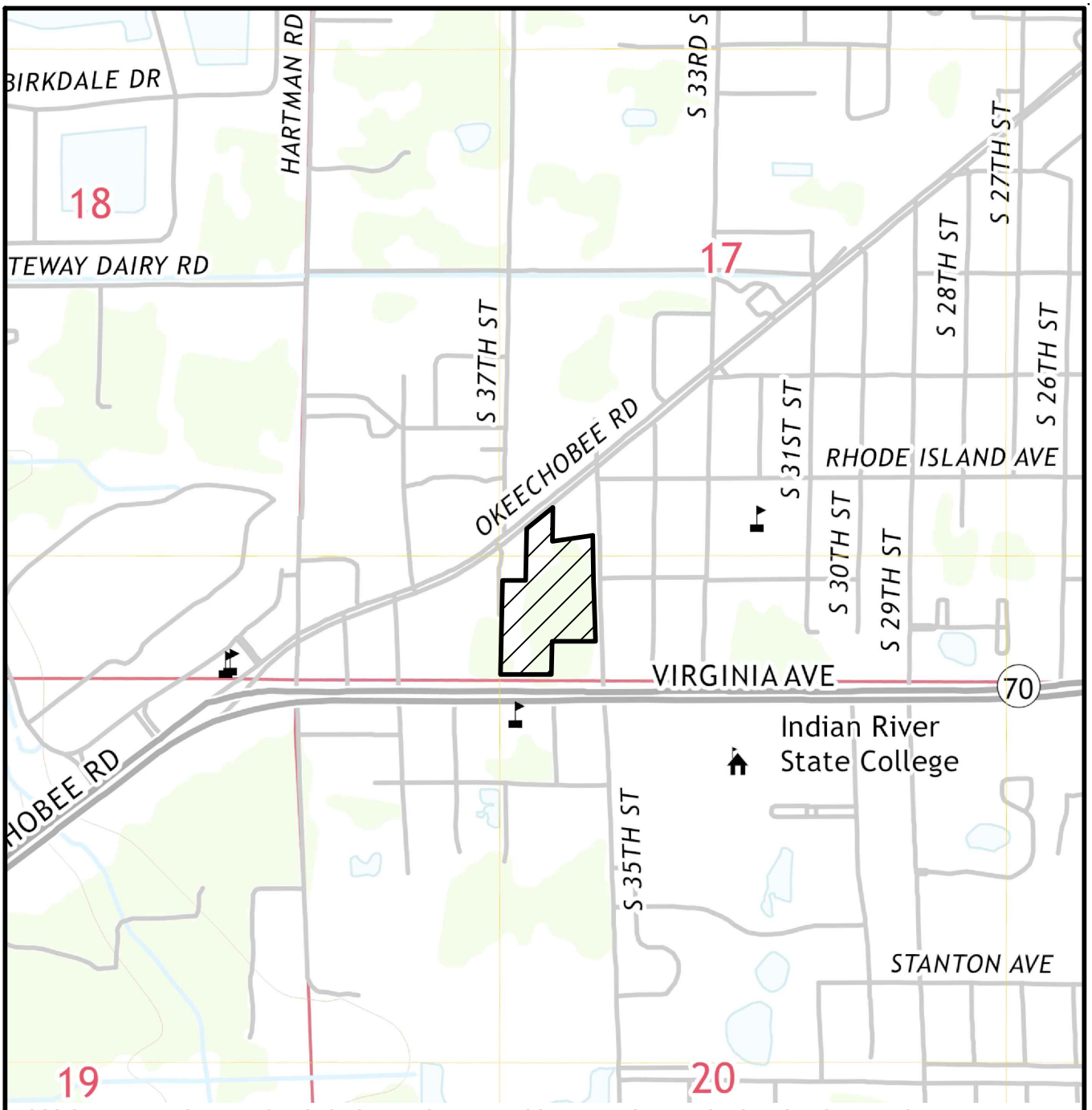
EW CONSULTANTS, INC.

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

MAY 2019

FIGURE

1



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

LEGEND

- SITE (10.3± AC)

0 1000

SCALE IN FEET

MISTY CREEK PRESERVE

QUAD

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MAY 2019

FIGURE

2

Misty Creek Preserve.dwg QUAD



FDOT AERIALS DATED 2018

0 200
SCALE IN FEET

MISTY CREEK PRESERVE

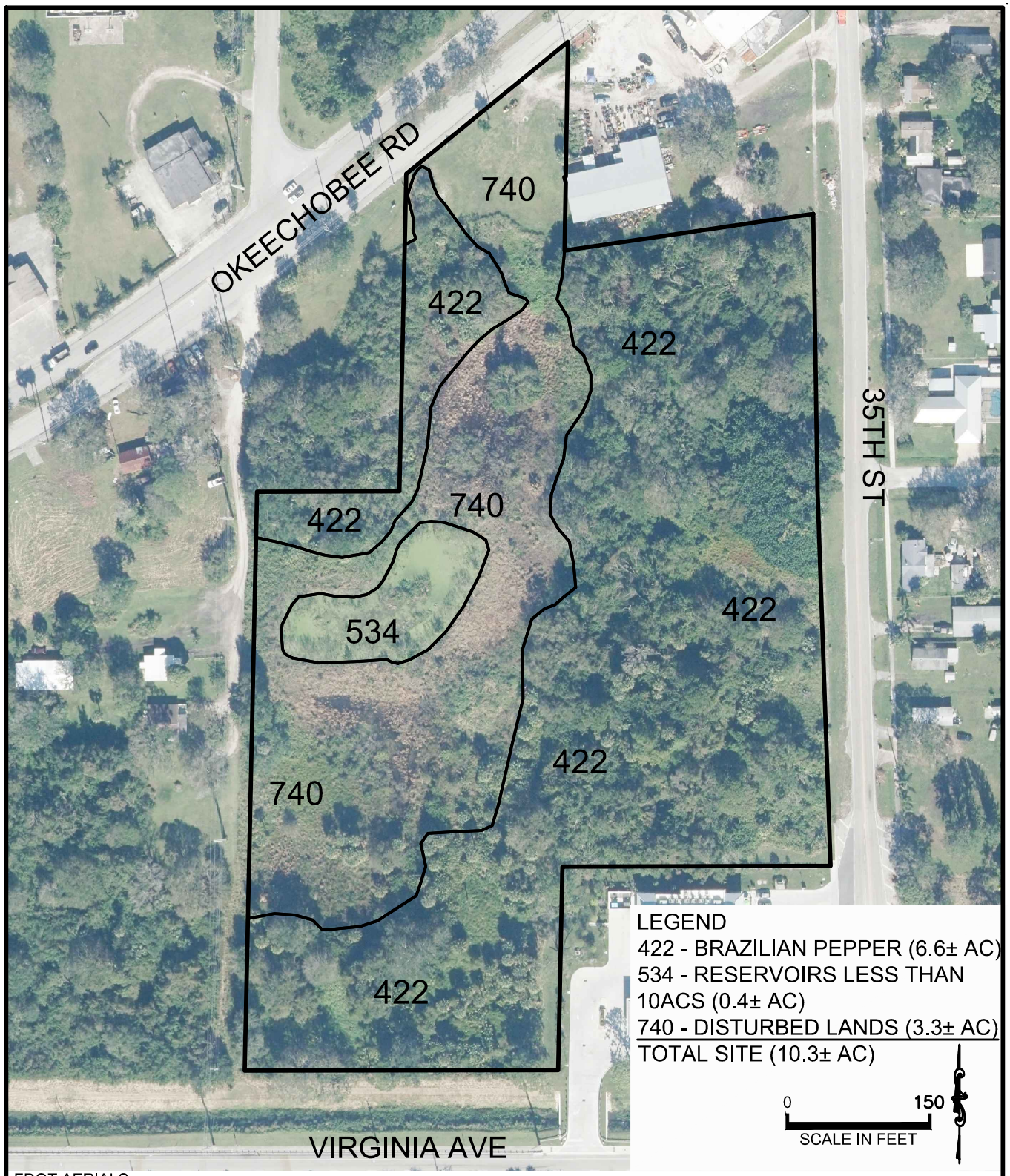
AERIAL

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STUART, FL 34996
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MAY 2019

FIGURE
3

Misty Creek Preserve.dwg AERIAL



FDOT AERIALS
DATED 2018

MISTY CREEK PRESERVE

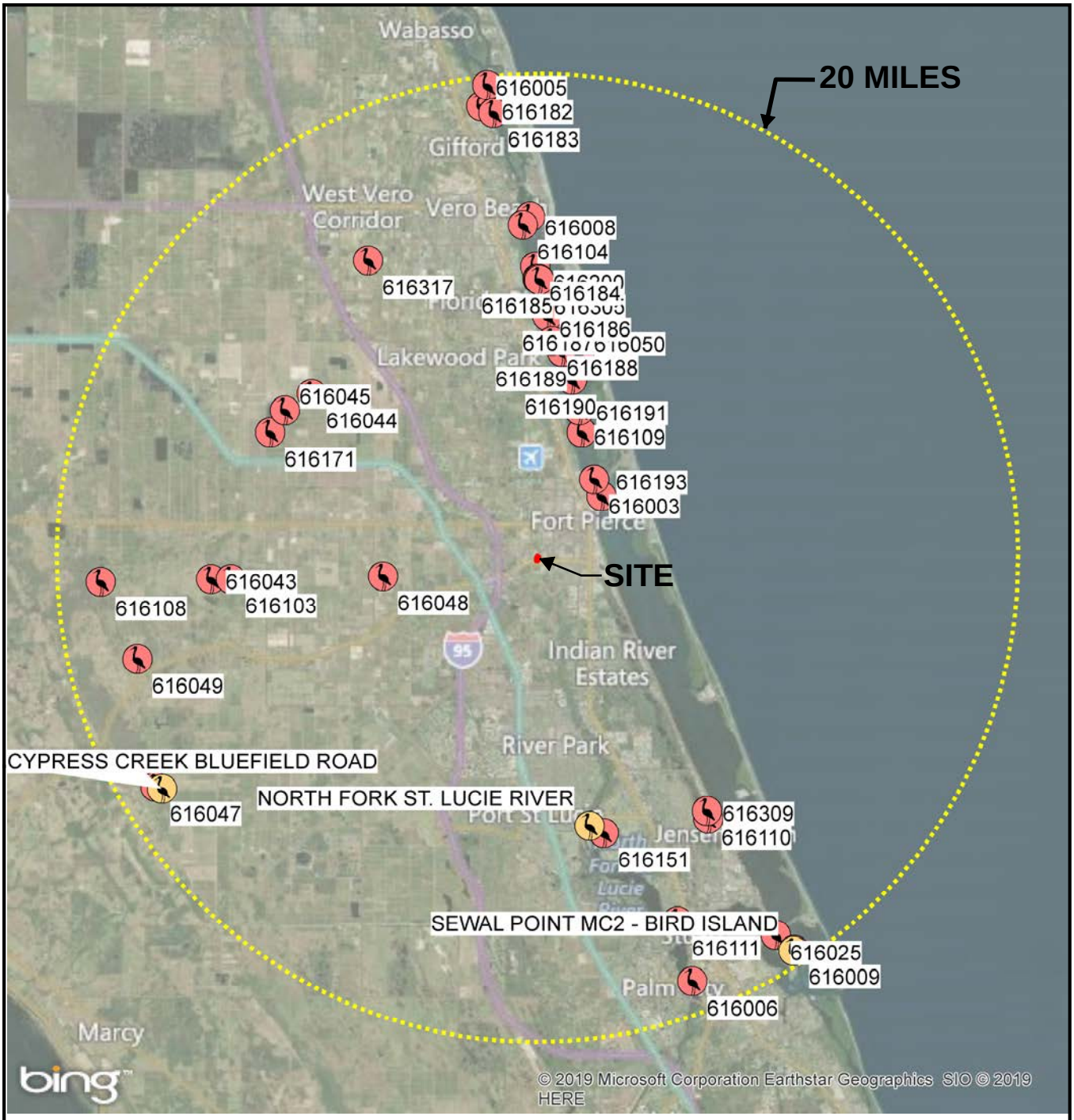
FLUCCS

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MAY 2019

FIGURE
4

Misty Creek Preserve.dwg FLUCCS



LEGEND

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

0 7 Miles N

MISTY CREEK
WOODSTORK & WADING BIRDS

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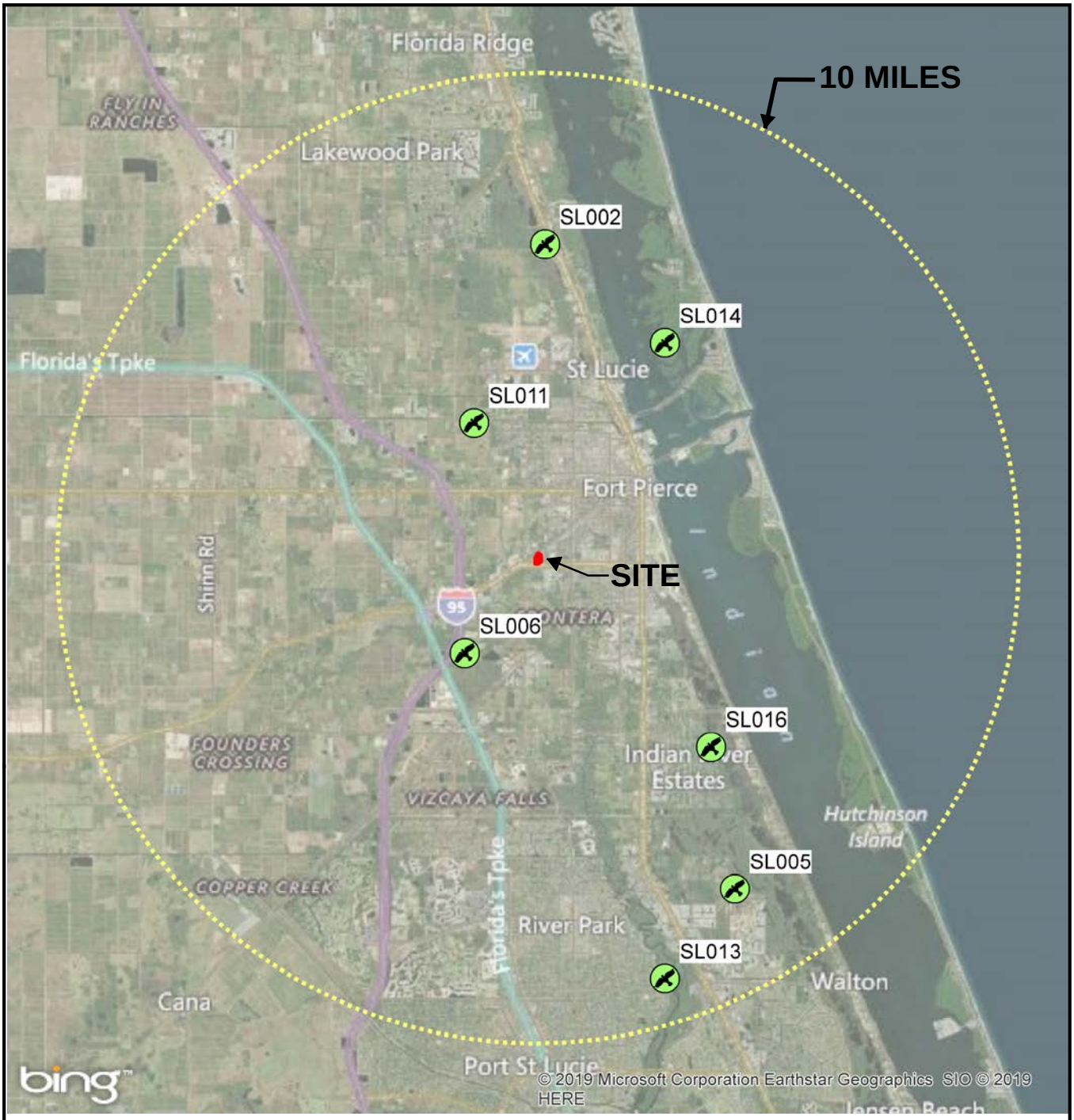
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MAY 2019

FIGURE

5



LEGEND

FFWC EAGLE NESTING 2016

0 3 Miles

N

MISTY GARDENS
EAGLE NESTING MAP

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MAY 2019

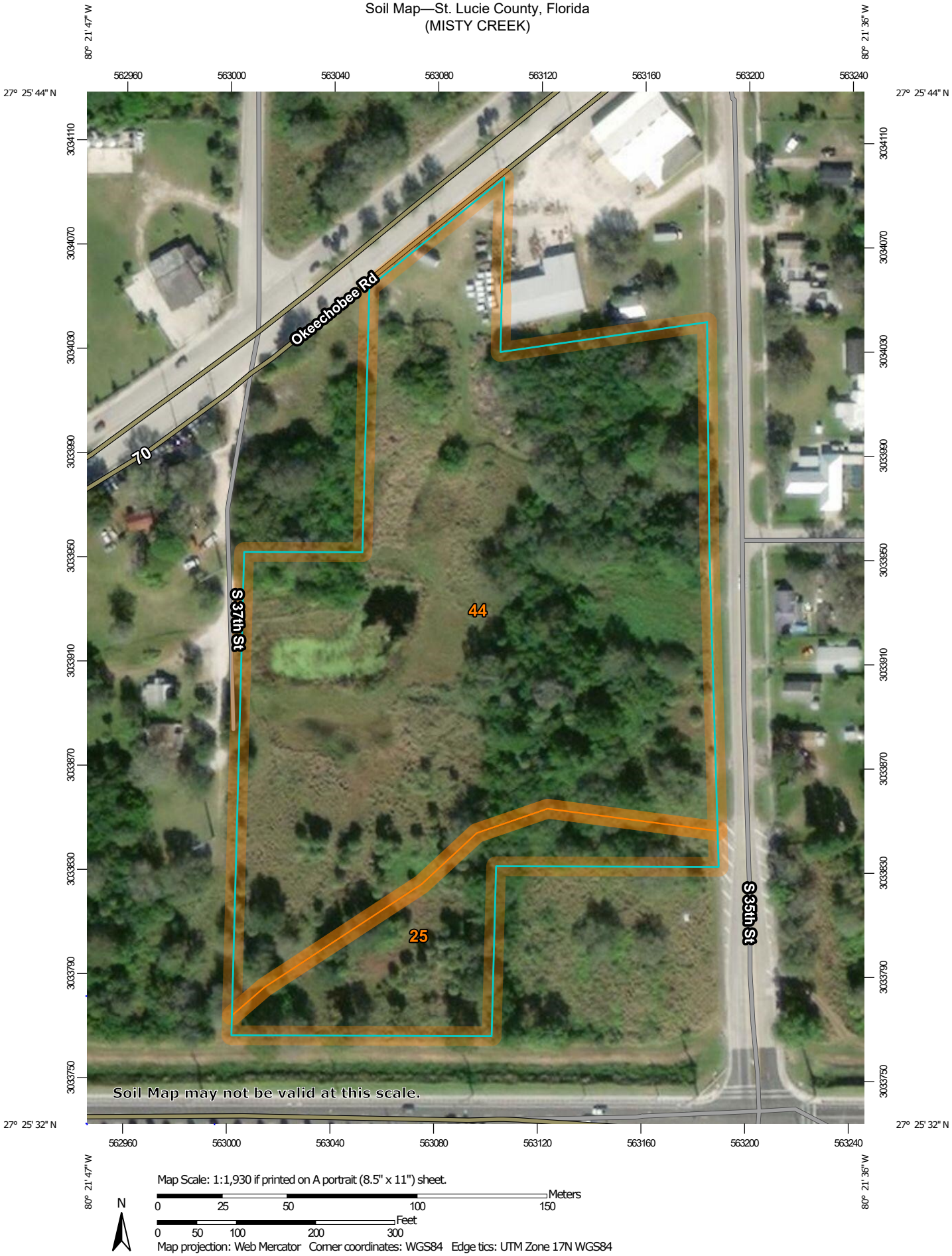
FIGURE

6

APPENDIX B

USDA Soils Report

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



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

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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

MAP LEGEND

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

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

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

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE
FORT PIERCE, FL

PREPARED FOR:
CONE & GRAHAM, INC.

Kimley»Horn

July 8, 2019
Revised October 25, 2019
Kimley-Horn Project # 140011001
CA 00000696
Kimley-Horn and Associates, Inc.
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West Palm Beach, Florida 33411
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TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE

FORT PIERCE, FL

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

July 8, 2019
Revised October 25, 2019
Kimley-Horn Project # 140011001
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Adam B. Kerr, P.E.
Florida Registration Number 64733

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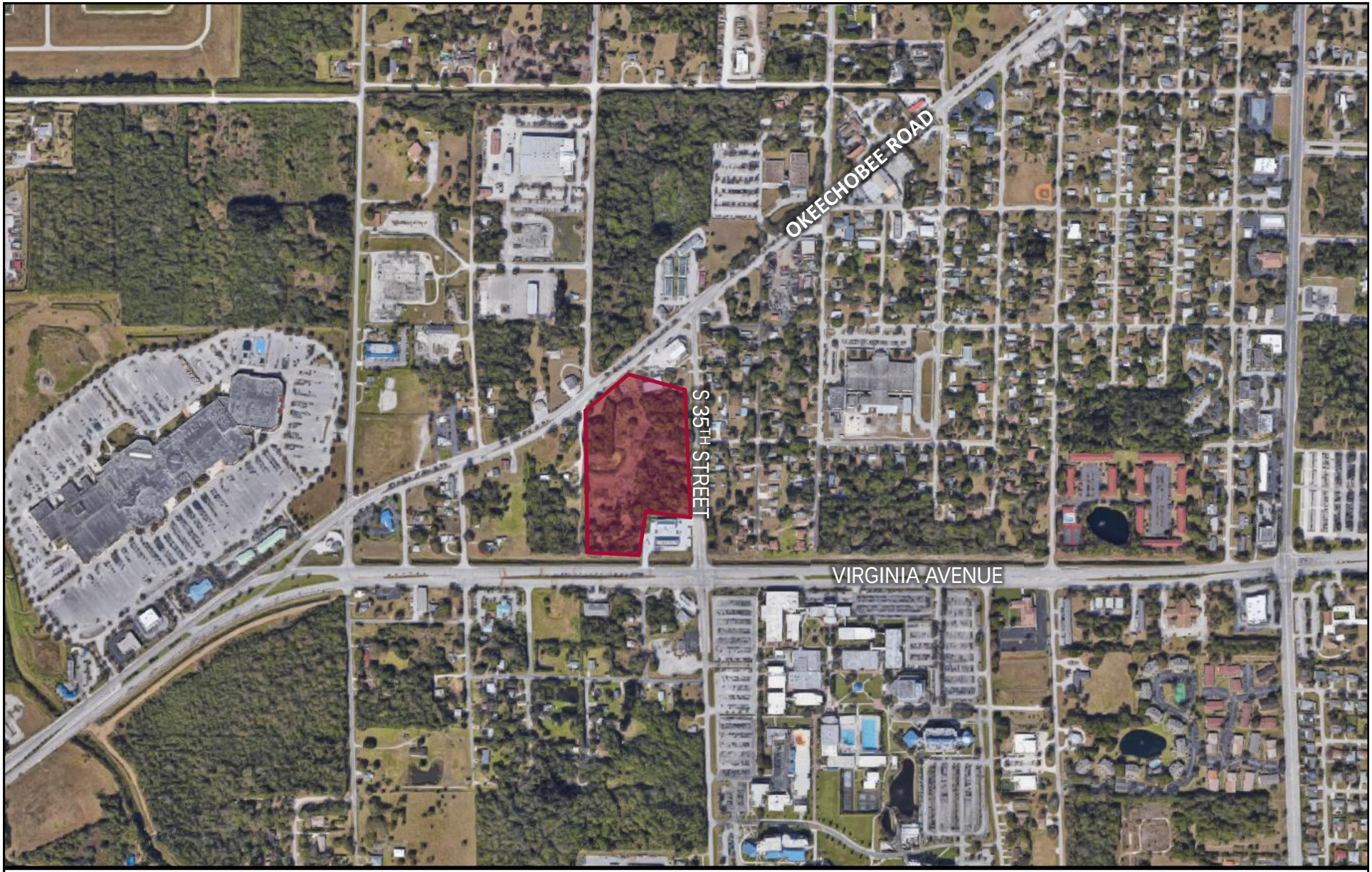
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INTRODUCTION

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

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

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



NORTH

LEGEND

Site Location

FIGURE 1
SITE LOCATION
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn

INVENTORY AND PLANNING DATA

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

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

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

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

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

PROJECT TRAFFIC

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

Existing and Proposed Land Uses

The existing site is vacant. The project is a proposed development of 144 multifamily low-rise dwelling units.

Trip Generation

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

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

Table 1: Trip Generation

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

Trip generation was calculated using the following data:

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

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

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

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

Traffic Distribution

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

The distribution according to cardinal directions is:

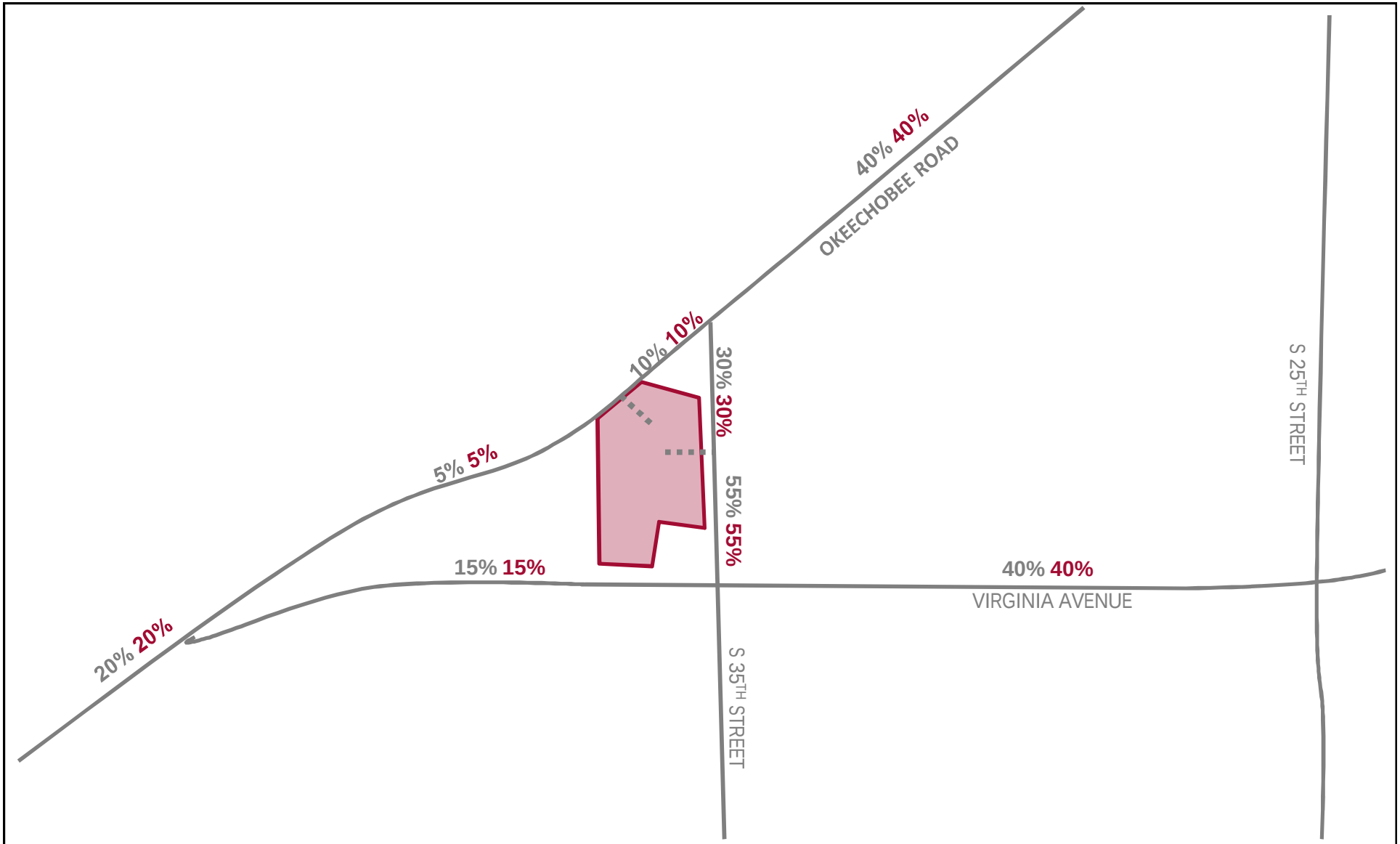
NORTH	-	40 percent
EAST	-	40 percent
WEST	-	20 percent

Traffic Assignment

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

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

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



NORTH

LEGEND

Site Location

XX% Inbound Assignment

XX% Outbound Assignment

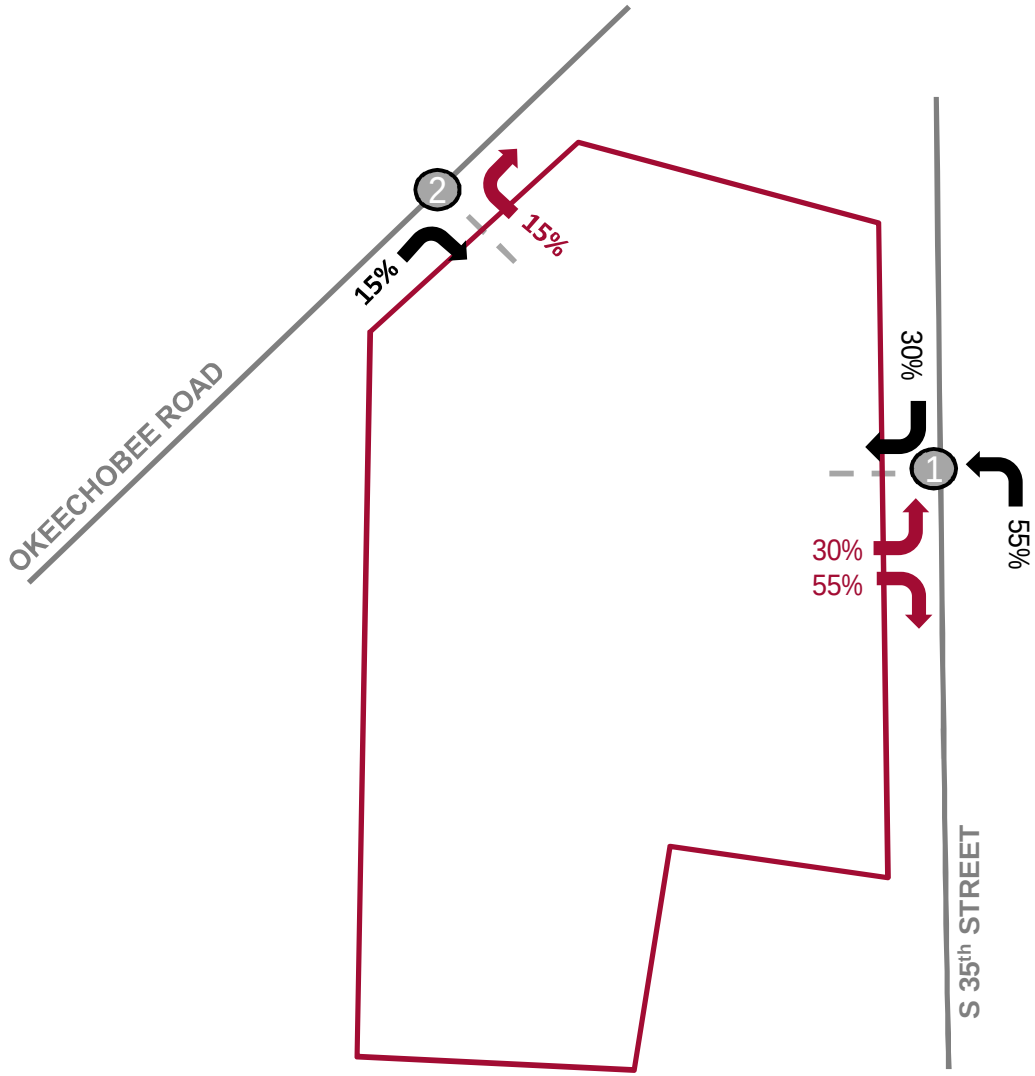
FIGURE 2
TRAFFIC ASSIGNMENT
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn

SITE ACCESS

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

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



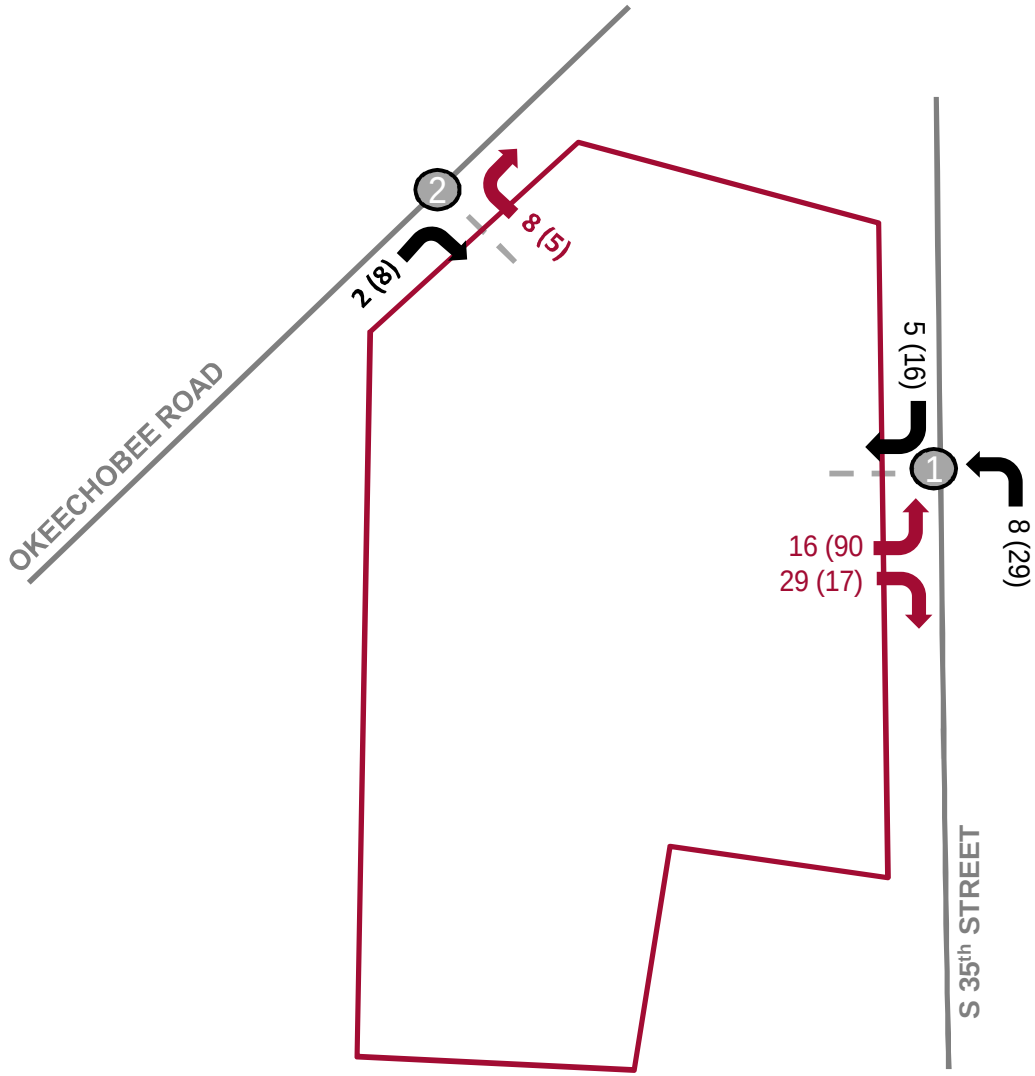
NORTH

LEGEND

XX% Inbound Assignment
XX% Outbound Assignment

FIGURE 3
DRIVEWAY ASSIGNMENT
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn



NORTH

LEGEND

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

FIGURE 4
DRIVEWAY VOLUMES
MISTY CREEK PRESERVE
KH 140011001

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BACKGROUND TRAFFIC

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

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

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

Table 2: Growth Rate Calculations

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

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

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

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

ROADWAY SEGMENT ANALYSIS

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

AM Peak Hour

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

PM Peak Hour

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

The future traffic volume on each significantly impacted roadway segment was analyzed in comparison to its two-way peak-hour service capacity volumes. Committed development information for each significantly impacted link was provided by the City of Fort Pierce City Clerk. As shown in *Table 3*, none of the significantly impacted roadway links are over capacity; therefore, no improvements are required.

Link volumes are included in *Appendix B.*

Table 3: Peak Direction Roadway Segment Analysis

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

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

INTERSECTION ANALYSIS

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

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

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

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

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

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

Table 4: Existing Intersection Analysis LOS and Delay

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

Table 5: Existing 95th Percentile Queue Lengths

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

Table 6: Background Intersection Analysis LOS and Delay

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

Table 7: Background 95th Percentile Queue Lengths

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

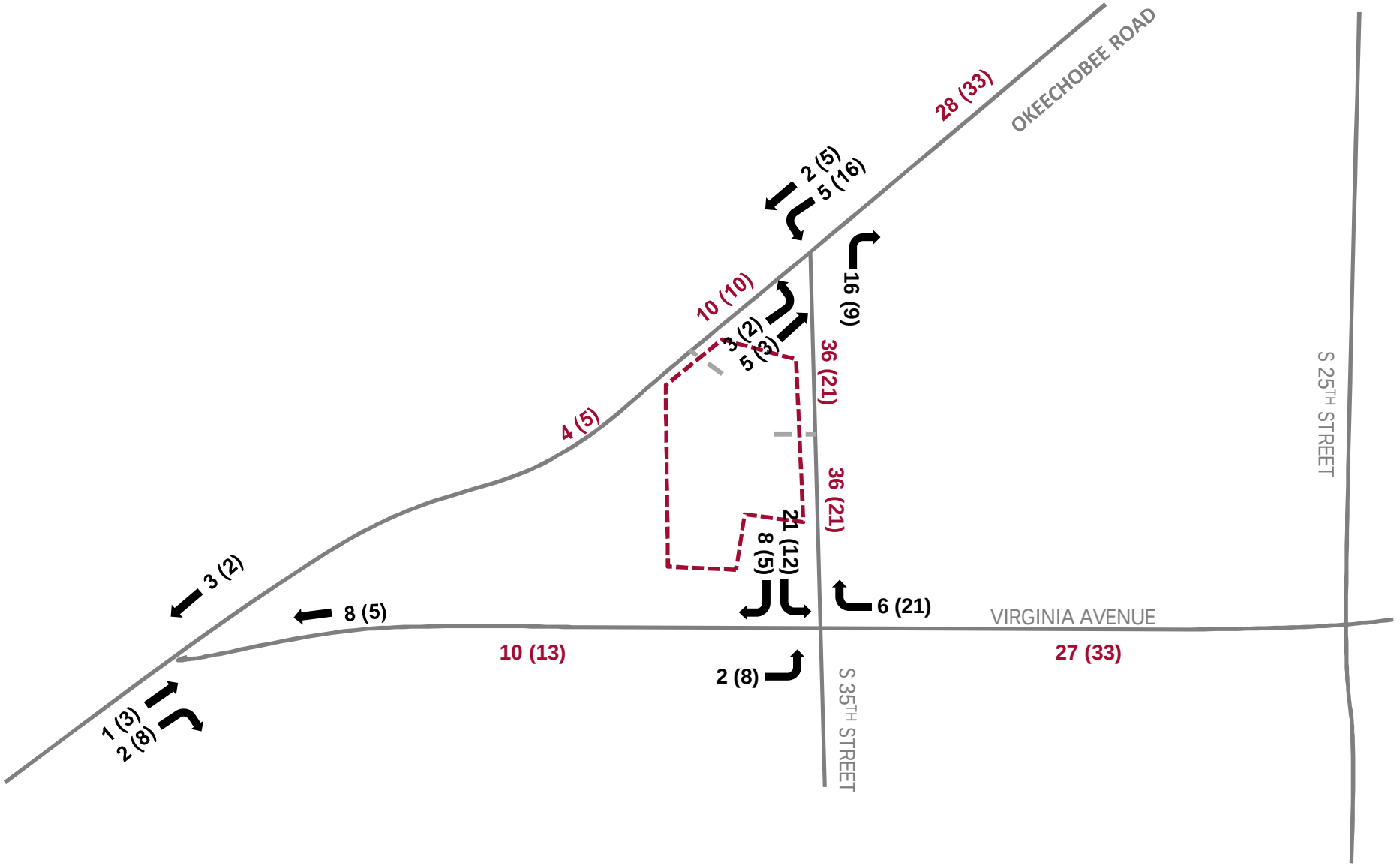
Table 8: Future Total Intersection Analysis LOS and Delay

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

Table 9: Future Total 95th Percentile Queue Lengths

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

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



NORTH

LEGEND

Site location

XX (XX) Intersection AM (PM) Project Traffic

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

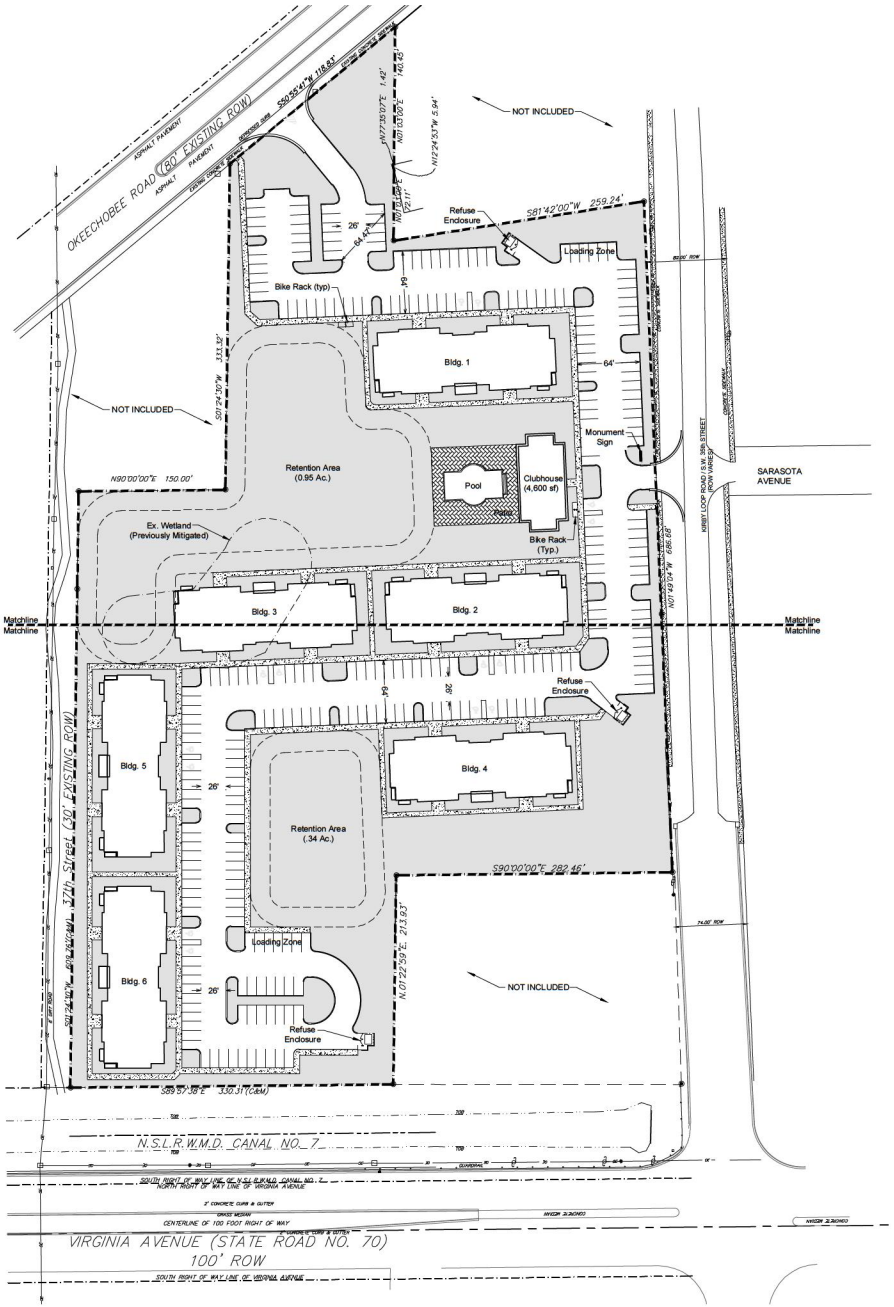
FIGURE 5
PROJECT TRAFFIC VOLUMES
MISTY CREEK PRESERVE
KH 140011001

Kimley»Horn

CONCLUSION

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

APPENDIX A: SITE PLAN



Meets and Bound Legal Description:

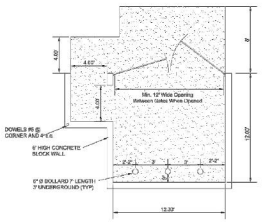
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

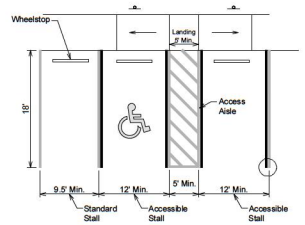
LESS AND EXCEPT:

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

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



Typical Refuse Enclosure Detail



Typical Parking Stall Detail

Site Data

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

Building and Lot Data

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

Parking Requirements

Vehicle Parking Required: 238 Spaces

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

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

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

Bicycle Parking Provided: 30 Spaces

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

Loading Spaces Provided: 2 Spaces

General Notes

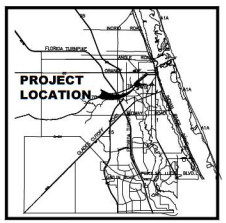
1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the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

Project Description

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

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

Key / Location:



Project Team:

The Oaks at Mission Gardens

Fort Pierce, Florida

Site Plan

Date	By	Description
04.20.19	SAW	Initial Submittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

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

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APPENDIX B: TURNING MOVEMENT COUNTS AND LINK VOLUMES

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

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

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

ALL VEHICLES

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

TRAFFIC SURVEY SPECIALISTS, INC.

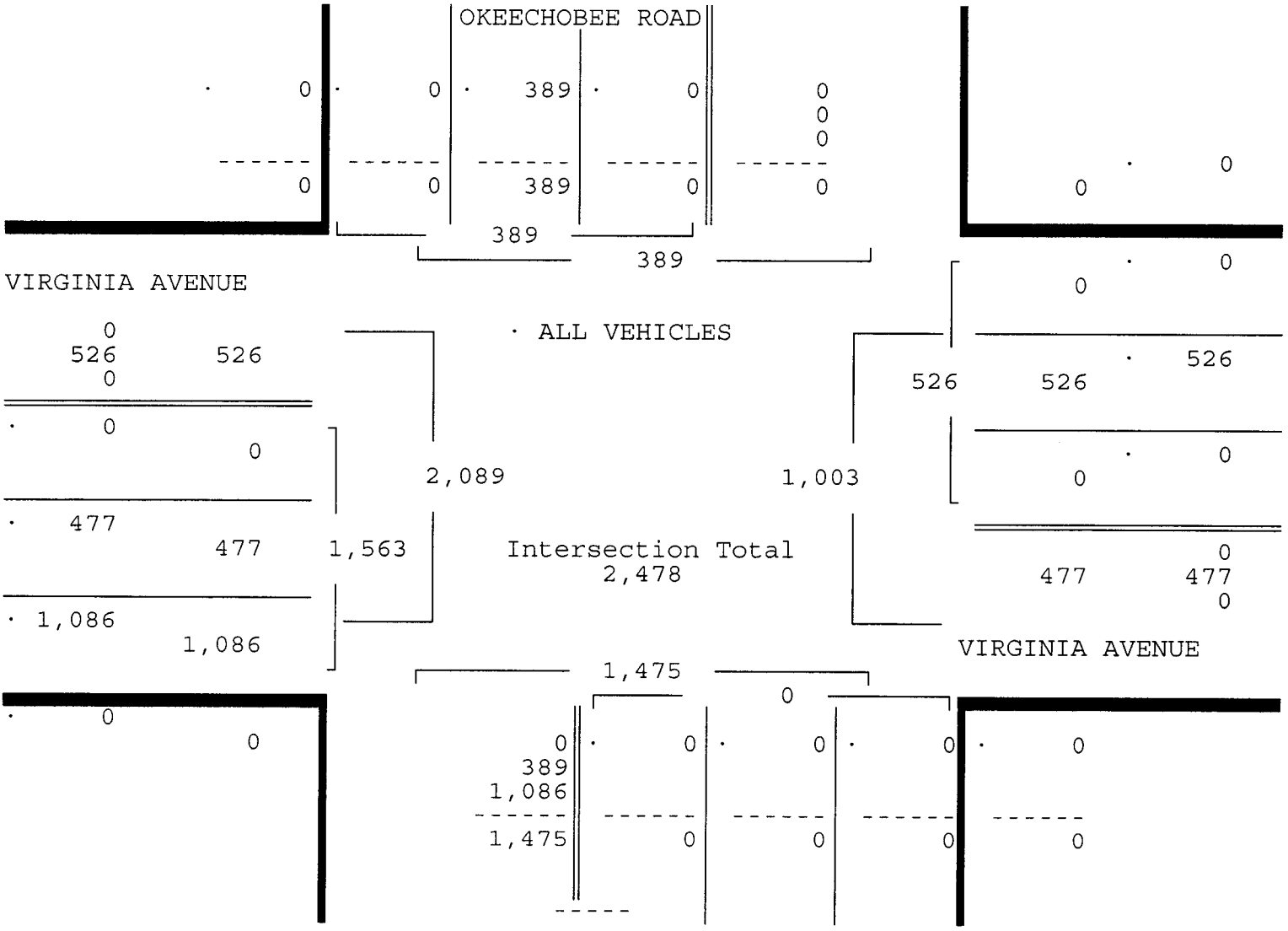
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

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

ALL VEHICLES

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



TRAFFIC SURVEY SPECIALISTS, INC.

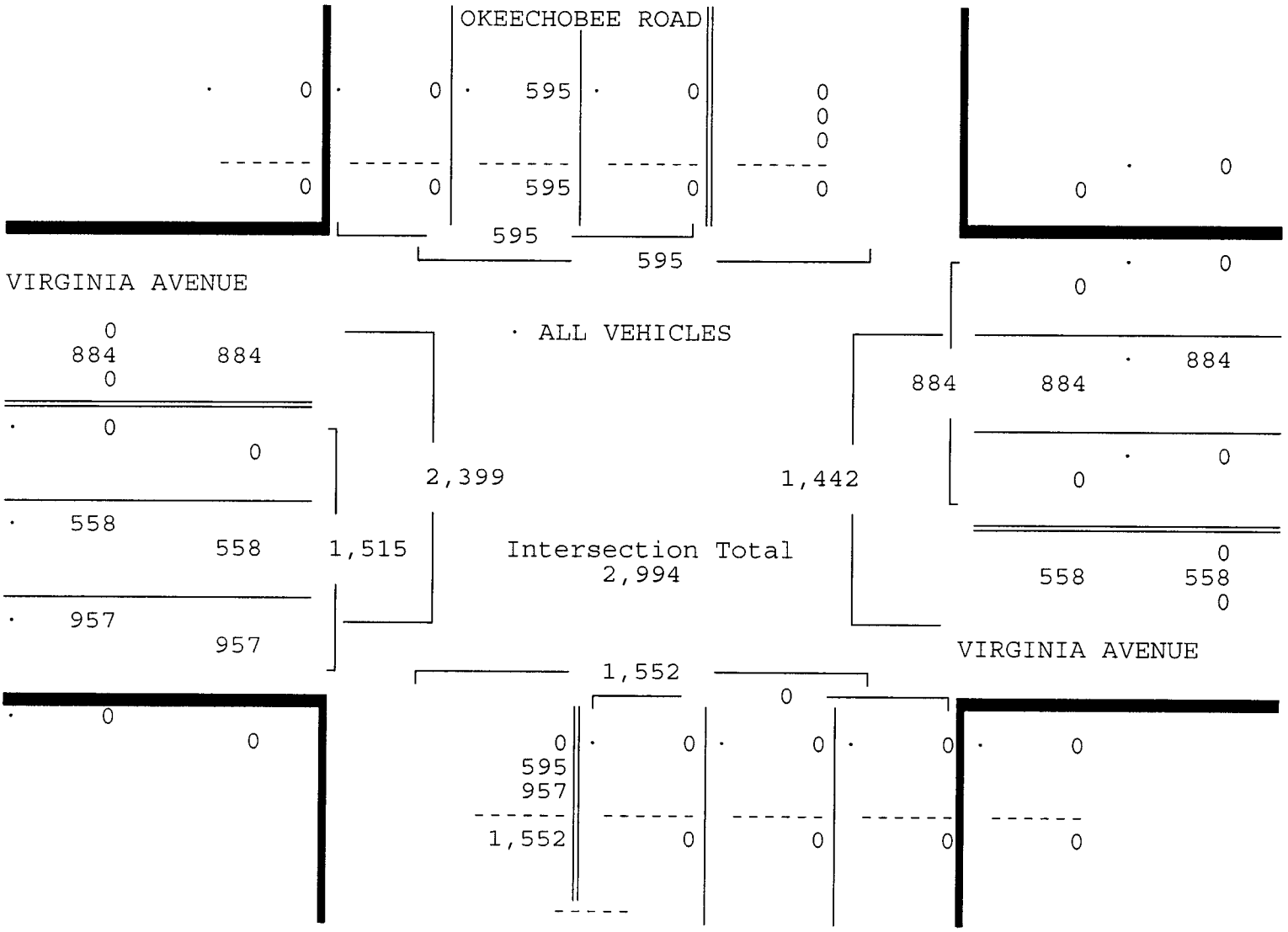
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

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

ALL VEHICLES

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



TRAFFIC SURVEY SPECIALISTS, INC.

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

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

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

PEDESTRIANS & BIKES

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

TRAFFIC SURVEY SPECIALISTS, INC.

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

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

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

ALL VEHICLES

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

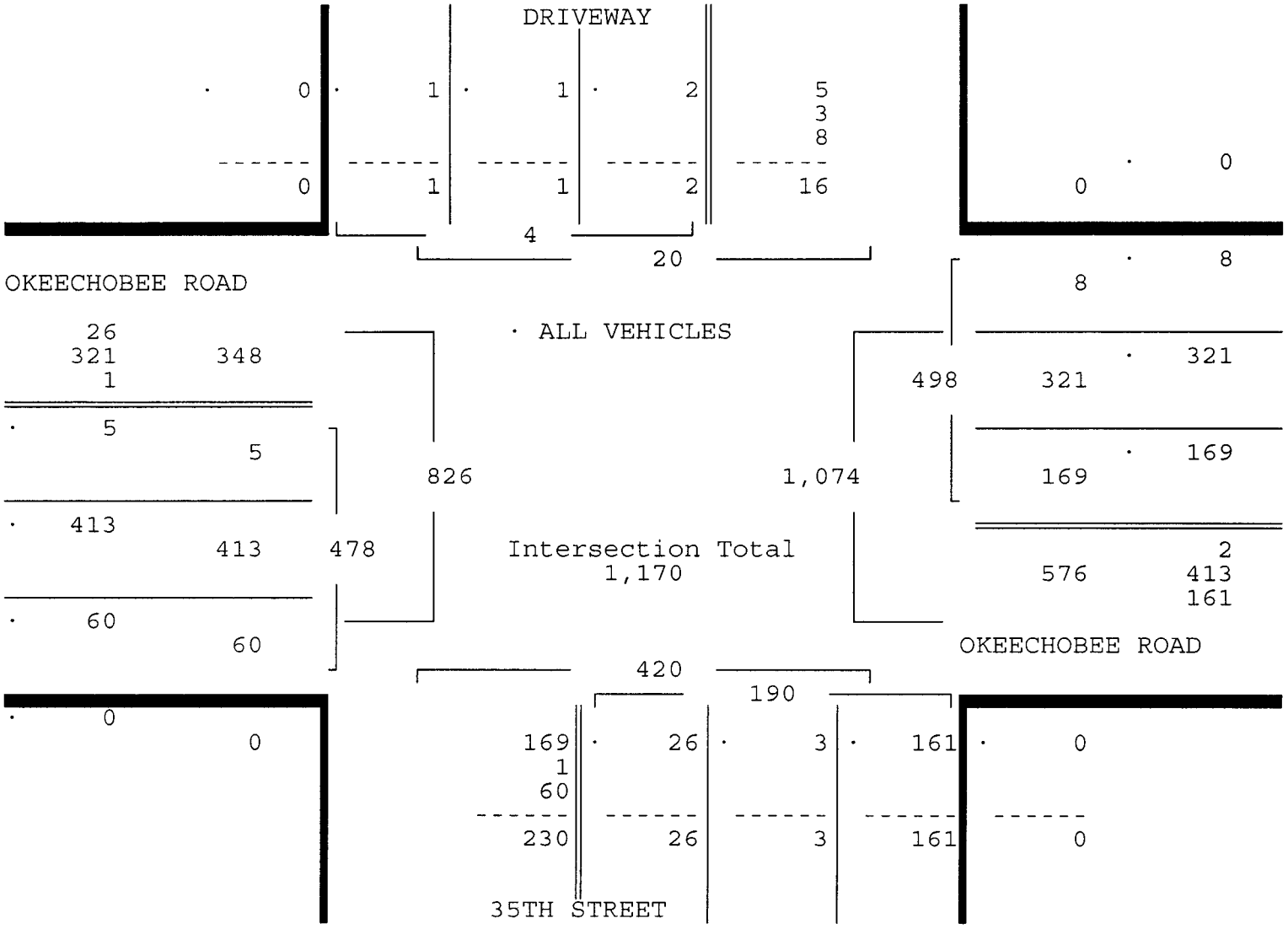
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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

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

ALL VEHICLES

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



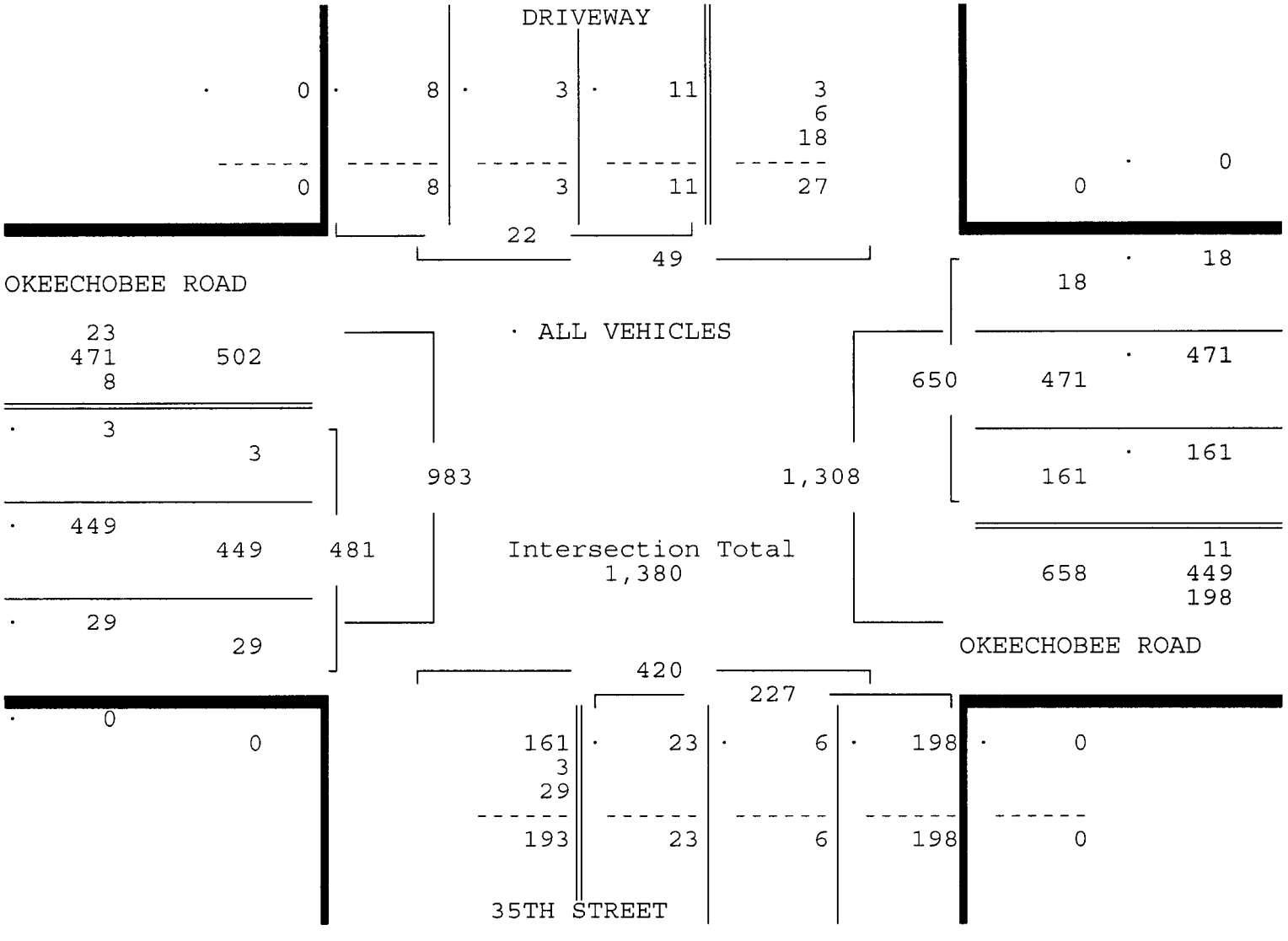
OKEECHOBEE ROAD & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

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

Site Code : 00190070
Start Date: 04/03/19
File I.D. : OKEE35ST
Page : 3

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.

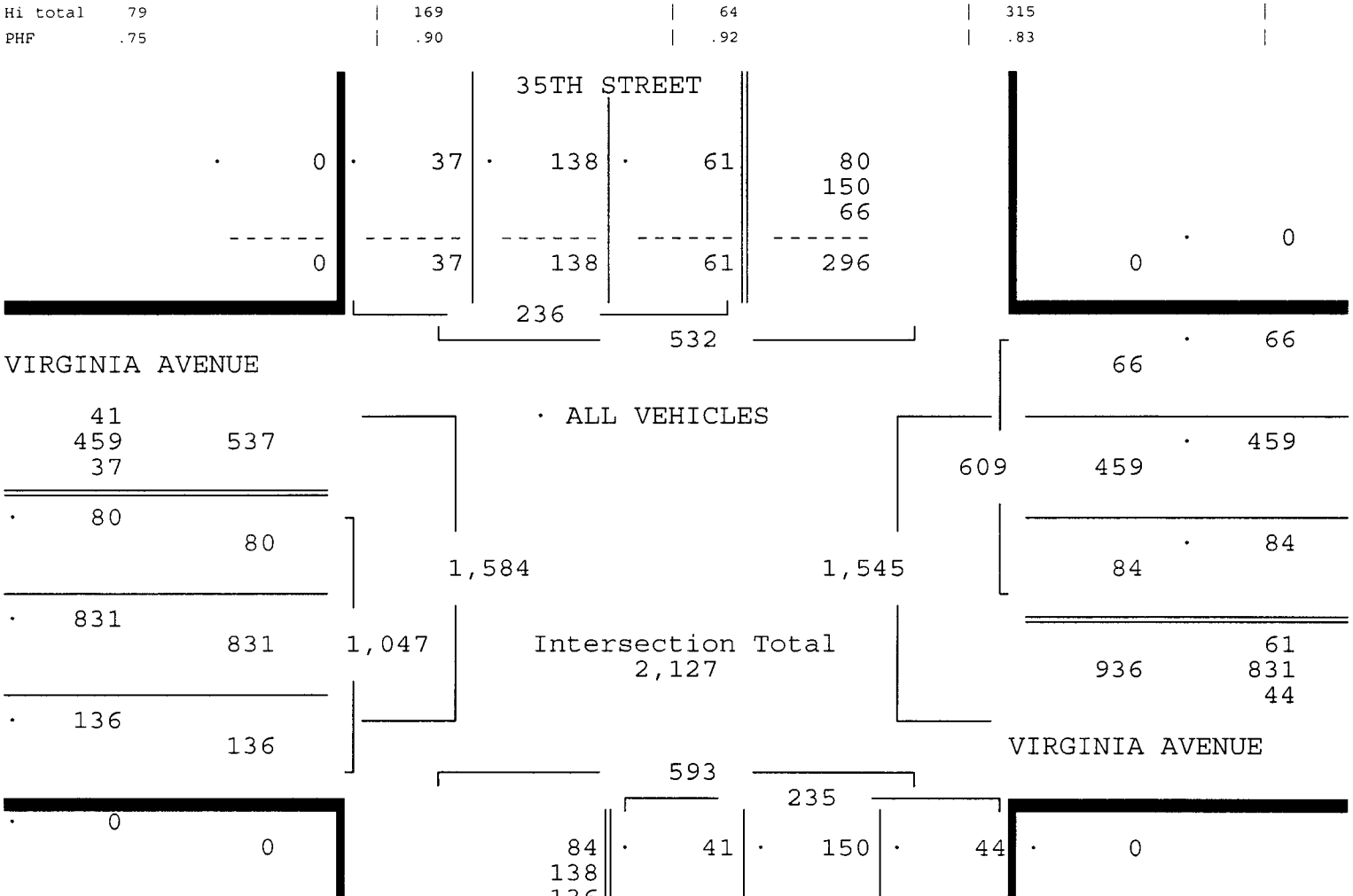
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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
Page : 2

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.

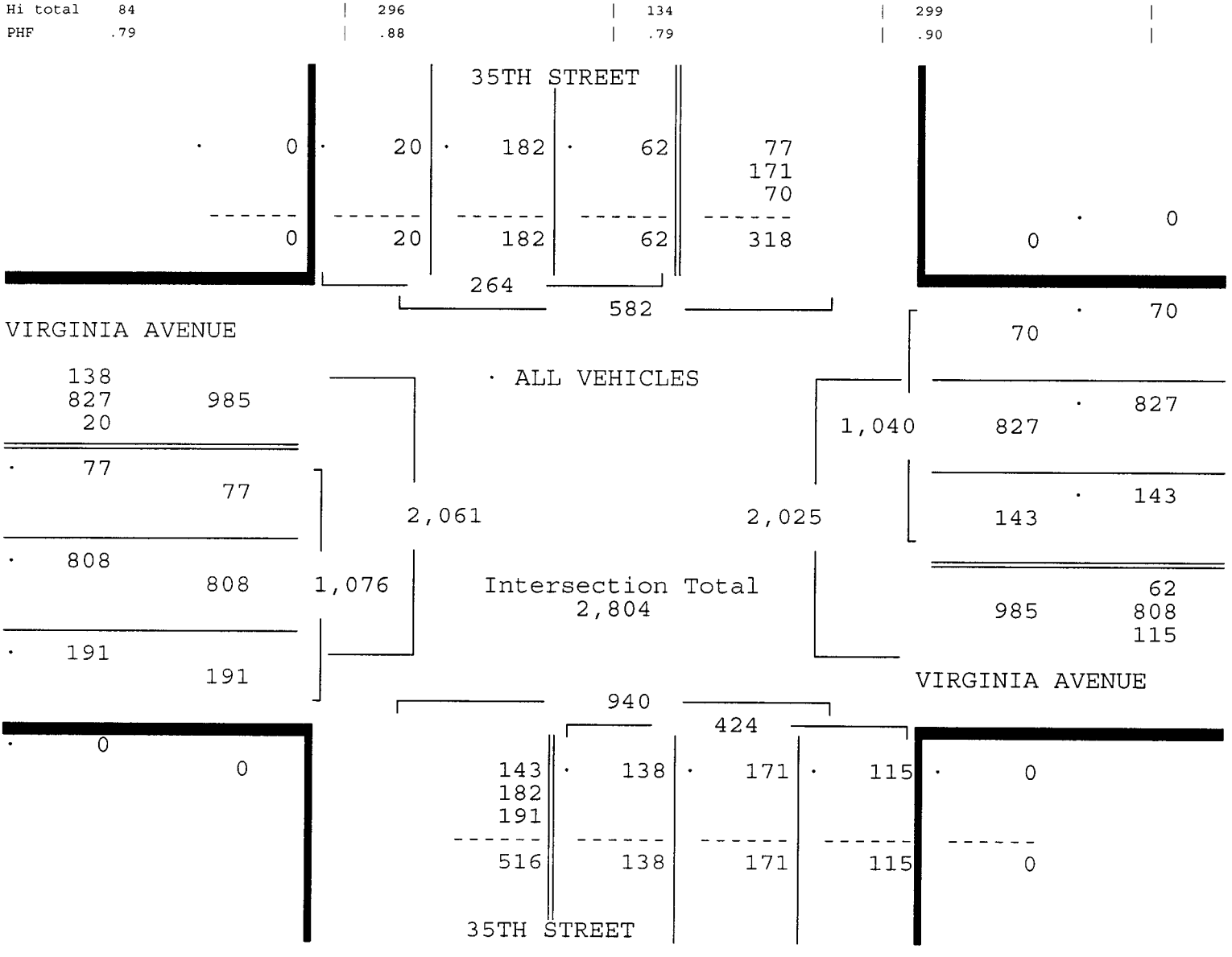
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

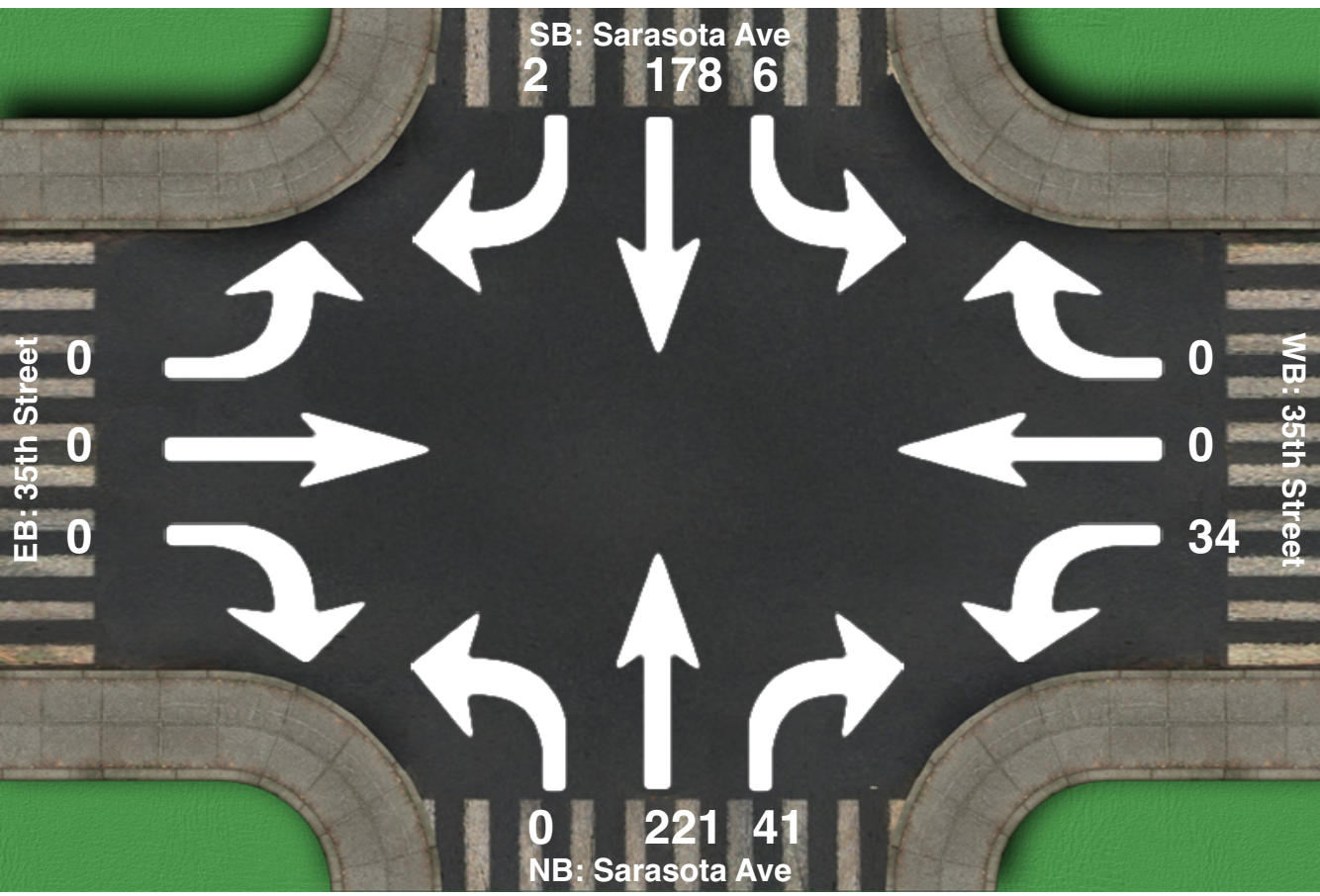
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	6	178	2	34	0	0	0	221	41	0	0	0	482

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

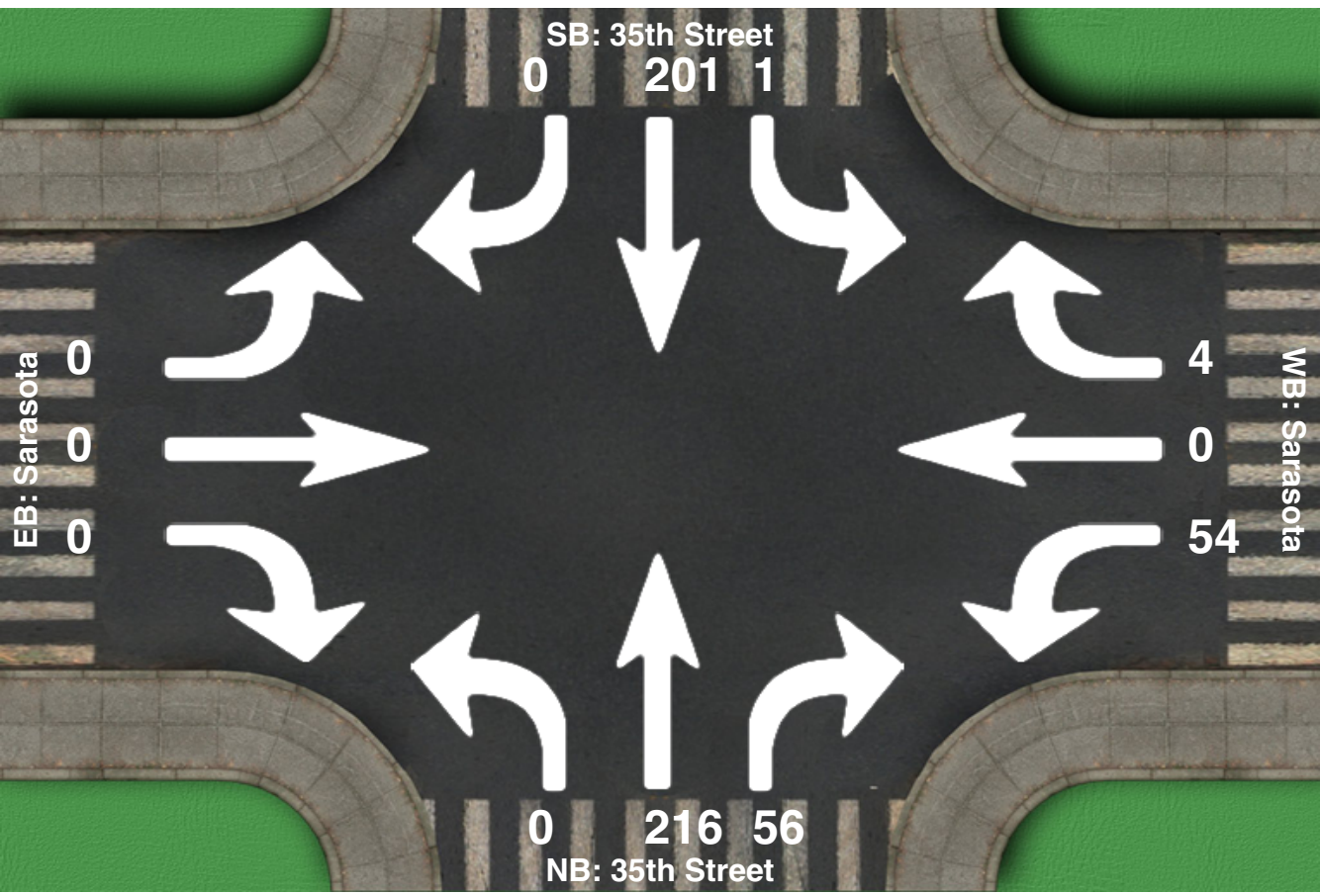
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	1	201	0	54	0	4	0	216	56	0	0	0	532

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

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
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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
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.**

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
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
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0083 - S 35 ST- NORTH OFARNOLD RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	10900 C	N 6500	S 4400	9.00	51.30	5.80
2017	8100 V	0	0	9.00	50.90	10.00
2016	8000 R	0	0	9.00	50.90	6.20
2015	7900 T	0	0	9.00	51.00	41.80
2014	7900 S			9.00	50.80	49.50
2013	7900 F	0	0	9.00	50.80	11.90
2012	7900 C	N 0	S 0	9.00	56.80	7.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2018 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

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

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

APPENDIX D: SIGNAL TIMING AND PSCF

City of Fort Pierce Engineering Department

Intersection Timing Sheet

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

Part I — Actuated Timing Information

Non-coordinated Operation

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

Part II — Coordinated Timing Information

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — Notes and Comments

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

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Okeechobee Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

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

Part II — *Coordinated Timing Information*

Pattern Tables

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

Schedule Implementation

Schedule Notes

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

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)
2. Coord offset reference - Phase 4

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

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

* PEAK SEASON

APPENDIX E: COMMITTED DEVELOPMENTS

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Camping World Concurrency

Prepared for:

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

Prepared by:

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

March 6, 2018
SR18021.0

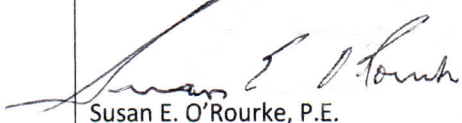
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

Table 1 - Trip Generation

Table 1a- Daily

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

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

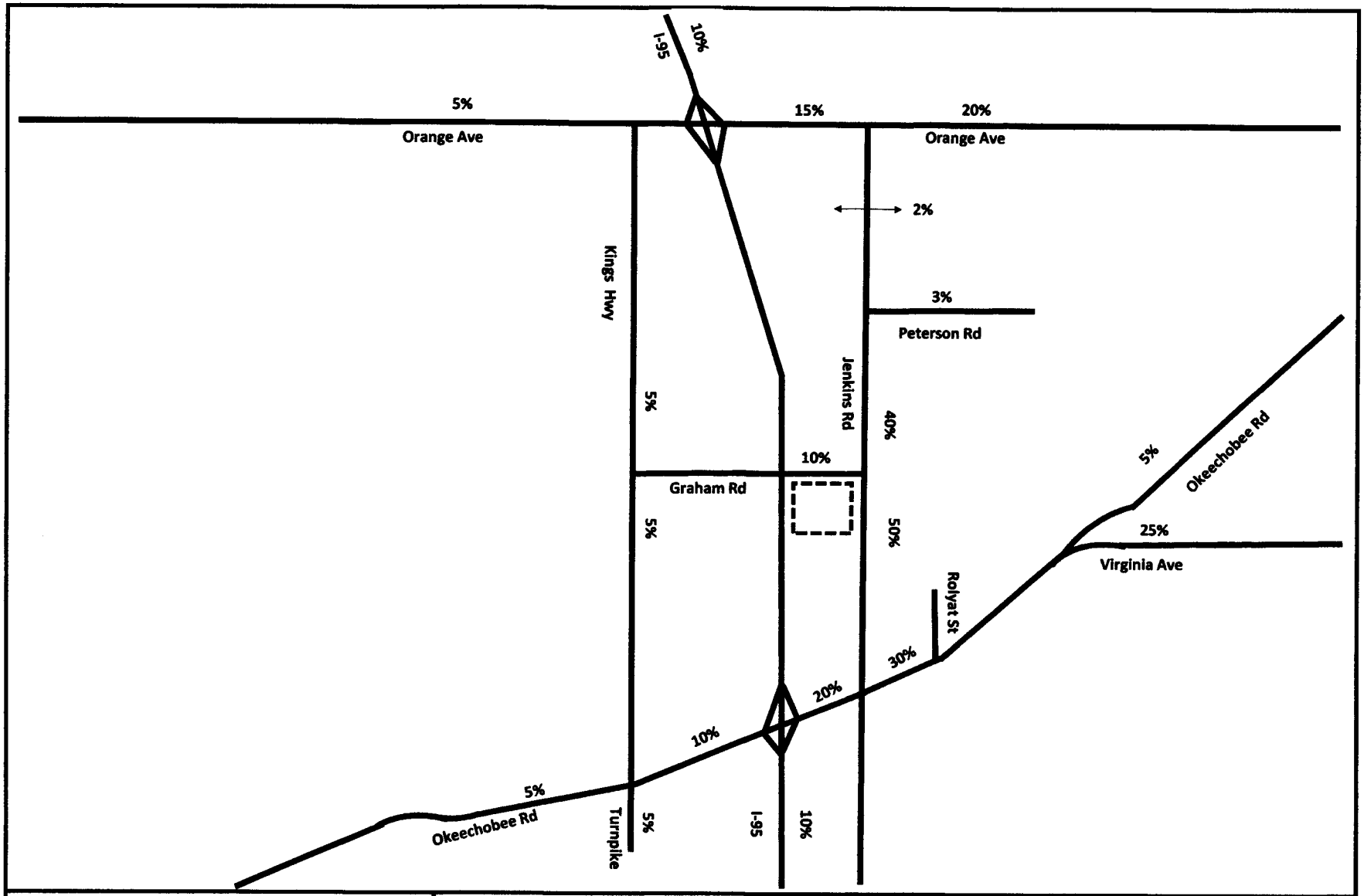
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

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

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

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

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

Legend

= Project Location

Figure 2

Percent Assignment

Camping World Concurrency

BENT CREEK
TRAFFIC IMPACT ANALYSIS

Prepared for

LENNAR HOMES

Prepared by

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

RECEIVED
JAN 26 2004
COMMUNITY DEVELOPMENT
ST. LUCIE COUNTY, FL

1/22/04

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

#PTC03-135
January 22, 2004

Exhibit 3
Bent Creek
Trip Generation

DAILY

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

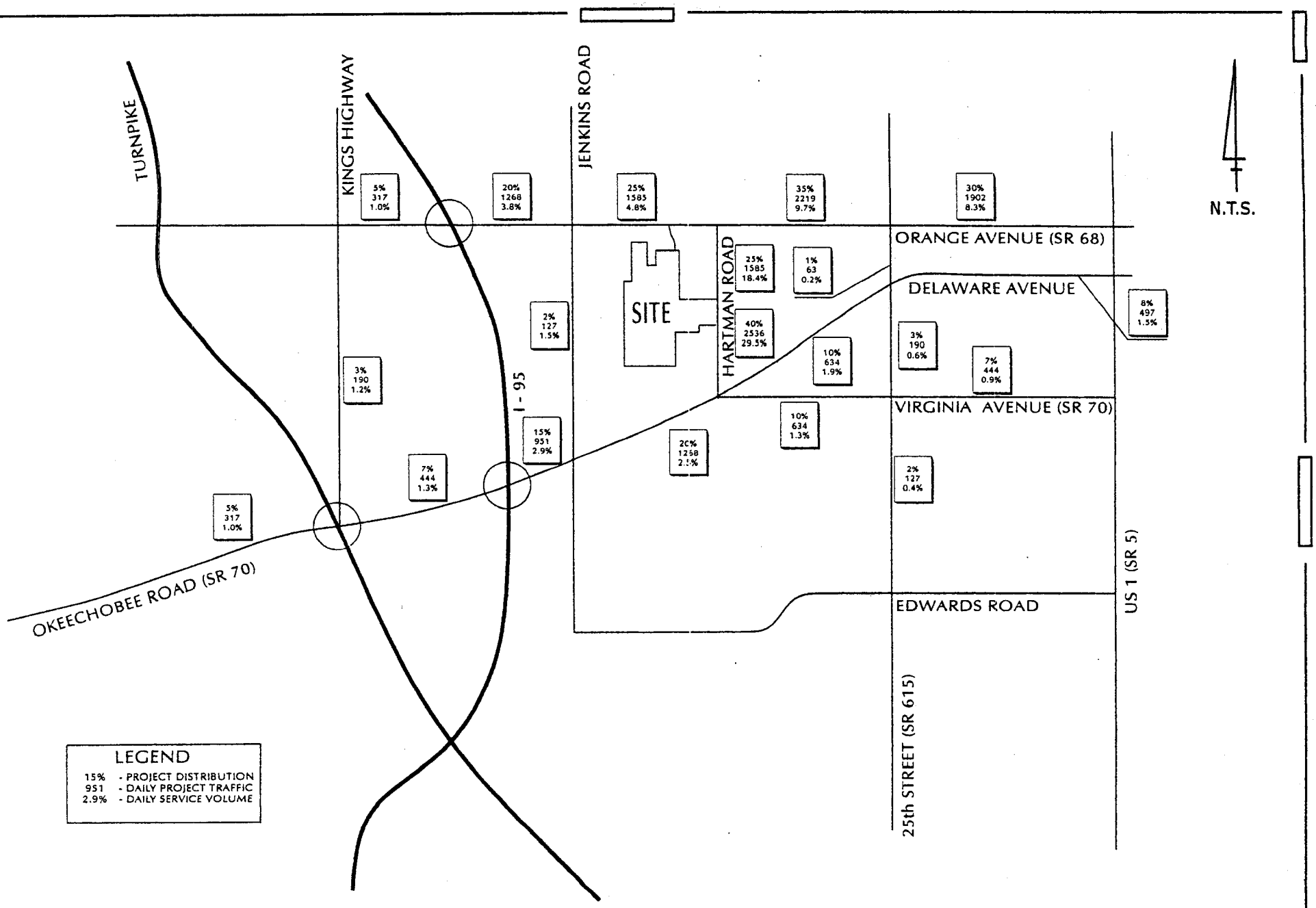
AM Peak Hour Trip Generation

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

PM Peak Hour Trip Generation

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

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



01/21/04
03-135

BENT CREEK

EXHIBIT 4
PROJECT TRAFFIC ASSIGNMENT

PTC

LBFH Project No. 03-0014

PRELIMINARY TRAFFIC REPORT

FOR THE

TEN MILE ESTATES

Residential Subdivision Project

RECEIVED
FEB 2 0 2004
COMMUNITY DEVELOPMENT
CITY OF MERIDIAN

Site Access

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

Trip Generation and Distribution

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

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

The roadway links considered in this analysis were:

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

Summary

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

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

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

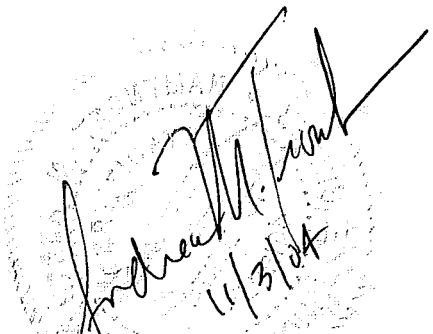
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

Prepared for

LBFH, INC.

Prepared by

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



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

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

Exhibit 3
Celebration Pointe (United Homes)
Trip Generation

DAILY

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

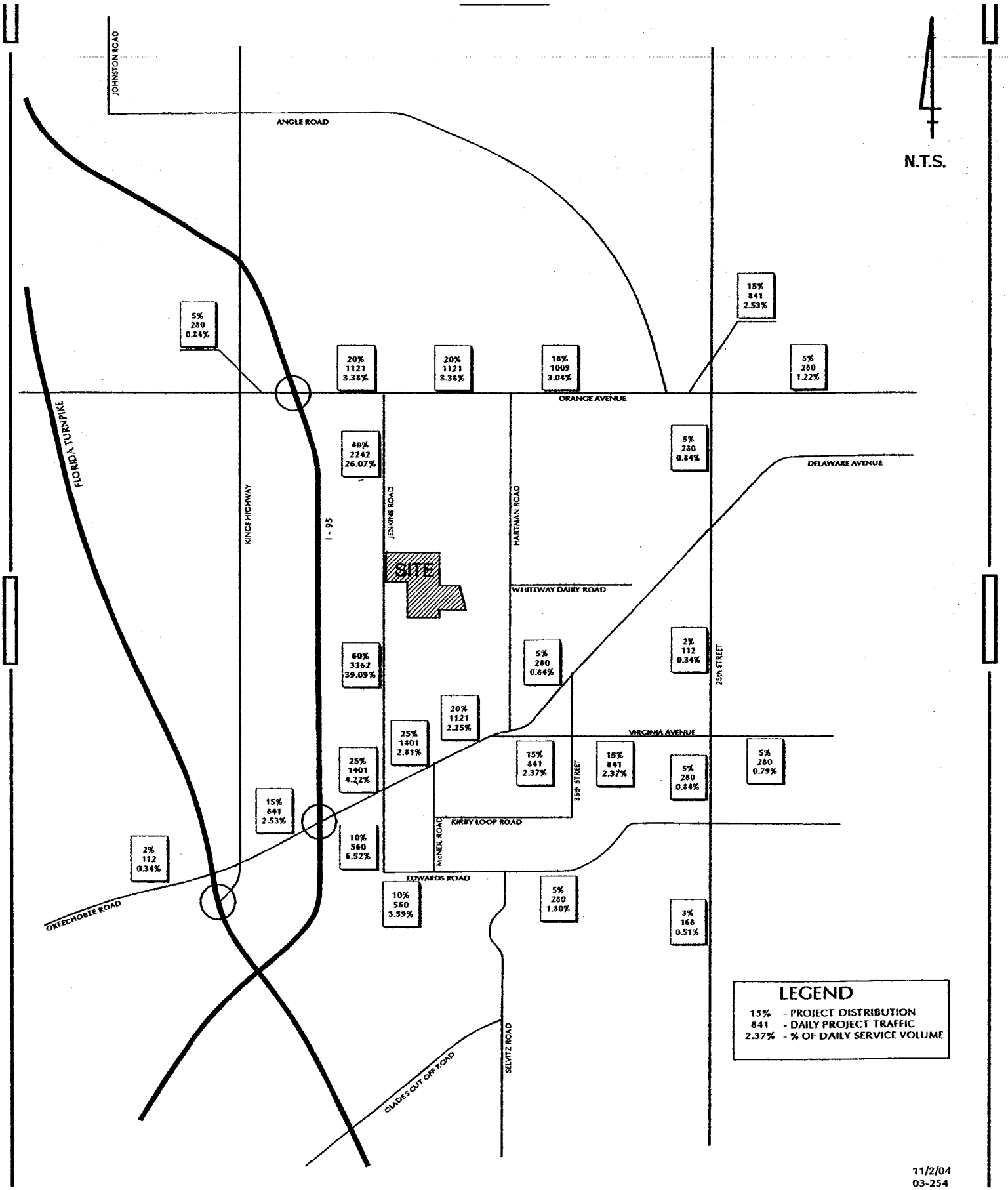
AM Peak Hour

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

PM Peak Hour

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

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



11/2/04
03-254

CELEBRATION POINTE (UNITED HOMES)

EXHIBIT 4 PROJECT TRAFFIC ASSIGNMENT

PTC

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

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

53 Acre KOA Campground

Prepared for:

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

Prepared by:

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

July 14, 2017

SR17062.0

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

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

Table 1: Project Trip Generation

Daily

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

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

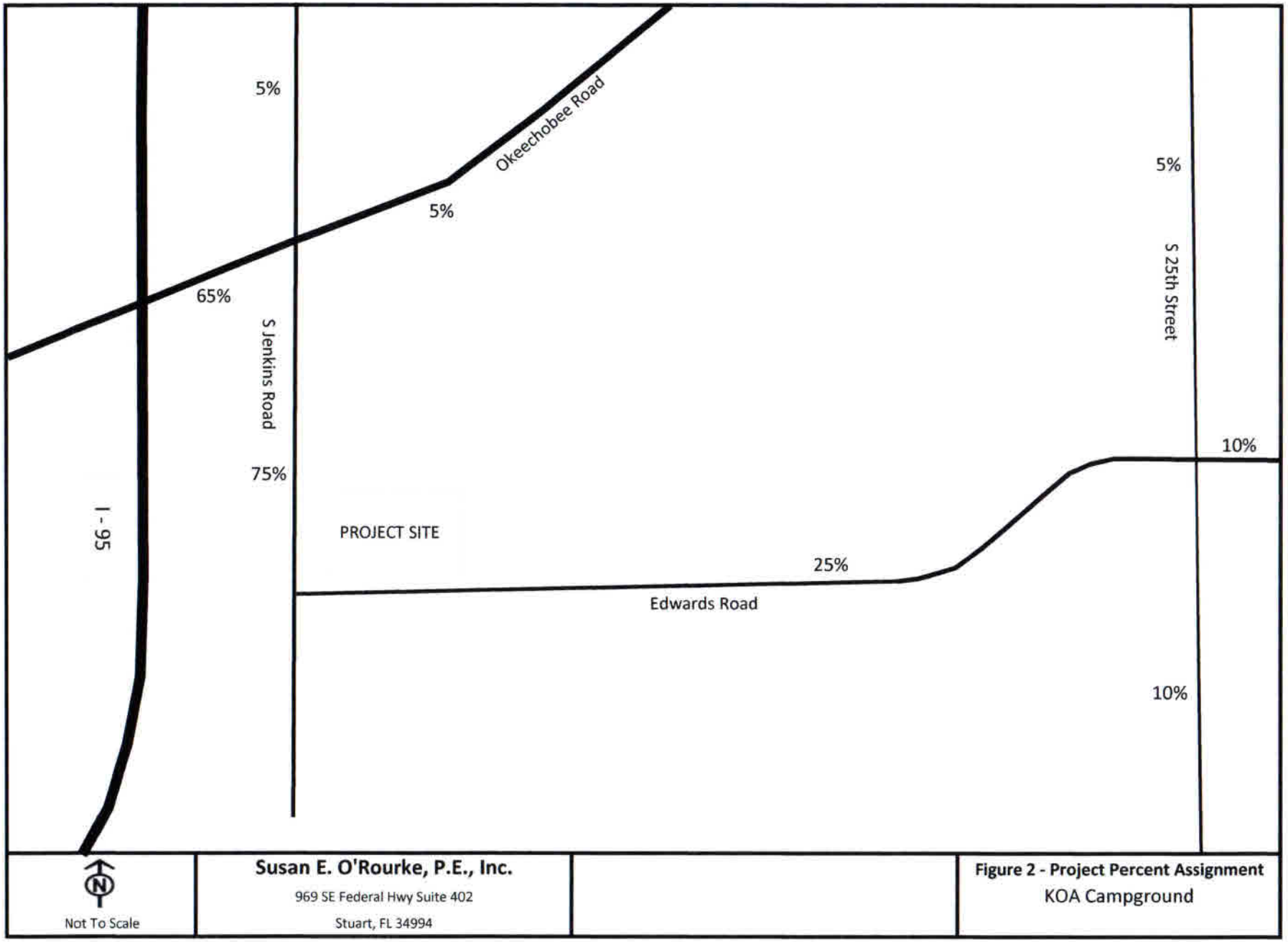
AM

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

PM

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

Source: ITE Trip Generation 9th Edition


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

APPENDIX F: VOLUME DEVELOPMENT SHEETS

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/03/2019	41	150	44	61	138	37	80	831	136	84	459	66
Peak Season Volume	41	152	44	62	139	37	81	839	137	85	464	67
Growth Rate	6.65%	6.65%	6.65%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.93%	0.93%	0.93%
Traffic Volume Growth	16	58	17	6	14	4	2	21	3	4	22	3
Committed Celebration Pointe												
Inbound Traffic Assignment											15.0%	
Inbound Traffic Volumes											15	
Outbound Traffic Assignment								15.0%				
Outbound Traffic Volumes								56				
Project Traffic	0	0	0	0	0	0	0	56	0	0	15	0
Committed Bent Creek												
Inbound Traffic Assignment											10.0%	
Inbound Traffic Volumes											38	
Outbound Traffic Assignment								10.0%				
Outbound Traffic Volumes								51				
Project Traffic	0	0	0	0	0	0	0	51	0	0	38	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									7			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	22											
Project Traffic	22	0	0	0	0	0	0	0	7	0	0	0
Total Committed Projects	22	0	0	0	0	0	0	107	7	0	53	0
1.0% Traffic Volume Growth	2	8	2	3	7	2	4	43	7	4	24	3
Committed + 1.0% Growth	24	8	2	3	7	2	4	150	14	4	77	3
Max (Committed + 1.0% or Historic Growth)	24	58	17	6	14	4	4	150	14	4	77	3
Background Traffic Volumes	65	210	61	68	153	41	85	989	151	89	541	70
Project Traffic												
Inbound Traffic Assignment							15.0%					40.0%
Inbound Traffic Volumes							2					6
Outbound Traffic Assignment				40.0%		15.0%						
Outbound Traffic Volumes				21		8						
Project Traffic	0	0	0	21	0	8	2	0	0	0	0	6
Total Traffic w/o RTOR	65	210	61	89	153	49	87	989	151	89	541	76
RTOR Reduction												
TOTAL TRAFFIC	65	210	61	89	153	49	87	989	151	89	541	76

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/03/2019	138	171	115	62	182	20	77	808	191	143	827	70
Peak Season Volume	139	173	116	63	184	20	78	816	193	144	835	71
Growth Rate	6.65%	6.65%	6.65%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.93%	0.93%	0.93%
Traffic Volume Growth	53	66	44	6	19	2	2	21	5	7	40	3
Committed Celebration Pointe												
Inbound Traffic Assignment											15.0%	
Inbound Traffic Volumes											60	
Outbound Traffic Assignment								15.0%				
Outbound Traffic Volumes								32				
Project Traffic	0	0	0	0	0	0	0	32	0	0	60	0
Committed Bent Creek												
Inbound Traffic Assignment											10.0%	
Inbound Traffic Volumes											23	
Outbound Traffic Assignment								10.0%				
Outbound Traffic Volumes								63				
Project Traffic	0	0	0	0	0	0	0	63	0	0	23	0
Committed Carriage Pointe												
Inbound Traffic Assignment									20.0%			
Inbound Traffic Volumes									25			
Outbound Traffic Assignment	20.0%											
Outbound Traffic Volumes	15											
Project Traffic	15	0	0	0	0	0	0	0	25	0	0	0
Total Committed Projects	15	0	0	0	0	0	0	95	25	0	83	0
1.0% Traffic Volume Growth	7	9	6	3	9	1	4	42	10	7	43	4
Committed + 1.0% Growth	22	9	6	3	9	1	4	137	35	7	126	4
Max (Committed + 1.0% or Historic Growth)	53	66	44	6	19	2	4	137	35	7	126	4
Background Traffic Volumes	192	239	160	69	203	22	82	953	228	151	961	75
Project Traffic												
Inbound Traffic Assignment							15.0%					40.0%
Inbound Traffic Volumes							8					21
Outbound Traffic Assignment				40.0%		15.0%						
Outbound Traffic Volumes				12		5						
Project Traffic	0	0	0	12	0	5	8	0	0	0	0	21
Total Traffic w/o RTOR	192	239	160	81	203	27	90	953	228	151	961	96
RTOR Reduction												
TOTAL TRAFFIC	192	239	160	81	203	27	90	953	228	151	961	96

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

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

AM Peak Hour

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

PM Peak Hour

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

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

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

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/24/2019	0	216	56	1	201	0	0	0	0	54	0	4
Peak Season Volume	0	240	62	1	223	0	0	0	0	60	0	4
Growth Rate	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	24	6	0	22	0	0	0	0	2	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		5										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					19							
Project Traffic	0	5	0	0	19	0	0	0	0	0	0	0
Total Committed Projects	0	5	0	0	19	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	12	3	0	11	0	0	0	0	3	0	0
Committed + 1.0% Growth	0	17	3	0	30	0	0	0	0	3	0	0
Max (Committed + 1.0% or Historic Growth)	0	24	6	0	30	0	0	0	0	3	0	0
Background Traffic Volumes	0	264	68	1	253	0	0	0	0	63	0	4
Project Traffic												
Inbound Traffic Assignment	55.0%					30.0%						
Inbound Traffic Volumes	8					5						
Outbound Traffic Assignment							30.0%		55.0%			
Outbound Traffic Volumes							16		29			
Project Traffic	8	0	0	0	0	5	16	0	29	0	0	0
Total Traffic w/o RTOR	8	264	68	1	253	5	16	0	29	63	0	4
RTOR Reduction												
TOTAL TRAFFIC	8	264	68	1	253	5	16	0	29	63	0	4

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 10/24/2019	0	221	41	6	180	0	0	0	0	34	0	0
Peak Season Volume	0	245	46	7	200	0	0	0	0	38	0	0
Growth Rate	1.94%	1.94%	1.94%	1.94%	1.94%	1.94%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Traffic Volume Growth	0	25	5	1	20	0	0	0	0	1	0	0
Committed Celebration Pointe												
Inbound Traffic Assignment		5.0%										
Inbound Traffic Volumes		20										
Outbound Traffic Assignment					5.0%							
Outbound Traffic Volumes					11							
Project Traffic	0	20	0	0	11	0	0	0	0	0	0	0
Total Committed Projects	0	20	0	0	11	0	0	0	0	0	0	0
1.0% Traffic Volume Growth	0	12	2	0	10	0	0	0	0	2	0	0
Committed + 1.0% Growth	0	32	2	0	21	0	0	0	0	2	0	0
Max (Committed + 1.0% or Historic Growth)	0	32	5	1	21	0	0	0	0	2	0	0
Background Traffic Volumes	0	277	51	8	221	0	0	0	0	40	0	0
Project Traffic												
Inbound Traffic Assignment	55.0%					30.0%						
Inbound Traffic Volumes	29					16						
Outbound Traffic Assignment							30.0%		55.0%			
Outbound Traffic Volumes							9		17			
Project Traffic	29	0	0	0	0	16	9	0	17	0	0	0
Total Traffic w/o RTOR	29	277	51	8	221	16	9	0	17	40	0	0
RTOR Reduction												
TOTAL TRAFFIC	29	277	51	8	221	16	9	0	17	40	0	0

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

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

AM Peak Hour

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

PM Peak Hour

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

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

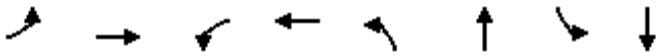
APPENDIX G: SYNCHRO OUTPUT SHEETS

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

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

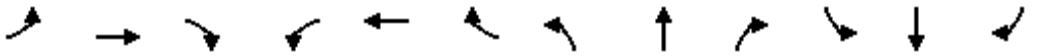
Splits and Phases: 3: S 35th Street & Virginia Avenue





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

Intersection Summary



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

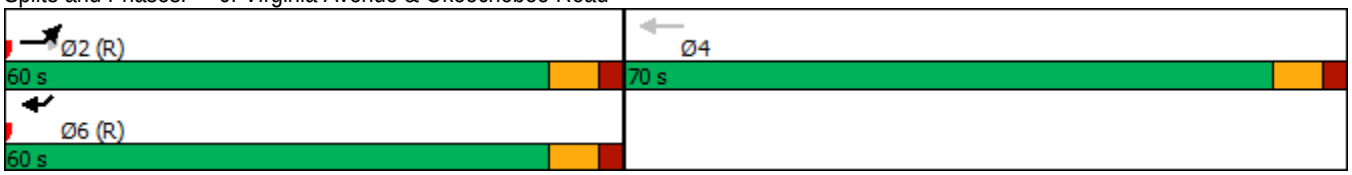
Intersection Summary			
HCM 2000 Control Delay	26.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	57.0%	ICU Level of Service	B
Analysis Period (min)	15		

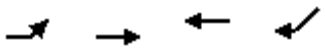
c Critical Lane Group

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

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

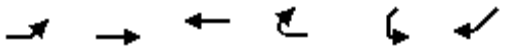
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

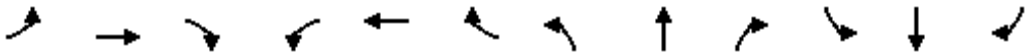
Intersection Summary



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

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

c Critical Lane Group



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

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

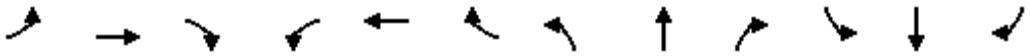
Intersection Summary				
Average Delay	4.3			
Intersection Capacity Utilization	44.9%	ICU Level of Service		A
Analysis Period (min)	15			



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

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

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



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

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

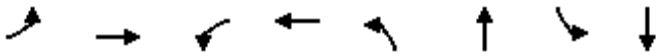
Intersection Summary				
Average Delay	0.6			
Intersection Capacity Utilization	28.1%	ICU Level of Service	A	
Analysis Period (min)	15			

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

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

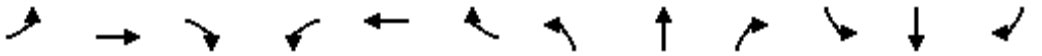
Splits and Phases: 3: S 35th Street & Virginia Avenue





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

Intersection Summary



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

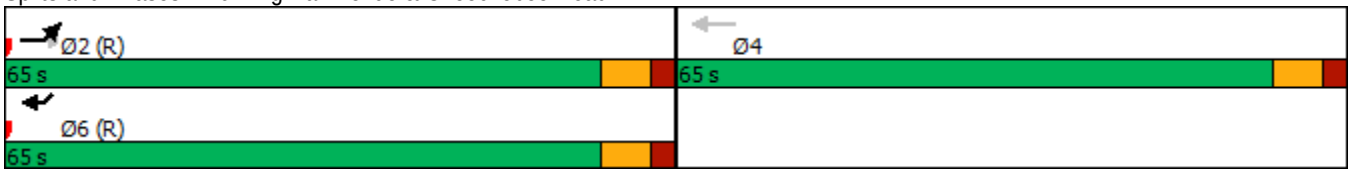
Intersection Summary			
HCM 2000 Control Delay	21.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.47		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	63.7%	ICU Level of Service	B
Analysis Period (min)	15		

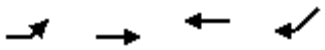
c Critical Lane Group

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

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

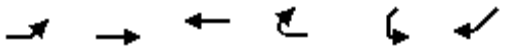
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	594	1018	940	633
v/c Ratio	0.27	0.32	0.72	0.35
Control Delay	11.7	11.9	69.5	10.3
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	11.7	11.9	69.5	10.3
Queue Length 50th (ft)	108	136	309	108
Queue Length 95th (ft)	161	188	358	170
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2163	3205	2256	1798
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.27	0.32	0.42	0.35

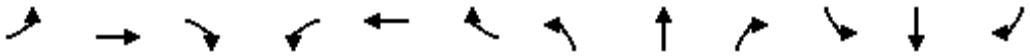
Intersection Summary



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

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

c Critical Lane Group



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

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

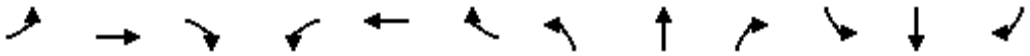
Intersection Summary				
Average Delay	5.1			
Intersection Capacity Utilization	51.3%	ICU Level of Service		A
Analysis Period (min)	15			



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

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

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



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

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

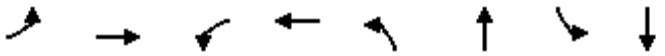
Intersection Summary				
Average Delay	0.8			
Intersection Capacity Utilization	25.4%	ICU Level of Service		A
Analysis Period (min)	15			

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

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

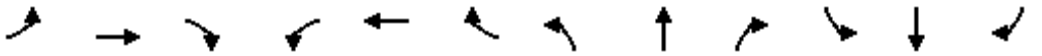
Splits and Phases: 3: S 35th Street & Virginia Avenue





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

Intersection Summary



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

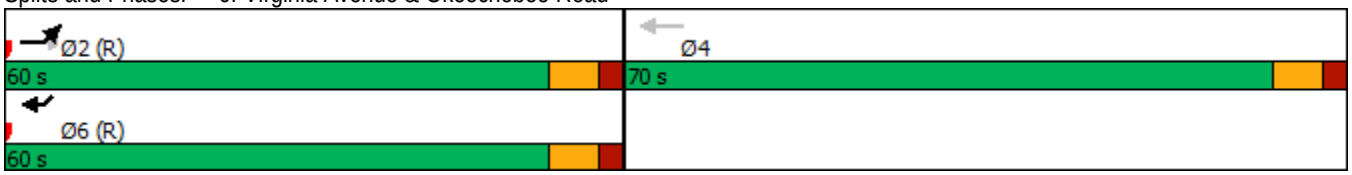
Intersection Summary			
HCM 2000 Control Delay	30.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.41		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

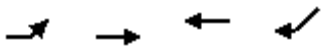
c Critical Lane Group

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

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

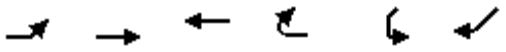
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	608	1329	655	489
v/c Ratio	0.25	0.37	0.69	0.24
Control Delay	7.7	8.5	49.9	2.7
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.7	8.5	49.9	2.7
Queue Length 50th (ft)	87	150	197	22
Queue Length 95th (ft)	129	204	242	48
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2407	3566	2452	2051
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.25	0.37	0.27	0.24

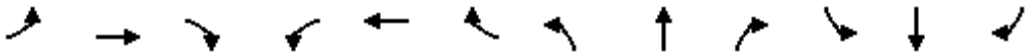
Intersection Summary



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

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

c Critical Lane Group



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

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

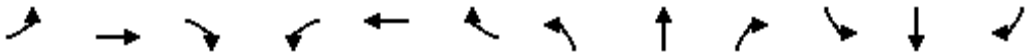
Intersection Summary				
Average Delay	5.3			
Intersection Capacity Utilization	50.4%	ICU Level of Service		A
Analysis Period (min)	15			



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

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

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



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

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

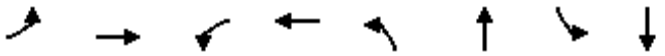
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.2%	ICU Level of Service		A
Analysis Period (min)	15			

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

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

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

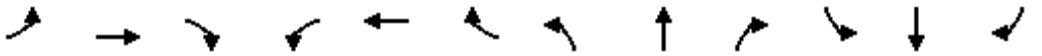




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	86	1243	159	1091	202	420	73	237
v/c Ratio	0.26	0.45	0.50	0.38	0.85	0.51	0.48	0.30
Control Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Length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

Intersection Summary

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



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

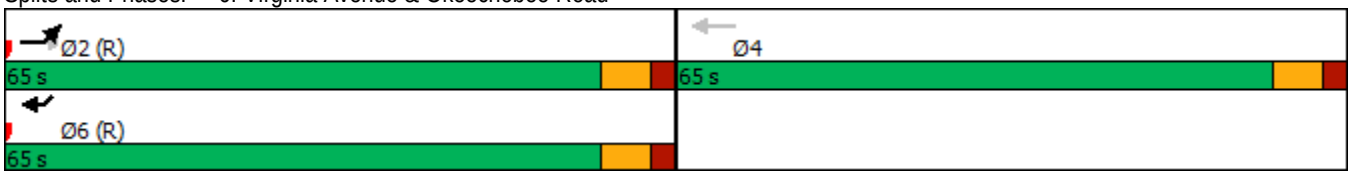
Intersection Summary			
HCM 2000 Control Delay	23.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

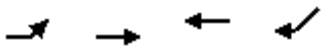
c Critical Lane Group

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

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

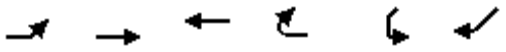
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	706	1191	1097	740
v/c Ratio	0.35	0.40	0.72	0.44
Control Delay	15.2	15.5	65.2	15.1
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.2	15.5	65.2	15.1
Queue Length 50th (ft)	152	189	362	169
Queue Length 95th (ft)	220	256	363	255
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2018	2990	2256	1667
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.35	0.40	0.49	0.44

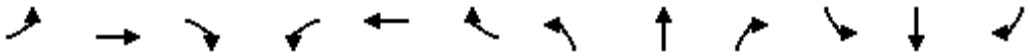
Intersection Summary



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

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

c Critical Lane Group



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

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

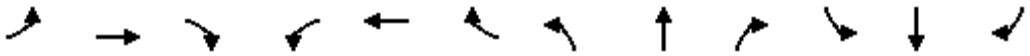
Intersection Summary				
Average Delay	7.1			
Intersection Capacity Utilization	57.5%	ICU Level of Service		B
Analysis Period (min)	15			



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

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

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



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

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

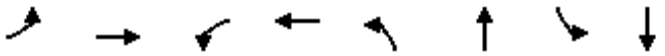
Intersection Summary				
Average Delay	0.9			
Intersection Capacity Utilization	27.4%	ICU Level of Service		A
Analysis Period (min)	15			

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

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

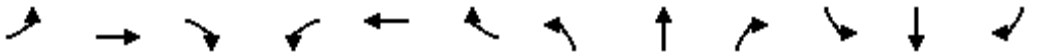
Splits and Phases: 3: S 35th Street & Virginia Avenue





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

Intersection Summary



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

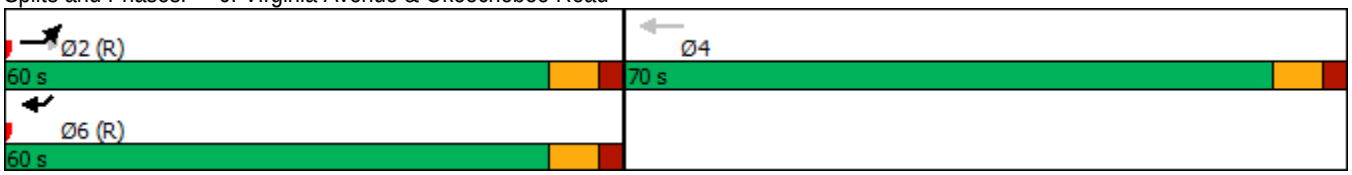
Intersection Summary			
HCM 2000 Control Delay	31.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.43		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

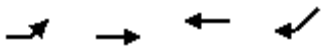
c Critical Lane Group

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

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

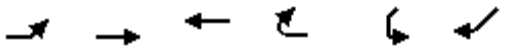
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	609	1332	663	493
v/c Ratio	0.25	0.37	0.69	0.24
Control Delay	7.8	8.7	50.3	2.9
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	7.8	8.7	50.3	2.9
Queue Length 50th (ft)	88	152	200	25
Queue Length 95th (ft)	131	206	245	51
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2401	3556	2452	2044
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.25	0.37	0.27	0.24

Intersection Summary



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

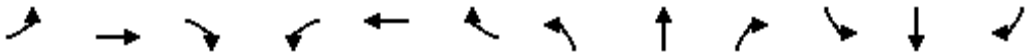
Intersection Summary			
HCM 2000 Control Delay	16.6	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	40.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

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

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

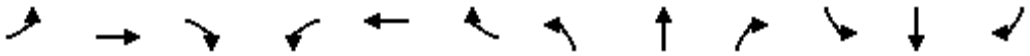
Intersection Summary				
Average Delay	5.7			
Intersection Capacity Utilization	51.6%	ICU Level of Service		A
Analysis Period (min)	15			



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

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

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



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

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

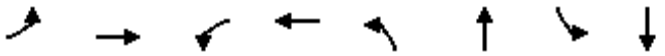
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.3%	ICU Level of Service		A
Analysis Period (min)	15			

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

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

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

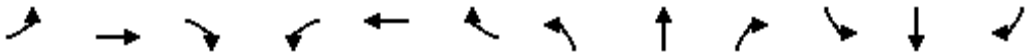




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	95	1243	159	1113	202	420	85	242
v/c Ratio	0.29	0.45	0.50	0.39	0.86	0.51	0.56	0.31
Control Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Length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

Intersection Summary

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



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

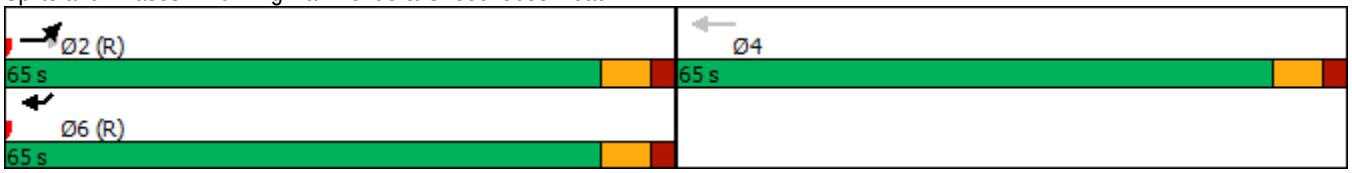
Intersection Summary			
HCM 2000 Control Delay	23.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

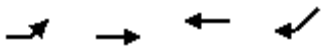
c Critical Lane Group

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

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

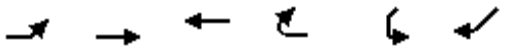
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





Lane Group	EBL	EBT	WBT	SWR
Lane Group Flow (vph)	709	1199	1102	742
v/c Ratio	0.35	0.40	0.72	0.45
Control Delay	15.3	15.6	64.7	15.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	15.3	15.6	64.7	15.2
Queue Length 50th (ft)	153	190	363	171
Queue Length 95th (ft)	222	258	364	257
Internal Link Dist (ft)		397	2374	
Turn Bay Length (ft)				
Base Capacity (vph)	2015	2985	2256	1664
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.35	0.40	0.49	0.45

Intersection Summary



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

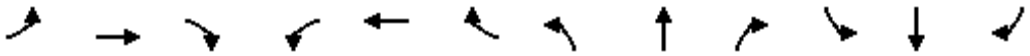
Intersection Summary			
HCM 2000 Control Delay	29.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	57.1%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

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

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

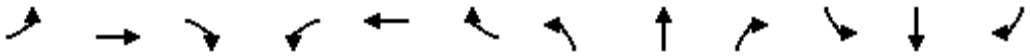
Intersection Summary				
Average Delay	8.2			
Intersection Capacity Utilization	58.4%	ICU Level of Service		B
Analysis Period (min)	15			



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

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

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



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

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Rezoning - Misty Creek Preserve

Staff Name: Brandon C. Creagan

Staff Signature: [signature]

Date Mailed: 1-17-2020

Number of Mailed Letters: 68

Attachments:
Copy of notice of public hearings
Mailing list
Map of properties notified

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 17, 2020

Dear Property Owner(s):

The property owner **Cone & Graham, Inc** & Applicant/Representative, **Brian Nolan, AICP, ASLA of Lucido & Associates**, are requesting approval of a **Zoning Atlas Map Amendment (Rezoning)** to rezone a property from C-3, General Commercial to PD, Planned Development in Fort Pierce, Florida. The Parcel IDs are 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.

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 OF609.76 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 1INE A DISTANCE OF282.46 FEET TO A POINT ON 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 O 24'30" WEST A DISTANCE OF333.32 FEET TO THE SOUTH LINE OF THE NORTHWEST 114 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST L/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 COMER 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 OF260 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 0. R. BOOK 2670, PAGE 2204, PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, March 2, 2020** which begins at **6:30 p.m**. in the City Hall Commission Chambers, 100 North U.S. 1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Zoning Atlas Map Amendment**. Whether you attend the meeting or not, it is requested that you please complete the form below and return it so it is received by **5 p.m**. on **Monday, March 2, 2020.** Methods of returning your ballot are identified below. Each ballot returned will be tabulated and reported to the City Commission. If you have any inquiries, or would like to review the complete application, please contact me

at (772) 467-3742 or bcreagan@city-ftpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes.

Thank you for your contribution.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

Zoning Atlas Map Amendment – Misty Creek Preserve No. 1

I approve 0 I disapprove 0

Comments:

_____

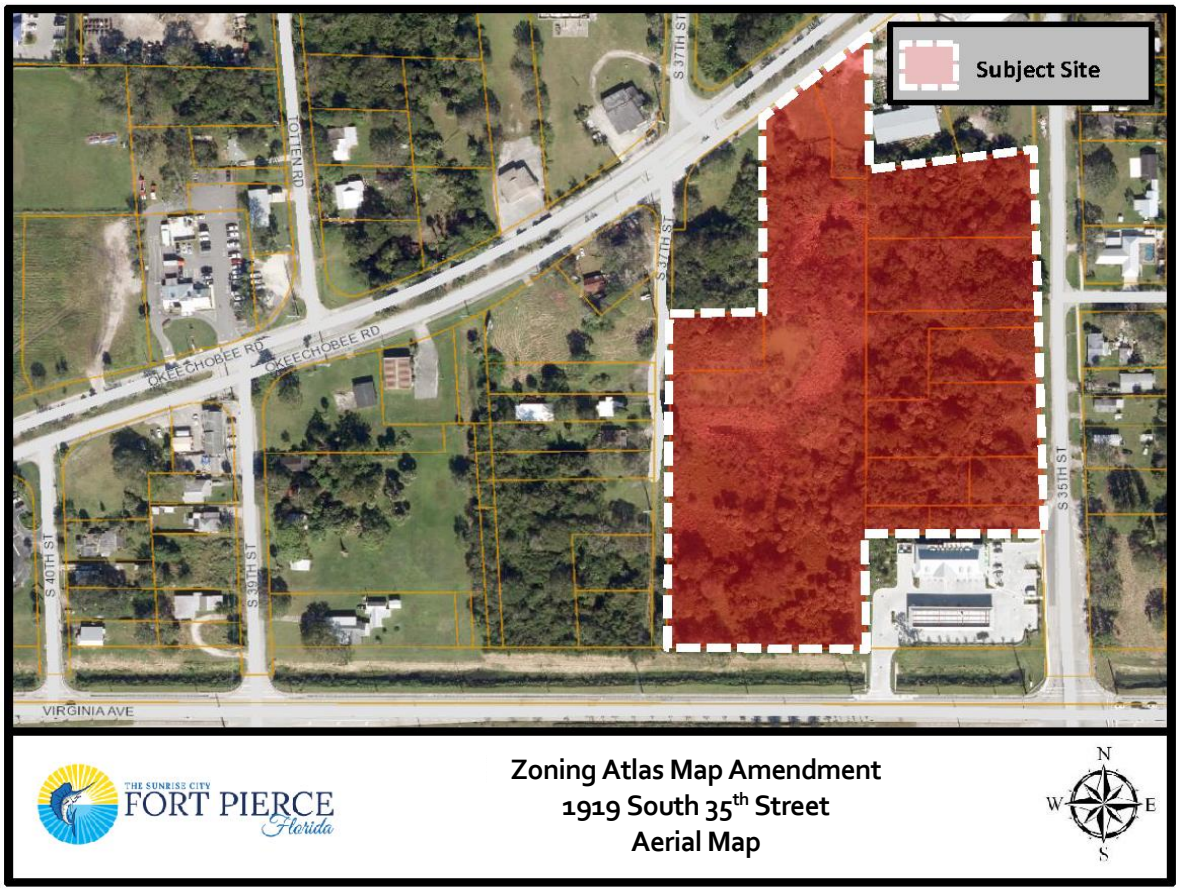
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_____

_____ _____

Signature **Date**

Aerial Map



Please complete and return ballot to:

Mail		**Fax**		**Email**
City of Fort Pierce Planning Department 100 N. US Hwy 1 Fort Pierce, FL 34950	or	(772) 466-5808	or	bcreagan@city-ftpierce.com

Kerala Country Club Inc 1
6953 NW 19th Street
Margate; FL 33063

Ramon G BalBuena 2
1543 SW Abingdon Avenue
Port St Lucie; FL 34953-2551

Young Cheal Hu 3
1770 SW Bellevue Avenue
Port St Lucie; FL 34953-1083

Heriberto Cruz 4
1403 Birch Street
Fort Pierce; FL 34950-4814

Indian River Oil Co 5
3700 Okeechobee Road
Fort Pierce; FL 34947-4558

Sandra M Dunn (TR) 6
PO Box 12459
Fort Pierce; FL 34979

Ken Walker 7
138 Parliament Court
Fort Pierce; FL 34949-8311

Cone And Graham Inc 8
5101 Cone Road
Tampa; FL 33610-5328

NSLRWCD 9
14666 Orange Avenue
Fort Pierce; FL 34945-4511

Cumberland Farms Inc 10
165 Flanders Road
Westborough; MA 01581-1032

Candido Esquivel (TR) 11
1118 Beach Court
Fort Pierce; FL 34950-9342

Sonia Garcia 12
1908 S 34th Street
Fort Pierce; FL 34947-4507

Ronald L Cochran 13
1914 S 34th Street
Fort Pierce; FL 34947-4507

Michele Jaggernauth 14
1918 S 34th Street
Fort Pierce; FL 34947-4507

Karl Waller 15
2006 S 34th Street
Fort Pierce; FL 34947-4531

Angela McDonald 16
2008 S 34th Street
Fort Pierce; FL 34947-4531

Thao T Tran 17
3415 Cortez Blvd
Fort Pierce; FL 34981-6037

Paul Gottardo 18
720 Hartman Road
Fort Pierce; FL 34947-3404

Eleazar Garcia 19
1903 S 34th Street
Fort Pierce; FL 34947

William Bigger 20
1910 S 35th Street
Fort Pierce; FL 34947-4517

William O Green Jr 21
1920 S 35th Street
Fort Pierce; FL 34947-4517

Vera G Tolson (TR) 22
2754 Six & Twenty Road
Pendleton; SC 29670

Stephanie Chouinard 23
1507 Easy Street
Fort Pierce; FL 34982-7596

Luis Alberto Marron Cendejas 24
1915 S 34th Street
Fort Pierce; FL 34947-4506

Maria Pfeiffer 25
4349 SE Robertson Road
Stuart; FL 34997-6941

Eleazar Garcia 26
1903 S 34th Street
Fort Pierce; FL 34947

Thomas C Weeks 27
1901 S 34th Street
Fort Pierce; FL 34947-4506

Clifford H Barnes 28
2110 Oak Drive
Fort Pierce; FL 34949-1507

Renee Cardin Parrett 29
4884 NW North Macedo Blvd
Port Saint Lucie; FL 34983-1301

Shannon Mitchell 30
905 Osceola Drive
Fort Pierce; FL 34982

Jose A Cristales 31
1014 S 12th Street
Fort Pierce; FL 34950-9216

Jose A Cristales 32
2704 Pineview Drive
Fort Pierce; FL 34981

Ramdei Bodhoo 33
5713 Briargate Lane
Fort Pierce; FL 34981-4436

E H Klueppelberg Jr 34
1204 Mariner Bay Blvd
Fort Pierce; FL 34949-3608

Sylvia Tanner-Carter 35
2205 S 34 Street
Fort Pierce; FL 34947

Glenda Waldrop 36
701 Garden Avenue
Fort Pierce; FL 34982-5860

Frank E Waldrop Jr 37
2204 S 34th Street
Fort Pierce; FL 34947-4509

Nisim K Toledano 38
66 Zalman Aran Street
Haifa 26288

Alejandro G Garcia 39
2108 S 34th Street
Fort Pierce; FL 34947-4532

Daniel R Sandrini 40
3403 Sarasota Avenue
Fort Pierce; FL 34947-4529

Walter H Price Sr (TR) 41
3729 Doral Court
Port St Lucie; FL 34952-3131

Alejandro G Garcia 42
2108 S 34th Street
Fort Pierce; FL 34947-4532

Banana Field Inc 43
2210 S 34th Street
Fort Pierce; FL 34947-4509

Noa Greenfield 44
17 W Harbour Isle DR; Unit # 405
Fort Pierce; FL 34949-2769

Amir Greenfield 45
2210 S 34th Street
Fort Pierce; FL 34947-4509

Tangela D Bass (EST) 46
1809 S 37th Street
Fort Pierce; FL 34947-4534

Yahwehs Hands on Ministry Inc 47
2016 Juanita Avenue
Fort Pierce; FL 34946

James C Brunk 48
2214 S 39th Street
Fort Pierce; FL 34947-4523

William F Center (Est) 49
2214 S 39th Street
Fort Pierce; FL 34947-4523

Florida State Of 50
3900 Commonwealth Blvd
Tallahassee; FL 32399-6575

Alfred C Tyner 51
5901 Myrtle Drive
Fort Pierce; FL 34982-7540

C Reed Knight Jr 52
7750 SW 9th Street
Vero Beach; FL 32968-9298

Solo Properties LLC 53
3065 St Lucie Blvd
Stuart; FL 34997-5423

Joseph J Brown 54
5091 Melissa Lane
Fort Pierce; FL 34946

Robert A DeShazo 55
4211 Garrison Lane
Fort Pierce; FL 34982-6909

John H Kleinfelter 56
1060 Girl Scout Road
Stevens; PA 17578-9784

Unico Air Conditioning Company 57
25 SW Cabana Point Circle
Stuart; FL 34994-4802

Indian River Community College 58
3209 Virginia Avenue
Fort Pierce; FL 34981-5596

Steven C Gaudreau 59
200 Mariner Bay Blvd
Fort Pierce; FL 34949-3398

ECM Group Inc 60
1520 Lands End Road
Lantana; FL 33462-4766

Circle K Stores Inc 61
PO Box 52085
Phoenix; AZ 85072-2085

Yani Enterprises LLC 62
1924 SW Gatlin Blvd
Port St Lucie; FL 34953-2722

Larry W Addison 63
2310 S 36th Street
Fort Pierce; FL 34981

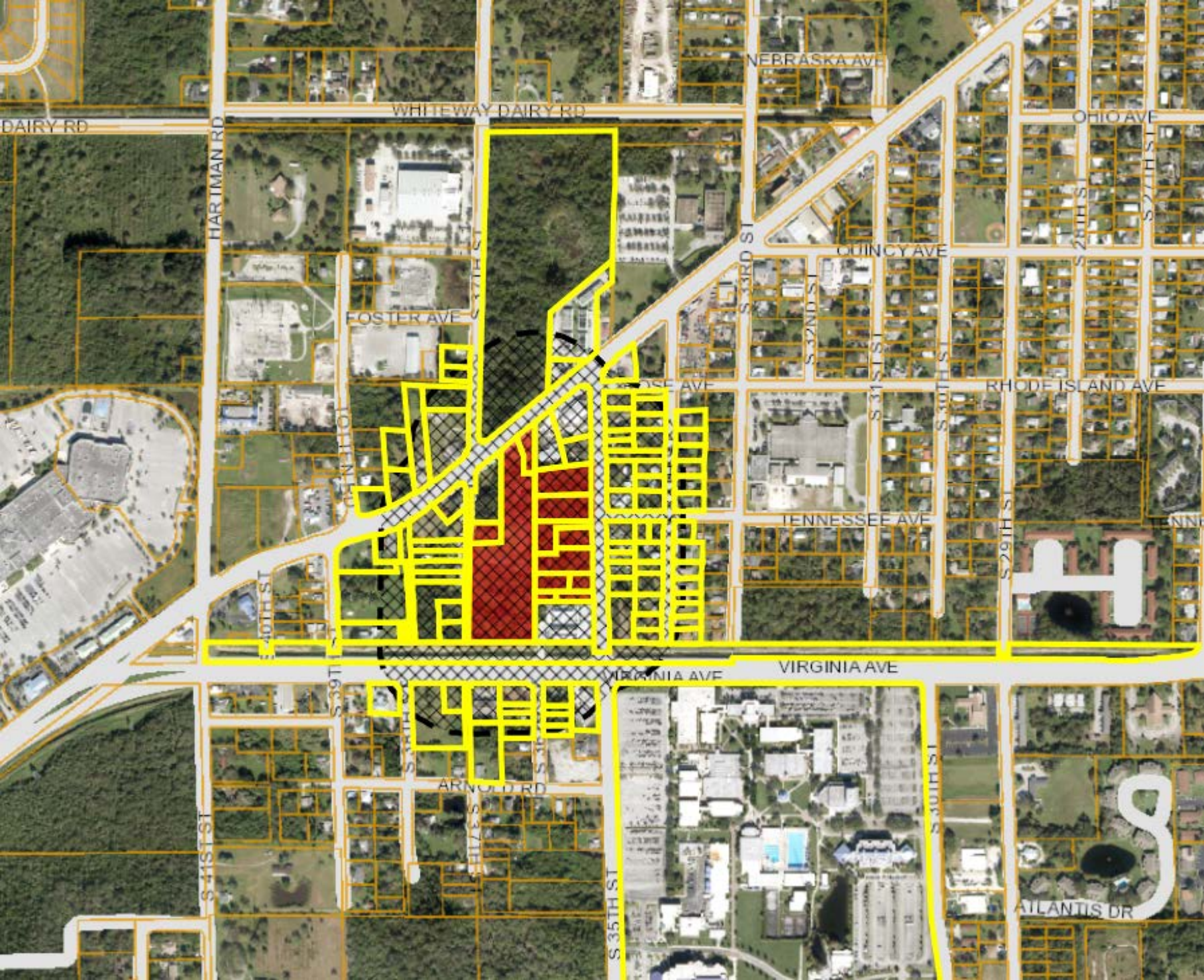
KISS Realty Holdings LLC 64
1063 SW 25th Place
Boynton Beach; FL 33426-7426

Kathleen P Frederick (TR) 65
1063 SW 25th Place
Boynton Beach; FL 33426-7426

Tony Ruggiero 66
2783 Harson Way
Fort Pierce; FL 34946

Santos Venegas 67
3608 Arnold Road
Fort Pierce; FL 34981-5532

Thelma R Hampp 68
2309 S 36th Street
Fort Pierce; FL 34981-5513


NEBRASKA AVE
WHITEWAY DAIRY RD
DAIRY RD
HARTMAN RD
OHIO AVE
QUINCY AVE
FOSTER AVE
RHODE ISLAND AVE
TENNESSEE AVE
VIRGINIA AVE
ARNOLD RD
ATLANTIS DR
S 43RD ST
S 42ND ST
S 41ST ST
S 40TH ST
S 39TH ST
S 38TH ST
S 37TH ST
S 36TH ST
S 35TH ST
S 34TH ST
S 33RD ST
S 32ND ST
S 31ST ST
S 30TH ST
S 29TH ST
S 28TH ST
S 27TH ST

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Rezoning & Design Review - Misty Creek Preserve

NOTICES PROVIDED PURSUANT TO: City Code Sections 22-40 & 22-142

NOTICE BY NEWSPAPER: February 2, 2020

NOTICE BY MAIL: January 17, 2020

NOTICE BY SIGNS: Planning Board - November 27, 2019; City Commission - February 7, 2020

VERIFIED BY: Rebeca A. Guerra **TITLE:** Assistant Planning Director

SIGNATURE: **DATE:** February 7, 2020

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Piercein St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

February 2, 2020

Subscribed and sworn to before on February 2, 2020:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $146.64
Ad No: 0004026217
Customer No: 1330884
PO #:

This is not an invoice

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARINC

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 22-40 & 22-142 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041 (3)(c)(2)(b) of Florida State Statutes, will on Tuesday, February 18, 2020, and Monday, March 2, 2020, hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meetings which begin at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 20-003 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TWELVE (12) PROPERTIE GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM C-3, GENERAL COMMERCIAL, TO PD, PLANNED DEVELOPMENT; FURTHEF APPROVING A DEVELOPMENT PLAN PURSUANT TO SECTION 22-40, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOI IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFEC TIVE DATE.

Subject property: twelve (12) parcels of land, 10.31 +/- acres in total, for 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, and 2417-343-0006-000-2

All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 2/2/2020
Pub: 2/2/2020 TCN4026217

City Commission Regular Meeting **12. e.**

Meeting Date: 02/18/2020

Re: Final Plat - Granada Street Properties - (5 Parcels) Subdivision for 10 Single-Family Home Cottages

Submitted For: Jennifer Hofmeister, Planning Director, Planning & Zoning

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SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Final Plat, submitted by Property Owner, Granada Street Properties, LLC and Applicant, Henry Louden, to subdivide approximately 1.9 acres of land for the Granada Street Properties 10 Single-Family Home Cottages to be located at current Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL. The property is zoned Hutchinson Island Residential (R-4A)

SUMMARY:

- Property Owner, Granada Street Properties, LLC and Applicant, Henry Louden, seek approval to subdivide approximately 1.9 acres of land for the Granada Street Properties 10 Single-Family Home Cottages to be located at current Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.
- The property is zoned Hutchinson Island Residential (R-4A) 2401-502-0074-000-7, 2401-502-0075-000-4, 2401-502-0076-000-1, 2401-502-0077-000-8, 2401-502-0084-000-0, (Approximately 1.9 Acre Total).

RECOMMENDATION:

The Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission approve the request with the following condition:

The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

ALTERNATIVES:

Denial of Final Plat

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Technical Review Committee
Northstar Geomatics
City of Fort Pierce Engineering Department

Fiscal Impact

OTHER INFORMATION:

N/A

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Staff Report and Supporting Documents
Applicant Packet & Supporting Documents
Public Notice Certification
Proof of Publication

Form Review

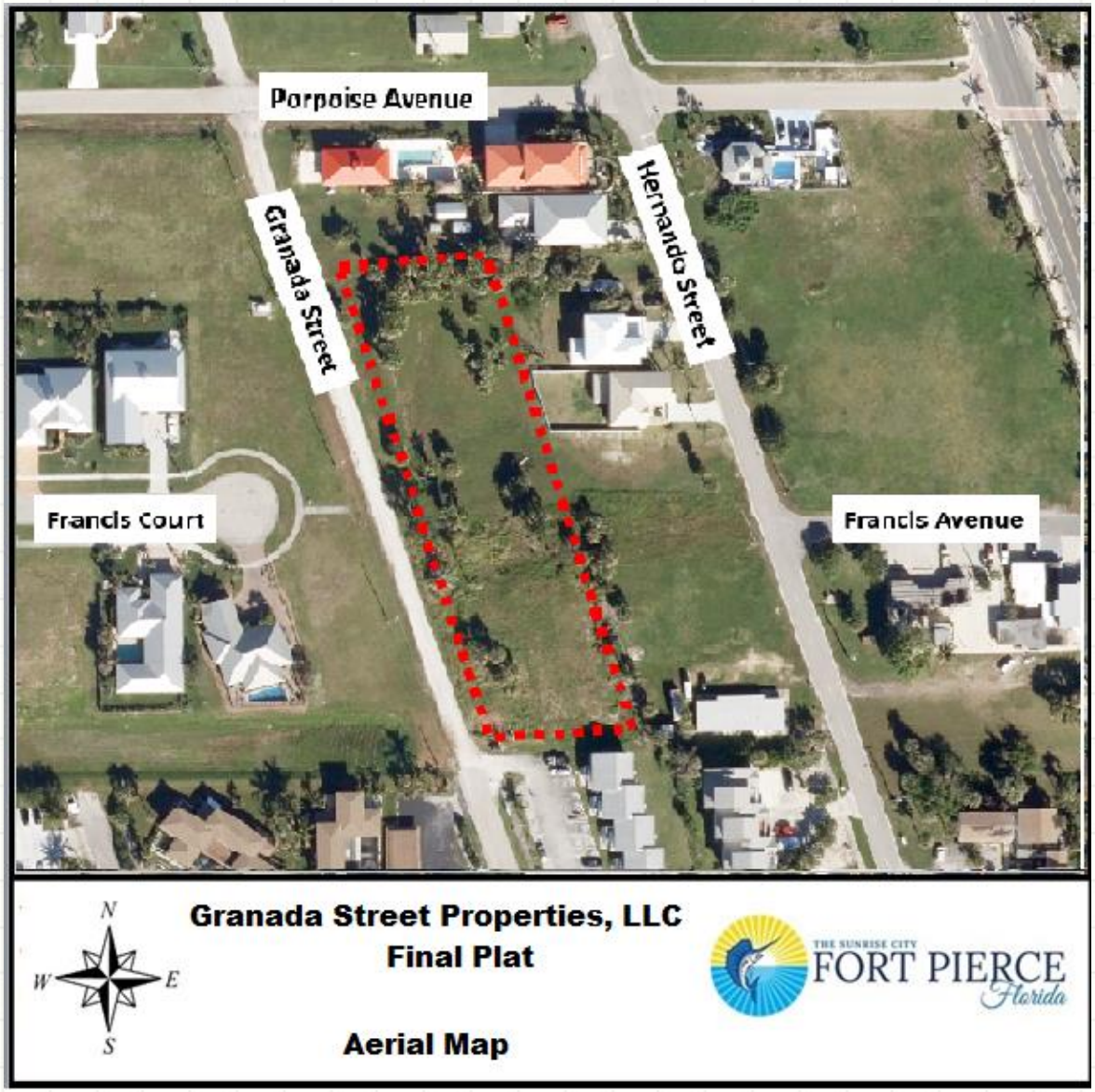
Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/10/2020 05:26 PM
Form Started By: Vennis Gilmore		Started On: 02/06/2020 03:50 PM
Final Approval Date: 02/10/2020		

GRANADA STREET PROPERTIES, LLC

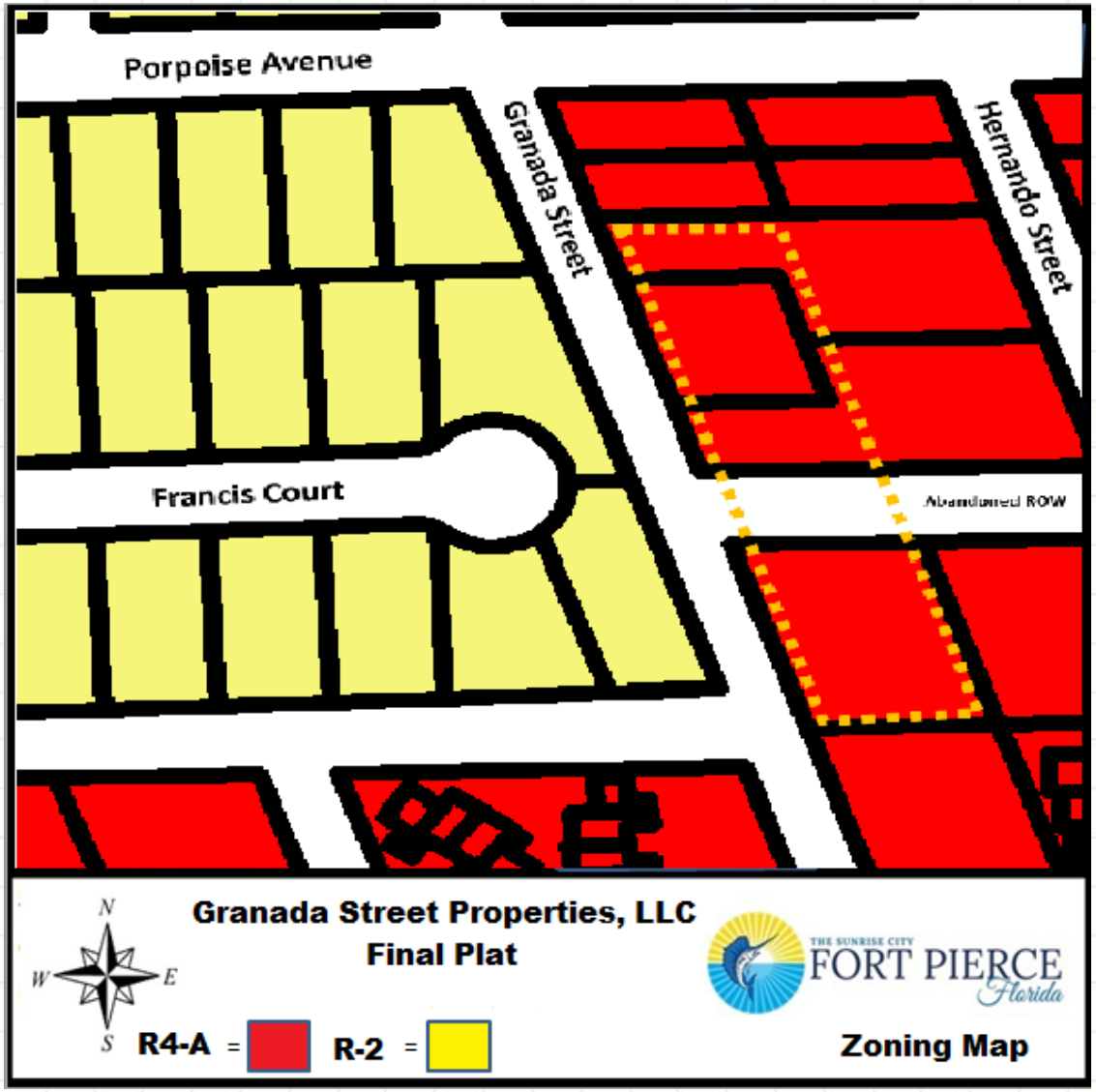
– FINAL PLAT

Application for Subdivision – Final Plat (Granada Street Properties)Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.

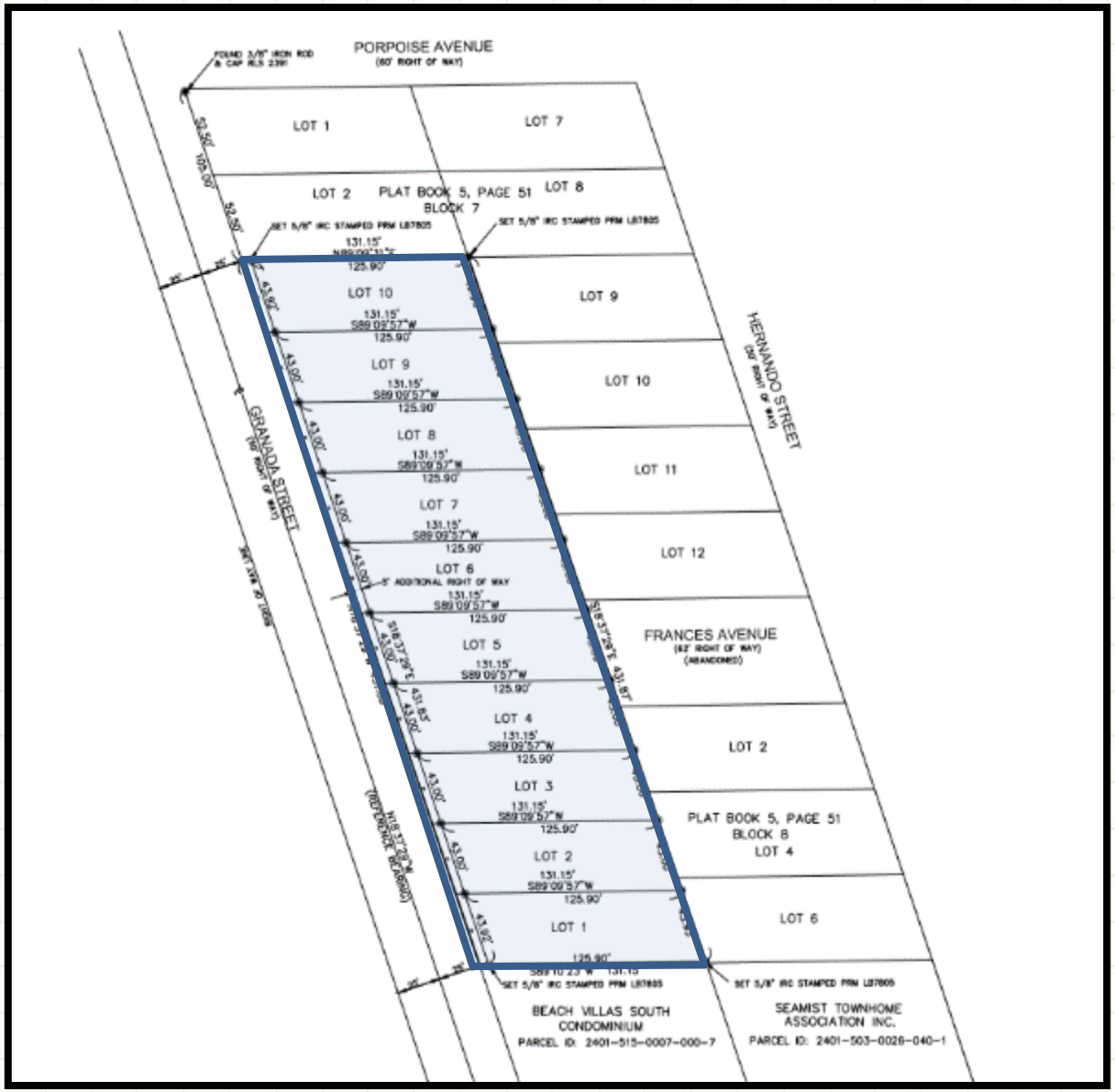
Site Aerial


Porpoise Avenue
Granada Street
Hernando Street
Francis Court
Francis Avenue
N
W
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Granada Street Properties, LLC
Final Plat
Aerial Map
THE SUNRISE CITY
FORT PIERCE
Florida

Site Zoning


Porpoise Avenue
Granada Street
Hermando Street
Francis Court
Abandoned ROW
N
W
E
S
Granada Street Properties, LLC
Final Plat
THE SUNRISE CITY
FORT PIERCE
Florida
R4-A =
R-2 =
Zoning Map

Subdivision



Staff Recommendation

The Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission **approve** the request with the following condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

Granada Street Properties, LLC - Final Plat

Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Application for Subdivision – Final Plat (Granada Street Properties) Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.**
BOARD DATE:	February 18, 2020

STAFF REPORT

Owner & Applicant:	Granada Street Properties, LLC (Henry Louden) 500 S. Federal Highway, #1641 Hallandale, FL 33008
Applicant's Request:	Approval of a Final Plat
Location(s): `	Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL.
Parcel ID:	2401-502-0074-000-7, 2401-502-0075-000-4, 2401-502-0076-000-1, 2401-502-0077-000-8, 2401-502-0084-000-0
Future Land Use:	Hutchinson Island Residential (HIR)
Current Zoning:	Hutchinson Island Medium Density Residential Zone (R-4A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	RL

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-2

Parcel Acreage:	1.9 Acres

Staff Analysis:

Request

The applicant is requesting the review and approval of a Final Plat to subdivide approximately 1.9 acres of land for the Granada Street Properties 10 Single-Family Home Cottages to be located at current Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL. This subdivision is created to provide for the development of ten (10) attached single-family home cottages.

The subject properties are zoned R-4A, Hutchinson Island Medium Density Residential. The surrounding properties are zoned R-4A, Hutchinson Island Medium Density Residential, except for the parcels to the west which are zoned R-2, Single-Family Intermediate Density. The surrounding properties are occupied by single-family homes and multi-family developments.

The subject properties have a future land use of HIR, Hutchinson Island Residential, 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. The proposed project is consistent with the Comprehensive Plan.

The subdivision comprises a total of five (5) parcels with 1.9 acres and will be subdivided into a total of 10 separate tracts. Each tract will meet the minimum lot width, depth, and area requirements specified by the City Code. Staff has reviewed the application in accordance with Chapter 18 - Subdivisions of the City Code. The applicant, Granada Street Properties, LLC (Henry Louden) received an abandonment approval by the City Commission on August 5, 2019, for a portion of the subject properties.

Technical Review Committee
All affected departments have reviewed the proposed Final Plat 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 Final Plat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission **approve** the request with the following condition:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

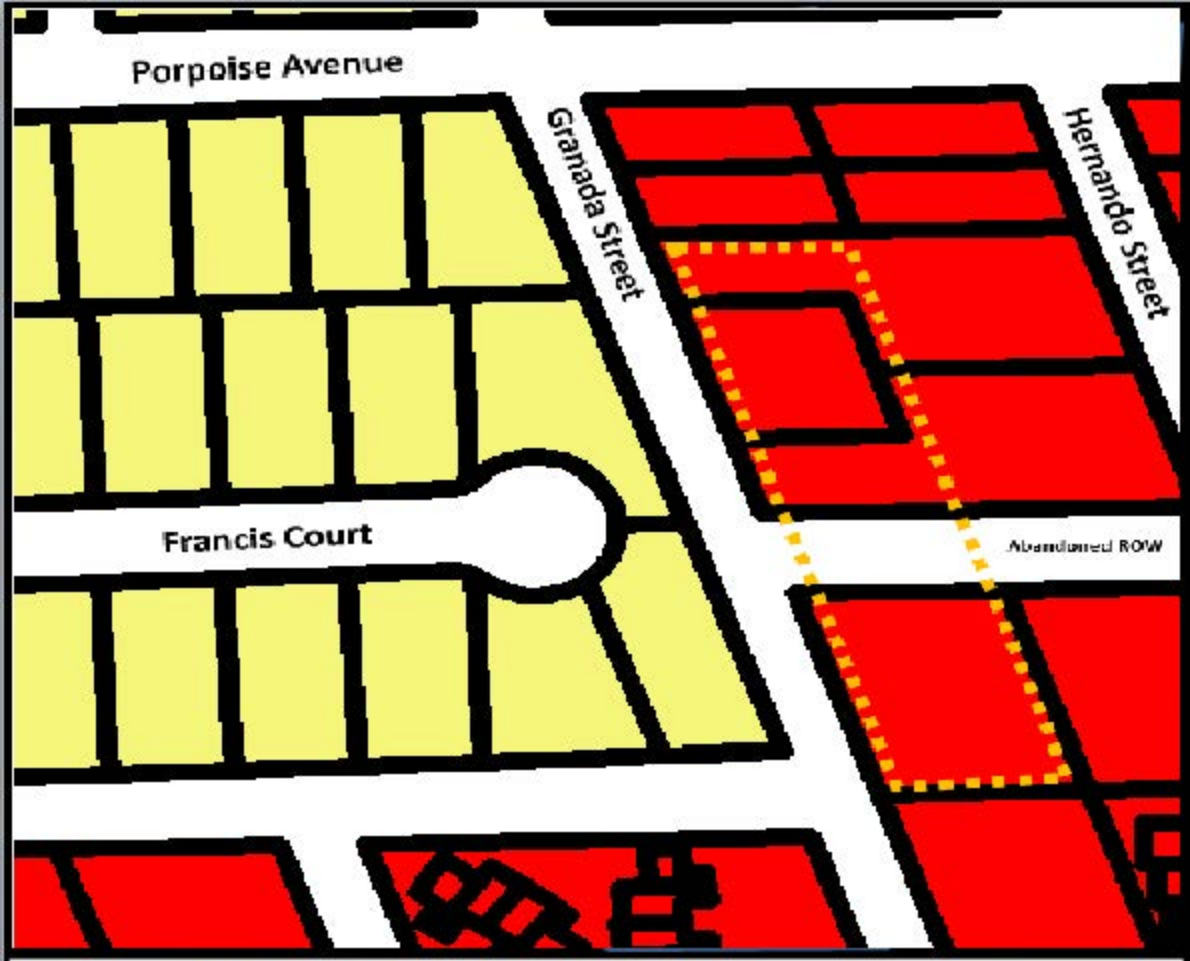


N
W E
S

Granada Street Properties, LLC
Final Plat

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map



N
W E
S

Granada Street Properties, LLC
Final Plat

THE SUNRISE CITY FORT PIERCE Florida

R4-A = **R-2** =

Zoning Map

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

Date October 17, 2019

TECHNICAL REVIEW PROJECT # 19-41000003 (Final Plat)

Final Plat – Granada Street Properties – Subdivision for 10 Single-Family Cottages

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved

October 14, 2019

Project: **Granada Street Properties Subdivision Plat**
Subject: **SURVEY REVIEW**
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes,.

SURVEY:

1) I have no comments for this Project.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Granada St. Properties, LLC
500 S. Federal Highway #1641
Hallandale, FL. 33008
Re: Final Plat – Granada Street Properties

Dear Lennar Homes, Inc.,

The following are comments from the Planning Department's review of the application for a Final Plat in the R-4A, Hutchinson Island Medium Density Residential Zone:

1) The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@citypierce.com.

Sincerely,

Vennis Gilmore
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Final Plat – Granada Street Properties
TRC No. 19-41000003

DATE : October 17, 2019

This is to advise you that we have completed the review of the following documents as received by this office on October 1, 2019:

- [X] Final Plat
- [ ] 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] Do not recommend approval
- [ ] Recommend approval

- [X] Final Plat
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [X] See attached for engineering comments

Q:\ENGINEERING\Site Development Projects\G\Granada Street Properties\Plat\Submittal No. 1 - 100419\Final Plat Comments - 101619.docx

ENGINEERING COMMENTS:

1. Please forward a certified boundary survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances and Chapter 177 Florida State Statutes.
2. The property abuts Granada Street which has a 50' wide right-of-way; according to the City of Fort Pierce Code of Ordinances Section 18-11(e)(5) a minimum right-of-way width for local roads shall be 60'. Therefore, the developer shall provide half of the required additional right-of-way or 5' to the City of Fort Pierce for additional Granada Street right-of-way.
3. Update the Planning Department Approval to reference the current property zoning and appropriate section of the Fort Pierce Code as opposed to the referencing St. Lucie County Land Development and a PUD zoning.
4. On sheet 1 of 2, remove the following items: "Certificate of Approval by City Manager", "Certificate of Approval by the City Engineer", "Certificate of Approval by the County Attorney", and the "Certificate of Approval by County Surveyor".
5. Provide a "City Attorney" signature line which shall state the following:
   It is hereby certified that the foregoing plat is approved to form and sufficiency

   This ____day of_____2019

   _____
   Peter J. Sweeney, City Attorney
   City of Fort Pierce
3. Provide a "Certificate of Final Approval by the City Commission" which states the following:
   "Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 2019.

   _____
   Linda Cox, City Clerk
4. Provide a "Surveyor's Review Certificate" which shall state the following:
   It is hereby certified that the undersigned surveyor and mapper duly licensed in the State of Florida has reviewed the plat for conformity with the regulations of Chapter 177, Florida Statutes

   This ____day of_____2019

   _____
   Gregory S. Fleming
   Professional Surveyor and Mapper
   Florida Certificate No. 4350

5. Advisory Comments:
   a. Prior to final plat approval, the developer shall have constructed a 5' wide public sidewalk, adjacent to the western property boundary, or have a bonding mechanism in place for the future construction of this sidewalk.

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

b. Additional comments may be forthcoming upon the completion of Northstar Geomatics review.

JRA/VB/vb

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED
OCT 14 2019
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 10.17.19
Property Address: Granada St.
Property Name: Granada Street Properties
Planner: Vennis Gilmore

Please be advised that the project may trigger the requirements indicated below:

- ☐ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☑ 2. Pre-construction meeting with the City's Building Department is requested.
- ☑ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- ☑ 4. Means of egress is required.
- ☑ 5. Means of ingress is required.
- ☑ 6. Must meet the ~~following~~ Accessibility requirements:
  - ☐ Accessible route
  - ☐ Handicapped parking spaces
  - ☐ Means of egress
- ☐ 7. Change of Use required
  - ☐ to include a signed and sealed Life Safety Plan
  - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☑ 9. Flood Development Permit required.
- ☑ 10. Building Permit required.
- ☑ 11. Signed and sealed construction drawings required.
- ☑ 12. Will need to meet the Fire Code.
- ☐ 13. Sprinkler system is required. POSSIBLE
- ☑ 14. Smoke alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 10-14-19

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Final Plat – Granada Street Properties
TRC No. 19-41000003

DATE : January 14, 2020

RECEIVED
JAN 14 2020
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on December 30, 2019:

- [x] Final Plat
- [ ] 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

- [ ] Do not recommend approval
- [x] Recommend approval

- [x] Final Plat
- [ ] 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

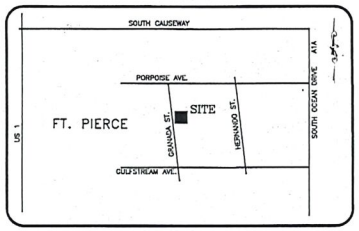
JRA/VB/vb

Q:\ENGINEERING\Site Development Projects\G\Granada Street Properties\Plat\Submittal No. 3 - 122319\Final Plat Approval - 011020.docx

PLAT BOOK ____
PAGE ____
DOCKET ____

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

DESCRIPTION

LOTS 3,4,5, AND 6, BLOCK 7, LOTS 1,3 AND 5, BLOCK 8 AND A PORTION OF THE ABANDONED RIGHT-OF-WAY OF FRANCIS AVENUE LYING BETWEEN LOT 6, BLOCK 7 AND LOT 1, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 51, AS REVISED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOWN ALL MEN BY THESE PRESENTS THAT GRANADA STREET PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE LANDS SHOWN HEREON AS GRANADA STREET COTTAGES, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. THE 5 FOOT ADDITIONAL RIGHT OF WAY FOR GRANADA STREET IS HEREBY DEDICATED TO THE CITY OF FT. PIERCE FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE CITY OF FT. PIERCE.

IN WITNESS WHEREOF, THE ABOVE NAMED GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS ___ DAY OF _____, 2020.

GRANADA STREET PROPERTIES, LLC

BY: _____
PRESIDENT

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____

WITNESS: _____

_____

WITNESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ AS PRESIDENT OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS PRESIDENT OF SAID COMPANY.

_____ (SEAL)
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASD OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTIN 197.192, F.S. HAVE BEEN PAID.

DATED THIS ___ DAY OF _____, 2020.

_____

_____
ATTORNEY NAME:
ADDRESS:

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2020.

_____
LINDA COX
CITY CLERK
FT. PIERCE, FLORIDA

PLANNING AND DEVELOPMENT APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE HI-MEDIUM ZONING DISTRICT, AS SET FORTH IN SECTION 0.01.00 OF THE CITY OF FT. PIERCE DEVELOPMENT CODE.

_____
JENNIFER HOFMEISTER, DIRECTOR
PLANNING DEPARTMENT
FT. PIERCE, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED TO FORM AND SUFFICIENCY.

THIS ___ DAY OF _____, 2020.

_____
PETER J. SWEENEY
CITY ATTORNEY
FT. PIERCE, FLORIDA

CLERT OF THE COURT SEAL

BRIAN C. KIERNAN CERTIFICATE No. 6101 STATE OF FLORIDA PROFESSIONAL SURVEYOR'S SEAL

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2020.

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

SURVEYOR'S REVIEW CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS ___ DAY OF _____, 2020

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

SURVEYOR'S NOTES

1. THE CENTERLINE OF GRANADA STREET IS ASSUMED TO BEAR NORTH 18°37'29" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.

3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY MADE UNDER MY DIRECTION AND CHARGE; THAT SAID SURVEY COMPLIES WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.061, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

CIVILSURV DESIGN GROUP, INC.

_____ 01/14/2020
BY: BRIAN C. KIERNAN — DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

PREPARED IN THE OFFICE OF:
CIVILSURV DESIGN GROUP, INC.
2400 RHODE ISLAND AVENUE
FT. PIERCE, FLORIDA 34950
CERTIFICATION NUMBER: LB 7805

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

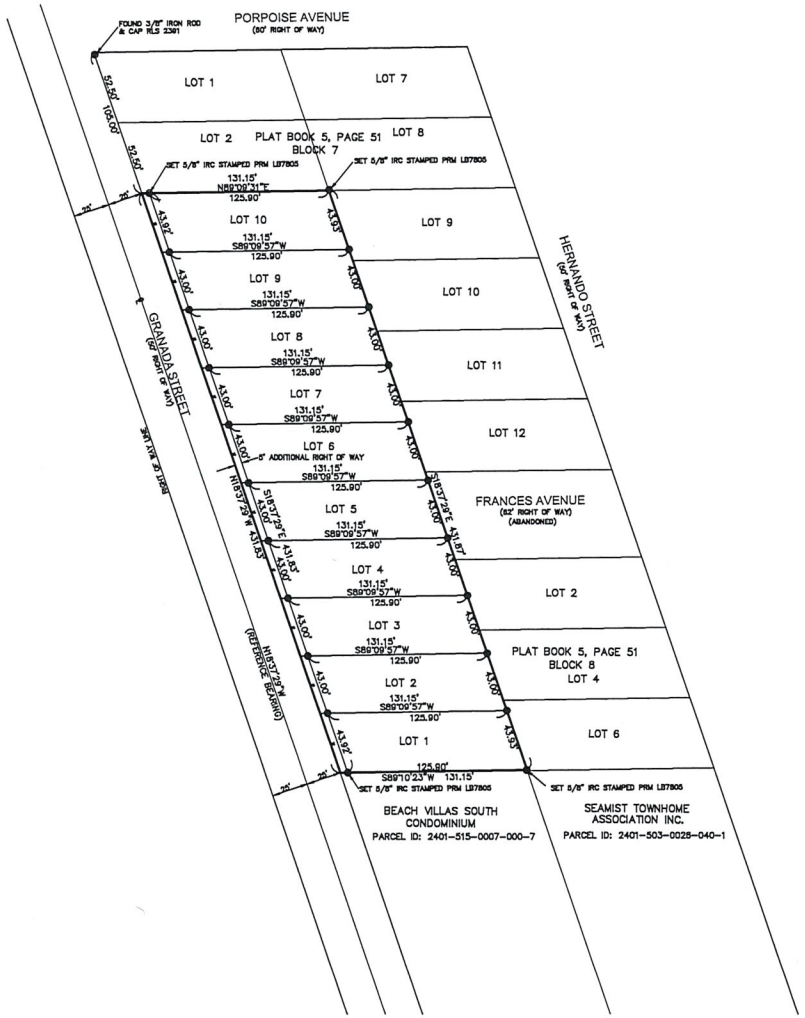
CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

SHEET NO.
1
OF
2

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET _____



GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40' ft.

LEGEND & ABBREVIATIONS

O.R.B. – OFFICIAL RECORDS BOOK
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
C/L – CENTERLINE
(D) – DEED
(M) – MEASURED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
ID – IDENTIFICATION
SET IRON 5/8" IRON ROD & CAP LB7805
IRC – IRON ROD AND CAP

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

December 23, 2019

Venetia Barnes
Stormwater Engineer Manager
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Granada Cottages Plat -- Review #3** NS Project 19-057

Dear Ms. Barnes:

My previous plat review #2 comments have been successfully addressed by the platting surveyor. I have no further comments related to this plat review.

The Field PRM inspection was successfully completed on November 26, 2019.

Prepared By:

Gregory S. Fleming
Florida Surveyor and Mapper No. 4350

P.O. Box 2371, Stuart, Florida, 34995 Phone 772-781-6400 Fax 772-781-6462

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location GRANADA STREET 2401502008400000

Parcel ID #(s) 2401-502-0074-000-7; 2401502007500004; 2401502007600001; 2401502007700008

Project description SGL FAMILY COTTAGES (10 UNITS)

GRANADA STREET PROPERTIES, LLC	HENRY LOUDEN
Property Owner(s)	**Applicant/Representative, Title, Company**
500 S FEDERAL HWY, #1641	
Street Address	Street Address
HALLANDALE, FL 33009	
City State Zip	City State Zip
305 525 2545	
Phone Number	Phone Number
HHLOUDEN@GMAIL.COM	
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 19th day of SEPT, 2019, by HENRY LOUDEN, who is personally known to me or has produced as identification.

MYHANH LOUDEN
Commission # GG 289166
Expires January 7, 2023
Bonded Thru Budget Notary Services

Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp _____

☐ SUBDIVISION: RELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☑ A copy of the deed
- ☑ Signed and sealed survey
- ☑ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☑ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4553247 OR BOOK 4255 PAGE 1295, Recorded 04/12/2019 10:07:13 AM Doc Tax: $910.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **DanksGranadaSt**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of **April, 2019** between **Keith Danks, Jr.** whose post office address is **205 N. 3rd Street, Grand Forks, ND 58203**, grantor, and **Granada Street Properties, LLC, a Florida limited liability company** whose post office address is **500 S. Federal Highway, Unit 1641, Hallandale, FL 33008**, grantee:

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

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

Lot 4, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0075-000-4

and

Lot 6, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0077-000-8

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 205 N. 3rd Street, Grand Forks, ND 58203.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018.**

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: Sarah Kostelecky

Witness Name: Brian Thompson

Keith Danks, Jr. (Seal)

State of North Dakota
County of Grand Forks

The foregoing instrument was acknowledged before me this 8th day of April, 2019 by Keith Danks, Jr., who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Brandy E. Shumard

My Commission Expires: _____

BRANDY E SHUMARD
Notary Public
State of North Dakota
My Commission Expires October 25, 2019

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

August 8, 2019

Granada Street Properties LLC
Mr. Henry Louden
500 S. Federal Highway, #1641
Hallandale, FL. 33008

Dear Mr. Louden:

The City Commission of the City of Fort Pierce, Florida, approved Ordinance 19-029 abandoning of an unopened right-of-way being the western portion of Frances Avenue between Granada Street and Hernando Street. The Ordinance has been recorded with the St. Lucie Clerk of Court as file #4603285 following your payment in the amount of $58,000.00. Said recorded ordinance serves as the conveyance of the right of way to you as the adjoining property owner on each side of the right of way.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Rebeca Guerra, Interim Planning Director
Jack Andrews, City Engineer
Mike Reals, Public Works Director

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4603285 08/08/2019 09:11:40 AM
OR BOOK 4306 PAGE 22 - 24 Doc Type: ORDN
RECORDING: $27.00

ORDINANCE NO. 19-029

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ABANDONING FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 OF THE PALM HAVEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA;** PROVIDING FOR A REPLACEMENT EASEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon an existing right-of-way known as Francis Avenue (also known as Frances), being bounded on the south by the north line of Lot 1 Block 8 of said plat of Palm Haven Subdivision and bounded on the north by the south line of Lot 6 Block 7 of said plat of Palm Haven Subdivision and on the west by the northern extension on the west line of Block 8 until it meets the south line of Block 7 and on the east by the northerly extension of the east line of lot 1 Block 8 until it meets the south line of Block 7 of the Palm Haven Subdivision within the City of Fort Pierce, Florida as recorded in Plat Book 8, Page 44, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway or thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way; and

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

SECTION 1. That right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of $58,000, an appraised valuation for the entire right of way, by the applicant Granada Street Properties, LLC:

THE SOUTHERN HALF OF FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS ON FILE IN THIS OFFICE.

Linda W Cox
CITY CLERK
DATE 8/8/19

(CITY SEAL)

As depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Peter J. Sweeney, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-029 was duly advertised by title only in the St. Lucie News Tribune on June 30th, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 15th, 2019; and was duly introduced, read by title only, and passed on second and final reading August 5th, 2019 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 5th day of August, 2019.

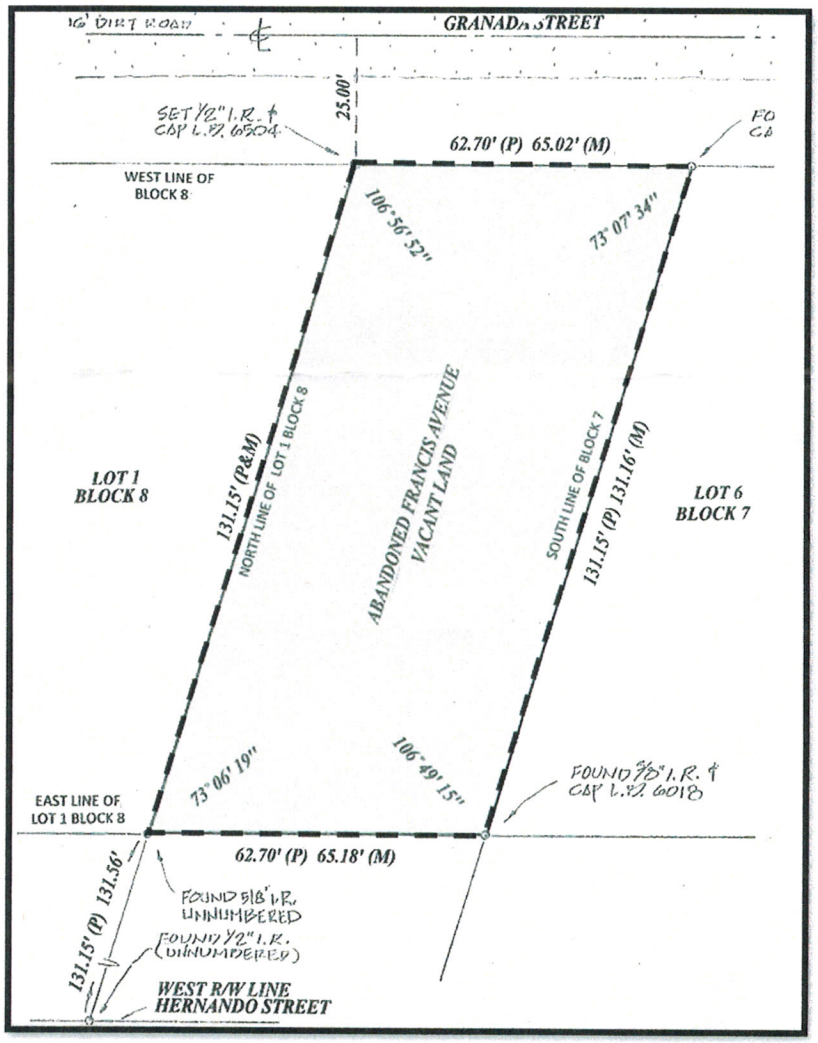
(CITY SEAL)

Linda Hudson
MAYOR COMMISSIONER

ATTEST:

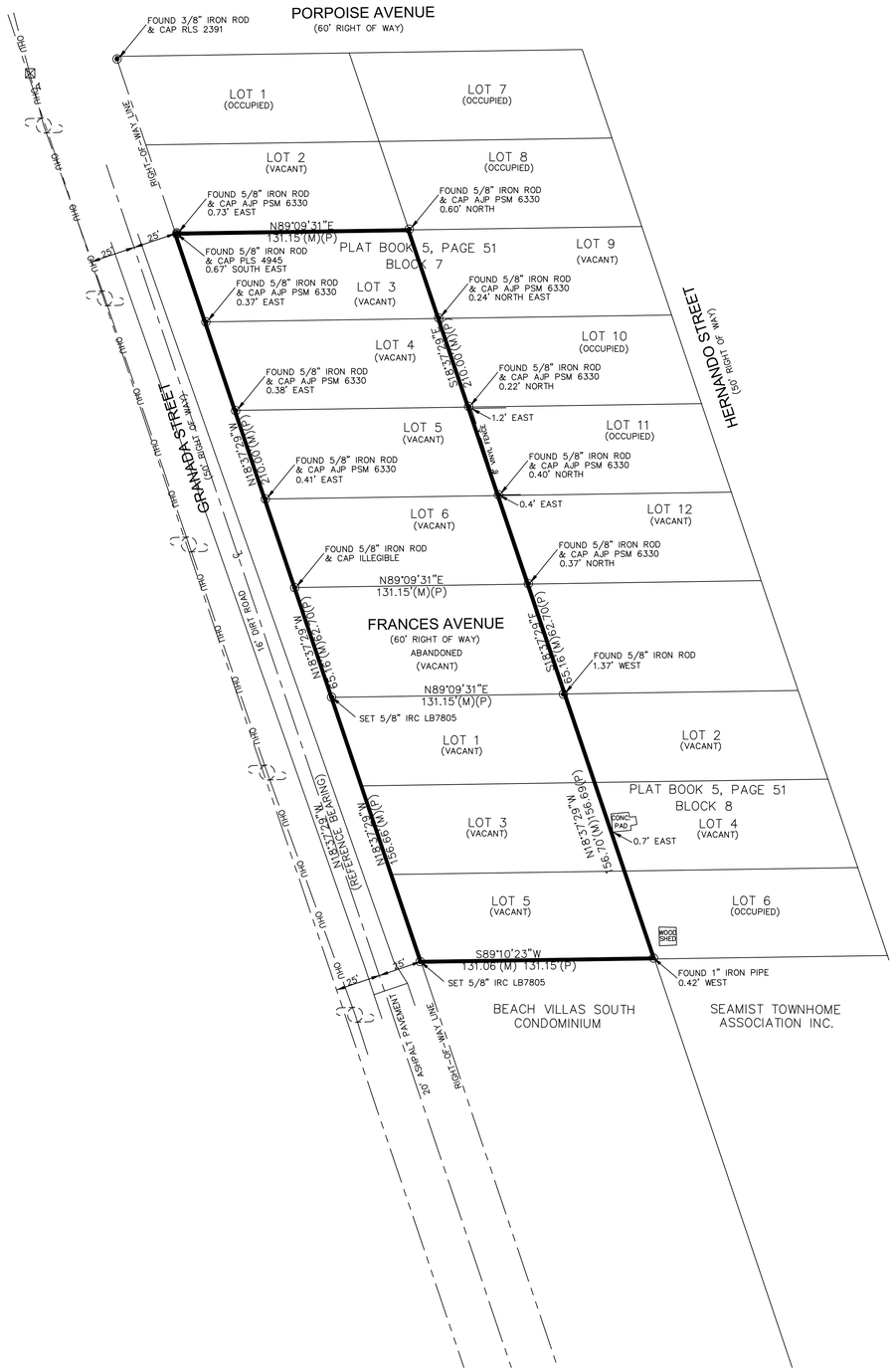
Linda W. Cox
CITY CLERK

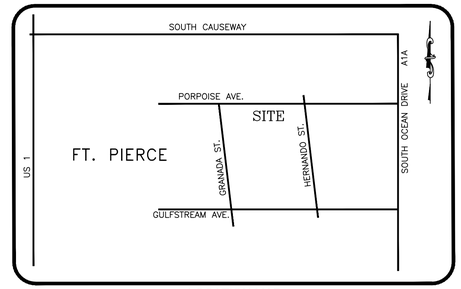
EXHIBIT A
Sketch & Legal Description of Subject Property



FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.





LOCATION MAP
(NOT TO SCALE)

LEGEND

O.R.B. – OFFICIAL RECORDS BOOK
℄ – CENTERLINE
(P) – PLAT
(M) – MEASURED
(D) – DEED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
CONC. – CONCRETE
C.M.P. – CORRUGATED METAL PIPE
INV – INVERT
EL – ELEVATION
F.F.E. – FINISH FLOOR ELEVATION
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
C.B.S. – CONCRETE BLOCK & STUCCO
– WOOD POWER POLE
– GUY ANCHOR
–OHU– – OVERHEAD UTILITIES
F.D.E.P. – FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.U.E. – PUBLIC UTILITY EASEMENT
– TELEPHONE PEDESTAL
– ELECTRIC VAULT

GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40' ft.

DESCRIPTION

LOTS 3,4,5,6,7 BLOCK 7 OF REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
LOTS 1,3 AND 5, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

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

2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).

3. THE CENTERLINE OF GRANADA STREET IS ASSUMED TO BEAR NORTH 18°37'29" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO..

4. THE HORIZONTAL LOCATION OF NON–DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.

5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.

6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.

7. OVERALL PARCEL CONTAINS 53,927 SQUARE FEET, 1.23 ACRES, MORE OR LESS.

8. FIELD SURVEY LAST CONDUCTED ON SEPTEMBER 9, 2019.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.

12. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE", ELEVATION 8 FEET ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0183J, EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE COUNTY PRIOR TO CONSTRUCTION.

CERTIFIED TO

GRANADA STREET PROPERTIES, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.

_____
BY: BRIAN C. KIERNAN DATE OF SIGNATURE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

REVISIONS

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

DATE: 09/09/19
SCALE: 1"=40'
PROJECT NO:
FIELD BOOK(s): 843
DRAWN BY: SW
CHECKED BY: BK
DRAWING NAME: GRANAD STREET
LB NUMBER: 7805

BOUNDARY SURVEY
GRANADA STREET PROPERTIES, LLC
GRANADA STREET, FT. PIERCE
ST. LUCIE COUNTY, FLORIDA

SHEET NO.
1
OF
1

Prepared by and Return to Veronika Swords ,
an employee of First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
File No.: 122028-41

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4426733 04/23/2018 08:58:42 AM
OR BOOK 4123 PAGE 236 - 237 Doc Type: DEED
RECORDING: $18.50
Doc Tax: $1008.00

WARRANTY DEED

This indenture made on April 13, 2018, by **James David Buzzerd**, **Todd Carlson Buzzerd** and **Elizabeth Lee Hovermale** whose address is: c/o P.O. Box 221, Berkeley Springs, WV 25411, hereinafter called the "grantor",

to **Granada Street Properties LLC, a Florida limited liability company** whose address is: 500 S. Federal Hwy. 1641, Hallandale, FL 33008, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida,** to-wit:

Lots 1, 3 and 5, Block 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0084-000/0

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

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

James David Buzzerd

Todd Carlson Buzzerd

Elizabeth Lee Hovermale

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Jody L. Crouse

Witness Signature

Print Name: Floetta L. Henry

State of WV

County of Morgan

The Foregoing Instrument Was Acknowledged before me on 4-13-18, by **James David Buzzerd**, **Todd Carlson Buzzerd** and **Elizabeth Lee Hovermale**, who is/are personally known to me or who has/have produced a valid Drivers License as identification.

Notary Public

Printed Name: Floetta L. Henry

My Commission expires: June 23, 2018

Official Seal
Notary Public, State of West Virginia
Floetta L. Henry
The Morgan Messenger, Inc.
PO Box 587
Berkeley Springs, WV 25411
My commission expires June 23, 2018

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4553265 OR BOOK 4255 PAGE 1362, Recorded 04/12/2019 10:15:52 AM Doc Tax: $910.00

Prepared by and return to:
Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **LundGranadaSt**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th th day of **April, 2019** between **Monty Lund, a married man,** whose post office address is **2520-B South Washington , Grand Forks, ND 58201**, grantor, and **Granada Street Properties, LLC, a Florida limited liability company** whose post office address is **500 S. Federal Highway, Unit 1641, Hallandale, FL 33008**, grantee:

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

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

Lot 3, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0074-000-7

and

Lot 5, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0076-000-1

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2520-B South Washington , Grand Forks, ND 58201.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018.**

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:

Monty Lund (Seal)

State of North Dakota
County of Grand Forks

The foregoing instrument was acknowledged before me this 11 day of April, 2019 by Monty Lund, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BRAD NORDEN
NOTARY PUBLIC
STATE OF NORTH DAKOTA
My Commission Expires MARCH 20, 2022

Notary Public

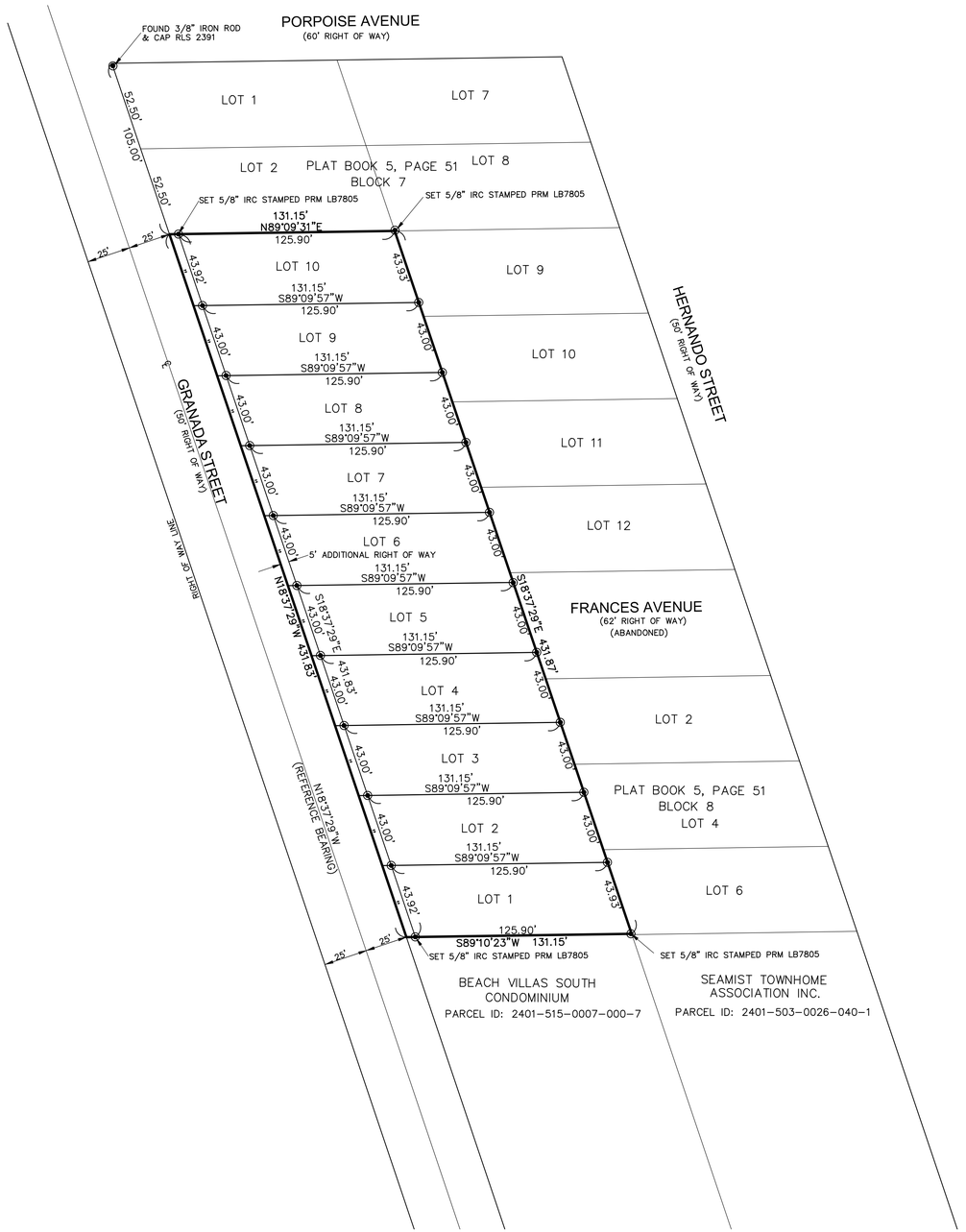
Printed Name: Brad Norden

My Commission Expires: March 20, 2022

PLAT BOOK _____
PAGE _____
DOCKET _____

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA



GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40' ft.

LEGEND & ABBREVIATIONS

O.R.B. – OFFICIAL RECORDS BOOK
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
℄ – CENTERLINE
(D) – DEED
(M) – MEASURED
(C) – CALCULATED
L.B. – LICENSED BUSINESS
ID – IDENTIFICATION
⦿ – SET IRON 5/8" IRON ROD & CAP LB7805
IRC – IRON ROD AND CAP

CIVILSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME:

NOTICES PROVIDED PURSUANT TO:

NOTICE BY NEWSPAPER:

NOTICE BY MAIL:

NOTICE BY SIGNS:

VERIFIED BY: **TITLE:**

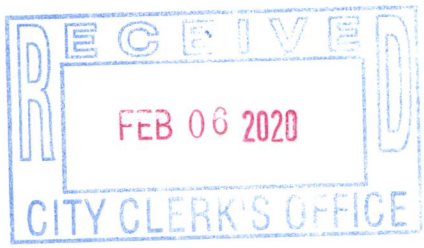
SIGNATURE: Vennis Gilmore **DATE:**

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

Indian River Press Journal
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION



CITY OF FORT PIERCE
100 N. U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the Indian River Press Journal, a daily newspaper published at Vero Beachin Indian River Press Journal, a daily newspaper published at Vero Beach in Indian River County, Florida: that the attached copy of advertisement was published in the Indian River Press Journal in the following issues below. Affiant further says that the said Indian River Press Journal is a newspaper published in Vero Beach in said Indian River County, Florida, and that said newspaper has heretofore been continuously published in said Indian River County, Florida, daily and distributed in Indian River County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The Indian River Press Journal has been entered as Periodical Matter at the Post Offices in Vero Beach, Indian River County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

February 2, 2020

Subscribed and sworn to before on February 2, 2020:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $120.12
Ad No: 0004028690
Customer No: 1330884
PO #: 02.18 Plat

This is not an invoice

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 18-9 of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, February 18th, 2020 hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of an application for Final Plat, submitted by Property Owner, Granada Street Properties, LLC and Applicant, Henry Louden, to subdivide approximately 1.9 acres of land for the Granada Street Properties 10 Single-Family Home Cottages to be located at current Lots 3,4,5, and 6, Block 7, Lots 1,3, and 5, Block 8 and a portion of the abandoned right-of-way of Francis Avenue lying between Lot 6, Block 7, and Lot 1, Block 8, in the Palm Haven Subdivision of Fort Pierce, FL. The property is zoned Hutchinson Island Residential (R-4A) 2401-502-0074-000-7, 2401-502-0075-000-4, 2401-502-0076-000-1, 2401-502-0077-000-8, 2401-502-0084-000-0, (Approximately 1.9 Acre Total).

All interested parties may appear at the meeting and be heard with respect to the Application. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSONSEEKINGTO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOINGIS ADVISED THAT A RECORD OF PROCEEDING IS REQUIRED IN ANY SUCH APPEALAND THAT SUCHPERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGSS MADE INCLUDING THE TESTIMONY AND EVIDENCEUPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 2/2/2020
Pub: 2/2/2020 TCN4028690

City Commission Regular Meeting **13. a.**

Meeting Date: 02/18/2020

Re: YOCO Membership

SUBJECT:

Resolution 20-R10 Amending membership eligibility for Fort Pierce Youth Council.

SUMMARY:

At the meeting on February 3, 2020, Commission directed staff to modify eligibility requirements for appointment to the Youth Council to include anyone attending a Fort Pierce School or Westwood as also eligible for appointment in addition to City residents.

RECOMMENDATION:

Adopt Resolution.

ALTERNATIVES:

Do not adopt or adopt with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-R11

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/05/2020 12:53 PM

Form Started By: Linda Cox Started On: 02/05/2020 11:27 AM

Final Approval Date: 02/05/2020

RESOLUTION NO. 20-R10

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REVISING THE REQUIREMENTS FOR APPOINTMENT TO THE CITY OF FORT PIERCE YOUTH COUNCIL**; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and Commissioners established the City of Fort Pierce Youth Council via Resolution 19-R43 on October 7, 2019; and

WHEREAS, at their meeting on February 3, 2020, the Commission directed staff to modify the eligibility requirements for membership on the Youth Council to improve recruitment efforts.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Membership and Qualifications to serve on the City of Fort Pierce Youth Council are modified as follows:

1. Members shall be a resident of the City of Fort Pierce; or
2. Attend a school located within the city limits of Fort Pierce, or
3. Attend Fort Pierce Westwood.

SECTION 2. All other provisions of Resolution 19-R43 remain in full force and effect.

SECTION 3. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 18th day of February, 2020.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER SWEENEY
CITY ATTORNEY

City Commission Regular Meeting **13. b.**

Meeting Date: 02/18/2020

Re: YOCO Applications

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Resolution 20-R11 Appointing members to the Fort Pierce Youth Council

Attachments

Fort Pierce Youth Council Status Report
20-R11
Casey, Kate - Central
Fee, Grace - John Carroll
Franklin, Lishonda - Westwood
Heady, Matthew - Westwood
Johnson, Leah - LPA
Kazen, Bree - Westwood MOEC
Moore, Lita - John Carroll
Renoird, Keisha - Central

Form Review

Form Started By: Linda Cox Started On: 02/04/2020 10:37 AM
Final Approval Date: 02/04/2020

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Joe Sweat, Marketing Specialist

THRU : Nicholas C. Mimms, P.E., ICMA-CM, City Manager

RE : Fort Pierce Youth Council

DATE : January 13, 2020

Fort Pierce Youth Council ("YOCO") is an advisory board of high school students dedicated to assisting the Mayor and City Commission in solving problems and accomplishing goals on behalf of youth in the community. Youth Council gives youth a voice and a chance to identify and solve community issues from a youth perspective. Youth Council members are resources for elected officials to receive advice on issues youth face, especially those decisions that directly affect young people.

The idea of the Youth council was brought to the City Commission on August 8, 2019, seeking a Resolution to form the Youth Council Advisory Board. The City Commission voted to pass the Resolution on October 7, 2019, which prompted the promotion of Youth Council. The promotion of Youth Council was well advertised to our community partners such as Boys and Girls Club, St. Lucie Roundtable and St. Lucie County Schools, and was heavily promoted through the City's social media outlets.

The City Manager's Office received 6 applications. All applicants have been processed through the City Clerk's Office and are ready for review. Unfortunately, only 3 applicants reside in Fort Pierce as set forth by the Resolution. We've received several inquiries from interested students that attend a Fort Pierce high school but live outside of the City's jurisdictional boundaries, and due to time restraints and the desire to move forward with this initiative, we ask that you consider all available applicants.

Please see the attached resolution for the Fort Pierce Youth Council.

RESOLUTION NO. 19-R43

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE CITY OF FORT PIERCE YOUTH COUNCIL**; RESPONSIBILITIES OF THE COUNCIL, ELECTION OF PRESIDING OFFICER, MEETINGS, AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, many municipalities use youth councils to inject fresh ideas and youth perspective into local decision-making; and

WHEREAS, a youth council can promote community service and foster a better understanding among young people of how municipal government operates; and

WHEREAS, youth councils are an excellent means of promoting civic engagement among young people, which is vitally important to provide the knowledge, skills, and abilities to the next generation of local leaders.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The City of Fort Pierce hereby creates a citizens committee, to be known as the Fort Pierce Youth Council (YOCO) to advise and make appropriate recommendations to the City Commission regarding special interests pertaining to youth related issues in the City of Fort Pierce.

SECTION 2. Membership and Qualifications: Term of Appointment; Vacancy:

A. The Committee shall consist of seven (7) members. All members shall have the following qualifications:

   1. Members shall be a resident of the City of Fort Pierce;

   2. One member shall be appointed by each member of the City Commission;

   3. Two members shall be appointed at large;

B. The term of each member of the Committee appointed by an individual City Commission member shall serve a term of one year. At-large members shall serve a term two years.

C. All Committee members appointed by an individual City Commission member shall serve at the pleasure of the City Commission member who appointed the Committee member.

D. At-large Committee members shall serve at the pleasure of the majority of the City Commission. A majority is defined as three (3) members of the City Commission.

E. Committee members shall be automatically removed for lack of attendance. Lack of attendance means failure to attend three (3) consecutive regularly scheduled meetings or failure to attend at least two-thirds of the regularly scheduled meetings during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Absences shall be entered into the minutes of the Committee meeting. Absences may not be excused.

F. Vacancies occurring for any reason during the term of office by a Committee member shall be filled within ninety (90) days from the date of the vacancy.

SECTION 3. Responsibilities and Duties:

The Committee shall act solely in an advisory capacity to the City Commission on matters relating to youth in the community. The Committee shall have the following responsibilities and duties:

1. Provide input to the City Commission on youth related activities.

2. Recommend policies related to youth activities.

3. Provide research on tasks assigned by the City Commission.

4. Educate the public on Commission directed initiatives.

5. Other duties as assigned by the City Commission.

SECTION 4. The Committee shall elect one of its members as a Chairperson, one as a Vice Chairperson, and one as a Second Vice Chairperson. Elections shall be held at the first regularly scheduled meeting, or as soon thereafter as practical, after appointment of the Fort Pierce Youth Council. The Chairperson shall preside and conduct meetings to the Fort Pierce Youth Council. The Vice Chairperson shall act in the absence of the Chairperson. In the absence of both the Chairperson and Vice Chairperson, the Second Vice Chairperson shall act as the Chairperson. The term of the Chairperson, Vice Chairperson, and the Second Vice Chairperson shall be for one year.

A vacancy in the office of Chairperson or Vice Chairperson shall be filled at the earliest possible date by the Committee by the election of one of its members to fill the unexpired term.

SECTION 5. The Committee shall meet at least once per month unless there is no business to transact by the day before the regular meeting date. Special meetings may be called by the City Manager or as requested by City Commission.

SECTION 6. All meetings of the Committee shall be open to the public. City staff shall be responsible for recording minutes for all meetings of the Fort Pierce Youth Council.

Minutes of the meetings and records shall be filed in the appropriate offices of the City and shall be public records.

SECTION 7. A majority of the Committee membership shall constitute a quorum for the transaction of business; providing, however, that no official action shall be taken by the Committee without the concurring vote of a majority of all members present at such meeting.

SECTION 8. This resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 7th day of October 2019.

Linda Hudson
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

Linda W. Cox
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

PETER SWEENEY
CITY ATTORNEY

RESOLUTION NO. 20-R11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE YOUTH ADVISORY COUNCIL;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed by the City Commission to serve as members of the Youth Advisory Council, which was established via Resolution No. 19-R43 and amended via Resolution No. 20-R10; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Appointed by:	Term Expires
_____	Rufus Alexander	February 18, 2021
_____	Jeremiah Johnson	February 18, 2021
_____	Tom Perona	February 18, 2021
_____	Reginald Sessions	February 18, 2021
_____	Linda Hudson	February 18, 2021
_____	At-Large	February 18, 2022
_____	At-Large	February 18, 2022

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 18th day of February, 2020.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY
CITY ATTORNEY

yoco
FORT PIERCE YOUTH COUNCIL

KLC

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Kate Casey Date 12-01-2019
Parent's Name(s) Beth B. Casey William J. Casey
Home Phone # (772) 448-0028 Other Phone Line (772) 224-1828
Address 5901 Silver Oak Drive City Fort Pierce State FL Zip 34982
E-mail Address kec5901@gmail.com
School Name: Fort Pierce Central High School Grade: 10 Age: 15
Grade Point Average: 3.9 (unweighted) 4.1 (Weighted)

List the extra-curricular activities that you currently take part in:
I have been a member of the FPCHS swim team for two years, and have been a member of the Key Club for two years. I have been a member of both the Ocean Bowl Team and Key Club, both for one year.

List any other organizations or clubs you are currently a member of:

Why do you want to be involved in the City of Fort Pierce Youth Council?
I believe the Youth Council would be a great learning experience and I would like to help the community.

Describe your ideas and goals for this Council and how they can benefit the Community.
My goals for this council would be to get more young adults involved in community projects and decisions. My ideas on how it can benefit the community would be to help educate young people on how local government works.

If you could change one thing about this City, what would that be and why?
One thing I would like to change about the City is to get more activities and projects for young adults to do. I believe this City needs more safe and cost-effective activities so the City budget can support them.

What are you passionate about?
I am passionate about learning and trying new experiences. I always want to be involved in as many things as I can because they can teach you skills and let you experience things that you could never learn by yourself or in a classroom. I'm also passionate about the environment and preserving natural beauty as well as protecting wildlife.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Kate Casey _____ Student Signature 12/1/19 _____ Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

_____ Parent Signature 12/1/19 _____ Date

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL

*Please print neatly in blue or black ink.

Name Grace Fee Date 11/26/2019

Parent's Name(s) Frank H. Fee, IV and Jennifer K. Fee

Home Phone # 772-971-8069 Other Phone Line

Address 2401 Wilderness Dr. South City Fort Pierce State Fl Zip 34982

E-mail Address Grace_Fee@Yahoo.com

School Name: John Carroll Catholic High School Grade: 10 Age: 15

Grade Point Average: 5.18

List the extra-curricular activities that you currently take part in:

Volunteer Treasure Coast Food Bank, Volunteer Maddie's Fight Foundation, Volunteer Little Birthday Angels

John Carroll High Varsity Volleyball, Rampage Juniors Elite 17's Volleyball, Peer Tutor

List any other organizations or clubs you are currently a member of:

JCHS Student Government Sophomore Class Treasurer ; Students Against Destructive Decisions (SADD);

JCHS Anchor Club,

Why do you want to be involved in the City of Fort Pierce Youth Council?

To be apart of a distinct small group of influencial youth is inspiring. I would be humbled to offer my voice

and the voice of my peers. I am a proud multigenerational native of Fort Pierce.

Describe your ideas and goals for this Council and how they can benefit the Community.

Mostly, I would hope to serve as a liasion for our City and our school. I hope to foster awareness of opportunites and

positively influence the perception of our great Sunrise City. I am encouraged at the potential impact of this collaboration.

If you could change one thing about this City, what would that be and why?

The prevelance and state of the homeless communities. It is crucial for ALL residents to be considered and

afforded opportunities. We must take care of our own community.

What are you passionate about?

I am most passionate about being a light for others. Whether in the classroom, the court or in the community, I strive

to show others kindness. I believe that my purpose is to positively impact and influence others.

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FORT PIERCE YOUTH COUNCIL

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Grace M Fell Student Signature 26 November 2019 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Jennifer A. Lee Parent Signature 11/26/19 Date

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Lishonda L. Franklin Date 11-19-19
Parent's Name(s) Melisa Franklin
Home Phone # (678) 929-1355 Other Phone Line —
Address 3501 Ave P City Fort Pierce State FL Zip 34947
E-mail Address lishondafranklin8@gmail.com
School Name: Fort Pierce Westwood Grade: 10th Age: 15
Grade Point Average: 3.10

List the extra-curricular activities that you currently take part in:

List any other organizations or clubs you are currently a member of:

Why do you want to be involved in the City of Fort Pierce Youth Council?

Describe your ideas and goals for this Council and how they can benefit the Community.

If you could change one thing about this City, what would that be and why?

What are you passionate about?

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Yolanda L. Franklin Student Signature Nov. 19. 2019 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Melissa [illegible] Parent Signature Nov. 21, 2019 Date

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Lishonda Franklin **November 4, 2019**

YOCO Application Questions...

List the extra-curricular activities that you currently take part in...

I take part in a college group at IRSC which is called, "Educational Talent Search" (ETS). I am a Usher at my church and youth leader. I do multiple plays at my church and I am apart of the youth choir also.

List any other organization or clubs you are currently a member of...

I am Vice President of my sophomore class at Fort Pierce Westwood Academy. I am Treasure of my college group organization in the state of Florida which is called "TRIO". I am a Youth leader at my High School meaning I teach students from grades 9th-12th about self control, proactive listening, etc. Also I am apart of a Leadership group at my school which is called" Leader in me Team".

Why do you want to be involved in the City of Fort Pierce Youth Council?

I want to be involved in the City of Fort Pierce Youth because I feel like I can bring new ideas and new things to our fellow youth. Also to show how capable I am to change and persuade our youth that

you don't have to be apart of what society wants us to be. I would like to show my determination and leadership skills towards my community and fellow friends, classmates, family, college group, and school. I would like to bring different proposition and different activities towards our youth and to lower the gang violence that is happening with my fellow youth joining gangs because they either want to feel protection or want to follow other peers because its cool and popular.

If you could change one thing about this City, what would that be and why? I would change the way our city is portrayed in our youth. Meaning that a certain percentage of our youth portrays Fort Pierce as a horrible city that is ghetto and dangerous. I would like to change some of the youth perspectives on how they see our city. Or I would change the convenience of stores, shopping areas, plaza, and clothing/shoes so that us youth and our parents wont have to take a trip outside the city just to buy certain clothes/shoes from certain stores we are interested in.

What are you passionate about? I am passionate about following my dreams and accomplishing my goals and succeeding in life. I am passionate about motivating and helping others become better than they were yesterday. I am passionate about leading others and my fellow youth to greatness and stimulate them so they can be a better person. I am passionate about going to college and getting all my degrees and having a house, car, and being financially stable. I am passionate about inspiring and giving myself and others hope about accomplishing my dreams and theirs. I am passionate about changing and reconstructing my city so it can become better place.

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I am passionate about influencing and impelling others. I am passionate about advocating that it doesn't matter where you live or how you are raise it shouldn't define your future and dreams.

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Matthew Heady Date November 23, 2019
Parent's Name(s) Maria Heady Sam Heady
Home Phone # 772-340-2124 Other Phone Line 772-528-6967
Address 654 SW Lake Charles Cir City Port St. Lucie State FL Zip 34986
E-mail Address matthew.heady@stlucieschools.org
School Name: Fort Pierce Westwood Academy Grade: 10 Age: 15
Grade Point Average: 4.26

List the extra-curricular activities that you currently take part in:
Band, ocean conservation club, national honors society, JROTC rifle team, JROTC athletic team (raiders), JROTC Academic (JLAB) team

List any other organizations or clubs you are currently a member of:
Band, ocean conservation, JROTC, Oxbow Eco Center Volunteer

Why do you want to be involved in the City of Fort Pierce Youth Council?
Being involved in this Youth Council seemed like the best way to advocate for our community's youth, while simultaneously becoming more experienced in communicating with every age group in our community.

Describe your ideas and goals for this Council and how they can benefit the Community.
My goals include making it known to our community's youth that their opinions do in fact matter so that they will be motivated to become more involved themselves.

If you could change one thing about this City, what would that be and why?
One thing I would change is the reputation Fort Pierce has, as it is seen to many as a particularly "bad" area.

What are you passionate about?
I am passionate about succeeding in life, and motivating others to succeed along the way.

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

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*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Matthew Hardy Student Signature 11-25-19 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

_____ Parent Signature 11-25-19 Date

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Leah Johnson Date 11-02-19
Parent's Name(s) Kelly & Jeremiah Johnson
Home Phone # (772)3700971 Other Phone Line (772)979 0234
Address 1509 Thumb Point Dr City Fort Pierce State FL Zip 34949
E-mail Address Johnsonhouse1509@icloud.com
School Name: Lincoln Park Academy Grade: 11th Age: 16
Grade Point Average: 3.9

List the extra-curricular activities that you currently take part in:
Diving, Basketball, softball, soccer, volunteer at Westside Church, Intern at OCI Associates, Tutor

List any other organizations or clubs you are currently a member of:
Key Club

Why do you want to be involved in the City of Fort Pierce Youth Council?
I want to get more youth involved in community events. Also, I believe that by getting more students involved we can raise graduation rates.

Describe your ideas and goals for this Council and how they can benefit the Community.
My goals are to have more city-wide highschool programs for students to meet more youth and encourage eachother to be better. The council can also start a bullying awareness program to lower the amount of bullying cases.

If you could change one thing about this City, what would that be and why?
I would want a bigger highschool so that everyone is not as seperated. While working in downtown I have noticed many homeless that could use a shelter or designated area to go to.

What are you passionate about?
I am very passionate about helping people succeed. I believe everyone has potential and they can find their passion.

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FORT PIERCE YOUTH COUNCIL

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Leah Johnson Student Signature 11-7-19 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

[signature] Parent Signature 11-30-19 Date

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FORT PIERCE YOUTH COUNCIL

Received
NOV 13 2019
City of Fort Pierce
City Manager's Office

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Bree Kazen Date 11.7.19
Parent's Name(s) Ashley Kazen
Home Phone # 7723276769 Other Phone Line
Address 1110 Hernando St. City Ft. Pierce State FL Zip 34949
E-mail Address bree.kazen@gmail.com
School Name: Marine Oceanographic Academy Grade: 11 Age: 16
Grade Point Average: 3.6

List the extra-curricular activities that you currently take part in:
I am currently involved in my school's competitive tennis team. I am also director of my school's news show, "The Anchor." I also work at On the Edge and founder!!

List any other organizations or clubs you are currently a member of:
- Junior Class MOA Representative on student council.
- Leadership student at MOA that runs events, organizations, and recruitment.

Why do you want to be involved in the City of Fort Pierce Youth Council?
I have a lot of wonderful ideas that I would love to execute.

Describe your ideas and goals for this Council and how they can benefit the Community.
A main idea that I plan to advocate for is mental health awareness. This awareness will better the lives of citizens of all ages.

If you could change one thing about this City, what would that be and why?
I would change the number of homeless people in St. Lucie County. This is a topic that I hold dear to my heart, and even simply bringing awareness to the County's youth would be so meaningful.

What are you passionate about?
I am passionate about being a strong leader that does good for all people. I hope to pursue a career in hospitality management where I can spend my life knowing that I am doing good for the people around me.

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Bree Kazen Student Signature [signature] Date 11.7.19

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

[signature] Parent Signature 11.7.19 Date

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL

*Please print neatly in blue or black ink.

Name Lita Moore Date 1/30/2020

Parent's Name(s) Betsey Moore James Moore

Home Phone #(772)-607-4668 Other Phone Line (772)-216-7027

Address 5703 S Indian River Dr City Fort Pierce State FL Zip 34982

E-mail Address litamoore@JohnCarrollHigh.com

School Name: John Carroll Grade: 9th Age: 15

Grade Point Average: 3.9 unweighted

List the extra-curricular activities that you currently take part in:

Anchor Club

List any other organizations or clubs you are currently a member of:

Volunteer at Dogs and Cats Forever and Heathcoat Gardens

Why do you want to be involved in the City of Fort Pierce Youth Council?

I love the unique town Fort Pierce is and I'd love to meet other teenagers like me who love it too. Also, I think it would be interesting to learn more about local government.

Describe your ideas and goals for this Council and how they can benefit the Community.

My goal for this council would be to help introduce some new and appealing youth programs or activities involving sports, volunteering, and the arts to Fort Pierce. In addition, I'd like to increase environmental awareness among the city's young people through fun and informative events and opportunities.

If you could change one thing about this City, what would that be and why?

One thing I'd change or try to work on in Fort Pierce is the homeless population. Many of them deserve help, and often other citizens don't like them being around. It would be better for everyone if they could have a home to stay in or medical care without asking. I'm sure some are embarrassed to seek help.

What are you passionate about?

I'm passionate about my family, friends, art, and my community.

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Lita Moore Student Signature 1/30/2020 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Parent Signature 1/30/2020 Date

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL

*Please print neatly in blue or black ink.

Name Keisha Renoird Date 11/28/19

Parent's Name(s) Marguerite Bellvy

Home Phone # 772-801-4855 Other Phone Line 772-212-5273 - My Phone Number

Address 1373 SE Floresta Drive City Port St. Lucie State FL Zip 34983

E-mail Address keisha.renoird@gmail.com

School Name: Fort Pierce Central High School Grade: 11th Age: 16

Grade Point Average: 3.7

List the extra-curricular activities that you currently take part in:

I currently do not do any extra-curricular activities. If dual-enrollment counts, I am a full-time college students.

List any other organizations or clubs you are currently a member of:

I am currently a part of the Coding Club and the Technology Club on Florida Virtual School.

Why do you want to be involved in the City of Fort Pierce Youth Council?

I would like the opportunity to give back to community's youth and enjoy the idea of being more involved in local government. Personally feel like my peers and I are not actively involve in our city.

Describe your ideas and goals for this Council and how they can benefit the Community.

Ideally, I would like to involve more children in government whether its in the recycling plan occurring, planting a garden, parks clean up, or being involved at the Oxbow Center. I would like my peers and younger children to know they are a part of and can effect their local government.

If you could change one thing about this City, what would that be and why?

The City does much for the youth. One thing I would change is awareness and availability of the current resources. Provide a chance for children to be exposed to different subjects to extended their goals and dreams for their own educational and occupational careers.

What are you passionate about?

I am passionate about computer programming because I am able to see how complicated/simpler parts can compile a functioning program. Small changes for the youth and help them give back to the community and be interested in government.

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FORT PIERCE YOUTH COUNCIL

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Keisha Renoird _____ Student Signature Renoird, Keisha _____ Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Marguerite Bellevy _____ Parent Signature Bellevy, M. _____ Date

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