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

CITY COMMISSION AGENDA

Regular Meeting - Monday, March 2, 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 Walter Barron, Neighborhood Bibleway Revival Center

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from February 18, 2020 Regular Meeting.

6. **PROCLAMATIONS**

   a. American Red Cross proclamation being received by Phill Brodeur.

   b. Flood Awareness Week proclamation being received by Paul Thomas, Building Official.

7. **LETTERS TO COMMISSION**

   a. Email from Curtis Johnson in gratitude and recognition of Detective Evens Saintilien serving on a panel about communication and engagement with law enforcement while maintaining the Haitian culture.

   b. Recognition of Caleta Scott, Grants Administration Manager, as a 2020 Women on the Move Honoree by Onyx Magazine.

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**

a. Presentation of 2019 Annual Report from the Fort Pierce Infrastructure Surtax Citizen Oversight Committee

b. Presentation to the Fort Pierce City Commission regarding proposed widening and interchange improvements for Florida's Turnpike

c. First Quarter Financial Report

d. Monthly Financial Report for the Month Ending January 31, 2020

11. **CONSENT AGENDA**

a. Approval of request to reduce lot clearing fees in the amount of $3,161.17 against 1903 Avenue N, Fort Pierce, FL, Parcel ID Number 2404-609-0103-000-7 owned by Freddie & Loutonia Gary, 3193 SE Dixie Highway, Stuart, FL 34997. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties and fees leaving a balance due of **$682.20 payable in 30 days**. However, applicant is requesting a waiver of a portion of the hard costs in the amount of $182.20, leaving a balance due of $500.00 payable within 30 days, which requires a direct vote by Commission.

b. Approve the request to reduce a demolition lien in the amount of $22,188.16 against 1903 Avenue N, Fort Pierce, FL, Parcel ID Number 2404-609-0103-000-7 owned by Freddie & Loutonia Gary, 3193 SE Dixie Highway, Stuart, FL 34997. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties and fees leaving a balance due of **$8,275.00 payable in 60 days**. However, applicant is requesting a waiver of a portion of the hard costs in the amount of $7,775.00 contingent upon paying $500.00 within 30 days, which requires a direct vote by Commission.

c. Approve request to reduce Building Department lien in the amount of $18,740.00 which includes $40.00 recording fees, against 1610 N 17th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-514-0059-000/2, owned by Ignacio Torres, c/o Jack Arias, 3426 Dijon Avenue, Ocean Spring, MS 39564, to $1,750.00, to be paid within 9 months.

d. Approve request to reduce Building Department lien in the amount of $29,340.00, which includes $40.00 of filing fees, against 707 N 23rd Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-710-0042-000/2, owned by Calvin Walker, 3300 SW 56th Ave, Hollywood, FL 33023, to $2,000.00, to be paid within 6 months.

e. Approval of a two (2) year extension for the Planned Development approval for Indian River Commerce, located at the western half 401 and 411 Indian River Drive, the new expiration date would be March 21, 2022.

f. Request approval to award Johnson-Davis, Inc. a final design and construction contract in the amount of $300,600 to install a stormwater pumping station in the area of South 8th Street and Edwards Road which has been prone to flooding with residents in the neighborhood experiencing multiple instances of structure inundation.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 19-073: Adoption Hearing for an application submitted by the property owner Cone & Graham, Inc, and Applicant/representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for twelve (12) parcels of land, 10.31 acres in total, located at 1919 S 35th Street, to change the Future Land Use designation from General Commercial (GC) to Medium Density Residential (RM). SECOND READING

b. Legislative 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. SECOND READING

c. Legislative Hearing - Ordinance 20-006 Text Amendment of Chapter 3 and Chapter 22 Eliminating the Four-Fifths Vote requirement of City Commission when certain applications are recommended for denial by Planning Board or 20% of surrounding community owners object to application. FIRST READING

d. Legislative Hearing - Ordinance 20-007 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

13. **CITY COMMISSION**

a. Resolution No. 20-R13 determining that the structure located at 505 N 13th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 6, 2020.

b. Resolution 20-R14 appointing Marvin Grimsley as Commissioner Alexander's representative on the Fort Pierce Parking Committee.

c. Resolution No. 20-R16 appointing Lita Moore as Commissioner Alexander's appointee to the Fort Pierce Youth Council.

d. Submittal of applications to serve on the Keep Fort Pierce Beautiful Committee to fill the expired term of Matt Samuel representing St. Lucie County.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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: 03/02/2020

Re: Minutes of February 18, 2020

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from February 18, 2020 Regular Meeting.

Attachments

Minutes 02.18.2020

Form 8B - Johnson

Form Review

Form Started By: Maura Stokes Started On: 02/25/2020 04:21 PM

Final Approval Date: 02/25/2020

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 TUESDAY, **FEBRUARY 18, 2020.**

1. CALL TO ORDER

Mayor Hudson called the February 18, 2020 Regular Meeting of the City Commission to order at 6:30 PM.

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

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 February 03, 2020 Regular Meeting.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve the minutes from the February 03, 2020 regular meeting.

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

Passed

6. **PROCLAMATIONS**

Mayor Hudson, on behalf of the City Commission, presented a Certificate of Achievement to Miss Elena Cazares who is a 5th Grade Student at St. Anastasia Catholic School for her First Place entry into the contest at the 5th Annual Highwaymen Heritage Art Show and Festival. Miss Cazares's art exhibit will be showcased along with the other winners in the display case outside the City Commission Chambers during the month of March. Congratulations to all the participants of this Art Contest.

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.

Betty Robinson – Item 11e.

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

Staff has requested that Item 12e be pulled from the Agenda. This item will be brought back to the City Commission at a later date.

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

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

Passed

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.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Items 11a, 11b, 11c, 11d, and 11e.

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

Passed

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.

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

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

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

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as

a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements.

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

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

Mayor Linda Hudson called the proceeding to order.

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

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

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

Mayor Linda Hudson opened the public hearing.

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

Staff Presentation: Peggy Arriaz, Code Compliance Manager, provided an overview of the proposed Resolution No. 20-R12 for the condemnation and demolition of a property located at 2607 Avenue D, Fort Pierce, FL. This property was previously condemned by the former Building Official, Marc Meyers on May 12, 2016. Multiple extensions were granted to the owner and due to no action taken by the owner, the property was re-cited on October 30, 2018. Additional extensions were granted to the owner after this date. On May 08, 2019 a re-roofing permit application was submitted but not approved because it did not cover the full scope of work required to be completed. A final extension was granted on October 22, 2019 and no further action has been taken. A Property Maintenance Inspection Report was completed by the Building Department on September 14, 2018. Due to the roof collapse and overall poor condition of the structure, demolition was recommended. A Notice of Unsafe Building was sent certified mail and the signed return receipt was received from the owner. The structure is unoccupied, there are no utilities to the property; and, it has not been designated as historic.

Commission questions for Staff: Ms. Arriaz confirmed there are no other open violations for this property. Ms. Arriaz also confirmed with the Historic Preservation Officer to confirm this property was not listed as a historic building or located within a historic district.

Owners Presentation: Ms. Norma Eradiri stated that her son has secured a loan and given a deposit to a contractor. The blueprints for the structure were destroyed during a storm, and they must obtain new ones. Ms. Eradiri provided a detailed family history of the owners of the property. Ms. Eradiri has requested a six-month extension so that she may obtain the needed blueprints, have the permits applied for and construction to commence. Ms. Eradiri said she is unable to insure the property in it's current condition because it is vacant. Ms.Eradiri would like to contribute to the improvements on Avenue D by restoring this structure. Ms. Eradiri said the builder is ready to commence work, but she must provide him with a blueprint.

Mayor Hudson has opened the hearing for public comment.

Public comment:
Mr. Rick Reed

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

Ms. Arriaz explained that once a building permit has been approved, the Code Enforcement process remains on stand-by to allow the owner time to complete the construction. The process to obtain a building permit could take 90 days. This will allow for plans to be prepared and an application for a building permit to be submitted to the Building Department. Mr. Mimms said after discussing this property with a building official, the complete process of obtaining engineered plans, permitting and full construction could take a full year to complete. The Commission will require that the structure be secured immediately from unauthorized access. City Attorney Peter Sweeney clarified that even if a building permit is issued, the structure will remain condemned until a future building inspection has determined the structure to be safe and within code requirements. The enforcement aspect of the condemnation is what is placed on hold when a permit is issued.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to postpone this hearing to the July 06, 2020 City Commission meeting to allow the owner adequate time to obtain a building permit and secure the structure and surrounding fence.

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

Passed

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

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

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. FIRST READING

Mayor Hudson opened the Public Hearing.

Staff Presentation: Mr. Brandon Creagan, Planner provided an overview of Ordinance No. 20-004, future land use amendment for 2152 South Jenkins Road, Fort Pierce, Florida. The proposed amendment is to change four (4) parcels from Medium-Density Residential (RM) to High-Density Residential (RH). This proposal is consistent with surrounding Future Land Uses; is consistent with Section 22-131 of the City Code and Comprehensive Plan; and, does not adversely affect the public health, safety, convenience, and general welfare. Twenty-three (23) notifications were mailed, one reply in favor was received. The Planning Board recommended approval at the January 14, 2020 meeting. Staff recommends approval of the ordinance.

Commission Questions for Staff: Mr. Creagan described the zoning for the surrounding parcels. Mr. Creagan explained the maximum height for a high density could be two hundred (200) feet; however, density will determine the actual height.

Applicant Presentation: Mr. Dennis Murphy of Culpepper & Terpening, Applicant Representative was present and available to answer any questions. Mr. Murphy stated that Jenkins Road is an undeveloped major artery that runs through the center of the county. Jenkins Road could potentially connect the airport area to the industrial area. This has potential for connections to Interstate 95 and the Florida Turnpike at Midway Road, Okeechobee Road, and Orange Avenue. This is an arterial corridor that is not a low-density or strip density corridor. High density refers to something more than five units per acre. What governs development on a property ultimately is what fits on the land by code.

Mayor Hudson has opened the hearing for public comment.

Public Comment:
Leslie Olsen, Planning and Services Director for St. Lucie County - Discussed traffic impact on the Jenkins Road corridor and a partnership between the County and City to evaluate the trip count and full level of service for this area.

Ms. Hofmeister, Planning Director confirmed that today, she received a copy of the traffic study which was previously done by St. Lucie County for this area. Mr. Mimms expressed

the need for roadway capacity review and a joint development approach with St. Lucie County for this portion of Jenkins Road which will become a major arterial access in the future. March 06, 2020 will be the first joint meeting between the City and County that will look at a comprehensive approach to the traffic plan and development of creative concepts for an alternative to the current roadway network access points.

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Ordinance 20-004 with Staff recommendations.

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

Passed

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

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

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. FIRST READING

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

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

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

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona - 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: Brandon Creagan, Planner, provided an overview of the proposed Ordinance No. 20-005 which is for the Zoning Atlas Amendment of four (4) properties generally located at or near 2152 South Jenkins Road from Medium-Density (r-4) to High-Density Residential (R-5). Mr. Creagan provided maps showing the location, zoning, and future land use for the parcels. The proposal is consistent with the surrounding zoning; consistent with Section 22-131 of the City Code and Comprehensive Plan; and does not adversely affect the public health, safety, convenience, and general welfare. Twenty-three (23) notifications were mailed to property owners within five-hundred (500) feet; one notification was returned in favor. Staff recommends approval. Mr. Creagan is available to answer any questions.

Commission questions for Staff: Mr. Creagan confirmed that the Planning Board did discuss at their meeting the traffic issues for Jenkins Road. The traffic study was dated 2018.

Applicant questions for Staff: None.

Commissioners have no further questions, Staff was excused.

Applicant presentation: Mr. Dennis Murphy, sworn, of Culpepper & Terpening representing the Owner, was present. Mr. Murphy would like to refer to his comments from the previous presentation during the Legislative Hearing for Ordinance 20-004. Mr. Murphy stated his firm would be available to help facilitate with the County and City's comprehensive review of the Jenkins corridor; and, to address the community's concern about transportation. Mr. Murphy is available to answer any questions.

Commission questions for Applicant: Mr. Murphy stated that rezoning versus planned development application is more straightforward for his client. They are in the early stages of master planning and site planning for the property. It will be a multi-family community similar to those in the surrounding area. The R-5 zoning gives them the basic code requirements that they will need. The Commission remains concerned with the height allowance with this zoning designation considering a school and body of water are adjacent to the property. Mr. Murphy expressed when a design review is brought to Staff and ultimately before the Commission, it will address some of these and other concerns discussed earlier.

Staff questions for Applicant: None.

Mayor Hudson has opened the hearing for public comment.

Public comment:
Leslie Olsen, sworn, Planning and Services Director for St. Lucie County - Discussed the need for collaboration between the County and City regarding the development of the Jenkins Road corridor.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Ordinance No 20-005 with Staff recommendations.

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

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

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

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. FIRST READING

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

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

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

Commissioner Alexander - yes.
Commissioner Johnson - 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: Brandon Creagan, Planner provided an overview of Ordinance No. 20-003 for the review and approval of the Misty Creek Preserve Zoning Atlas Amendment, Design Review, and Site Plan for a 144-unit multi-family development which consists of twelve (12) parcels at 1919 South 35 th Street, Fort Pierce, Florida. Mr. Creagan presented maps including a Site Map, Future Land Use Map, and Zoning. Map. This proposal is consistent with the City Code and Comprehensive Plan; it does not adversely affect the public health safety, convenience, and general welfare; and, is within proximity to key commercial and institutional amenities. Mr. Creagan also presented a copy of the Site Plan and Design Review Plan. These plans outline six (6) buildings that have twenty-four (24) units each with approximately two hundred thirty-nine (239) parking spaces that allow for a surplus of forty-three (43) parking spaces over code requirements. Access points will include one on Okeechobee Road and one on South 35 th Street. Sixty-eight (68) notifications were mailed out to property owners within five hundred (500) feet. One notification was received back in favor.

Staff recommends approval 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.

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.

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.

Commission questions for Staff: None.

Applicant questions for Staff: None.

Commissioners have no further questions, Staff was excused.

Applicant presentation: Lee Dobbins, Esq., sworn, from the law firm of Dean Mead was present on behalf of the Applicant. Also present, was Brian Nolan, sworn, from Lucido & Associates, Land Planners on behalf of the Applicant. Mr. Dobbins stated they did not have a presentation but are available to answer any questions.

Commission questions for Applicant: None.

Staff questions for Applicant: None.

Mayor Hudson has opened the hearing for public comment.

Public comment: None.

Seeing no one, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Ordinance 20-003, as recommended by Staff and subject to the following 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.

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 up to 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 up to 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.

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

Passed

e. **PULLED AT STAFF'S REQUEST.** 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.

City Clerk Linda Cox introduced Resolution 20-R10, read by title only, into the record.

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.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve Resolution No. 20-R10.

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

Passed

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

City Clerk Linda Cox introduced Resolution 20-R11, read by title only, into the record.

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.

The following members have been appointed by the City Commission with a term that expires on February 18, 2021:

Mr. Johnson	Appointed by Commissioner Alexander pending receipt of completed Application for Appointment.
Ms. Leah Johnson	Appointed by Mayor Hudson
Ms. Grace Fee	Appointed by Commissioner Perona
Ms. Bree Kazen	Appointed by Commissioner Johnson
Ms. Kate Casey	Appointed by Commissioner Sessions
Ms. Lishonda Franklin	Appointed at large
Ms. Keisha Renoird	Appointed at large

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to approve Resolution No. 20-R11.

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

Other: Commissioner Jeremiah Johnson (ABSTAIN)

Passed

Commissioner Johnson filed form 8B as required.

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.

Rick Reed.

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms discussed the wonderful Highwaymen Festival which brought hundreds of people to our beautiful city to enjoy the food, arts, and music. The historic bus tours were a great success with almost every seat being taken. February 20, 2020 there will be a meeting with FPUA to discuss improvements to the annexation process. Also, on February 20, 2020, the Taylor Creek Publix will have its grand opening. Beginning on February 24, 2020, there will be a soft opening of the Student Perks Program's coffee cart in the lobby of City Hall. The Student Perks Program has partnered with the new Starbucks to provide coffee, muffins, bagels, and fruit for sale. This is a coffee-cart will provide work skills for St. Lucie County's exceptional students. The goal is to offer students the ability to refine their social and work skills which will aid them in the transfer to competitive employment after high school. The coffee cart will be run every Monday starting at 8:30 am. February 25, 2020 will be the Mayor Hudson's State of the City address at the Sunrise Theatre. February 27, 2020 will be the start of the 2020 Citizen's Academy which will teach the inner workings of the City of Fort Pierce government.

City Attorney Peter Sweeney has no reports.

16. COMMENTS FROM THE COMMISSION

Commissioner Perona is requesting an update on the Savannah Road Animal Shelter. It is currently a temporary arrangement with the County and the County needs to be involved in the process to move forward. The public wants to be involved and is excited to move forward. Mr. Mimms advised that we are currently in the negotiation of a contract with St. Lucy County for the Savannah Road facility. The City of Port St. Lucie is drafting its formal withdrawal from the Interlocal Agreement. Ms. Arriaz, Code Enforcement Manager, reported that she met with the County on February 13, 2020 to begin drafting a new Interlocal Agreement which will be long-term with short-term goals. This agreement will include financial assistance from the County. Ms. Arriaz will be meeting with Purchasing and Public Works to put a plan together for the bid process so that when the Interlocal Agreement is finalized, we can move forward. The temporary shelter will remain open during this process. Commissioner Perona would like to see the workshop with the County go forward to discuss and share ideas about the various city issues which include but are not limited to the animal shelter, roads, the port, parks, and overall development so that both the City and County are on the same page.

Commissioner Sessions would like to echo the sentiments of working with the County for planning, growth, and development.

Commissioner Alexander is also pleased to work with the County and County Commissioners. Commissioner is concerned with why Port St. Lucie withdrew from the Interlocal Agreement for the Savannah Road animal facility. Commissioner Alexander would like any outstanding issues worked out with developers on the Jenkins Road property proposals.

Commissioner Johnson wished to thank all the staff and dedicated volunteers who attended the Moore's Creek clean up. It was a great success. South Beach Association met and discussed various issues with regard to downtown.

Mayor Hudson also wished to remind everyone about the State of the City address on Tuesday, February 25, 2020 at 6:00 pm at Sunrise Theatre. Friday, February 21, 2020 is the Coffee with the Mayor at the Fort Pierce Yacht Club sponsored by Animal Emergency Referral Center.

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 **9:09 pm.**

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
JOHNSON JEREMIAH KRISTOPHER	FORT PIERCE CITY COMMISSION
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
1509 THUMB POINT DRIVE	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY	NAME OF POLITICAL SUBDIVISION:
FORT PIERCE / ST. LUCIE	CITY OF FORT PIERCE
DATE ON WHICH VOTE OCCURRED	MY POSITION IS:
2-18-20	☒ ELECTIVE ☐ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JEREMIAH K. JOHNSON, hereby disclose that on FEBRUARY 18, 20 20:

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

X inured to the special gain or loss of my relative, LEAH N. JOHNSON (DAUGHTER);

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

- APPOINTMENT TO YOUTH COUNCIL

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2-18-20
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

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

Meeting Date: 03/02/2020

Re: American Red Cross Proclamation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

American Red Cross proclamation being received by Phill Brodeur.

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:04 PM

Form Started By: Miriam Garcia Started On: 02/14/2020 04:23 PM

Final Approval Date: 02/21/2020

City Commission Regular Meeting **6. b.**

Meeting Date: 03/02/2020

Re: Flood Awareness Week

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Flood Awareness Week proclamation being received by Paul Thomas, Building Official.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Flood Awareness Week

Form Review

Form Started By: Miriam Garcia Started On: 02/26/2020 03:38 PM

Final Approval Date: 02/26/2020

WHEREAS, Fort Pierce has experienced severe weather in the past in the form of extreme rainfall or tropical system events resulting in flooding in both coastal and riverine areas. This flooding has caused damage and flood losses to homes and buildings in all areas whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

WHEREAS, the City of Fort Pierce is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents. The Florida Floodplain Managers Association (FFMA), has declared the week of March 9-13, 2020 as Flood Awareness Week to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim March 9-13, 2020 as:

Flood Awareness Week

in the City of Fort Pierce and encourage the citizens of Fort Pierce to increase their knowledge of how to protect themselves and their property from flooding.

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 2nd day of March, 2020.

MAYOR/COMMISSIONER

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

Meeting Date: 03/02/2020

Re: Email from Curtis Johnson

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Curtis Johnson in gratitude and recognition of Detective Evens Saintilien serving on a panel about communication and engagement with law enforcement while maintaining the Haitian culture.

Attachments

Email from Curtis Johnson

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:21 PM
City Manager	Nick Mimms	02/21/2020 04:21 PM

Form Started By: Jennifer Robinson Started On: 02/21/2020 12:04 PM

Final Approval Date: 02/21/2020

From: Curtis Johnson <cjohnson41906@gmail.com>
Sent: Monday, February 17, 2020 2:14 PM
To: Linda Cox <lcox@cityoffortpierce.com>
Cc: Diane Hobley-Burney <dhobley-burney@fppd.org>
Subject: Recognition of Detective Evens Saintilien FPPD

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 afternoon Linda,

I would like to officially offer thanks and recognition of Detective Evens Saintilien for serving on a panel about communication and engagement with law enforcement while maintaining Haitian culture. Detective Saintilien was very engaging to the audience and even moved the conversation to include a number of topics that will make our community better and safer. He is truly knowledgeable and the Haitian community greatly appreciated the interaction with him and others on the panel. We look forward to another discussion with this community and would greatly appreciate Detective Saintilies participation. He is a great representation of the City of Ft Pierce Police Department and the Haitian community. As a citizen, I am happy that he works for our city.

Curtis Johnson
Cjohnson41906@gmail.com
772-206-3966



Refer Me
https://refer.com/cuveygroup/refer

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

Meeting Date: 03/02/2020

Re: 2020 Women on the Move Honoree

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Recognition of Caleta Scott, Grants Administration Manager, as a 2020 Women on the Move Honoree by Onyx Magazine.

Attachments

2020 Honorees Women on the Move

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/26/2020 03:59 PM

Form Started By: Jennifer Robinson Started On: 02/25/2020 12:26 PM

Final Approval Date: 02/26/2020

WOMEN ON THE MOVE



Congratulations to our 2020 Honorees



XERNONA CLAYTON

Founder of the Trumpet Awards

ONYX WOTM Woman of the year

Xernona Clayton

Founder/President

The Trumpet Awards

Xernona Clayton is a civil rights leader and pioneering broadcasting executive best known as the founder and CEO of the Trumpet Awards (1993), an annual awards program televised by the TBS network and distributed internationally to over 185 countries. The program features the accomplishments of African Americans in a variety of fields. Clayton also is the driving force behind the complementary project the International Civil Rights Walk of Fame at the Martin Luther King Jr. National Historic Sitein Atlanta. Clayton worked undercover for the Chicago Urban League investigating employment discrimination before moving to Atlanta in 1965 to organize events for the Southern Christian Leadership Conference (SCLC).

Read more

> "Xernona Clayton is the Founder, President and CEO of the Trumpet Awards Foundation, Inc. and Creator and Executive Producer of the Foundation's Trumpet Awards. "
>
> *--Xernona Clayton*



LATASHA BARNES

Chief Financial Officer

Orlando Health



JOLI COOPER-NELSON

Executive Director

GreenLight Fund Atlanta



DAWN CURTIS

Supervisor

Orange County Soil and Water Conservation District



TANISHA GARY

President

African American Chamber of Commerce Central Florida



MILDRED GRAHAM

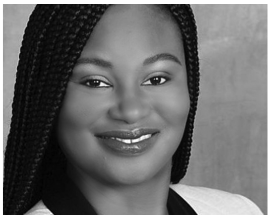
Director of Advancement and Alumni Affairs

FAMU Law

.











JOAN HOLMES

Consultant
Retired Administrator from HCC/USF

VALERIE JENKINS

Vice President
Wells Fargo

LETONYA JOHNSON

Sr. Man., Global Communications Events
Walt Disney World

JANIE LACY

CEO
Life Counseling Solutions

SONYA MALLARD

Cultural Center Coordinator
Harry T. & Harriette V. Moore Museum



CHANTA MILLER

President
EHC Salon & Spa Salon Management Services



DAME CONSTANCE MITCHAM

Founder/Senior Partner
Mitcham and Benjamin Attorneys and Solicitors



HEIDI OTWAY

President
Salter Mitchell Public Relations



SYLVIA PERRY

Regional Area Director
The Links, Inc.



CALETA SCOTT, CPPT

Manager, Grants Administration
City of Fort Pierce



TAMARA SHAMBURGER

Chair
Hillsborough County School Board



KATHY TIMES

Chief Communications Officer
Florida A&M University



BRENDA WALKER, J.D., PH.D.

Interim Associate Dean
University of South Florida



CRYSTAL WARWELL-WALKER

Principal
Walker & Walker Associates



BRIDGET WILLIAMS, ED.D.

Chief of Staff
Orange County Public Schools

Purchase Tickets

City Commission Regular Meeting **10. a.**

Meeting Date: 03/02/2020

Re: Fort Pierce Infrastructure Surtax Citizen Oversight Committee Annual Report

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Presentation of 2019 Annual Report from the Fort Pierce Infrastructure Surtax Citizen Oversight Committee

SUMMARY:

On November 6, 2018, a referendum was held, and the voters of St. Lucie County approved the proposed half cent increase to the state sales tax. This tax, referred to as the Infrastructure Surtax, would be used to help improve roads, build more sidewalks and support water quality projects. A citizen committee was established to act in an oversight and advisory capacity to the City Commission to determine if all funds received are being used in accordance with the ballot language.

This is the presentation of the 2019 Annual Report from the committee.

RECOMMENDATION:

Accept 2019 Annual Report

ALTERNATIVES:

Request additional information

RESPONSIBLE STAFF:

Jack Andrews, City Engineer

COORDINATED WITH:

Fort Pierce Infrastructure Surtax Citizen Oversight Committee

Fiscal Impact

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

OTHER INFORMATION:

Presentation of 2019 Annual Report from Citizen Oversight Committee

Attachments

2019 Annual Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:27 PM

Form Started By: John Andrews Started On: 02/18/2020 03:40 PM

Final Approval Date: 02/21/2020



Annual Report 2019

of the

Fort Pierce Infrastructure Surtax Citizen Oversight Committee

FEBRUARY 14, 2020

FORT PIERCE, FL
THE SUNRISE CITY

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Committee Members

NAME	CATEGORY
Robert Burdge	Commissioner Perona Appointee
James R. Harding	Commissioner Sessions Appointee
John Heaning	At Large
Curtis E. Johnson, Jr.	Commissioner Alexander Appointee
Pearl Davis Liverpool	Mayor Hudson Appointee
Daniel Noelke	Commissioner Johnson Appointee
Anthony Westbury	At Large

Introduction

Creation of Infrastructure Surtax Citizen Oversight Committee

In March of 2018 the City of Fort Pierce adopted a resolution supporting the St. Lucie County Board of Commissioner's proposal to impose a voter approved half cent increase to the state sales tax. This tax, referred to as the Infrastructure Surtax, would be used to help improve roads, build more sidewalks and support water quality projects throughout the county.

On November 6, 2018, a referendum was held, and the voters of St. Lucie County approved the proposed half cent Surtax.

As stipulated by the ballot language approved by the voters, the referendum called for an independent oversight by a citizen committee, to review expenditures of the Surtax proceeds.

Composition of the Infrastructure Surtax Citizen Oversight Committee

The committee as established by Resolution No. 19 R06, consists of seven (7) members. One member is appointed by each of the five (5) members of the City Commission and two members are appointed at large. The committee acts solely as an oversight and advisory capacity to the City Commission. The mission of the members of the Infrastructure Surtax Citizen Oversight Committee is to determine that all Surtax proceeds received by the City of Fort Pierce have been expended in a manner consistent with the requirements of Section 212.055(2), Florida Statutes, and the ballot language approved by the voters. In addition, the committee reviews the expenditures of the Surtax proceeds and verifies these funds are being used for projects consistent with the City's approved Surtax proceeds project list. The committee reviews plans, budgets, designs, permits, reports, photographs, presentations and other material to sufficiently determine the status of each project.

The goals of this report are to provide the Fort Pierce City Commission with the committee's findings and assurance that the Surtax proceeds are in fact being spent in

the manner approved by the voters of St Lucie County and in accordance with state law.

Comments from the Committee

Following the appointment of its members by the City Commission in the spring of 2019, the committee met four times in 2019. At the first meeting, Mr. Robert Burdge was elected Chairperson and Ms. Pearl Davis Liverpool was elected as Vice-chairperson for the committee. The committee was presented and reviewed income, plans, budgets, reports, obligations and other materials to determine if Surtax proceeds were being committed in accordance with Section 212.055(2) of Florida Statutes and the mandate of the voters who approved the surtax. Our unanimous finding was that during the period covered by this report (2019), the Surtax Funds were being properly obligated.

Additionally, the Committee observed, as evidence by the rate of obligation of the surtax funds as well as the use of multiple other sources of funding for projects, that the funds are being prudently used to achieve voters' intentions regarding the Surtax. The committee notes that as the program further matures during 2020, the rate of obligation of funds should accelerate. Details regarding Surtax revenue, obligations, projects and other information is provided subsequently in this report.

Finally, the Committee would like to thank the Department of Engineering for their full and uncompromising support of the Committee's work.

Respectfully submitted,

Fort Pierce Infrastructure Surtax Citizen Oversight Committee

Robert Burdge, Chairperson

Peral Davis-Liverpool, Vice Chairperson

2019 Surtax Proceeds Received

The City of Fort Pierce receives direct electronic transfers from the State of Florida for the Surtax proceeds. Following is receivables for 2019.

03/02/2019	$126,410.27
04/23/2019	$129,401.46
05/06/2019	$ 50,616.13
05/28/2019	$144,381.25
06/24/2019	$133,628.18
07/26/2019	$131,231.92
08/07/2019	$ 69,310.23
08/26/2019	$127,623.82
09/23/2019	$125,970.84
10/28/2019	$119,786.91
11/12/2019	$ 71,234.45
11/22/2019	$118,340.77
12/20/2019	$135,693.73
TOTAL	**$1,483,629.96**

2019 Encumbrances

Following is the list of encumbrances from the 2019 Surtax proceeds

P.O. Date	Project	Vender	Amount
07/02/2019	S. 7th Street Road Improvements	PRP Construction Group, LLC	$306,427.86
08/13/2019	Avenues A & B Reconstruction	CW Roberts Contracting, Inc.	$125,254.32
TOTAL ENCUMBRANCES FOR 2019			$431,682.18

2019 Projects Completed/Under Construction

• *S. 7th Street Reconstruction (Wendell Road to 10th St)*

Project Description: This project entails the reconstruction of the roadway to include paving, drainage improvements, and sidewalk construction. Utility upgrades for water, sewer and gas as well as undergrounding of overhead utilities are included in the project. The total length of the project is 0.21 miles.

Total Project Cost: $855,186

- **Funding Sources**
  - **SUR Tax: $306,427.86**
  - **Other: $548,758.14**

  (Other funding sources include Fort Pierce Stormwater Management Utility (SMU), Fort Pierce Utilities Authority (FPUA), Fort Pierce Road Impact Fees, (RI))

CONSTRUCTION COST BREAKDOWN

ITEM NO.	DESCRIPTION OF WORK	ORIGINAL SCHEDULED VALUE	AMOUNT FUNDED BY SURTAX
1	Demolition / Mobilization / MOT	$76,725	$27,846
2	Roadway Construction	$167,235	$109,367
3	Drainage	$99,577	-0-
4	Sidewalk / Driveways	$201,840	$135,848
5	Final Restoration	$13,450	-0-
6	Signing & Markings	$5,509	$5,509
7	Water and Sewer	$171,742	-0-
8	Overhead Electric Conversion	$45,500	-0-
9	Construction Contingency	$73,608	$27,858
	TOTAL	**$855,186**	**$306,428**

Preconstruction:



S. 7th Street Facing Southwest



S. 7th Street (Between Wendell Road and 10th Street)

Construction Photos



Milling Old Roadway Surface



Drainage Improvements



Curb and Gutter Installation

7th Street construction completion scheduled for March 2020

- ## *Avenues A and B Reconstruction (7th St. to 8th St.)*

Project Description: This project entails the reconstruction of the roadway to include paving, drainage improvements and sidewalk construction. Utility upgrades for water and sewer were accomplished prior to this project. The total length of the project is 0.20 miles.

Total Project Cost: $351,635

Funding Sources

- **SUR Tax: $125,254**
- **Other: $226,381**

(Other funding sources include Fort Pierce Stormwater Management Utility (SMU), Fort Pierce Utilities Authority (FPUA))

CONSTRUCTION COST BREAKDOWN

ITEM NO.	DESCRIPTION OF WORK	ORIGINAL SCHEDULED VALUE	AMOUNT FUNDED BY SURTAX
1	Demolition / Mobilization / MOT	$134,176	$44,725
2	Roadway Construction	$135,094	$45,031
4	Sidewalk / Driveways	$68,725	$30,951
5	Final Restoration	$13,640	$4,547
	TOTAL	**$351,635**	**$125,254**

Preconstruction Photos:



Avenue A – Facing West



Avenue B – Facing West

Post-construction Photos



Avenue A – Facing West	Avenue B – Facing West

Avenues A and B reconstruction completed December 2019

2020 Proposed Projects

Following are proposed projects that will be scheduled for construction during 2020

- ***Citrus Overpass Bridge Repair***
  - **Project Description:** The scope of work for this project is to correct deficiencies outlined by the biennial bridge inspection reports. Work includes repair of concrete spalling, repair of exposed reinforcement bar, correction of failed compression joints, understructure corrosion removal and painting, along with replacement of deck joint seals. This work is required to maintain the overall health of the structure.

  - **Project Costs:** The engineer's opinion of probable construction cost is $980,000. Construction engineering and inspection services is estimated to be $68,000 for the duration of the project.

  - **Surtax Funding Amount:** It is estimated that **$648,000** will be funded utilizing surtax proceeds.

- ***17th Street Reconstruction (Orange Avenue to Avenue D)***
  - **Project Description:** These street improvements will provide complete roadway reconstruction for this urban major collector roadway. Extending approximately 0.38 miles, these improvements include drainage replacement, roadway and sidewalk reconstruction. The project also includes, signage, pavement markings, street lighting and landscaping. Utility upgrades, as well as undergrounding of overhead utilities will be part of this project but funded from separate sources.

  - **Project Costs:** Total construction cost for this project is $2,243,003.00

- **Surtax Funding Amount:** It is estimated that **$401,397** will be funded utilizing surtax proceeds.

Street Resurfacing

- **Project Description:** While many of the city streets require urgent resurfacing and some require total reconstruction, timing of work is often dependent on other infrastructure work being done first. For example, it does not make sense to resurface a road before needed utility work is completed, otherwise the road will need to be again resurfaced.
- This year's resurfacing projects will look to focusing on streets in "POOR" condition that require drainage improvements as well as utility (water and sewer) improvements. By compounding different funding sources together, the city can tackle these major reconstruction projects, fixing the problems, instead of deferring the inevitable failure. The following streets have been identified for this reconstruction/resurfacing work:
  - **8th Street (Avenue D to Avenue E)**
  - **Avenue B (8th Street to 13th Street)**
  - **5th Street (Boston Avenue to Delaware Avenue)**

- **Project Costs:** The total construction cost for these streets has not been determined since design has not been completed.

- **Surtax Funding Amount:** The estimated unencumbered balance of surtax funding that can be dedicated to these projects total **$1,754,186**.

City Commission Regular Meeting **10. b.**

Meeting Date: 03/02/2020

Re: Florida's Turnpike (SR 91) Widening PD&E Study from Jupiter to Fort Pierce

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Presentation to the Fort Pierce City Commission regarding proposed widening and interchange improvements for Florida's Turnpike

SUMMARY:

Mr. Brian Ribarfic, P.E., Project Manager for Florida's Turnpike Enterprise and Ms. Victoria Williams, CPM, Florida's Turnpike TPO Liaison for South Florida will be providing an update regarding the proposed upcoming improvements to the turnpike from Jupiter to Fort Pierce. The project is currently in the Project Development and Environment (PD&E) Study phase where improvements including widening to eight (8) lanes, interchange reconfiguration and new interchanges are being considered.

RECOMMENDATION:

Informational purposes only

ALTERNATIVES:

Offer suggestions on improvements

RESPONSIBLE STAFF:

Jack Andrews, City Engineer

COORDINATED WITH:

St. Lucie TPO

Fiscal Impact

Budgeted Y/N: N/A

Fiscal Year: N/A

Account: N/A

Amount: N/A

OTHER INFORMATION:

No fiscal impact

Attachments

Project Update

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:26 PM

Form Started By: John Andrews
Started On: 02/18/2020 05:44 PM
Final Approval Date: 02/21/2020

Florida Department of
TRANSPORTATION

City of Fort Pierce
City Commission

Project Update

Project Development and Environment (PD&E) Study
for Florida's Turnpike from Jupiter (Indiantown Rd/SR 706) to Ft. Pierce (Okeechobee Rd/SR 70)

Palm Beach, Martin and St. Lucie Counties, FL

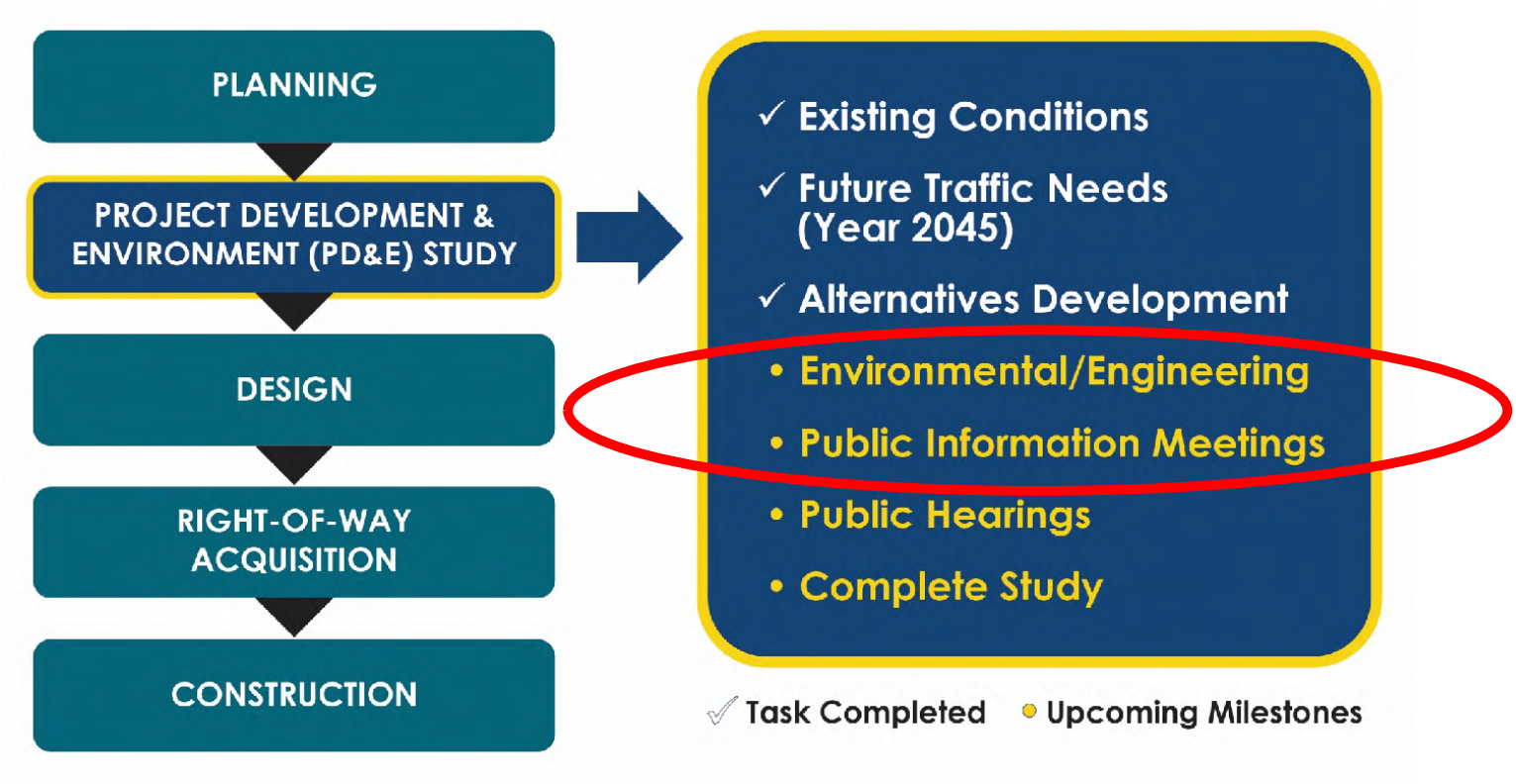
Financial Project ID #: 423374-1-22-01
March 2, 2020

Agenda

- Project Process & Overview
- Project Challenges
- Interchange Concept Development
- Future Phases & Schedule
- Public Information Meetings



Project Process



PD&E Study

- Jupiter (Indiantown Rd/SR 706) to Ft. Pierce (Okeechobee Rd/SR 70)
  - 2045 Traffic Demand
  - Improve Access
  - Enhance Safety & Evacuation

Project Facts
36 Miles
3 Counties
1 Service Plaza



Project Challenges

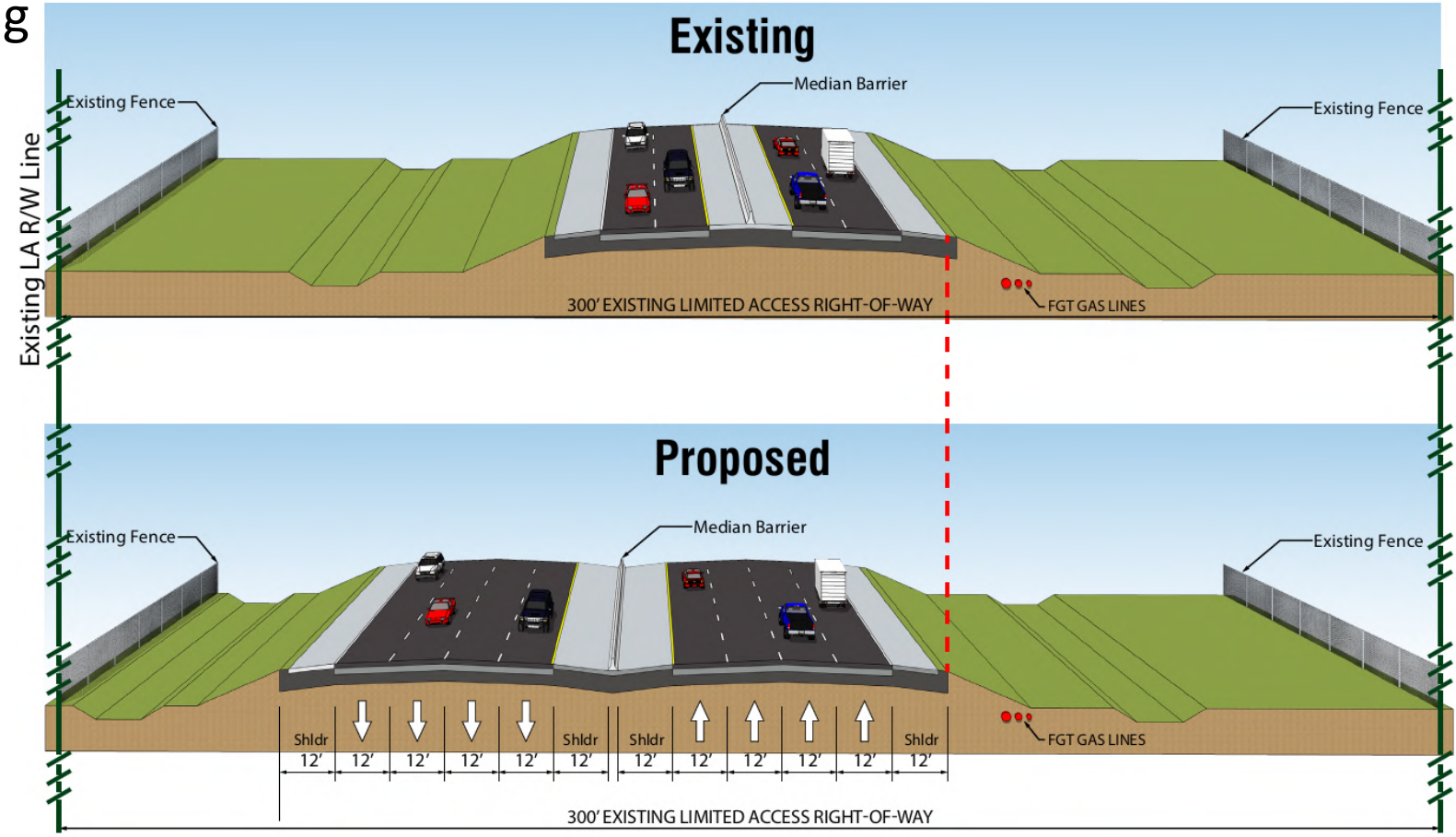
- Florida Gas Transmission (FGT) within Right of Way
  - Primarily on East side
  - Three gas lines
- I-95 (FDOT District 4)
  - Master Plan
  - Shared Right of Way
- Loxahatchee River
  - Wild and Scenic
- Thomas B. Manuel Bridge
  - St. Lucie Canal



100 Year Old Tree at Loxahatchee River

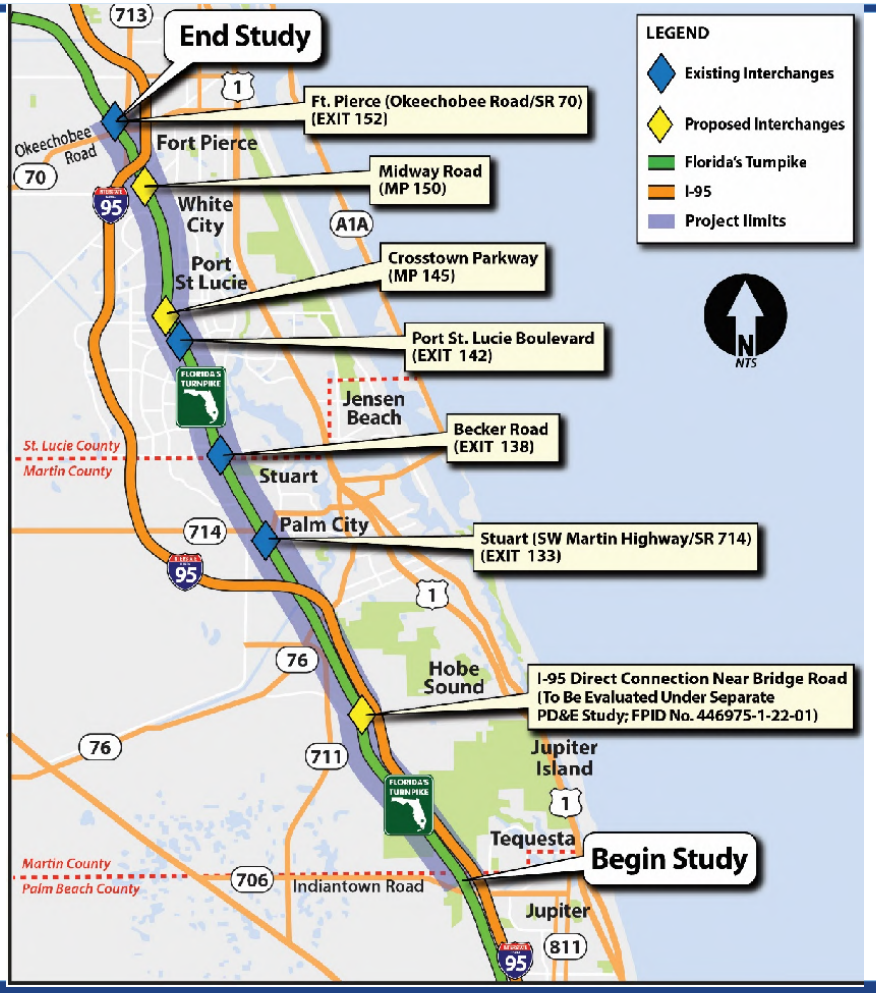
Proposed Improvements

- Mainline Widening
  - 4 to 8 Lanes
  - FGT Constraints
  - Widen to West
- Interchanges
  - Modify Existing
  - New Interchanges



Interchanges

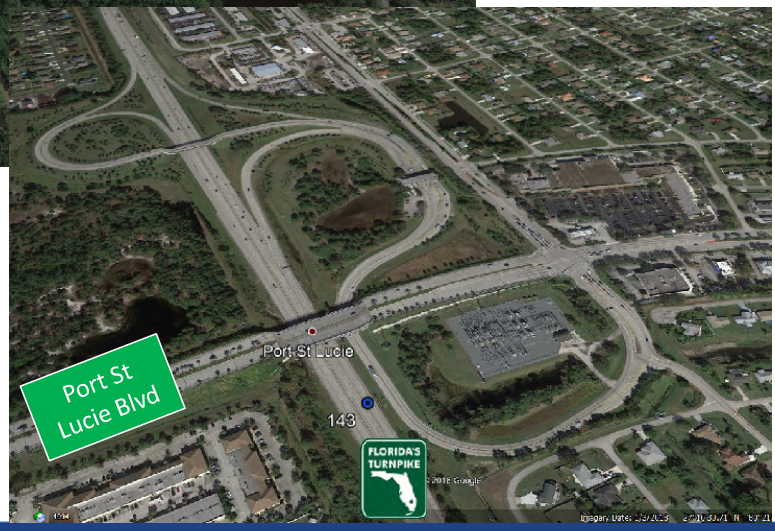
- Existing Interchange Modifications
  - SR 714 / SW Martin Hwy (Exit 133)
  - Becker Road (Exit 138)
  - Port St. Lucie Blvd. (Exit 142)
  - SR 70 / Okeechobee Road (Exit 152)
- Potential Interchange Locations
  - I-95 Direct Connection
    - To be evaluated under a separate study (FPID 446975-1)
  - Crosstown Pkwy (MP 145)
  - Midway Road (MP 150)



Interchange Analysis

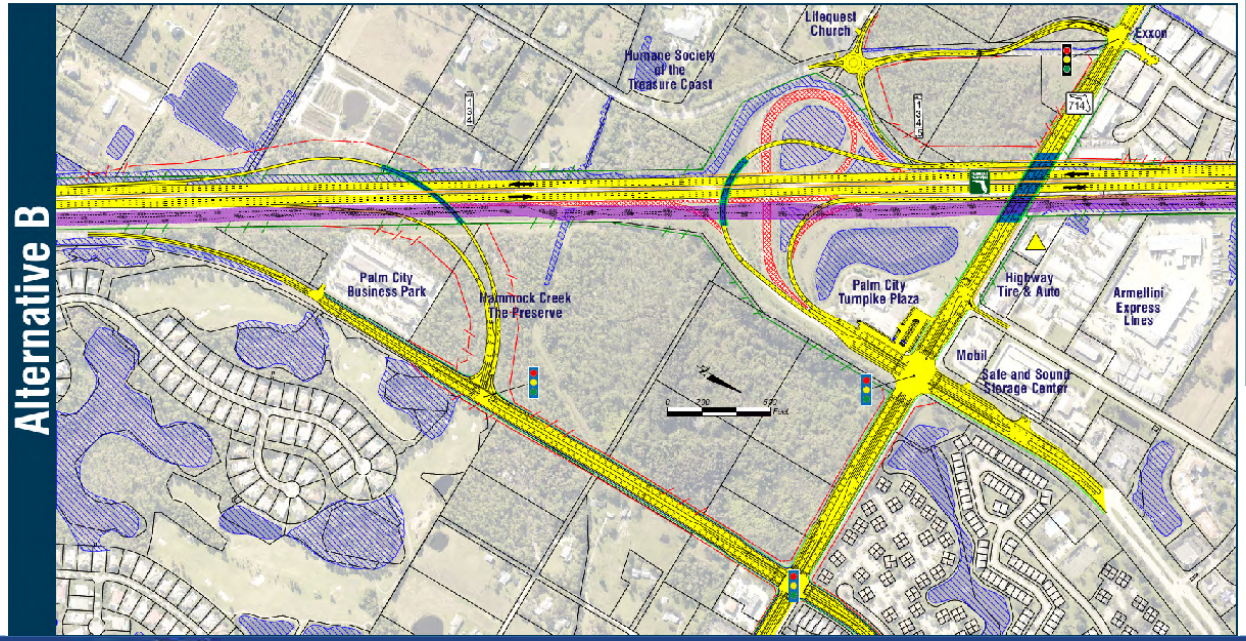
- Multiple Concepts Developed
- Feasibility Criteria
  - Engineering
  - Environmental
  - Traffic
- 2045 Future Traffic Projections

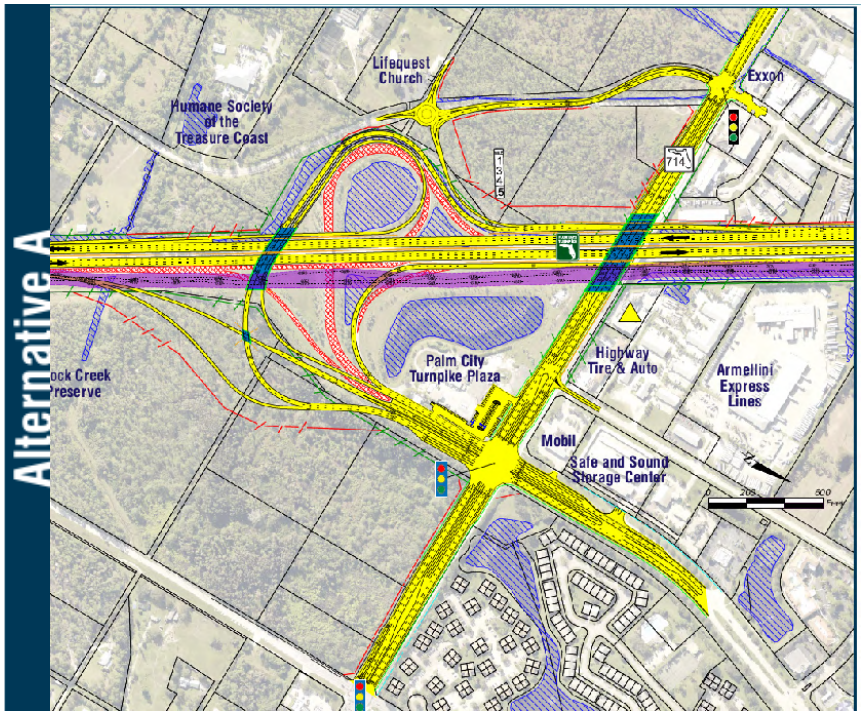




Interchange Under Evaluation (Existing)

SR 714 (Martin Hwy) (Exit 133)

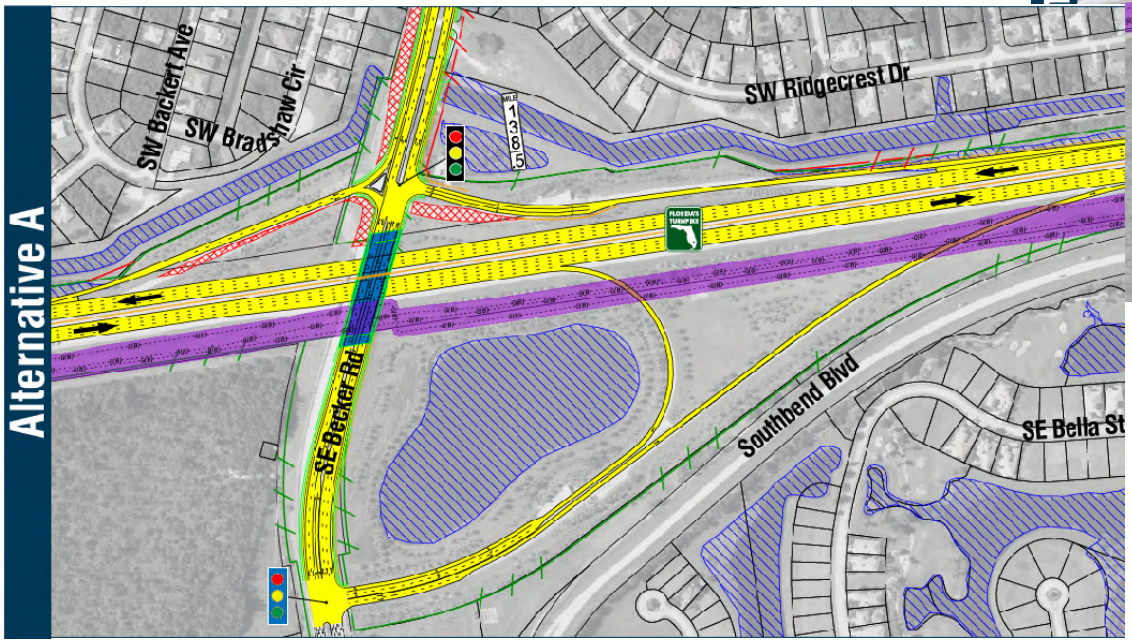


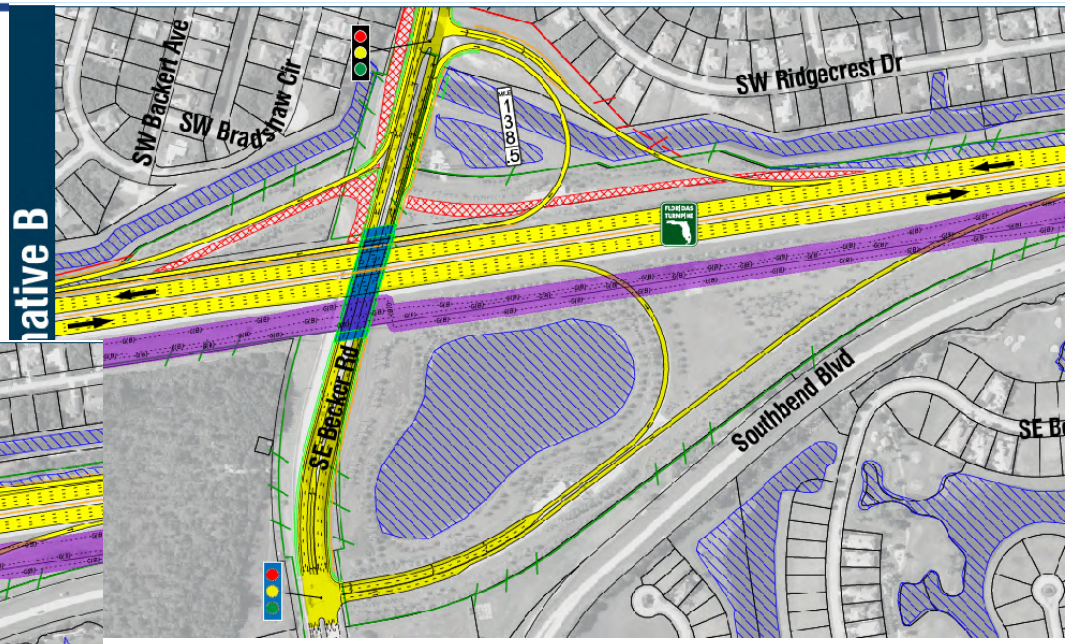


- SB Off & NB On Heavy Movements
- Additional Side Street Improvements

Interchange Under Evaluation (Existing)

Becker Road (Exit 138)

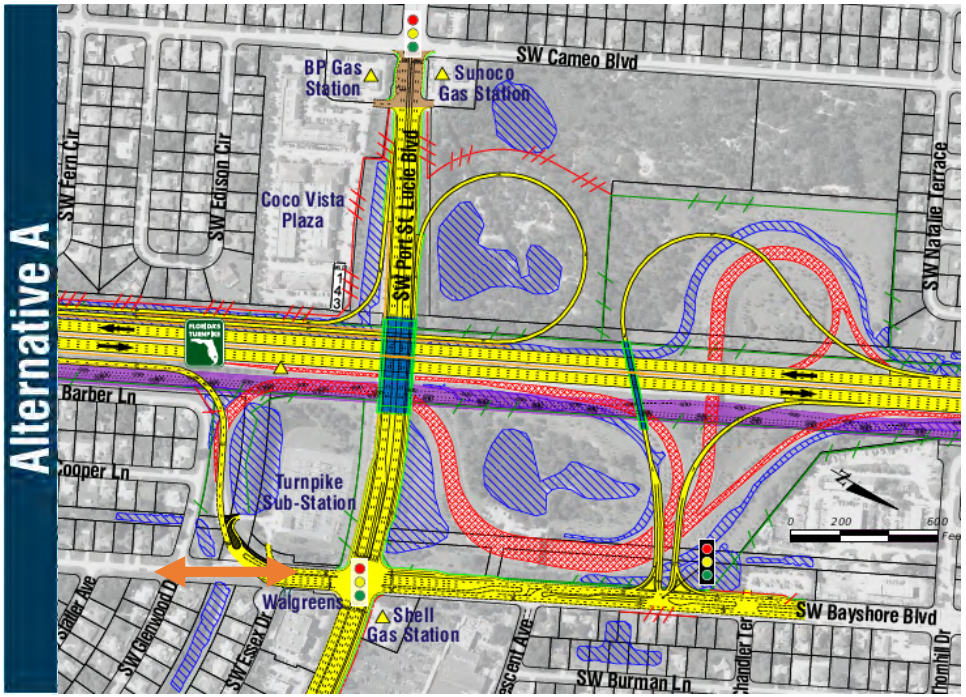


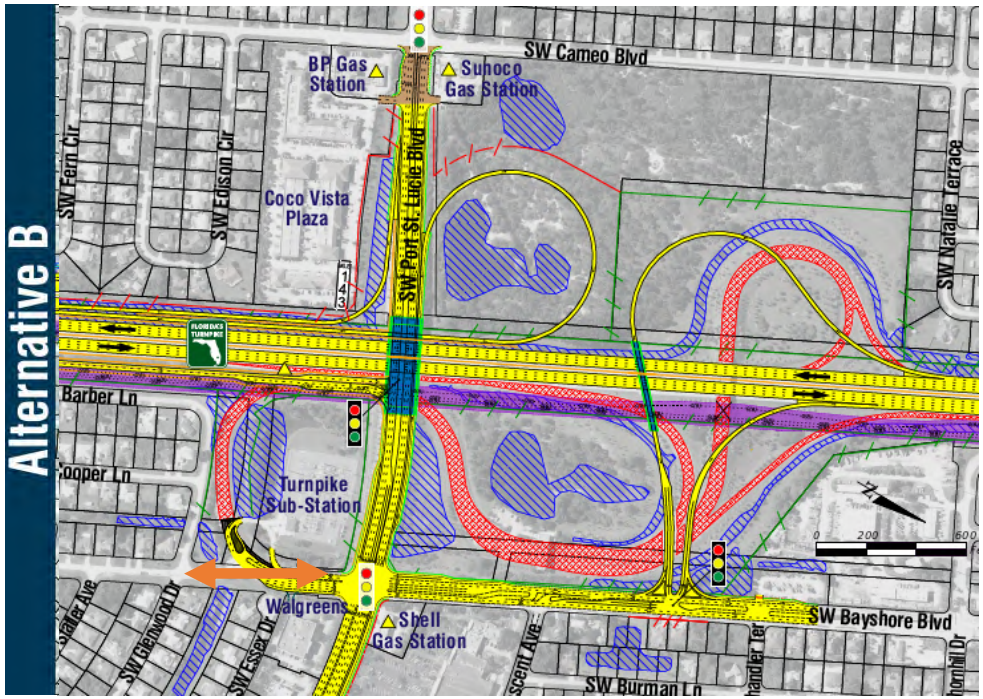


- Ramp Modifications
- Additional Side Street Improvements

Interchange Under Evaluation (Existing)

Port St. Lucie Blvd (Exit 142)

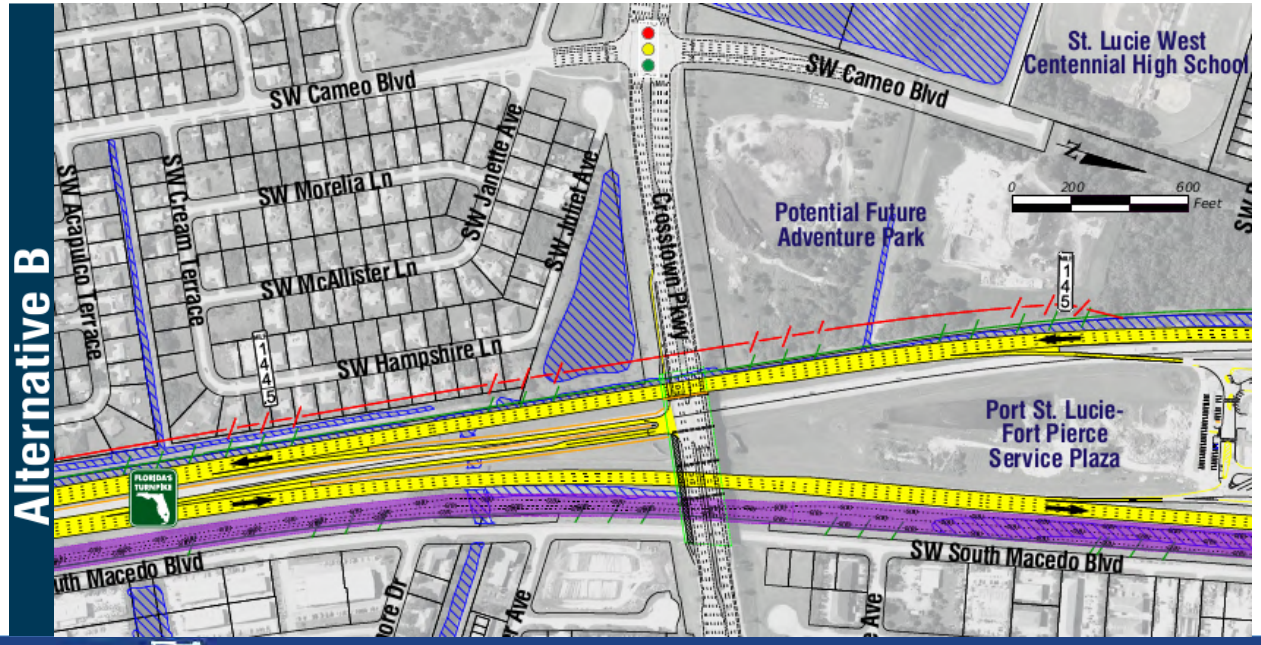


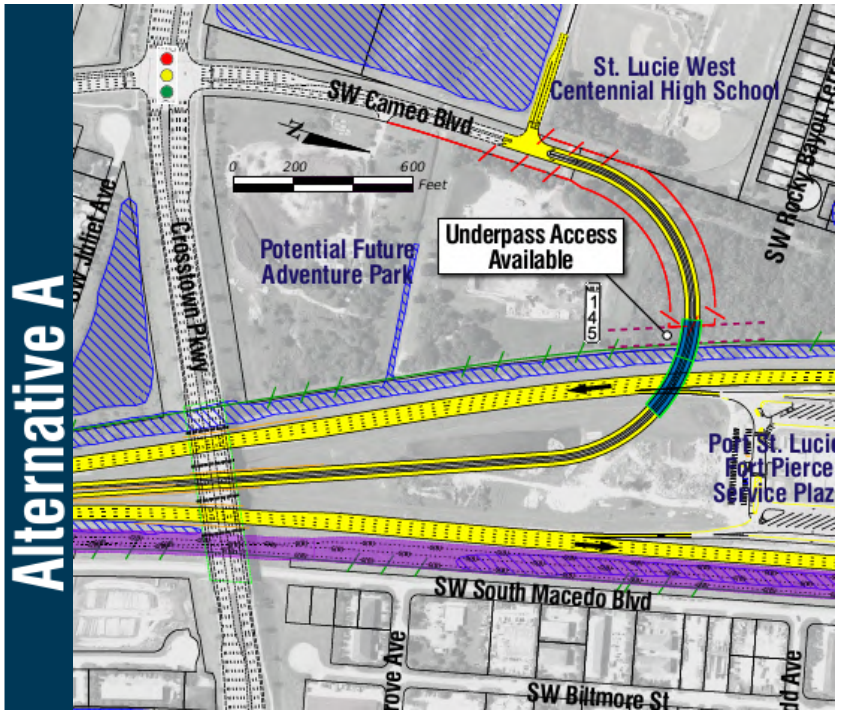


- Improve Traffic Operations
- Maintains Bayshore Blvd Access from South

Interchange Under Evaluation (Potential)

Crosstown Parkway (Partial) (MP 145)

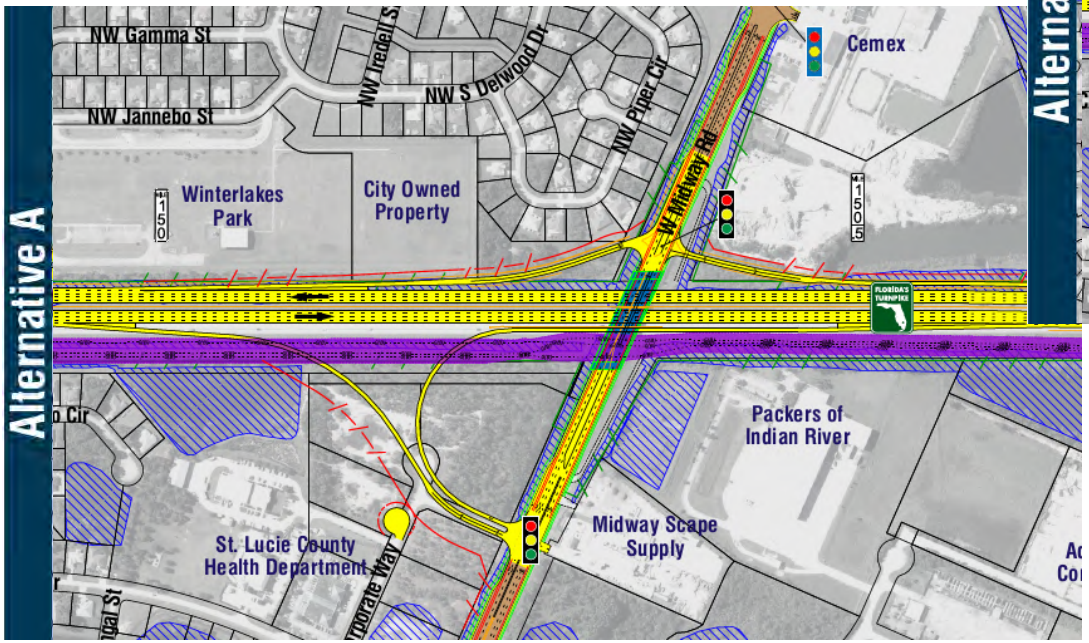


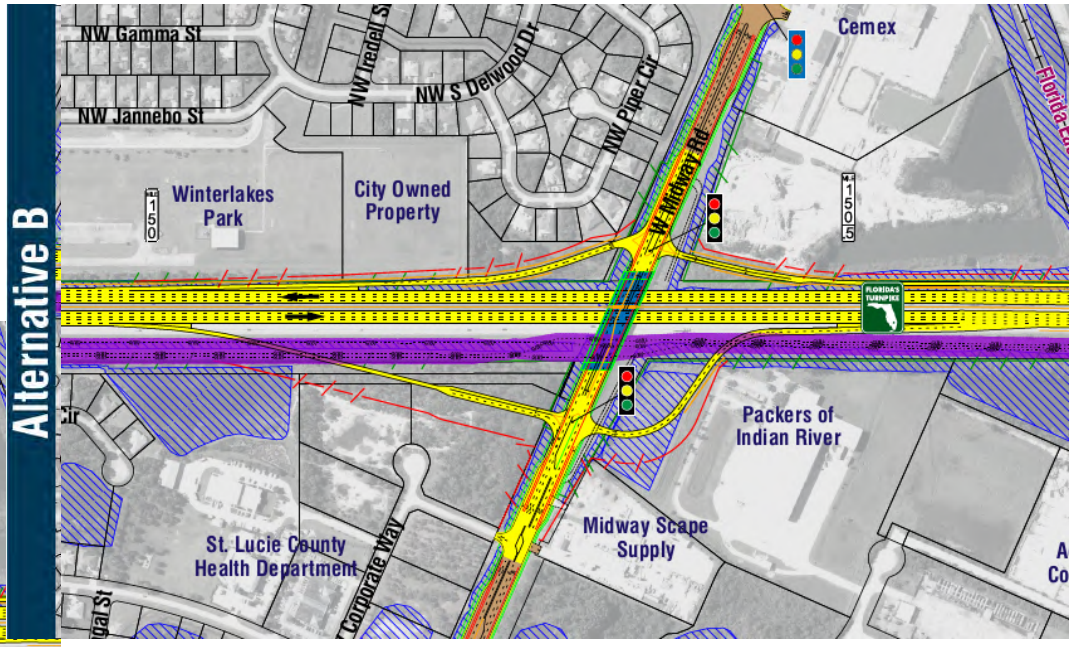


- NB Off Ramp & SB On Ramp Only
- Minimize Impacts to Future Adventure Park

Interchange Under Evaluation (Potential)

Midway Road (MP 150)

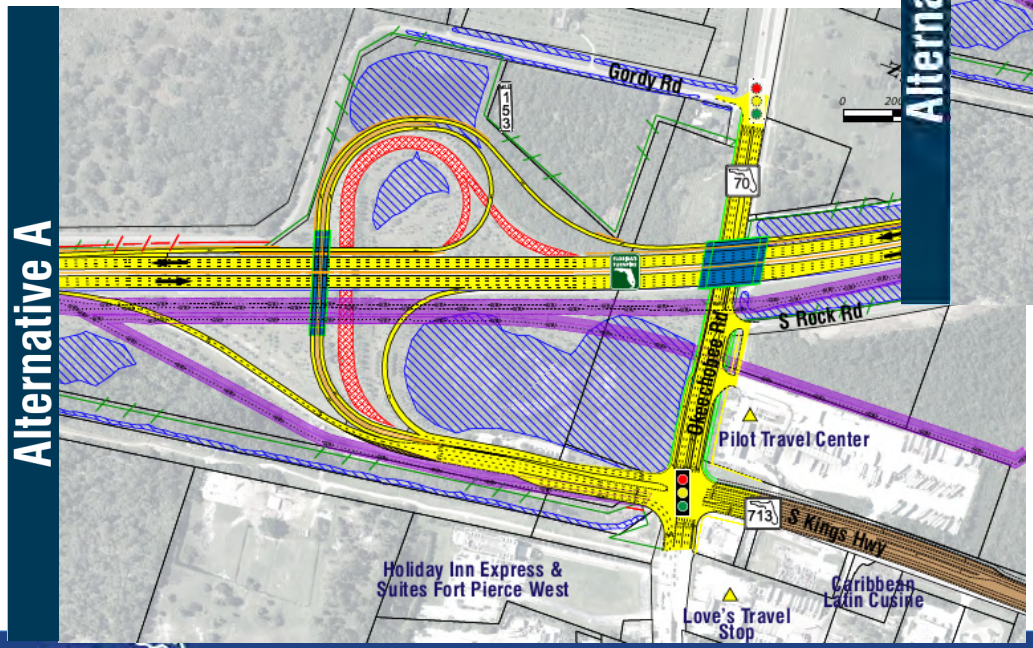


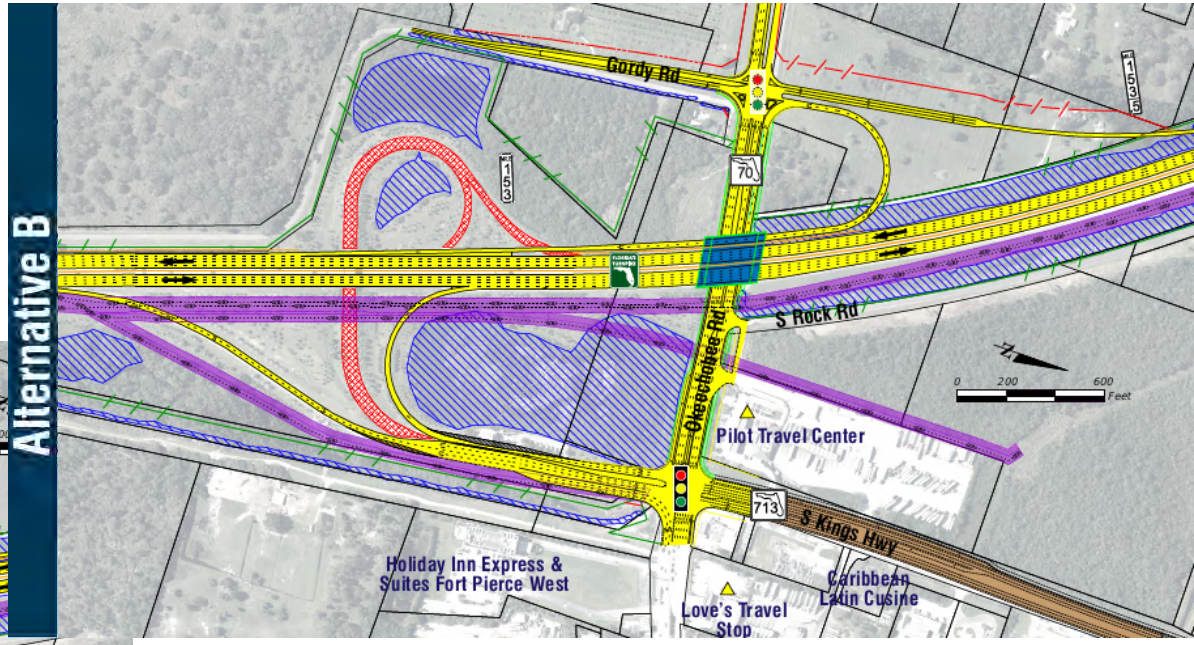


- Support Future Local Growth
- Midway Widening Accommodates Future Turnpike Widening

Interchange Under Evaluation (Existing)

SR 70 / Okeechobee Rd (Exit 152)

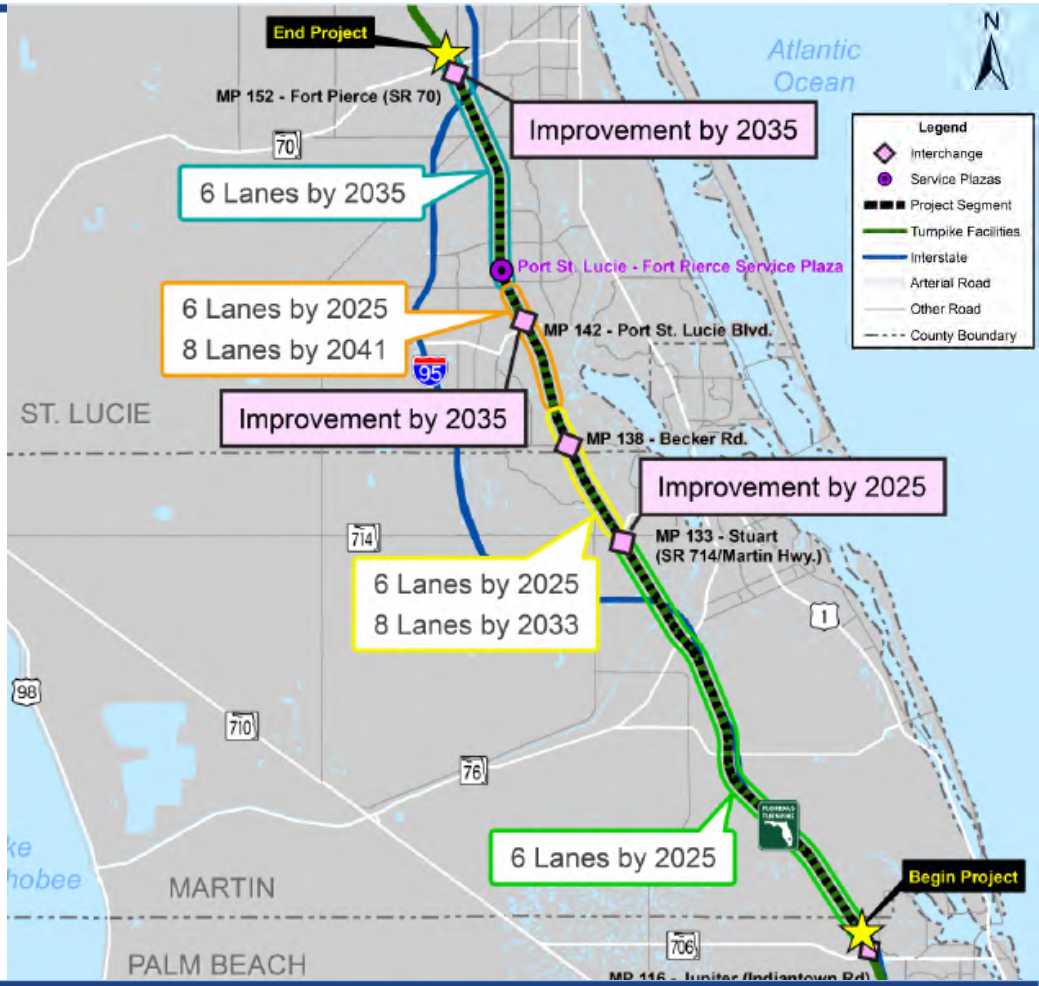




- Major Crossover Traffic Movement
  - Between I-95 and Turnpike
  - Truck Traffic

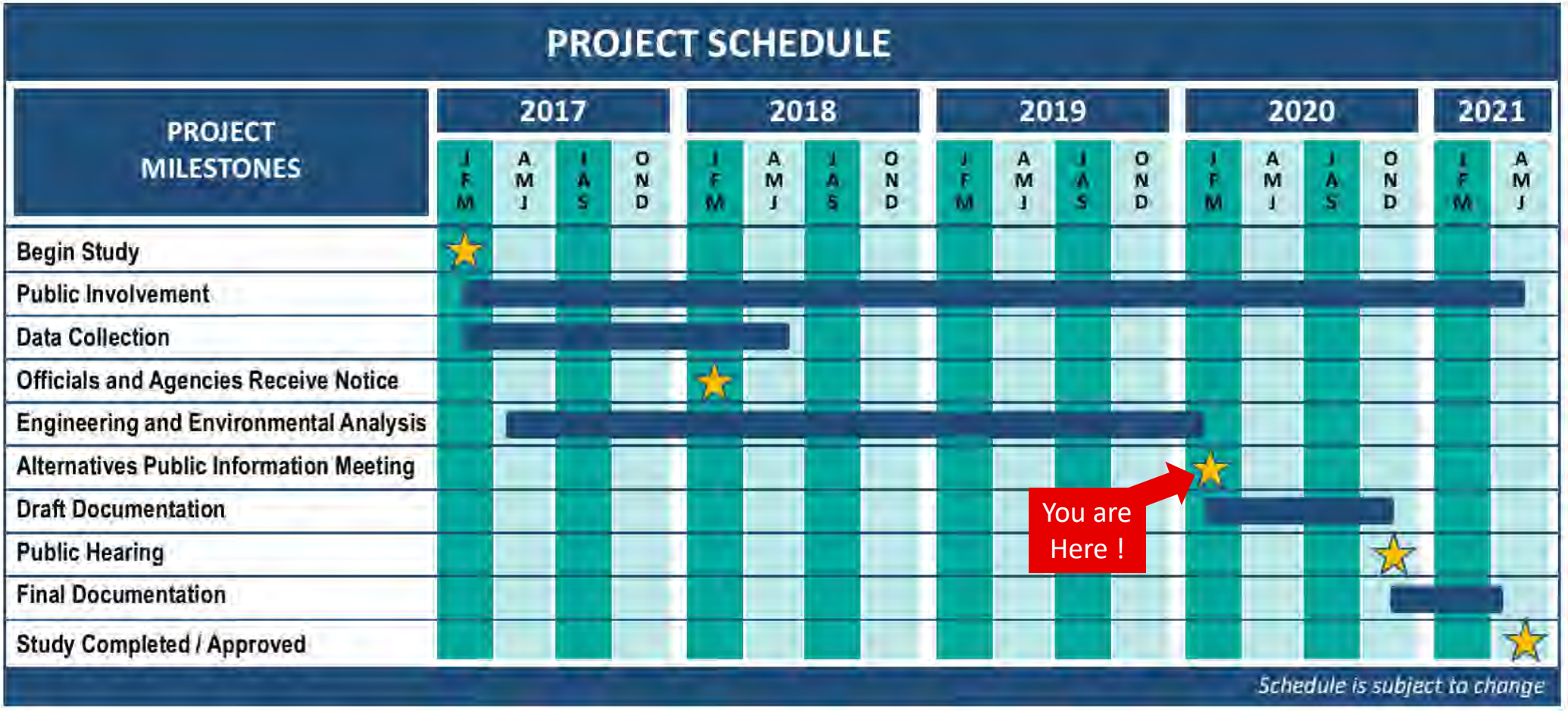
Future Phases

- No Future Phases Programmed
- Unfunded Needs Ranking*
  - #15 – Widening Mainline from Indiantown Rd to SR 70 (through 2030)
  - #25 - Interchange SR 714 (through 2030)



* Source: 2019 Traffic Trends

PD&E Study Schedule



Public Information Meetings

Date: Thursday, February 27, 2020
Time: 5:30 p.m. – 7:30 p.m.
Location: Indian River State College - Wolf Center
2400 S.E. Salerno Road
Stuart, FL 34997

Date: Thursday, March 5, 2020
Time: 5:30 p.m. – 7:30 p.m.
Location: Port St. Lucie Civic Center
9221 S.E. Civic Center Place
Port St. Lucie, FL 34952

Same Information at Both Open House Meetings

www.TreasureCoastTurnpike.com



Contact Information

Brian Ribaric, PE
Project Manager for Florida's Turnpike Enterprise (Atkins)
(407) 264-3095
Brian.Ribaric@dot.state.fl.us

or

Victoria Williams, CPM
Florida's Turnpike TPO Liaison for South Florida
(954) 934-1104
Victoria.Williams@dot.state.fl.us

Questions?

City Commission Regular Meeting **10. c.**

Meeting Date: 03/02/2020

Re: First Quarter Financial Report

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

First Quarter Financial Report

SUMMARY:

The Finance Director prepares and presents to the City Commission and Citizens a quarterly report on the financial status of the different funds of the City. The financial report for the period ending December 31, 2019, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Urban Redevelopment Funds. The financal book shows comparative information for the first quarters of FY 2019 and 2020.

RECOMMENDATION:

The Finance Department welcomes any suggestions and/or changes to the format or contents.

ALTERNATIVES:

The report can be enhanced or changed completely.

RESPONSIBLE STAFF:

Director of Finance

COORDINATED WITH:

Finance Department and City Manager.

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2020

OTHER INFORMATION:

Report on FY 2020 budgeted Revenue and Expenditures.

Attachments

1st Quarter Financial Report

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	02/18/2020 04:39 PM
City Manager	Nick Mimms	02/26/2020 03:54 PM
Form Started By: Queen Thompkins		Started On: 02/18/2020 02:58 PM
Final Approval Date: 02/26/2020		

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE QUARTER ENDING
December 31, 2019

Evaluation Criteria	General Fund	Marina Fund	Solid Waste	Golf Course	Sunrise Theatre	Building & Code
The revenue projections for the fund are on target.	Yes	Yes	Yes	No	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	No	Yes	Yes
Positive Net Operating Income	Yes	Yes	Yes	No	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	No	No	Yes
The fund current financial position is stable.	Yes	Yes	Yes	No	No	Yes

Evaluation Criteria	CRA Operating	103 CDBG	105 SHIP	106 HHR
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes

GENERAL FUND
Projected (Shortage) or Overage for Fiscal Year 2019/20

	1ST QUARTER
REVENUES:	
CURRENT AD VALOREM	0
DELIQUENT AD VALOREM	135,891
LOCAL OPTION GAS TAX	0
TELECOMMUNICATION TAX	0
UTILITY TAX	0
OCCUPATIONAL LICENSE & PERMITS	0
STATE SHARED REVENUES	0
CHARGES FOR SERVICES	0
ALARM PERMIT VIOLATIONS	0
INTEREST ON INVESTMENTS	0
MISCELLANEOUS CONTRACTUAL REVENUE	0
UTILITY AUTHORITY TRANSFER	0
INTER-FUND TRANSFER	0
FUND BALANCE	0
REVENUE TOTALS	135,891

GENERAL FUND
Projected (Shortage) or Overage for
Fiscal Year 2018/19 CONT'D

	1ST QUARTER
EXPENDITURES:	
SALARIES AND BENEFITS	0
EXPENDITURES	0
CAPITAL	0
GRANTS AND AIDS	0
FUNDS TRANSFER	0
EXPENDITURES TOTALS	0
PROJECTED REVENUE OVERAGE (SHORTAGE)	135,891

GENERAL FUND - REVENUE DETAIL

		2018/19 Budget	2018/19 Actual	Yr. Lapse 25%	2019/20 Budget	2019/20 Actual	Yr. Lapse 25%
Taxes							
311 10	Current Ad Valorem	$ 16,485,272	$ 12,459,913	75.58%	$ 17,678,279	$ 12,987,399	73.47%
311 15	Ad Valorem Adjustment Amount	(824,264)	0	0.00%	(883,914)	0	0.00%
311 20	Delinquent Ad Valorem	35,000	831	2.37%	35,000	170,891	488.26%
312 31	Local Option Gas Tax	1,200,000	292,114	24.34%	1,200,000	390,328	32.53%
312 32	New Local Option Gas Tax	825,000	197,832	23.98%	850,000	148,546	17.48%
314 10	Public Service Electricity	2,000,000	427,566	21.38%	2,100,000	436,383	20.78%
314 11	Electricity FPL	400,000	116,973	29.24%	425,000	121,629	28.62%
314 20	Telecommunications Tax	1,215,000	319,714	26.31%	1,225,000	308,561	25.19%
314 30	Public Service Water	425,000	93,856	22.08%	450,000	59,507	13.22%
314 30	Miscellaneous Taxes	0	91	0.00%	500	126	25.26%
	Total Taxes	$ 21,761,008	$ 13,908,889	63.92%	$ 23,079,865	$ 14,623,369	63.36%
Licenses and Permits							
321 20	Occupational Licenses	$ 275,000	$ 71,263	25.91%	$ 275,000	$ 267,356	97.22%
323 10	Planning & Zoning Fees	40,000	14,180	35.45%	45,000	4,775	10.61%
323 30	Amendments	25,000	5,095	20.38%	25,000	7,500	30.00%
323 60	Sign Fees	5,000	1,360	27.20%	5,000	2,190	43.80%
323 90	Miscellaneous	25,000	9,720	38.88%	30,000	6,615	22.05%
329 10	Animal Licenses	8,000	2,182	27.28%	9,000	2,511	27.89%
329 20	Lot Clearing Permits	1,000	0	0.00%	1,000	157	15.69%
329 92	Vendor Permit/Application Fees	1,500	100	6.67%	1,500	300	20.00%
329 93	Vendor Permit Fees	1,000	0	0.00%	1,500	500	33.33%
329 99	Other Licenses/Permits	1,500	2,900	193.33%	2,000	1,250	62.50%
	Total Licenses and Permits	$ 383,000	$ 106,800	27.89%	$ 395,000	$ 293,153	74.22%
Intergovernmental Revenues							
331 50	Disaster Relief/Federal	$ 0	$ 0	0.00%	$ 0	$ 78,803	0.00%
334 50	Disaster Relief/State	0	0	0.00%	0	4,378	0.00%
335 12	State Revenue Sharing	1,350,000	363,465	26.92%	1,400,000	365,991	26.14%
335 13	Half Cent Sales Tax	1,750,000	476,222	27.21%	1,800,000	482,556	26.81%
335 14	Mobile Home License	35,000	8,053	23.01%	40,000	19,025	47.56%
335 15	Beverage License	38,000	8,582	22.58%	40,000	2,783	6.96%
335 16	Infrastructure Sales Tax	0	0	0.00%	1,500,000	445,056	29.67%
335 22	Casualty Premium Tax	300,000	0	0.00%	350,000	0	0.00%
335 41	Fuel Tax Refund	55,000	10,554	19.19%	55,000	11,655	21.19%
338 20	County Shared Occup. License	50,000	18,756	37.51%	45,000	20,553	45.67%
339 10	Payments in Lieu of Tax-Hsg Auth	21,000	0	0.00%	65,000	0	0.00%
	Total Intergovernmental Rev.	$ 3,599,000	$ 885,632	24.61%	$ 5,295,000	$ 1,430,798	27.02%

GENERAL FUND - REVENUE DETAIL

		2018/19 Budget	2018/19 Actual	Yr. Lapse 25%	2019/20 Budget	2019/20 Actual	Yr. Lapse 25%
Charges for Services							
341 30	Sale Maps and Publications	$ 100	$ 0	0.00%	$ 100	$ 0	0.00%
341 40	Certified Copying & Rec Search	25,000	8,019	32.08%	25,000	10,277	41.11%
341 41	Reproduction-City Hall	10,500	2,774	26.42%	10,000	1,847	18.47%
341 42	Application Fee	15,000	4,752	31.68%	17,500	6,150	35.14%
341 90	Investigative Surcharge	25,000	5,988	23.95%	30,000	6,246	20.82%
341 91	Jury Duty and Fees	100	0	0.00%	100	20	20.00%
341 92	Qualifying Fees	0	50	0.00%	500	50	10.00%
341 93	Data Processing Services	100	0	0.00%	100	0	0.00%
343 91	Lot Clearing-Admin. Charge	8,000	2,209	27.61%	8,000	1,584	19.80%
343 92	Rotation Towing-Admin. Charge	25,000	2,500	10.00%	25,000	6,775	27.10%
344 50	Parking Fines	20,000	9,052	45.26%	30,000	5,046	16.82%
344 51	Traffic Fines	20,000	7,253	36.27%	30,000	7,988	26.63%
347 40	Community Center/Bus. Social	60,000	17,209	28.68%	70,000	20,045	28.64%
347 42	Community Center Special Events	30,000	6,085	20.28%	30,000	5,065	16.88%
347 44	Community Center Rental Fees	28,000	3,075	10.98%	28,000	3,800	13.57%
347 48	Community Center Events	17,500	4,775	27.29%	18,000	4,126	22.92%
347 49	Community Center Other	6,500	2,380	36.62%	7,000	1,778	25.40%
347 92	Youth Activity Funds	40,000	5,535	13.84%	40,000	9,458	23.65%
	Total Charges for Services	$ 330,800	$ 81,656	24.68%	$ 369,300	$ 90,256	24.44%
Fines and Forfeitures							
351 10	Court Fines	$ 45,000	$ 1,365	3.03%	$ 20,000	$ 940	4.70%
351 30	Police Education	8,500	1,294	15.23%	7,000	1,386	19.80%
354 10	Alarm Permit Violations	50,000	27,118	54.24%	100,000	21,180	21.18%
354 20	License Penalties	10,000	4,686	46.86%	10,000	6,284	62.84%
354 30	Animal Control	7,500	655	8.74%	7,500	1,892	25.23%
354 50	Property Code Violations	125,000	19,544	15.64%	150,000	54,303	36.20%
	Total Fines & Forfeitures	$ 246,000	$ 54,663	22.22%	$ 294,500	$ 85,986	29.20%
Miscellaneous Revenues							
361 10	Interest on Investments	$ 60,000	$ 2,105	3.51%	$ 60,000	$ 29,971	49.95%
361 33	Other Interest Earnings	30,000	3,184	10.61%	30,000	4,399	14.66%
362 11	Anchor Carwash	1,440	0	0.00%	0	0	0.00%
362 13	Rent - Little Jim	24,894	6,361	25.55%	25,000	6,456	25.82%
362 13	Rent-Old City Hall	0	4,569	0.00%	0	0	0.00%
362 15	Misc. Rental	2,000	513	25.65%	2,500	763	30.52%

GENERAL FUND - REVENUE DETAIL

		2018/19 Budget	2018/19 Actual	Yr. Lapse 25%	2019/20 Budget	2019/20 Actual	Yr. Lapse 25%
Miscellaneous Revenues contd.							
363 10	Liens	10,000	1,306	13.06%	10,000	2,766	27.66%
363 40	Lot Clearing	5,000	2,492	49.85%	5,000	5,497	109.95%
363 50	Interest on Assessments	100	0	0.00%	100	3	2.73%
364 60	Emergency Repair Liens	2,500	669	26.77%	3,000	1,289	42.97%
364 41	Sales of Surplus Equipment	0	17,627	0.00%	0	(7,207)	0.00%
366 90	Other Contributions/Donations	500	13,250	2650.00%	500	250	50.00%
367 00	Gain/Loss on Sale of Investments	5,000	240	4.79%	5,000	86	1.72%
369 31	Reimbursement of Expenditures	125,000	36,339	29.07%	125,000	51,015	40.81%
369 32	Purchasing Card Rebate	50,000	53,165	106.33%	50,000	51,350	102.70%
369 34	Wellness Program	1,500	0	0.00%	1,800	0	0.00%
	Reimbursement Contractual Services						
369 43	Community Dev. Block Grant	0	0	0.00%	0	0	0.00%
369 45	Stormwater	700,000	35,670	5.10%	700,000	51,982	7.43%
369 46	Golf Course	33,000	8,250	25.00%	33,000	8,250	25.00%
369 47	Sunrise Theatre	33,000	8,250	25.00%	33,000	8,250	25.00%
369 49	Accidents	2,500	0	0.00%	2,500	0	0.00%
369 50	Other Misc Revenues	5,000	1,038	20.76%	5,000	579	11.58%
	Administrative Reimbursement						
369 51	Ft. Pierce Redevelopment Agcy	145,000	36,250	25.00%	145,000	36,250	25.00%
369 52	Marina	45,000	11,250	25.00%	45,000	11,250	25.00%
369 53	Solid Waste	80,000	20,000	25.00%	80,000	20,000	25.00%
369 54	Utilities Authority	0	2,290	0.00%	0	0	0.00%
369 55	Retirement & Benefit System	160,000	40,000	25.00%	164,800	40,000	24.27%
369 59	Police Department/Detail Work	60,000	0	0.00%	65,000	1,595	2.45%
369 61	Building Department	115,000	28,750	25.00%	115,000	28,750	25.00%
	Other Miscellaneous Reimbursements						
369 57	St. Lucie County	15,000	13,943	92.95%	15,000	0	0.00%
369 60	State of Florida	475,000	0	0.00%	475,000	0	0.00%
369 71	Keep Ft. Pierce Beautiful	15,000	0	0.00%	15,000	10,000	66.67%
369 85	Settlement of Claims	25,000	12,774	51.09%	35,000	11,938	34.11%
369 90	Other Misc. Revenues	5,000	988	19.76%	5,000	2,727	54.54%
	Total Miscellaneous Revenues	$ 2,231,434	$ 361,273	16.19%	$ 2,251,200	$ 378,210	16.80%

GENERAL FUND - REVENUE DETAIL

		2018/19 Budget	2018/19 Actual	Yr. Lapse 25%	2019/20 Budget	2019/20 Actual	Yr. Lapse 25%
Interfund Transfers							
381 23	Transfer from Special Revenue	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
381 89	Restricted Fund	300,000	0	0.00%	400,000	0	0.00%
381 91	FPRA Debt Services	2,660,947	0	0.00%	3,071,056	0	0.00%
381 92	Debt Service Fund	0	0	0.00%	0	0	0.00%
	Total Interfund Transfers	$ 2,960,947	$ 0	0.00%	$ 3,471,056	$ 0	0.00%
Contribution from Enterprise Funds							
382 10	Electricity	$ 4,037,550	$ 0	0.00%	$ 4,043,580	$ 0	0.00%
382 20	Water	990,072	0	0.00%	1,046,790	0	0.00%
382 30	Gas	255,561	0	0.00%	266,358	0	0.00%
382 40	Sewer	768,120	0	0.00%	878,700	0	0.00%
382 41	UA Other	31,212	0	0.00%	32,673	0	0.00%
382 50	Solid Waste Transfer	800,000	208,945	26.12%	865,000	216,250	25.00%
382 55	Golf Course Transfer	28,000	0	0.00%	28,000	0	0.00%
382 60	Marina Transfer	250,000	62,500	25.00%	250,000	62,500	25.00%
382 90	Building Department	0	0	0.00%	0	0	0.00%
	Total Contribution from Enterprise F	$ 7,160,515	$ 271,445	3.79%	$ 7,411,101	$ 278,750	3.76%
Contribution from Special Revenue Fund							
383 00	Loan Proceeds	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
	Total Contribution from SR Funds	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
	Total Revenue	$ 38,672,704	$ 15,670,358	40.52%	$ 42,567,022	$ 17,180,520	40.36%
	Appropriated Fund Balance	836,909	0	0.00%	462,950	0	0.00%
	Restricted Revenue	(600,000)	0	0.00%	(600,000)	0	0.00%
	Unrestricted Fund Balance	0	0	0.00%	0	0	0.00%
TOTAL GENERAL FUND RESOURCES		**$ 38,909,613**	**$ 15,670,358**	**40.27%**	**$ 42,429,972**	**$ 17,180,520**	**40.49%**

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
City Commission							
10 00	Personnel Services	$ 206,106	$ 56,206	27.27%	$ 211,534	$ 56,060	26.50%
	Operating Expense	40,500	10,281	25.38%	54,050	9,056	16.75%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 246,606	$ 66,487	26.96%	$ 265,584	$ 65,115	24.52%
City Manager							
13 00	Personnel Services	$ 679,725	$ 174,014	25.60%	$ 807,034	$ 176,224	21.84%
	Operating Expense	88,175	20,540	23.30%	93,068	17,711	19.03%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 767,900	$ 194,555	25.34%	$ 900,102	$ 193,935	21.55%
City Attorney							
14 00	Personnel Services	$ 578,864	$ 72,746	12.57%	$ 604,149	$ 102,866	17.03%
	Operating Expense	89,000	36,791	41.34%	89,000	5,799	6.52%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 667,864	$ 109,538	16.40%	$ 693,149	$ 108,664	15.68%
City Clerk							
16 00	Personnel Services	$ 290,653	$ 75,624	26.02%	$ 317,200	$ 86,613	27.31%
	Operating Expense	33,115	7,613	22.99%	33,115	13,359	40.34%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 323,768	$ 83,238	25.71%	$ 350,315	$ 99,972	28.54%
Human Resources							
22 00	Personnel Services	$ 362,854	$ 103,014	28.39%	$ 370,700	$ 101,829	27.47%
	Operating Expense	72,878	10,888	14.94%	72,878	17,905	24.57%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 435,732	$ 113,902	0.00%	$ 443,578	$ 119,735	26.99%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Finance							
24 00	Personnel Services	$ 833,102	$ 217,228	26.07%	$ 858,307	$ 223,458	26.03%
	Operating Expense	52,800	7,594	14.38%	52,800	13,159	24.92%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 885,902	$ 224,822	25.38%	$ 911,107	$ 236,617	25.97%
Information Technology							
25 00	Personnel Services	$ 651,390	$ 128,814	19.78%	$ 682,843	$ 170,314	24.94%
	Operating Expense	533,150	71,461	13.40%	552,350	85,887	15.55%
	Capital Outlay	6,000	7,044	0.00%	20,000	694	3.47%
		$ 1,190,540	$ 207,319	17.41%	$ 1,255,193	$ 256,895	20.47%
Purchasing							
26 00	Personnel Services	$ 293,976	$ 50,368	17.13%	$ 286,656	$ 74,714	26.06%
	Operating Expense	28,762	10,683	37.14%	28,762	5,117	17.79%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 322,738	$ 61,051	0.00%	$ 315,418	$ 79,830	25.31%
Planning							
29 01	Personnel Services	$ 465,559	$ 120,878	25.96%	$ 511,372	$ 134,381	26.28%
	Operating Expense	101,400	11,465	11.31%	99,400	28,482	28.65%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 566,959	$ 132,343	23.34%	$ 610,772	$ 162,863	26.67%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Community Response/Code Enforcement							
29 03	Personnel Services	$ 720,127	$ 180,107	25.01%	$ 692,766	$ 182,831	26.39%
	Operating Expense	337,085	98,274	29.15%	386,885	171,970	44.45%
	Capital Outlay	0	6,564	0.00%	0	240	0.00%
		$ 1,057,212	$ 284,945	26.95%	$ 1,079,651	$ 355,041	32.88%
Police							
Combined	Personnel Services	$ 12,554,248	$ 3,673,414	29.26%	$ 13,100,656	$ 3,547,758	27.08%
	Operating Expense	1,721,405	301,078	17.49%	1,565,036	449,756	28.74%
	Capital Outlay	0	4,045	0.00%	100,000	52,928	0.00%
		$ 14,275,653	$ 3,978,537	27.87%	$ 14,765,692	$ 4,050,442	27.43%
Public Works/Director							
40 02	Personnel Services	$ 63,252	$ 14,186	22.43%	$ 57,459	$ 15,647	27.23%
	Operating Expense	35,000	2,799	8.00%	35,000	14,915	42.62%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 98,252	$ 16,985	17.29%	$ 92,459	$ 30,563	33.06%
Public Works/Fleet Maintenance							
40 03	Personnel Services	$ 551,437	$ 202,553	36.73%	$ 678,211	$ 169,783	25.03%
	Operating Expense	33,950	8,939	26.33%	30,450	8,488	27.88%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 585,387	$ 211,491	36.13%	$ 708,661	$ 178,271	25.16%
Public Works/Facilities Maintenance							
40 04	Personnel Services	$ 655,603	$ 166,369	25.38%	$ 667,671	$ 156,333	23.41%
	Operating Expense	365,750	133,002	36.36%	362,250	92,066	25.42%
	Capital Outlay	0	0	0.00%	0	3,600	0.00%
		$ 1,021,353	$ 299,372	29.31%	$ 1,029,921	$ 251,999	24.47%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Public Works/Parks & Grounds							
40 05	Personnel Services	$ 1,385,814	$ 352,898	25.47%	$ 1,353,910	$ 383,740	28.34%
	Operating Expense	757,200	124,479	16.44%	805,700	189,636	23.54%
	Capital Outlay	0	5,300	0.00%	0	0	0.00%
		$ 2,143,014	$ 482,677	22.52%	$ 2,159,610	$ 573,376	26.55%
Public Works/Streets & Drainage							
4006	Personnel Services	$ 973,219	$ 226,382	23.26%	$ 1,043,643	$ 248,696	23.83%
	Operating Expense	811,450	165,917	20.45%	771,950	215,646	27.94%
	Capital Outlay	0	11,275	0.00%	0	0	0.00%
		$ 1,784,669	$ 403,574	22.61%	$ 1,815,593	$ 464,342	25.58%
Engineering							
44 00	Personnel Services	$ 822,081	$ 194,588	23.67%	$ 830,985	$ 262,894	31.64%
	Operating Expense	471,630	183,564	38.92%	470,430	10,014	2.13%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 1,293,711	$ 378,152	29.23%	$ 1,301,415	$ 272,907	20.97%
Liesure Services							
4504	Personnel Services	$ 231,786	$ 35,142	15.16%	$ 262,866	$ 49,204	18.72%
	Operating Expense	98,250	47,061	47.90%	108,250	33,234	30.70%
	Capital Outlay	0	0	0.00%	0	0	0.00%
		$ 330,036	$ 82,203	24.91%	$ 371,116	$ 82,437	22.21%

GENERAL FUND - SUMMARY OF EXPENDITURES BY DEPARTMENT

		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Administrative							
60 00	Personnel Services	$ 471,342	$ 17,650	3.74%	$ 483,134	$ 21,710	4.49%
	Operating Expense	4,661,178	3,689,197	79.15%	5,044,672	4,061,743	80.52%
	Capital Outlay	825,000	264,194	32.02%	2,325,000	795,864	34.23%
	Grants and Aid	255,000	131,939	51.74%	255,000	136,623	53.58%
	Non-Oper. Transfer	4,699,797	166,165	3.54%	5,252,831	450,648	8.58%
		$ 10,912,317	$ 4,269,145	39.12%	$ 13,360,637	$ 5,466,586	40.92%
All Departments							
	Personnel Services	$ 22,791,138	$ 6,062,184	26.60%	$ 23,821,095	$ 6,165,053	25.88%
	Operating Expense	$ 10,332,678	$ 4,941,626	47.83%	$ 10,656,046	$ 5,443,943	51.09%
	Capital Outlay	$ 831,000	$ 298,422	35.91%	$ 2,445,000	$ 853,326	34.90%
	Grants and Aid	255,000	131,939	51.74%	255,000	136,623	53.58%
	Non-Oper. Transfer	4,699,797	166,165	3.54%	5,252,831	450,648	8.58%
TOTAL GENERAL FUND EXPENDITURES		**$ 38,909,613**	**$ 11,600,336**	**29.81%**	**$ 42,429,972**	**$ 13,049,592**	**30.76%**

Fund Title: FPRA				Department: FPRA		
Fund/Division Number:				Division:		
	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Taxes						
311 10 Ad Valorem Taxes	$ 6,306,127	$ 6,321,663	100.25%	$ 6,700,934	$ 6,824,121	101.84%
Total Taxes	$ 6,306,127	$ 6,321,663	100.25%	$ 6,700,934	$ 6,824,121	101.84%
Licenses and Permits						
329 20 Lot Clearing	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Licenses and Permits	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Intergovernmental						
334 90 EPA Brownfield	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
347 54 Marina Dockage	0	866	0.00%	4,000	2,794	69.84%
384 90 Other State Grants	0	0	0.00%	0	0	0.00%
Total Intergovernmental	$ 0	$ 866	0.00%	$ 4,000	$ 2,794	0.00%
Miscellaneous Revenue						
361 10 Interest on Investments	$ 500	$ 485	96.91%	$ 500	$ 8,670	1734.01%
362 14 Leases	170,000	41,871	24.63%	194,000	48,882	25.20%
363 10 Liens	500	0	0.00%	100	0	0.00%
369 31 Reimburse - Expenditures	5,000	5,550	110.99%	5,000	2,871	57.42%
369 44 Reimburse - Utilities Authority	0	0	0.00%	0	0	0.00%
369 31 Other Misc. Revenues	2,000	440,053	22002.64%	500	0	0.00%
Total Miscellaneous Revenues	$ 178,000	$ 487,958	274.13%	$ 200,100	$ 60,423	30.20%
Transfers						
381 01 Transfer from General Fund	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Transfers	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Revenues	**$ 6,484,127**	**$ 6,810,487**	105.03%	**$ 6,905,034**	**$ 6,887,338**	99.74%
Prior Year Carry-Overs Operating	0	0	0.00%	0	0	0.00%
TOTAL RESOURCES	**$ 6,484,127**	**$ 6,810,487**	105.03%	**$ 6,905,034**	**$ 6,887,338**	99.74%

Fund Title: FPRA				Department: FPRA		
Fund/Division Number:				Division:		
	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Total Personnel Services	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
Total Operating Expense	313,000	117,316	37.48%	501,338	135,705	27.07%
Total Capital Outlay	0	25,282	0.00%	0	0	0.00%
Total Grants - Programs & Projects	20,000	14,350	71.75%	370,000	0	0.00%
Total Transfers	5,641,150	0	0.00%	6,033,696	0	0.00%
TOTAL APPROPRIATIONS	**$ 5,974,150**	**$ 156,948**	2.63%	**$ 6,905,034**	**$ 135,705**	1.97%

Fund Title: Urban Redevelopment				Department: CDBG &SHIP		
Fund/Division Number:				Division:		
	2018/19 Adopted	2017/18 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
CDBG REVENUE						
331 50 Disaster Relief	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
331 90 Entitlement Grant	549,380	0	0.00%	$ 557,327	0	0.00%
331 92 Program Income	5,000	0	0.00%	5,000	0	0.00%
369 90 Miscellaneous Revenue	0	0	0.00%	1,000	0	0.00%
361 39 Other Interest Earnings	1,000	5,141	514.15%	0	3,674	0.00%
369 31 Reimb. of Expenditures	3,918	0	0.00%	3,918	13,333	340.31%
369 41 Contractual Svcs./CDBG	0	0	0.00%	0	0	0.00%
Carry Over Funding	309,940	0	0.00%	391,027	0	0.00%
TOTAL REVENUE	$ 869,238	$ 5,141	0.59%	$ 958,272	$ 17,007	1.77%
TRANSFERS						
369 42 Contractual Svc./SHIP	$ 0	$ 0	0.00%	$ 7,730	$ 0	0.00%
369 43 Contractual Svc./Grants Admin.	0	0	0.00%	26,475	0	0.00%
381 10 Transfer from General	0	0	0.00%	50,000	0	0.00%
TOTAL TRANSFERS	$ 0	$ 0	0.00%	$ 84,205	$ 0	0.00%
TOTAL CDBG REVENUE	**$ 869,238**	**$ 5,141**	**0.59%**	**$ 1,042,477**	**$ 17,007**	**1.63%**

Fund Title: Department of Urban Redevelopment Fund/Division Number:				CDBG & SHIP			
		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%
CDBG Department							
Administrative							
10 10	Personnel Services	$ 163,965	$ 36,904	22.51%	$ 250,528	$ 65,355	26.09%
34 90	Administrative-Contractual	0	0	0.00%	0	0	0.00%
49 60	Administrative Expenses	11,911	6,943	58.29%	0	3,721	0.00%
Rehabilitation Department							
83 10	Housing Rehabilitation	$ 20,000	$ 893	4.47%	$ 0	$ 0	0.00%
83 30	Senior Citizens Housing	0	0	0.00%	20,000	0	0.00%
83 40	Other Grants & Aids	0	0	0.00%	0	499	0.00%
83 45	Weatherization	20,000	0	0.00%	20,000	0	0.00%
Economic Development							
83 80	Lincoln Park Mainstreet	$ 50,000	$ 12,500	25.00%	$ 50,000	$ 12,500	25.00%
83 80	Fort Pierce Mainstreet	50,000	12,500	25.00%	50,000	12,500	25.00%
83 83	Micro -Bus/Economic Development	30,000	4,741	15.80%	113,000	12,575	11.13%
83 83	Lincoln Park/Orange Ave. Bus Dev	70,000	0	0.00%	7,500	0	0.00%
83 86	Local Art/Cultural Heritage	33,422	12,566	37.60%	39,280	8,141	20.73%
86 86	FPAT	20,000	0	0.00%	10,000	0	0.00%
83 87	Commercial Facades	50,000	0	0.00%	40,000	0	0.00%
Public Service							
83 97	Public Facility Improvements	$ 20,000	$ 530	2.65%	$ 0	$ 0	0.00%
83 97	Public Amenities	0	0	0.00%	50,000	0	0.00%
83 98	Youth and Children Projects	80,000	2,407	3.01%	30,000	48	0.16%
	Total CDBG	**$ 619,298**	**$ 89,985**	**14.53%**	**$ 680,308**	**$ 115,340**	**16.95%**
Prior Grants-Programs & Projects							
83 10	Housing Rehabilitation (Roll-over)	$ 18,000	$ 0	0.00%	$ 20,000	$ 0	0.00%
83 41	Commercial Facades (Roll-over)	25,000	0	0.00%	25,000	0	0.00%
83 30	Senior Citizen Housing/Security	30,000	0	0.00%	0	0	0.00%
83 82	Code Enforcement	0	0	0.00%	0	0	0.00%
83 83	Micro-Bus/Economic Development	48,000	0	0.00%	50,000	0	0.00%
83 85	Community Focal Point	0	0	0.00%	0	0	0.00%
83 86	Local Art/Cultural Heritage	30,000	0	0.00%	25,000	0	0.00%
83 98	Public Service	45,000	0	0.00%	45,000	0	0.00%
83 99	Weatherization	0	0	0.00%	0	0	0.00%
83 99	Infrastructure Improvements	30,000	0	0.00%	0	0	0.00%
83 99	Playground Equipment (Roll Over)	23,940	0	0.00%	20,000	0	0.00%
	Administrative Expenses	0	0	0.00%	177,169	0	0.00%
	Total Roll-Over Expenditures	**$ 249,940**	**$ 0**	**0.00%**	**$ 362,169**	**$ 0**	**0.00%**

Fund Title: Department of Urban Redevelopment Fund/Division Number:				CDBG & SHIP		
	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Capital						
63 10 Road & Bridge Improvements	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
63 20 Other Improvements	0	27,835	0.00%	0	0	0.00%
64 45 Other Equipment	0	0	0.00%	0	0	0.00%
99 99 Unencumbered	0	0	0.00%	0	0	0.00%
Total Capital	**$ 0**	**$ 27,835**	0.00%	**$ 0**	**$ 0**	0.00%
TOTAL CDBG APPROPRIATIONS	**$ 869,238**	**$ 117,820**	**13.55%**	**$ 1,042,477**	**$ 115,340**	**11.06%**
SHIP REVENUES						
344 90 SHIP	$ 73,000	$ 73,063	0.00%	$ 77,300	$ 53,242	68.88%
334 50 Program Income	40,000	0	0.00%	5,000	0	0.00%
361 10 Interest on Investments	500	0	0.00%	500	1,226	245.24%
369 90 Other Misc. Revenues	0	0	0.00%	0	8,060	0.00%
381 90 Program Income HHR	0	0	0.00%	0	0	0.00%
Carry Over Funding	280,000	0	0.00%	295,000	0	0.00%
Total SHIP Revenue	**$ 393,500**	**$ 73,063**	**18.57%**	**$ 377,800**	**$ 62,528**	**16.55%**
SHIP EXPENDITURES						
Total Operating Expenses	$ 25,000	$ 64	0.26%	$ 25,000	$ 65	0.26%
Total Grants-Programs &Projects	368,500	423,112	114.82%	352,800	20	0.01%
TOTAL SHIP APPROPRIATIONS	**$ 393,500**	**$ 423,176**	**107.54%**	**$ 377,800**	**$ 85**	**0.02%**

Fund Title: Urban Redevelopment				Department: Grant Administration		
Fund/Division Number:				Division:		
	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Intergovernmental						
334 50 Program Income	$ 0	$ 3,509	0.00%	$ 0	$ 35,688	0.00%
Total Intergovernmental	$ 0	$ 3,509	0.00%	$ 0	$ 35,688	0.00%
Miscellaneous Revenue						
361 10 Interest on Investments	$ 250	$ 1,052	420.86%	$ 250	$ 1,082	432.89%
361 38 HHRP Loan	20,000	175	0.87%	20,000	133	0.66%
369 33 Escrow Reimbursement	0	0	0.00%	0	0	0.00%
369 40 Contractual Svcs. /Allegany(AFM)	43,500	37,500	86.21%	62,250	0	0.00%
369 90 Other Misc. Revenues	0	0	0.00%	0	0	0.00%
Carry Forward Funding	150,000	0	0.00%	160,000	0	0.00%
Total Miscellaneous Revenues	$ 213,750	$ 38,727	18.12%	$ 242,500	$ 1,215	0.50%
Interfund Transfer						
381 10 General Fund	$ 45,000	$ 0	0.00%	$ 27,000	$ 0	0.00%
Total Interfund Transfers	$ 45,000	$ 0	0.00%	$ 27,000	$ 0	0.00%
Total Revenues	**$ 258,750**	**$ 42,236**	16.32%	**$ 269,500**	**$ 36,903**	13.69%
TOTAL RESOURCES	**$ 258,750**	**$ 42,236**	16.32%	**$ 269,500**	**$ 36,903**	13.69%

Fund Urban Redevlopment Fund/Division Number:			Department: Division:	Grant Administration		
	2018/19 Adopted	2018/19 Adopted	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Total Personnel Services	$ 88,466	$ 21,250	24.02%	$ 0	$ 0	0.00%
Total Operating Expense	181,034	928	0.51%	243,025	0	0.00%
Total Capital Outlay	0	0	0.00%	0	0	0.00%
Total Grants - Private Orgs.	0	0	0.00%	0	0	0.00%
Total Grants - Programs & Projects	0	0	0.00%	0	0	0.00%
Total Transfers	0	0	0.00%	26,475	0	0.00%
TOTAL APPROPRIATIONS	**$ 269,500**	**$ 22,178**	8.23%	**$ 269,500**	**$ 0**	0.00%

CITY OF FORT PIERCE

MARINA FUND (401)

OPERATING STATEMENT

DECEMBER 31, 2019

1st QUARTER-DECEMBER '18 to 1st QUARTER-DECEMBER '19 COMPARISON

	1ST QUARTER 12/31/2018	1ST QUARTER 12/31/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 461,470	$ 439,749
MISCELLANEOUS	489,512	280,959
GRANTS	0	0
TOTAL OPERATING INCOME	$ 950,982	$ 720,708
OPERATING EXPENSES		
PERSONAL SERVICES	$ 116,501	$ 97,129
ADMINISTRATIVE CHARGES	20,964	26,517
CONTRACTUAL FEES	41,937	101,128
UTILITIES	14,349	33,469
COST OF GOODS SOLD	256,186	158,217
DEPRECIATION	279,999	279,404
OTHER OPERATING EXPENSES	184,889	125,038
TOTAL OPERATING EXPENSES	$ 914,825	$ 820,903
NET OPERATING INCOME (LOSS)	$ 36,157	($100,195)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 441	$ 9,348
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
	$ 441	$ 9,348
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 5,229	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	62,500	62,500
TOTAL NON-OPERATING EXPENSES	$ 67,729	$ 62,500
NET NON-OPERATING INCOME (LOSS)	($67,288)	($53,152)
NET INCOME (LOSS)	($31,131)	($153,347)

Fund Title: Marina				Department: Marina		
Fund/Division Number:				Division:		
	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Grants						
331 50 Disaster Relief/Federal	$0	$ 0	0.00%	$0	$ 0	0.00%
334 39 Physical Environmental Grant	100,000	0	0.00%	86,583	0	0.00%
334 50 Disaster Relief	0	0	0.00%	0	0	0.00%
Total Grants	$ 100,000	$ 0	0.00%	$ 86,583	$ 0	0.00%
Charges for Services						
347 54 Dockage	$ 1,000,000	$ 333,478	33.35%	$ 1,000,000	$ 316,101	31.61%
347 55 Transient Dockage	500,000	127,843	25.57%	500,000	123,647	24.73%
Total Charges for Services	$ 1,500,000	$ 461,321	30.75%	$ 1,500,000	$ 439,749	29.32%
Miscellaneous Revenue						
361 10 Interest Earnings	$ 5,000	$ 441	8.83%	$ 6,000	$ 9,348	155.79%
361 33 Other Interest Earnings	0	0	0.00%	0	0	0.00%
362 14 Leases	8,762	2,583	29.48%	2,500	2,693	107.73%
362 15 Tiki Lease	133,000	41,736	31.38%	133,000	750	0.56%
369 31 Reimbursement of Expenditures	0	0	0.00%	0	0	0.00%
369 70 Events	0	0	0.00%	0	0	0.00%
369 90 Other Misc. Revenues	7,500	2,483	33.10%	7,500	3,034	40.45%
369 91 Gas and Oil Sales	950,000	322,417	33.94%	825,000	178,525	21.64%
369 92 Electric Utility Sales	150,000	42,888	28.59%	150,000	39,847	26.56%
369 93 Utility Fees	21,000	5,718	27.23%	21,000	4,623	22.02%
369 94 Soda, Candy & Ice Sales	200,000	42,696	21.35%	170,000	27,362	16.10%
369 96 Late Payment Charges	3,000	942	31.39%	3,000	920	30.67%
369 97 Live Aboards	46,000	21,273	46.24%	60,000	19,532	32.55%
369 98 Other Miscellaneous Revenues	12,000	6,926	57.72%	12,000	3,674	30.61%
Total Miscellaneous Revenue	$ 1,536,262	$ 490,103	31.90%	$ 1,390,000	$ 290,307	20.89%
Total Revenue	$ 3,136,262	$ 951,424	30.34%	$ 2,976,583	$ 730,056	24.53%
Appropriated Retained Earnings	797,594	0	0.00%	845,579	0	0.00%
TOTAL RESOURCES	**$ 3,933,856**	**$ 951,424**	24.19%	**$ 3,822,162**	**$ 730,056**	19.10%

Fund Title: Marina				Department: Marina		
Fund/Division Number:				Division:		
	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Total Personnel Services	$ 474,129	$ 116,501	24.57%	$ 494,327	$ 97,129	19.65%
Total Operating Expense	3,305,546	798,324	24.15%	3,143,110	723,774	23.03%
Total Capital Outlay	429,500	166,484	38.76%	316,500	288,623	91.19%
Total Debt Service	439,847	5,229	1.19%	581,013	4,065	0.70%
Total Non-Operating Expenses	404,830	62,500	15.44%	404,830	62,500	15.44%
TOTAL APPROPRIATIONS	**$ 5,053,852**	**$ 1,149,038**	22.74%	**$ 4,939,780**	**$ 1,176,090**	23.81%

CITY OF FORT PIERCE

SOLID WASTE FUND (402)

OPERATING STATEMENT

December 31, 2019

1st QUARTER-DECEMBER '18 to 1st QUARTER-DECEMBER '19 COMPARISON

	1ST QUARTER 12/31/2018	1ST QUARTER 12/31/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 1,883,453	$ 1,914,224
MISCELLANEOUS	90	37
GRANTS	0	0
TOTAL OPERATING INCOME	$ 1,883,543	$ 1,914,261
OPERATING EXPENSES		
PERSONAL SERVICES	$ 543,095	$ 608,664
ADMINISTRATIVE CHARGES	20,000	66,800
LANDFILL CHARGES	431,953	294,100
DEPRECIATION	58,080	121,906
OTHER OPERATING EXPENSES	468,268	469,999
TOTAL OPERATING EXPENSES	$ 1,521,395	$ 1,561,469
NET OPERATING INCOME (LOSS)	$ 362,148	$ 352,792
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 856	$ 850
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 856	$ 850
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 0	$ 0
TRANSFER-OUT	208,945	216,250
TOTAL NON-OPERATING EXPENSES	$ 208,945	$ 216,250
NET NON-OPERATING INCOME (LOSS)	($208,089)	($215,400)
NET INCOME (LOSS)	$ 154,060	$ 137,392

Fund Title: Solid Waste Fund				Department: Solid Waste		
Fund/Division Number: 402-0000				Division:		
	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Charges for Services						
343 40 Residential Service	$ 3,200,000	$ 797,222	24.91%	$ 3,200,000	$ 809,767	25.31%
343 41 Commercial Service	3,900,000	963,686	24.71%	4,125,000	980,902	23.78%
343 43 Commercial Trash	115,000	25,323	22.02%	115,000	25,323	22.02%
343 44 Recycling	345,000	96,949	28.10%	375,000	98,232	26.20%
343 45 Other Income	1,000	0	0.00%	1,000	0	0.00%
343 46 Recycling Program	18,000	274	1.52%	12,000	0	0.00%
Total Charges for Services	$ 7,579,000	$ 1,883,453	24.85%	$ 7,828,000	$ 1,914,224	24.45%
Miscellaneous Revenue						
361 10 Interest on Investments	$ 4,000	$ 856	21.40%	$ 4,000	$ 850	21.24%
361 20 Sale of Surplus	0	0	0.00%	0	0	0.00%
364 41 Other Contirbutions/Donations	0	0	0.00%	0	0	0.00%
369 90 Miscellaneous Revenues	0	90	0.00%	0	37	0.00%
Total Miscellaneous Revenue	$ 4,000	$ 946	23.65%	$ 4,000	$ 887	22.17%
Total Revenues	$ 7,583,000	$ 1,884,399	24.85%	$ 7,832,000	$ 1,915,111	24.45%
Appropriated Retained Earnings	563,166	0	0.00%	(534,132)	0	0.00%
TOTAL RESOURCES	**$ 8,146,166**	**$ 1,884,399**	23.13%	**$ 7,297,868**	**$ 1,915,111**	26.24%

Fund Title:	Solid Waste Fund	Department:	Solid Waste
Fund/Division Number:	402-4200-534	Division:	

	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Total Personnel Services	$ 2,517,116	$ 543,095	21.58%	$ 2,420,297	$ 608,664	25.15%
Total Operating Expense	3,604,783	978,300	27.14%	3,924,125	952,805	24.28%
Total Capital Outlay	150,000	148,298	98.87%	150,000	123,841	82.56%
Total Non-Operating Expense	1,178,744	208,945	17.73%	1,291,072	216,250	16.75%
TOTAL APPROPRIATIONS	**$ 7,450,643**	**$ 1,878,637**	25.21%	**$ 7,785,493**	**$ 1,901,560**	24.42%

CITY OF FORT PIERCE

GOLF COURSE (405)

OPERATING STATEMENT

DECEMBER 31, 2019

1st QUARTER-DECEMBER '18 to 1st QUARTER-DECEMBER '19 COMPARISON

	1ST QUARTER 12/31/2018	1ST QUARTER 12/31/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 208,202	$ 240,671
MISCELLANEOUS	42,317	42,586
GRANTS	0	0
TOTAL OPERATING INCOME	$ 250,520	$ 283,257
OPERATING EXPENSES		
PERSONAL SERVICES	$ 50,709	$ 58,947
ADMINISTRATIVE CHARGES	11,312	14,106
CONTRACTUAL FEES	167,224	172,842
UTILITIES	5,776	14,423
COST OF GOODS SOLD	31,318	11,572
DEPRECIATION	33,668	33,837
OTHER OPERATING EXPENSES	89,796	105,198
TOTAL OPERATING EXPENSES	$ 389,802	$ 410,925
NET OPERATING INCOME (LOSS)	($139,282)	($127,668)
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 2,336	$ 0
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 2,336	$ 0
NON-OPERATING EXPENSES		
OTHER NON-OPERATING EXPENSES	$ 0	$ 0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 2,336	$ 0
NET INCOME (LOSS)	($136,946)	($127,668)

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405 0000	Division:	

		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Charges for Services							
347 20	Membership Dues	$ 3,500	$ 14,250	407.14%	$ 4,000	$ 18,063	451.57%
347 22	Other Memberships	35,000	265	0.76%	36,000	360	1.00%
347 24	Golf Fees	1,100,000	188,361	17.12%	1,080,000	217,028	20.10%
347 25	Driving Range	28,000	5,326	19.02%	35,000	5,220	14.92%
	Total Charges for Services	$ 1,166,500	$ 208,202	17.85%	$ 1,155,000	$ 240,671	20.84%
Miscellaneous Revenue							
361 10	Interest Earnings	$ 250	$ 2,336	934.53%	$ 250	$ 0	0.00%
369 25	Pro Shop Merchandise	85,000	16,843	19.82%	90,000	17,326	19.25%
369 31	Reimb. Of Expeditures	0	2,143	0.00%	0	1,675	0.00%
369 70	Events	0	0	0.00%	3,514	0	0.00%
369 80	Food	25,000	5,502	22.01%	32,000	5,067	15.84%
369 89	Packaged Sales	45,000	11,069	24.60%	57,200	12,265	21.44%
369 90	Misc Revenues	10,000	1,113	11.13%	25,000	887	3.55%
369 94	Snacks & Beverages	25,000	5,646	22.58%	32,000	5,366	16.77%
369 98	Other Misc Revenues	0	0	0.00%	25,000	0	0.00%
	Total Miscellaneous Revenue	$ 190,250	$ 44,653	23.47%	$ 264,964	$ 42,586	16.07%
Transfers							
381 01	Transfer from General Fund	$ 0	$0	0.00%	$ 0	$0	0.00%
382 50	Transfer from Solid Waste	0	0	0.00%	0	0	0.00%
	Total Transfers	$0	$0	0.00%	$0	$0	0.00%
	Total Revenues	$ 1,356,750	$ 252,856	18.64%	$ 1,419,964	$ 283,257	19.95%
	Appropriated Retained Earnings	0	0	0.00%	0	0	0.00%
	TOTAL RESOURCES	**$ 1,356,750**	**$ 252,856**	18.64%	**$ 1,419,964**	**$ 283,257**	19.95%

Fund Title:	Golf Course Fund	Department:	Golf Course
Fund/Division Number:	405-4500-572	Division:	

	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Total Personnel Services	$ 213,946	$ 50,709	23.70%	$ 219,723	$ 58,947	26.83%
Total Operating Expense	1,244,892	339,093	27.24%	1,298,947	351,978	27.10%
Total Capital Outlay	0	0	0.00%	4,000	8,500	212.50%
Total Non-Operating Expense	32,641	0	0.00%	32,641	0	0.00%
TOTAL APPROPRIATIONS	**$ 1,491,479**	**$ 389,802**	26.14%	**$ 1,555,311**	**$ 419,425**	26.97%

CITY OF FORT PIERCE

SUNRISE THEATRE (406)

OPERATING STATEMENT

DECEMBER 31, 2019

1st QUARTER-DECEMBER '18 to 1st QUARTER-DECEMBER '19 COMPARISON

	1ST QUARTER 12/31/2018	1ST QUARTER 12/31/2019
OPERATING INCOME		
CHARGES FOR SERVICES	$ 1,149,801	$ 1,164,570
MISCELLANEOUS	23,207	26,041
GRANTS	0	10,546
TOTAL OPERATING INCOME	$ 1,173,008	$ 1,201,157
OPERATING EXPENSES		
PERSONAL SERVICES	$ 118,859	$ 88,063
ADMINISTRATIVE CHARGES	19,170	26,015
CONTRACTUAL FEES	58,337	91,432
UTILITIES	13,756	31,477
COST OF EVENTS	144,986	151,387
ADVERTISING	78,083	59,722
DEPRECIATION	133,927	136,550
OTHER OPERATING EXPENSES	156,402	175,804
TOTAL OPERATING EXPENSES	$ 723,519	$ 760,451
NET OPERATING INCOME (LOSS)	$ 449,489	$ 440,705
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 1,696	$ 107
TRANSFER FROM OTHER FUNDS	0	0
TOTAL NON-OPERATING REVENUES	$ 1,696	$ 107
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 1,696	$ 107
NET INCOME (LOSS)	$ 451,185	$ 440,812

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406 0000	Division:	

	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Charges for Services						
347 56 10 Ticket Sales	$ 2,000,000	$ 793,890	39.69%	$ 1,750,000	$ 848,109	48.46%
347 56 11 Ticket Sales - Rentals	200,000	288,504	144.25%	525,000	222,434	42.37%
347 56 15 Ticket Handling Fees	110,000	40,584	36.89%	115,000	60,209	52.36%
347 56 50 Sponsorship Fees	15,000	13,873	92.49%	30,000	23,795	79.32%
347 56 80 Memberships	130,000	11,725	9.02%	130,000	6,200	4.77%
347 56 90 Donations & Pledges	15,000	1,225	8.17%	15,000	3,823	25.49%
Total Charges for Services	$ 2,470,000	$ 1,149,801	46.55%	$ 2,565,000	$ 1,164,570	45.40%
Grants						
347 70 10 DCF/State Grant	$ 0	$ 0	0.00%	$ 42,000	$ 10,546	25.11%
Total Grants	$ 0	$ 0	0.00%	$ 42,000	$ 10,546	25.11%
Miscellaneous Revenue						
361 10 00 Interest Earning	$ 600	$ 1,696	282.71%	$ 600	$ 107	17.77%
362 14 00 Rents and Royalties	50,000	1,200	2.40%	50,000	0	0.00%
369 31 00 Reimb. of Expenditures	100,000	1,606	1.61%	116,400	0	0.00%
369 70 00 Events	25,000	0	0.00%	25,000	0	0.00%
369 89 00 Packaged Sales	140,000	20,292	14.49%	148,900	24,797	16.65%
369 90 00 Miscellaneous Revenues	3,000	85	2.84%	3,000	113	3.76%
369 95 00 Commission/Tips/Merch.	5,000	24	0.47%	5,000	1,132	22.63%
369 96 00 Late Payment Charges	0	0	0.00%	0	0	0.00%
369 97 00 Capital Improvement Fee	0	0	0.00%	0	0	0.00%
Total Miscellaneous Revenues	$ 323,600	$ 24,903	7.70%	$ 348,900	$ 26,148	7.49%
Other Resources						
381 01 00 Transfer from General	$ 0	$ 0	0.00%	$ 0	$ 0	0.00%
381 89 00 Transfer from Restricted Fund	0	0	0.00%	0	0	0.00%
381 91 00 Transfer from FPRA	450,000	0	0.00%	450,000	0	0.00%
Total Other Resources	$ 450,000	$ 0	0.00%	$ 450,000	$ 0	0.00%
Appropriated Retained Earnings	0	0	0.00%	(90,800)	0	0.00%
TOTAL RESOURCES	**$ 3,243,600**	**$ 1,174,704**	36.22%	**$ 3,315,100**	**$ 1,201,263**	36.24%

Fund Title:	Sunrise Theatre Fund	Department:	Sunrise Theatre
Fund/Division Number:	406-4600-575	Division:	

	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Total Personnel Services	$ 531,025	$ 118,859	22.38%	$ 621,676	$ 88,063	14.17%
Total Operating Expense	3,247,575	604,661	18.62%	$ 3,239,623	672,388	20.76%
Total Capital Outlay	0	1,877	0.00%	0	0	0.00%
Total Transfers	0	0	0.00%	0	0	0.00%
TOTAL APPROPRIATIONS	**$ 3,778,600**	**$ 725,396**	19.20%	**$ 3,861,299**	**$ 760,451**	19.69%

CITY OF FORT PIERCE
BUILDING & CODE (420)
OPERATING STATEMENT
DECEMBER 31, 2019
1st QUARTER-DECEMBER '18 to 1st QUARTER-DECEMBER '19 COMPARISON

	1ST QUARTER 12/31/2018	1ST QUARTER 12/31/2019
OPERATING INCOME		
LICENSE and PERMIT	$ 467,652	$ 562,156
CHARGES FOR SERVICES	10,709	6,423
MISCELLANEOUS	14,775	17,738
TOTAL OPERATING INCOME	$ 493,136	$ 586,316
OPERATING EXPENSES		
PERSONAL SERVICES	$ 285,238	$ 340,275
ADMINISTRATIVE CHARGES	31,464	33,169
CONTRACTUAL FEES	13,037	39,609
DEPRECIATION	243	15,500
OTHER OPERATING EXPENSES	36,109	57,246
TOTAL OPERATING EXPENSES	$ 366,092	$ 485,799
NET OPERATING INCOME (LOSS)	$ 127,044	$ 100,517
NON-OPERATING REVENUES		
INTEREST ON INVESTMENTS	$ 1,099	$ 7,501
TRANSFER FROM OTHER FUNDS	0	0
OTHER NON-OPERATING REVENUES	0	0
TOTAL NON-OPERATING REVENUES	$ 1,099	$ 7,501
NON-OPERATING EXPENSES		
DEBT SERVICE	$ 0	$ 0
OTHER NON-OPERATING EXPENSES	0	0
TRANSFER-OUT	0	0
TOTAL NON-OPERATING EXPENSES	$ 0	$ 0
NET NON-OPERATING INCOME (LOSS)	$ 1,099	$ 7,501
NET INCOME (LOSS)	$ 128,143	$ 108,019

Fund Title:	Building & Code	Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

		2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Licenses and Permits							
322 10	Permits-Building Dept.	$ 805,000	$ 275,176	34.18%	$ 1,750,000	$ 294,513	16.83%
322 20	Inspections	15,000	3,908	26.05%	17,500	5,710	32.63%
322 90	Other Permit Fees	539,972	178,045	32.97%	750,000	250,798	33.44%
329 40	Contractor's License	55,000	10,524	19.13%	55,000	11,135	20.25%
	Total Licenses and Permits	$ 1,414,972	$ 467,652	33.05%	$ 2,572,500	$ 562,156	21.85%
Charge for Services							
341 40	Cert.,Copying, Rcd. Search	$ 2,000	$ 103	5.15%	$ 2,000	$ 52	2.60%
341 60	Administration Fees	0	0	0.00%	0	0	0.00%
341 61	Demo & Flood Plain Mgmnt	0	1,453	0.00%	25,000	0	0.00%
341 94	Credti Card Process Fees	20,000	9,153	45.76%	25,000	6,371	25.48%
	Total Charges for Service	$ 22,000	$ 10,709	48.68%	$ 52,000	$ 6,423	12.35%
Fines & Forfeits							
354 60	Unlicensed Contracting	$ 18,000	$ 0	0.00%	$ 15,000	$ 0	0.00%
354 70	Violation of Local Ordinance	0	0	0.00%	20,000	1,277	6.38%
	Total Fines & Forfeits	$ 18,000	$ 0	0.00%	$ 35,000	$ 1,277	3.65%
Miscellaneous Revenue							
361 10	Interest on Investments	$ 0	$ 1,099	0.00%	$ 12,500	$ 7,501	60.01%
369 57	St. Lucie County	0	0	0.00%	10,000	9,109	91.09%
369 00	Miscellaneous Revenues	21,000	14,775	70.36%	25,000	7,352	29.41%
	Total Miscellaneous Revenues	$ 21,000	$ 15,874	75.59%	$ 47,500	$ 23,962	50.45%
	Appropriated Retained Earnings	222,170	$ 0	0.00%	(79,694)	$ 0	0.00%
	TOTAL RESOURCES	**$ 1,698,142**	**$ 494,235**	**29.10%**	**$ 2,627,306**	**$ 593,818**	**22.60%**

Fund Title:	Building & Code	Department:	Building Inspection
Fund/Division Number:	420-2902-524	Division:	

	2018/19 Adopted	2018/19 Actual	Yr. Lapse 25%	2019/20 Adopted	2019/20 Actual	Yr. Lapse 25%
Total Personnel Services	$ 1,255,855	$ 285,238	22.71%	$ 1,204,562	$ 340,275	28.25%
Total Operating Expense	365,372	80,854	22.13%	554,350	145,524	26.25%
Total Capital Outlay	72,500	19,110	26.36%	925,000	645	0.07%
Total Non-Operating	5,387	0	0.00%	$ 5,394	0	0.00%
TOTAL APPROPRIATIONS	**$ 1,626,614**	**$ 366,092**	22.51%	**$ 2,689,306**	**$ 486,444**	18.09%

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
1ST Quarter Report
December 31, 2019

CASH AND INVESTMENT REPORT

October 1, Estimated Beg. Available Resources	757,161
Revenues	6,887,338
Available Resources	7,644,499
Expenditures	135,705
Current Available Resources	**7,508,794**

FPRA Operating Resources and Uses	Budget	Budget Adjust.	Revised Budget	Expended	Balance
Current Resousces Available for Operating					**7,508,794**
Plus Unrealized Revenue:					
303 Leases					198,000
Total Unrealized Revenue					**198,000**
Estimated Resources Available For Operating					**7,706,794**
Less Outstanding Expenditures:					
501 Personnel Services	0	0	0	0	0
502 Operating Expenditures	501,338	0	501,338	135,705	365,633
503 Capital Outlay	0	0	0	0	0
504 Total Grants-Private Organ.	370,000	0	370,000	0	370,000
505 Transfers	5,583,696	0	5,583,696	0	5,583,696
506 Sunrise Theatre	450,000	0	450,000	0	450,000
Categories Balances	6,905,034	0	6,905,034	135,705	**6,769,329**
Projected Resources Over (Short)					**937,465**

FORT PIERCE REDEVELOPMENT FUND
OPERATING FUND
1st Quarter Report
December 31, 2019

TRANSFERS FROM GENERAL

Fiscal Year:		
	2011	1,319,504
	2012	1,129,036
	2013	1,410,793
	2014	1,689,274
	2015	1,470,701
	2016	1,676,422
	2017	737,543
	2018	274,994
Total Transfers		9,708,267
Plus		
Additions:		
Land Purchase for Beach Parking		820,000
Less:		
Reductions:		
Seaway Drive Roundabout (Days Inn Sight)		(1,488,000.00)
Transfer to General		(600,000.00)
Total Reductions		(2,088,000.00)
Total Due General Fund		**8,440,267**

City of Fort Pierce
Financial Position/Resources and Uses
December 31, 2019
1st Quarter Fiscal 2020

	001 General	401 Marina	402 Solid Waste	405 Golf Course	406 Sunrise Theatre	420 Building Code
Estimated Avail. Resources Sept. 30, 2019	**7,931,120**	**2,333,170**	**1,447,305**	**(656,952)**	**(1,181,493)**	**2,038,085**
Less:						
10% Budget Reserve	(4,242,997)					
2020 Budget Appropriation	(462,950)	(845,579)	534,132	0	90,800	154,694
10/01/2019 Unrestricted Resources	**3,225,173**	**1,487,591**	**1,981,437**	**(656,952)**	**(1,090,693)**	**2,192,779**
1st Quarter Revenues	17,180,520	730,056	1,915,111	283,257	1,201,263	593,818
2020 Budget Appropriation	462,950	845,579	0	0	0	0
2021 Budget Appropriation	(600,000)	0	0	0	0	0
10/01/19 thru 12/31/19 Resources	17,043,470	1,575,635	1,915,111	283,257	1,201,263	593,818
1st Quarter Expenses	13,049,592	1,176,090	1,901,560	419,425	760,451	486,444
Less Accum. Depreciation	0	(279,404)	(121,906)	(33,837)	(136,550)	(15,500)
Total Uses	13,049,592	896,686	1,779,653	385,588	623,902	470,944
FY 2020 Net Resources	**3,993,878**	**678,949**	**135,458**	**(102,331)**	**577,362**	**122,874**
Total Resources Available	**7,219,051**	**2,166,540**	**2,116,895**	**(759,283)**	**(513,331)**	**2,315,653**

City of Fort Pierce
Urban Redevelopment
Financial Position/Resources and Uses
December 31, 2019
1st Quarter Fiscal 2020
****

	104 CRA	103 CDBG	105 SHIP	106 Grant HHR	100 Restrict Rev Fund	102 Law Enforce Trust
Estimated Avail. Resource Sept. 30, 2019	**757,161**	**779,489**	**339,382**	**321,468**	**7,064,219**	**99,245**
Less:						
Reserve						
Budget Appropriation						
10/01/2019 Restricted (***) and Unrestricted Resources	**757,161**	**779,489**	**339,382**	**321,468**	**7,064,219**	**99,245**
1st Quarter Revenues	6,887,338	17,007	62,528	36,903	811,057	325
10/01/19 thru 12/31/19 Resources	6,887,338	17,007	62,528	36,903	811,057	325
1st Quarter Expenses	135,705	115,340	85	0	328,756	0
Total Uses	135,705	115,340	85	0	328,756	0
FY 2020 Net Resources	**6,751,633**	**(98,332)**	**62,443**	**36,903**	**482,301**	**325**
Total Resources Available	**7,508,794**	**681,157**	**401,825**	**358,371**	**7,546,520**	**99,570**

City Commission Regular Meeting **10. d.**

Meeting Date: 03/02/2020

Re: Monthly Financial Report for the Month Ending January 31, 2020

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Monthly Financial Report for the Month Ending January 31, 2020

SUMMARY:

The Finance Director prepares and presents to the City Commission and Citizens a monthly report on the financial status of the different funds of the City. The financial report for the month ending January 31, 2020, encompasses General, Marina, Solid Waste, Golf Course, Sunrise Theatre, Building & Code, and Fort Pierce Redevelopment Agency Funds.

RECOMMENDATION:

The Finance Department welcomes any suggestions and/or changes to the format.

ALTERNATIVES:

The report can be enhanced or changed.

RESPONSIBLE STAFF:

Finance Director.

COORDINATED WITH:

Finance Department & City Manager.

Fiscal Impact

Budgeted Y/N: y

Fiscal Year: 2020

OTHER INFORMATION:

Monthly Report on budgeted Revenue and Expenditures.

Attachments

January 2020 Monthly Report

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	02/18/2020 04:39 PM
City Manager	Nick Mimms	02/26/2020 03:54 PM
Form Started By: Queen Thompkins		Started On: 02/18/2020 03:08 PM
Final Approval Date: 02/26/2020		

CITY OF FORT PIERCE, FLORIDA
FUND EVALUATION REPORT
FOR THE MONTH ENDING
January 31, 2020

Evaluation Criteria	General Fund	Marina Fund	Solid Waste	Golf Course	Sunrise Theatre	Building & Code
The revenue projections for the fund are on target.	Yes	Yes	Yes	No	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	No	Yes	Yes
Positive Net Operating Income	Yes	Yes	Yes	No	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	No	No	Yes
The fund current financial position is stable.	Yes	Yes	Yes	No	No	Yes

Evaluation Criteria	CRA Operating	103 CDBG	105 SHIP	106 HHR	403 Stormwater
The revenue projections for the fund are on target.	Yes	Yes	Yes	Yes	Yes
The expense budget is on target.	Yes	Yes	Yes	Yes	Yes
The fund cash balance is positive.	Yes	Yes	Yes	Yes	Yes
The fund current financial position is stable.	Yes	Yes	Yes	Yes	Yes

City of Fort Pierce
Monthly Financial Report
For the Month Ending January 31, 2020
(33% Year Lapse)

General Fund			
Revenue	**Budget**	**FYTD**	**%**
Beginning Available Resources		**$ 7,931,120**	
Revenue:			
Taxes	$ 23,079,865	$ 16,146,506	69.96%
Licenses & Permits	395,000	323,834	81.98%
Intergovernmental	5,295,000	1,878,664	35.48%
Charges for Services	369,300	115,769	31.35%
Fines & Forfeitures	294,500	99,883	33.92%
Miscellaneous Revenue	2,251,200	579,498	25.74%
Interfund Transfers	3,471,056	2,671,056	76.95%
Contribution from Enterprise	7,411,101	330,216	4.46%
Appropriated Fund Balance	462,950	0	0.00%
Restricted Revenue	(600,000)	0	0.00%
Total Revenue	**$ 42,429,972**	**$ 22,145,426**	**52.19%**

Expenditures:	**Budget**	**FYTD**	**%**
City Commission	$ 265,584	$ 84,156	31.69%
City Manager	900,102	267,748	29.75%
City Attorney	693,149	161,716	23.33%
City Clerk	350,315	134,786	38.48%
Human Resources	443,578	157,515	35.51%
Finance	911,107	315,330	34.61%
IT	1,255,193	380,881	30.34%
Purchasing	315,418	108,777	34.49%
Planning	610,772	214,404	35.10%
Code Enforcement	1,079,651	446,235	41.33%
Police	14,765,692	5,385,510	36.47%
Public Works/Director	92,459	43,993	47.58%
Public Works/Fleet Maint.	708,661	229,238	32.35%
Public Works/Facilities Maint.	1,029,921	340,636	33.07%
Public Works/Parks & Grounds	2,159,610	761,701	35.27%
Public Works/Streets	1,815,593	640,810	35.29%
Engineering	1,301,415	353,615	27.17%
Riverwalk	371,116	103,877	27.99%
Administrative	13,360,636	9,826,711	73.55%
Total Expenditures	**$ 42,429,972**	**$ 19,957,638**	**47.04%**

Net Resources	**$ 2,187,788**
Total Available Resources	**$ 10,118,908**
Less:	
10% Budget Reserve	(4,242,997)
Reserve	(600,000)
Unrestricted Resources	**$ 5,275,911**

Special Revenue Funds

FPRA	Budget	FYTD	%
Begnning Available Resources		**$ 757,161**	
Beginning Available Resources			
Taxes	6,700,934	6,824,121	101.84%
Licenses & Permits	0		0.00%
Intergovernmental	4,000	3,725	93.13%
Miscellaneous Revenue	200,100	89,529	44.74%
Transfers	0	0	0.00%
Total Revenue	**6,905,034**	**6,917,375**	**100.18%**
Expenses:			
Operating	501,338	160,353	31.98%
Capital Outlay	0	0	0.00%
Other Programs & Projects	370,000	44	0.01%
Transfers	0	5,183,696	0.00%
Total Expenses	**871,338**	**5,344,093**	**613.32%**
Net Resources		**1,573,283**	
Unrestricted Resources		**$ 2,330,444**	

CDBG	Budget	FYTD	%
Begnning Available Resources		**$ 779,489**	
Revenue:			
Intergovernmental Revenue	958,272	0	0.00%
Misc. Revenue	0	18,073	0.00%
Transfers	84,205	0	0.00%
Total Revenue	**1,042,477**	**18,073**	**1.73%**
Expenses:			
Administrative	250,528	92,791	37.04%
Rehabilitation Department	40,000	499	1.25%
Capital Outlay	0	0	0.00%
Economic Development	309,780	99,080	31.98%
Public Service	80,000	1,053	1.32%
Unencumbered	0	0	0.00%
Roll Over Expenditures	362,169	0	0.00%
Total Expenses	**1,042,477**	**193,423**	**18.55%**
Net Resources		**(175,350)**	
Unrestricted Resources		**$ 604,139**	

Grant Administration	Budget	FYTD	%
Begnning Available Resources		**$ 321,468**	
Revenue:			
Program Income	0	36,678	0.00%
Misc. Revenue	242,500	1,596	0.66%
Interfund Transfers	27,000	0	0.00%
Total Revenue	**269,500**	**38,274**	**14.20%**
Expenses:			
Personnel Services	0	0	0.00%
Operating	243,025	0	0.00%
Transfers	26,475	0	0.00%
Total Expenses	**269,500**	**0**	**0.00%**
Net Resources		**38,274**	
Unrestricted Resources		**$ 359,742**	

SHIP	Budget	FYTD	%
Begnning Available Resources		**$ 339,382**	
Revenue:			
SHIP	77,300	53,242	68.88%
Program Income	5,000	0	0.00%
Misc. Revenue	500	9,713	1942.68%
Carry Over Funding	295,000	0	0.00%
Total Revenue	**377,800**	**62,955**	**16.66%**
Expenses:			
Operating	25,000	86	0.34%
Grants/Programs & Projects	352,800	20	0.01%
Total Expenses	**377,800**	**106**	**0.03%**
Net Resources		**62,850**	
Unrestricted Resources		**$ 402,232**	

Enterprise Funds

Marina	Budget	YTD	%
Begnning Available Resources		**$ 2,333,170**	
Revenue:			
Grants	86,583	0	0.00%
Charges for Services	1,500,000	599,943	40.00%
Misc. Revenue	1,390,000	388,166	27.93%
Debt Proceeds	0	0	0.00%
Approp Retained Earnings	845,579	0	0.00%
Total Revenue	**3,822,162**	**988,109**	**25.85%**
Expenses:			
Personnel Services	494,327	127,181	25.73%
Operating	3,143,110	923,524	29.38%
Capital	316,500	347,170	109.69%
Debt Service	581,013	5,324	0.92%
Non Operating	404,830	62,500	15.44%
Total Expenses	**4,939,780**	**1,465,698**	**29.67%**
Plus Depreciation		**372,539**	
Net Resources		**(105,050)**	
Unrestricted Resources Available		**$ 2,228,120**	

Solid Waste	Budget	YTD	%
Begnning Available Resources		**$ 1,447,305**	
Revenue:			
Charges for Services	7,828,000	2,556,143	32.65%
Misc. Revenue	4,000	13,990	349.74%
Approp Retained Earnings	(534,132)	0	0.00%
Total Revenue	**7,297,868**	**2,570,132**	**35.22%**
Expenses:			
Personnel Services	2,420,296	799,647	33.04%
Operating	3,924,125	1,287,476	32.81%
Capital	150,000	182,786	121.86%
Non Operating	1,291,072	262,322	20.32%
Total Expenses	**7,785,493**	**2,532,231**	**32.52%**
Plus Depreciation		**162,542**	
Net Resources		**200,443**	
Unrestricted Resources Available		**$ 1,647,748**	

Golf Course	Budget	YTD	%
Begnning Available Resources		**$ (656,952)**	
Revenue:			
Charges for Services	1,155,000	400,963	34.72%
Misc. Revenue	264,964	58,603	22.12%
Approp Retained Earnings	0	0	0.00%
Total Revenue	**1,419,964**	**459,566**	**32.36%**
Expenses:			
Personnel Services	219,723	77,822	35.42%
Operating	1,298,947	460,818	35.48%
Capital	4,000	8,500	212.50%
Non Operating	32,641	0	0.00%
Total Expenses	**1,555,311**	**547,140**	**35.18%**
Plus Depreciation		**45,116**	
Net Resources		**(42,458)**	
Unrestricted Resources Available		**$ (699,410)**	

Sunrise Theatre	Budget	YTD	%
Begnning Available Resources		**$ (1,181,493)**	
Revenue:			
Grants	42,000	10,546	0.00%
Charges for Services	2,565,000	1,452,972	56.65%
Misc. Revenue	348,900	37,067	10.62%
Approp Retained Earnings	(90,800)	0	0.00%
Transfers	450,000	0	0.00%
Total Revenue	**3,315,100**	**1,500,585**	**45.27%**
Expenses:			
Personnel Services	621,676	156,581	25.19%
Operating	3,239,623	1,077,241	33.25%
Capital	0	0	0.00%
Non Operating	0	0	0.00%
Total Expenses	**3,861,299**	**1,233,822**	**31.95%**
Plus Depreciation		**182,066**	
Net Resources		**448,830**	
Unrestricted Resources Available		**$ (732,663)**	

Building	Budget	YTD	%
Begnning Available Resources		**$ 2,038,085**	
Revenue:			
Licenses & Permits	2,572,500	794,060	30.87%
Charges for Services	52,000	9,802	18.85%
Fine & Forfeits	35,000	5,751	16.43%
Misc. Revenue	47,500	34,357	72.33%
Transfers	0	0	0.00%
Approp Retained Earnings	(154,694)	0	0.00%
Total Revenue	**2,552,306**	**843,970**	**33.07%**
Expenses:			
Personnel Services	1,204,562	454,305	37.72%
Operating	554,350	186,730	33.68%
Capital	925,000	645	0.07%
Non Operating	5,394	5,394	100.00%
Total Expenses	**2,689,306**	**647,075**	**24.06%**
Plus Depreciation		**20,667**	
Net Resources		**217,561**	
Unrestricted Resources Available		**$ 2,255,646**	

Stormwater	Budget	YTD	%
Begnning Available Resources		**$ (493,959)**	
Revenue:			
Federal Grants	0	0	0.00%
State Grants	0	0	0.00%
Charges for Services	2,676,067	2,859,102	106.84%
Misc. Revenue	10,000	26,220	262.20%
Transfers	0	0	0.00%
Approp Retained Earnings	46,000	0	0.00%
Total Revenue	**2,732,067**	**2,885,322**	**105.61%**
Expenses:			
Personnel Services	0	0	0.00%
Operating	2,705,937	1,026,226	37.92%
Capital	5,000	107,486	2149.73%
Non Operating	1,206,130	0	0.00%
Total Expenses	**3,917,067**	**1,133,712**	**28.94%**
Plus Depreciation		**396,053**	
Net Resources		**2,147,663**	
Unrestricted Resources Available		**$ 1,653,704**	

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

Meeting Date: 03/02/2020

Re: Lot Clearing Lien - 1903 Avenue N

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

SUBJECT:

Approval of request to reduce lot clearing fees in the amount of $3,161.17 against 1903 Avenue N, Fort Pierce, FL, Parcel ID Number 2404-609-0103-000-7 owned by Freddie & Loutonia Gary, 3193 SE Dixie Highway, Stuart, FL 34997. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties and fees leaving a balance due of **$682.20 payable in 30 days**. However, applicant is requesting a waiver of a portion of the hard costs in the amount of $182.20, leaving a balance due of $500.00 payable within 30 days, which requires a direct vote by Commission.

SUMMARY:

Request by applicant to waive interest, penalty, fees and a portion of the lot clearing costs in the amount of $2,661.17 contingent upon paying the balance of $500.00 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties and fees in the amount of $2,478.97 contingent upon payment of balance in the amount of $682.20 payable in 30 days.

ALTERNATIVES:

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: 2020

Fiscal Year: 2020

Amount: 682.20

OTHER INFORMATION:

$682.20 to the general fund.

Attachments

Breakdown

Request
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:03 PM

Form Started By: Colleen Greer
Started On: 02/07/2020 11:44 AM
Final Approval Date: 02/21/2020

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Code Enforcement Clerk

SUBJECT: **LOT CLEARING LIEN REDUCTION**
Address: 1903 Avenue N, Fort Pierce, FL
Parcel ID#: 2404-609-0103-000-7
Owner: Freddie & Loutonia Gary

DATE: March 2, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Lot Clearing Lien	$682.20	$1,742.37	$736.60
TOTAL	$682.20	$1,742.37	$736.60

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$2,478.97
CANNOT BE WAIVED (ALL LOT CLEARING COSTS)	$ 682.20
	$3,161.17

Lot

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT Florida

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

Date:	~~1/23/20~~ 2/7/20				
Property address:	1903 Aven				
Owner(s) of record:	MR. Gary				
Mailing address:	6161 SE Landing Way, Stuart, Fl 34997				
Property tax ID #:	2404-609-0003-000-7				
Original purchase date:		Original purchase price:			
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	Kirk Roberts	Relationship to owner(s)	None		
Telephone #:	772-607-0927	Mobile phone #:			
E-mail:	cashroberts2001@yahoo.com	Preferred contact method:	Email		

What are owner(s) intentions for property:	Build Duplex.			
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)	$ 682.20
Administrative fees	$ 736.60
Interest	$ 1449.79
Penalties	$ 292.58
TOTAL AMOUNT DUE TO CITY	$ 3,161.17
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 2,661.17
DOLLAR AMOUNT I AGREE TO PAY	$ 500.00

Signature of Owner or Representative

KR 1/3/20
Date

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: 1903 Ave N

Property Owner: Mr. Gary

Mailing Address: 6161 SE Landing Way, Stuart, Fl 34997

Telephone #: 772-607-0927 Cell Phone #: _____

E-Mail Address: cashroberts2001@yahoo.com

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

I, Kirk Roberts, 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:

I own the Duplex next door at 1409 19TH ST. I would like to get This vacant lot Back on the city Tax Roll and Build an Identical Duplex on it, as I have next door. 2000 SQ FT Approx 3 Bed / Bath units. 6 Bed, 2 Bath Total.

Thank you.

Signed: _____ Date: 1/3/20

Print Name: Kirk Roberts

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Kirk R. Roberts 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 3rd day of January, 2020.

_____
Notary Public, State of Florida

LUISA JORDAN
Commission # GG 346297
Expires June 27, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1903 Ave N Fort Pierce FL

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.

Signature of Owner or Representative — Date 1/3/20

COFP – APPLICATION PROCESS DETERMINATION

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

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

Comments:

_____

_____

_____

City Representative — Date

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

Property Identification

Site Address: 1903 Avenue N	Parcel ID: 2404-609-0103-000-7	Account #: 16967	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04N	Zoning: SF Moderat
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Freddie Gary
Loutonia Gary

3193 SE Dixie HWY
Stuart, FL 34997

Legal Description

SOUTHERN PINES BLK 6 LOT 11 (OR 682-1075)

Current Values

Just/Market:	$2,600	Assessed:	$2,302
Exemptions:	$0	Taxable:	$2,302

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$2,600	$2,302	$0	$2,302
2018	$2,400	$2,093	$0	$2,093
2017	$2,400	$1,903	$0	$1,903

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-07-1990	0682 / 1075	XX00	WD	SUNBANK TREASURE COAST	$20,000
08-28-1989	0651 / 2482	XX01	CT	Wilfred Cox	$49,000
05-01-1988	0587 / 0747	XX01	CV		$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 or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	6,950
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 **11. b.**

Meeting Date: 03/02/2020

Re: Demolition Lien - 1903 Avenue N

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

SUBJECT:

Approve the request to reduce a demolition lien in the amount of $22,188.16 against 1903 Avenue N, Fort Pierce, FL, Parcel ID Number 2404-609-0103-000-7 owned by Freddie & Loutonia Gary, 3193 SE Dixie Highway, Stuart, FL 34997. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties and fees leaving a balance due of **$8,275.00 payable in 60 days**. However, applicant is requesting a waiver of a portion of the hard costs in the amount of $7,775.00 contingent upon paying $500.00 within 30 days, which requires a direct vote by Commission.

SUMMARY:

Request by applicant to waive a portion of the demolition costs, administrative, interest and penalty fees in the amount of $21,688.16 contingent upon paying the balance of $500.00 within 30 days.

RECOMMENDATION:

Staff recommends waiving interest, penalties and administrative fees in the amount of $13,913.16 contingent upon payment of balance in the amount of $8,275.00 payable in 60 days.

ALTERNATIVES:

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: 2020

Fiscal Year: 2020

Amount: 8275.00

OTHER INFORMATION:

$8,275.00 to the general fund.

Attachments

Breakdown
Request
Tax Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:03 PM

Form Started By: Colleen Greer
Started On: 02/07/2020 01:41 PM
Final Approval Date: 02/21/2020

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nicholas Mimms, City Manager

FROM: Colleen Greer, Code Enforcement Clerk

SUBJECT: **DEMOLITION LIEN REDUCTION**
Address: 1903 Avenue N, Fort Pierce, FL
Parcel ID#: 2404-609-0103-000-7
Owner: Freddie & Loutonia Gary

DATE: March 2, 2020

The following is a breakdown of the above property:

Description	Costs (General Fund)	Interest & Penalties	Administrative Fees
Demolition Lien	$8,275.00	$13,813.16	$100.00
TOTAL	$8,275.00	$13,813.16	$100.00

CAN BE WAIVED (ALL INTEREST, PENALTIES, AND ADMIN. COSTS)	$13,913.16
CANNOT BE WAIVED (ALL DEMOLITION COSTS)	$ 8,275.00
	$22,188.16

Demolition

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT Florida

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

Date:	~~1/13/20~~ 2/7/20				
Property address:	1903 AVEN				
Owner(s) of record:	MR. Gary				
Mailing address:	6161 SE Landing Way, Stuart, FL 34997				
Property tax ID #:	2404-609-0003-000-7				
Original purchase date:		Original purchase price:			
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	KIRK ROBERTS	Relationship to owner(s)	NONE		
Telephone #:	772-607-0927	Mobile phone #:			
E-mail:	cashroberts2001@yahoo.com	Preferred contact method:	Email		

What are owner(s) intentions for property:	Build Duplex.			
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)	$ 8275.00
Administrative fees	$ 100.00
Interest	$ 11,517.19
Penalties	$ 2,295.97
TOTAL AMOUNT DUE TO CITY	$ 22,188.16
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$ 21,688.16
DOLLAR AMOUNT I AGREE TO PAY	KR $ 500.00

Signature of Owner or Representative

1/13/20
Date

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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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.
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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: 1903 Ave N

Property Owner: MR. Gary

Mailing Address: 6161 SE Landing Way, Stuart, FL 34997

Telephone #: 772-607-0927 Cell Phone #: _____

E-Mail Address: cashroberts2001@yahoo.com

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

I, Kirk Roberts, 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:

I own the Duplex next door at 1409 19TH ST. I would like to get This vacant lot Back on the city Tax Roll and Build an Identical Duplex on it, as I have next door. 2000 SQ FT Approx 3 Bed / Bath units. 6 Bed, 2 Bath Total.

Thank you.

Signed: _____ Date: 1/3/20

Print Name: Kirk Roberts

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Kirk R. Roberts 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 3rd day of January, 2020.

_____
Notary Public, State of Florida

LUISA JORDAN
Commission # GG 346297
Expires June 27, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1903 Ave N Fort Pierce FL

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.

Signature of Owner or Representative — Date 1/3/20

COFP – APPLICATION PROCESS DETERMINATION

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

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

Comments:

City Representative — Date

Colleen Greer

From: Dana Neville
Sent: Thursday, December 26, 2019 3:12 PM
To: Colleen Greer
Subject: RE: 1903 Avenue N

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 12/26/19
Miscellaneous Receivables Inquiry 14:48:53

Customer ID . . . : 15 Name: 1903 AVE N GARY
Last statement . : 12/11/19 Addr: 240460901030007 GARY
Last invoice . . : 10/31/96 FT PIERCE, FL 34954
Current balance . : 22,188.16
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 22,188.16 Type: 001 0000 115 03 00 DEMO
Deposit balance . : .00

--- Mr Roberts ---

Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Total due
	DEMO ADMIN		100.00
	DEMOLITION		8275.00
	DM INTEREST CHARGE 6%/YR		11517.19
	DM PENALTY CHARGES OF .1%		2295.97

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 12/26/19
Miscellaneous Receivables Inquiry 14:50:05

Customer ID . . . : 15 Name: 1903 AVE N GARY
Last statement . : 12/11/19 Addr: 240460901030007 GARY
Last invoice . . : 8/31/02 FT PIERCE, FL 34954
Current balance . : 3,161.17
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 3,161.17 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Total due
	LC FILING FEES/LOT CLEARING		1.74
	LC INTEREST CHARGE 6%/YR		1449.79
	LOT CLEARING ADMIN FEE		736.60
	LOT CLEARING		682.20
	LC PENALTY CHARGES OF .1%		290.84

290.84
1.74
2258

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Property Identification

Site Address: 1903 Avenue N	Parcel ID: 2404-609-0103-000-7	Account #: 16967	Sec/Town/Range: 04/35S/40E
		Map ID: 24/04N	Zoning: SF Moderat
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Freddie Gary
Loutonia Gary

3193 SE Dixie HWY
Stuart, FL 34997

Legal Description

SOUTHERN PINES BLK 6 LOT 11 (OR 682-1075)

Current Values

Just/Market:	$2,600	Assessed:	$2,302
Exemptions:	$0	Taxable:	$2,302

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$2,600	$2,302	$0	$2,302
2018	$2,400	$2,093	$0	$2,093
2017	$2,400	$1,903	$0	$1,903

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-07-1990	0682 / 1075	XX00	WD	SUNBANK TREASURE COAST	$20,000
08-28-1989	0651 / 2482	XX01	CT	Wilfred Cox	$49,000
05-01-1988	0587 / 0747	XX01	CV		$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 or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	6,950
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 **11. c.**

Meeting Date: 03/02/2020

Re: Case #18-1891 - 1610 N 17th Street

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

SUBJECT:

Approve request to reduce Building Department lien in the amount of $18,740.00 which includes $40.00 recording fees, against 1610 N 17th Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-514-0059-000/2, owned by Ignacio Torres, c/o Jack Arias, 3426 Dijon Avenue, Ocean Spring, MS 39564, to $1,750.00, to be paid within 9 months.

SUMMARY:

The request is made by the owner, Ignacio Torres. This property came into compliance on January 13, 2020. The owner's settlement offer was $500.00

RECOMMENDATION:

The Special Magistrate, having heard the request of the owner, and testimony of Staff, recommends reducing the lien to $1,750.00

Hard Costs (postage / filing fees / photos)	$52.74
Case Processing Fees (months open / inspections)	$1,297.26
Special Magistrate Hearing Costs	$150.00
City Commission Hearing (3/2/20)	$250.00

ALTERNATIVES:

Deny the request.
Make alternative recommendations.

RESPONSIBLE STAFF:

Elizabeth Beck, Building Department Clerk

COORDINATED WITH:

Shaun Coss, Building Department Coordinator

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Account: Enterprise

Amount: 1,750.00

OTHER INFORMATION:

$1,750.00 to Enterprise Fund

Attachments

7 Criteria
Property Card
Lien Reduction Req.
Admin. Costs
Breakdown

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/19/2020 02:49 PM
City Manager	Nick Mimms	02/21/2020 04:27 PM

Form Started By: Elizabeth Beck Started On: 02/18/2020 03:14 PM
Final Approval Date: 02/21/2020

LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE

Case No: 18-1891 **Date: February 12, 2020**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The owner did work necessary to bring property into compliance
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	
3.) The length of time necessary to bring the property into compliance:	1 year, 6 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	5
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Owner mentioned that he waited to get the money needed to make the necessary repairs.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

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

Property Identification

Site Address: 1610 N 17th ST
Sec/Town/Range: 04/35S/40E
Map ID: 24/04N
Zoning: Medium Den

Parcel ID: 2404-514-0059-000-2
Account #: 16521
Use Type: 0100
Jurisdiction: Fort Pierce

Ownership

Ignacio Torres
%Jack Arias
3426 Dijon Ave
Ocean Springs , MS 39564

Legal Description

HIGHLAND PARK S/D BLK 6 LOT 6 (OR 2945-1614)



Current Values

Just/Market Value:	$24,900
Assessed Value:	$17,436
Exemptions:	$0
Taxable Value:	$17,436

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	996
Gross Sketched Area (SF):	996
Land Size (acres):	0.11
Land Size (SF):	4,920

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 27, 2008	2945 / 1614	XX00	WD	Brown Geraldine Wimes	$27,000
Dec 9, 1999	1267 / 1270	XX01	QC	Wimes J T	$100
Nov 25, 1991	0767 / 1115	XX01	WD		$0

Building Information (1 of 1)

Finished Area: 996 SF

Gross Sketched Area: 996 SF

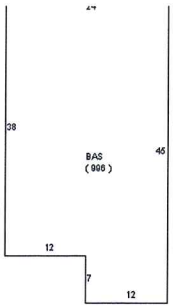
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD-	Year Built: 1962	Frame:
Grade: D-	Effective Year: 1962	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Carpet
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	996	996	138

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$22,000
Land:	$2,900
Just/Market:	$24,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$7,464
Assessed:	$17,436
Exemption(s):	$0
Taxable:	$17,436

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$24,900	$17,436	$0	$17,436
2018	$22,900	$15,851	$0	$15,851
2017	$16,400	$14,410	$0	$14,410

Permits

Number	Issue Date	Description	Amount	Fee
F00-0001235	Oct 24, 2000	Alterations/Remodeling	$8,200	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF BUILDING VIOLATION LIENS

Date:					
Property address:	1610 n 17 St				
Owner(s) of record:	Ignacio Torres				
Mailing address:	514 n 17 St				
Property tax ID #:					
Original purchase date		Original purchase price:			
Property is used for:	☑ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	Ignacio Torres	Relationship to owner(s)			
Telephone #:	305-479-3632	Mobile phone #:			
E-mail:	Iggyt86@gmail.com	Preferred contact method:			
What are owner(s) intentions for property:					
Are there current code violations?	☑ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☑ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☑ No	☐ Yes	If yes, what is the sale price		

AMOUNT OF FINE / LIEN $ 18740.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ _____

DOLLAR AMOUNT I AGREE TO PAY $ 500.00

_____ 1/22/2020

Signature of Owner or Representative Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

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

Property Address: 1610 n 17 st

Property Owner: Ignacio Torres

Mailing Address: 514 n 17 st Ft pierce

Telephone #: 305-479-3632 Cell Phone #: 305-479-3632

E-Mail Address: Iggy786@gmail.com

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

Rule 17: Requests for Reduction of Liens.

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

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

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

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

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

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

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

(1) The gravity or seriousness of the violation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1610 N 17 ST

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

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

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

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

[signature] 1/22/2020

Signature of Owner or Representative — Date

COFP – APPLICATION PROCESS DETERMINATION

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

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

Comments:

[signature] 2/12/20

Shaun Coss, Building Department Coordinator — Date

I, Ignacio Torres, 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:

I moved to Ft pierce and was not familiar with the situation had many financial problems and Death in the Family. I need to put this behind me. thank you for your consideration.

Signed: [signature] Date: 1/22/2020

Print Name: Ignacio Torres

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 22nd day of January, 2020.

[signature]

Notary Public, State of Florida

Notary Public State of Florida
Elizabeth Beck
My Commission GG 336375
Expires 05/20/2023

Administrative Cost Estimator

2/19/2020

Property Address: 1610 N 17th Street

Date case originated: 7/10/2018

Date case complied: 1/30/2020

Total time: 18 months

Number of Hearings

Violation Hearings:	1
Massey Hearings:	
Lien Reduction Hearings:	1

Mailing Expense			
Regular 1st Class:	$0.44	6	$2.64
Certified Mail:	$5.10	1	$5.10
Photographs (per page)	$0.50	10	$5.00
Filing Fees	$10.00	4	$40.00
Months Open	$50.00	18	$900.00

Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Building Dept. Assistant			
Up to three Hearings	$150.00	1	$150.00
Each additional Hearing	$75.00		$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	$75.00	1	$75.00

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	$125.00	0	$0.00

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	$150.00	1	$150.00

Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

Commission Meeting	$250.00	1	$250.00

Fee set by the City Commission

Total Estimated Cost: $1,577.74

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Elizabeth Beck, Building Department Administrative Assistant

SUBJECT: **BUILDING DEPARTMENT LIEN REDUCTION**
Address: 1610 N 17th Street
Parcel I.D. #:2404-514-0059-000/2
Owner:

DATE: February 18, 2020

The following is a breakdown of the above property:

	Costs(Enterprise Fund)	Interest & Penalties	Administrative Fees
CASE # 16-1310	$18,700.00	$.00	$40.00
TOTAL	$18,700.00	$.00	$40.00

CAN BE WAIVED (ALL COSTS) $18,740.00

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

Meeting Date: 03/02/2020

Re: Case #18-1806 - 707 N 23rd Street

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

SUBJECT:

Approve request to reduce Building Department lien in the amount of $29,340.00, which includes $40.00 of filing fees, against 707 N 23rd Street, Fort Pierce, FL 34950 - Parcel ID Number 2404-710-0042-000/2, owned by Calvin Walker, 3300 SW 56th Ave, Hollywood, FL 33023, to $2,000.00, to be paid within 6 months.

SUMMARY:

The request for reduction is made by Egbert Walker, the brother and Power Of Attorney for the owner, Calvin Walker. This property came into compliance on January 6, 2020. The original settlement offer from the owner's Power of Attorney, was $400.00.

RECOMMENDATION:

The Special Magistrate, having heard the request of the owner, and testimony of Staff, recommends reducing the lien to $2,000.00.

Hard Costs (postage / filing fees / photos)	$62.18
Case Processing Fees (months open / inspections)	$1,537.82
Special Magistrate Hearing Costs	$150.00
City Commission Hearing (3/2/20)	$250.00

ALTERNATIVES:

Deny the request.
Make alternative recommendations.

RESPONSIBLE STAFF:

Elizabeth Beck, Building Department Clerk

COORDINATED WITH:

Shaun Coss, Building Department Coordinator

Fiscal Impact

Budgeted Y/N: 2020

Fiscal Year: 2020

Account: Enterprise

Amount: 2,000.00

OTHER INFORMATION:

$2,000.00 to Enterprise Fund.

Attachments

Lien Reduction Request
Property Card
7 Criteria
Admin. Costs
Breakdown

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	02/19/2020 02:48 PM
City Manager	Nick Mimms	02/21/2020 04:20 PM

Form Started By: Elizabeth Beck Started On: 02/18/2020 02:16 PM
Final Approval Date: 02/21/2020

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF BUILDING VIOLATION LIENS

Date:	January 21, 2020				
Property address:	707 N 23 ST FORT PIERCE FL				
Owner(s) of record:	Calvin Walker				
Mailing address:	3300 SW 56 Ave #OCC/WOOD FL 33023				
Property tax ID #:	2404-710-0042-000-2				
Original purchase date	9/5/14	Original purchase price:	31,000		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☐ Vacant Lot
Name of person requesting reduction:	CALVIN WALKER	Relationship to owner(s)			
Telephone #:		Mobile phone #:	9543819751		
E-mail:	walkerranger50@gmail.com	Preferred contact method:			
What are owner(s) intentions for property:	RENT				
Are there current code violations?	☒ No	☐ Yes	Explain: (please attached notice)		
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☒ No	☐ Yes	If yes, what is the sale price		

AMOUNT OF FINE / LIEN $ 29,000.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED $ _____

DOLLAR AMOUNT I AGREE TO PAY $ 400

Calvin Walker
Signature of Owner or Representative

January 21, 2020
Date

REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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

INSTRUCTIONS:

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

Property Address: 707 N 23 ST FORT PIERCE, FL

Property Owner: CALVIN WALKER

Mailing Address: 3300 SW 56 AVE HOLLYWOOD, FL 33023

Telephone #: _____ Cell Phone #: 954 381 9751

E-Mail Address: _____

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

Rule 17: Requests for Reduction of Liens.

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

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

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

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

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

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

(1) The gravity or seriousness of the violation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I, Egbert Walker, 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:

I DIDNOT GET THE NOTICE AT MY ADDRESS SO I DIDNOT KNOW ABOUT IT

Signed: [signature] Date: January 21, 2020

Print Name: EGBERT WALKER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Egbert Walker 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 FL Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 21st day of January, 2020.

Elizabeth Beck

Notary Public, State of Florida

Notary Public State of Florida
Elizabeth Beck
My Commission GG 336375
Expires 05/20/2023

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	707 N 23 ST FORT PIERCE

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

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

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

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

Signature of Owner or Representative _____ Date _____

COFP – APPLICATION PROCESS DETERMINATION

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

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

Comments:

_____

Shaun Coss, Building Department Coordinator _____ Date 7/12/20

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

Property Identification

Site Address: 707 N 23rd ST
Sec/Town/Range: 04/35S/40E
Map ID: 24/04S
Zoning: Medium Den

Parcel ID: 2404-710-0042-000-2
Account #: 17388
Use Type: 0800
Jurisdiction: Fort Pierce

Ownership

Calvin Walker
3300 SW 56th AVE
Hollywood, FL 33023



Legal Description

ELDORADO S/D BLK 2 LOT 16 (OR 3679-2052)

Current Values

Just/Market Value:	$62,400
Assessed Value:	$31,038
Exemptions:	$0
Taxable Value:	$31,038

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	1,300
Gross Sketched Area (SF):	1,300
Land Size (acres):	0.15
Land Size (SF):	6,345

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 5, 2014	3679 / 2052	0001	WD	Gutierrez Johanna K	$31,000
Aug 14, 2014	3674 / 0971	0112	SP	Wells Fargo Bank NA	$24,500
Nov 14, 2013	3579 / 2840	0112	CT	Jimenez Jorge	$100
Aug 25, 2005	2349 / 1646	XX00	WD	Ivory Jeffery L	$119,500
Dec 3, 2004	2121 / 1202	XX00	WD	Buxheli Arbeh	$88,500
Jun 28, 2001	1415 / 1767	XX01	WD	Goldstein Development LLC	$85,000
Jun 14, 2001	1411 / 0774	XX01	WD	Rite Move LLC	$135,000
Jun 12, 2001	1405 / 1016	XX00	WD	Bailey Cody L	$25,000
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 1,300 SF

Gross Sketched Area: 1,300 SF

Exterior Data

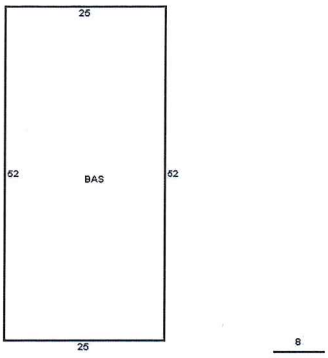
View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: MFH	Year Built: 1966	Frame:
Grade: MFFQ	Effective Year: 1975	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:

Half Baths: 0 | Heat Fuel: | Primary Floors: Terrazo
A/C %: 0% | Heated %: 0% | Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1300	1300	154

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$59,200
Land:	$3,200
Just/Market:	$62,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$31,362
Assessed:	$31,038
Exemption(s):	$0
Taxable:	$31,038

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.2	Fort Pierce Stormwater Charge	$82.80

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$62,400	$31,038	$0	$31,038
2018	$51,200	$28,217	$0	$28,217
2017	$37,300	$25,652	$0	$25,652

Permits

Number	Issue Date	Description	Amount	Fee
F91000578	May 2, 1991	Roof	$1,800	$1,800
BP14-0760	Mar 26, 2014	Plumbing	$800	$79
BP14-0762	Mar 26, 2014	Plumbing	$800	$79

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE

Case No: 18-1806 **Date: January 22, 2020**

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	Permits were issued and enough work done on the permits to bring the violations into compliance.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	1 year, 5 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	6 - 5 closed, 1 open
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	He claims that he did not receive the notices due to a change of address.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

2/18/2020

Property Address: 707 N 23rd Street

Date case originated: 7/5/2018

Date case complied: 1/3/2020

Total time: 17 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense			
Regular 1st Class:	$0.44	7	$3.08
Certified Mail:	$5.10	1	$5.10
Photographs (per page)	$0.50	8	$4.00
Filing Fees	$10.00	5	$50.00
Months Open	$50.00	17	$850.00
Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.			
Building Dept. Assistant			
Up to three Hearings	$150.00	1	$150.00
Each additional Hearing	$75.00		$0.00
Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.			
Building Dept. Coordinator	$75.00	1	$75.00
Covers review of initial notice, review of case file for recommendation and review with attorney			
City Attorney (per hour)	$125.00	0	$0.00
Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.			
Hearings	$150.00	1	$150.00
Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.			
Commission Meeting	$250.00	1	$250.00
Fee set by the City Commission			
	Total Estimated Cost:		**$1,537.18**

MEMORANDUM

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Nick Mimms, City Manager

FROM: Elizabeth Beck, Building Department Administrative Assistant

SUBJECT: **BUILDING DEPARTMENT LIEN REDUCTION**
Address: 707 N 23rd Street
Parcel I.D. #:2404-710-0042-000/2
Owner: Calvin Walker

DATE: February 18, 2020

The following is a breakdown of the above property:

	Costs(Enterprise Fund)	Interest & Penalties	Administrative Fees
CASE # 18-1806	$29,300.00	$.00	$40.00
TOTAL	$29,300.00	$.00	$40.00

CAN BE WAIVED (ALL COSTS) $29,340.00

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

Meeting Date: 03/02/2020

Re: Extension for Indian River Commerce Planned Development Extensions - Indian River Commerce - 401 & 411 S. Indian River Drive

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

---

SUBJECT:

Approval of a two (2) year extension for the Planned Development approval for Indian River Commerce, located at the western half 401 and 411 Indian River Drive, the new expiration date would be March 21, 2022.

SUMMARY:

The applicant is requesting an extension of the approval for Indian River Commerce Planned Development (PD) located at 401 Indian River Drive. The reason for the extension is due to the extended period of time in which it took to receive jurisdictional approvals from the Florida Department of Environmental Protection and the Army Corp of Engineers, in addition to, the construction of the right of way improvements. The approvals and construction of the right of way improvements were required prior to the permitting of the Indian River Villas on the east side of Indian River Drive. The applicant is now in the process of applying for building permits and is seeking an extension as the current site plan will expire on March 21, 2020. The Indian River Commerce site located on the west side of Indian River Drive is presently being utilized as a sales facility for the Villas and needs to remain during the construction of the Villas.

RECOMMENDATION:

Approval of a two year extension until March 21, 2022 for Indian River Commerce Planned Development.

ALTERNATIVES:

Deny the extension of time, or authorize a different time period than two years.

RESPONSIBLE STAFF:

Vennis Gilmore, Planner

COORDINATED WITH:

Planning Staff

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Request for Extension

City Commission Approval Letter of 3/21/16
Elevations and Floor Plan
Site Plan
1st Site Plan Extension Approval Letter

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:23 PM

Form Started By: Vennis Gilmore
Started On: 02/19/2020 04:37 PM
Final Approval Date: 02/21/2020

Vennis Gilmore

From: Rick Reed <rbr0969@icloud.com>
Sent: Thursday, February 06, 2020 5:00 PM
To: Vennis Gilmore
Subject: Indian River Commerce Extension, 401 Indian River Drive

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. .

Vennis Gilmore
Fort Pierce Planning Department

Vennis,

We are requesting an extension of the approval of our project, Indian River Commerce, 401 Indian River Drive. The justification of the approval as required in Section 22-40, (h) is we have finished the Kayak Park and are now in the process of applying for Building Permits for River Palms Condominiums and the River Palms Marina. Indian River Commerce is the third phase of our project and we cannot start this phase until the east side project is completed. Further, the Indian River Commerce site is presently being utilized as our Sales Facility and we need the room for the build out, sales facility and construction during the east side, River Palms Development.

Thanks for your assistance and if you need additional information feel free to contact me at the number below.

Rick Reed

772-240-9784

CITY OF FORT PIERCE
Florida

Office of the City Clerk
City Hall, 100 North US 1
P.O. Box 1480 Fort Pierce, FL 34954-1480
(772) 467-3052 • www.CityOfFortPierce.com

March 23, 2016

RECEIVED
MAR 24 2016
CITY OF FORT PIERCE
PLANNING & ZONING

Foglia Contracting Group
1555 Indian River Blvd, Unit B141
Vero Beach, FL 32960

Dear Mr. Foglia:

On Monday, March 21, 2016, the City Commission considered an application Conditional Use with New Construction and Design Review, a Zoning Atlas Amendment and two right-of-way abandonments submitted by Foglia Contracting Corp. to construct a multi-family development at 401 & 411 S. Indian River Drive.

The application was approved with the following conditions:

1. The City clarify the bulkhead line regulations.
2. The property is deeded to separate the west side from the east side of 401 & 411 S Indian River Drive.
3. Provide easements for all FPUA utilities.
4. City adopts a resolution that authorizes a Quit Claim Deed for the property requested in the abandonment application.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Manager

TMH, LLC
2277 North Circle Drive
Palatine, IL 60067

TA1 (IRD) LLC
266 Park Drive
Palatine, IL, 60067



INDIAN RIVER COMMERCE

FT. PIERCE FL

FEBRUARY 9TH, 2016

CITRUS & S. INDIAN RIVER DR.

HOOS ARCHITECTURE

SCHULKE, BITTLE, & STODDARD

Foglia Contracting Corp., d.b.a.
FOGLIA CUSTOM HOMES
954·444·6125
State License #CGC038434





Foglia Contracting Corp., d.b.a.
FOGLIA CUSTOM HOMES
954·444·6125
State License #CGC038434

IR COMMERCE COLOR PALETTE



BM: JAMESTOWN BLUE
HC - 148



BM: SHAKER BEIGE
HC - 45

BM: MONETERY WHITE
HC - 45

INDIAN RIVER VILLAS COLOR PALETTE



SW: ST. BARTS
7614



SW: URBAN PUTTY
7532

SW: NUETRAL GOUND
7568



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



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

0 4' 8' 16'

HOOS
ARCHITECTURE
1446 19TH PLACE #100
VERO BEACH, FL 32960
PHONE: 772-494-6785
AA 26002522
© HOOS ARCHITECTURE, INC

INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER
A105

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ARCHITECTURE
1446 19TH PLACE #100
VERO BEACH, FL 32960
PHONE: 772-494-6785
AA 26002522
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EAST ELEVATION

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



NORTH ELEVATION

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

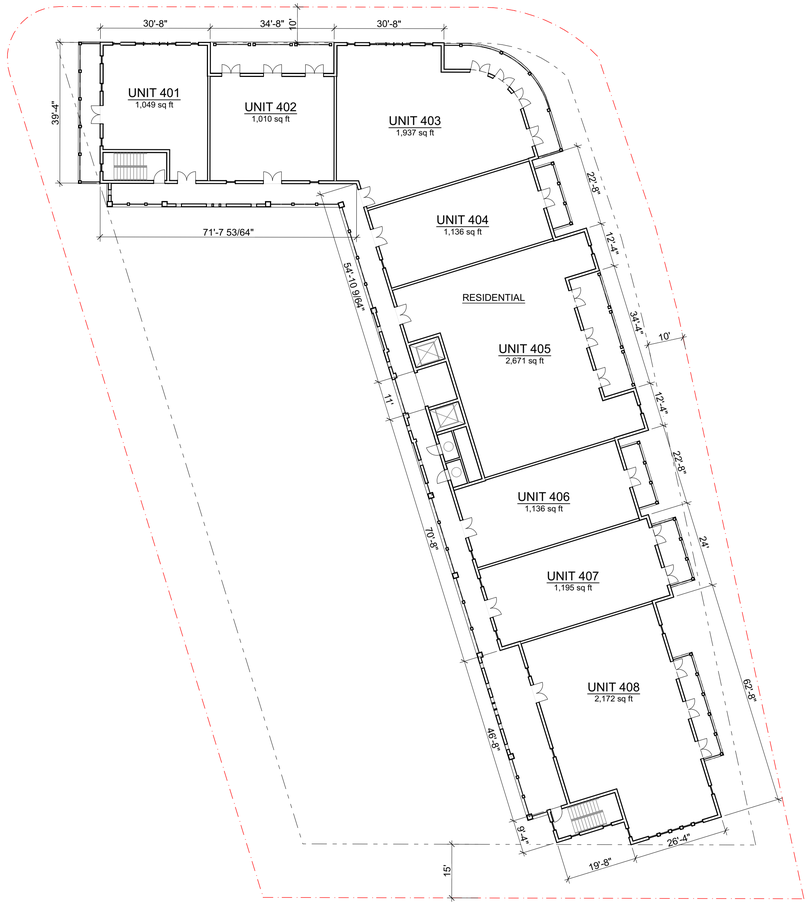
INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-02-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

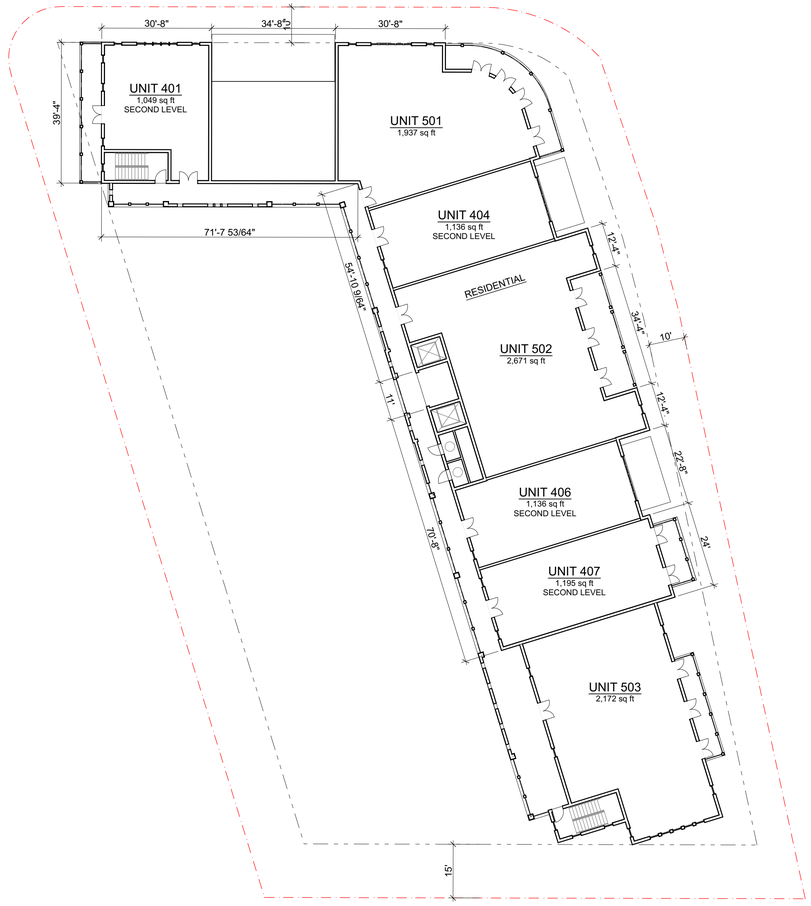
JOB NO. 1519

SHEET NUMBER
A104



1 4th FLOOR
SCALE: 1" = 20'

0 10' 20' 40'



2 5th FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

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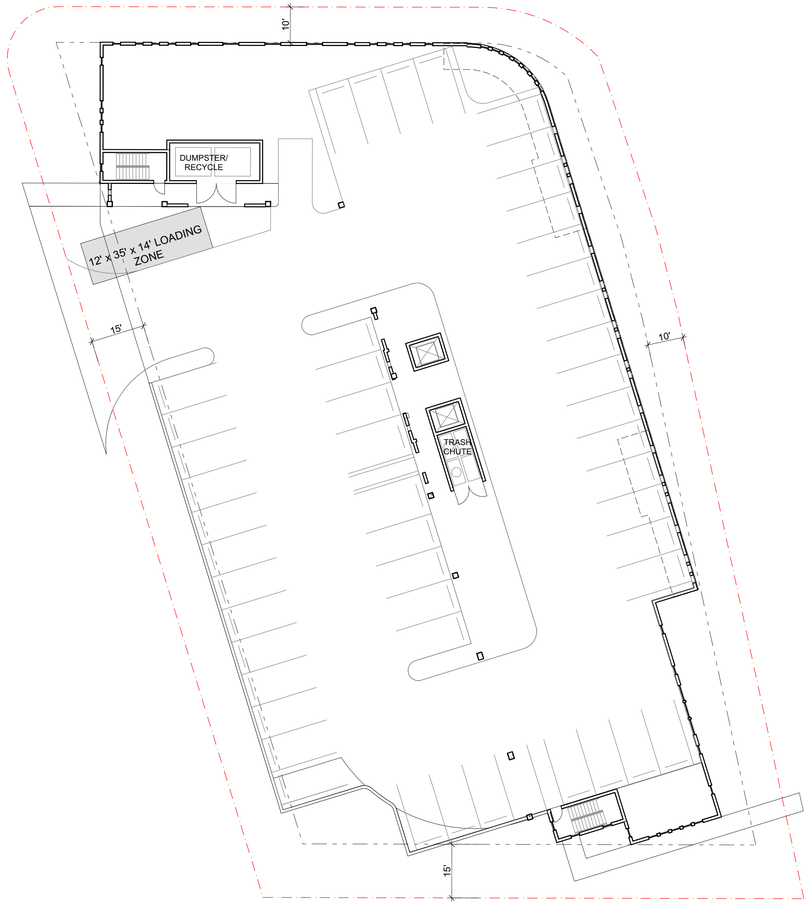
INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-25-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

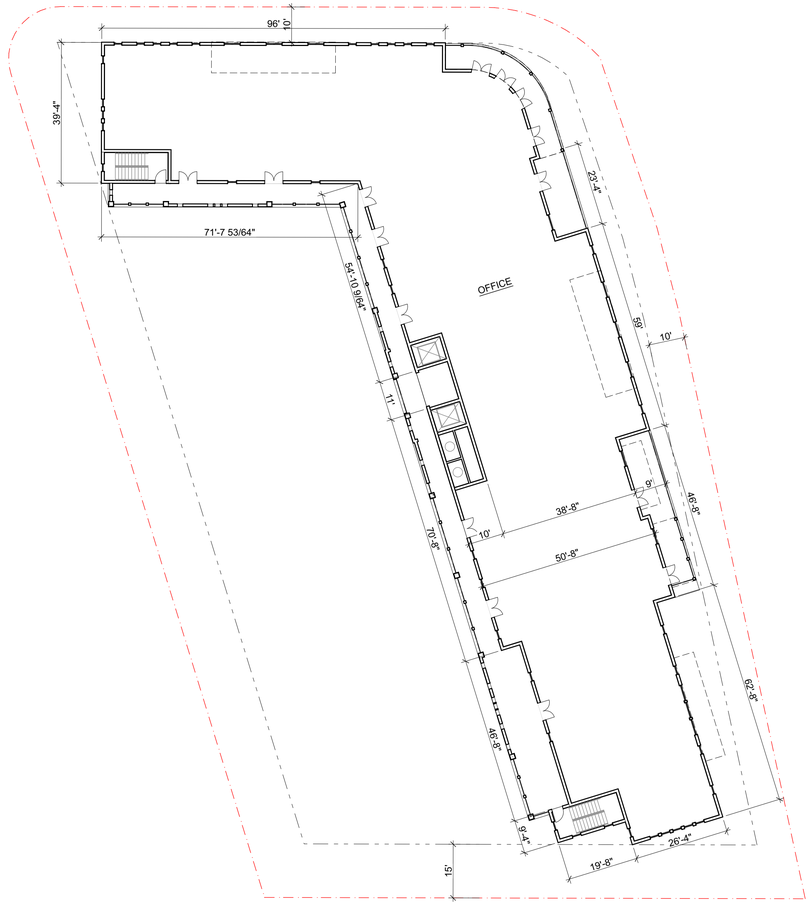
JOB NO. 1519

SHEET NUMBER
A103



1 2nd FLOOR
SCALE: 1" = 20'

0 10' 20' 40'



2 3rd FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

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ARCHITECTURE
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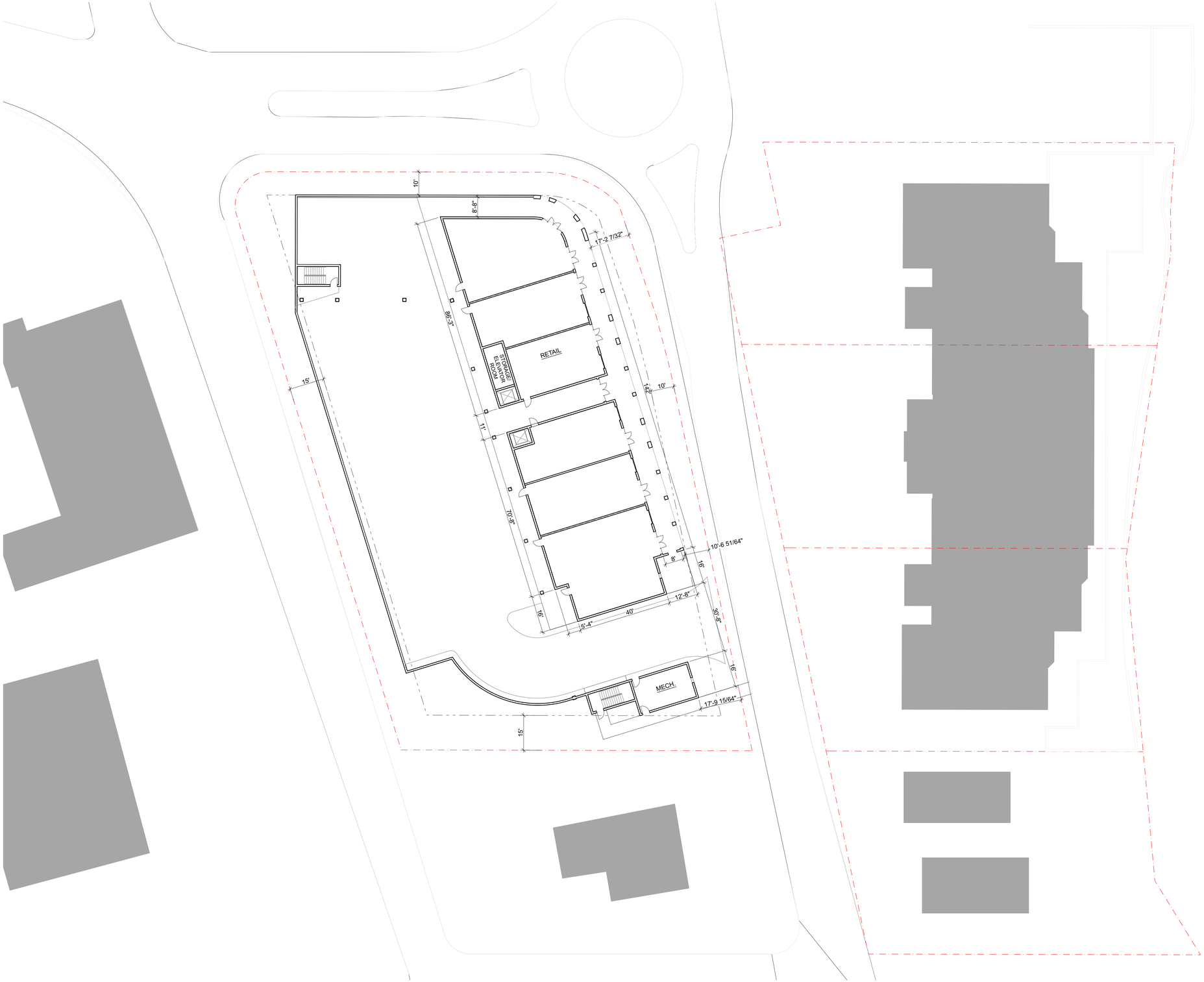
INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

REVISION/ISSUE	REV DATE
SCHEMATIC DESIGN	11.25.2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER
A102



SQUARE FOOTAGE

BUILDING	UNDER A/C
OFFICE	12,966
RESIDENTIAL	1,050
RESIDENTIAL	8,058
RESIDENTIAL	12,352
RETAIL	7,354
A/C TOTAL	**41,780**

SQUARE FOOTAGE CALCULATIONS - LOT	SF	PERCENTAGE
LOT AREA	40,004 SF	100.00%
BUILDING FOOTPRINT	16,653 SF	41.6%

INDEX

ARCHITECTURAL

A101 COVER & FIRST FLOOR SITE PLAN
A102 SECOND & THIRD FLOOR PLANS
A103 FOURTH & FIFTH FLOOR PLANS
A104 EXTERIOR ELEVATIONS
A105 EXTERIOR ELEVATIONS
A106 NORTH EAST PERSPECTIVE
A107 NORTH WEST PERSPECTIVE
A108 SOUTH EAST PERSPECTIVE
A109 NORTH WEST PERSPECTIVE
A110 SOUTH EAST PERSPECTIVE

1 1st FLOOR
SCALE: 1" = 20'

0 10' 20' 40'

HOOS
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INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT
411 S INDIAN RIVER DRIVE
FT. PIERCE, FL

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SCHEMATIC DESIGN	11.25.2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER
A101

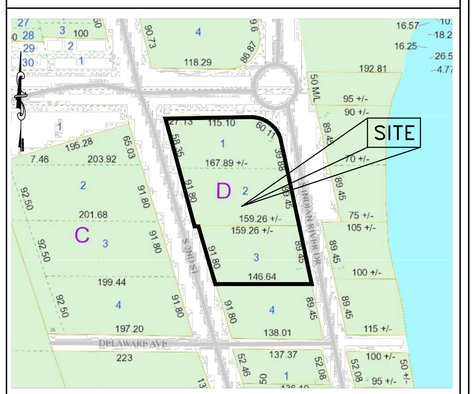
PLANNED DEVELOPMENT

FOR

INDIAN RIVER COMMERCE CENTER

SECTION 10, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
~~4~~	~~SOIL BORINGS~~
5-6	SITE PLAN
7-8	PAVING, GRADING AND UTILITY PLAN
9	LANDSCAPE PLAN
10	IRRIGATION PLAN
11	CROSS SECTIONS
12-14	MISCELLANEOUS DETAILS
15	AERIAL
ATTACHED	SURVEY

LEGAL DESCRIPTION

LOTS 1, 2, & 3, BLOCK D, ANDRE□S & RICHARDS ADDITION TO FORT □IERCE, ACCORDIN□ TO THE □LAT THEREOF, AS RECORDED IN □LAT BOOK 1, □A□E 191, OF THE □UBLIC RECORDS OF ST. LUCIE COUNT□, FLORIDA□TO□ETHER□ITH THE EASTERL□ 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH B□ THE □EST□ARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, □UBLIC RECORDS OF ST. LUCIE COUNT□, FLORIDA.

TO□ETHER□ITH A □ARCEL OF LAND BEIN□ □ART OF LOTS 1 AND 2, BLOCK D, ANDRE□S AND RICHARDS RE-SUBDIVISION, AS □ER THE □LAT THEREOF, AS RECORDED IN □LAT BOOK 1, □A□E 191, ST. LUCIE COUNT□, FLORIDA, □UBLIC RECORDS BEIN□ MORE □ARTICULARL□ DESCRIBED AS FOLLO□S□

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARIN□S□ALON□ THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.4□ FEET□THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RI□HT OF □A□ LINE OF INDIAN RIVER DRIVE□A VARIABLE □IDTH RI□HT OF □A□□THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BE□INNIN□.

AND EXCE□TIN□ FROM ABOVE ALL RI□HTS OF □A□FOR □UBLIC ROADS.

CONTAININ□ □1,341.77 S□UARE FEET OR 1.□6 ACRES, MORE OF LESS.

SITE DATA

OWNER	TA1 (IRD), LLC & TMH, LLC 266 PARK DRIVE PALATINE, IL 60067-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	PLANNED DEVELOPMENT
PROJECT LOCATION	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7 & 2410-808-0019-000-1
EXISTING LAND USE	CBD (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)
PROPOSED USE:	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS

DEVELOPMENT PARAMETERS :	EXISTING C-1 ZONING	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF	39,998 SF
MINIMUM LOT WIDTH	70 FT	257 FT
MINIMUM LOT DEPTH	90 FT	143 FT
MIN. YARD SETBACKS:		
FRONT (EAST)	25'	10.0'
FRONT (NORTH)	25'	10.0'
SIDE (SOUTH)	15'	15.0'
REAR (WEST)	15'	15.0'
MAX. LOT COVERAGE BY BLDGS	60%	41.6% *3RD FLOOR AREA W/BALCONIES
MIN. OPEN SPACE	25%	25.1%
MAX. IMPERVIOUS AREA	75%	74.9%
MAXIMUM DENSITY	30 UNITS/ACRE	12 UNITS/ACRE
MAX. BLDG. HEIGHT	65'	65'

AREA CALCULATIONS:

SITE AREAS:			PROPOSED
EXISTING TOTAL AREA:	39,361 SF	0.904 AC	
PLUS R-O-W ABANDONMENT AREA:	637 SF	0.014 AC	
DEVELOPABLE AREA:	39,998 SF	0.918 AC	100.0%
IMPERVIOUS AREA:	29,970 SF	0.688 AC	74.9%
BUILDING AREA: (FIRST FLOOR)	8,713 SF	0.200 AC	21.8%
PAVEMENT AREA:	16,798 SF	0.386 AC	42.0%
CONCRETE/SIDEWALK AREA:	4,459 SF	0.102 AC	11.1%
PERVIOUS AREA:	10,028 SF	0.230 AC	25.1%
GREEN SPACE:	10,028 SF	0.230 AC	25.1%

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: RESIDENTIAL: 1.5 SPACE PER UNIT
11 UNITS X 1.5 SPACES / UNIT = 16.5 SPACES
OFFICE: 1 SPACE PER 300 SF
12,996 X 1 SPACES / 300 SF = 43.3 SPACES
RETAIL: 1 SPACE PER 200 SF
7,354 X 1 SPACES / 200 SF = 36.7 SPACES
TOTAL REQUIRED 96.5 OR 97 SPACES

PROVIDED: 82 PARKING SPACES (4-12' HANDICAP SPACES, 78-9.5' SPACES)

THE SITE IS DEFICIENT BY FIFTEEN PARKING SPACES. DEVELOPER WILL PURCHASE SPACES FROM THE CITY OF FORT PIERCE.

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
4/16	4/17

GENERAL NOTES
1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4', X, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0179 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
– ALL POLES MUST BE BLACK OR BRONZE
– ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
– LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W, ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NOS MONUMENT "J 123". ELEVATION 25.53' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

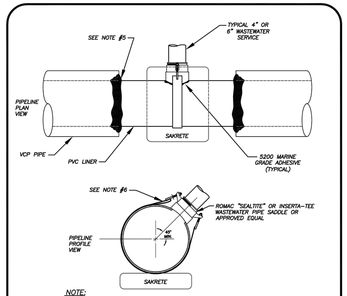
CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:

□ JOSEPH W. SCHULKE, P.E. REG. No 47048
□ JODAH B. BITTLE, P.E. REG. No 57396
□ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605

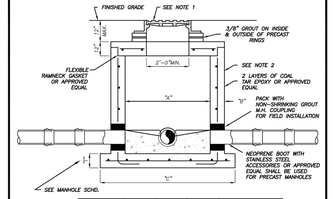


NOTE:

1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE, ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"B"	76"	8"
30"-36"	5'-0"	"B"	88"	10"
42"-48"	6'-0"	"B"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

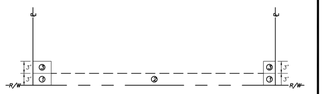
1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"	S-6
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

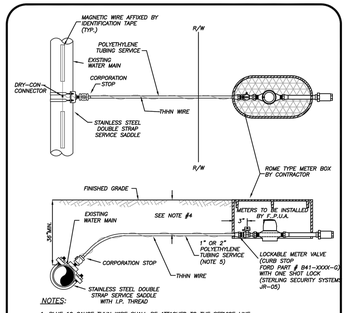
② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:

1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 9 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	WATER METER PLACEMENT POLICY	W-1
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

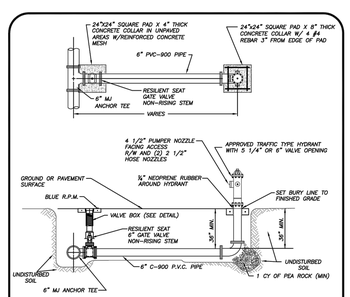


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

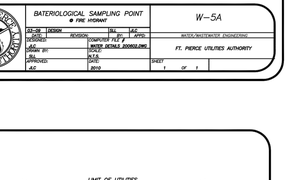


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. MUELLER CENTURION, WATEROUS PACIFIC AND PENBODY GUARDIAN, MUELLER CENTURION, & AMERICAN AVK, CLOW OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED BLUE WHERE POTABLE WATER MAINS ARE EQUIVALENT VALVE.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7'1"-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

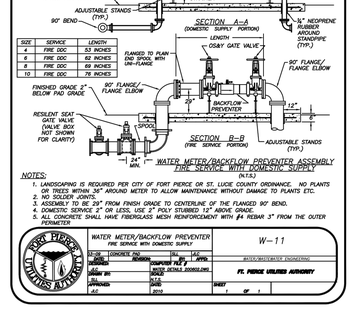
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TYPICAL FIRE HYDRANT ASSEMBLY	W-5
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	BATERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT	W-5A
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1



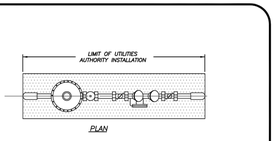
SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	85 INCHES
6	DOMESTIC	108 INCHES
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

FORT PIERCE UTILITIES AUTHORITY	WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
	03-08 CONCRETE PAD REVISION: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

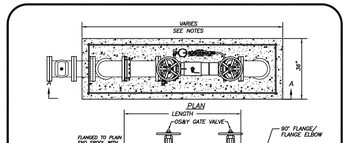


NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	WATER METER/BACKFLOW PREVENTER ASSEMBLY- DOMESTIC SERVICES (SIZED 3/4" OR 2")	W-8
	03-08 DESIGN: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1



NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

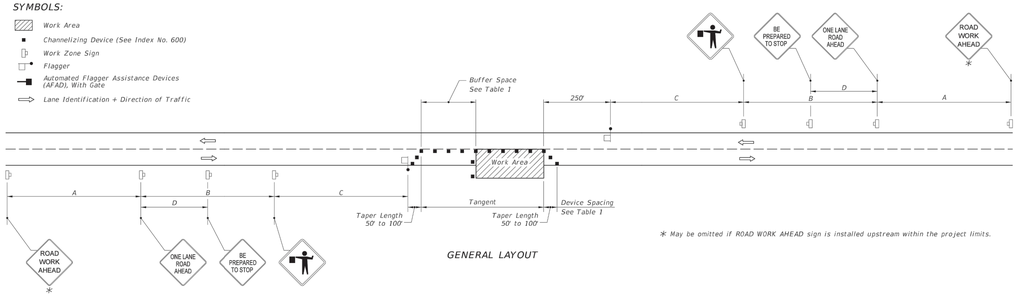
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY- 4"-10" FIRE SERVICE
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
	03-08 CONCRETE PAD REVISION: RH CK: AJC	WATER/WASTEWATER ENGINEERING
	DRAWN BY: COMPOSITE FILE # WATER DETAILS 2008SSD.DWG	FT. PIERCE UTILITIES AUTHORITY
	CHECKED BY: AJC DATE: 2010	SHEET 1 OF 1

SYMBOLS:

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Flagger
- Automated Flagger Assistance Devices (AFAD), With Gate
- Lane Identification + Direction of Traffic



GENERAL LAYOUT

* May be omitted if ROAD WORK AHEAD sign is installed upstream within the project limits.

GENERAL NOTES:

1. Special Conditions may be required in accordance with these notes and the following sheets.
2. If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 2 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.
3. Temporary Raised Rumble Strips:
   a. Use when both of the following conditions are met concurrently:
      i. Existing Posted Speed is 50 mph or greater;
      ii. Work duration is greater than 60 minutes.
   b. Use a consistent Strip color throughout the work zone.
   c. Place each Rumble Strip Set transversely across the lane at locations shown.
   d. Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
4. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle;
   b. Official vehicle;
   c. Pilot vehicles;
   d. Traffic signals.

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
5. When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ Indexes.
6. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
7. When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 200 ft.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
9. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Speed limit is 45 mph or less.
   c. There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
   d. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   e. Volume and complexity of the roadway has been considered.
   f. If a railroad crossing is present, vehicles will not queue across rail tracks.
   g. AFADs are not in use.
10. See Index 600 for general TCZ requirements and additional information.
11. Automated Flagger Assistance Devices (AFADs) may be used in accordance with the Notes on Sheet 3.

TABLE 1

Posted Speed	DEVICE SPACING: Maximum Spacing of Cones or Tubular Markers		Maximum Spacing of Type I or Type II Barricades/Panels/Drums		Distance Between Signs				Buffer Space
	On a Taper	On a Tangent	On a Taper	On a Tangent	A	B	C	D	
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	350'	350'	350'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	2640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	2640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	2640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	2640'	1500'	1000'	500'	730'

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION 07/01/15	REVISION	DESCRIPTION:	FDOT 2016 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 1 of 3

12:48:47 AM
8/19/2023

MARK	REVISION	BY	DATE
1	REVISED PER COMM	RH	12/16/15

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MISCELLANEOUS DETAILS & SPECIFICATIONS

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

OWNER CERTIFICATION
- ☐ JOSEPH W. SCHULKE, P.E. #36216, STATE OF FLORIDA
- ☐ JOSEPH B. BITTLE, P.E. #49345, STATE OF FLORIDA
- ☐ WILLIAM F. STODDARD, P.E. #56180, STATE OF FLORIDA

DATE:

SHEET 14

PROJECT NO. 15-177

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 11 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 3 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL, VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

FORT PIERCE UTILITIES AUTHORITY — WATER DISTRIBUTION — G-1 NOTES

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A POURED, CAST IN PLACE, DRY AND STABLE OR COMPACTED, STABILIZED FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH TO RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEERS.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI-STRAND COPPER TRACE WIRE INSTALLED ALONG THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE ON IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR WIRE AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER MAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

FORT PIERCE UTILITIES AUTHORITY — WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS — G-2 CONSTRUCTION NOTES

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # DETAIL NOTES 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) WITH ONE FULL LENGTH OF WATER MAIN PIPE CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE SHALL MAINTAIN VERTICAL SEPARATION DISTANCE. WHERE WATER MAINS ARE LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER OR AT LEAST 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

FORT PIERCE UTILITIES AUTHORITY — STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT — G-3 WATER/SEWER CONFLICT

DD-DR	REVISION	BY	APPD.
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CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

TYPICAL TRENCH DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — TYPICAL TRENCH DETAILS — M-1

DD-DR	REVISION	BY	APPD.
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APPROVED: AC		DATE: 2010	SHEET 1 OF 1

BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY (AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE, THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED. AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FORT PIERCE UTILITIES AUTHORITY — BACKFILLING REQUIREMENTS — M-2

DD-DR	NOTES	BY	APPD.
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CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTE:
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — UTILITY CROSSING DETAIL — M-5

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL — M-6

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY — TRACE WIRE DETAIL — M-11

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # SEWER DETAIL 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

FORT PIERCE UTILITIES AUTHORITY — DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY) — R-1

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

NOTES:
1. MAXIMUM LIFT THICKNESS FOR COMPACTION, 12 IN. AS MEASURED BEFORE COMPACTION.
2. TYPICAL ASPHALTIC CONCRETE SURFACE COURSE SHALL BE 1" TYPE S-1 ASPHALTIC CONCRETE.
3. TYPICAL BASE COURSE SHALL BE 6" COMPACTED LIMEROCK BASE.
4. TACK COAT SHALL BE APPLIED TO ALL EXISTING ASPHALTIC CONCRETE SURFACES.
5. THERE SHALL BE ZERO TOLERANCE FOR PONDING OF WATER ON ANY ASPHALTIC CONCRETE SURFACE. ALL ASPHALTIC CONCRETE SURFACES SHALL BE CROWNED OR SLOPED TO DRAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL DEVICES AND OTHER SAFETY MEASURES AS REQUIRED BY THE OWNER OR THE GOVERNING AUTHORITY HAVING JURISDICTION OVER THE ROADWAY BEING WORKED ON.
7. THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO OVERLAY. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKINGS IN KIND IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8. SAW CUT CONCRETE SHALL MATCH EXISTING RISE OF MIN.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS — UTILITY ROAD CUT, PAVEMENT RESTORATION — S-13

PAVEMENT RESTORATION
(COUNTY)

FORT PIERCE UTILITIES AUTHORITY — PAVEMENT RESTORATION — R-2

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99, UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS

FORT PIERCE UTILITIES AUTHORITY — PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS — R-3

DD-DR	REVISION	BY	APPD.
DRAWN BY: JAM		COMPUTER FILE # MISC. DETAILS 2006002.DWG	WATER/WASTEWATER ENGINEERING
CHECKED BY: JAM		SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AC		DATE: 2010	SHEET 1 OF 1

SEE NOTE #1
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S: ECIFICATIONS - CLEARIN // RADIN // AVIN: /DRAINA: E/UTILIT: CONSTRUCTION

□ENERAL

IT IS INTENDED THAT THE FLORIDA DE: ARTMENT OF TRANS: ORTATION "STANDARD S: ECIFICATIONS FOR ROAD AND BRID: E CONSTRUCTION", LATEST REVISIONS, BE USED □ HERE A: □LICABLE FOR VARIOUS □ ORK, AND THAT □ HERE SUCH □ ORDIN □ THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DE: ARTMENT OF TRANS: ORTATION AND □ ERSONNEL, SUCH □ ORDIN □ IS INTENDED TO BE RE: LACED □ ITH THAT □ ORDIN □ HICH □ OULD □ROVIDE □RO: ER TERMINOLO □ □ THERE□ MAIN□ SUCH "STANDARD S: ECIFICATIONS FOR ROAD AND BRID: E CONSTRUCTION" AS THE "STANDARD S: ECIFICATIONS" FOR THIS □RO: ECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROAD□ A□ AND "TRAFFIC DESI□N STANDARDS" LATEST REVISIONS. IF □ ITHIN THAT □ARTICULAR SECTION ANOTHER SECTION, ARTICLE OR □ARA: RA□H IS REFERRED TO, IT SHALL BE A □ART OF THE STANDARD S: ECIFICATIONS. ALSO.

ALL □ ORK SHALL BE IN A □ ORKMANLIKE MANNER AND SHALL CONFORM □ ITH ALL A□LICABLE CIT□ COUNT□ STATE, AND FEDERAL RE□ULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RES□ONSIBLE FOR OBTAIN□ ALL □ERMITS AND LICENSES RE□UIRED TO BE□ IN □ ORK.

THE CONTRACTOR SHALL □VE THE EN□INEER 24 HOURS NOTICE □RIOR TO RE□UESTIN□ RE□UIRED INS□ECTIONS AND SHALL SU□□ ALL E□UIP□MENT NECESSAR□ TO □RO□ERL□ TEST AND INS□ECT THE CONS□TRUCTED □ORK.

THE CONTRACTOR SHALL □UARANTEE ALL □ ORK AND MATERIALS FOR A □ERIOD OF ONE□EAR FROM THE DATE OF □RO□ECT ACCE□TANCE, DURIN□ □ HICH ALL FAULT□ CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EX□ENSE.

CLEARIN□/ RUBBIN□

THE CONTRACTOR SHALL COM□LETE□ REMOVE AND DIS□OSE OF ALL BUILDIN□, TIMBER, BRUSH, STUM□S, ROOTS, RUBBISH, DEBRIS, INCLUDIN□ SE□TIC TANK, BUILDIN□ FOUNDATIONS, □ ES, ETC., □ITHIN THE LIMITS OF THE ROAD□A□ CONSTRUCTION, ALL AREAS □ HERE STRUCTURES □ LL BE CONSTRUCTED INCLUDIN□ □ □ E CULVERTS, AND AS OTHER□ISE DE□ICTED IN THE □ LANS, ALL IN ACCORDANCE □ITH SECTION 110 OF THE STANDARD S: ECIFICATIONS.

□RADIN□

THE CONTRACTOR SHALL □ERFORM ALL □RADIN□ NECESSAR□ TO ACHIEVE THE □RO□OSED □AN□ RADES, FINAL DRESSIN□ SHALL HAVE A TOLERANCE OF 0.1 FT.□ FROM THE □LAN CROSS SECTIONS□ RADIN□ SHALL INCLUDE ALL SHA□IN□ ROU□H □RADIN□ AND FINAL DRESSIN□ RE□UIRED FOR THE□RO□OSED ROAD□ A□ AND ROAD EMBANKMENTS□ □ITHIN THE LIMITS DE□ICTED IN THE□ LANS. THE CONTRACTOR SHALL BE RES□ONSIBLE FOR MAINTAININ□ THE□ROPER GRADES□ IDED UNTIL CONTRACT CLOSE-OUT, AND MUST RE□ RADE AS RE□UIRED □ HEN EROSION OR OTHER DISTURBANCES OCCUR. SEEDMULCH AND/OR SODDIN□ SHALL BE INCOR□ORATED TO ASSIST IN THIS RE□ARD. HO□EVER, AN□ LOSS OF SOD OR SEEDMULCH DURIN□ THESE OCCURRENCES SHALL BE RE□LACED AT THE CONTRACTOR'S EX□ENSE.

SOD□

SOD SHALL BE ST□AU□USTINE OR AR□ENTINE BAHIA□AS NOTED ON THE LANDSCA□E □LANS OR CONTRACT DOCUMENTS. SOD SHALL BE□□ELL MATTED□□ITH ROOTS AND SHALL BE SUFFICIENTL□ THICK TO SECURE A DENSE STAND OF LIVE□RASS. THE SOD SHALL BE LIVE, FRESH AND UNIN□URED AT THE TIME OF□LANTIN□ AND SHALL BE REASONABL□ FREE OF□EEDS AND OTHER□RASSES. THE RECEIVIN□□ROUND SURFACE SHALL BE□RADED TO□RO□ER ELEVATIONS, FREE OF LAR□E VOIDS, ROOTS,□EEDS OR□ATCHES OF EXISTIN□□RASS. U□ON LA□IN□, THE ENTIRE AREA SHALL BE ROLLED THOROU□H□, ALL SODDED AREAS ARE TO BE□ATERED TO KEE□ SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE RE□LACED B□ CONTRACTOR.

EMBANKMENT CONSTRUCTION

ROAD□A□ EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION RE□UIRED FOR THE□RO□OSED ROAD□A□AND/OR□ARKIN□ LOT, BUILDIN□□ADS, DITCHES AND S□ ALES IN ACCORDANCE□ □ITH SECTION 120 OF THE STANDARD S: ECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAININ□ NO MUCK, STUM□S, ROOTS,BRUSH,VE□ETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT□ILL NOT COM□ACT TO A SUITABLE ENDURIN□ ROAD BED. EXISTIN□ EARTH SURFACES SHALL BE COM□ACTED□ROOF ROLLED□RIOR TO□LACEMENT OF AN□ EMBANKMENT MATERIAL.

MATERIAL□□ UNLESS OTHER□ISE□ SE□IFIED, MATERIAL SHALL BE "□ E 2 MATERIAL"

COM□ACTION□□ 12" COM□ACTED LIFTS, MINIMUM 9□□ MAXIMUM DR□ DENSIT□ A,A,S,H.T.O.□.T-1□0□

- MIN. 100□ MAX DENSIT□ AD ACENT TO STRUCTURES□□ ITHIN□AVED AREAS

COM□ENSATION□COM□ENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULL□ B□ THE BID ITEMS FOR BORRO□ EXCAVATION □ ER C□□ RADIN□□ ER L□F OF ROAD□A□ OR□ ER ACRE OF SITE□AND RE□ULAR EXCAVATION□ER□□□□ HEN A□ □UCABLE.

EMBANKMENT AND BACKFILL MATERIAL□

T□□E 1□□ELL□ RADED CRUSHED STONE OR CRUSHED□RAVEL ASTM C33-71A□ RADATION 67□ ½" TO NO. 4 SIEVE□

T□ E 2 SAND□ MATERIAL, AND MA□ BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND A□□ROVED B□ THE EN□INEER, THIS MATERIAL SHALL BE FREE FROM□OD, ROOTS, HUMUS, EAT, MUCK, AND OTHER OR□ANIC MATERIALS, AND SHALL NOT CONTAIN CLODS, STONES, MASONR□, RUBBLE OR THE LIKE□□ REATER THAN ½ INCHES IN DIAMETER.

T□□E 3 SELECT□ RANULAR SAND MATERIAL, FREE OF OR□ANICS□□ITH LESS THAN 3□ FINES□ASSIN□ THE NO. 200 SIEVE.

STAKIN□

CONSTRUCTION STAKIN□ SHALL BE THE RES□ONSIBLIT□ OF THE CONTRACTOR.

STABILI□IN□

STABILI□ED SUB□RADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARIN□ VALUE OR L.B.R. AS□ER□LAN FOR THE DE□TH AND LIMITS SHO□N ON THE□LAN, AND IN ACCORDANCE□ITH SECTION 160 OF THE STANDARD S: ECIFICATIONS. ALL STABILI□ED AREAS SHALL BE COM□ACTED TO AT LEAST 9□□ OF THE MAXIMUM DENSIT□ AS DETERMINED B□ AASHTO T-1□ D. ALL MATERIAL SHALL BE MIXED TO A HOMO□ENEOUS MATERIAL.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE□ □ITH SECTION 911 OR CEMENTED CO□UNA SHELL MATERIAL IN ACCORDANCE□ □ITH SECTION 91□ OF THE STANDARD S: ECIFICATIONS.

LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE□ □ITH SECTION 200 AND CEMENTED CO□UNA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE□ □ITH SECTION 2□0 OF THE STANDARD S: ECIFICATIONS. THE CONTRACTOR SHALL□ROVIDE ROCK□ IT CERTIFICATION FOR CEMENTED CO□UNA SHELL MATERIAL. BASE SHALL BE COM□ACTED TO AT LEAST 9□□ OF THE MAXIMUM DENSIT□ AS DETERMINED B□ AASHTO T-1□ D AND TO AN L.B.R. VALUE□ HEN S□ ECIFIED ON□LANS. BASE SHALL BE A□□ROVED□ROR TO□ PRIME COAT.

□RIME AND TACK COAT

□RIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE□ □ITH SECTION 309 OF THE STANDARD S: ECIFICATIONS.

AS□HALT CONCRETE SURFACE COURSE□A□C□S□C□

T□□E S□ S□ A□T□□E S□ 12□□A□C□S□ SHALL BE CONSTRUCTED FOR THE DE□TH AND LIMITS SHO□N ON THE□LAN, IN ACCORDANCE□ITH SECTIONS 320, 330, AND 334 OF THE STANDARD S□ECIFICATIONS.

CEMENT CONCRETE□AVEMENT□

CONSTRUCT□ ORTLAND CEMENT CONCRETE□T□□E IL CLASS I□□AVEMENT IN ONE COURSE ON A□RE□ARED STABILI□ED SUB□RADE IN ACCORDANCE□ □ITH SECTIONS 346 AND 3□0. □ROVIDE STEEL REINFORCEMENT□ HEN S□ ECIFIED IN THE□LANS.

CURB

ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE□ □ITH SECTION □20 OF THE STANDARD S: ECIFICATIONS, AND IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 300□ROVIDE CONTRACTION□OINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO□ERO HEI□HTS IN 3-FEET. CURB CUT RAM□S SHALL BE IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 304.

TESTIN□

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN A□□ROVED INDE□ENDENT TESTIN□ LABORATOR□ TO CONDUCT ALL RE□UIRED TESTS ON EMBANKMENT,SUB□RADE, BASE□ □ E BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED□ROR TO AN□ RE□UEST FOR□A□MENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTIN□ THE ROAD□AVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLO□S□

A. EMBANKMENT□ DENSIT□ TESTS SHALL BE TAKEN AT A MAXIMUM OF□00□SF□INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTIN□□ROOFROLLED EARTH SURFACES.

B. SUB□RADE□ 1□ F.B.V□L.B.R.□ER□LAN: TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF / 10,000 SF OR CLOSER AS MI□HT BE NECESSAR□□ MIN. OF 3□1□ER□OB□

2□ DENSIT□ TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF OR CLOSER AS MI□HT BE NECESSAR□□

C. BASE□ 1□ F.B.V□L.B.R.□ER□LAN: TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF / 10,000 SF OR CLOSER□MIN. OF 3□1□ER□OB□

2□ DENSIT□ TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN□000 SF OR CLOSER AS MI□HT BE NECESSAR□□

D. □ E BACKFILL□ DENSIT□ TESTS SHALL BE TAKEN AT A MAXIMUM OF□0 FT. INTERVALS, 1 ABOVE□ E, 1 BELO□ RADE, MIN., AND AT□ E DE□THS□ HERE□ERTRAN□FT, AN ADDITIONAL TEST SHALL BE TAKEN AT MID DE□TH OF BACKFILL A MINIMUM OF 1 DENSIT□ TEST SHALL BE□ERFORMED IN THE STABILI□ED SUB□RADE, AND□ITHIN THE BACKFILL FOR EACH 12" LIFT, AD ACENT TO EACH STRUCTURE INSTALLED.

F. BUILDIN□□AD□ AS S□ ECIFIED IN ARCHITECTURAL□LANS.

□□ CURB□ADS□ DENSIT□ TEST SHALL BE TAKEN AT A MAXIMUM OF□00 FT. INTERVALS.

ALL TESTS SHALL BE□AID FOR B□ THE CONTRACTOR.

CLEAN□U□

THE CONTRACTOR MUST□ROVIDE CLEAN□U□OF EXCESS CONSTRUCTION MATERIAL□U□ON COM□LETION OF THE□RO□ECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, □RADED CONDITION.

DRAINA□E STRUCTURE S□ ECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN□ ENERAL ACCORDANCE□ ITH SECTION 42□ OF THE STANDARD S□ ECIFICATIONS OF THE FLORIDA DE□ARTMENT OF TRANS□ORTATION. CONCRETE SHALL HAVE A MINIMUM□□-DA□ COM□RESSIVE STREN□TH OF 400□ SI. ALL REINFORCIN□ STEEL TO BE ASTM A-61□72□ RADE 40, F□ 40,000□SI, AND SHALL BE HANDLED AND□LACED IN ACCORDANCE□ □ITH ACI 31□-71□ RECAST CONCRETE MANHOLES AND STORM INLETS MA□ BE USED U□ON THE EN□INEER'S A□□ROVAL OF THE MANUFACTURER'S SHO□DRA□IN□S□

□RECAST INLETS/MANHOLES

ALL STORM INLETS SHALL BE□RECAST REINFORCED CONCRETE IN ACCORDANCE□ □ITH A□□LICABLE REFERENCES TO FDOT DRA□IN□ IN□S IN THE "DOT ROAD□A□ AND TRAFFIC DESI□N STANDARDS", LATEST EDITION. T□□E II□ORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COM□RESSIVE STREN□TH AT 2□DA□S OF 4000□SI.

CULVERT□ES

INSTALL□□E CULVERTS AND STORM SE□ERS IN ACCORDANCE□ □ITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD S□ ECIFICATIONS AT THE LOCATIONS DE□ICTED IN THE□LANS. FURNISH AND INSTALL SWEDI□ HT□ATERTI□HT TO□ SI□□ E□ONSTRUCTED□ONTS ALL□ONTS SHALL BE□ ASKETED. REINFORCED CONCRETE□□E RC□□ SHALL BE IN ACCORDANCE□ □ITH SECTION 941 OF THE STANDARD S□ ECIFICATIONS CORRU□ATED ALUMINUM□□E SHALL BE IN ACCORDANCE□ □ITH SECTION 94□ OF THE STANDARD S□ ECIFICATIONS. ADS□CORRU□ATED□OL□ETHYLENE SHALL BE IN ACCORDANCE□ □ITH SECTION 94□2□3 OF THE STANDARD S□ ECIFICATIONS.

BACKFILLIN□ OVER□□E CULVERT AND STORM SE□ERS SHALL BE□OM□LETED IN MAXIMUM 4" LIFTS TO THE S□ RIN□LINE MAXIMUM 8" LIFTS, TO A□ONT 12" ABOVE THE□□E AND IN 12" LIFTS BE□ OND□OM□ACTED TO A MINIMUM OF 9□□ OF MAXIMUM DR□ DENSIT□ T□□E 2 MATERIAL SHALL BE USED FOR ALL BACKFILL UNLESS OTHER□ISE S□ ECIFIED IN THE□LANS OR B□ THE EN□INEER.

FURNISH AND INSTALL FILTER FABRIC□ACKET AROUND ALL□□E CONTS AND THE□ONT BET□EEN THE□□E AND THE STRUCTURE IN ACCORDANCE□ □ITH DESI□N STANDARDS INDEX NUMBERS 201 & 2□0. USE FABRIC MEETIN□ THE□ INSTALLATION REC□UIREMENTS OF T□ E 3 S□ ECIFIED ON THE DESI□N STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES□00 MM□BE□OND EACH SIDE OF THE□ONT OR BOTH ED□ES OF THE COU□LIN□ BAND, IF A COU□LIN□ BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM□□OTH OF 24 INCHES□600 MM□AND A LEN□TH SUFFICIENT TO□ROVIDE A MINIMUM OVERLA□OF 24 INCHES□600 MM□SECURE THE FILTER FABRIC□ACKET A□AINST THE OUTSIDE OF THE□□E B□METAL OR□LASTIC STRA□□IN□OR B□OTHER METHODS A□□ROVED B□THE EN□INEER IN THE□RAVEL.

CONCRETE

UNLESS OTHER□ISE S□ ECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COM□RESSIVE STREN□TH AT 2□DA□S OF 3000□SI. ALL□ ORK SHALL COM□LY□ITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE ACI□BUILDIN□ CODE AND THE A□□LICABLE BUILDIN□ CODES HAVIN□ JURISDICTION IN THE AREA.

RECORD DRA□IN□S□

CONTRACTOR SHALL KEE□AND MAINTAIN RECORD DRA□IN□S ON THE□RO□ECT SITE AT ALL TIMES□ HICH SHALL BE ANNOTATED B□ THE CONTRACTOR OR□ICTIN□AN□ CHAN□ES MADE IN THE FIELD□ HICH DIFFER FROM THE CONTRACT DRA□IN□S. RECORD DRA□IN□S SHALL INCLUDE, BUT ARE NOT LIMITED TO, HORI□ONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TO□ OF CULVERTS, SE□ER MANHOLES, DRAINA□E STRUCTURES, INLETS, UTILIT□ MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOTBLO□□ADS, S□ ALES, BERMS, CURBS, □AVEMENT, SIDE□ALKS- DE□ICTIN□ HORI□ONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COM□LETE AND FINAL RECORD DRA□IN□S TO EN□INEER U□ON COM□LETION OF□RO□ECT AND□RIOR TO FINAL INS□ECTION AND FINAL□A□MENT.

THE CONTRACTOR SHALL BE RE□UIRED TO HAVE A SURVE□OR□ROVIDE CERTIFIED RECORD DRA□IN□S IN□SIAS-BUILTS. THESE DRA□IN□S SHALL BE□ROVIDED IN AN ACAD ELECTRONIC FILE AS□ELL AS ON SI□NED/SEALED HARD CO□IES. THE AS-BUILTS MUST MEET□R.C. UTILIT□DE□T. CRITERIA FOR□ATER MAIN AND SE□ER AS-BUILTS, INCLUDIN□ TIES TO STATE□LANE COORDINATES.

INS□ECTION

MINIMUM CONSTRUCTION INS□ECTION CHECK□OINTS

THE EN□INEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE□

A. □RIOR TO AN□ MA□OR DEVIATION FROM THE A□□ROVED□LANS.

B. □RIOR TO BACKFILLIN□ AN□ □ E TRENCHES.

C. U□ON COM□LETION OF SUB□RADE AND COM□ACTION.

D. □RIOR TO□OURIN□ CURBS, SIDE□ALKS OR OTHER FLAT□ORK.

E. U□ON DE□INING□OF S□READIN□ OF ROCK BASE MATERIAL.

F. U□ON COM□LETION OF RADIN□AND COM□ACTION OF BASE MATERIAL AND□RIOR TO□RIMIN□ IMMEDIATELY□□RIOR TO AND U□ON A□□LICATION OF A.C.S.C.

H. U□ON COM□LETION OF CONSTRUCTION.

ACCE□TABLE TEST RESULTS MUST BE□ROVIDED TO THE EN□INEER□RIOR TO COMMENCIN□ SUCCESSIVE STE□S OF CONSTRUCTION, INCLUDIN□□

- T□□E IICKFILL AND EMBANKMENT DENSITIES□RIOR TO SUB□RADE□RE□ARATION.
- SUB□RADE TESTIN□□RIOR TO BASE□RE□ARATION, CONCRETE CURB OR SIDE□ALK CONSTRUCTION.
- BASE TESTIN□□RIOR TO A□□LICATION OF SURFACE COURSE.

□HERE REFERENCES ARE MADE TO ROAD□A□CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROAD□A□AS AND/OR□ARKIN□LOTS/DRIVE□A□S.

TRAFFIC□AVEMENT MARKIN□ NOTES□

1. ALL SIN□ AGE MARKIN□S AND ROAD□A□MARKIN□S ON□RIVATE DRIVE□A□S/STREETS□□ITH THE EXCE□TION TO THE HANDICA□ED □ARKIN□S, ACES SHALL BE MARKED IN REFLECTORI□ED TRAFFIC□AINT AND BE IN ACCORDANCE□ □ITH THE FLORIDA DE□ARTMENT OF TRANS□ORTATION'S STANDARD S□ ECIFICATIONS FOR ROAD AND BRID□ E CONSTRUCTION, 2010, SECTION NO. 710.
2. ALL HANDICA□ED □ARKIN□S□ ACES SHALL BE□RO□ERL□ SI□NED AND MARKED IN ACCORDANCE□ □ITH THE F.D.O.T.S TANDARD INDEX NO. 173246.
3. TRAFFIC FLO□ ARRO□S THRU□ARKIN□ ARKIN□ AREAS ARE FOR DIRECTION AND ARE TO BE□AINTED.
4. STO□ BARS SHALL BE 24"□ IDE.
5. □ALL NS AND□AVEMENT MARKIN□S SHALL BE IN□ITH F.D.O.T. TRAFFIC DESI□N STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL□AVEMENT MARKIN□S FOR THE□RO□OSED□UBLIC ROAD□A□S AND ALL MARKIN□S AT INTERSECTIONS OF□RIVATE ROADS□RIVE□A□S□□ITH□UBLIC ROADS SHALL BE EXTRUDED T□□E ALK□D BASE THERMO□LASTIC AND SHALL BE IN ACCORDANCE□ □ITH THE FLORIDA DE□ARTMENT OF TRANS□ORTATION'S S□ ECIFICATIONS FOR ROAD AND BRID□ E CONSTRUCTION, SECTION NO. 711.
7. S□ ECIAL MARKIN□S□CROSS□ ALK, STO□ BARS, ROAD□A□CONTINUOUS STR□IN□, THRU ARRO□S, □AVEMENT MARKIN□S FOR TRAFFIC SE□ARATORS, ETC. SHALL BE IN ACCORDANCE□ □ITH THE F.D.O.T. INDEX NO. 17346.

SI□NS□

1. ALL SI□NS SHALL BE CONSTRUCTED IN ACCORDANCE□ □ITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SI□NS SHALL BE T□□E C SI□N□LE COLUMN□ROUND SI□NS IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 11□60, 11□63, 11□6□. HO□EVER, ALL SI□NS SHALL BE□ ONE SI□N□H□□.
3. ALL SI□NS□LACEMENT SHALL BE IN ACCORDANCE□ □ITH F.D.O.T. INDEX NO. 17302.

ADDITIONAL S□ ECIFICATIONS FOR□ ORK□ ITHIN A□UBLIC RO□□

1. ALL MATERIALS AND CONSTRUCTION□ ITHIN□UBLIC RI□HT-OF-□A□ SHALL CONFORM TO THE FDOT ROAD□A□AND TRAFFIC DESI□N STANDARDS□LATEST EDITION□ STANDARD S□ ECIFICATIONS□LATEST EDITION□AND THE SU□□LEMENTS THERETO.
2. THE A□□LICANTS EN□INEER RES□ONSIBLE FOR CONSTRUCTION INS□ECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC□LAN□MOT□FOR THE□RO□ECT IS IN ACCORDANCE□ □ITH THE A□□LICABLE FDOT INDEX NUMBERS 600 SERIES□AND THESE DOCUMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HI□H□A□S U□S□E□ARTMENT OF TRANS□ORTATION, FH□A□THE CONTRACTOR SHALL□ROVIDE NECESSAR□ M□T□AS□ E□ERTED IN THE□LANS AND□ERMITS, AND AS DIRECTED IN THE FIELD B□ THE EN□INEER OR□UBLIC□ORKS□FDOT RE□RESENTATIVE.
3. AT THE END OF EACH□AY'S□ORK, ALL□ORK□ITHIN□UBLIC RI□HT-OF-□A□ SHALL BE BACKFILLED TO AN ACCEPTABLE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE□ □ITH THE FDOT STANDARD INDEX 600 OR SHALL BE□AVED□ACTIVE□ROADWAY□RAFFIC□ATTERN□AS AT THE CONTRACTORS EX□ENSE.
4. IF THE□ERMITTED□ORK IS ON A ROAD□A□THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE A□□LICANT, AT THE□RE-CONSTRUCTION CONFERENCE IS RE□UIRED TO□RESENT, AS□ART OF THE□ORK□LAN, AN EMER□ENC□FUNCTIONAL RESTORATION□LAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
5. □ THE CONTRACTOR MUST CALL THE A□□RO□RIATE COUNT□TRAFFIC EN□INEERIN□DIVISION, HAVIN□□URISDICTION□OVER□THE□RO□ECT AT LEAST 4□HOURS, BEFORE AN□EXCAVATION□□ITHIN THE FDOT RI□HT-OF-□A□TO DETERMINE THE LOCATION OF THE EXISTIN□TRAFFIC SI□NAL INTERCONNECT CABLE.
6. THE LOCATION OF EXISTIN□UTILITIES SHO□N ARE A□□ROXIMATE ONL□THE EXACT LOCATION SHALL BE DETERMINED B□THE CONTRACTOR DURIN□CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED□ITH UTILIT□COM□ANIES AFTER IDENTIFICATION OF CONFLICT B□CONTRACTOR. CONTRACTOR□ILL NOTIF□ EN□INEER IN ADVANCE BEFORE AN□RELOCATION.
7. BEFORE□ERMIT A□□ROVAL AND CONSTRUCTION OF THIS□RO□ECT, THE A□□LICANT MUST CONTACT THE FLORIDA DE□ARTMENT OF TRANS□ORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A□RE-CONSTRUCTION MEETIN□□THE TELE□HONE NUMBER IS□ 61-46□-7396 OR 1-□00-300-□236.
8. □ THE A□□LICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIF□ IN□RITIN□ ALL RI□HT-OF-□A□USERS AFFECTED B□ THE CONSTRUCTION OF THIS□RO□ECT.
9. ALL CURB CUT RAM□S MUST FACE IN THE DIRECTION OF□EDESTRIAN TRAVEL.
10. AT THE END OF EACH□ ORK□ERIOD, AN□□RO□□OFF IN THE AREA AD ACENT TO THE TRAVEL OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE□ □ITH STANDARD INDEX 600 OR SHALL BE OTHER□ISE□RO□TECTED□ITH TEM□ORAR□BARRIER□ ALL AT THE CONTRACTORS EX□ENSE. IN ACCORDANCE□ □ITH STANDARD INDEX 600 OR SHALL BE OTHER□ISE□RO□TECTED□ITH TEM□ORAR□BARRIER□ ALL AT THE CONTRACTORS EX□ENSE.
11. ALL MOT LANE CLOSURE□IS□ NS SHALL BE COVERED□ HEN LANES ARE NOT CLOSED□NO LANES ARE TO BE CLOSED BEFORE 9□00 AM AND ALL LANES ARE TO□ENED B□ 4□00□M□
12. □AVEMENT S□ ECIFICATION□MATCH EXISTIN□T□□E AND DE□TH OF AS□HALT TO 3 ½" MAXIMUM□INCLUDIN□ FRICTION COURSE.

9□0RE 9□00

12□OVERHANG

2

6" CONCRETE □ HEEL-STO□ EXCE□T□ HERE AD ACENT TO CURB OR SIDE□ ALK

6" HITE STRI□E

0.□

19

6" HITE STRI□E @ 4□0□C.

6" CONCRETE □ HEEL-STO□ EXCE□T□ HERE AD ACENT TO CURB OR SIDE□ ALK

6" HITE STRI□E

6" BLUE □ AD ACENT TO HANDICA□ STALL

HANDICA□ SIMBOL

6" HITE STRI□E

T□□ICAL STANDARD □ARKIN□ STALL

N.T.S.

NOTE□

A□ ALL □ARKIN□S□ACES □ITH EXCE□TION OF THE HANDICA□ED □ARKIN□S□ACES SHALL BE MARKED IN□ HITE, RETRO-REFLECTIVE TRAFFIC□AINT AND BE IN ACCORDANCE□ □ITH THE FLORIDA DE□ARTMENT OF TRANS□ORTATION□FDOT□STANDARD S□ECIFICATIONS FOR ROAD& BRID□E CONSTRUCTION, 1996, SECTION 710.

B□ ALL HANDICA□ □ARKIN□S□ACES SHALL BE□RO□ERL□SI□NED AND MARKED IN ACCORDANCE□ □ITH FDOT STANDARD INDEX 17346.

12□

HANDICA□ SI□N NO PT□□2□

2□

6"

6"

19

12□OVERHANG

2

0.□

6" CONCRETE □ HEEL-STO□ EXCE□T□ HERE AD ACENT TO CURB OR SIDE□ ALK

6" BLUE □ AD ACENT TO HANDICA□ STALL

6" HITE STRI□E

T□□ICAL HANDICA□□ARKIN□ STALL

N.T.S.

1□"

FT□-21-06

□ARKIN□ B□ DISABLED □ERMIT ONL□

□ 2□0 FINE F.S. 31□1□

FT□-22-06

6"

18"

12"

FINE □ER LOCAL CODE

T□□ICAL ACCESSIBLE STRI□IN□

SCALE: N□T□S

NOTES□

1. THIS SI□N MA□ ALSO BE □ ALL MOUNTED

3-0"

R 3□3"

2'-8"

5'-3"

9'-10"

8'-2"

5'-4"

4'-7"

3□4"

12"

2□0"

R 2□2"

2'-7"

3'-7"

5'

LEFT TURN ARRO□ TO BE REVERSED

T□□ICAL □ AVEMENT MARKIN□ ARRO□S

N.T.S

KE□ED NOTES□

1. HSS 6□0 x .28" THICK PIPE. CONCRETE FILLED□ROVIDE 1/4" □ELDED CLOSURE□LATE AT BOTTOM ALL STEEL TO BE RUST FREE AND□RIME COATED. BOLLARDS ON□ ALK TO RECEIVE□RA□ □OL. ETH□LENE COVER, ALL OTHERS TO RECEIVE A□ELLO□ COVER□FROM IDEAL SHIELD□ 313□42□7290□
2. TO□OF□AVEMENT.
3. 24"Ø CONCRETE FOUNDATION. USE SONOTUBE FORM.
4. 3/8"Ø WELDED HOOPS. 18"Ø TOP, BOTTOM, AND CENTER.
5. SOLID UNDISTURBED SOIL.
6. □ROVIDE□ITCH, SMOOTH CONCRETE FINISH.

4'-0" 2'-0" AT DRIVE THRU & ENTRY SECURITY BOLLARDS

4'-0"

T□□ICAL □ E BOLLARD DETAIL

N.T.S

□ENERAL S□ECIFICATIONS□

FLAT□LATE, ALCOA □□60□A 6063-T6 ALLO□, ETCHED, DE□REASED □ITH □200 ALODINE FINISH□ITH□2277□REEN SCOTCHLITE BACK□ROUND OR E□UAL.

DIMENSIONS□□"H, 24",30" OR 36"L,□0.□" THICK ALUMINUM.

MULTI-LANE ROADS DIMENSIONS□□ 12"H, 24",30" OR 36"L,□0.□" THICK ALUMINUM

LETTERS□□ NAME□6" SERIES "B" □2270, SUFFIX LETTERS□3", SCOTCHLITE□SILVER□OR E□UAL.

MULTI-LANE ROADS LETTERS□□ NAME□□" SERIES "B" □2270, SUFFIX LETTERS□4", SCOTCHLITE□SILVER□OR E□UAL.

THE STREET NAME MUST BE ON BOTH SIDES OF THE SI□N□LATE.

STREET NAME SI□N □SNS□or□D-3□

FRONT VIE□

24",30" OR 36" LON□

AN□ ST.

6"H

6"H

□ TO 12"

4/4"

2"R

3/32"

9-3/4"

□/□" R□

6"

3/32"

□/□" R□

EXTRUDED BLADE SECTION

CHANNEL □OST

12 MIN. 15 MAX.

SI□N

12□

□AT RADIUS □HEN □OSSIBLE

T□□ICAL STO□SI□N □LACEMENT

□UNCURBED SECTION□

7□

3

12. FROM ED□E OF ROAD

AN□ ST.

STO□

2□

NOT LESS THAN 7□

7

3

□OST□STEEL FLAN□ED CHANNEL □OST □/□ALVANI□ED FINISH□ER A.S.T.M.-A-123□MIN.

□EI□HT□T□O LBS., ER FOOT, 7/16 " DIA. HOLES, 1" A□ART TO□TO BOTTOM.

A CONCRETE FOOTER IS NOT RE□UIRED UNLESS IT IS SHO□N ON THE□LAN.

STO□

AN□ ST.

BRACKETS

BLADES

30"

STO□

□OST

7□

3□

30"□30"

STO□

R1-1

□HITE ON RED

ACCESSIBLE PARKING SIGN

N.T.S

3□

0□

TO BE □AINTED TRAFFIC□ELLO□ ALL SIDES□

17□

1□" □ALVANI□ED □INS

.25"

3,000 □S.I. CONCRETE

3□1

CONCRETE □ HEEL STO□

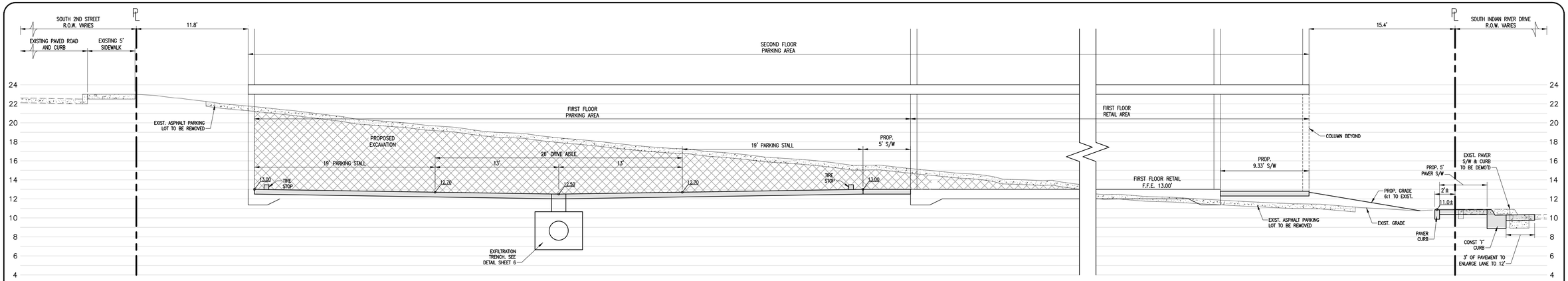
N.T.S.

NOTE□

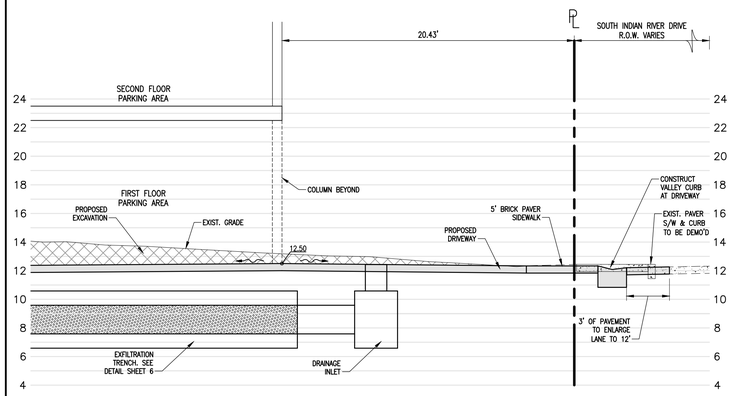
IN ACCORDANCE□ITH SECTION 2D.3□OF THE M.U.T.C.D.,□ HEN A STREET INTERSECTS□ITH A MULTILANE ROAD□A□OR THE AD ACENT STREET□OSTED S□EED LIMIT IS□REATER THAN OR E□UAL TO 40 M□H, STREET NAME SI□NS ARE RE□UIRED TO HAVE A 12" HI□H BLANK□ITH□" HI□H CA□ITAL LETTERS OR 6" HI□H LO□ER CASE LETTERS□ HEN THE S□EED LIMIT IS LESS THAN 40 M□H, STREET NAME SI□NS ARE RE□UIRED TO HAVE AN□" HI□H BLANK□ITH 6" HI□H CA□ITAL LETTERS OR 4□" HI□H LO□ER CASE LETTERS.

LOCATION□ ONE□ER INTERSECTION AS INDICATED ON THE□LANS.

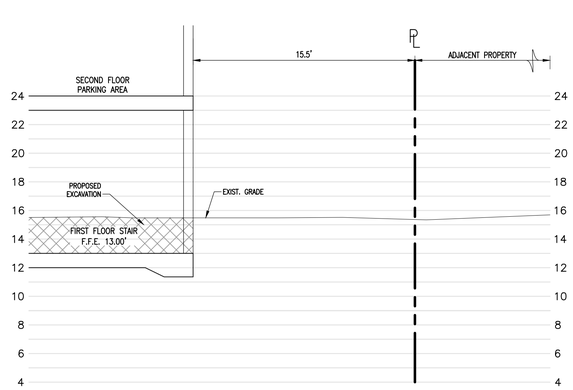
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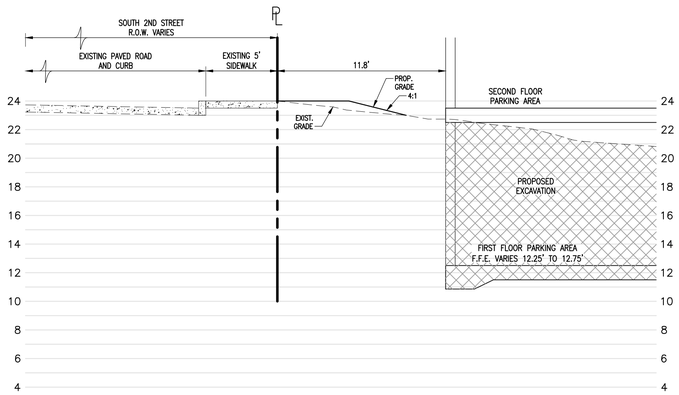
SECTION A



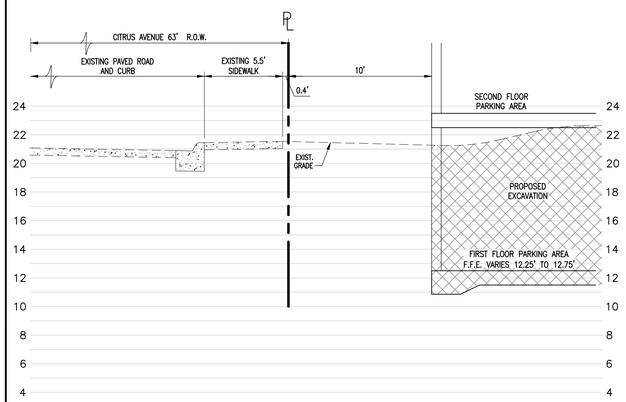
SECTION B



SECTION C



SECTION D



SECTION E

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

MARK	REVISIONS	DATE
1	REVISED PER SJTD	12/16/15

DRAWN: MATT COIL
CHECKED: J.B.B.
APPROVED: J.B.B.
DATE: 10/21/15
SCALE: 1"=20'
PROJECT NO.: 15-177

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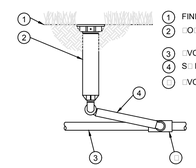
CROSS SECTIONS

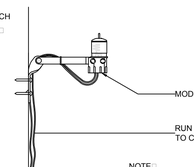
INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

REGISTERED ENGINEER CERTIFICATION
JOSEPH B. BITTLE
FL. REG. NO. 47548
JOHN B. STODDARD
FL. REG. NO. 57186
MELISSA P. STODDARD
FL. REG. NO. 67625
DATE:

SHEET
11

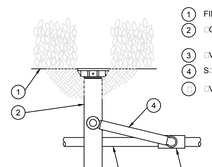
PROJECT NO.
15-177



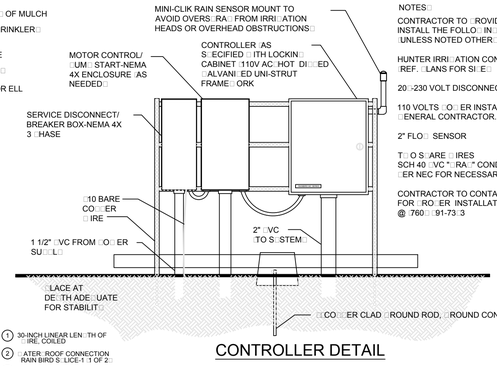


NOTE:□
MOUNT SENSOR ON SURFACE □ HERE IT □ ILL BE EX□OSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN □ATH OF S□RINKLER S□RA□

HUNTER □ROS-4□ 4" □O□-U□



HUNTER □ROS-12□ 12" □O□-U□



CONTROLLER DETAIL

NOTES:□
CONTRACTOR TO □ROVIDE AND INSTALL THE FOLLO□IN□ E□UI□MENT UNLESS NOTED OTHER□ISE:□□

HUNTER IRRI□ATION CONTROLLER. □REF□LANS FOR SI□E□

20 □230 VOLT DISCONNECT S□ITCH

110 VOLTS □O□ER INSTALLED B□□ □ENERAL CONTRACTOR.

2" FLO□ SENSOR

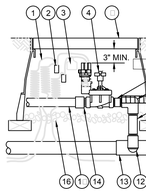
T□□O S□ARE □IRES SCH 40 □VC "□RA□" CONDUIT SI□ED □ER NEC FOR NECESSAR□□□IRE SI□E & COUNT.

CONTRACTOR TO CONTACT HUNTER INDUSTRIES FOR □RO□ER INSTALLATION OF S□STEM @ □760□□91-773□3

IRRI□ATION NOTES

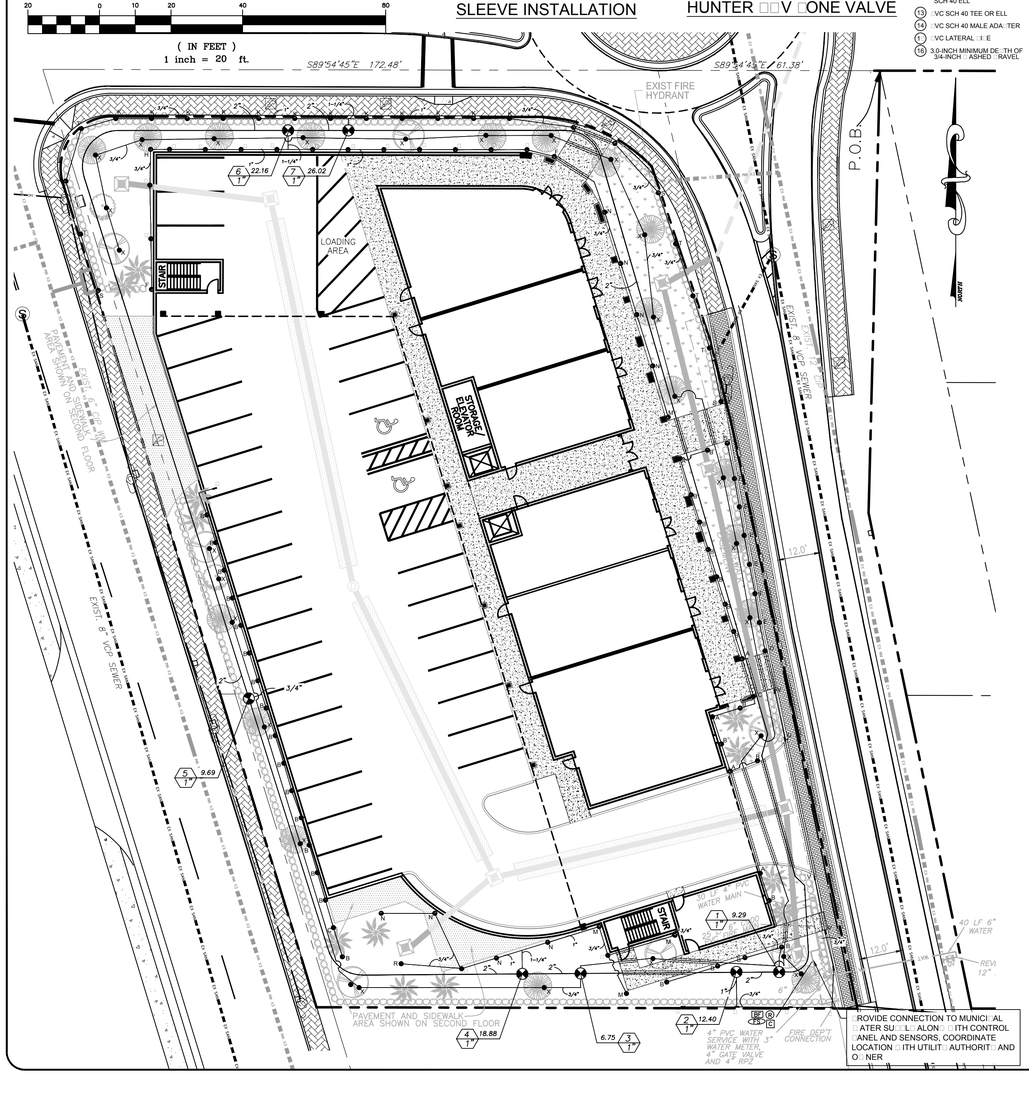
1. DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
2. SPRINKLER HEADS SHALL BE PLACED ON RISERS IN SHRUB AREAS. RISERS SHALL BE PAINTED FLAT BLACK.
3. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
4. THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.
6. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
7. ALL MAIN LINE SLEEVE LOCATIONS ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
8. VELOCITY SHALL NOT EXCEED A FLOW RATE OF 5' PER SECOND.
9. 4" POP-UP HEADS SHALL BE USED IN SODDED AREAS AND 12" POP-UP HEADS SHALL BE USED IN LANDSCAPED AREAS.
10. LOCATION OF IRRIGATION MAIN LINE AND VALVES IS FOR CLARITY ONLY. ACTUAL LOCATION OF MAIN LINE SHALL BE 6" OFF BACK OF CURB WHERE POSSIBLE. ACTUAL LOCATION OF VALVES SHALL BE IN THE NEAREST LANDSCAPE AREA.
11. SPRINKLER HEADS SHALL BE 12" MIN. FROM THE EDGE OF THE SIDEWALKS AND WALKWAYS.
12. IRRIGATION SYSTEM DESIGN PARAMETERS; 30GPM @ 30PSI

MINI-CLIK



SLEEVE INSTALLATION

HUNTER □□V □ONE VALVE



GRAPHIC SCALE

IRRI□ATION E□UI□MENT SCHEDULE

SYMBOL	DESCRIPTION	QTY.
A	HUNTER PROS-04-CV-08-Q PRO SPRAY 4" POP-UP WTH CHECK VALVE 8' R. 90° PATTERN, 0.24 GPM	5
B	HUNTER PROS-04-CV-08-H PRO SPRAY 4" POP-UP WTH CHECK VALVE 8' R. 180° PATTERN, 0.47 GPM	31
C	HUNTER PROS-04-CV-08-TQ PRO SPRAY 4" POP-UP WTH CHECK VALVE 8' R. 270° PATTERN, 0.87 GPM	2
D	HUNTER PROS-12-CV-08-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 8' R. 90° PATTERN, 0.24 GPM	2
E	HUNTER PROS-12-CV-08-H PRO SPRAY 12" POP-UP WITH CHECK VALVE 8' R. 180° PATTERN, 0.47 GPM	6
F	HUNTER PROS-04-CV-10-Q PRO SPRAY 4" POP-UP WITH CHECK VALVE 10' R. 90° PATTERN, 0.42 GPM	2
G	HUNTER PROS-04-CV-10-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 10' R. 180° PATTERN, 0.88 GPM	13
H	HUNTER PROS-12-CV-10-H PRO SPRAY 12" POP-UP WITH CHECK VALVE 10' R. 180° PATTERN, 0.88 GPM	12
I	HUNTER PROS-12-CV-10-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 10' R. 90° PATTERN, 0.42 GPM	1
J	HUNTER PROS-04-CV-15-Q PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 90° PATTERN, 0.97 GPM	4
K	HUNTER PROS-04-CV-15-H PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 180° PATTERN, 1.86 GPM	8
L	HUNTER PROS-04-CV-15-TQ PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 270° PATTERN, 2.92 GPM	2
M	HUNTER PROS-04-CV-15-F PRO SPRAY 4" POP-UP WITH CHECK VALVE 15' R. 360° PATTERN, 3.75 GPM	1
N	HUNTER PROS-12-CV-15-Q PRO SPRAY 12" POP-UP WITH CHECK VALVE 15' R. 90° PATTERN, 0.97 GPM	4
O	HUNTER PROS-12-CV-15-H PRO SPRAY 12" POP-UP WITH CHECK VALVE 15' R. 180° PATTERN, 1.86 GPM	6
U	HUNTER PROS-12-CV-RCS-515 PRO SPRAY 12" POP-UP WITH CHECK VALVE RIGHT CORNER STRIP 5'x15' PATTERN, 0.65 GPM	1
V	HUNTER PROS-12-CV-LCS-515 PRO SPRAY 12" POP-UP WITH CHECK VALVE LEFT CORNER STRIP 5'x15' PATTERN, 0.65 GPM	3
□	HUNTER PROS-12-CV-SS-530 PRO SPRAY 12" POP-UP WITH CHECK VALVE SIDE STRIP 5'x30' PATTERN, 1.30 GPM	6
X	HUNTER RZWS-18-CV-25 ROOT ZONE WATERING SYSTEM WITH CHECK VALVE 18", 0.25 GPM	27
	HUNTER PGV-100G ELECTRIC REMOTE CONTROL VALVE, 1" PLASTIC GLOBE VALVE	7
C	HUNTER PC-900 ELECTROMECHANICAL CONTROLLER, 9 STATIONS, OUTDOOR MODEL	1
R	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1
BF	FABCO 785 1" PRESSURE VACUUM BREAKER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS	1
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED	1

IRRIGATION MAIN LINE, PVC SCHEDULE 40

IRRIGATION LATERAL LINE, PVC CLASS 200 SDR 21 ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE AS INDICATED ON THE PLAN, WITH ALL OTHERS BEING ¾" IN SIZE

PIPE SLEEVE, PVC SCHEDULE 40, TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SHALL ALLOW FOR IRRIGATION PIPING AND RELATED COUPLING TO EASILY SLIDE THROUGH SLEEVE. EXTEND SLEEVE 18" BEYOND EDGES OF PAVING OR CONSTRUCTION

□ENERAL IRRI□ATION S□ECIFICATIONS AND NOTES

A. EXTENT□

INCLUDES FURNISHIN□ ALL LABOR, MATERIALS AND E□UI□MENT FOR THE □RO□ER INSTALLATION OF THE IRRI□ATION S□STEM. THE □ORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLO□IN□□S: TRENCHIN□ AND BACKFILL, 2□AUTOMATICALL□ CONTROLLED IRRI□ATION S□STEM, 3□TEST ALL S□STEMS AND MAKE O□ERATIVE, 4□"AS-BUILT" DRA□IN□S.

B. □ENERAL□

1. □ERMITS AND FEES□OBTAIN ALL □ERMITS AND □A□RE□UIRED FEES TO AN□ □OVERNMENTAL A□ENC□ HAVIN□ □URISDICTION OVER THE □ORK.INS□ECTIONS RE□UIRED B□ LOCAL ORDINANCES DURIN□ THE COURSE OF CONSTRUCTION SHALL BE ARRAN□ED AS RE□UIRED. ON COM□LETION OF THE □ORK, SATISFACTOR□ EVIDENCE SHALL BE FURNISHED TO THE O□NER'S CONSTRUCTION RE□RESENTATIVE TO SHO□ THAT ALL □ORK HAS BEEN INSTALLED IN ACCORDANCE □ITH THE FLORIDA BUILDIN□ CODE - □LUMBIN□ / A□□ENDIX F AND CODE RE□UIREMENTS.
2. A□□ROVAL□□ HEREVER THE TERMS "A□□ROVE" OR "A□□ROVED" ARE USED IN THE S□ECIFICATIONS, THE□ SHALL MEAN THE A□□ROVAL OF THE O□NER'S CONSTRUCTION RE□RESENTATIVE IN □RITIN□.
3. BEFORE AN□ □ORK IS STARTED, A CONFERENCE SHALL BE HELD BET□EEN THE CONTRACTOR AND THE O□NER'S CONSTRUCTION RE□RESENTATIVE CONCERNIN□ THE □ORK UNDER THIS CONTRACT.
4. COORDINATION□COORDINATE AND COO□ERATE □ITH OTHER CONTRACTORS TO ENABLE THE □ORK TO □ROCEED AS RA□IDL□ AND EFFICIENTL□ AS □OSSIBLE
5. INS□ECTION OF SITE□□
   A CONTRACTOR SHALL AC□UAINT HIMSELF □ITH ALL SITE CONDITIONS. SUBMISSION OF HIS □RO□OSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED, SHOULD UTILITIES NOT SHO□N ON THE □LANS BE FOUND DURIN□ EXCAVATIONS, CONTRACTOR SHALL □ROM□TL□ NOTIF□ THE O□NER'S CONSTRUCTION RE□RESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO □ILL MAKE CONTRACTOR LIABLE FOR AN□ AND ALL DAMA□E THERETO ARISIN□ FROM HIS O□ERATIONS SUBSE□UENT TO DISCOVER□OF SUCH UTILITIES NOT SHO□N IN □LANS.
   B CONTRACTOR SHALL MAKE NECESSAR□□AD□USTMENTS IN THE LA□OUT AS MA□ BE RE□UIRED TO CONNECT TO EXISTIN□ STUB-OUTS, SHOULD SUCH STUBS NOT BE LOCATED EXACTL□ AS SHO□N, AND AS MA□ BE RE□UIRED TO □ORK AROUND EXISTIN□□ORK AT NO INCREASE IN COST TO THE O□NER'S CONSTRUCTION RE□RESENTATIVE.
6. □ROTECTION OF EXISTIN□ □LANTS AND SITE CONDITIONS□THE CONTRACTOR SHALL TAKE NECESSAR□□RECAUTIONS TO □ROTECT SITE CONDITIONS TO REMAIN, SHOULD DAMA□E BE INCURRED, THE CONTRACTOR SHALL RE□AIR THE DAMA□E TO ITS ORI□INAL CONDITION AT THE CONTRACTOR'S EX□ENSE.
7. THE O□NER RESERVES THE RI□HT TO SUBSTITUTE, ADD, OR DELETE AN□ MATERIAL OR □ORK AS THE □ORK □RO□RESSES. AD□USTMENTS TO THE CONTRACT □RICE SHALL BE NE□OTIATED IF DEEMED NECESSAR□ BY THE O□NER ON A □ER DIEM BASIS.
8. THE O□NER RESERVES THE RI□HT TO RE□ECT MATERIAL OR □ORK□HICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS, RE□ECTED □ORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME □OSSIBLE.
9. □ORK SCHEDULE□□ITHIN 10 DA□S AFTER A□ARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE O□NER A □ORK SCHEDULE.
10. "AS-BUILT" IRRI□ATION DRA□IN□S□RE: ARE AN "AS-BUILT" DRA□IN□ON A BLUE□RINT □ HIGH SHALL SHO□ DEVIATIONS FROM THE BID DOCUMENTS MADE DURIN□ CONSTRUCTION AFFECTIN□ THE MAIN LINE□I□E, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND □UICK COU□LIN□ VALVES. THE DRA□IN□S SHALL ALSO INDICATE AND SHO□ A□□ROVED SUBSTITUTIONS OF SI□E, MATERIAL AND MANUFACTURERS NAME AND CATALO□ NAME AND CATALO□ NUMBER. THE DRA□IN□S SHALL BE DELIVERED TO THE TENANT'S CONSTRUCTION RE□RESENTATIVE BEFORE FINAL ACCE□TANCE OF □ORK
11. FINAL ACCE□TANCE□FINAL ACCE□TANCE OF THE □ORK MA□BE OBTAINED FROM THE O□NER'S CONSTRUCTION RE□RESENTATIVE U□ON THE SATISFACTOR□ COM□LETION OF ALL □ORK.
12. □UARANTEE□THE CONTRACTOR SHALL □ROVIDE ALL □ARRANTIES, CERTIFICATIONS, □UARANTEES, AND □ARRANT□ BONDS AS S□ECIFIED IN THE CONTRACT DOCUMENTS AND □ERMIT CONDITIONS. ALL □ORK SHALL BE □UARANTEED FOR ONE □EAR FROM DATE OF ACCE□TANCE A□AINST ALL DEFECTS IN MATERIAL E□UI□MENT AND □ORKMANSHI□. TO THE SATISFACTOR□ OF THE O□NER'S CONSTRUCTION RE□RESENTATIVE. RE□AIRS, IF RE□UIRED, SHALL BE DONE □ROM□TL□ AT NO COST TO THE O□NER.

C. MATERIALS□

1. □ENERAL□ALL MATERIALS THROU□HOUT THE S□STEM SHALL BE NE□ AND IN □ERFECT CONDITION.
2. □LASTIC□□IN□□ ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 O-RIN□ □OL□VIN□L CHLORIDE □VC□□I□E AND SHALL COM□L□ □ITH ONE OF THE FOLLO□IN□ STANDARDS: ASTM D 17□□ ASTM D-2241, A□□ A C-900, OR A□□ A C-90□ SDR-□ R□I□E SHALL HAVE A MINIMUM □ ALL THICKNESS AS RE□UIRED B□ SDR-26. □VC □ASKETS FITTIN□S SHALL CONFORMIN□ TO ASTM D 3139. □ASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-□ELD □VC FITTIN□S SHALL MEET THE RE□UIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED □VC □I□E FIRIN□S SHALL MEET THE RE□UIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464. CONFORMIN□ TO ASTM D-17 4 AND D-2241.
3. □LASTIC FITTIN□S□ALL SOLVENT-□ELD □VC FITTIN□S SHALL MEET THE RE□UIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT-□ELD, □OL□VIN□L CHLORIDE □VC□STANDARD □EI□HT AS MANUFACTURED B□ SLOANE, LASCO, OR A□□ROVED E□UAL.
4. SOLVENT CEMENT□□VC CEMENT SHALL MEET ASTM D 2□64 AND □VC CLEANER-T□□E ALL MEET ASTM F 6 6.
5. S□RINKLER HEAD RISERS: SCHEDULE 40 □VC FOR RISERS. □I□E SHALL BE CUT □ITH A STANDARD □I□E CUTTIN□ TOOL, □ITH SHAR□ CUTTERS. REAM ONL□ TO FULL DIAMETER OF □I□E AND CLEAN ALL ROU□H ED□ES OR BURRS. CUT ALL THREADS ACCURATEL□ □ITH SHAR□ DIES. NOT MORE THAN THREE 3 FULL THREADS SHALL SHO□ BE□OND FITTIN□S□HEN □I□E IS MADE U□ ASSEMBLIES SHALL BE AS DETAILED.
6. AUTOMATIC CONTROLLERS: SEE LE□END
7. REMOTE CONTROL VALVES: SEE LE□END
8. CONTROL □IRIN□□24 VOLT SOLID UL A□□ROVED FOR DIRECT BURIAL IN □ROUND. MINIMUM □IRE SI□E 14□AU□E. ALL S□LICES SHALL BE MADE □ITHIN VALVE BOX.
9. SLEEVES FOR CONTROL □IRIN□□UNDER ALL □ALKS AND □AVED AREAS AND □HERE INDICATED ON DRA□IN□S. MINIMUM □VC 1220-200 □SI□LASTIC □I□E.
10. S□RINKLER HEADS: SEE LE□END
11. □UICK COU□LIN□ VALVES: SHALL BE NOTED ON DRA□IN□S.

D. □ORKMANSHI□□□

1. LA□OUT □ORK AS ACCURATEL□□AS □OSSIBLE TO THE DRA□IN□S. THE DRA□IN□S, THOU□H CAREFULL□DRA□N, ARE □ENERALL□ DIA□RAMMATIC TO THE EXTENT THAT S□IN□ OINTS, OFFSETS, AND ALL FITTIN□S ARE NOT SHO□N.
2. THE CONTRACTOR SHALL BE RES□ONSIBLE FOR FULL AND COM□LETE COVERA□E OF ALL IRRI□ATED AREAS AND SHALL MAKE AN□ NECESSAR□ MINOR AD□USTMENTS AT NO ADDITIONAL COST TO THE O□NER'S CONSTRUCTION RE□RESENTATIVE.
3. AN□ MA□OR REVISIONS TO THE IRRI□ATION S□STEM MUST BE SUBMITTED AND ANS□ERED IN □RITTEN FORM; ALON□□ □ITH AN□ CHAN□E IN CONTRACT □RICE.

E. INSTALLATION□

1. EXCAVATION AND TRENCHIN□□□
   A □ERFORM ALL EXCAVATIONS AS RE□UIRED FOR THE INSTALLATION OF THE □ORK INCLUDIN□ UNDER THIS SECTION, INCLUDIN□ SHORIN□ OF EARTH BANKS TO □REVENT CAVE-INS. RESTORE ALL SURFACES EXISTIN□ UNDER□ROUND INSTALLATIONS, ETC., DAMA□ED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER A□□ROVED B□ THE O□NER.
   B TRENCHES SHALL BE MADE □IDE ENOU□H TO ALLO□ A MINIMUM OF 6 INCHES BET□EEN □ARALLEL □I□E LINES. TRENCHES FOR □I□E LINES SHALL BE MADE OF SUFFICIENT DE□TH TO □ROVIDE THE MINIMUM COVER FROM FINISH □RADE AS FOLLO□S:
      1□ 1□ MINIMUM COVER OVER IRRI□ATION LINES FOR VEHICLE TRAFFIC AREAS.
      2□ MINIMUM COVER OVER IRRI□ATION LINES TO HEADS EXCE□T VEHICLE TRAFFIC AREAS ARE AS FOLLO□S:□

2" - 1 2"	□	6" COVER
2" - 3"	□	12" COVER
4" - 6"	□	1□" COVER
6"	□	24" COVER

   C MAINTAIN ALL □ARNIN□ SI□NS, SHORIN□, BARRICADES, FLARES AND RED LANTERNS AS RE□UIRED B□ THE SAFET□ ORDERS OF THE DIVISION OF INDUSTRIAL SAFET□ AND LOCAL ORDINANCES.

IRRI□ATION SCHEDULE

ZONE	GPM/ZONE	DURATION	DAYLIGHT SAVINGS TIME	EASTERN STANDARD TIME
1	9.29	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
2	12.40	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
3	6.75	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
4	18.88	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
5	9.69	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
6	22.16	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY
7	26.02	15 MINUTES	TUESDAY AND FRIDAY	TUESDAY

NOTES:
1. OPTIMUM START TIME FOR THE IRRIGATION SYSTEM IS 4:00 AM.
2. TOTAL RUN TIME FOR THE SYSTEM IS 105 MINUTES (1 HOUR AND 45 MINUTES).
3. WATER WINDOW IS FROM 12:01 AM AND 10:00 AM.

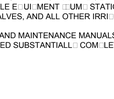
F. CLEAN-U□□

1. REMOVE FROM THE SITE ALL DEBRIS RESULTIN□ FROM □ORK OF THIS SECTION.

□. SUBMITTALS□

1. FOR ALL SITE □ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT □RODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALO□ DATA FOR ALL □RODUCTS, MATERIAL AND E□UI□MENT CLEARL□ INDICATIN□ THE S□ECIFIC □ART OR □RODUCT CATALO□ NUMBER S□ FOR A□□ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO□ DRA□IN□S FOR ALL □RODUCTS, MATERIALS AND E□UI□MENT RE□UIRED TO BE FABRICATED, OR □HEN STANDARD □UBLISHED □RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO□IES OF RE□UESTED INFORMATION, NEATL□ BOUND AND INDEXED □ER CATE□OR□ FOR THE FOLLO□IN□□:
   IRRI□ATION□:
   ALL LINES, S□STEM E□UI□MENT COM□ONENTS, MATERIALS INCLUDIN□ □I□ES, VALVES, FITTIN□S, S□RINKLER HEADS, AND MISCELLANEOUS A□□URTENANCES.
4. ALLO□ T□O □EEKS FOR THE EN□INEER TO COM□LETE REVIE□ AND A□□ROVAL OF □RODUCT DATA, COORDINATION DRA□IN□S AND SHO□ DRA□IN□S. EN□INEER □ILL NOT BE RES□ONSIBLE FOR □RO□ECT DELA□S RELATED TO DELIVER□ AND TRANSMISSION OF THE INFORMATION AND DOCUMENTATION ONCE INFORMATION HAS LEFT EN□INEER'S OFFICE. ITEMS RE□UIRIN□ A LON□ LEAD TIME SHOULD BE SUBMITTED AS SOON AS □OSSIBLE.
5. CONTRACTOR SHALL □ROVIDE THE O□NER □ITH O□ERATION AND MAINTENANCE MANUALS FOR ALL O□ERABLE E□UI□MENT □UM□ STATIONS AND CONTROLS, AUTOMATIC CONTROLLERS, CONTROL VALVES, AND ALL OTHER IRRI□ATION S□STEM COM□ONENTS ETC.□
6. O□ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A □RE□RE□UISITE TO THE □RO□ECT BEIN□ DEEMED SUBSTANTIALL□ COM□LETE.

SLEEVE SI□E SCHEDULE



□I□E SI□E □CLASS 200□	SLEEVE SI□E □SCHEDULE 40□
3/4"	1-1/2"
1"	2"
1-1/4"	2-1/2"
1-1/2"	3"
2"	4"
2-1/2"	6"



LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006868
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

IRRIGATION PLAN

NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	07/27/22
2	REVISED PER COMMENTS	08/26/22
3	REVISED PER COMMENTS	09/30/22
4	REVISED PER COMMENTS	10/28/22
5	REVISED PER COMMENTS	11/30/22
6	REVISED PER COMMENTS	12/30/22

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OWNER/CONTACT:
□ JOSEPH W. SCHULKE, P.E. FL. RES. NO. 47044
□ JOHN S. BITTLE, P.E. FL. RES. NO. 57394
□ RALPH A. STODDARD, P.E. FL. RES. NO. 57365

DATE:
SHEET 10
PROJECT NO. 15-177

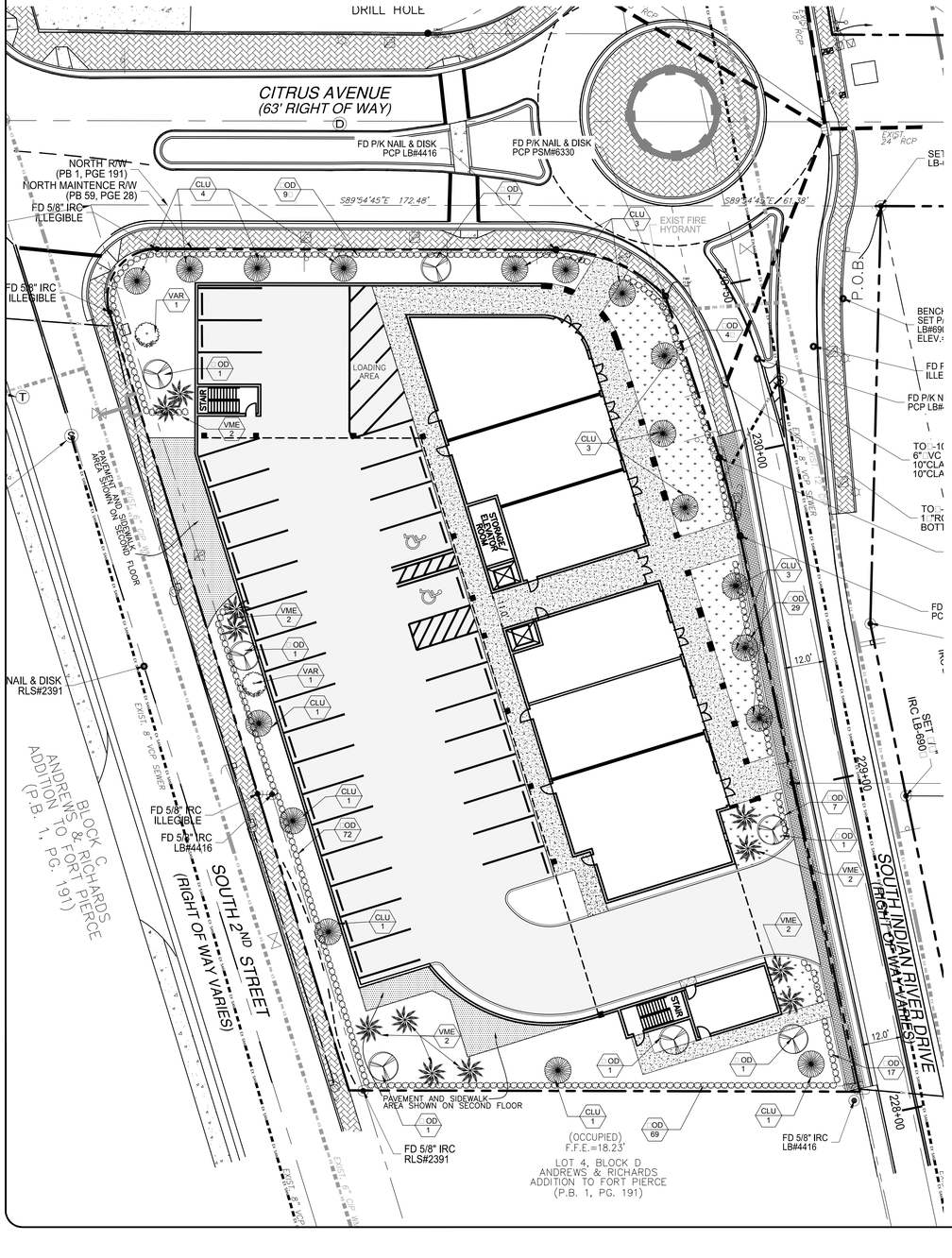
LEGEND

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

EX SAN — EX SAN —	EXISTING SANITARY SEWERLINE
SAN — SAN —	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM — EX WM —	EXISTING WATER MAIN
WAT — WAT —	PROPOSED WATER MAIN
SF — SF — SF —	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R PROPANE	PROPOSED EOP RADIUS 1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
	SEWER MANHOLE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SYMBOL		AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
	CLU	17	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
	VME	13	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	WOD	7	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	VAR	2	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	POD	334	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
	FIC	768	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES

SECTION 22-187. GENERAL LANDSCAPE CACULATIONS

SECTION 22-187 (4) a and b
NORTH PROPERTY LINE: 181.6 MINUS 10 LF (SIDEWALK) = 171.6 LF
REQUIRED:
1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 171.6 LF X 10 LF X 1 TREE/300 SF = 5.7 OR 6 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THERAFTER.
171.6 LF X 1 SHRUB / 2 LF = 85.8 OR 86 SHRUBS

EAST PROPERTY LINE: 242.5 MINUS 60 LF (DRIVEWAY & SIDEWALKS) = 182.5 LF
REQUIRED:
1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 182.5 LF X 10 LF X 1 TREE/300 SF = 6.0 OR 6 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THERAFTER.
182.5 LF X 1 SHRUB / 2 LF = 91.3 OR 92 SHRUBS

WEST PROPERTY LINE: 240.9 MINUS 47.2 LF (DRIVEWAY & SIDEWALK) = 193.7 LF
REQUIRED:
1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 193.7 LF X 10 LF X 1 TREE/300 SF = 6.5 OR 7 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THERAFTER.
193.7 LF X 1 SHRUB / 2 LF = 96.9 OR 97 SHRUBS

SECTION 22-187 (6) a and b
SOUTH PROPERTY LINE: 108.2 LF
REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 147.0 LF X 10 LF X 1 TREE/200 SF = 7.4 OR 8 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER.
147.0 LF X 1 SHRUB / 2 LF = 73.5 OR 74 SHRUBS

SECTION 22-187 (7) a and b
INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:
TOTAL TREES REQUIRED: 6 + 6 + 7 + 8 = 27 TREES
TOTAL SHRUBS REQUIRED: 86 + 92 + 97 + 74 = 349 SHRUBS

Legend & Abbre□i□tions□s□mbos no□sc□e□b□e for si□e□

□LS - □□ROFESSIONAL LAND SURVE□OR
□SM - □□ROFESSIONAL SURVE□OR & MA□□ER
LB - LAND SURVE□IN□ BUSINESS
℄ - □CENTERLINE
R - RADIUS
L - LEN□TH
△ - DELTA AN□LE
E/□ - ED□E OF □AVEMENT
B/C - BACK OF CURB
B.M. - BENCHMARK
□OC - □OINT OF COMMENCEMENT
□OB - □OINT OF BE□INNIN□
○ - □C□□ERMANENT CONTROL □OINT
□C□ - □ERMANENT CONTROL □OINT
⊠ - □□RM □ERMANENT REFERENCE MONUMENT
□RM - □ERMANENT REFERENCE MONUMENT
O - □□IRON □□E
I□ - IRON □□E
◉ - IRC□IRON ROD & CA□
IRC - IRON ROD & CA□
□ - □M□CONCRETE MONUMENT
CM - CONCRETE MONUMENT
FD - FOUND
M□ - MEASURED
□□ - □LAT
□C□ - CALCULATED
- TRAFFIC CONTROL BOX
- □U□□IRE
- □OD□UTILIT□□OLE
- TELE□HONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
- LI□HT□OST
- □ELL
- H□DRANT
- □ATE VALVE
- IRR□ATION VALVE
- □ATER METER
- SANITAR□MANHOLE
- SANITAR□SERVICE
- SE□TIC TANK
- DRAINA□E MANHOLE
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCE□TUAL DRAINA□E
- STREET SI□N
23 - RO□OSED □RADE
NAVD - NORTH AMERICAN VERTICAL DATUM
- T□□ICAL ELEVATION
A/C - AIR CONDITIONER
CONC. - CONCRETE
F.F. - FINISH FLOOR
BSB - BUILDIN□ SETBACK LINE
EL./ELEV. - ELEVATION
R□ - RI□HT OF □A□
AB - AS-BUILT
□ARKER-KALON

LANDSCAPE NOTES

SEC. 22-187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE–HALF (2½) INCHES AT A POINT FOUR AND ONE–HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SBP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS. AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

DRWG:	BJT	DATE:	12/16/15
CHKD:	JBS	1	REVISED PER COMM
DRWN:	JBS		
CHCKD:	JBS		
SCALE:	1:20		
DATE:	10/23/15		

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LANDSCAPE PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

OWNER CERTIFICATE

□ JOSEPH N. SCHULTE
FL. REG. NO. 47045

□ SUZANNE B. BITTLE
FL. REG. NO. 57296

□ JEFFREY S. STODDARD
FL. REG. NO. 57560

DATE:

SHEET
9

PROJECT NO.
15–177

LEGEND

EX SAN — EXISTING SANITARY SEWERLINE	9.0'R — PROPOSED EOP RADIUS
SAN — PROPOSED SANITARY SEWERLINE	PROPANE — 1,000 GAL UNDERGROUND PROPANE TANK
EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
PROPOSED DRAINAGE PIPE	STORMTECH DRAIN
EX WM — EXISTING WATER MAIN	PROPOSED WALL
WAT — PROPOSED WATER MAIN	TRENCH DRAIN
SF SF — FILTER FENCE/SEDIMENT BARRIER	STREET LIGHT
EXISTING WOOD FENCE	MODIFIED TYPE 'C' INLET
PROPOSED FENCE	JUNCTION MANHOLE
24.45 — PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1 — DRAINAGE STRUCTURE LABEL
25.0 — PROPOSED GRADE / CONTOUR	FIRE HYDRANT
PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
	SEWER MANHOLE

DRAINAGE OUTFALL STATEMENT

THE PROJECT CONSISTS OF A COMBINATION OF DRY RETENTION AND EXFILTRATION TRENCH THAT WILL MEET WATER QUALITY AND QUANTITY CRITERIA. THE SITE HAS ONE OUTFALL IN THE SOUTHEAST CORNER (D1). THE OUTFALL DISCHARGES INTO THE INDIAN RIVER DRIVE STORMWATER SYSTEM.

1. SUBMITTALS
A. RODUCT DATA AND SHO DRA IN S
1. FOR ALL SITE ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT RODUCT DATA IN THE FORM OF MANUFACTURERS CUT SHEETS AND CATALO DATA FOR ALL RODUCTS, MATERIAL AND E UI MENT CLEARL INDICATIN THE S ECIFIC ART OR RODUCT CATALO NUMBER S FOR A ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO DRA IN S FOR ALL RODUCTS, MATERIALS AND E UI MENT RE URED TO BE FABRICATED, OR HEN STANDARD UBLISHED RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO IES OF RE UESTED INFORMATION, NEATL BOUND AND INDEXED ER CATE OR FOR THE FOLLO IN
A. UTILITIES
ALL T E, FITTIN S, VALVES, OTHER MISCELLANEOUS A URTENANCES, CONTROLS, UM STATION E UI MENT, COM ONENTS AND STRUCTURES, AND ALL OTHER UTILIT S STEM RODUCTS, MATERIALS AND COM ONENTS AND SIMILAR CONTROLS.
B. DRAINA E
ALL T E, FITTIN S, AND COM ONENTS THEREOF, STRUCTURES, FRAMES, RATES, LIDS, ASKETS,FASTNERS, COU LIN S AND SIMILAR, AND ALL OTHER DRAINA E S STEM RODUCTS, MATERIALS, AND COM ONENTS AND SIMILAR CONTROLS.
C. AVIN AND RADIN
FDOT CERTIFICATIONS AND LAB ANAL SIS/RESULTS FOR AVEMENT, BASE, SUB RADE, AND FILL MATERIALS. INCLUDE EVIDENCE CERTIFICATIONS THAT THE MATERIALS RO OSED TO BE USED MEET OR EXCEED FDOT S ECIFICATIONS AND THE CONTRACT DOCUMENTS.
D. SI NIN AND AVEMENT MARKIN
SI N AND AVEMENT MARKIN RODUCTS AND MATERIALS, AND EVIDENCE THAT THE RODUCTS AND MATERIALS RO OSED TO BE USED MEET OR EXCEED RE UIREMENTS S ECIFIED IN THE CONTRACT DOCUMENTS, LOCAL EN INEERIN DE ARTMENT, MUTCO AND FDOT S ECIFICATIONS.
E. IRRI ATION
ALL T E, FITTIN S, VALVES, OTHER MISCELLANEOUS A URTENANCES, CONTROLS, UM STATION E UI MENT, COM ONENTS AND STRUCTURES, AND ALL OTHER UTILIT S STEM RODUCTS, MATERIALS AND COM ONENTS AND SIMILAR CONTROLS. ELLS, AND/OR OTHER IRRI ATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRI ATION COORDINATION DRA IN INDICATIN CONTRACTOR S RO OSED LOCATION OF MAIN LINES, SECONDAR LINES, HEAD LOCATIONS, ELL, UM CONTROL ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA IN SHOULD CLEARL DE ICT AD USTMENTS OR CHAN ES THE CONTRACTOR RO OSES. THE DRA IN S SHALL INDICATE ALL RO OSED SUBSTITUTIONS OF SI E, MATERIAL, AND/OR MANUFACTURER.
4. ALLO T O EEKS FOR THE EN INEER TO COM LETE REVIE OF RODUCT DATA AND SHO DRA IN S. EN INEER ILL NOT BE RES ONSIBLE FOR AN RO ECT DELA S RELATED TO DELIVER AND TRANSMISSON OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN INEER S OFFICE. ITEMS RE UIRIN A LON LEAD TIME SHOULD BE SUBMITTED AS SOON AS OSSIBLE.
5. THE CONTRACTOR SHALL ROVIDE A STAM INDICATIN ITS REVIE AND A ROVAL, INITIALED OR SI NED,CERTIF IN TO REVIE OF SUBMITTAL, VERIFICATION OF RODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION ITHIN THE SUBMITTAL ITH RE UIREMENTS OF THE ORK AND OF CONTRACT DOCUMENTS, INCLUDIN LANS AND S ECIFICATIONS OF OTHER DESI N ROFESSIONALS I.E.: ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN INEERS.

B. TESTIN
1. ATER RESSURE MAIN AND TA S.; BACTERIOLO ICAL, BACKFILL DENSITIES, BACKFLO REVENTOR TESTS AND CERTIFICATION; AND AS ER RO ECT S ECIFICATIONS, LOCAL UTILITIES DE ARTMENT, AND FDE RE UIREMENTS.
2. SE ER,EXFIL TV, AND BACKFILL DENSITIES RESSURE TEST MAINS AND TA S. LIFT STATION START-U ALL ER RO ECT S ECIFICATIONS, COVB AND FDE RE UIREMENTS.
3. DRAINA E EXFIL,LAM IN FIELD, AND BACKFILL DENSITIES ER RO ECT S ECIFICATIONS AND LOCAL EN INEERIN RE UIREMENTS.
4. EARTH ORK & AVIN DENSITIES, LBR'S AND FBV'S AS ER RO ECT S ECIFICATIONS AND LOCAL EN INEERIN RE UIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR EN INEERIN REVIE ITHIN 3 DA S OF TESTIN FAILURE TO ROVIDE TEST RESULTS, OR ROVIDIN FAILIN TEST RESULTS ILL BE ROUNDS FOR DELA AND/OR RE ECTION OF A RE UEST A LICATIONS.

C. AS-BUILTS
1. RADIN LOCATION AND ELEVATION OF ALL CONCRETE AND AVEMENT VEHICLE USE AND EDESTRIAN USE IM ROVEMENTS AT HI/LO OINTS, ED E OF AVEMENT, AND CENTERLINE AT 0.ON CENTER AND AT CHAN E OF DIRECTION, RADE BREAKS RO ERT LINES CROSS SECTIONS 0.ON CENTER TO OF BANK AND TO E OF SLO E AND/OR CENTERLINE OF S ALES AND RETENTION AREAS. CROSS SECTIONS 0.ON CENTER ON STORM ATER LAKES FROM TO TO BOTTOM MECHANICAL ADS AND FINISHED FLOOR ELEVATIONS. DETAILED LOCATION AND TO O RA H OF DRIVE A TURNOUTS.
2. ATER AND SE ER FORCE MAINS. LOCATION, TO ELEVATION AND STATE LANE COORDINATES AT ALL FITTIN S, VALVES, CHAN ES OF DIRECTION AND AT 100.0N CENTER.
3. RAVIT SE ER
SE ER STRUCTURES: DIAMETER OR SI E, AND LOCATION AND ELEVATION OF STRUCTURES, TO , BOTTOMS, AND SE ER INVERTS.
- MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTIN S, AND TERMINATION.
- LIFT STATIONS: HORI ONTAL LA OUT AND LOCATION OF ALL E UI MENT, ANELS, VAULTS, ET ELL, VALVES: LOCATION OF CONDUIT RUNS AND ATER SERVICE/ HOSE BIBB LOCATION AND INVERT ELEVATIONS OF RAVIT AND FORCE MAINS TO AND FROM LIFT STATION ET ELL DIAMETER, TO AND BOTTOM ELEVATIONS. UM S SI E, T E, DISCHAR E DIAMETER, MANUFACTURER AND MODEL .
4. DRAINA E: ALL STRUCTURES DIAMETER OR SI E, LOCATION, AND ELEVATION OF TO , BOTTOM, AND INVERT ELEVATIONS. ALL T ES, DIAMETER, T E/MATERIAL LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTIN S, AND TERMINATION OINTS.
5. IRRI ATION: ALL LINES, S STEM E UI MENT COM ONENTS, MATERIALS INCLUDIN T ES, VALVES, FITTIN S, S RINKLER HEADS, AND MISCELLANEOUS A URTENANCES.

D. O ERATION AND MAINTENANCE MANUALS
1. CONTRACTOR SHALL ROVIDE THE O NER ITH O ERATION AND MAINTENANCE MANUALS FOR ALL O ERABLE E UI MENT UM STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E UI MENT. CONTROL ANELS, ETC.;
2. O ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A RE-RE UISITE TO THE RO ECT BEIN DEEMED SUBSTANTIALL COM LETE.

E. ARRANT
THE CONTRACTOR SHALL ROVIDE ALL ARRANTIES, CERTIFICATIONS, UARANTIES, AND ARRANT BONDS AS S ECIFIED IN THE CONTRACT DOCUMENTS AND ERMIT CONDITIONS INCLUDIN -UTILIT MAINTENANCE BOND - FOR ALL UBLIC ATER AND SE ER UTILITIES INFRASTRUCTURE - 2 OF CONTRACT VALUE.
-EN INEERIN MAINTENANCE BOND - FOR ALL AVIN , RADIN , AND DRAINA E IM ROVEMENTS AND INFRASTRUCTURE 2 OF CONTRACT VALUE.

4. O NER TRAININ
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF O NER TRAININ FOR EACH ATER, SE ER, DRAINA E, AND IRRI ATION S STEMS FOR ALL O ERABLE E UI MENT AND SHALL INCLUDE THE TIME FOR INITIAL AD USTMENTS OF E UI MENT AND TIME FOR ONE FOLLO U VISIT AND AD USTMENTS OF E UI MENT 60 DA S AFTER END USER HAD O ERATIONAL TIME ITH THE E UI MENT.

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

NOTES

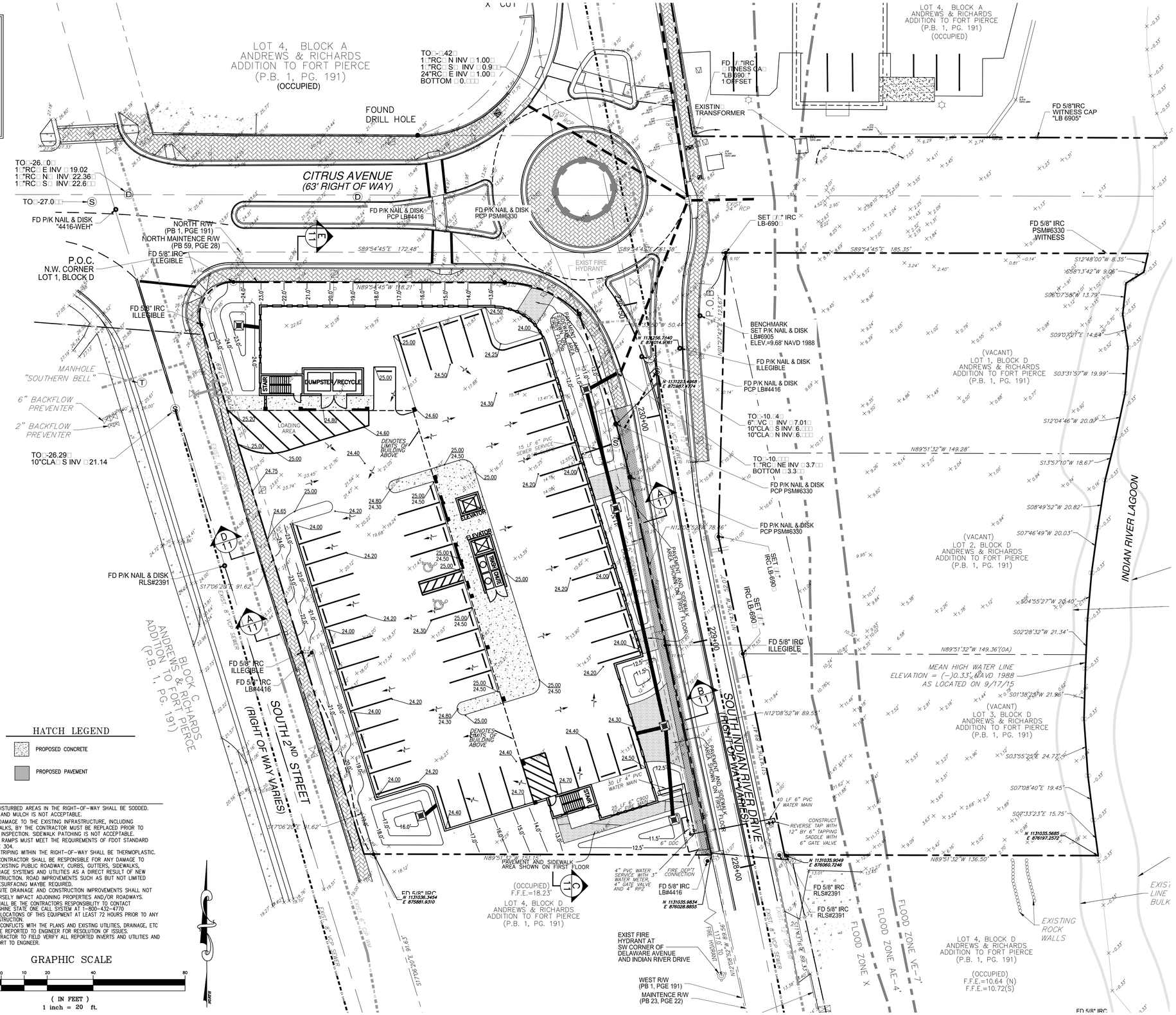
1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND SOD IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

GRAPHIC SCALE

20 0 10 20 40 80

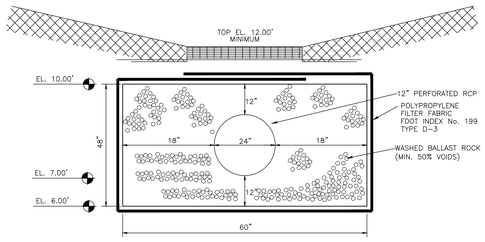
(IN FEET)
1 inch = 20 ft.

NORTH


LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
FOUND DRILL HOLE
CITRUS AVENUE (63' RIGHT OF WAY)
NORTH R/W (PB 1, PGE 191) NORTH MAINTENCE R/W (PB 59, PGE 28)
FD P/K NAIL & DISK "4416-WEH"
FD P/K NAIL & DISK PCP LB#4416
FD P/K NAIL & DISK PCP PSM#6330
FD 5/8" IRC ILLEGIBLE
P.O.C. N.W. CORNER LOT 1, BLOCK D
S89°54'45"E 172.48'
N89°54'45"W 172.21'
EXIST FIRE HYDRANT
EXISTIN TRANSFORMER
SET 1/2" IRC LB-690
FD 5/8"IRC WITNESS CAP "LB 6905"
FD 5/8" IRC PSM#6330 /WITNESS
S89°54'45"E 185.35'
BENCHMARK SET P/K NAIL & DISK LB#6905 ELEV.=9.68' NAVD 1988
N 1138236.7140 E 876074.9761
N 1137223.4063 E 875987.1774
P.O.B.
N01°27'42"E 121.61'
S12°48'00"W 8.35'
S58°13'42"W 9.06'
S06°07'58"W 13.79'
S09°07'21"E 14.89'
S03°31'57"W 19.99'
S12°04'46"W 20.03'
N89°51'32"W 149.28'
S13°57'10"W 18.67'
S08°49'52"W 20.82'
S07°46'49"W 20.03'
S04°55'27"W 20.40'
S02°28'32"W 21.34'
N89°51'32"W 149.36'(OA)
MEAN HIGH WATER LINE ELEVATION = (-)0.33' NAVD 1988 AS LOCATED ON 9/17/15
S01°38'25"W 21.96'
S03°55'25"E 24.77'
S07°08'40"E 19.45'
S08°33'23"E 15.75'
N89°51'32"W 136.50'
TO -10.4 6" VC INV 7.01 10"CLA S INV 6. 10"CLA N INV 6.
TO -10. 1"RC NE INV 3.7 BOTTOM 3.3
TO -26.42 1"RC N INV 1.00 1"RC S INV 0.9 24"RC E INV 1.00 / BOTTOM 0.
TO -26.0 1"RC E INV 19.02 1"RC N INV 22.36 1"RC S INV 22.6
TO -27.0
TO -26.29 10"CLA S INV 21.14
LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
(VACANT) LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(VACANT) LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(VACANT) LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
(OCCUPIED) F.F.E.=10.64 (N) F.F.E.=10.72(S)
(OCCUPIED) F.F.E.=18.23' LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
LOT 1, BLOCK C ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
SOUTH 2ND STREET (RIGHT OF WAY VARIES)
SOUTH INDIAN RIVER DRIVE (RIGHT OF WAY VARIES)
S71°06'28"E 91.62'
N71°06'28"W 78.16'
S17°06'28"E 91.62'
N17°06'28"W 78.16'
FD P/K NAIL & DISK RLS#2391
SET 1/2" IRC LB-690
FD 5/8" IRC ILLEGIBLE
FD 5/8" IRC LB#4416
FD 5/8" IRC RLS#2391
FD 5/8" IRC LB#4416
FD 5/8" IRC N 1137035.9834 E 876028.8855
FD 5/8" IRC N 1137035.9049 E 876060.7246
FD 5/8" IRC N 1137035.5685 E 876197.2572
FD 5/8" IRC N 1137036.3454 E 875881.9310
EXIST FIRE HYDRANT AT SW CORNER OF DELAWARE AVENUE AND INDIAN RIVER DRIVE
WEST R/W (PB 1, PGE 191) MAINTENCE R/W (PB 23, PGE 22)
PAVEMENT AND SIDEWALK AREA SHOWN ON FIRST FLOOR
DUMPSTER/RECYCLE
STAIR
ELEVATOR
TRASH CHUTE
LOADING AREA
DENOTES LIMITS OF BUILDING ABOVE
MANHOLE "SOUTHERN BELL"
6" BACKFLOW PREVENTER
2" BACKFLOW PREVENTER
EXIST 8" W/P SEWER
EXIST 6" W/P SEWER
EXIST 12" W/P SEWER
EXIST 24" RCP
EXIST 30" RCP
EXIST 36" RCP
EXIST 42" RCP
EXIST 48" RCP
EXIST 54" RCP
EXIST 60" RCP
EXIST 72" RCP
EXIST 84" RCP
EXIST 96" RCP
EXIST 108" RCP
EXIST 120" RCP
EXIST 132" RCP
EXIST 144" RCP
EXIST 156" RCP
EXIST 168" RCP
EXIST 180" RCP
EXIST 192" RCP
EXIST 204" RCP
EXIST

LEGEND

EX SAN — EX SAN	EXISTING SANITARY SEWERLINE
SAN — SAN	PROPOSED SANITARY SEWERLINE
EXISTING DRAINAGE PIPE	
PROPOSED DRAINAGE PIPE	
EX WM — EX WM	EXISTING WATER MAIN
WAT — WAT	PROPOSED WATER MAIN
SF — SF	FILTER FENCE/SEDIMENT BARRIER
EXISTING WOOD FENCE	
PROPOSED FENCE	
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
PROPOSED DRAINAGE FLOW DIRECTION	
9.0'R PROPANE	PROPOSED EOP RADIUS 1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
	JUNCTION MANHOLE
D5-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
S	SEWER MANHOLE



NOTE: A FOUR FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL

N.T.S.

DRAINAGE OUTFALL STATEMENT

THE PROJECT CONSISTS OF A COMBINATION OF DRY RETENTION AND EXFILTRATION TRENCH THAT WILL MEET WATER QUALITY AND QUANTITY CRITERIA. THE SITE HAS ONE OUTFALL IN THE NORTHEAST CORNER (D1), THE OUTFALL DISCHARGES INTO THE INDIAN RIVER DRIVE STORMWATER SYSTEM.

1. SUBMITTALS

A. □RODUCT DATA AND SHO□ DRA□ IN□S

1. FOR ALL SITE □ ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT □RODUCT DATA IN THE FORM OF MANUFACTURERS□CUT SHEETS AND CATALO□ DATA FOR ALL □RODUCTS, MATERIAL AND E□UI□MENT CLEARL□ INDICATIN□ THE S□ECIFIC□ART OR □RODUCT CATALO□ NUMBER S□ FOR A□ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO□ DRA□ IN□S FOR ALL □RODUCTS, MATERIALS AND E□UI□MENT RE□UIRED TO BE FABRICATED, OR □ HEN STANDARD □UBLISHED □RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO□IES OF RE□UESTED INFORMATION, NEATL□ BOUND AND INDEXED □ER CATE□OR□ FOR THE FOLLO□ IN□□
   A. UTILITIES:
      ALL □T□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS.
   B. DRAINA□E:
      ALL □T□E, FITTIN□S, AND COM□ONENTS THEREOF, STRUCTURES, FRAMES, □RATES, LIDS, □ASKETS,FASTENERS, COU□LIN□S AND SIMILAR, AND ALL OTHER DRAINA□E S□STEM □RODUCTS, MATERIALS, AND COM□ONENTS AND SIMILAR CONTROLS.
   C. □AVIN□ AND □RADIN□□
      FDOT CERTIFICATIONS AND LAB ANAL□SIS/RESULTS FOR □AVEMENT, BASE, SUB□RADE, AND FILL MATERIALS. INCLUDE EVIDENCE □ERTIFICATIONS□THAT THE MATERIALS □RO□OSED TO BE USED MEET OR EXCEED FDOT S□ECIFICATIONS AND THE CONTRACT DOCUMENTS.
   D. SI□NIN□ AND □AVEMENT MARKIN□□
      SI□N AND □AVEMENT MARKIN□□RODUCTS AND MATERIALS, AND EVIDENCE THAT THE □RODUCTS AND MATERIALS □RO□OSED TO BE USED MEET OR EXCEED RE□UIREMENTS S□ECIFIED IN THE CONTRACT DOCUMENTS, LOCAL EN□INEERIN□ DE□ARTMENT, MUTCO AND FDOT S□ECIFICATIONS.
   E. IRRI□ATION:
      ALL □T□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS□□ELLS, AND/OR OTHER IRRI□ATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRI□ATION COORDINATION DRA□ IN□□, INDICATIN□ CONTRACTOR S□RO□OSED LOCATION OF MAIN LINES, SECONDAR□LINES, HEAD LOCATIONS, □ELL, U□ CONTROL□ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA□ IN□S SHOULD CLEARL□ DE□ICT AD□USTMENTS OR CHAN□ES THE CONTRACTOR □RO□OSES. THE DRA□ IN□S SHALL INDICATE ALL □RO□OSED SUBSTITUTIONS OF SI□E, MATERIAL, AND/OR MANUFACTURER.
4. ALLO□ T□O □EEKS FOR THE EN□INEER TO COM□LETE REVIE□ OF □RODUCT DATA AND SHO□ DRA□ IN□S. EN□INEER □ILL NOT BE RES□ONSIBLE FOR □RO□ECT DELA□S RELATED TO DELIVER□ AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN□INEER'S OFFICE. ITEMS RE□UIRIN□ A LON□ LEAD TIME SHOULD BE SUBMITTED AS SOON AS □OSSIBLE.
   □ THE CONTRACTOR SHALL □ROVIDE A STAM□ INDICATIN□ ITS REVIE□ AND A□□ROVAL, INITIALED OR SI□NED,CERTIF□IN□ TO REVIE□ OF SUBMITTAL, VERIFICATION OF □RODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION □ITHIN THE SUBMITTAL. ITH RE□UIREMENTS OF THE □ORK AND OF CONTRACT DOCUMENTS, INCLUDIN□ □LANS AND S□ECIFICATIONS OF OTHER DESI□N □ROFESSIONALS I.E□ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN□INEERS□.

B. TESTIN□

1. □ATER□RESSURE MAIN AND TA□S□BACTERIOLO□ICAL BACKFILL DENSITIES, BACKFLO□ □REVENTOR TESTS AND CERTIFICATION□AND AS□ER□RO□ECT S□ECIFICATIONS, LOCAL UTILITIES DE□ARTMENT, AND FDE□RE□UIREMENTS.
2. SE□ER EXFIL TV, AND BACKFILL DENSITIES□RESSURE TEST□MAINS AND TA□S□LIFT STATION START-U□ALL□ER □RO□ECT S□ECIFICATIONS, COVB AND FDE□RE□UIREMENTS.
3. DRAINA□E EXFIL, LAM□IN□ FIELD□; AND BACKFILL DENSITIES□ER □RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
4. EARTH□ORK & □AVIN□ DENSITIES, LBR'S AND FBV'S AS□ER □RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
   □ SUBMIT ALL TEST RESULTS FOR EN□INEERIN□ REVIE□ □ ITHIN 3 DA□S OF TESTIN□; FAILURE TO □ROVIDE TEST RESULTS, OR □ROVIDIN□ FAILIN□ TEST RESULTS □ILL BE □ROUNDS FOR DELA□ AND/OR RE□ECTION OF □A□RE□UEST A□□LICATIONS.

C. AS-BUILTS

1. □RADIN□ LOCATION AND ELEVATION OF ALL□CONCRETE AND □AVEMENT VEHICLE USE AND □EDESTRIAN USE IM□ROVEMENTS; AT HI□O□□OINTS, ED□E OF □AVEMENT, AND CENTERLINE AT □0□ON CENTER AND AT CHAN□E OF DIRECTION□□RADE BREAKS□□RO□ERT□LINES CROSS SECTIONS □0□ON CENTER□TO□OF BANK AND TO□E OF SLO□E AND/OR CENTERLINE OF S□ALES AND RETENTION AREAS□CROSS SECTIONS □0□ON CENTER ON STORM□ATER LAKES FROM TO□TO BOTTOM□MECHANICAL □ADS AND FINISHED FLOOR ELEVATIONS□DETAILED LOCATION AND TO□O□RA□H□ OF DRIVE□A□TURNOUTS.
2. □ATER AND SE□ER FORCE MAINS□LOCATION, TO□ELEVATION AND STATE□LANE COORDINATES AT ALL FITTIN□S, VALVES, CHAN□ES OF DIRECTION AND AT 100□ON CENTER.
3. □RAVIT□SE□ER:
   - SE□ER STRUCTURES□DIAMETER OR SI□E, AND LOCATION AND ELEVATION OF STRUCTURES, TO□, BOTTOMS, AND SE□ER INVERTS.
   - MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTIN□S, AND TERMINATION.
   - LIFT STATIONS□HORI□ONTAL LA□OUT AND LOCATION OF ALL E□UI□MENT, □ANELS, VAULTS, □ET □ELL, VALVES□LOCATION OF CONDUIT RUNS AND □ATER SERVICE/HOSE BIBB□LOCATION AND INVERT ELEVATIONS OF □RAVIT□AND FORCE MAINS TO AND FROM LIFT STATION□ET□ELL DIAMETER, TO□ AND BOTTOM ELEVATIONS□□UM□S SI□E, T□E, DISCHAR□E DIAMETER, MANUFACTURER AND MODEL□□
4. DRAINA□E: ALL STRUCTURES DIAMETER OR SI□E, LOCATION, AND ELEVATION OF TO□, BOTTOM, AND INVERT ELEVATIONS. ALL □T□ES, DIAMETER, T□E MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTIN□S, AND TERMINATION □OINTS.
   □ IRRI□ATION: ALL LINES, S□STEM E□UI□MENT COM□ONENTS, MATERIALS INCLUDIN□ □T□ES, VALVES, FITTIN□S, S□RINKLER HEADS, AND MISCELLANEOUS A□□URTENANCES.

D. O□ERATION AND MAINTENANCE MANUALS

1. CONTRACTOR SHALL □ROVIDE THE O□NER □ITH O□ERATION AND MAINTENANCE MANUALS FOR ALL O□ERABLE E□UI□MENT □UM□STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E□UI□MENT CONTROL □ANELS, ETC.□
2. O□ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A □RE-RE□UISITE TO THE □RO□ECT BEIN□ DEEMED SUBSTANTIALL□ COM□LETE.

E. □ARRANT□

THE CONTRACTOR SHALL □ROVIDE ALL □ARRANTIES, CERTIFICATIONS, □UARANTIES, AND □ARRANT□ BONDS AS S□ECIFIED IN THE CONTRACT DOCUMENTS AND □ERMIT CONDITIONS INCLUDIN□□□
-UTILIT□MAINTENANCE BOND - FOR ALL □UBLIC □ATER AND SE□ER UTILITIES INFRASTRUCTURE - 2□□ OF CONTRACT VALUE□
-EN□INEERIN□MAINTENANCE BOND - FOR ALL □AVIN□, □RADIN□, AND DRAINA□E IM□ROVEMENTS AND INFRASTRUCTURE 2□□ OF CONTRACT VALUE□

4. O□NER TRAININ□
   THE CONTRACTOR SHALL INCLUDE 2 HOURS OF O□NER TRAININ□ FOR EACH □ATER, SE□ER, DRAINA□E, AND IRRI□ATION S□STEMS. FOR ALL O□ERABLE E□UI□MENT AND SHALL INCLUDE THE TIME FOR INITIAL AD□USTMENTS OF E□UI□MENT AND TIME FOR ONE FOLLO□-U□ VISIT AND AD□USTMENTS OF E□UI□MENT 60 DA□S AFTER END USER HAD O□ERATIONAL TIME□ITH THE E□UI□MENT.

PROPOSED DRAINAGE STRUCTURES

D1 MODIFIED TYPE 'C' INLET
TOP = 12.25'
S. INV = 7.00'
E. INV = 4.00'

D2 MODIFIED TYPE 'C' INLET
TOP = 12.25'
N. INV = 7.25'
S. INV = 7.25'

D3 MODIFIED TYPE 'C' INLET
TOP = 12.35'
S. INV = 8.00'
N. INV = 7.00'
W. INV = 7.00'

D4 MODIFIED TYPE 'C' INLET
TOP = 12.25'
N. INV = 8.00'

D5 MODIFIED TYPE 'C' INLET
TOP = 12.00'
N. INV = 7.00'
W. INV = 5.00'
E. INV = 7.00'

D6 MODIFIED TYPE 'C' INLET
TOP = 17.00'
S. INV = 8.00'

D7 JUNCTION MANHOLE W/SUMP
TOP = 12.50'
N. INV = 7.00'
S. INV = 7.00'

D8 MODIFIED TYPE 'C' INLET
TOP = 12.00'
S. INV = 7.00'
W. INV = 7.50'

D9 MODIFIED TYPE 'C' INLET
TOP = 23.75'
S. INV = 8.50'

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

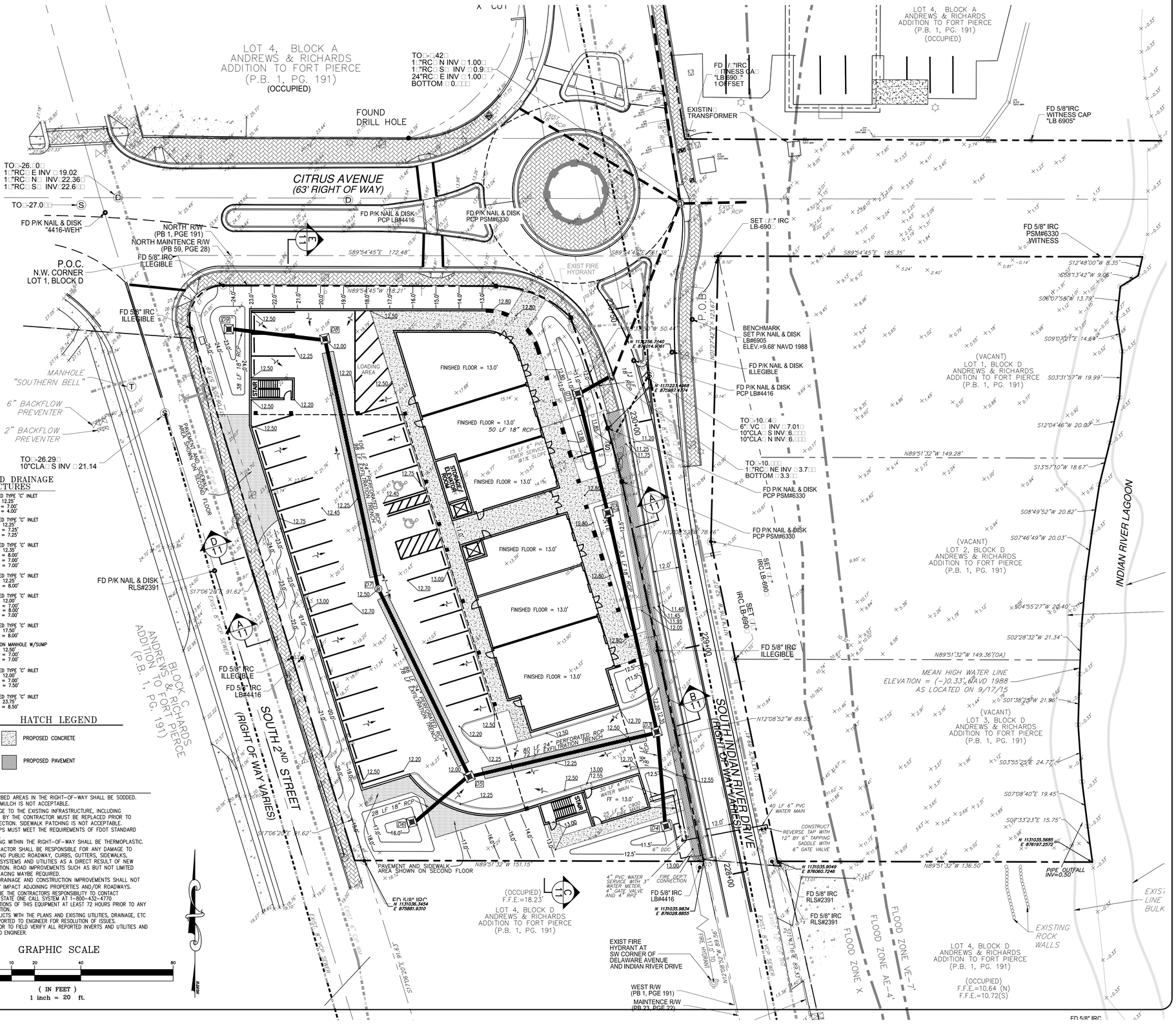
NOTES

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2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SCHULKE, BITTLE & STODDARD, L.L.C.
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TEL 772.770-9622 FAX 772.770-9496 EMAIL info@sbsengineers.com

NO.	BY	DATE	REVISIONS
1	JMH	10/14/15	PER CITY COMMENTS
2	JMH	11/11/15	PER CITY COMMENTS
3	JMH	12/16/15	PER CITY COMMENTS
4	JMH	1/13/16	PER CITY COMMENTS
5	JMH	2/16/16	PER CITY COMMENTS
6	JMH	3/15/16	PER CITY COMMENTS
7	JMH	4/12/16	PER CITY COMMENTS
8	JMH	5/13/16	PER CITY COMMENTS

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FIRST FLOOR PAVING, GRADING & UTILITY PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

OWNER'S CERTIFICATE
- JOSEPH A. SCHULKE, □.□. NO. 41440
- JOSIAH B. BITTLE □.□. NO. 57096
- WILLIAM P. STODDARD □.□. NO. 57605

DATE:

SHEET 7

PROJECT NO. 15-177

Legend & Abbre□i□tions □s□mbo□s no□sc□□e□ b□e for si□e□

□LS	-	□ROFESSIONAL LAND SURVE□OR	□□□	-	□LAT
□SM	-	□ROFESSIONAL SURVE□OR & MA□□ER	□C□	-	CALCULATED
LB	-	LAND SURVE□ IN□ BUSINESS		-	TRAFFIC CONTROL BOX
℄	-	CENTERLINE		-	□U□□IRE
R	-	RADIUS		-	□OOD UTILIT□□OLE
L	-	LEN□TH		-	TELE□HONE SERVICE
△	-	DELTA AN□LE		-	CABLE T.V. BOX
E/□	-	ED□E OF □AVEMENT		-	ELECTRIC BOX
B/C	-	BACK OF CURB		-	LI□HT □OST
B.M.	-	BENCHMARK		-	□ELL
□OC	-	□OINT OF COMMENCEMENT		-	H□DRANT
□OB	-	□OINT OF BE□INNIN□		-	□ATE VALVE
○	-	□C□□ERMANENT CONTROL □OINT		-	IRRI□□ATION VALVE
□□	-	□ERMANENT REFERENCE MONUMENT		-	□ATER METER
□RM	-	□ERMANENT REFERENCE MONUMENT		-	SANITAR□ MANHOLE
O	-	I□□IRON □□E		-	SANITAR□ SERVICE
I□	-	IRON □□E		-	SE□TIC TANK
●	-	IRC□IRON ROD & CA□		-	DRAINA□E MANHOLE
IRC	-	IRON ROD & CA□		-	CURB INLET
□	-	CM□CONCRETE MONUMENT		-	SURFACE INLET
CM	-	CONCRETE MONUMENT		-	MITERED END SECTION
FD	-	FOUND		-	CONCE□TUAL DRAINA□E
M□	-	MEASURED		-	STREET SI□N

23.	-	□RO□OSED □RADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
□2□	-	T□□ICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDIN□ SETBACK LINE
EL./ELEV.	-	ELEVATION
R□	-	RI□HT OF □A□
AB	-	AS-BUILT
□/K	-	□ARKER-KALON

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HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

GRAPHIC SCALE

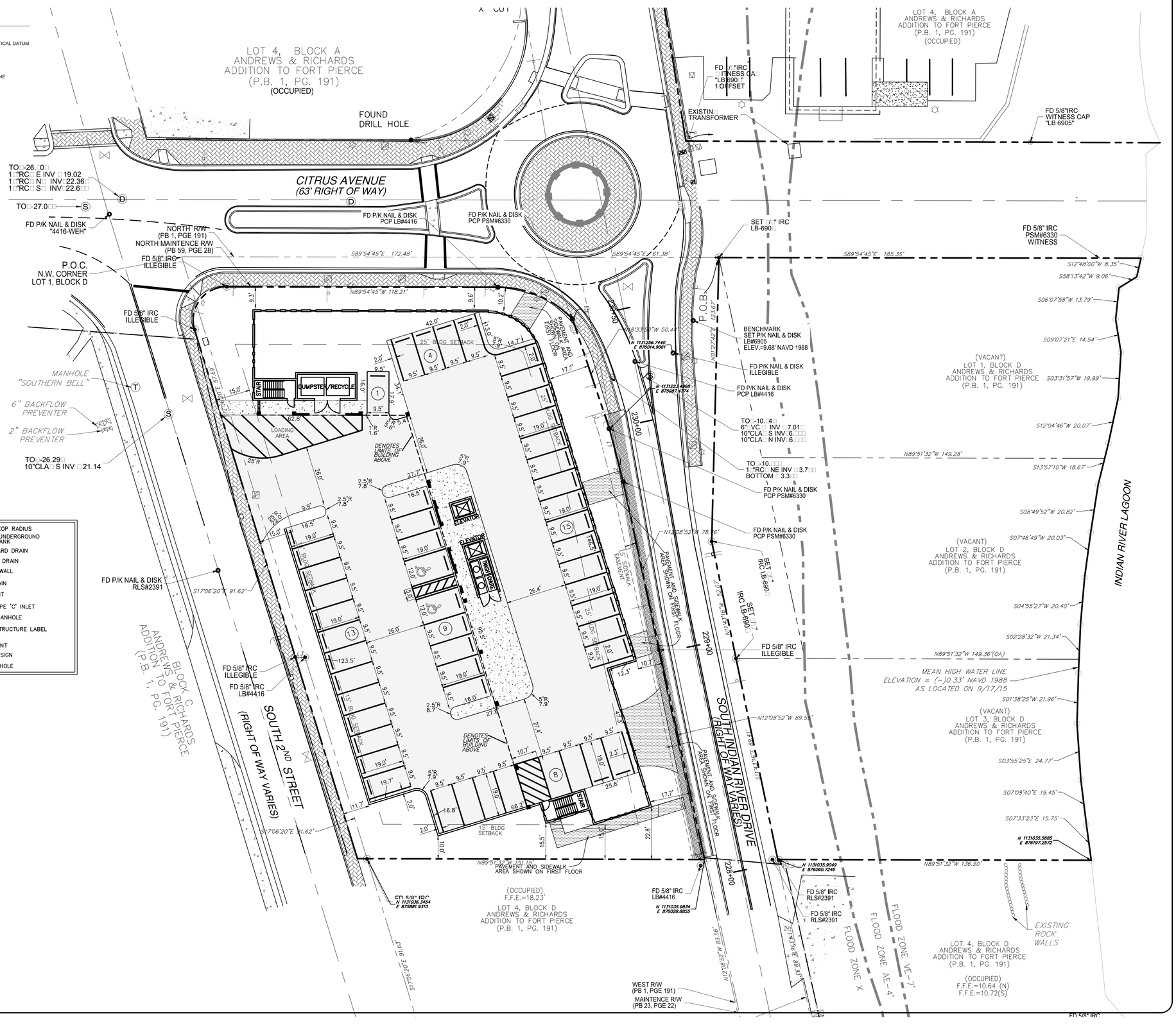
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

LEGEND

EX SAN / EX SAN		EXISTING SANITARY SEWERLINE
SAN / SAN		PROPOSED SANITARY SEWERLINE
		EXISTING DRAINAGE PIPE
		PROPOSED DRAINAGE PIPE
EX WM / EX WM		EXISTING WATER MAIN
WAT / WAT		PROPOSED WATER MAIN
SF SF SF		FILTER FENCE/SEDIMENT BARRIER
		EXISTING WOOD FENCE
		PROPOSED FENCE
24.45		PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0		PROPOSED GRADE / CONTOUR
		PROPOSED DRAINAGE FLOW DIRECTION
9.0'R		PROPOSED EOP RADIUS
PROPANE		1,000 GAL UNDERGROUND PROPANE TANK
		24" ADS YARD DRAIN
		STORMTECH DRAIN
		PROPOSED WALL
		TRENCH DRAIN
		STREET LIGHT
		MODIFIED TYPE 'C' INLET
		JUNCTION MANHOLE
DS-1		DRAINAGE STRUCTURE LABEL
		FIRE HYDRANT
		PROPOSED SIGN
S		SEWER MANHOLE



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NO.	REVISIONS	DATE
1	REVISED PER CITY	12/16/15

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SECOND FLOOR
SITE PLAN

INDIAN RIVER
COMMERCE CENTER
PLANNED
DEVELOPMENT

DESIGNED BY:
□ JOSEPH R. SCHULKE
T□ TOR NO. 47048
□ JOHN H. BITTLE
T□ TOR NO. 57586
□ WILLIAM P. STODDARD
T□ TOR NO. 57625

DATE:

SHEET
6

PROJECT NO.
15-177

Legend & Abbre□i□ions □s□mbo□s no□sc□□e□b□e for si□e□

□LS	-	□ROFESSIONAL LAND SURVE□OR	□□	-	□LAT
□SM	-	□ROFESSIONAL SURVE□OR & MA□□ER	C□	-	CALCULATED
LB	-	LAND SURVE□IN□ BUSINESS		-	TRAFFIC CONTROL BOX
℄	-	CENTERLINE		-	□U□□ IRE
R	-	RADIUS		-	□OOD UTILIT□□OLE
L	-	LEN□TH		-	TELE□HONE SERVICE
△	-	DELTA ANG□LE		-	CABLE T.V. BOX
E/□	-	ED□E OF □AVEMENT		-	ELECTRIC BOX
B/C	-	BACK OF CURB		-	LI□HT □OST
B.M.	-	BENCHMARK		-	□ELL
□OC	-	□OINT OF COMMENCEMENT		-	H□DRANT
□OB	-	□OINT OF BE□INNIN□		-	□ATE VALVE
○	-	□C□□ERMANENT CONTROL □OINT		-	IRRI□ATION VALVE
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⊞	-	□RM□ERMANENT REFERENCE MONUMENT		-	SANITAR□ MANHOLE
□RM	-	□ERMANENT REFERENCE MONUMENT		-	SANITAR□ SERVICE
O	-	I□ IRON □I□E		-	SE□TIC TANK
I□	-	IRON □I□E		-	DRAINA□E MANHOLE
●	-	IRC□IRON ROD & CA□		-	CURB INLET
IRC	-	IRON ROD & CA□		-	SURFACE INLET
⊡	-	□CM□CONCRETE MONUMENT		-	MITERED END SECTION
CM	-	CONCRETE MONUMENT		-	CONCE□TUAL DRAINA□E
FD	-	FOUND		-	STREET SI□N
M□	-	MEASURED			

23.□	-	□RO□OSED □RADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
23-	-	T□□ICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDIN□ SETBACK LINE
EL./ELEV.	-	ELEVATION
R□	-	RI□HT OF □A□
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□K	-	□ARKER-KALON

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HATCH LEGEND

PROPOSED CONCRETE

PROPOSED PAVEMENT

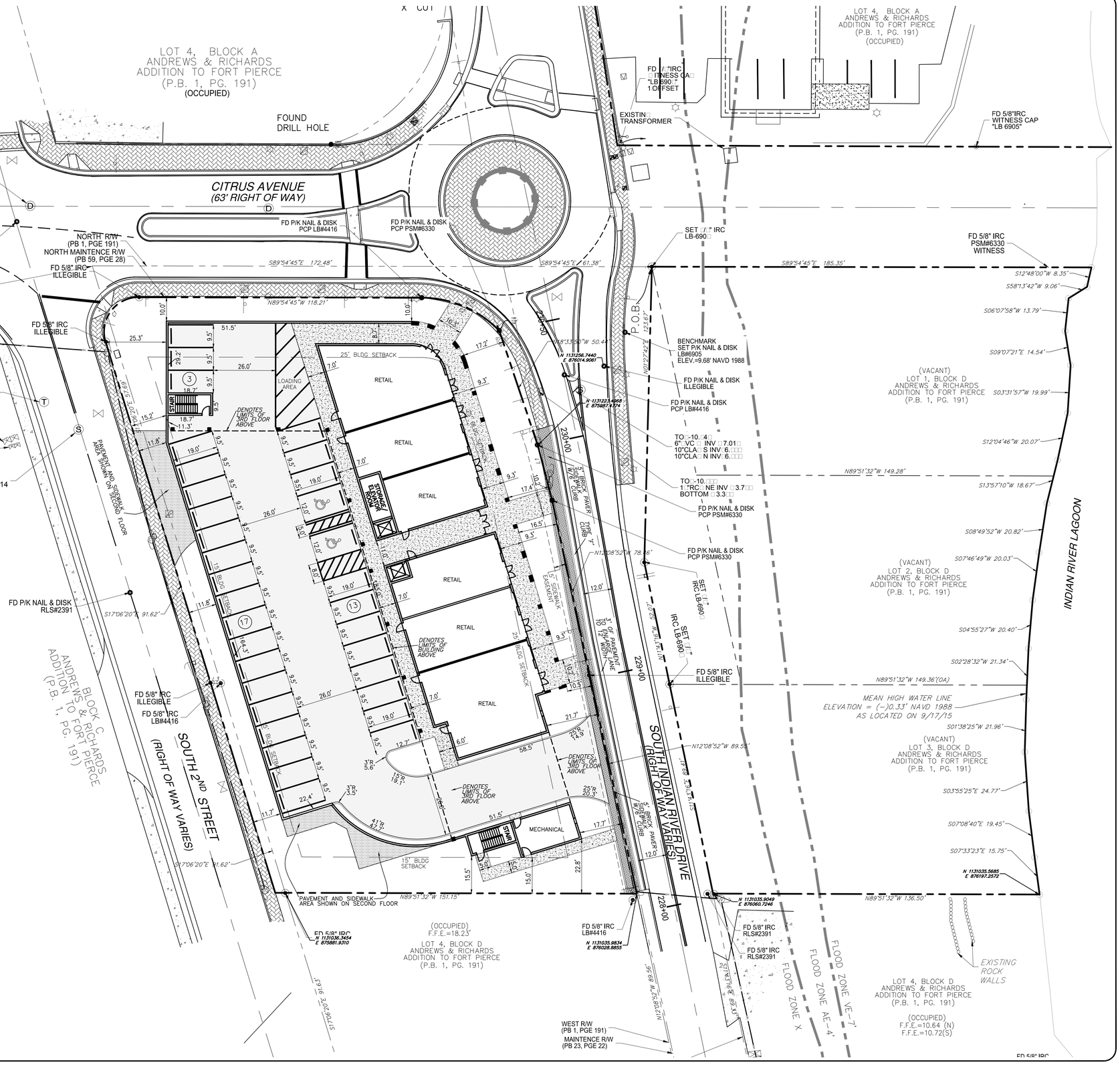
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

EX SAN — EX SAN	EXISTING SANITARY SEWERLINE	9.0'R — PROPOSED EOP RADIUS
SAN — SAN	PROPOSED SANITARY SEWERLINE	PROPANE — 1,000 GAL UNDERGROUND PROPANE TANK
	EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE	STORMTECH DRAIN
EX WM — EX WM	EXISTING WATER MAIN	PROPOSED WALL
WAT — WAT	PROPOSED WATER MAIN	TRENCH DRAIN
SF — SF — SF	FILTER FENCE/SEDIMENT BARRIER	STREET LIGHT
	EXISTING WOOD FENCE	MODIFIED TYPE 'C' INLET
	PROPOSED FENCE	JUNCTION MANHOLE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DS-1 — DRAINAGE STRUCTURE LABEL
25.0	PROPOSED GRADE / CONTOUR	FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
		SEWER MANHOLE



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FIRST FLOOR SITE PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

SHEET CERTIFICATION
□ DAVID K. SCHULKE FL. REG. NO. 47048
□ DAVID S. BITTLE FL. REG. NO. 57396
□ WILLIAM R. STODDARD FL. REG. NO. 57665

DATE:

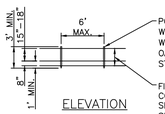
SHEET 5

PROJECT NO 15-177

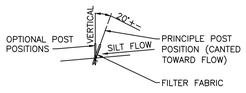
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MARK	DESCRIPTION	DATE
1	REVISED PER COMM	12/16/15

DRAWING STATUS/DATE
SCHEMO J.B.S.
DRAWN J.B.S.
CHECKED J.B.S.
SCALE 1"=20'
DATE 10/30/15



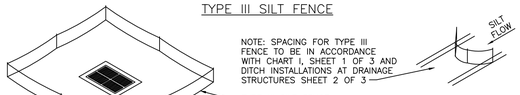
ELEVATION



SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

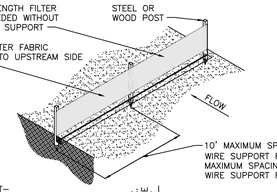


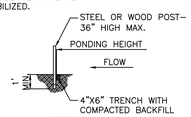
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

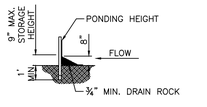
SILT FENCE APPLICATIONS—N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



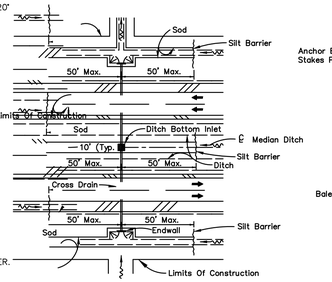


TRENCH DETAIL

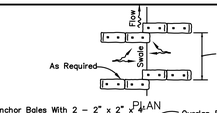


INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE—N.T.S.



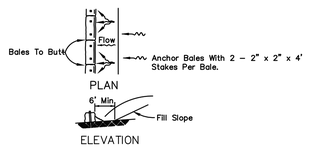
DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



PLAN

ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

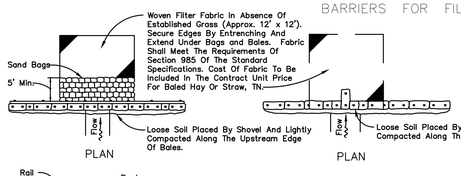


PLAN

ELEVATION

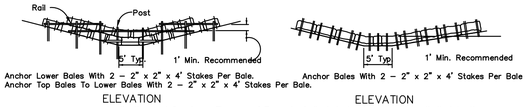
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES



PLAN

PLAN



ELEVATION

ELEVATION

Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II

TYPE I

BARRIER FOR UNPAVED DITCHES

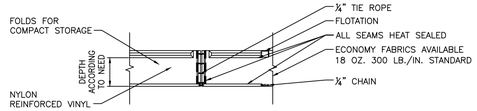
TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

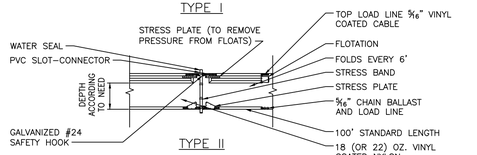
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



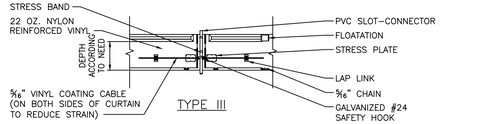
BLOW-UP OF SHACKLE CONNECTION



TYPE I



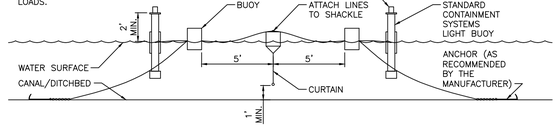
TYPE II



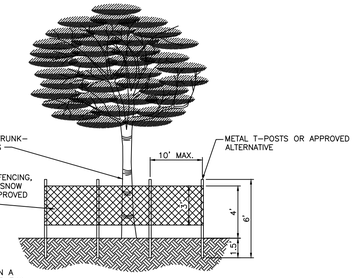
TYPE III

NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN, HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

AUTOMATIC FLASHING LIGHT (ON AT DUSK-OFF AT DAWN) 100' ON CENTER SHALL BE USED IN NAVIGABLE CHANNELS ONLY

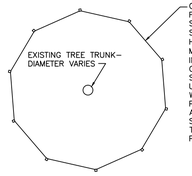


ORIENTATION WHEN INSTALLED (TIDAL SITUATION—TYPE III)—N.T.S.



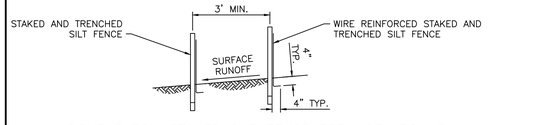
ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

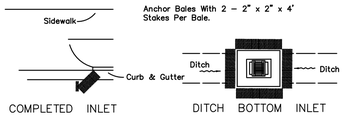


PLAN

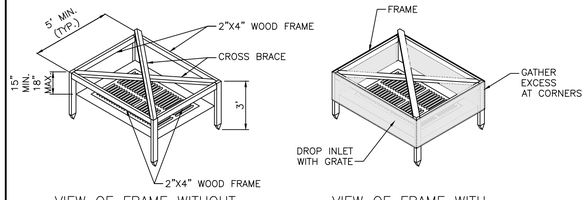
PROTECTIVE FENCING FOR TREES—N.T.S.



DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS—N.T.S.

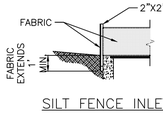


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

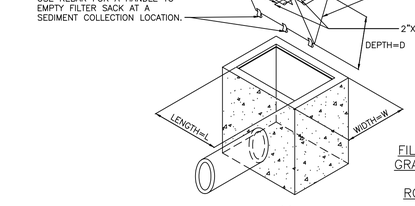


VIEW OF FRAME WITHOUT SILT FENCE

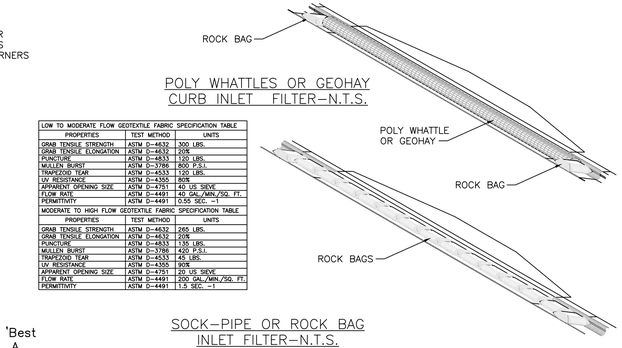
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION—N.T.S.



FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS—N.T.S.

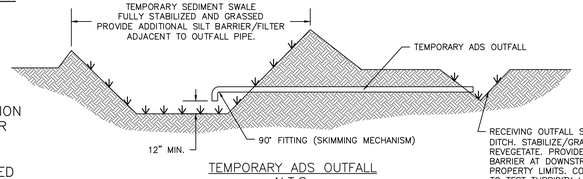


POLY WHATTLES OR GEOHAY CURB INLET FILTER—N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC. $^{-1}$

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. $^{-1}$

SOCK-PIPE OR ROCK BAG INLET FILTER—N.T.S.



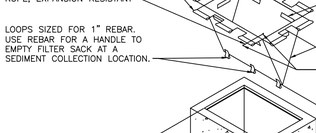
TEMPORARY ADS OUTFALL N.T.S.

- All turbidity, erosion, and sedimentation controls shall be in accordance with 'Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

EROSION CONTROL DETAILS

N.T.S.

NOTES:
WETLAND PROTECTION PLAN
a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE—SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.

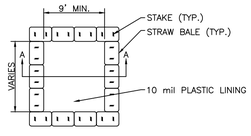


SECTION B—B



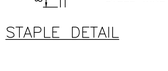
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



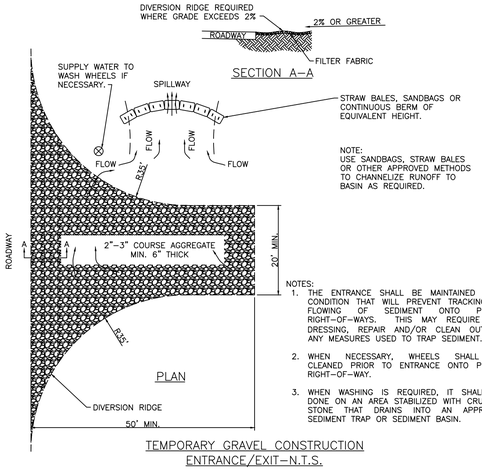
PLAN

TYPE "ABOVE GRADE" WITH STRAW BALES



STAPLE DETAIL

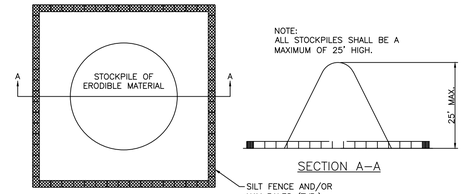
CONCRETE & STUCCO WASTE MANAGEMENT—N.T.S.



PLAN

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT—N.T.S.

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



SECTION A—A

NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL—N.T.S.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES – RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
    A – DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B – CONTRACTOR MUST HAVE A TRANSFERABLE SIRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    C – NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
    D – NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
    A. BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL, 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DEWATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
    B. THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENG VALUES.
    C. MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MANTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.

Parameter	SCREENING VALUES FOR DISCHARGE INTO: Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0–8.5	6.5–8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

D. IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E. IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006868
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

DATE	BY	REVISIONS
MAR. 2008	JLB	PER CITY COMMENTS
MAY 2008	JLB	PER CITY COMMENTS
JUNE 2008	JLB	PER CITY COMMENTS
JULY 2008	JLB	PER CITY COMMENTS
AUG. 2008	NTS	PER CITY COMMENTS
SEPT. 2008	NTS	PER CITY COMMENTS

PROPERTY OF SCHULKE, BITTLE & STODDARD, L.L.C. THESE PLANS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REPRODUCTION OF THESE PLANS FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED AND WILL BE PROSECUTED TO THE FULLEST EXTENT PERMITTED PURSUANT TO FEDERAL LAWS

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

STORMWATER POLLUTION PREVENTION DETAILS

ENGINEER CERTIFICATION
- ☐ JOSEPH N. SCHULKE P.E. NO. 40348
- ☐ ADAM J. BITTLE P.E. NO. 67364
- ☐ JULIAN P. STODDARD P.E. NO. 67809

DATE:

SHEET 3

PROJECT NO. 15-177

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRA□S□ □ERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRA□ SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STE□ IN AN□ LAND DISTURBIN□ ACTIVIT□ AND SHALL BE MADE FUNCTIONAL BEFORE U□SLO□E LAND DISTURBANCE TAKES □LACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE AD□USTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED □RIOR TO AN□ □RADIN□ OR DISTURBANCE OF EXISTIN□ SURFACE MATERIAL ON BALANCE OF SITE. □ERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO □REVENT SEDIMENT OR TRASH FROM FLO□ IN□ OR FLOATIN□ ON TO AD□ACENT □RO□ERTIES.
3. □ERMANENT OR TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□□LIED TO DENUDED AREAS □ITHIN SEVEN □7□DA□S AFTER FINAL □RADE IS REACHED ON AN□ □ORTION OF THE SITE. TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□□LIED □ITHIN SEVEN □7□DA□S TO DENUDED AREAS THAT MA□ NOT BE AT FINAL □RADE BUT □ILL REMAIN UNDISTURBED FOR LON□ER THAN 30 DA□S. □ERMANENT STABILI□ATION SHALL BE A□□LIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE □EAR.
4. DURIN□ CONSTRUCTION OF THE □RO□ECT, SOIL STOCK□ILES SHALL BE STABILI□ED, COVERED OR CONTAINED □ITH SEDIMENT TRA□□IN□ MEASURES. THE CONTRACTOR IS RES□ONSIBLE FOR THE TEM□ORAR□□ROTECTION AND □ERMANENT STABILI□ATION OF ALL SOIL STOCK□ILES ON SITE AS □ELL AS SOIL INTENTIONALLY TRANS□ORTED FROM THE □RO□ECT SITE. A □ERMANENT VE□ETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHER□ISE □ERMANENTLY STABILI□ED.
5. AFTER AN□SI□NIFICANT RAINFALL, ½" OR □REATER, SEDIMENT CONTROL STRUCTURES □ILL BE INS□ECTED FOR INTE□RIT□ AN□ DAMA□ED DEVICES SHALL BE CORRECTED IMMEDIATEL□.
6. CONCENTRATED RUNOFF SHALL NOT FLO□ DO□N CUT OR FILL SLO□ES UNLESS CONTAINED □ITHIN AN ADE□UATE TEM□ORAR□ OR □ERMANENT CHANNEL, FLUME, SLO□E DRAIN STRUCTURE OR A□□ROVED CONTROL.
7. SEDIMENT □ILL BE □REVENTED FROM ENTERIN□ AN□ STORM□ATER S□STEM, DITCH OR CHANNEL. ALL STORM□ATER INLETS THAT ARE MADE O□ERABLE DURIN□ CONSTRUCTION SHALL BE □ROTECTED SO THAT SEDIMENT-LADEN□ATER CANNOT ENTER THE CONVE□ANCE S□STEM □ITHOUT FIRST BEIN□ FILTERED OR OTHER□ISE TREATED TO REMOVE SEDIMENT.
8. □HEN □ORK IN A LIVE □ATERCOURSE IS □ERFORMED, □RECAUTIONS SHALL BE TAKEN TO MINIMI□E ENCROACHMENT, CONTROL SEDIMENT TRANS□ORT AND STABILI□E THE□ ORK AREA TO THE□ REATEST EXTENT □OSSIBLE DURIN□ CONSTRUCTION.
9. □ERODIC INS□ECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE □ROVIDED TO ENSURE INTENDED □UR□OSE IS ACCOM□LISHED. THE DEVELO□ER, O□NER AND/OR CONTRACTOR SHALL BE CONTINUALLY□RES□ONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN□ ORKIN□ CONDITION AT THE END OF EACH□ ORKIN□ DA□.
10. □HERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT □AVED □UBLIC ROADS, □ROVISIONS SHALL BE MADE TO MINIMI□E THE TRANS□ORT OF SEDIMENT B□ TRACKIN□ ONTO THE □AVED SURFACE. □HERE SEDIMENT IS TRANS□ORTED ONTO A □UBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROU□HL□ AT THE END OF EACH DA□. SEDIMENT SHALL BE REMOVED FROM THE ROADS B□ SHOVELIN□ OR S□EE□IN□ AND TRANS□ORTED TO A SEDIMENT CONTROL DIS□OSAL AREA. STREET□ASHIN□ SHALL BE ALLO□ED ON□ AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS □ROVISION SHALL A□□LY TO INDIVIDUAL SUBDIVISION LOTS AS □ELL AS TO LAR□ER LAND-DISTURBIN□ ACTIVITIES.
12. ALL TEM□ORAR□ EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED □ITHIN 30 DA□S AFTER FINAL SITE STABILI□ATION OR AFTER THE TEM□ORAR□ MEASURES ARE NO LON□ER NEEDED.
13. □RO□ERTIES AND □ATER□S AD□OINTSTREAM FROM CONSTRUCTION SITES SHALL BE □ROTECTED FROM SEDIMENT DE□OSITION AND EROSION.
14. EROSION CONTROL DESI□N AND CONSTRUCTION SHALL FOLLO□ THE RE□UIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF THE F.D.O.T. ROAD□A□ AND TRAFFIC DESI□N STANDARDS, IN ADDITION TO THESE □LANS.
15. CONTRACTOR IS RES□ONSIBLE FOR ALL SURFACE□ATER DISCHAR□ES, RAINFALL RUN-OFF OR DE□ATERIN□ ACTIVITIES.
16. CONTRACTOR MUST INCOR□ORATE ALL BM□S NECESSAR□TO MEET OR EXCEED STATE□ATER□UALIT□RE□UIREMENTS.
17. □OLLUTION□REVENTION □LAN IS A MINIMUM □UIDELINE ONL□ ADDITIONAL BM□S MA□ BE NECESSAR□AT CONTRACTOR'S EX□ENSE. NOI TO BE□OSTED ON SITE.
18. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER.
19. DE□ATERIN□ ACTIVITIES□
   A. DISCHAR□E MUST NOT EXCEED STATE□ATER□UALIT□STANDARDS.
   B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE S□R□MD CONSUM□TIVE USE□ERMIT KNO□N AS A "NOTICED □ENERAL□ERMIT FOR SHORT TERM CONSTRUCTION DE□ATERIN□". UNLESS DE□ATERIN□ ACTIVITIES □ILL RESULT IN LESS THAN 300,000 □ D FOR 90 DA□S OR LESS.
   C. NO H□DRAULIC□UM□S MA□ BE USED FOR DE□ATERIN□ UNLESS A□□ROVED B□THE□ATER MANA□EMENT DISTRICT FOR THAT AREA. DE□ATERIN□EXISTIN□STORM□ATER RETENTION AREAS □ONDS/LAKES MA□ BE EXEM□T FROM THIS CONDITION. CONTRACTOR TO CONFIRM□ITH S□R□MD.
   D. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER AND TO CIT□OF TT□IERCE.
20. SEE ADDITIONAL DETAILS, S□ECIFICATIONS AND RE□UIREMENTS OF SHEET 4, 11-13.

STORM□ ATER □OLLUTION □REVENTION □LAN

A SITE□LAN MUST BE DEVELO□ED AND MUST CONTAIN, AT A MINIMUM, THE FOLLO□IN□ INFORMATION□
1. DRAINA□E□ATTERNS□SEE SURVE□ AND DRAINA□E□LAN SHEET 3 & 7
2. A□□ROXIMATE SLO□ES AFTER MA□OR□RADIN□ ACTIVITIES□SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE□SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED□NIA.
5. LOCATION OF ALL MA□OR STRUCTURAL AND NON-STRUCTURAL CONTROLS□THIS SHEET.
6. THE LOCATION OF EX□ECTED STABILI□ATION □RACTICES□THIS SHEET.
7. NO□□ETLANDS AND SURFACE□ATERS□
8. LOCATIONS□HERE STORM□ATER MA□DISCHAR□E TO A SURFACE□ATER OR MS4, SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVIT□□
DEMOLITION, LAND CLEARIN□, EARTH□ORK, □AVIN□AND UTILIT□□ ORK FOR BUILDIN□, □ARKIN□AND SITE IM□ROVEMENTS.

DESCRIBE THE INTENDED SE□UENCE OF MA□OR SOIL DISTURBIN□ ACTIVITIES□
1. SITE□RE□ARATION AND STABILI□ CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND □ERIMETER OF SITE, INSTALL TURBIDIT□BARRIERS AT ALL OUTFALL LOCATIONS, CLEAR LAND, CONSTRUCT BERM ON□ERIMETER AND TEM□ORAR□ S□□ALES AS SHO□N ON□LANS; BERM SHALL BE CONSTRUCTED USIN□ INITIAL IM□ORTED FILL MATERIAL. THE BERM AND S□ALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE□ 0.904 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED□0.904 ACRES

EXISTIN□ DATA DESCRIBIN□ THE SOIL OR □UALIT□OF AN□ STORM□ATER DISCHAR□E□
SEE SOIL BORIN□S B□ SHEETS 2, NO DISCHAR□E FROM DISTURBED AREAS IS ANTICI□ATED.

DRAINA□E AREA SI□E FOR EACH DISCHAR□E□E□OINT□
ENTIRE SITE □0.904 ACRES

LATITUDE AND LON□ITUDE OF THE SITE□
LATITUDE = N 27° 26' 38.6"
LONGITUDE = W 80° 19' 19.0"

BEST MANA□EMENT□RACTICES (BM□S) AND MEASURES THAT□ILL BE IM□LEMENTED AT THE CONSTRUCTION SITE AND TIME FRAMES IN□HICH THE CONTROLS□ILL BE IM□LEMENTED□
THE CONTRACTOR□ILL USE HA□BALES, SILT FENCE, FILTER BARRIERS, AND OTHER BM□S, THE TIME FRAMES FOR CLEARIN□, EARTH□ORK, AND ANTICI□ATED BM□S ARE□

1. INSTALL SILT FENCE AT□ERIMETER OF SITE AND SILT BARRIERS AT DO□NSTREAM DITCHES/S□ALES.
2. CLEAR□RUB AREA NECESSAR□FOR TEM□ORAR□□RAVEL DRIVE□A□AND AD□ACENT S□ALE.
3. CONSTRUCT TEM□ORAR□□RAVEL DRIVE□A□□ITH S□ALE, AND □RADE/SOD S□ALE AT ENTRANCE.
4. CLEAR BALANCE OF SITE.
5. CONSTRUCT 12" RC□AND MITERED END SECTIONS.
6. IM□ORT FILL MATERIAL□
   -CONSTRUCT CONTAINMENT BERMS□SEED/MULCH BERMS.
   -FILL BALANCE OF SITE.
7. MAINTAIN DO□NSTREAM SILT BARRIERS AND □ERIMETER SILT FENCE, DURIN□ CONSTRUCTION.
8. INCOR□ORATE ADDITIONAL BM□S□HEN NEEDED DURIN□ THE COURSE OF CONSTRUCTION.
   -□ALL□ADDLE/ SILT FENCE/ FILTER SACKS AS INLETS AND□ IES ARE INSTALLED.
   - ROVIDE STOCK□ILE□ROTECTION, CONCRETE/ STUCCO□ASH AREAS, AND OTHER BM□S□HEN NECESSAR□TO CONTAIN□RO□OSED□ORK.

TEM□ORAR□AND □ERMANENT STABILI□ATION □RACTICES□
-TEM□HA□BALES/SILT FENCES/FLOATIN□TURBIDIT□BARRIERS□ER□LAN. FILTER FABRIC SHALL BE□LACED UNDER THE ROCK□RAVEL DRIVE□A□AT ALL S□ALE OUTFALLS, AND RETENTION□ OND OUTFALLS.
-□ERM□SEEDD/MULCHED,SOD, CONTROLLED□RADIN□AND DRAINA□E TO DETENTION BASINS.
-STABILI□E ALL DE-NUDED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DA□S□USE R□E□RASS□ER MANUFACTURER'S A□□LICATION RATES, AND MULCHED□ITH STRA□AT 4000 LB□ER ACRE.

STRUCTURAL CONTROLS TO BE IM□LEMENTED TO DIVERT STORM□ATER FLO□ FROM RECEIVIN□□ATERS□
-TEM□□RAVEL ENTRANCE ROAD□RADED TO DRAIN TO A TEM□ORAR□SEDIMENT S□ALE OR RETENTION AREA.
-TEM□DRAINS TO RETENTION□ONDS
-TEM□BERMS AT□RO□ECT□ERIMETER□ER□LAN.
-INLETS/OUTLETS□ILL BE□ROTECTED□ITH FILTER FABRIC AND□RO□ERL□INSTALLED HA□BALES.
-SILT FENCE SHALL BE□LACED AROUND THE ENTIRE□ERIMETER OF DISTURBED AREAS.
-A DOUBLE RO□□OF SILT FENCE□ILL BE□ROVIDED AROUND ALL STOCK□ILE AREAS.

□ERMANENT STORM□ATER MANA□EMENT CONTROLS SUCH AS, DETENTION OR RETENTION S□STEMS OR VE□ETATED S□ALES. □ET DETENTION S□STEMS INCOR□ORATED AS□ERMANENT IM□□ROVEMENTS.

DESCRIBE IN DETAIL CONTROLS FOR THE FOLLO□IN□ □OTENTIAL □OLLUTANTS□
□ASTE DIS□OSAL□
-ON SITE□ASTE□ILL BE CONTAINER□ED, CONTRACTOR IS RES□ONSIBLE FOR REC□CLIN□ALL□ASTE MATERIALS,
-ITH A MINIMUM RE□UIREMENT OF 7□□
-CONCTERE/ STUCCO□ASH AREA SHALL BE□ROVIDED.
-STOCK□ILE AREAS SHALL BE□ROTECTED□ITH SILT FENCE AND STABILI□ED/ SEEDED IF LEFT UNATTENDED FOR MORE THAN 7 DA□S.

OFFSITE VEHICLE TRACKIN□□
□ROVIDE HARD SURFACE AT TEM□DRIVE□A□□ROCK/□RAVEL DRIVE□A□□
-RE□ULAR MAINTENANCE OF AD□ACENT ROAD RI□HT OF□A□INCLUDIN□STREET S□EE□IN□, & RUT RE□AIR IN NON-□AVED AREAS.

A□□LICATION RATES OF ALL FERTILI□ERS, HERBICIDES AND□ESTICIDES□
-NONE□RO□OSED.

STORA□E, A□□LICATION, □ENERATION AND MI□RATION OF ALL TOXIC SUBSTANCES□
-NONE□RO□OSED.

DESCRI□TION OF THE MAINTENANCE□LAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS.
-CONTRACTOR SHALL HAVE S□□□□COM□ONENTS INS□ECTED B□A FDE□CERTIFIED INS□ECTOR AND MAINTAIN ALL CONTROLS DAIL□, AND HAVE□EEKL□S□□□□INS□ECTION RE□ORTS□RE□ARED, AND□ITHIN 24 HOURS OF THE END OF AN□RAINFALL EVENT THAT IS ½" OR□REATER.
-EN□INEER SHALL INS□ECT□ERIODICALL□.

NOTES:
1.THIS□LAN□SHEETS 4 AND □□CO□□OF FDE□NOI□STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES□AND ALL RE□UIRED INS□ECTION RE□ORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KE□T AT THE□RO□ECT SITE.
2.THE FOLLO□IN□CERTIFICATION SHALL BE COM□LETED B□AL CONTRACTORS/ SUB-CONTRACTORS RES□ONSIBLE FOR AN□□ORTION OF THE IM□LEMENTATION OF THE S□□□□□□

CERTIFICATION□□
" I CERTIF□UNDER THE □ENALT□OF LA□THAT I UNDERSTAND AND SHALL COM□L□□ITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM□ATER□OLLUTION□REVENTION□LAN□□RE□ARED THEREUNDER."

S□□□□ DESCRI□TION OF□ORK/ RES□ONSIBILIT□	NAME TITLE	CONTRACTOR OR SUB CONTRACTOR NAME, ADDRESS, □HONE□	NAME/SI□NATURE TO CERTIFICATION	DATE
			B□ SI□NATURE	
			B□ SI□NATURE	
			B□ SI□NATURE	

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
20 0 10 20 40 80

□LAN □RE□ARATION□
1. THIS□LAN ORI□INALL□□RE□ARED B□THE O□NER'S EN□INEER, THIS□LAN□ILL BE MADE AVAILABLE TO CONTRACTOR TO EDIT, CHAN□E, MODIF□AS IT DEEMS NECESSAR□FOR COM□LIANCE□ITH FDE□RE□ULATIONS, □ERMIT CONDITIONS, AND AS RE□UIRED FOR CONTRACTOR TO SI□N THE CERTIFICATION BELO□.
2. THE FOLLO□IN□CERTIFICATION SHALL BE SI□NED B□THE ENTIT□CONTRACTOR□ RES□ONSIBLE FOR S□□□□LAN IM□LEMENTATION□

" I CERTIF□UNDER □ENALT□OF LA□THAT THIS DOCUMENT AND ALL ATTACHMENTS□ERE□RE□ARED UNDER M□DIRECTION OR SU□ERVISION IN ACCORDANCE□ITH A S□STEM DESI□NED TO ASSURE THAT□UALIFIED□ERSONNEL PRO□ERL□GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON M□IN□UIR□OF THE□ERSON OR□ERSONS□HO MANA□E THE S□STEM, OR THOSE□ERSONS DIRECTL□RES□ONSIBLE FOR□ATHERIN□THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF M□KNO□LED□E AND BELIEF TRUE, ACCURATE, AND COM□LETE. I AM A□ARE THAT THERE ARE SI□NIFICANT□ENALTIES FOR SUBMITTIN□FALSE INFORMATION, INCLUDIN□THE□OSSIBILIT□OF FINE AND IM□RISONMENT FOR KNO□IN□ VIOLATIONS."

B□□ _____ DATE□□

SI□NATURE _____

ARCHAEOLO□ICAL□
IF□REHISTORIC OR HISTORIC ARTIFACTS, SUCH AS□OTTER□OR CERAMICS, STONE TOOLS, OR METAL IM□LEMENTS, OR AN□OTHER□UMAN□ISTORICAL REMAINS THAT COULD BE ASSOCIATED□ITH THE NATIVE AMERICAN CULTURES, OR EARL□COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT AN□TIME□ITHIN THE□RO□ECT SITE AREA, THE□ERMITTED□RO□ECT SHOULD CEASE ALL ACTIVITIES INVOLVIN□SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINIT□OF SUCH DISCOVERIES. THE□ERMITEE, OR OTHER DESI□NEE, SHOULD CONTACT THE FLORIDA DE□ARTMENT OF STATE, DIVISION HISTORICAL RESOURCES, REVIE□AND COM□LIANCE SECTION AT□□0 24□6333 OR□00□□47-727□AS□ELL AS THE A□□ROPRIATE□ERMITTIN□A□ENC□OFFICE□RO□ECT MANA□ER. IF HUMAN□ESSOUCE REMAINS□ITHOUT VERBAL AND/OR□RITTEN AUTHORI□ATION FROM THE DIVISION OF HISTORICAL RESOURCES, IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURIN□□ERMITTED ACTIVITIES, ALL□ORK SHALL STO□IMMEDIATEL□AND THE□RO□ER AUTHORITIES NOTIFIED IN ACCORDANCE□ITH SECTION □72.0□, FLORIDA STATUTES.

EROSION AND SEDIMENTATION CONTROL
A. THE LAND DISTURBIN□ACTIVIT□SHALL CONFORM TO EXISTIN□TO□O□RA□H□ AND SOIL T□□E SO AS TO□CREATE THE LO□ES□RACTICAL EROSION □OTENTIAL.
B. LAND DISTURBIN□ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMI□IN□ EROSION.
C. THE DISTURBED AREA AND THE DURATION OF EX□OSURE TO EROSIVE ELEMENTS SHALL BE KE□T TO A□RACTICABLE MINIMUM.
D. EROSION CONTROL MUST BE STRICTL□MAINTAINED DURIN□□UT AND FILL O□ERATIONS
E. DISTURBED SOIL SHALL BE STABILI□ED AS□UICKL□AS□RACTICABLE.
F. □HENEVER FEASIBLE, NATURAL VE□ETATION OR MULCHIN□SHALL BE EM□LO□ED TO□ROTECT EX□OSED CRITICAL AREAS DURIN□DEVELO□MENT.
G. □ERMANENT VE□ETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS□RACTICABLE.
I. ADE□UATE□ROVISIONS MUST BE□ROVIDED TO MINIMI□E DAMA□E FROM SURFACE□ATER TO THE CUT FACE OF EXCAVATION OR SLO□ES FILLS.
□ TO THE EXTENT NECESSAR□, SEDIMENT IN RUNOFF□ATER MUST BE TRA□□ED B□THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRA□S OR SIMILAR MEASURESUNTIL HE DISTURBED AREA IS STABILI□ED.
K. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDAN□ER AD□OININ□□RO□ERT□.
L. FILLS MA□NOT ENCROACH U□ON NATURAL□ATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSEL□AFFECT OTHER□RO□ERT□O□NERS□ITHOUT ADE□UATE□ROVISIONS FOR AN E□UIVALENT ALTERANTE S□STEM□ITH A□OSITIVE OUTFALL.
M. ALL R.O□.S□ATER□A□S, STREETS AND SIDE□ALKS SHALL BE BUFFERED B□ AT□ENT□20□FOOT□IDE STRI□OF□RASS OR OTHER SUITABLE MEANS.
N. □RADIN□E□UI□MENT MUST CROSS FLO□IN□STREAMS B□MEANS OF BRID□ES OR CULVERTS EXCE□T□HEN SUCH METHODS NOT FEASIBLE AND □ROVIDED IN AN□CASE, THAT SUCH CROSSIN□S ARE KE□T TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE□ROVIDED.

BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00005668
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

	BY	DATE
REVISED PER COMMENTS	JMP	12/16/15
REVISED PER COMMENTS	JMP	11/25/15
REVISED PER COMMENTS	JMP	10/21/15
REVISED PER COMMENTS	JMP	9/30/15
REVISED PER COMMENTS	JMP	9/17/15
REVISED PER COMMENTS	JMP	8/4/15
REVISED PER COMMENTS	JMP	7/20/15
REVISED PER COMMENTS	JMP	6/29/15

THE DRAWING, ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. UNAUTHORIZED USE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

EXISTING CONDITIONS/ DEMOLITION AND POLLUTION PREVENTION PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

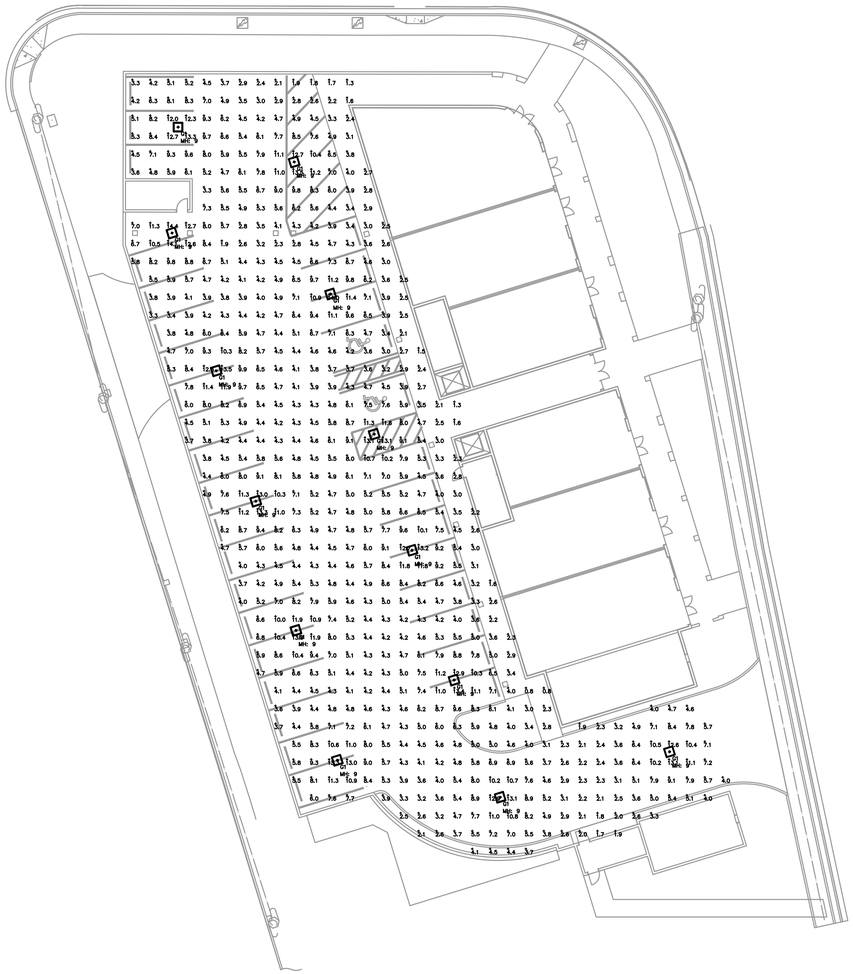
ENGINEER CERTIFICATION
□ JOSEPH P. BITTLE, JR. P.E. FL REG. NO. 47748
□ STEPH□ B. BITTLE FL REG. NO. 57936
□ WILLIAM R. STODDARD FL REG. NO. 57106

DATE:

SHEET 2

PROJECT NO. 15-177


LOADING
SB
MH 30'
SB
MH 30'
SB
MH 30'



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	6.16	14.4	1.7	3.62	8.47

Luminaire Schedule									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
→	13	G1	VISIONAIRE PGA-1-T5W-48LC-7-4K-UNV	N.A.	0.900	0.900	1.000	0.810	102.19	1328.47

FIRST FLOOR PHOTOMETRICS PLAN

1"=20'-0" NORTH

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-

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Fort Pierce, Florida 34950
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engineering@kammconsulting.com
Certification of Authorization #8189

PRINCIPAL
Ralph J. Klemm Florida License #58267

revision	date

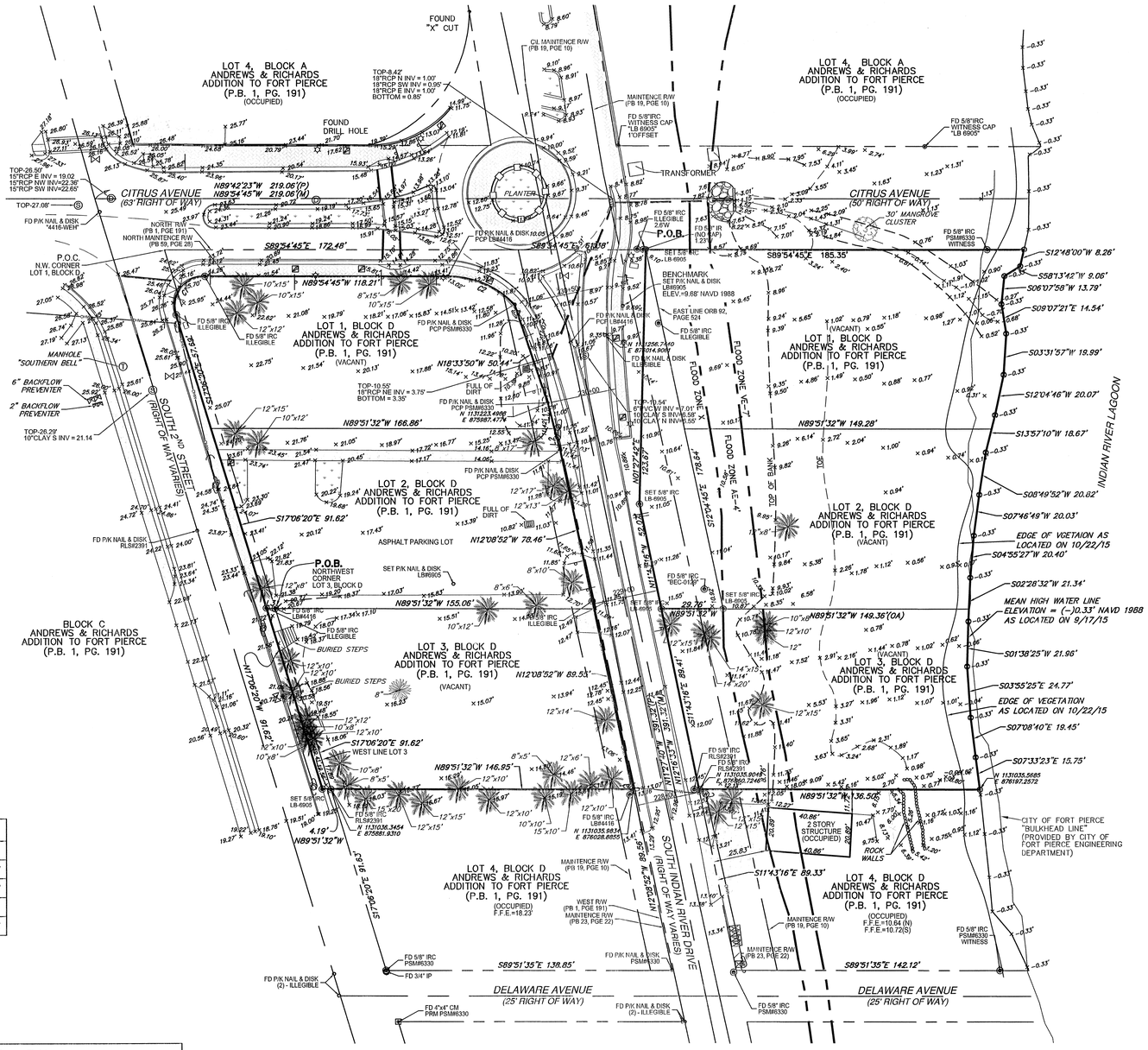
project title: INDIAN RIVER COMMERCE CENTER
INDIAN RIVER DRIVE, FT PIERCE, FL

sheet title: PHOTOMETRIC PLAN
FIRST FLOOR

projt. no.:	2015-1011
project manager:	DM
checked by:	BLB
scale:	AS NOTED
date:	12/17/2015

sheet
E1.1
project

NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.


LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
FOUND "X" CUT
FOUND DRILL HOLE
CITRUS AVENUE (63' RIGHT OF WAY)
N89°42'23"W 219.06'(P)
N89°54'45"W 219.06'(M)
NORTH R/W (PB 1, PGE 191) NORTH MAINTENCE R/W (PB 59, PGE 28)
S89°54'45"E 172.46'
P.O.C. N.W. CORNER LOT 1, BLOCK D
N89°54'45"W 118.21'
LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
SOUTH 2ND STREET (RIGHT OF WAY VARIES)
N89°51'32"W 166.86'
S17°06'20"E 91.62'
LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
ASPHALT PARKING LOT
N12°08'52"W 78.46'
P.O.B. NORTHWEST CORNER LOT 3, BLOCK D
N89°51'32"W 155.06'
LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
N12°08'52"W 89.53'
S17°06'20"E 91.62'
WEST LINE LOT 3
N89°51'32"W 146.95'
4.19'
N89°51'32"W
BLOCK C ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191)
LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED) F.F.E.=18.23'
SOUTH INDIAN RIVER DRIVE (RIGHT OF WAY VARIES)
S89°51'35"E 138.85'
DELAWARE AVENUE (25' RIGHT OF WAY)
OIL MAINTENCE R/W (PB 19, PGE 10)
MAINTENCE R/W (PB 19, PGE 10)
LOT 4, BLOCK A ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED)
CITRUS AVENUE (50' RIGHT OF WAY)
30" MANGROVE CLUSTER
P.O.B.
S89°54'45"E 185.35'
BENCHMARK SET P/K NAIL & DISK LB#6905 ELEV.=9.68' NAVD 1988
EAST LINE ORB 92, PAGE 524
LOT 1, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
FLOOD ZONE AE-7'
FLOOD ZONE VE-7'
N89°51'32"W 149.28'
LOT 2, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
EDGE OF VOETATION AS LOCATED ON 10/22/15
MEAN HIGH WATER LINE ELEVATION = (-)0.33' NAVD 1988 AS LOCATED ON 9/17/15
N89°51'32"W 149.36'(OA)
LOT 3, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (VACANT)
EDGE OF VEGETATION AS LOCATED ON 10/22/15
N89°51'32"W 136.50'
2 STORY STRUCTURE (OCCUPIED)
ROCK WALLS
S11°43'16"E 89.33'
LOT 4, BLOCK D ANDREWS & RICHARDS ADDITION TO FORT PIERCE (P.B. 1, PG. 191) (OCCUPIED) F.F.E.=10.64 (N) F.F.E.=10.72(S)
MAINTENCE R/W (PB 19, PGE 10)
MAINTENCE R/W (PB 23, PGE 22)
S89°51'35"E 142.12'
DELAWARE AVENUE (25' RIGHT OF WAY)
CITY OF FORT PIERCE "BULKHEAD LINE" (PROVIDED BY CITY OF FORT PIERCE ENGINEERING DEPARTMENT)
INDIAN RIVER LAGOON
S12°48'00"W 8.26'
S58°13'42"W 9.06'
S06°07'58"W 13.79'
S09°07'21"E 14.54'
S03°31'57"W 19.99'
S12°04'46"W 20.07'
S13°57'10"W 18.67'
S08°49'52"W 20.82'
S07°46'49"W 20.03'
S04°55'27"W 20.40'
S02°26'32"W 21.34'
S01°38'25"W 21.96'
S03°55'25"E 24.77'
S07°08'40"E 19.45'
S07°33'23"E 15.75'
FD P/K NAIL & DISK "4416-WEH"
FD P/K NAIL & DISK RLS#2391
FD P/K NAIL & DISK PCP LB#6416
FD P/K NAIL & DISK PCP LB#6418
FD P/K NAIL & DISK PCP PSM#6330
FD P/K NAIL & DISK (2) - ILLEGIBLE
FD 5/8" IRC ILLEGIBLE
FD 5/8" IRC WITNESS CAP "LB 6905"
FD 5/8" IRC "BEC-013"
FD 5/8" IRC PSM#6330 WITNESS
FD 5/8" IRC RLS#2391
FD 5/8" IRC LB#4416
FD 3/4" IP
FD 4"x4" CM PRM-PSM#6330
SET 5/8" IRC LB-6905
SET P/K NAIL & DISK LB#6905
TRANSFORMER
PLANTER
BURIED STEPS
MANHOLE "SOUTHERN BELL"
6" BACKFLOW PREVENTER
2" BACKFLOW PREVENTER
TOP-26.28' 10"CLAY S INV = 21.14
TOP-26.59' 15"RCP E INV = 19.02 15"RCP NW INV=22.38' 15"RCP SW INV=22.65'
TOP-27.08'
TOP-10.55' 18"RCP NE INV = 3.75' BOTTOM = 3.35'
TOP-8.42' 18"RCP N INV = 1.00' 18"RCP SW INV = 0.95' 18"RCP E INV = 1.00' BOTTOM = 0.85'
TOP-10.54' 6"VCP W INV = 7.01' 10"CLAY S INV=6.58' 24"RCP N INV=6.55'
FULL OF DIRT
10"x15'
12"x15'
10"x12'
12"x12'
10"x10'
8"x10'
8"x6'
12"x8'
12"x17'
12"x13'
8"x15'
12"x14'
15"x10'
8"x5'
12"x6'
12"x10'
10"x8'
8"x8'
12"x15'
10"x12'
12"x10'
8"x16'
12"x17'
14"x15'
14"x20'
12"x15'
10"x10'
8"x10'
12"x12'
10"x8'
12"x10'
12"x8'
10"x15'
12"x10'
12"x15'
10"x12'
12"x10'
10"x10'
15"x10'
12"x12'
10"x8



15-086

15

INDIAN RIVER
COMMERCE CENTER
PLANNED
DEVELOPMENT

AERIAL PLAN

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE OF THESE DRAWINGS SITE IS PERMITTED ONLY BY WRITTEN CONTRACT WITH THE ENGINEER. UNAUTHORIZED REPRODUCTION IS PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

DRAWING	15177-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1"=50'
DATE	9/29/15

MARK	REVISION	DATE

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

March 7, 2018

Mr. Rick Reed
Via email at rbr0969@icloud.com

Dear Mr. Reed:

At their meeting on March 5, 2018, the City Commission approved your request for an extension of the Planned Development Approval for Indian River Commerce was approved with a new expiration date is March 21, 2020.

If you have any questions, please don't hesitate to contact our Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director

Mr. Mike Abinanti
TMH, LLC
2277 North Circle Drive
Palatine, IL 60067

TA1 (IRD) LLC
266 Park Drive
Palatine, IL 60067

Foglia Contracting Group
1555 Indian River Blvd., Unit B141
Vero Beach, FL 32960

City Commission Regular Meeting **11. f.**

Meeting Date: 03/02/2020

Re: Johnson-Davis, Inc. Constrution Services - South 8th Street Stormwater Pump Station - CO No. 1 to Specific Authorization No. 1 - Ref. Bid No. 2017-024

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Request approval to award Johnson-Davis, Inc. a final design and construction contract in the amount of $300,600 to install a stormwater pumping station in the area of South 8th Street and Edwards Road which has been prone to flooding with residents in the neighborhood experiencing multiple instances of structure inundation.

SUMMARY:

The area around South 8th Street and Edwards Road is prone to flooding and the residents in the neighborhood have experienced multiple instances of structure inundation. In order to alleviate this issue, a stormwater pumping station is proposed to be installed. This station will convey standing floodwaters into the Edwards Road system which in turn will discharge into the Edwards Road Canal (Canal No. 9) thus minimizing flooding conditions.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Deny and continue with the status quo

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

St. Lucie County

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	19/20
Account:	12229853
Amount:	300,000

FISCAL IMPACT:

This will come from SMU

Attachments

60% Construction Plans

Johnson-Davis Proposal
CO 1 - City Attorney Approved

Form Review

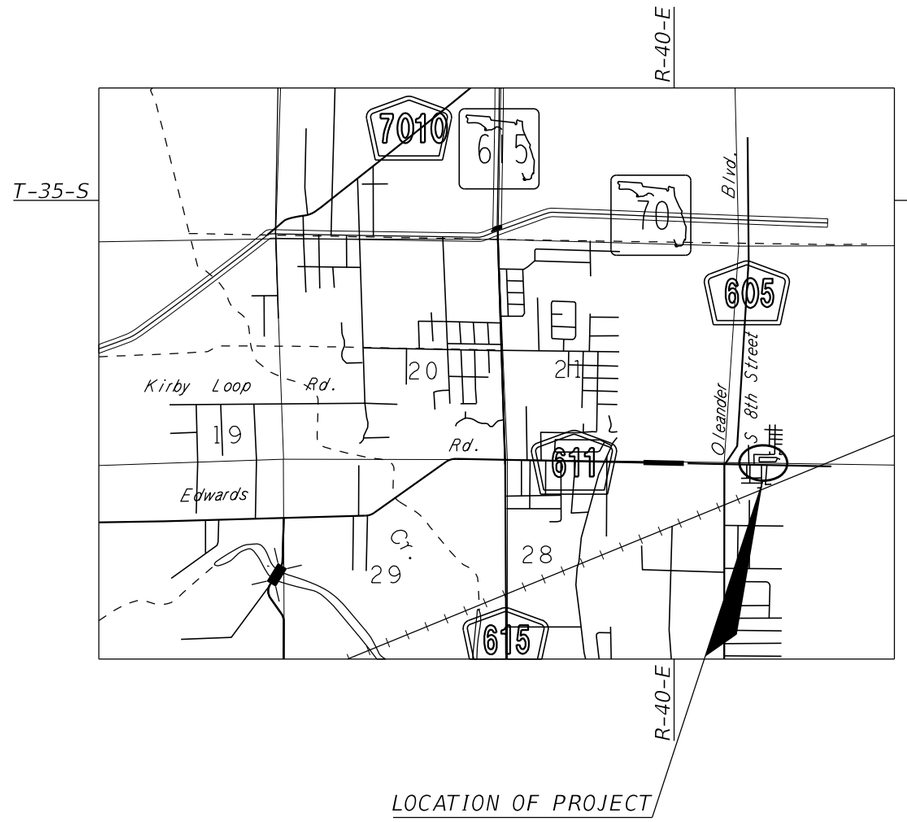
Inbox	Reviewed By	Date
Finance Department	Gelencia Carter	02/20/2020 09:46 AM
City Manager	Nick Mimms	02/26/2020 03:59 PM
Form Started By: Tracy Telle		Started On: 02/19/2020 05:08 PM
Final Approval Date: 02/26/2020		

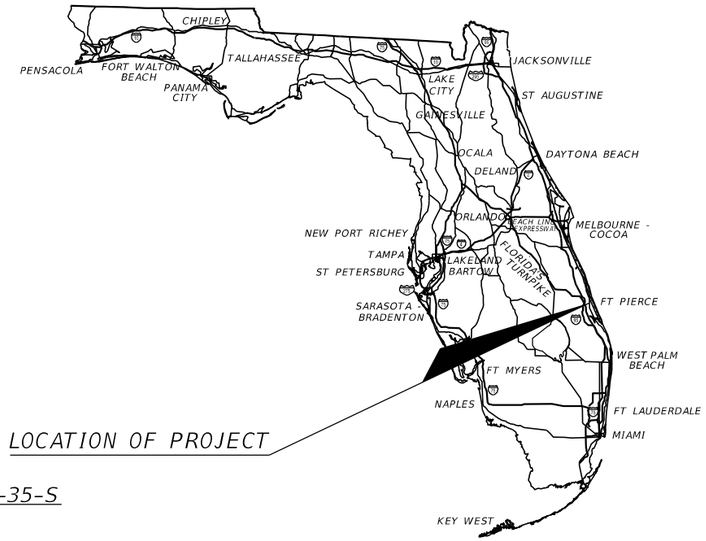
CONTRACT PLANS

8TH STREET STORMWATER PUMP STATION PROJECT

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	GENERAL NOTES
3	SUMMARY OF PAY ITEMS
4	DRAINAGE MAP
5	PLAN SHEET
6	PUMP STATION DETAILS
7 - 8	MISCELLANEOUS DETAILS
9	EROSION CONTROL





ROADWAY SHOP DRAWINGS
TO BE SUBMITTED TO:

KIMLEY-HORN AND ASSOCIATES, INC.
BRIAN GOOD, P.E.
445 24th STREET, SUITE 200
VERO BEACH, FLORIDA 32960

PLANS PREPARED BY:

Kimley»Horn

445 24th STREET, SUITE 200
VERO BEACH, FL 32960
TEL (772) 794-4100
PROJECT NUMBER: 047922019
CERTIFICATE OF AUTHORIZATION: 00000696

ROADWAY PLANS
ENGINEER OF RECORD: BRIAN GOOD, P.E.

P.E. NO.: 56939

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

60%
SUBMITTAL
DECEMBER 2019

811
Know what's **below.**
Call before you dig.

PREPARED FOR:

JOHNSON-DAVIS, INC.

SHEET NO.
1

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT PIERCE, FLORIDA STANDARD CONTRACT DOCUMENTS AND SPECIFICATIONS FOR PUBLIC WORK PROJECTS, LATEST ISSUE.

2. CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS LATEST ISSUE AND THE CITY OF FT. PIERCE STANDARD DETAILS.

3. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.

4. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE CITY OF FORT PIERCE, ENGINEERING DEPARTMENT IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE UTILITY OWNER.

PRE-TRENCHING IN THE ALIGNMENT AND GRADE OF PROPOSED PIPES, STRUCTURES, CONDUITS AND/OR SUB-GRADE SHALL BE PERFORMED FOURTEEN DAYS IN ADVANCE OF ITS CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY OWNERS AND THE CITY WITH A FOURTEEN DAY ADVANCE NOTICE OF ANY CONFLICT WITH PROPOSED CONSTRUCTION. PAYMENT FOR PRE-TRENCHING, SURVEY, AND BACKFILLING SHALL BE INCLUDED IN THE UNIT COST OF THE RELATED BID ITEM FOR WORK BEING DONE.

5. THE CONTRACTOR SHALL COORDINATE WITH UTILITIES TO ARRANGE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT. THE CONTRACTOR WILL RECEIVE NO DIRECT PAYMENT TO SUPPORT AND/OR PROTECT ANY AND ALL UTILITIES. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE UNIT COST OF THE RELATED BID ITEM FOR WORK BEING DONE.

7. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 1-800-432-4770.

8. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION PERMITS PRIOR TO START OF CONSTRUCTION.

9. THE CONTRACTOR SHALL NOTIFY THE CITY OF FORT PIERCE, ENGINEERING DEPARTMENT AND CITY'S FIELD REPRESENTATIVE, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

10. THE CONTRACTOR SHALL CONTACT THE CITY OF FORT PIERCE, ENGINEERING DEPARTMENT AND CITY'S FIELD REPRESENTATIVE IMMEDIATELY OF ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.

11. B.M. DATA IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ANY NAVD 88 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF BEING DAMAGE, NOTIFY:
GEODETIC INFORMATION CENTER
ATTN: MARK MAINTENANCE SECTION N/CG-162
6001 EXECUTIVE BLVD.
ROCKVILLE MARYLAND 20852

12. EXISTING SECTION CORNERS AND 1/4 SECTION CORNERS, AND OTHER LAND MARKERS OR MONUMENTS LOCATED WITHIN PROPOSED CONSTRUCTION ARE TO BE REFERENCED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND RESET AFTER CONSTRUCTION USING REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA.

13. STORM SEWER PIPE LENGTHS SHOWN ARE APPROXIMATE, AND MAY BE ADJUSTED AS REQUIRED UPON APPROVAL BY THE CITY OF FORT PIERCE, ENGINEERING DEPARTMENT.

14. INSTALLATION OF ALL STORM SEWERS, INLETS, MANHOLES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE, ENGINEERING DEPARTMENT AS INDICATED ON THE DRAWINGS. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III PIPE.

15. ALL CATCH BASINS AND PIPE INVERTS SHALL BE AS INDICATED ON THE DRAWINGS.

16. CONTRACTOR SHALL ADJUST ALL UTILITY LIDS AND COVERS TO FINISHED GRADE AS REQUIRED.

17. ALL COMPLETED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM CONTAMINATION BY SILT AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE COMPLETED. ALL DRAINAGE STRUCTURES (EXISTING AND PROPOSED) WITHIN PROJECT LIMITS SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE UNIT COST OF THE RELATED BID ITEM FOR WORK BEING DONE.

18. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, SIDEWALKS, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE CITY OF FORT PIERCE FIELD ENGINEER.

19. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.

20. REGARDING MAIL BOXES, WALLS, FENCES, SECURITY GATE TRACKING, OR OTHER PRIVATE PROPERTY OR IMPROVEMENTS THAT SHALL BE TEMPORARILY RELOCATED AND REPLACED, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE OWNER. ANY AND ALL COSTS ASSOCIATED WITH COORDINATING, REMOVING, AND REPLACING ANY PROPERTY ITEMS SHALL BE INCLUDED IN THE UNIT COST OF THE RELATED BID ITEM FOR WORK BEING DONE.

21. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT INDEX 600 SERIES, MUTCD AND THESE PLANS. THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES VEHICULAR AND PEDESTRIAN ACCESS TO ALL RESIDENCES AND/OR BUSINESS.

22. COMPLETE 'AS-BUILT' INFORMATION RELATIVE TO LOCATION, SIZE AND DEPTH OF NEW PIPES, MANHOLES, INLETS, ETC., SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED (SIGNED AND SEALED BY A FLORIDA CERTIFIED P.LS.) TO THE CITY OF FORT PIERCE, ENGINEERING DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF THE WORK. ALL RECORD INFORMATION ON EXISTING UTILITY CROSSINGS ENCOUNTERED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PIPES, INLETS, MANHOLE, ETC., SHALL BE RECORDED BY A FLORIDA REGISTERED SURVEYOR AND SHOWN ON THE RECORD DRAWINGS. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE INCLUDED IN OVERALL BID AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS OF EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER OR THE CITY OF FORT PIERCE. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.

24. ALL DRAINAGE PIPES SHALL BE APPROVED BY CITY OF FORT PIERCE ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL CONSTRUCT A FILTER FABRIC JACKET AT ALL PROPOSED STORM SEWER JOINTS AS PER FDOT INDEX 280. COST OF FILTER FABRIC JACKET SHALL BE INCLUDED IN UNIT PIPE COSTS.

25. EXISTING DRAINAGE STRUCTURES AND CULVERTS ARE TO REMAIN UNLESS OTHERWISE NOTED.

26. STAGING AND MATERIAL STORAGE SHALL NOT BE CONDUCTED ON ABUTTING PRIVATE PROPERTY WITHOUT WRITTEN APPROVAL FROM THE OWNER. STAGING AND STORAGE SHALL BE CONDUCTED WITHIN PUBLIC R/W AND/OR CONSTRUCTION EASEMENTS (ACCESS LICENSE AGREEMENTS).

27. EXISTING UTILITY CONTACT INFORMATION:

UTILITY COMPANY	CONTACT	PHONE NUMBER	ADDRESS
AT&T DISTRIBUTION	LUKE FOLKERTS	407-496-6041	7747 ELLIS RD W. MELBOURNE, FL 32904
FORT PIERCE UTILITY AUTHORITY (WATER/SEWER)	JAMES CARNES	772-466-1600 x3472	P.O. BOX 3191 FT PIERCE, FL 34948-3191
CITY OF FORT PIERCE (ELECTRIC/GAS)	PAUL LAGUERRE	772-466-1600 x6757	1701 S 37TH ST FORT PIERCE, FL 34947

28. EROSION CONTROL MEASURES SHALL BE TAKEN BY CONTRACTOR DURING CONSTRUCTION AS PER FDOT STANDARDS:

A. SILT FENCE SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT ADJACENT TO ANY SOIL DISTURBING ACTIVITIES.

B. ALL DRAINAGE STRUCTURES ARE TO BE PROTECTED DURING CONSTRUCTION PER FDOT STANDARDS.

C. ALL FENCING, GRADING, SIGNING AND SODDING SHALL BE MAINTAINED DURING THE CONTRACT LIFE. ALL DAMAGED WORK SHALL BE RESTORED AT NO COST TO THE CITY.

29. NON-STRUCTURAL CONCRETE UTILIZED IN CURB AND GUTTER, SIDEWALK AND URBAN FLARED TURNOUT CONSTRUCTION SHALL CONSIST OF 3000 PSI FIBER REINFORCED MIX.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

GENERAL NOTES

SHEET NO. 2

SUMMARY OF PAY ITEMS

101-1	MOBILIZATION/DEMOBILIZATION	LS	1
102-1	MAINTENANCE OF TRAFFIC	LS	1
104-2	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1
108-1	RECORD DRAWINGS	LS	1
110-1-1	STANDARD CLEARING & GRUBBING	LS	1
120-1	EXCAVATION/ EMBANKMENT	LS	1
425-11	MODIFY EXISTING DRAINAGE STRUCTURE	EA	2
430-175-115	CONCRETE PIPE CULVERT (15" RCP) (S/CD) (CL III)	LF	16
430-175-124	CONCRETE PIPE CULVERT (24" RCP) (S/CD) (CL III)	LF	15
520-2-4	CONCRETE CURB (TYPE "D")	LF	35
522-2	DRIVEWAY APRON CONC (6" THICK w/ FIBER MESH) (3,000 PSI MIN.)	SY	10
550-10-229	FENCING (TYPE B) (6.0') (BLACK VINYL COATED w/ TOP RAIL) (W/ BOTTOM LOCKING WALL SLATS)	LF	34
550-60-222	FENCE GATE (TYPE B) (DOUBLE) (14' OPENING)(BLACK VINYL COATED) (W/ BOTTOM LOCKING WALL SLAT	EA	1
570-2	PERFORMANCE TURF SOD (BAHIA)	LS	1
580-6-309	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM (24"x18", 24" O.C., FULL)	EA	20
580-1-4	MULCH (FLORIMULCH) (4" THICK)	CY	2.0
639-1-122	ELECTRICAL POWER SERVICE (F& I) (UNDERGROUND) (PURCHASED BY CONTRACTOR)	LS	1
639-2-122	NATURAL GAS SERVICE (F&I) (UNDERGROUND) (PURCHASED BY CONTRACTOR)	LS	1
639-5-1	EMERGENCY GENERATOR - PERMANENT (NATURAL GAS STANDBY XX KW)	EA	1
1050-11-324	UTILITY PIPE (FURNISH & INSTALL) (10" PE) (FM)	LF	25
1060-11-322	UTILITY STRUCTURE - BELOW GROUND (PUMP STATION)	EA	1

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

SUMMARY OF PAY ITEMS

SHEET NO. 3



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

DRAINAGE MAP

SHEET NO. 4

zaid.ajlani 12/10/2019 9:14:37 AM K:\VRB_Roadway\147406002 - 8th Street Stormwater Station\CADD\RDWY\PLANS_DRAINAGE\PLANDM01.dgn

POINT NUMBER	NORTHING COORD.	EASTING COORD.	ELEVATION, NAVD	DESCRIPTION
P1	1119138.0541	873100.6621	15.52 ±	TIE TO EXISTING ASPHALT
P2	1119138.2427	873112.6670	15.59 ±	TIE TO EXISTING ASPHALT
P3	1119136.2415	873112.6335	15.65	BEGIN STRAIGHT CURB END TRANSITION
P4	1119127.5715	873112.4887	15.75	
P5	1119127.7720	873100.4904	15.75	
P6	1119136.0538	873100.6287	15.65	BEGIN STRAIGHT CURB END TRANSITION
P7	1119142.7408	873093.3216	15.46	
P8	1119137.4278	873084.0946	15.07	
P9	1119134.2916	873084.0946	15.07	
P10	1119134.2916	873087.4751	15.07	
P11	1119138.0134	873093.1110	15.41	

S-100

N: 1119132.1800, E: 873104.8800
CONST. STORMWATER PUMP STATION
REFER TO DETAILS
TOP EL. OF WET WELL = 15.70
BOTTOM EL. OF WEL WELL = 8.00
E. INV. = 11.90
W. INV. = 12.71±

S-101

N: 1119128.4348, E: 873128.5299
MODIFY EXIST. DRAINAGE STRUCTURE
RIM EL. = 17.04±
N. INV. = 11.84±
S. INV. = 11.84±
W. INV. = 11.80

S-102

N: 1119112.2080, E: 873123.7693
MODIFY EXIST. DRAINAGE STRUCTURE
CONST. FORCE MAIN DROP CONNECTION
REFER TO DETAIL
RIM EL. = 17.19±
N. INV. = 11.64±
NW. INV. = 13.00 (10" DIP)
E. INV. = 10.19±
W. INV. = 10.19±

S-103

N: 1119135.9802, E: 873086.0087
MODIFY EXIST. DRAINAGE STRUCTURE
RIM EL. = 14.99±
SE. INV. = 12.85

PROPERTY LINE

EXIST. R/W

SANITARY MANHOLE
RIM=15.36'
N.INV.=12.16'

S 8TH STREET

CATCH BASIN
GRATE=14.99'
SE.INV.=12.85'

15" CMP

WATER METER

STORM MANHOLE
RIM=17.04'
N.INV.=11.84'
W.INV.=12.54'
S.INV.=11.84'
7" DIP WM TOP = 14.74'
(WM THROUGH STRUCTURE)

A

CONST. 14' OPENING DOUBLE SWING GATE

P7 P8 P11 P1 P2 P6 P3 P9 P10 P5 P4

S-100 S-103 S-101 S-102

GEN.

REMOVE 21 LF OF EXIST. 15" CMP & CONST. 15 LF OF 24" RCP

3 FT WOOD FENCE

EXIST. 3' WOOD FENCE TO REMAIN

2 FT C&G

EXIST. R/W

REMOVE 23 LF OF EXIST. 15" CMP & CONST. 16 LF OF 15" RCP

CONST. TYPE 'D' CURB

END NOT FOUND

CMP

EXIST. R/W

54" RCP

54" RCP

CONST. TYPE 'B' 6' BLACK VINYL COATED FENCE W/ TOP RAIL & BOTTOM LOCKING WALL SLATS

REMOVE EXIST. 24" CMP & CONST. 19 LF OF 10" PE FM W/ 22.5 DEGREE BEND

A

UNDERGROUND VAULT

10" PVC

STORM MANHOLE

EDWARDS ROAD

LEGEND:

REMOVE AND REPLACE CONCRETE

N

0 2 10
Feet

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

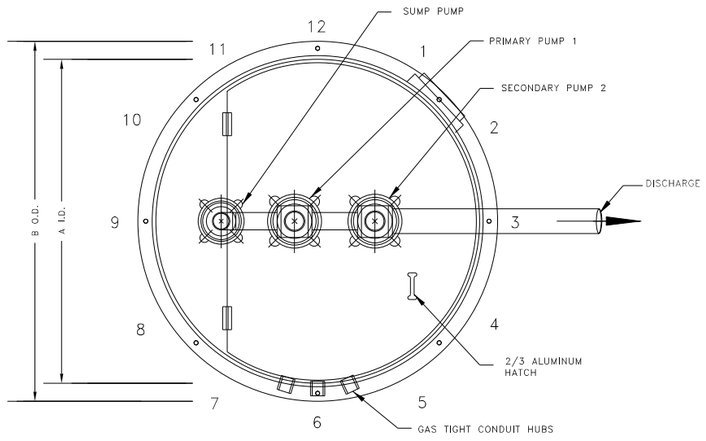
PLAN SHEET

SHEET NO. 5

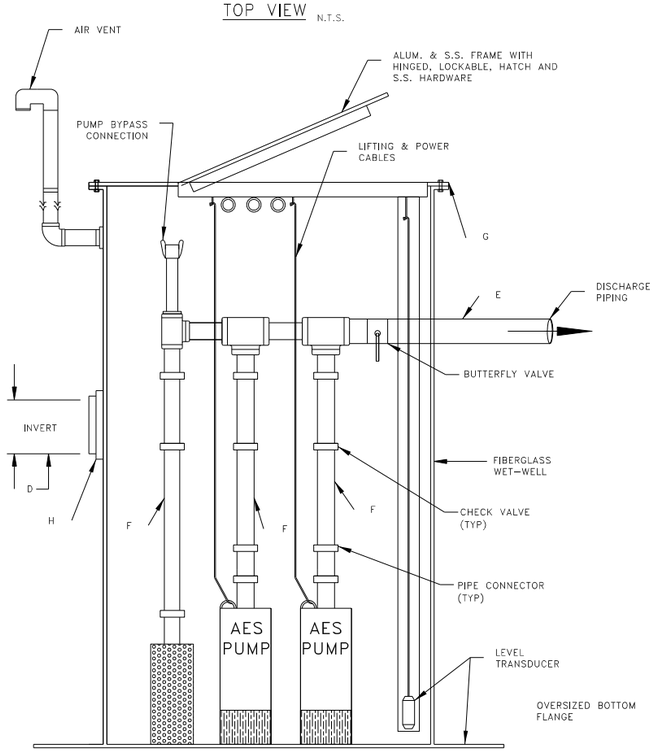
zaid.ajlani 12/10/2019 9:14:52 AM K:\VRB_Roadway\147406002 - 8th Street Stormwater Station\CADD\RDWY\PLANS_ROADWAY\PLANRD01.dgn

HUB AND INVERT LOCATION

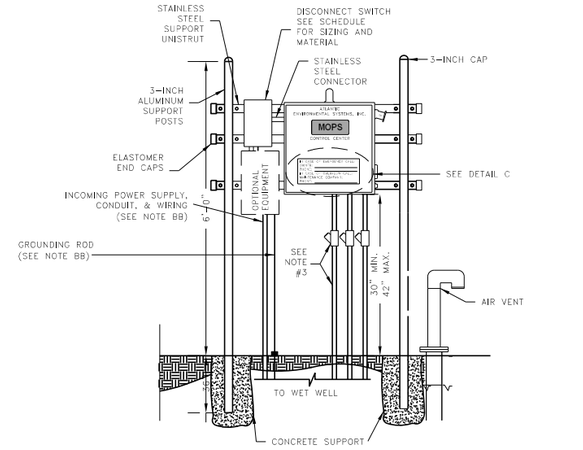
ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	1:30
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	6:00



TOP VIEW N.T.S.



SECTION VIEW N.T.S.



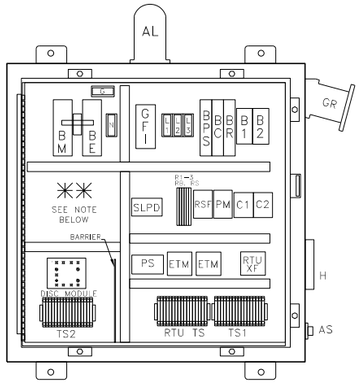
CONTROL CENTER ASSEMBLY AND INSTALLATION

N.T.S.

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1-2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1-3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

1. PANEL LABELED FOR U.L 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)

2. COMPLETE BACK-UP, SELF-CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF-45.

3. SEE CONTROL CENTER DETAIL SHEET FOR ADDITIONAL NOTES.

27	NEU	NEU	12	24	+	-	DA	DB	COM	ST	SF	T1	T2	T3	1	2	P1C	T1	T2	T3	1	2	P2C
RECORDER	NEU		120V		RTU TERMINALS (IF USED)				PUMP SEAL FAIL			MOTOR LEADS			MT1 MOTOR 1		GND	MOTOR 2 LEADS			MT2 MOTOR 2		GND

TS1 TERMINAL SCHEDULE

JUMPERS

1	2	3	4	5	6	7	8
FS1 ALL OFF		FS2 CALL LEAD		FS3 CALL LAG		FS4 HIGH ALARM	

TS2 TERMINAL SCHEDULE

✱✱ THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

AES

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

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STORMWATER SERIES

THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS PROPRIETARY AND IS AND SHALL REMAIN THE PROPERTY OF ATLANTIC ENVIRONMENTAL SYSTEMS, INC. THIS DRAWING AND DESIGN SHOULD BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS INTENDED, AND ONLY WITH WRITTEN AUTHORIZATION FROM ATLANTIC ENVIRONMENTAL SYSTEMS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, MUST CLEARLY SHOW THE ATLANTIC ENVIRONMENTAL NAME AND ADDRESS IN THE REPRODUCTION.

AES PUMP STATION SCHEDULE

SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	SEE BELOW	A	INSIDE DIAMETER OF WET-WELL	72"
INITIAL DESIGN HEAD (T.D.H.)	SEE BELOW	B	OUTSIDE DIAMETER OF WET-WELL'S ANTI-FLOATATION FLANGE	96"
RATED PERFORMANCE SPEED	3450			
RATED MOTOR HORSEPOWER	1.5/3.0	C	DEPTH OF WET-WELL	10'
SUBMERSIBLE PUMP TYPE (P-1)	STORMWATER	D	INVERT PIPE DIAMETER	24" RCP
PUMP MODEL NUMBER	MOPS	E	FORCE MAIN DIAMETER	6"/8"
SERVICE ENTRANCE VOLTAGE	208/230	F	INTERNAL PIPE DIAMETER	6"/8"
SERVICE ENTRANCE PHASE	3	G	RIM ELEVATION	15.70'
CONTROL CENTER FULL LOAD AMPS	38	H	INVERT ELEVATION	11.90'
			MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	162/(6)

EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
PUMP STATION	1	SW26-72120-C-1.5/3.0
ODOR/GAS SCRUBBER (OGS)	0	N/A
CONTROL CENTER	1	PSC-222-1.5/3.0
CONTROL CENTER MOUNTING ASSEMBLY	0	OPTIONAL
DISCONNECT SWITCH	1	FDS-60-3-2-PS
MOPS ON-SITE GENERATOR SYSTEM	1	AES 150

PUMP STATION OPERATION:

THE PUMP STATION IS DESIGNED TO HANDLE THE EXPECTED RAIN EVENTS AT THE SITE. THE SUMP PUMP WILL PUMP ALL SMALL RAIN WATER FLOWS FROM THE AREA AND KEEP THE WET-WELL WATER LEVEL LOW OR EMPTY TO ELIMINATE POTENTIAL ODORS FROM STAGNANT WATER.

DURING A RAIN EVENT, PUMP #1 WILL TURN ON. WHEN PUMP #1 CANNOT HANDLE THE INCOMING FLOW, THEN PUMP #2 WILL START PUMPING. BOTH PUMPS WILL REMAIN ON UNTIL THE WATER-LEVEL RECEDES TO A LEVEL WHERE PUMP # 1 IS THE ONLY PUMP REQUIRED TO EVACUATE THE RAIN WATER FROM THE WET-WELL.

THE STORM EVENTS WERE PROVIDED BY THE PRIME ENGINEER. AES DID NOT PERFORM ANY STORMWATER CALCULATIONS. THE STATION WAS DESIGNED AND SIZED PER THE PRIME ENGINEER'S STORMWATER CALCULATIONS.

PUMP STATION PERFORMANCE	PUMP RATE IN GALLONS PER MINUTE
A) PUMP # 1	600 GPM @ 10' TDH
B) PUMP # 1 AND PUMP # 2	1,000 GPM @ 12' TDH

REVISION	--	--	--	--
DATE	--/--/--	--/--/--	--/--/--	--/--/--

Project: 8TH STREET SW STATION
Prepared For: KIMLEY-HORN AND ASSOCIATES
445 24TH STREET, VERO BEACH, FLORIDA 32960

AES Project No: 1413
Date: 12/06/19

Page No. SW-1

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

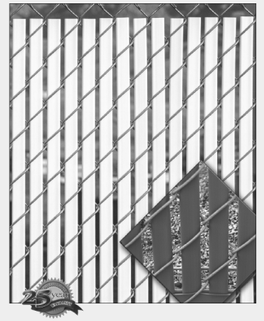
JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

PUMP STATION DETAILS

SHEET NO. 6

Decorative Privacy Fence Slats



Bottom Locking Double Wall Slats

Bottom Locking Double Wall Slats are an economical and attractive way to enhance any chain link fence. An exclusive, patented locking design makes this one of the easiest to install and assures a clean level finish.

Design – Flat tubular shape with inside reinforced "legs" for extra durability. The patented locking channel provides a "snap-in" locking effect for security and deters vandalism.

Installation – Insert the locking channel horizontally through the bottom of the fence, then simply slide the slats vertically from the top towards the bottom channel and they will automatically lock into place.

Standard Heights – 4 ft., 5 ft., 6 ft., 7 ft., 8 ft., 10 ft., and 12 ft.
Special heights available upon request

Slat Length – 3 1/2" shorter than the overall height of the fence

Wind Load and Privacy Factor – Approximately 75% (Based on wire/mesh used-stretch tension)

Colors – Beige, Redwood, Black, White, Royal Blue, Forest Green, Gray, Dark Brown, Sky Blue

Slat Name	Slat Width	Mesh Size	Wire Gauge	Coverage Area
Bottom Lock 2"	1 3/32"	2"	9 or 11	10 linear feet
Bottom Lock 2 1/4"	1 1/4"	2 1/4"	11 1/2 or 12	10 linear feet
Bottom Lock 1 3/4"	7/8"	1 3/4" 2"	9 or 11 6	10 linear feet

Available Colors
(colors are approximations)

Beige | Redwood | Black | White

Royal Blue | Forest Green | Gray | Dark Brown

Sky Blue

Exact representation of colors in printing is difficult. Please refer to actual color samples for accurate matching. ***Samples available upon request.***

Features and Benefits

Materials – ***SlatSource®*** slats are extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors specifically formulated to retard the harmful effects of the sun and lengthen the life of the slat.

Durability – Our slats are also resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance – Our slats are nearly maintenance free. They may be pressure cleaned of surface contaminants with plain water.

Wind Load Disclaimer – We will not be held responsible for fence damage resulting from wind load conditions due to insufficient structural support.

Designations – Meets ASTM Designation: F3000/F3000M *(except HedgeLink and Aluminum Slat)*

HDPE Technical Properties

Property	Values
Melt Index	(.6) A low melt index indicates improved stress and crack resistance.
Density	(.957) Polyethylene ranges anywhere from .914 to .960 in density. A higher density yields maximum stiffness without becoming overly brittle.
Minimum Temp.	(-76° F) Polyethylene stays flexible even at this temperature extreme.
Maximum Temp.	(250° F) Polyethylene does not distort until reaching this temperature.
Tensile Strength	(3,700 psi) Material will not suffer distortion at lesser loads or impacts.

SlatSource
A PrivacyLink® Company

1.888.806.7528
www.slatsforchainlinkfence.com
info@eprivacylink.com

Many patents and patents pending. 7/14/3

BOTTOM LOCKING DOUBLE WALL SLATS
N.T.S.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

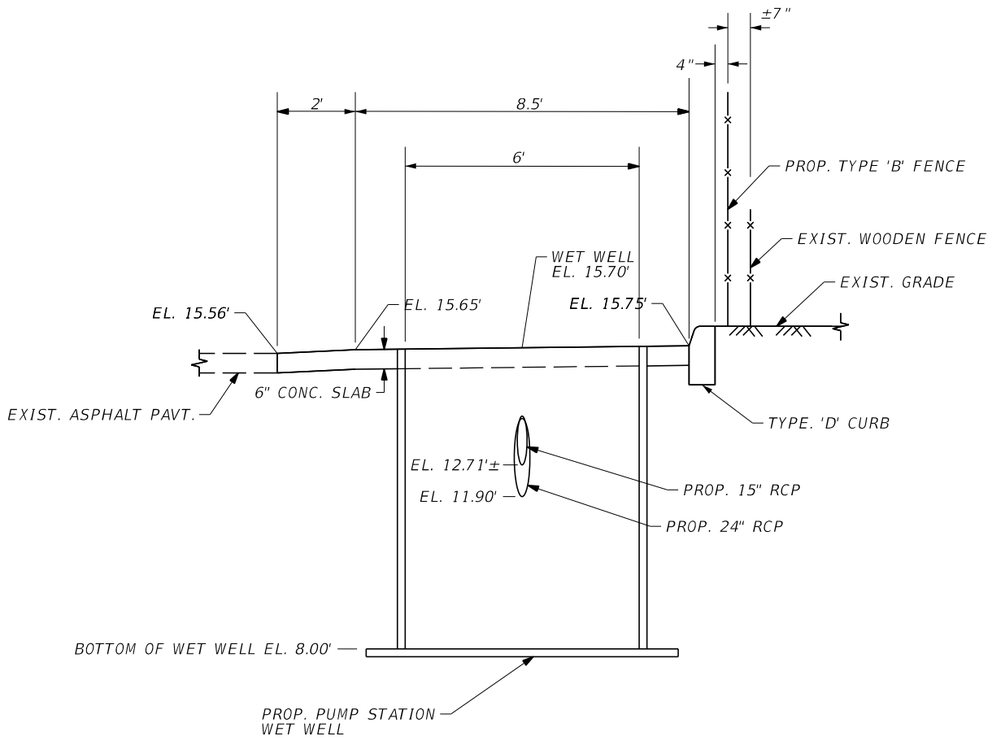
Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

MISCELLANEOUS DETAILS

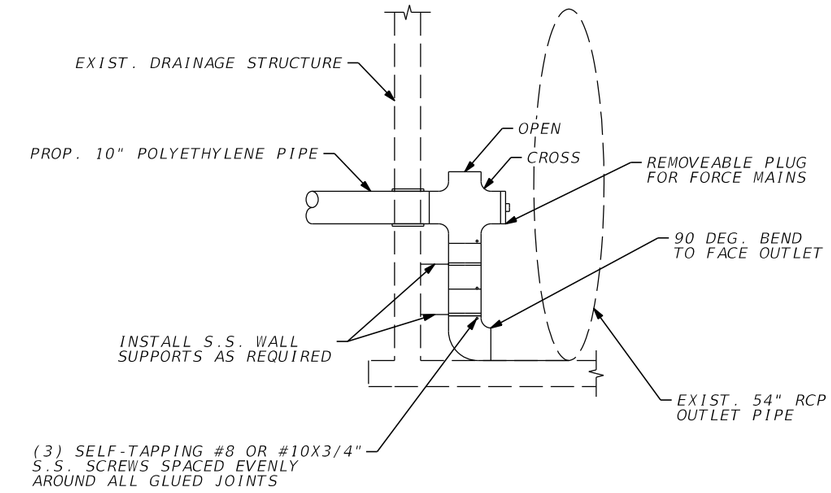
SHEET NO. 7



SECTION A-A
N.T.S.

NOTES

1. CONTRACTOR SHALL INSTALL VIBURNUM SUSPENSUM ADJACENT TO TYPE 'B' FENCING (NON-GATE SIDES) AT 24" O.C. WITH 3' WIDE MULCH BED.
2. CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITH SOD.



FORCE MAIN CONNECTION DETAIL
N.T.S.

NOTES

1. PIPING THROUGH WALL AND INSIDE OF MANHOLE SHALL BE SCHEDULE 80 P.V.C.P., SOLVENT WELD. SECURE ALL CLUED JOINTS WITH (3) SELF-TAPPING #8 OR #10 X 3/4" S.S. SCREWS SPACED EVENLY AROUND ALL GLUED JOINTS. DUCTILE IRON PIPE TO BE ALLOWED ON A CASE BY CASE BASIS.
2. NO LESS THAN 2 SUPPORTS FOR EACH SECTION OF DROP PIPING SHALL BE REQUIRED AND NO MORE THAN 8" SEPARATION BETWEEN SUPPORTS
3. RECEIVING MANHOLE AND ANY MANHOLE WITHIN 400' OF RECEIVING MANHOLE SHALL BE COATED WITH AN APPROVED LINING SYSTEM

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn
BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CERTIFICATE OF AUTHORIZATION: 00000696

JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

MISCELLANEOUS DETAILS

SHEET NO. 8

PROPERTY LINE (TYP.)

EXIST. R/W

EXIST. R/W

LEGEND:

SILT FENCE

*SEDIMENT CONTROL INLET PROTECTION

*THE CONTRACTOR MAY UTILIZE THE FOLLOWING INLET PROTECTION METHODS AS APPROPRIATE:
1. GRAVEL CURB INLET FILTER
2. SILT FENCE INLET PROTECTION
3. CURB INLET SEDIMENT BARRIER
4. CURB & GUTTER SEDIMENT BARRIER
5. GRAVEL BAG CURB SEDIMENT BARRIERS

N

0 5 20

Feet

ELECTRIC RISER

6" DIP WM

8" PVC

WATER METER

WATER MAIN (PAINT MARKINGS)

IP

SANITARY MANHOLE
RIM=15.36'
N.INV.=12.16'

CATCH BASIN
GRATE=14.86'
N.INV.=12.16'
S.INV.=12.16'

S 8TH STREET

15" CMP

CATCH BASIN
GRATE=14.99'
SE.INV.=12.85'

WATER METER

STORM MANHOLE
RIM=17.04'
N.INV.=11.84'
W.INV.=12.54'
S.INV.=11.84'
7" DIP WM TOP = 14.74'
(WM THROUGH STRUCTURE)

3 FT WOOD FENCE

GEM

IP

15" CMP

EXIST. R/W

2 FT C&G

END NOT FOUND

CMP

IP

54" RCP

54" RCP

UNDERGROUND VAULT

10" PVC

EDWARDS ROAD

SANITARY MANHOLE
RIM=17.57'

STORM MANHOLE
RIM=17.19'
N.INV.=11.64'
E.INV.=10.19'
W.INV.=10.19'
NW.INV=±12.49' (CMP)

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

Kimley»Horn

BRIAN A. GOOD, P.E.
P.E. LICENSE NUMBER 56939
445 24th STREET, SUITE 200
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CERTIFICATE OF AUTHORIZATION: 00000696

JOHNSON-DAVIS, INC.

8TH STREET STORMWATER PUMP STATION PROJECT

EROSION CONTROL

SHEET NO. 9

zaid.ajlani 12/10/2019 9:15:19 AM K:\VRB_Roadway\147406002 - 8th Street Stormwater Station\CADD\RDWY\PLANS_EROSION CONTROL\PLANEC01.dgn

JOHNSON-DAVIS INC.

"Construct with Confidence"

January 23, 2020

Ms. Tracy Telle
Assistant City Engineer
City of Fort Pierce Engineering
100 N U.S. Highway 1
Fort Pierce, FL. 34950

Re: 8th Street Stormwater Pump Station – Rev. 2

Dear Ms. Tracy,

Enclosed is our revised estimate for the above referenced project to include Engineering.

Please contact me at 561-588-1170 (office) or Leonard Dennis at 561-718-5174 (mobile) with any questions you might have regarding our proposal.

Sincerely,

Scott J Johnson, President

PROJECT NAME: 8TH Street Stormwater Pump Station – Rev. 2					
Item No.	Description	Unit of Meas.	Qty.	Unit Price	Sub Total
101-1A	MOBILIZATION/DEMOBILIZATION	LS	1	$ 19,500.00	$ 19,500.00
102-1	MAINTENANCE OF TRAFFIC	LS	1	$ 1,500.00	$ 1,500.00
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	$ 1,500.00	$ 1,500.00
108-1	RECORD DRAWINGS / ENGINEERING to 100% PLANS	LS	1	$ 22,500.00	$ 22,500.00
110-1-1	STANDARD CLEARING & GRUBBING	LS	1	$ 2,500.00	$ 2,500.00
120-1A	EXCAVATION/ EMBANKMENT	LS	1	$ 4,500.00	$ 4,500.00
425-11	MODIFY EXISTING DRAINAGE STRUCTURE	EA	2	$ 3,500.00	$ 7,000.00
430-175-124	CONCRETE PIPE CULVERT (24" RCP) (S/CD) (CL III)	LF	15	$ 300.00	$ 4,500.00
520-2-4	CONCRETE CURB (TYPE "D")	LF	35	$ 100.00	$ 3,500.00
522-2	DRIVEWAY APRON CON (6" THICK w/ FIBER MESH) (3,000 PSI MIN.)	SY	5.0	$ 200.00	$ 1,000.00
550-10-229	FENCING (TYPE B) (6.0') (BLACK VINYL COATED w/ TOP RAIL) (W/ BOTTOM LOCKING WALL SLATS)	LF	34	$ 100.00	$ 3,400.00
550-60-222	FENCE GATE (TYPE B) (DOUBLE) (14' OPENING)(BLACK VINYL COATED) (W/ BOTTOM LOCKING WALL SLA	EA	1	$ 2,500.00	$ 2,500.00
570-2	PERFORMANCE TURF SOD (BAHIA)	LS	1	$ 4,000.00	$ 4,000.00
580-6-309	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM (24"x18", 24" O.C., FULL)	EA	20	$ 50.00	$ 1,000.00
580-1-4	MULCH (FLORIMULCH) (4" THICK)	CY	2.0	$ 100.00	$ 200.00
639-1-122	ELECTRICAL POWER SERVICE (F& I) (UNDERGROUND) (PURCHASED BY CONTRACTOR)	LS	1	$ 8,000.00	$ 8,000.00
639-2-122	NATURAL GAS SERVICE (F&I) (UNDERGROUND) (PURCHASED BY CONTRACTOR)	LS	1	$ 3,500.00	$ 3,500.00
639-5-1	EMERGENCY GENERATOR-PERMANENT (NATURAL GAS STANDBY XX KW)	EA	1	$ 25,000.00	$ 25,000.00
1050-11-324	UTILITY PIPE (FURNISH & INSTALL) (10" PE) (FM)	LF	25	$ 200.00	$ 5,000.00
1060-11-322	UTILITY STRUCTURE - BELOW GROUND (PUMP STATION)	EA	1	$ 180,000.00	$ 180,000.00

Total **$300,600.00**

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

Received
FEB 10 2020
City of Fort Pierce
City Manager's Office

TO: TRACEY TELLE, ASSISTANT CITY ENGINEER

FROM: Pete Sweeney, City Attorney

RE: Johnson-Davis, Inc. Change Order No. 1. To SA No. 1. Edwards Road & 8th Street Stormwater Pump Station Ref. Bid 2017-024 "Stormwater Utility Infrastructure"

RLS File: 20-46

DATE: Febuary 07, 2020

I have reviewed the Request for Legal Services related to the Johnson-Davis, Inc. Stormwater Utility Infrastructure Agreement - Change Order No. 1 to Specific Authorization No. 1 (RFP No. 2017-024). It is approved as to Form and Correctness and I have signed in the appropriate signature spaces.

Should you have any questions, please don't hesitate to contact the City Attorney's Office via phone or email.

Thank you,

PS/mm

cc: Nicholas C. Mimms, P.E., City Manager
John R. Andrew, P.E., City Engineer
Linda Cox, City Clerk

OK
NCM
2/11/20

City of Fort Pierce
FEB 13 2020
Engineering Dept.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY	
Date Received:	
Assigned To:	
File:	20-46
Due Date:	
Hours:	

RECEIVED
FEB 05 2020
City Attorney

REQUEST FOR LEGAL SERVICES

Received
FEB 05 2020
City of Fort Pierce
City Manager's Office

TO: PETER J. SWEENEY, CITY ATTORNEY

SUBMITTED BY: TRACY TELLE, ASSISTANT CITY ENGINEER

THROUGH: JOHN R. ANDREWS, P.E., CITY ENGINEER

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., CITY MANAGER for NCM

RE: JOHNSON-DAVIS, INC. CHANGE ORDER NO. 1 TO SA NO. 1
EDWARDS ROAD AND 8TH STREET STORMWATER PUMP STATION
REF. BID 2017-024 "STORMWATER UTILITY INFRASTRUCTURE"

City of Fort Pierce
FEB 13 2020
Engineering Dept.

DATE: FEBRUARY 4, 2020

Service Required: (please circle or underline)

Review Documents **Draft Document** **Written Opinion Requested**

Attend Meetings **Advise** **Other:** _____

Upon review and/or "Approval as to Form and Correctness," the Department submitting the RLS is responsible for placement of any related item on a Commission or Board Agenda.

1. **Brief statement of the nature of the request or problem:** Review and approval of Change Order No. 1 relating to Specific Authorization No. 1.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** The original specific authorization provided funding limited to the preliminary design only. This change order will incorporate funding for the final design drawings and construction costs of the 8th Street and Edwards Road Stormwater Pump Station.

3. **Time considerations and their significance:** This area is known to have habitual flooding issues and therefore we request the review be completed as quickly as possible.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** A request to utilize SMU funding will be submitted to the City Commission for approval upon return of the reviewed Change Order No. 1.

5. **Factual background:**

   See above

6. **List and/or attach all related documents and known authorities (e.g., statute, ordinance, resolution, administrative code, legal case, RFP, bidder's response, contract, lease, letter, memorandum, prior legal opinion, deed, etc.)**

   - Specific Authorization No. 1
   - Change Order No. 1 (2 originals)

7. **Identify prior legal assistance on this or a related matter and the attorney who handled it:**

   Mr. Sweeney completed the review of the previously submitted SA No. 1

8. **If this is a request for review of a contract, provide the following:**

   a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:** This specific authorization has been reviewed and approved by the City Engineer

   b. **Insurance requirements that differ from the City's template insurance terms:** N/A

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**
			Approved as to Form & Correctness City Attorney - Peter J. Sweeney Signed: _____ Date: 2/6/20

SPECIFIC AUTHORIZATION NO. 1
CHANGE ORDER NO. 1

SOUTH 8TH STREET AND EDWARDS ROAD
STORMWATER PUMP STATION
REF. BID NO. 2017-024

SCOPE OF SERVICES

Pursuant to the provisions contained in "Bid No. 2017-024 – Stormwater Utility Infrastructure" between The City of Fort Pierce (hereinafter referred to as "CITY") and Johnson-Davis, Inc. (hereinafter referred to as "CONTRACTOR") dated the 17th day of July 2017, CITY authorizes the CONTRACTOR to provide services in accordance with the terms and conditions set forth in Bid No. 2017-024.

The CITY desires additional services relating to the final design and construction of the 8th Street and Edwards Road stormwater pump station, hereinafter referred to as the "Project".

Section 1 - Scope of Work and Schedule of Services

CONTRACTOR will provide the following services in accordance with this AUTHORIZATION:

Preparation of final engineering plans and specification package along with construction services of the above referenced project. The proposed scope of services are more particularly described in Exhibit "A", attached hereto and incorporated by reference herein.

Section 2 - Deliverables

CONTRACTOR shall provide the following deliverables to the CITY as listed below and as described in Exhibit "A', attached hereto and incorporated by reference herein:

100% Design Drawings	1 month from NTP
Substantial Construction Completion	4 months from NTP
Final Construction Completion	5 months from NTP

Section 3 - Method and Amount of Compensation

CITY will compensate CONTRACTOR for services under this AUTHORIZATION in accordance with the payment method set forth in the attached Exhibit "A", attached hereto and incorporated by reference herein.

SPECIFIC AUTHORIZATION NO. 1
CHANGE ORDER NO. 1

SOUTH 8TH STREET AND EDWARDS ROAD
STORMWATER PUMP STATION
REF. BID NO. 2017-024

The budget (or fee) for the services is not to exceed $300,600.00

Section 4 - CITY's Responsibilities

CITY hereby designates City Engineer or designee as CITY's representative pursuant to Section 8 of the AGREEMENT.

Section 5 - 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 four pages has been fully executed on behalf of the CONTRACTOR 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.

CITY OF FORT PIERCE, FLORIDA:

By: _____ Date: _____
Linda Hudson, Mayor

JOHNSON-DAVIS, INC.

By: _____ Date: 02/04/20
Scott Johnson, President

APPROVED AS TO FORM & CORRECTNESS:

By: _____ Date: 2/6/20
Peter J. Sweeney, City Attorney

EXHIBIT "A"

Johnson-Davis, Inc. January 23, 2020

PROJECT NAME: 8TH Street Stormwater Pump Station – Rev. 2					
Item No.	Description	Unit of Meas.	Qty.	Unit Price	Sub Total
101-1A	MOBILIZATION/DEMOBILIZATION	LS	1	$ 19,500.00	$ 19,500.00
102-1	MAINTENANCE OF TRAFFIC	LS	1	$ 1,500.00	$ 1,500.00
104-2A	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	$ 1,500.00	$ 1,500.00
108-1	RECORD DRAWINGS / ENGINEERING to 100% PLANS	LS	1	$ 22,500.00	$ 22,500.00
110-1-1	STANDARD CLEARING & GRUBBING	LS	1	$ 2,500.00	$ 2,500.00
120-1A	EXCAVATION/ EMBANKMENT	LS	1	$ 4,500.00	$ 4,500.00
425-11	MODIFY EXISTING DRAINAGE STRUCTURE	EA	2	$ 3,500.00	$ 7,000.00
430-175-124	CONCRETE PIPE CULVERT (24" RCP) (S/CD) (CL III)	LF	15	$ 300.00	$ 4,500.00
520-2-4	CONCRETE CURB (TYPE "D")	LF	35	$ 100.00	$ 3,500.00
522-2	DRIVEWAY APRON CON (6" THICK w/ FIBER MESH) (3,000 PSI MIN.)	SY	5.0	$ 200.00	$ 1,000.00
550-10-229	FENCING (TYPE B) (6.0') (BLACK VINYL COATED w/ TOP RAIL) (W/ BOTTOM LOCKING WALL SLATS)	LF	34	$ 100.00	$ 3,400.00
550-60-222	FENCE GATE (TYPE B) (DOUBLE) (14' OPENING)(BLACK VINYL COATED) (W/ BOTTOM LOCKING WALL SLA	EA	1	$ 2,500.00	$ 2,500.00
570-2	PERFORMANCE TURF SOD (BAHIA)	LS	1	$ 4,000.00	$ 4,000.00
580-6-309	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM (24"x18", 24" O.C., FULL)	EA	20	$ 50.00	$ 1,000.00
580-1-4	MULCH (FLORIMULCH) (4" THICK)	CY	2.0	$ 100.00	$ 200.00
639-1-122	ELECTRICAL POWER SERVICE (F& I) (UNDERGROUND) (PURCHASED BY CONTRACTOR)	LS	1	$ 8,000.00	$ 8,000.00
639-2-122	NATURAL GAS SERVICE (F&I) (UNDERGROUND) (PURCHASED BY CONTRACTOR)	LS	1	$ 3,500.00	$ 3,500.00
639-5-1	EMERGENCY GENERATOR-PERMANENT (NATURAL GAS STANDBY XX KW)	EA	1	$ 25,000.00	$ 25,000.00
1050-11-324	UTILITY PIPE (FURNISH & INSTALL) (10" PE) (FM)	LF	25	$ 200.00	$ 5,000.00
1060-11-322	UTILITY STRUCTURE - BELOW GROUND (PUMP STATION)	EA	1	$ 180,000.00	$ 180,000.00

Total **$300,600.00**

City Commission Regular Meeting **12. a.**

Meeting Date: 03/02/2020

Re: Future Land Use Map Amendment - Misty Creek Preserve - 1919 South 37th Street

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SUBJECT:

Legislative Hearing - Ordinance 19-073: Adoption Hearing for an application submitted by the property owner Cone & Graham, Inc, and Applicant/representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for twelve (12) parcels of land, 10.31 acres in total, located at 1919 S 35th Street, to change the Future Land Use designation from General Commercial (GC) to Medium Density Residential (RM). SECOND READING

SUMMARY:

- In accordance with Sections 22-131 and 22-142 of the City Code, the applicant is requesting the review and approval of a Future Land Use Map Amendment from General Commercial (CG) to Medium Density Residential (RM) for 12 parcels of land that are approximately 10.31 acres in size. The applicant is seeking to construct a multi-family development known as Misty Creek Preserve. The development will include 144 multi-family units.
- The subject site was originally approved in 2007 as a 138-unit multi-family development known as Mission Gardens. Mission Gardens never commenced development and the property remains vacant. Subsequently, an amendment to the Comprehensive Plan resulted in a percentage cap of 20% residential in the General Commercial (GC) Future Land Use category.
- At their meeting on November 12, 2019 the Planning Board acting as the Local Planning Agency voted 4-0 to recommend approval of the Future Land Use Map Amendment as presented.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, LEED Green Associate, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance #19-073
Staff Presentation
Staff Documentation & Supporting Documents
Applicant Packet Submitted to City
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	12/10/2019 08:50 AM

Form Started By: Brandon Creagan
Started On: 12/05/2019 08:27 AM
Final Approval Date: 02/20/2020

ORDINANCE NO. 19-073

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 TWELVE (12) PARCELS GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); 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 163.3184; and

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

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

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

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

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

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

Parcels IDs: 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:

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.

CONTAINING 10.31 ACRES, MORE OR LESS.

said properties being generally located at or near 1919 South 35th Street in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial, GC to City of Fort Pierce Medium Density Residential, RM, as depicted on Exhibit “A”, attached hereto and incorporated herein.

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

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

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.19-073 was duly advertised in accordance with Florida Statute section 163.3184 by display advertising in the St. Lucie News Tribune on December 1, 2019, and copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 16, 2019; and was duly introduced, read by title only, and passed on second and final reading February __, 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 February, 2020.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

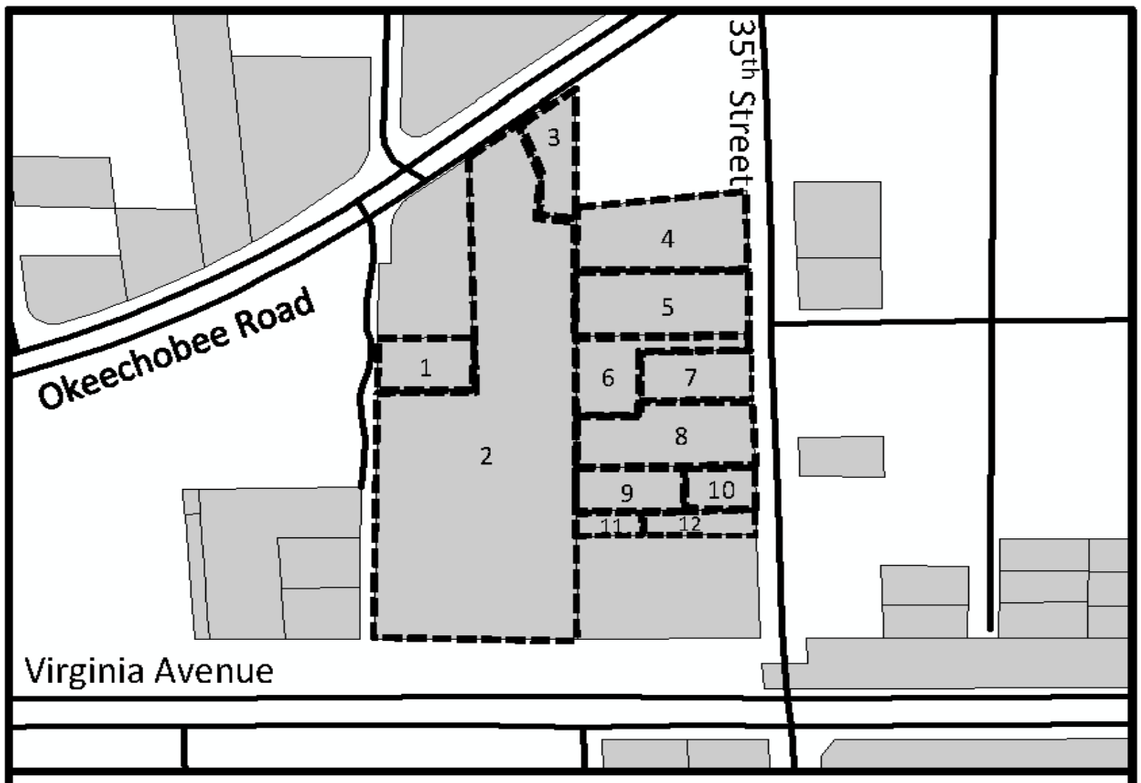
_____
Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Future Land Use

Medium Density Residential, RM



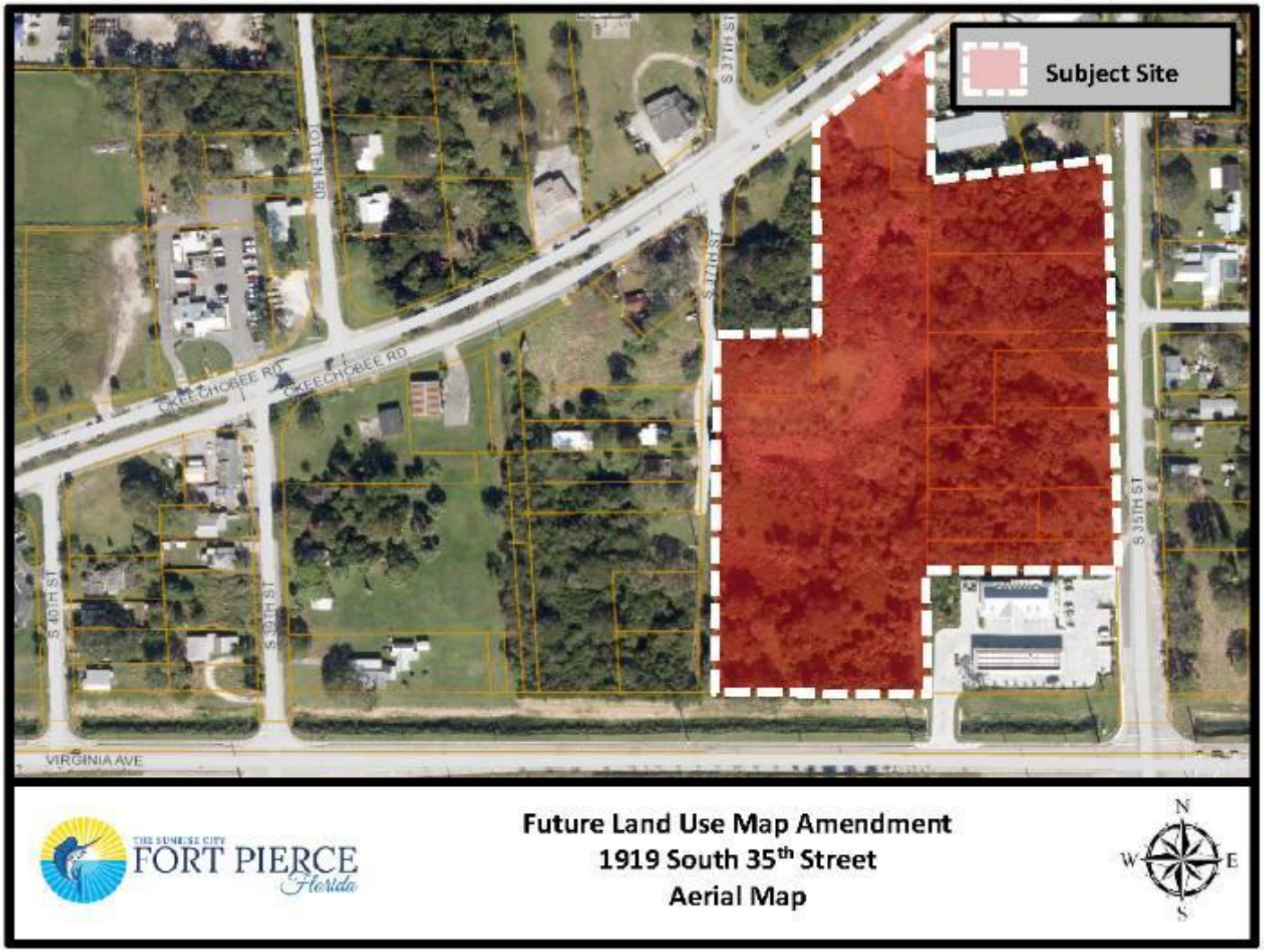
Parcels IDs **1**: 2417-343-0003-010-4 **2**: 2417-342-0006-000-9 **3**: 2417-342-0007-000-6
4: 2417-342-0008-000-3 **5**: 2417-342-0008-010-6 **6**: 2417-343-0001-100-8
7: 2417-343-0001-000-7 **8**: 2417-343-0001-150-3 **9**: 2417-343-0003-000-1
10: 2417-343-0002-000-4 **11**: 2417-343-0004-000-8 **12**: 2417-343-0006-000-2
General Commercial (GC) to Medium Density Residential (RM) 10.31 +/- Acres

Future Land Use Map Amendment

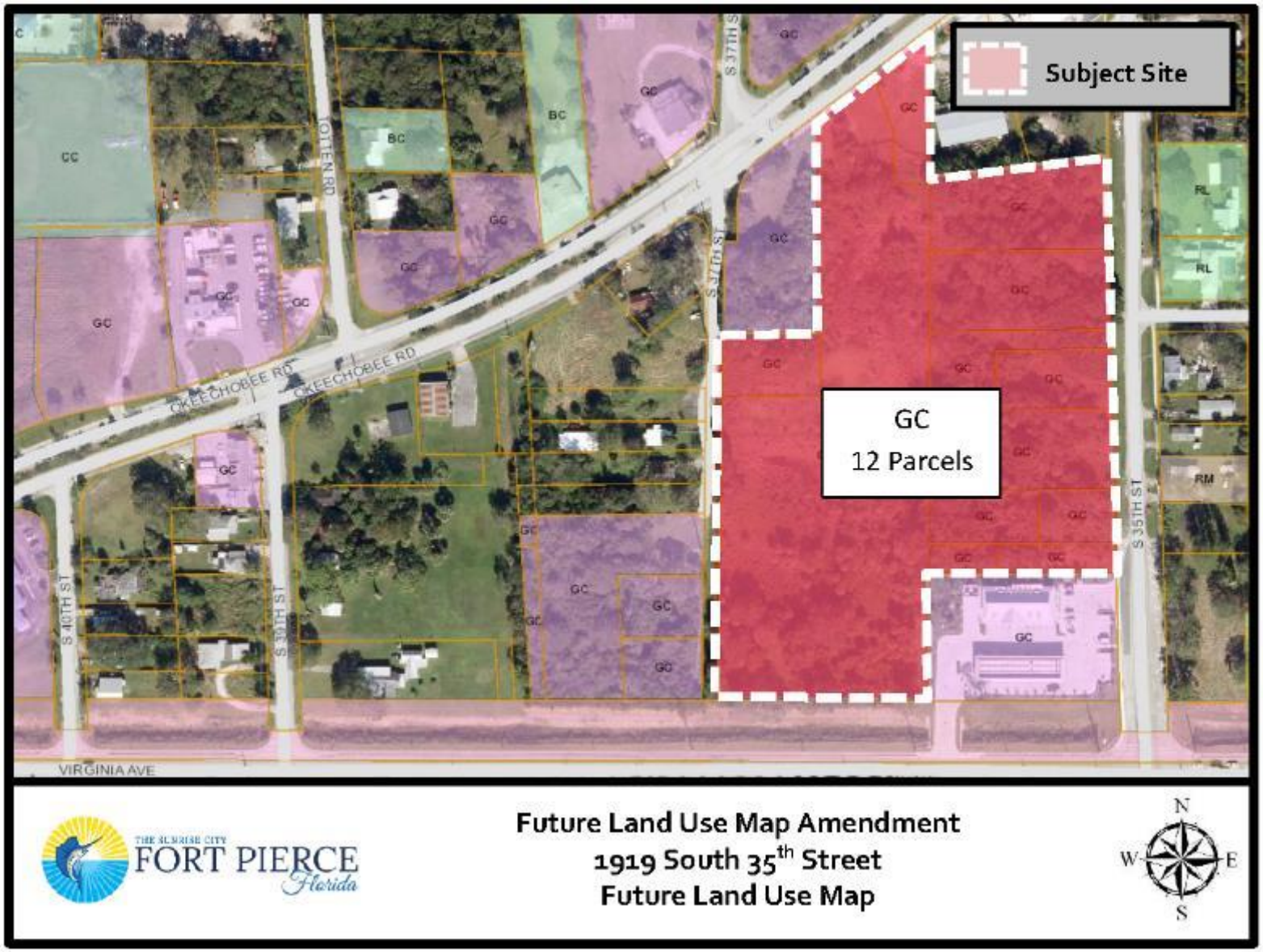


1919 South 35th Street

Aerial Map


Subject Site
OKEECHOBEE RD
S 37TH ST
S 35TH ST
S 40TH ST
S 39TH ST
VIRGINIA AVE
THE SUNRISE CITY
FORT PIERCE
Florida
Future Land Use Map Amendment
1919 South 35th Street
Aerial Map
N
W
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Future Land Use Map

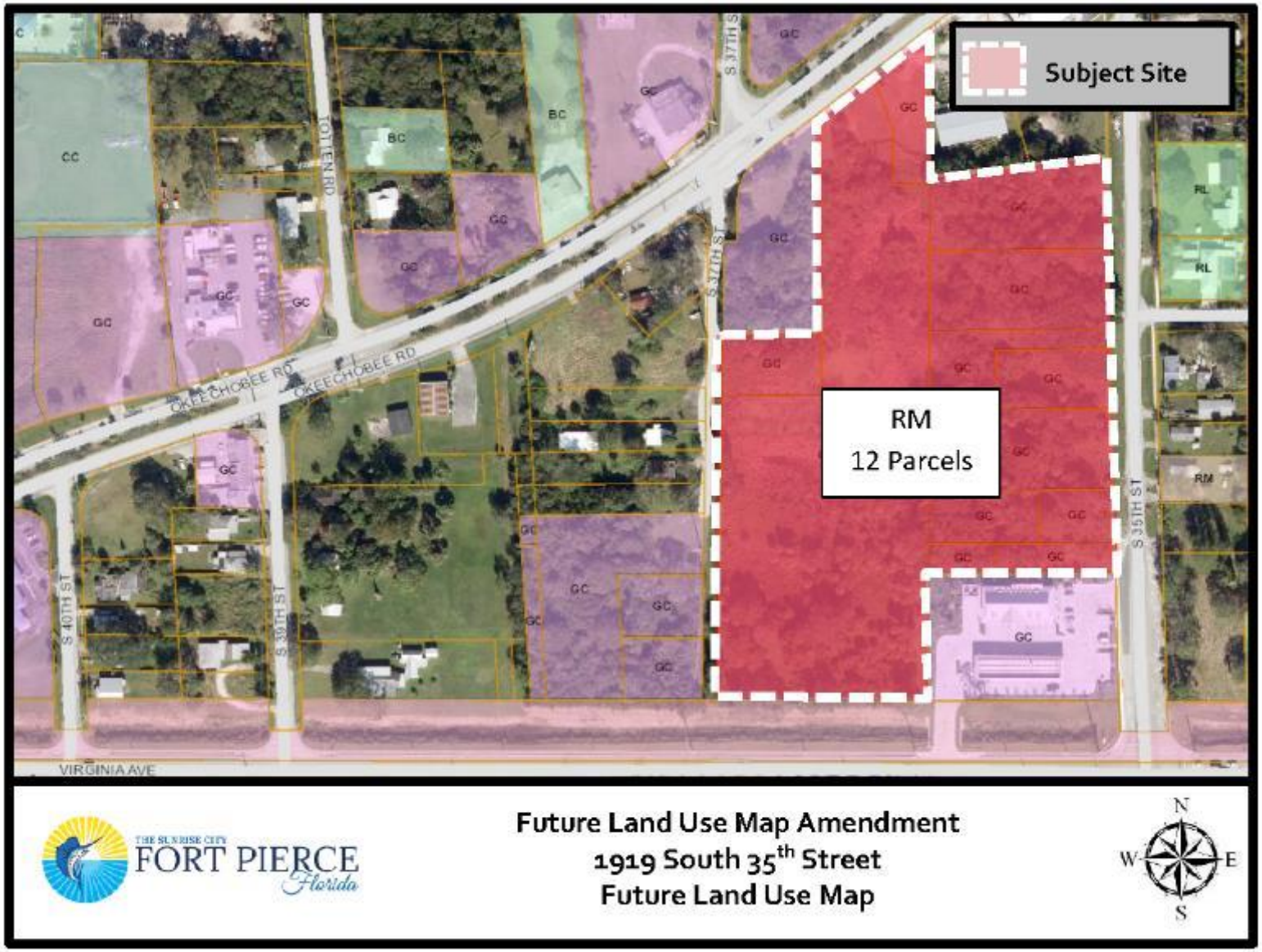


Future Land Use Map Amendment

Future Land Use change for twelve (12) parcels from General Commercial (GC) to Medium Density Residential (RM).

- Staff recommends **Approval** of the request
  - ❑ The proposed development for the site is a Multi-Family Apartment Complex
  - ❑ Consistent with Section 22-131 of City Code & the Comprehensive Plan
  - ❑ Does not adversely affect the public health, safety, convenience and general welfare
  - ❑ Planning Board recommended approval by a vote of 4-0 of the request as presented.

Proposed Future Land Use Map



CC Recommendations

Possible actions of the City Commission:

- APPROVE the proposed Amendment for Transmittal to the Florida Department of Economic Opportunity
    - Staff recommends **APPROVAL** of the Transmittal to the Florida Department of Economic Opportunity.
    - Planning Board recommended approval by a vote of 4-0 of the request as presented.
- DISAPPROVE the proposed Amendment for Transmittal to the Florida Department of Economic Opportunity

Future Land Use Map Amendment

1919 South 35th Street

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas Mimms, P.E., City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for a Future Land Use Map Amendment** **Misty Creek Preserve – 1919 South 35th Street**
BOARD DATE:	December 16, 2019

STAFF REPORT

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

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

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

Background
The subject site was originally approved in 2007 as a 138-unit multi-family development known as Mission Gardens. Mission Gardens never commenced development and the property remains vacant. Subsequently, 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.

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

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
    a. Satisfy land and water use needs and
    b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Future Land Use amendment promotes and protects the public health, safety and general welfare as it is similar in size and scope as the Mission Gardens. At that time, the City Commission was charged with determining compliance with the three (3) criteria stated above. In so doing, the City Commission approved the project in 2007. The current staff review finds the requested change to the Future Land Use category from GC to RM to be more a more appropriate land use for the subject proposal.

Future Land Use Designation Comparison
The subject site currently has a Future Land Use of General Commercial (GC) for all twelve (12) of the parcels. The GC designation is intended for higher intensity commercial development or horizontal and vertical mixed-use projects. Uses allowed within this designation include intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, limited multifamily residential, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development may include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. The limitation to residential uses is that they may only comprise up to 20% of the total floor area of the GC Future Land Use designation.

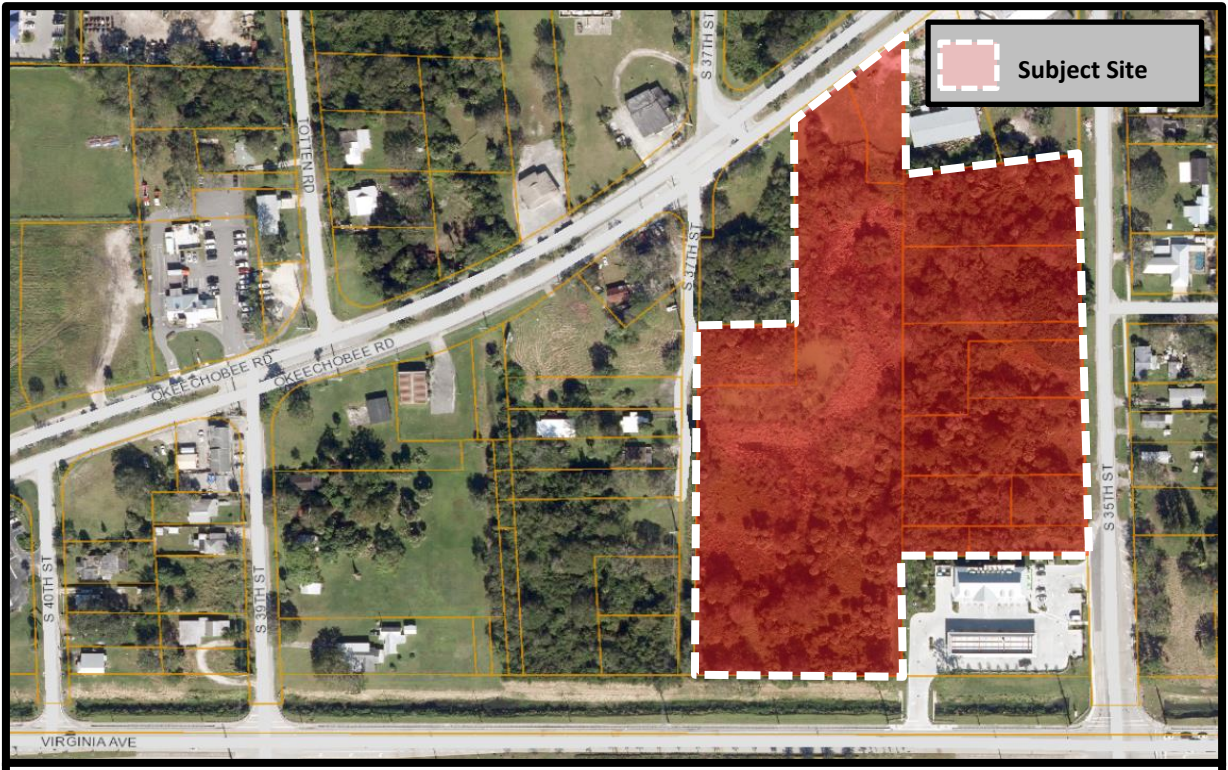
The subject site is seeking a Future Land Use of Medium Density Residential (RM) for twelve (12) parcels to be consistent with the development that will be proposed on the site. The RM designation is intended for parcels for that are best suited for multifamily residential ranging in density from 6.5 to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve residential uses and compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and day-care facilities are also allowed.

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

Planning Board
At their meeting on November 12, 2019 the Planning Board acting as the Local Planning Agency voted 4-0 to recommend approval of the Future Land Use Map Amendment as presented.

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

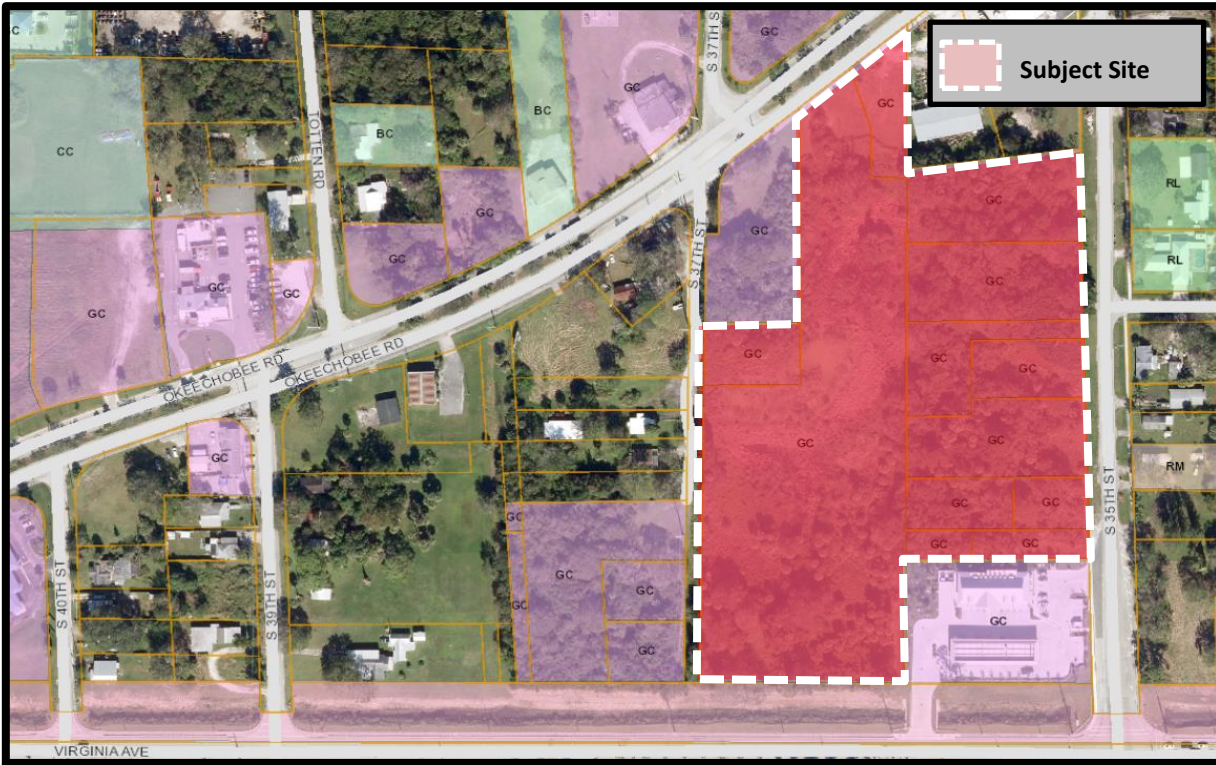
Staff Recommendation
The requested application for Future Land Use Map Amendment meets the criteria specified in Section 22-131 of the City Code, is consistent with the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore staff recommends **APPROVAL** of the proposed Future Land Use Map Amendment.



THE SUNRISE CITY
FORT PIERCE
Florida

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

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THE SUNRISE CITY
FORT PIERCE
Florida

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

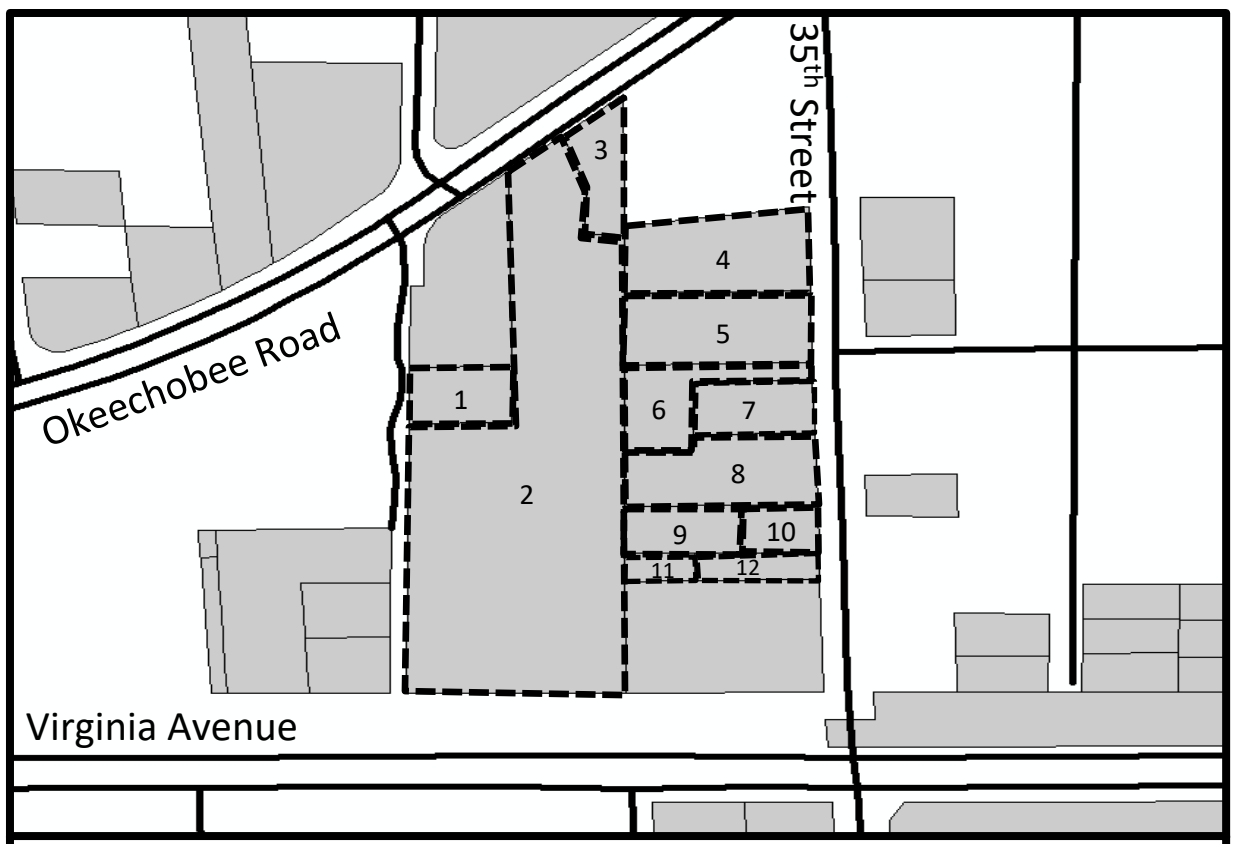
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THE SUNRISE CITY
FORT PIERCE
Florida

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

N
W E
S



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 (GC) to Medium Density Residential (RM) 10.31 +/- Acres

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.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

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

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

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

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

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

11. **Capacity Analysis:**

I. Site Data:

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

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

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

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day (0.125)(449,103.6 sf.) = 56,138 gpd
Proposed Zoning	Total gallons per day (144)(2.6)(100 gpd) = 37,440 gpd
Change in Demand	**Total gallons per day** -18,698 gpd

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

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

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand	NA	NA
Proposed Zoning Enrollment Demand	21 Students	9 Students
Change in Demand	+ 21 Students	+ 9 Students

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

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

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	See attached.

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

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

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

14. Name of Representative: Lucido & Associates - Brian Nolan, AICP, ASLA
Mailing Address: 701 SE Ocean Blvd.
City Stuart State FL Zip 34994
Phone # 772.220.2100 Fax # _____
E-mail: bnolan@lucidodesign.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☑ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

SIGN HERE

Applicant's Signature

Date

Address State FL 33610 Zip

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

5101 Cone Road, Tampa FL 33610

Address State Zip

SIGN HERE

Property Owner's Signature 7/2/19 Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

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

Signature of Notary (seal)

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

lucido&associates

October 23, 2019

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

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

Dear Mr. Creagan,

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

CITY OF FORT PIERCE PLANNING DEPARTMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

Response: Acknowledged.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT

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

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

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

Response: Acknowledged; the requested revision has been made.

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

Response: Acknowledged.

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

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

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

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

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

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

CITY OF FORT PIERCE BUILDING DEPARTMENT

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

Response: Acknowledged.

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

Response: Acknowledged.

3. Will need to meet Fire Code.

Response: Acknowledged.

DRAFT

4. Sprinkler system is required.

Response: Acknowledged.

5. Smoke alarm system is required.

Response: Acknowledged.

CITY OF FORT PIERCE POLICE DEPARTMENT

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

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

FORT PIERCE UTILITIES AUTHORITY – WATER / WASTE WATER ENGINEERING

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

Response: Acknowledged.

FORT PIERCE UTILITIES AUTHORITY – ELECTRICT & GAS ENGINEERING

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

Response: Acknowledged.

ST. LUCIE COUNTY PUBLIC WORKS

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

Response: Acknowledged;

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

Response: See memo from Kimley-Horn, attached.

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

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

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

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

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

Response: See memo from Kimley-Horn, attached.

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

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

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

Response: Acknowledged.

ST. LUCIE COUNTY ENGINEERING DIVISION – SURVEY

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

Response: The requested revision has been made.

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

Response: The requested revision has been made.

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

Response: The requested revision has been made.

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

Response: The requested revision has been made.

ST. LUCIE COUNTY FIRE DISTRICT

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

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

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

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

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

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

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

Response: Acknowledged.

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

Response: Acknowledged.

DRAFT

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

Response: Acknowledged.

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

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

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

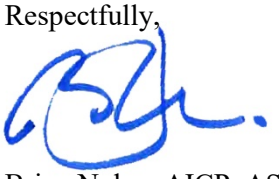
Response: Acknowledged.

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

Response: Acknowledged.

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

Respectfully,



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

DRAFT

Kimley»Horn

October 25, 2019

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

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

Dear Mr. Jones:

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

1. **Please provide existing condition and future background condition analyses of all road segments and intersections, and report all LOS, delay and queue length information for those scenarios in Tables 2, 3, and 4.**

   Applicant Response*: The existing and future background condition analysis has been included in Table 2 for the road segments. The existing and future background condition analysis for the interesections have been included in revised report in Tables 4 through 9.*

2. **This proposed residential development sits at the western edge of Fort Pierce. As such, the majority of its trip interactions will likely be to and from the northeast and east. Please either:**
   a. **Revise the expected project traffic distribution to:**
      i. **40% to and from the east along Okeechobee Road;**
      ii. **40% to and from the east along Virginia Avenue; and**
      iii. **20% to and from the west on Okeechobee Road; or**
   b. **Alternately, in the Greater Treasure Coast Regional Planning Model (GTCRPM), connect a new Traffic Analysis Zone (TAZ) in a way that accurately reflects the project's access to the surrounding road network, populate the TAZ with the proposed development program and use the percentage distribution of that zone's traffic as the basis for the analysis. Provide confirmation of the correct socio-economic data model inputs, and a plot of the zonal traffic volumes that shows clearly the details of the connection of the TAZ to the network.**

   Applicant Response*: The trip assignment has been revised and has been carried throughout the report.*

3. **Please revise the distribution of entering and exiting project traffic among the entrances to be more consistent with the site plan, which shows less than 17% of the dwelling units (one building) north of the S 35th Street entrance, and 83% (the other 5 buildings) south of the S 35th Street entrance. Specifically:**
    a. **Of the entering project traffic approaching from the west on Okeechobee Road, 20% should make a right turn in from Okeechobee Rd. The remaining 80% should go east on Virginia Avenue, left onto S 35th Street, and left into the S 35th Street entrance.**
    b. **Of the entering project traffic approaching from the east on Okeechobee Road, 20% should go through the S 35th Street intersection, make a U-turn at S 37th Street, and then make a right-in at the Okeechobee Rd. entrance. The remaining 80% should make a left turn onto S 35th Street and a right-in at the S 35th Street entrance.**
    c. **Of the exiting project traffic headed west on Okeechobee Road, 20% should make a right out onto Okeechobee Rd. and a U-turn at the S 35th Street intersection. The remaining 80% should make a right-out onto S 35th Street, a right turn onto Virginia Avenue and a left turn onto Okeechobee Road.**
    d. **Of the exiting project traffic headed east on Okeechobee Road, 20% should make a right out onto Okeechobee Road. The remaining 80% should make a left-out onto S 35th Street and a right turn onto Okeechobee Road.**

    Applicant Response*: The distribution and project traffic assignment has been revised. Figure 3 illustrates the revised project assignment at the project driveways.*

4. **Please use separate growth rates for all road segments. For Okeechobee Road east of S 35th Street please use the observed annual growth rate between the 2016 count in the St. Lucie County database and the 2018 count at FDOT station 940007. Growth rates should be based on a five-year trend if the five-year trend is relatively stable, or an explanation provided why some other time interval is used (recent changes to the network, data unavailability, etc.). Please revise the table developing traffic growth rates to show for each location the data source (agency and count station number) and, because count years may vary, the first and last year of the historical counts at each location. Please provide some explanation of how the growth rates are derived (ex. FDOT Trend worksheet) and what type is used (linear, exponential, etc.). The minimum growth rate used to inflate to future conditions should be 0.5% if the historical growth trend is less than that. Growth rates in background traffic intersection turning movements should reflect the growth rates on the road segments connecting to the intersection, not a single rate for all intersections.**

    Applicant Response*: The growth rate for each roadway segment was calculated using FDOT Traffic Online data for year 2013 and year 2018. The growth rate was calculated exponentially to determine the 5-year growth rate for each segment. The roadway segment on Okeechobee Road from Virginia Avenue to Georgia Avenue did not have accurate data from either FDOT or St Lucie County; therefore, an area-wide growth rate was calculated and was applied to those roadway*

segments. The roadway segments on Virginia Avenue from Okeechobee Road to s 35th Street and Sunrise Boulevard to Oleander Avenue have growth rates less than 0.5%; therefore, a 0.5% nominal growth rate was applied instead. The roadway segment of S 35th Street from Virginia Avenue to Okeechobee Road did not have any data besides the 2016 volumes provided by St Lucie County; therefore, the area-wide growth rate was applied. For the intersection analyses, the growth rates for each approach was applied based on the segment growth rate.

5. **To evaluate future conditions on S 35th Street between Virginia Avenue and Okeechobee Road please collect a 72 hour traffic volume count on S 35th Street between Virginia Avenue and Okeechobee Road, compare that 2019 count to the 2016 count reported in the St. Lucie County database (Station ID 613) and use the resulting historical exponential growth rate to estimate background traffic conditions on S 35th Street between Virginia Avenue and Okeechobee Road in 2024. Please use the directional volumes as a check on the approach volumes used in the analysis of the intersection of S 35th Street and Sarasota Avenue (see Comment #7).**

   ***Applicant Response**: The area-wide growth rate was applied to the roadway segment (1.94%).*

6. **Please evaluate the intersection of Okeechobee Road at S 37th Street where project traffic will make a westbound U-turn to verify that those U-turns will not cause an operational issue, and add its information to Tables 3 and 4.**

   ***Applicant Response**: The turning movements were collected at Okeechobee Road & S 37th Street on October 24, 2019 and are included in the intersection analyses.*

7. **Please count vehicle turning and pedestrian movements at the intersection of Sarasota Avenue and S 35th Street, evaluate this intersection's operation in all three scenarios (existing, future background, and future with project condition), and add this information to Tables 3 and 4. Describe any interaction in the 2024 AM peak period between project traffic and traffic to and from the Fairlawn Elementary School to the east of the project. Please evaluate the need for turn lanes on S 35th Street at this intersection due to the addition of project traffic.**

   ***Applicant Response**: Turning movement counts were conducted on October 24, 2019 and are included in the intersection analyses. From the analysis, the additional project traffic at the intersection still operates at an acceptable level of service with a 95th percentile queue length of less than one (1) vehicles. Therefore, a turn lane will not be required.*

8. **Please add the storage length and queue length information for the intersection of Okeechobee Road and S 35th Street to Table 4.**

   ***Applicant Response**: The storage length and queue length information has been included in the revised report for the intersection of Okeechobee Road & S 35th Street.*

9. **Please use the latest available PSCF to inflate the turning movement counts to peak season conditions, and provide a copy of the report in the appendices.**

   Applicant Response*: The latest PSCF have been used and are included in Appendix D.*

10. **On Figure 5, please:**
    a. **Note that the project traffic segment volumes are two-way volumes;**
    b. **Add the EBLT project traffic movement at the intersection of Virginia Avenue and S 35th Street;**
    c. **On Okeechobee Road from Virginia Avenue to S 35th Street, either use the project traffic segment volume from the project entrance to S 35th Street, or show both project traffic segment volumes (east and west of the project entrance); and**
    d. **Review the project traffic segment volume on S 35th Street, which is not consistent with Figure 4.**

    Applicant Response*: Figure 5 has been revised to address the above-mentioned comments.*

11. **In Table 2, please:**
    a. **Revise the title of one of the two columns that are both titled: "NB/EB In/Out;"**
    b. **Change the titles of the peak period sections of the table to "AM Peak Period" and "PM Peak Period;"**
    c. **Ensure the Peak Direction Project Trips for Okeechobee Road from the Project Driveway to S 35th Street are consistent with the revised project traffic distribution. The current value of 5 should be 16 to be consistent with the project traffic distribution as it was submitted;**
    d. **Revise the growth rates consistent with Comment #s 4 and 5; and**
    e. **Ensure that the correct LOS letter grades are reported from the St. Lucie County database for base year conditions. Some examples:**
        i. **S. 35th Street (from Kirby Loop Rd to Cortez Blvd) AM PEAK: LOS = E (NOT C)**
        ii. **S. 35th Street (from Cortez Blvd to Virginia Ave) AM PEAK: LOS = D (NOT C)**
        iii. **S. 35th Street (from Kirby Loop Rd to Cortez Blvd) PM PEAK: LOS = D (NOT C)**
        iv. **S. 35th Street (from Cortez Blvd to Virginia Ave) PM PEAK: LOS = D (NOT C).**

    Applicant Response*: Table 2 has been revised to address the above-mentioned comments.*

12. **Please ensure all demand volumes input into Synchro and HCS reflect all comments above and revise the LOS results consistent with the revised demand volumes.**

***Applicant Response**: Comment has been acknowledged.*

13. **Additional comments may be issued based on revisions to the traffic statement and site plan.**

    ***Applicant Response**: Comment has been acknowledged.*

We trust that these responses and the revisions to the analysis address the comments provided. If there are any additional comments or questions, please contact me via telephone at (561) 840-0874 or via e-mail at adam.kerr@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Adam B. Kerr, P.E.
Transportation Engineer

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lucido&associates

July 24, 2019

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

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

Dear Mr. Creagan,

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

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

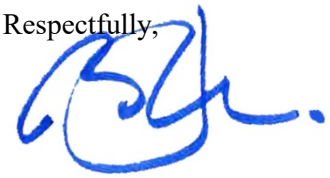
The RM Future Land Use classification allows a gross density ranging from 6.5 DU's/ac. to 12 DU's/ac. However, pursuant to Sections 22-72(b) and 22-72(C)(2), the subject is entitled to a Density Bonus of up to three (3) DU's/ac. due to the proximity of an existing transit stop to the subject (within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

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

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

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

Respectfully,



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

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

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

[Space Above This Line For Recording Data]

Special Warranty Deed

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

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

BFG Land Holdings, Inc., a Florida corporation

By: _____
Luis F. Moran, President

(Corporate Seal)

State of Florida
County of Broward

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

[Notary Seal]

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

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

EXHIBIT "A"
LEGAL DESCRIPTION

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

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

Less and except:

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

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

BOUNDARY and TOPOGRAPHIC SURVEY

LEGAL DESCRIPTIONS:

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

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

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

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

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

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

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

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

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

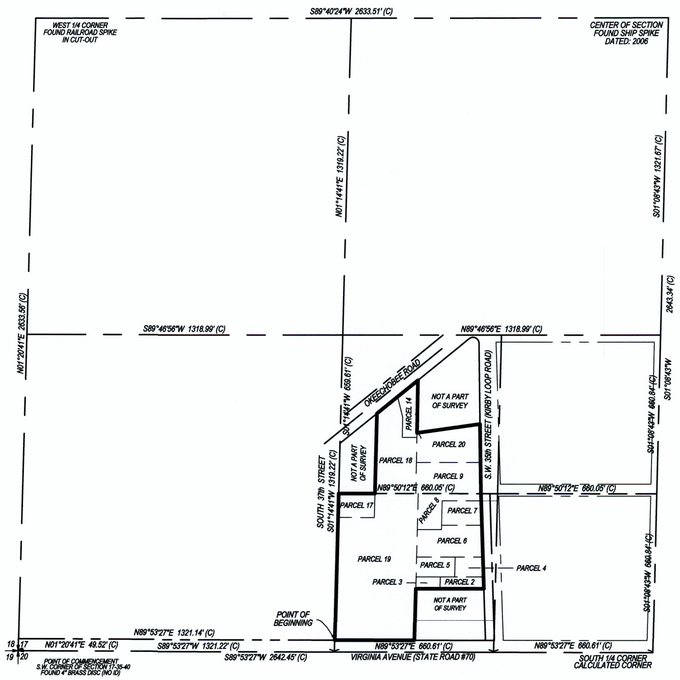
PARCEL 14:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

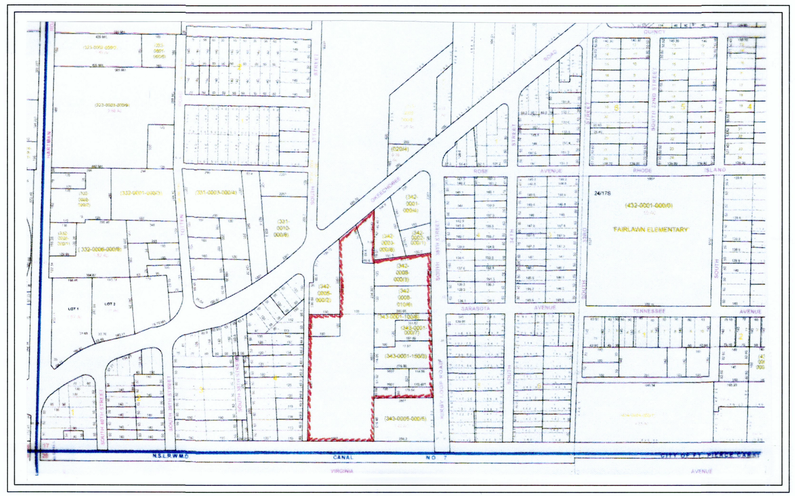
LESS AND EXCEPT:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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

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



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



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTIONS: (CONTINUED)

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

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

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

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

SURVEYOR'S NOTES:

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

WETLAND NOTE:

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

REFERENCED SURVEY MATERIALS USED:

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

SURVEYOR'S CERTIFICATION:

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

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

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

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

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

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

SHEET
1 OF 2

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

N01°14'41"E 610.10' (C)

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

SOUTH 37th STREET

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

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

S89°50'12"W 150.05' (C)

NOT A PART OF SURVEY

N01°14'41"E 333.94' (C)

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

S89°53'27"W 330.29' (C)

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

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

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

POND

TOP OF BANK

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

SPOIL PILE

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

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

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

N50°44'23"E 219.63' (C)

OKEECHOBEE ROAD

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

SOUTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD

S12°34'50"E 5.94' (C)

S00°53'03"W 72.11' (C)

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

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

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

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

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

S01°13'39"W 215.15' (C)

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

FOUND 4"x4" CONCRETE MONUMENT (NO ID)

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

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

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

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

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

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

INGRESS & EGRESS EASEMENT (OR 252, PG 183)

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

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

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

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

N81°44'15"E 364.90' (C)

S89°47'44"W 282.67' (C)

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

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

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

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

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

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

S01°57'31"E 393.21' (C)

WEST RIGHT OF WAY LINE OF SOUTH 35th STREET

S00°55'57"E 292.31' (C)

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

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

FOUND 1/2" IRON PIPE (NO ID)

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

FOUND 1/2" IRON PIPE (NO ID)

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

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

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

214.18'

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

SARATOGA AVENUE

VIRGINIA AVENUE (STATE ROAD NO. 70)

SOUTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

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

CENTERLINE OF 120 FOOT RIGHT OF WAY

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

NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

S89°57'39"E 2642.66'(CAM) (TOTAL)

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

NOT A PART OF SURVEY

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

GUMBERLAND FARMS
FUEL STATION
2009 S. 37th STREET

CONCRETE DRIVEWAY & PARKING

RETENTION AREA

FLUME

CONCRETE SIDEWALK

ASPHALT PAVEMENT

CONCRETE HEADWALL

CONC. HEADWALL

CURB INLET
OUTLET EL. 14.50'

CURB INLET
OUTLET EL. 15.07'

R.C.P.

MES

CB

INLET

DI

SIGN

ANCHOR

WPP

LP

WM

CMP

FH

WV

UR

GUARDRAIL

CONCRETE MEDIAN

SANITARY MANHOLE
RIM EL. 18.08'

TOP OF BANK

2' CURB & GUTTER

GRASS MEDIAN

45 MPH SIGN

120.0'

50.00'

50.00'

49.50'

49.50'

29.50'

10'

24'

24'

49.50'

ABBREVIATIONS:

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

SHEET 2 OF 2

SCALE: 1"= 40'

DRAWN BY: DPK

CHECKED BY: CDW

FIELD DATE: 6-12/16-19

JOB NUMBER: 19-257

WATSON | KILLANE
SURVEYING AND MAPPING, INC.

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

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

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

Misty Creek Preserve
Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

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

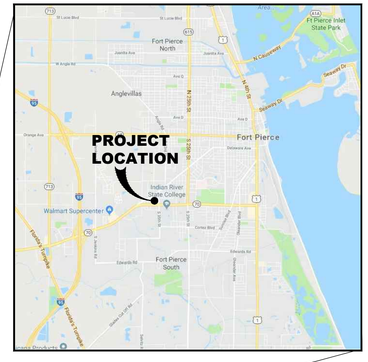
Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

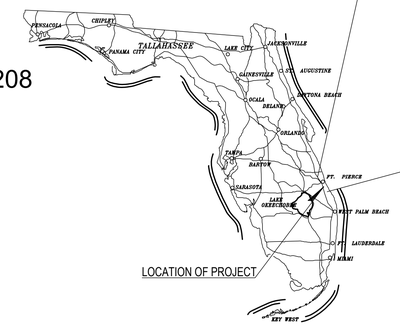
Civil Engineer
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

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

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

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

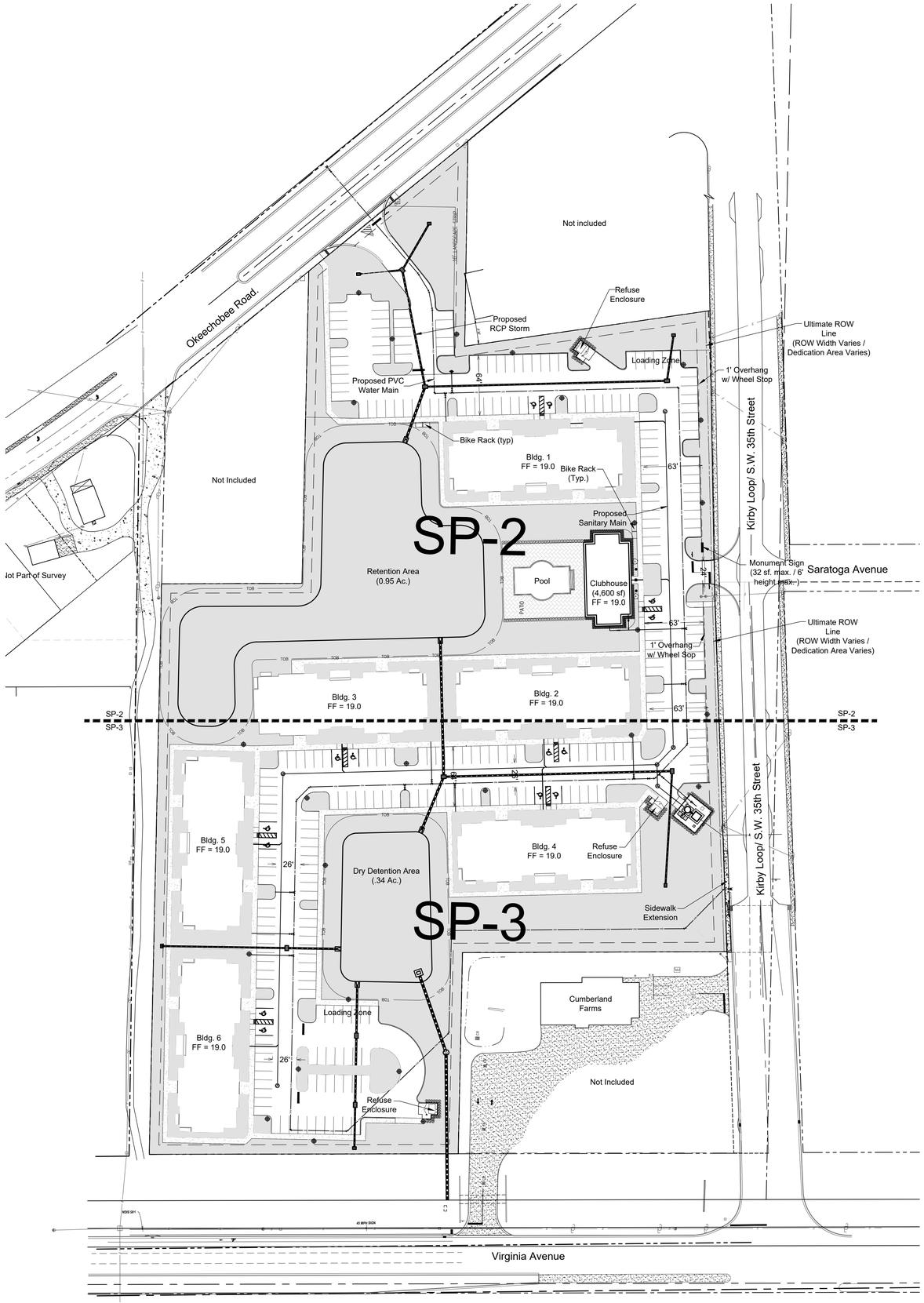




Sheet Index

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

lucido&associates



Meets and Bound Legal Description:

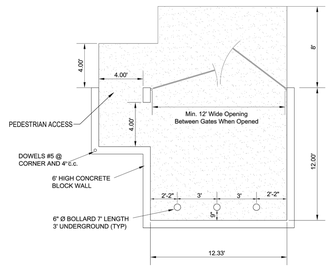
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

LESS AND EXCEPT:

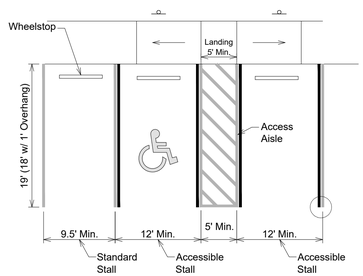
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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



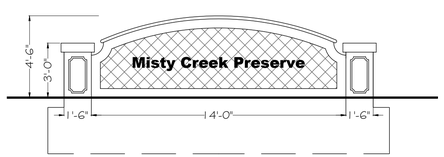
Typical Refuse Enclosure Detail

NTS



Typical Parking Stall Detail

NTS



Typical Project ID Sign Detail

NTS

Site Data

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

Building and Lot Data

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

Parking Requirements

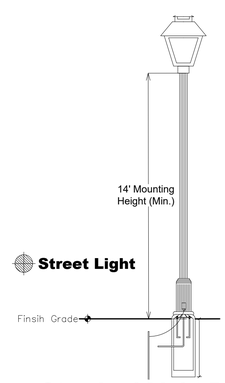
Vehicle Parking Required:	238 Spaces
Multi-Family:	
1.5 spaces per unit @ 144 units = 216 spaces	
Accessible Spaces Req'd: 7 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	282 Spaces
ADA Spaces Provided: 14 Spaces	
Bicycle Parking Req'd:	18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

General Notes

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

Project Description

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



Street Light

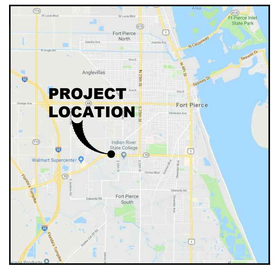
Standard Light Pole Detail

NTS

lucido & associates

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

Key / Location:



Project Team:

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

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Overall Site Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

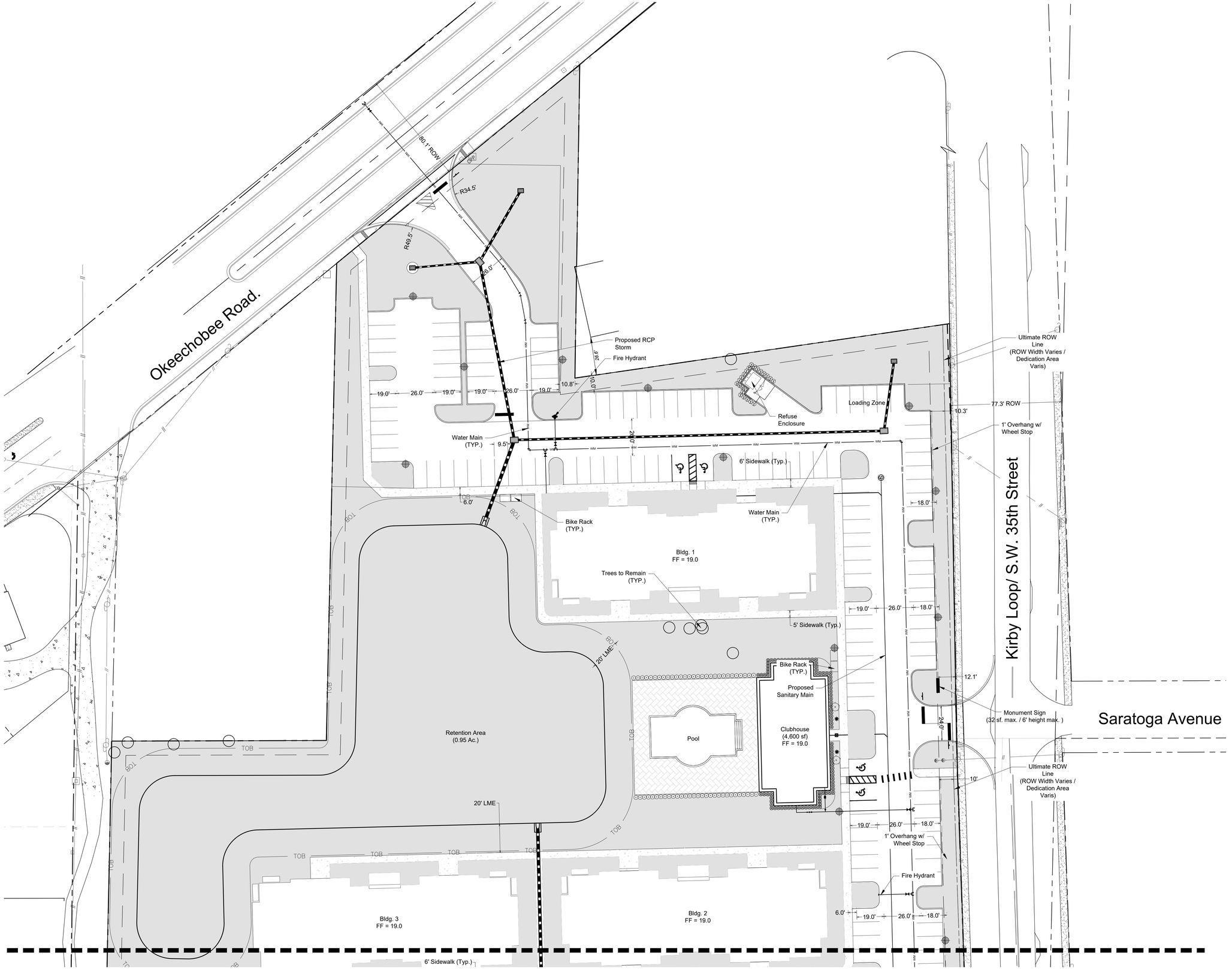
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REG. # 1018
Thomas P. Lucido

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

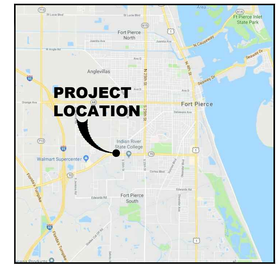
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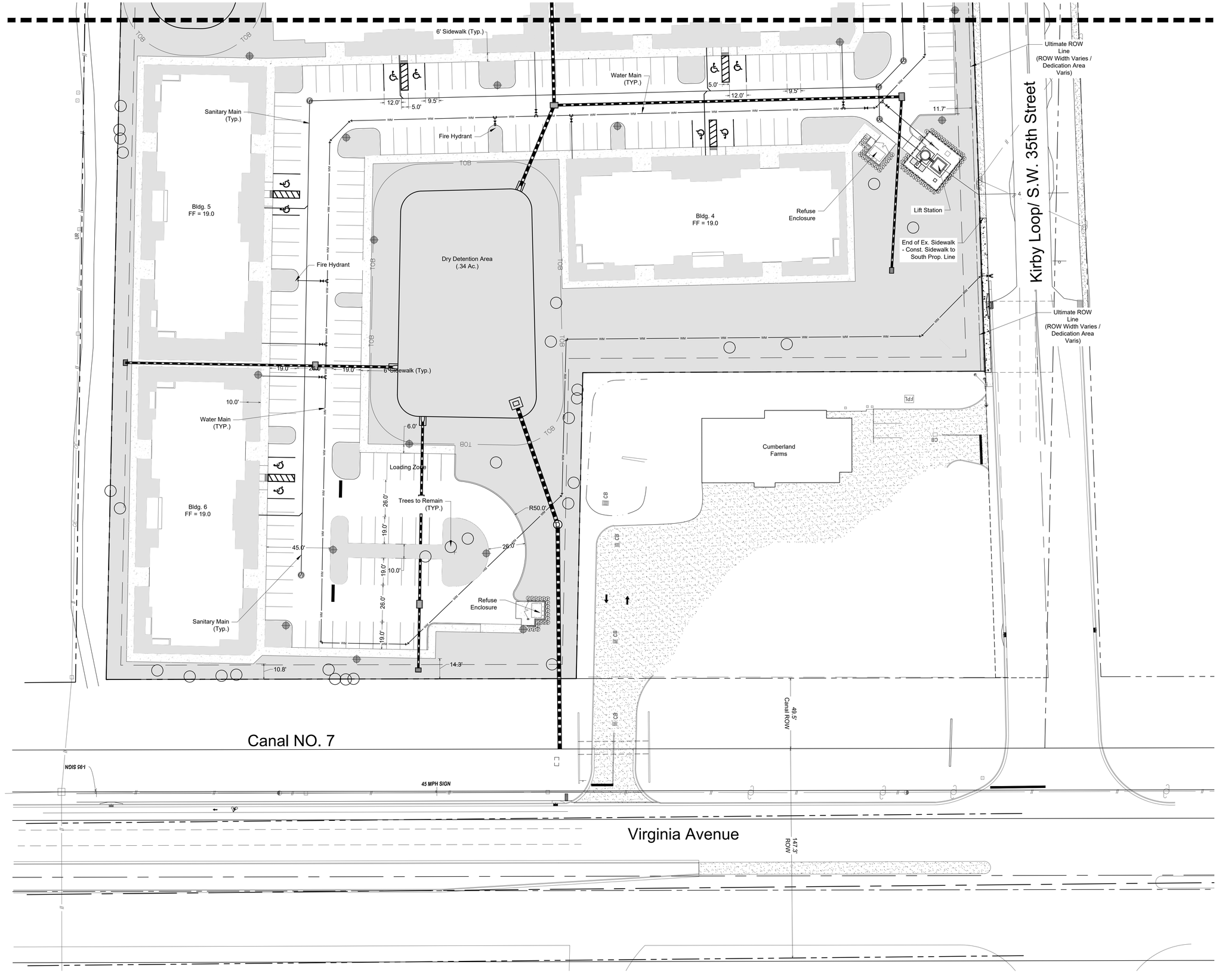
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**SP 2**
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Municipal Number	---	
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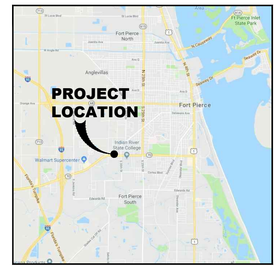
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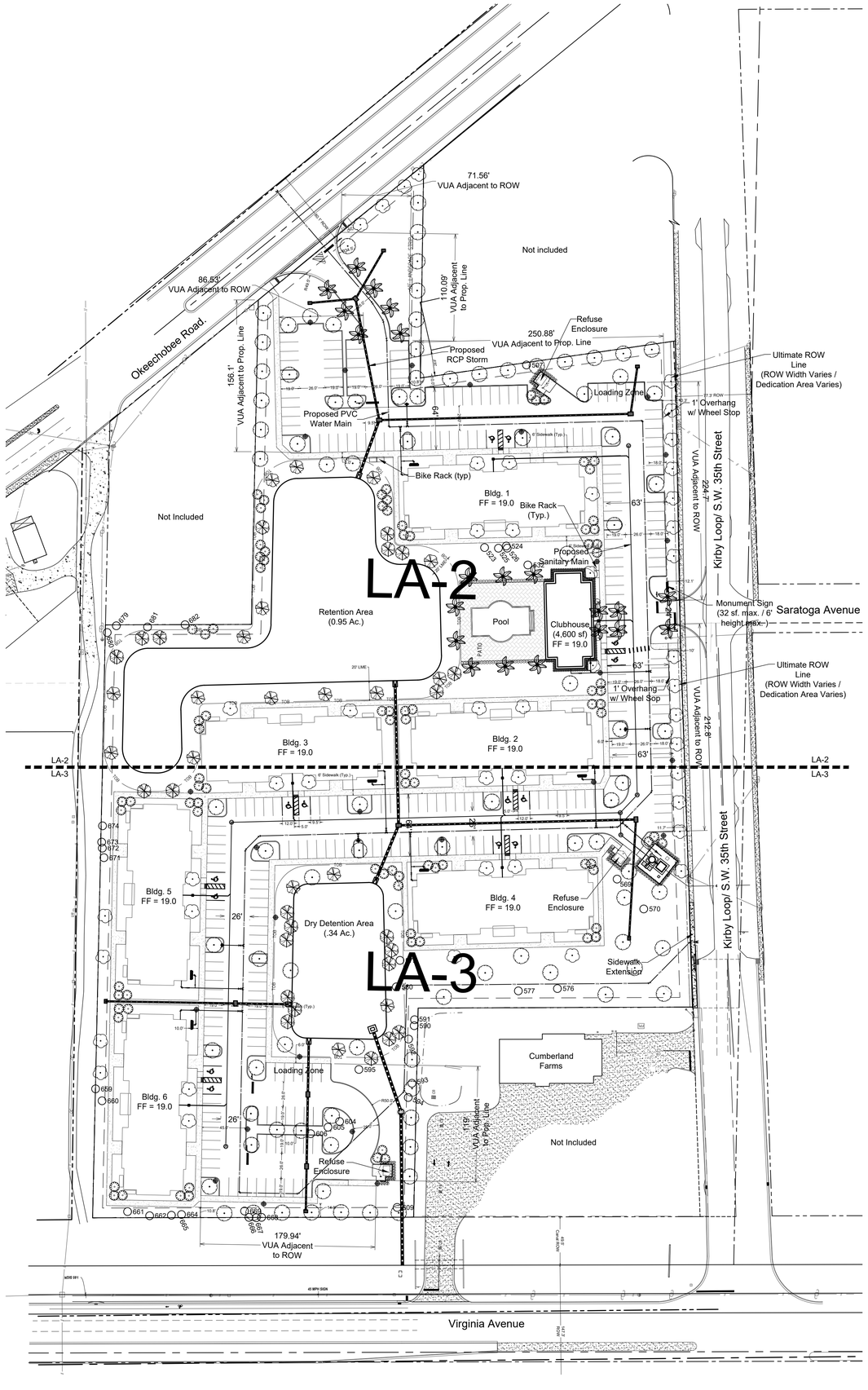
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Thomas P. Lucido

Designer	RM	Sheet
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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

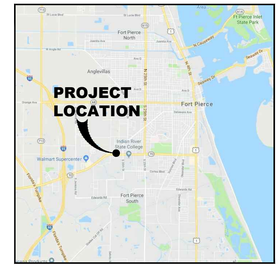
PLANT SCHEDULE SITE TOTAL

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		

lucido & associates
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NORTH

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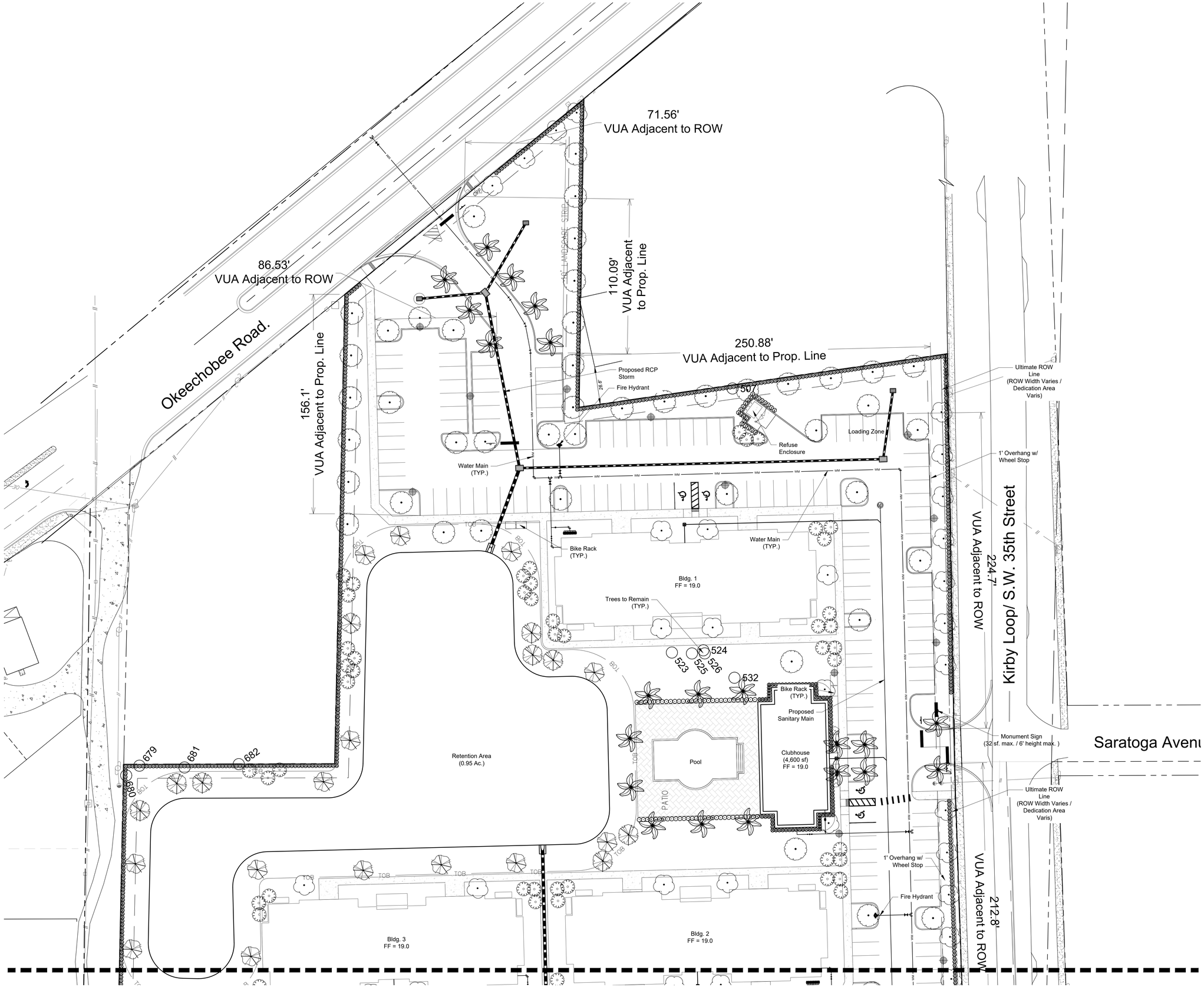
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Thomas P. Lucido

Designer	RM	Sheet
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Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

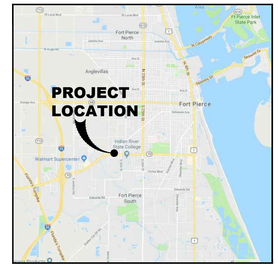
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lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	Cone & Graham, Inc. 5101 Cone Road Tampa, FL 33610
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
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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 Landscape Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

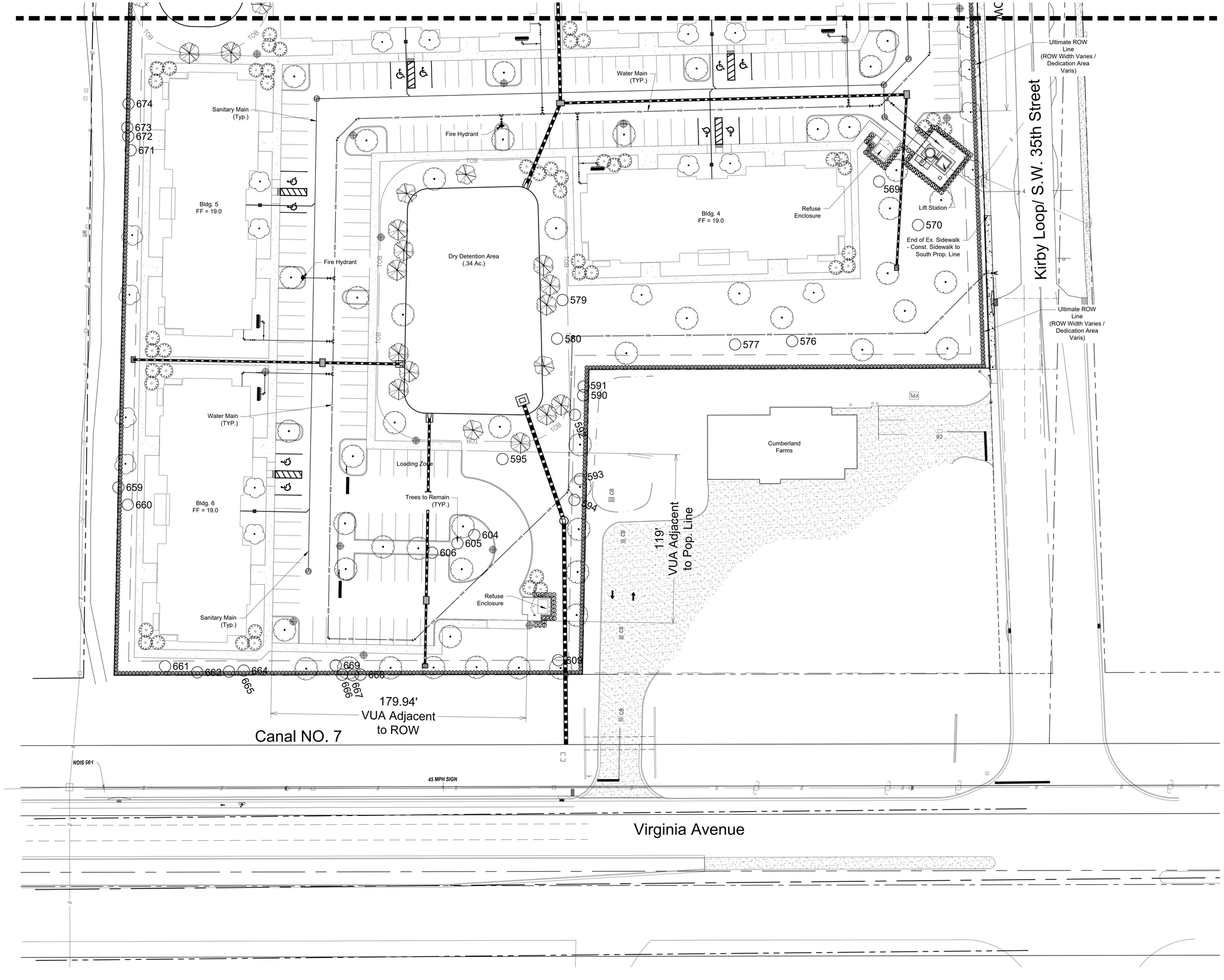
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 2**
Project Number	19-310	
Municipal Number	---	
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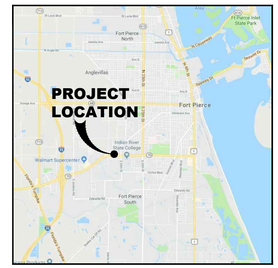
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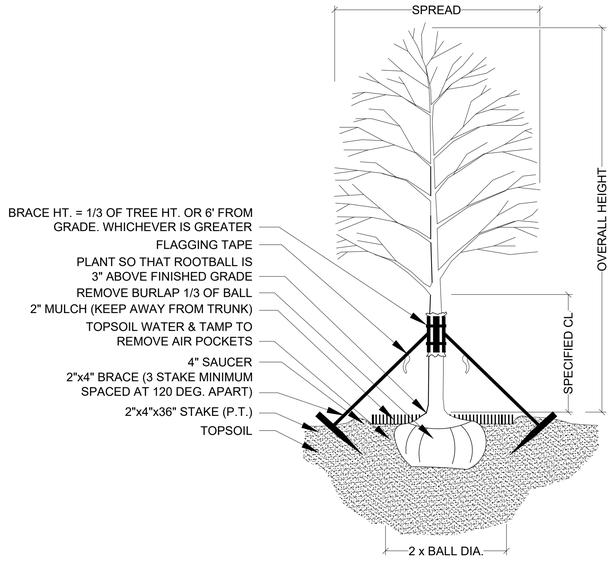
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REG. # 1018
Thomas P. Lucido

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Manager	BN	**LA 3**
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Municipal Number	---	
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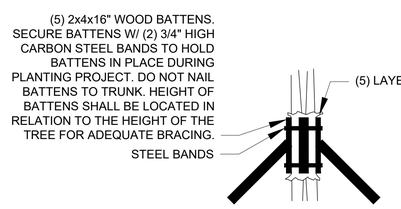
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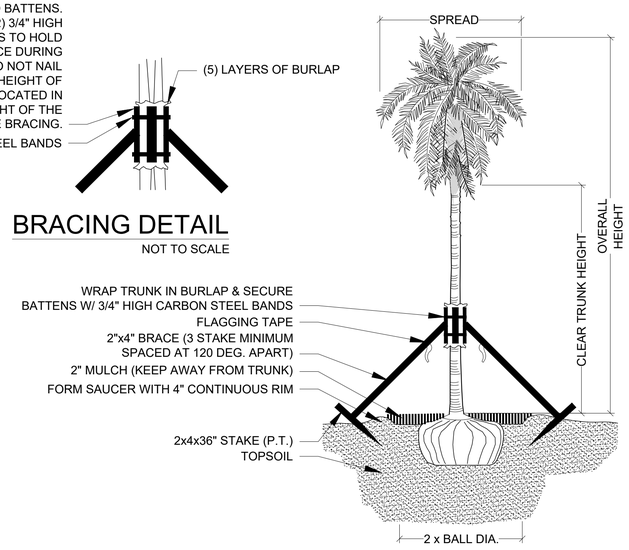
TREE PLANTING & STAKING

NOT TO SCALE



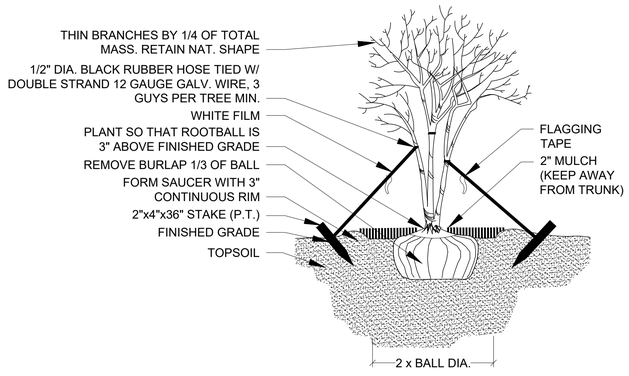
BRACING DETAIL

NOT TO SCALE



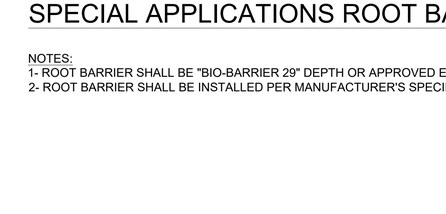
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



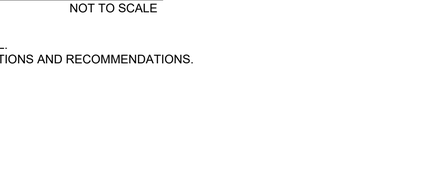
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



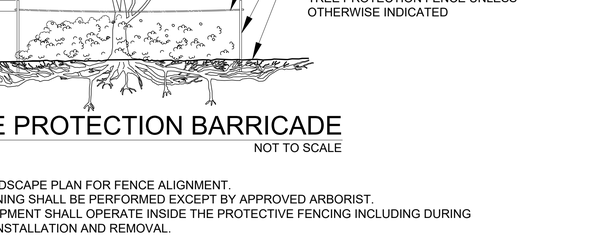
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

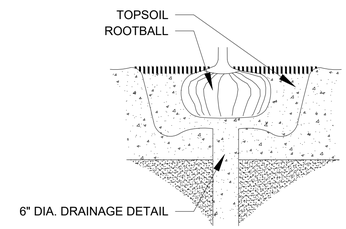


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

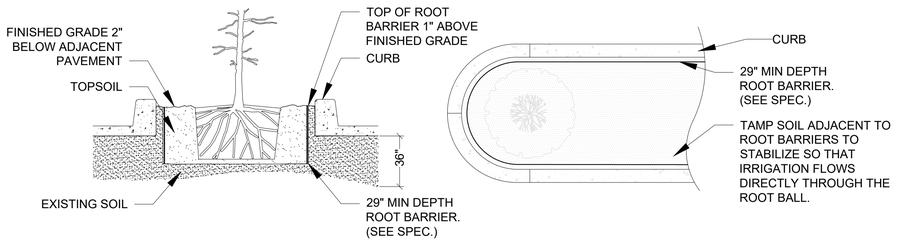
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- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, 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

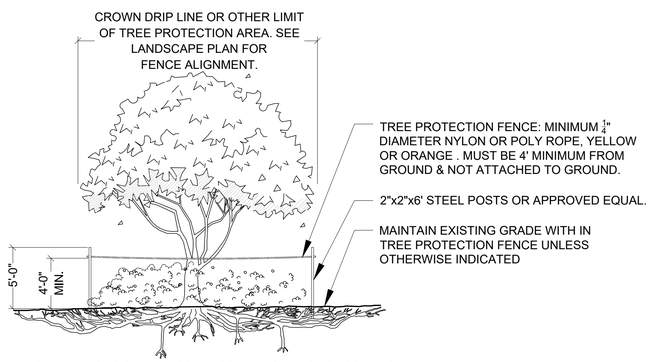
NOT TO SCALE



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.

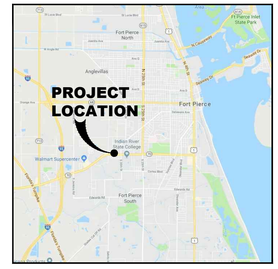
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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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REG. # 1018
Thomas P. Lucido

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Sheet **LA 4**

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: MATERIALS

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

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

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

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

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

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

2.02 INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

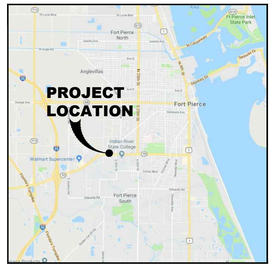
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final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

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

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

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

Key / Location:



Project Team:

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

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

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

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

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

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

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Landscape Specifications

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

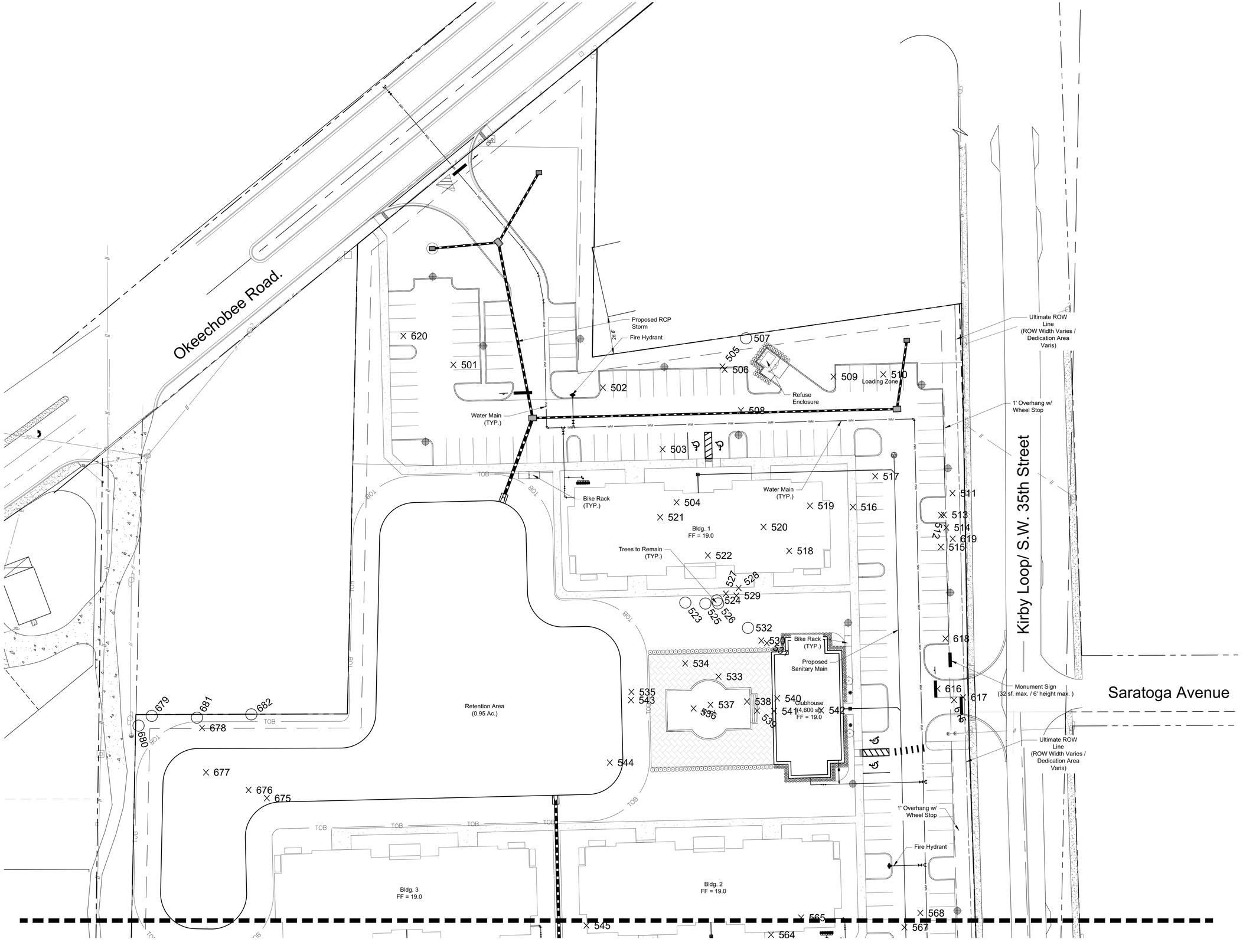
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REG. # 1018
Thomas P. Lucido

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

Sheet
LA 5

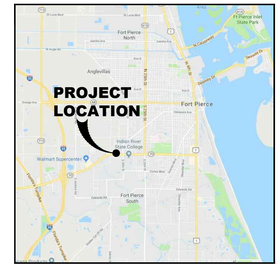
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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

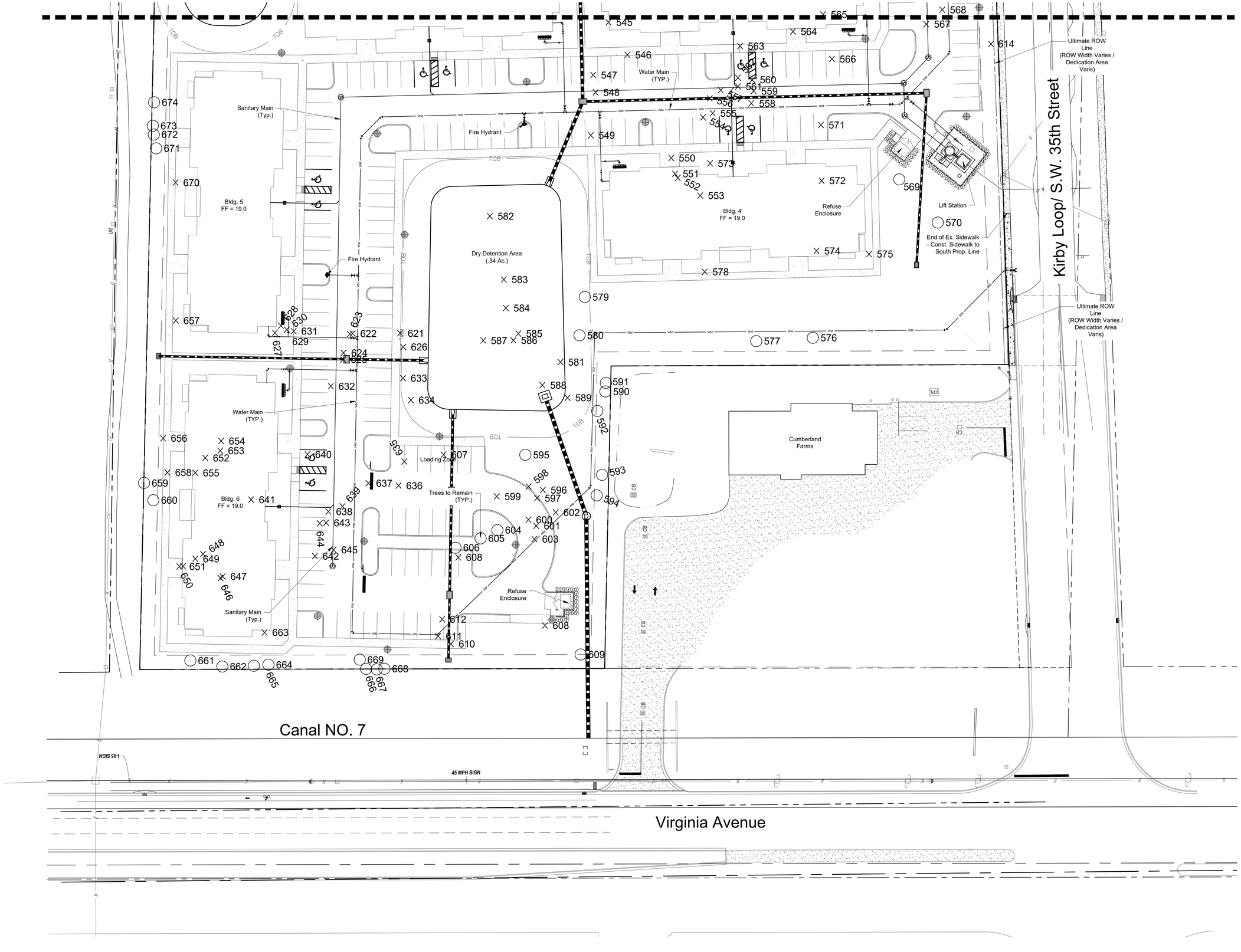
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REG. # 1018
Thomas P. Lucido

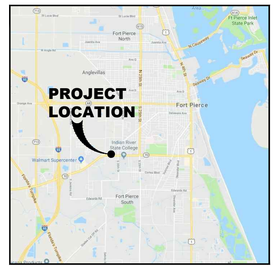
Designer	RM	Sheet
Manager	BN	**TP 1**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

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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	
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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"

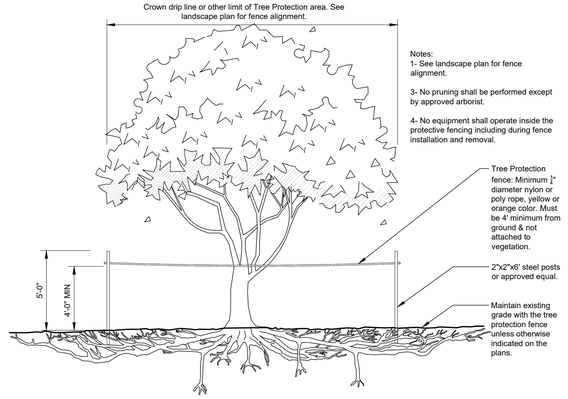
Mitigation Notes:

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.



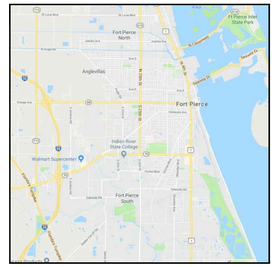
TREE PROTECTION BARRICADE

SCALE: NOT TO SCALE

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

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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

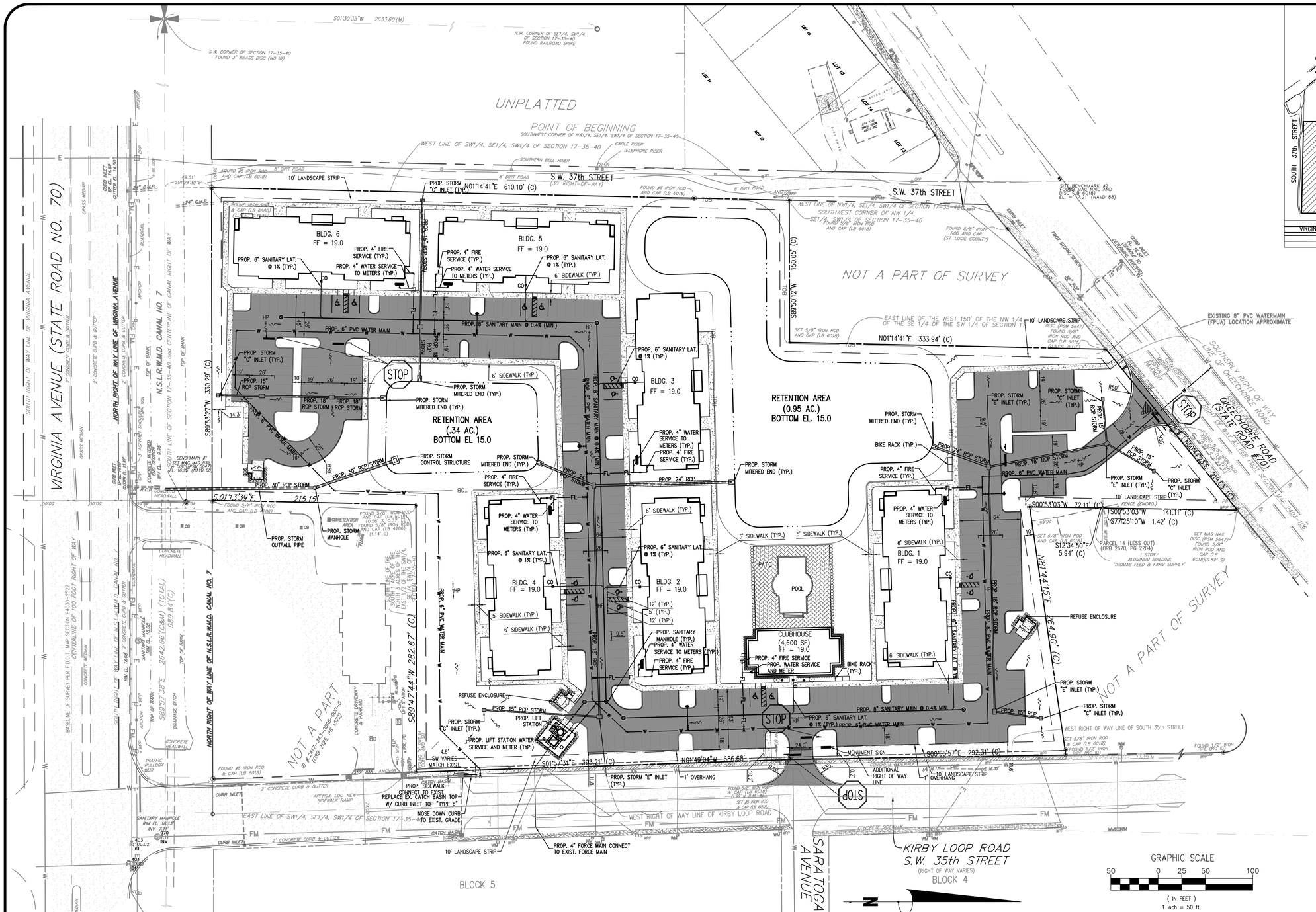
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REG. # 1018
Thomas P. Lucido

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

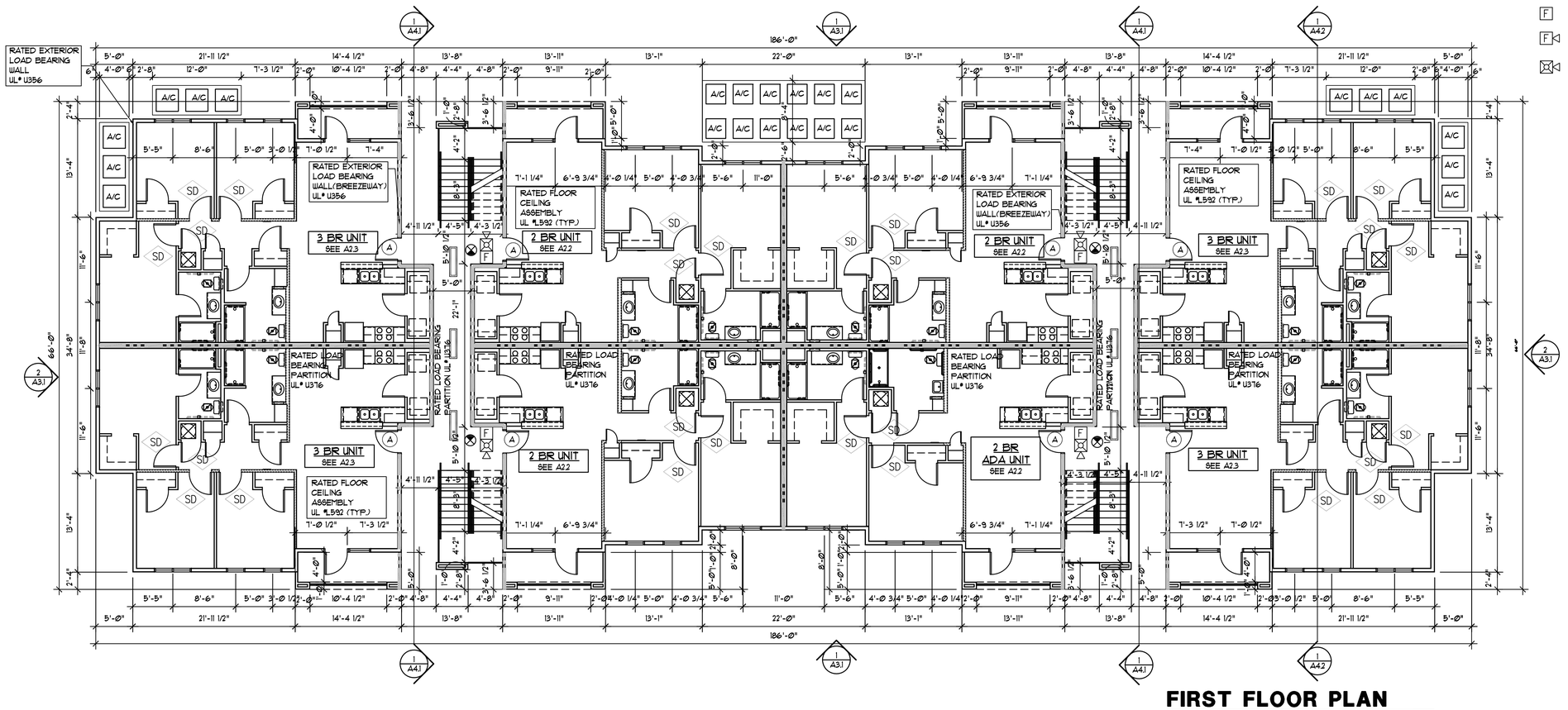
General Notes & Scope

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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www.architectonicsstudio.com

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

Proposed Bldg 5
1st Floor Plan

Revisions:

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

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

a1.1



Street Elevation Building

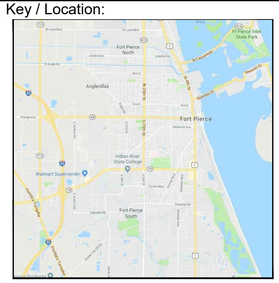
Architectonics Studio



lucido & associates

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

Key / Location:



N.T.S.

Project Team:

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

Misty Creek Preserve

Fort Pierce, Florida

Transit Stop Exhibit

Date	By	Description
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 150'

0 75' 150' 300'

REG. # 1018
Thomas P. Lucido

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

Sheet

Exhibit

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

MISTY CREEK PRESERVE

Environmental Assessment

Prepared For:
Lucido & Associates

Prepared By:
EW Consultants, Inc.

July 2019

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

I. INTRODUCTION -

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

II. GENERAL PROPERTY DESCRIPTION –

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

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

III. SOIL TYPES –

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

IV. EXISTING LAND COVER TYPES –

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

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

Upland Inventory

422 Brazilian Pepper

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

740 Disturbed Lands

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

Other Surface Waters

524 Lakes Less than 10 Acres

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

V. WILDLIFE AND PRELIMINARY LISTED SPECIES EVALUATION -

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

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

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

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

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

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

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

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

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

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

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

APPENDIX A

Figure 1: Location Map

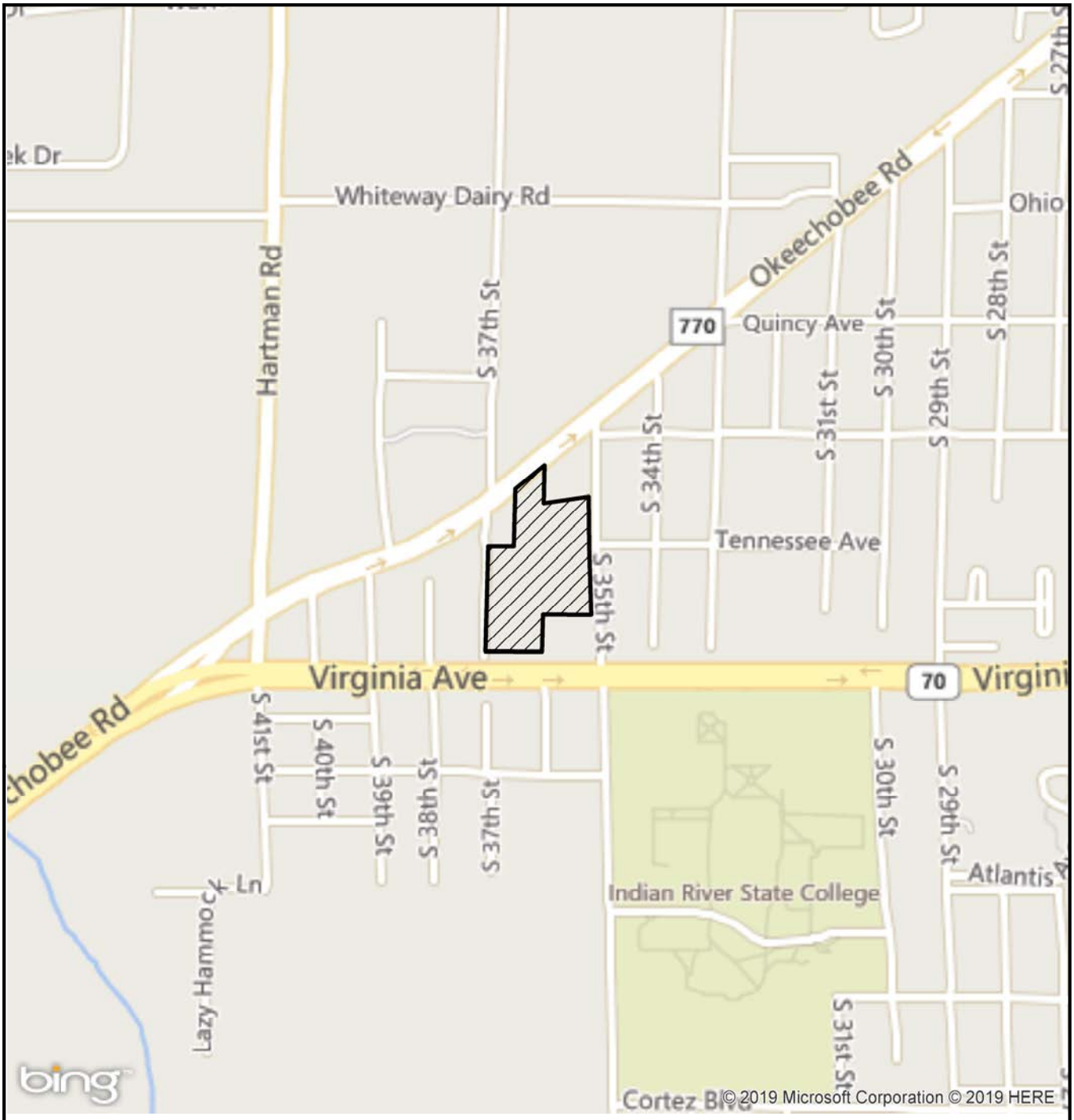
Figure 2: USGS Quadrangle Map

Figure 3: 2018 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests



LEGEND

▨ - SITE (10.3+/- AC)

0 1,000 Feet

N

MISTY CREEK PRESERVE
LOCATION MAP

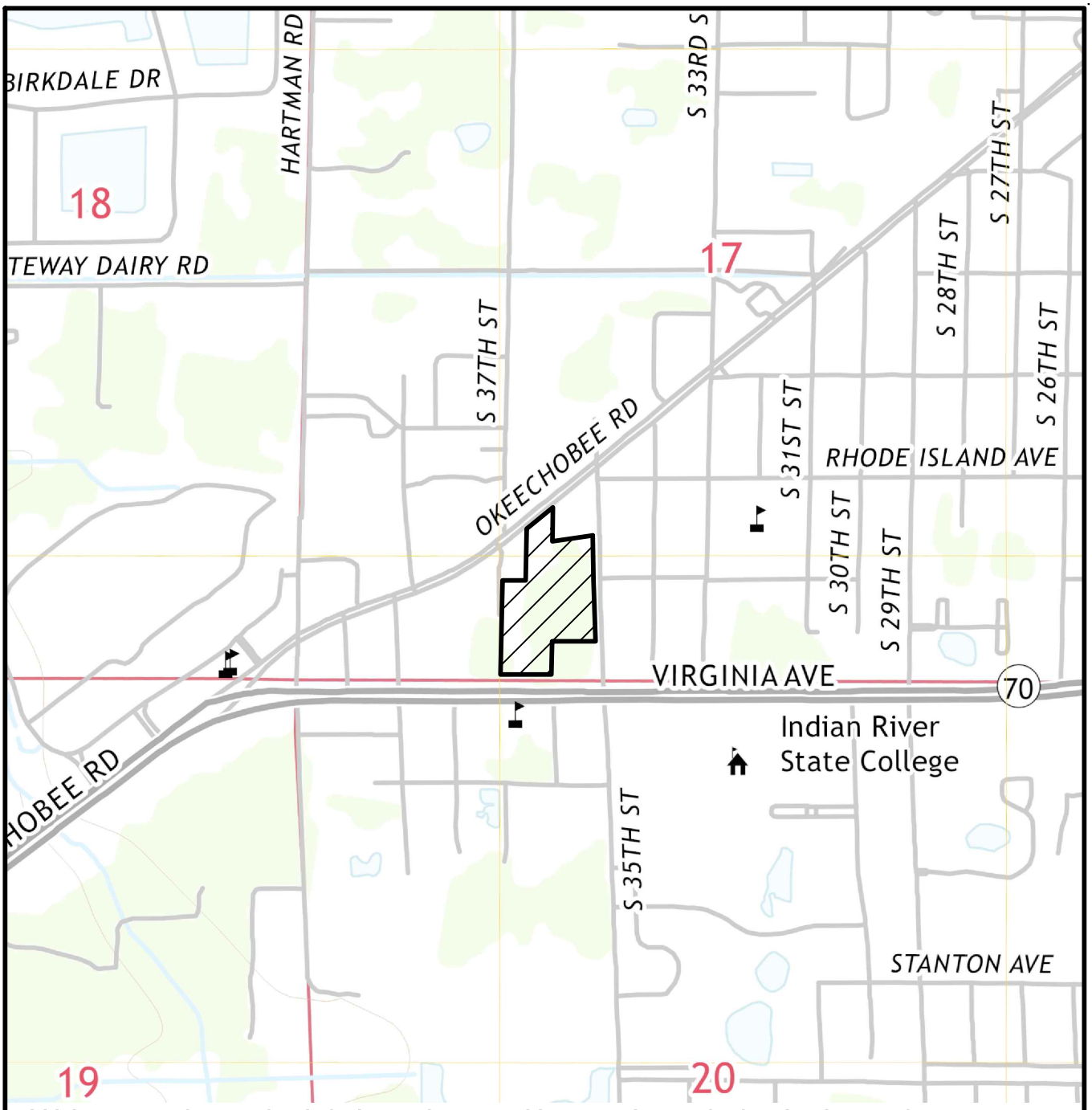
EW CONSULTANTS, INC.

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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

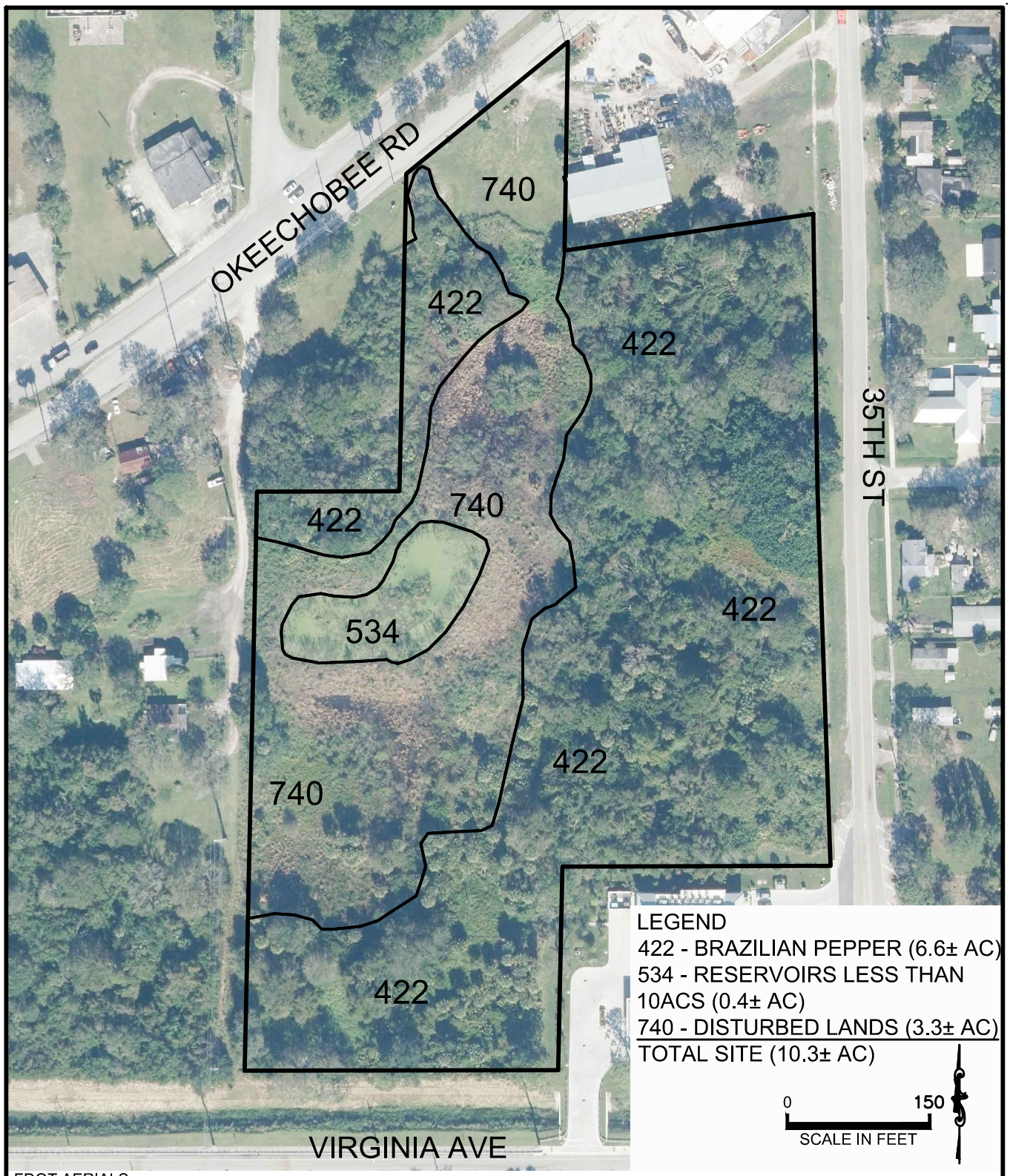
AERIAL

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FIGURE
3

Misty Creek Preserve.dwg AERIAL



FDOT AERIALS
DATED 2018

MISTY CREEK PRESERVE

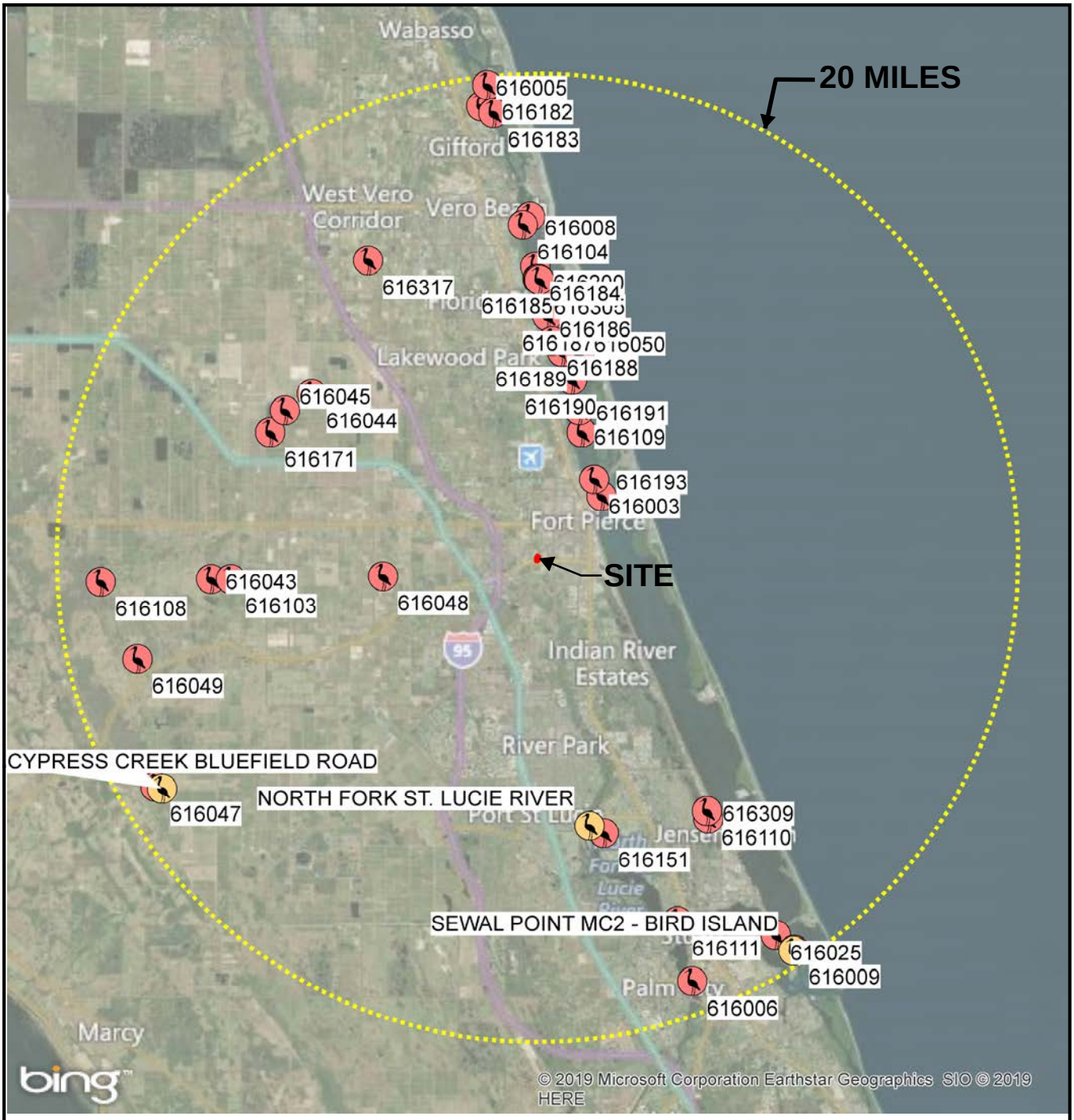
FLUCCS

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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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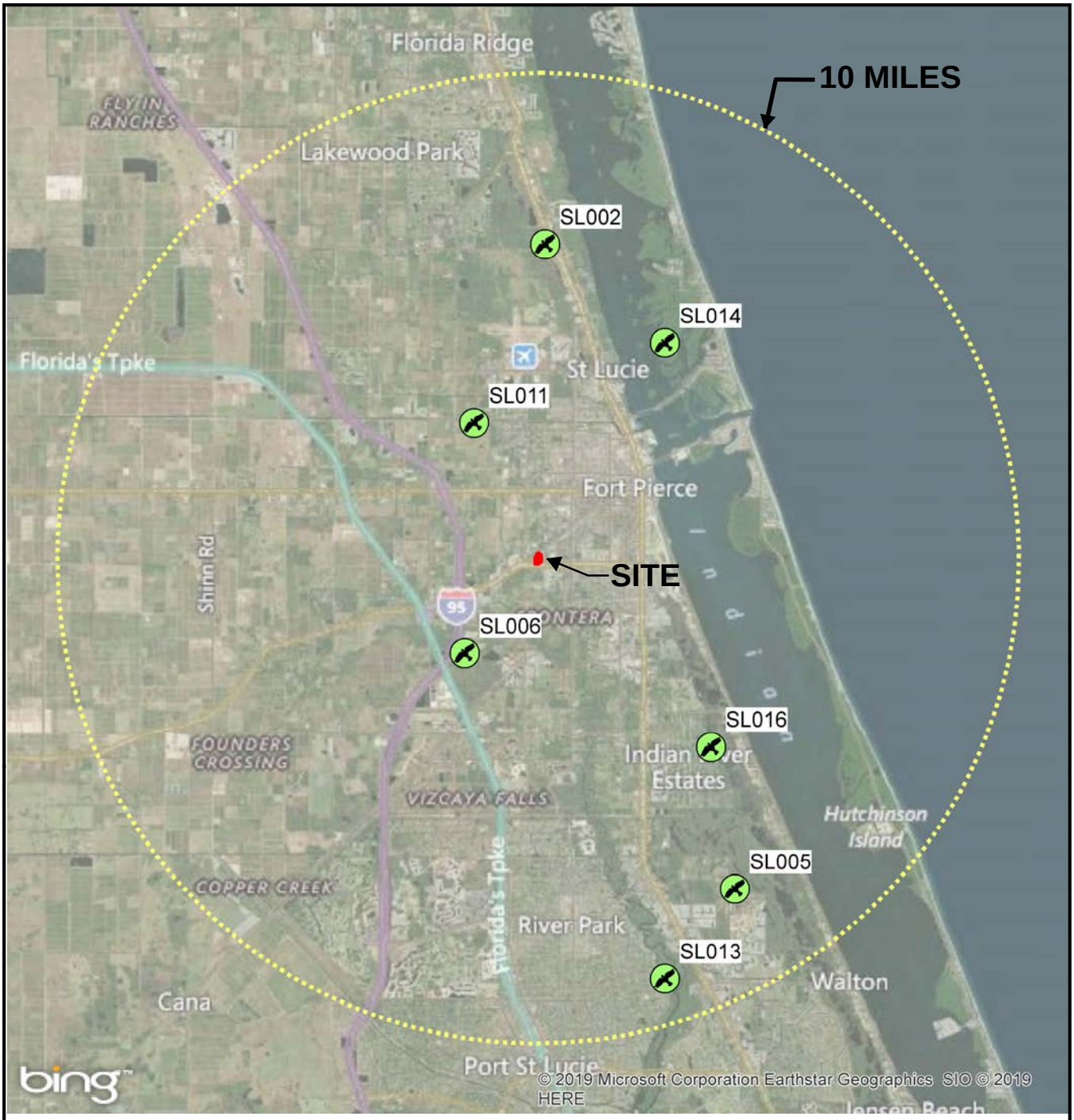
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FIGURE

5



LEGEND

FFWC EAGLE NESTING 2016

0 3 Miles

N

MISTY GARDENS
EAGLE NESTING MAP

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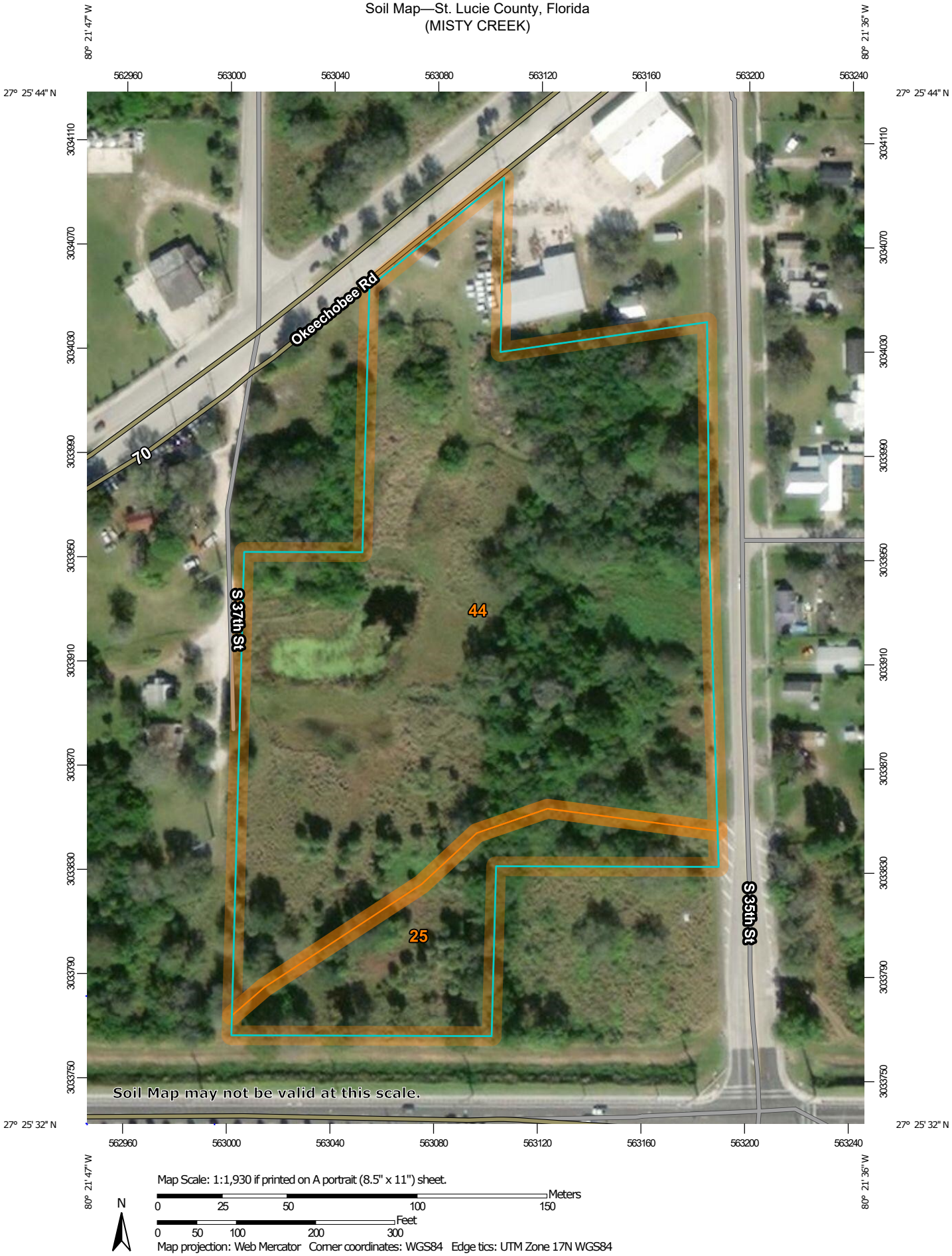
FIGURE

6

APPENDIX B

USDA Soils Report

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



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

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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

MAP LEGEND

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

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

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

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE
FORT PIERCE, FL

PREPARED FOR:
CONE & GRAHAM, INC.

Kimley»Horn

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

TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE

FORT PIERCE, FL

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

July 8, 2019
Revised October 25, 2019
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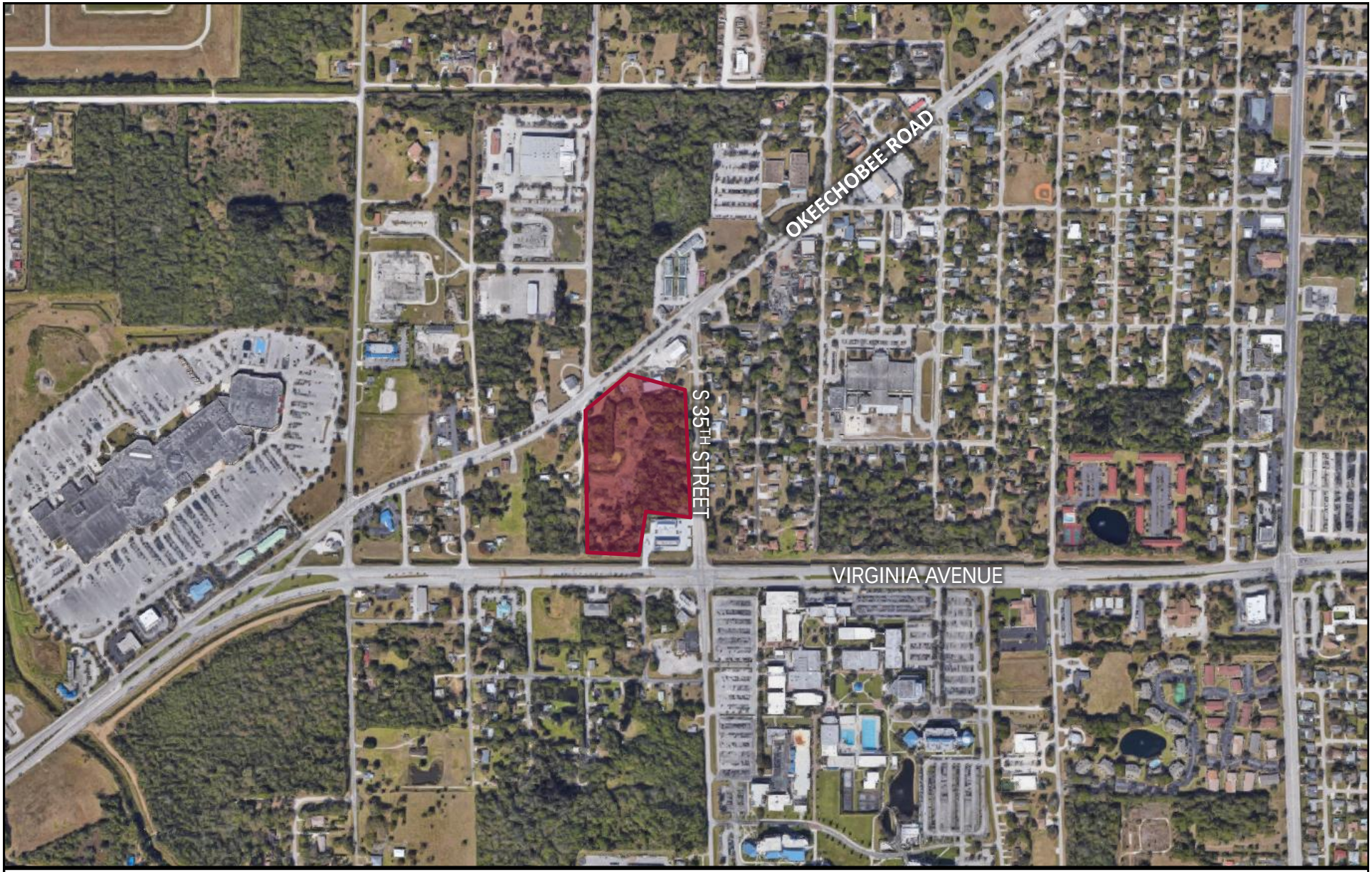
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INTRODUCTION

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

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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:

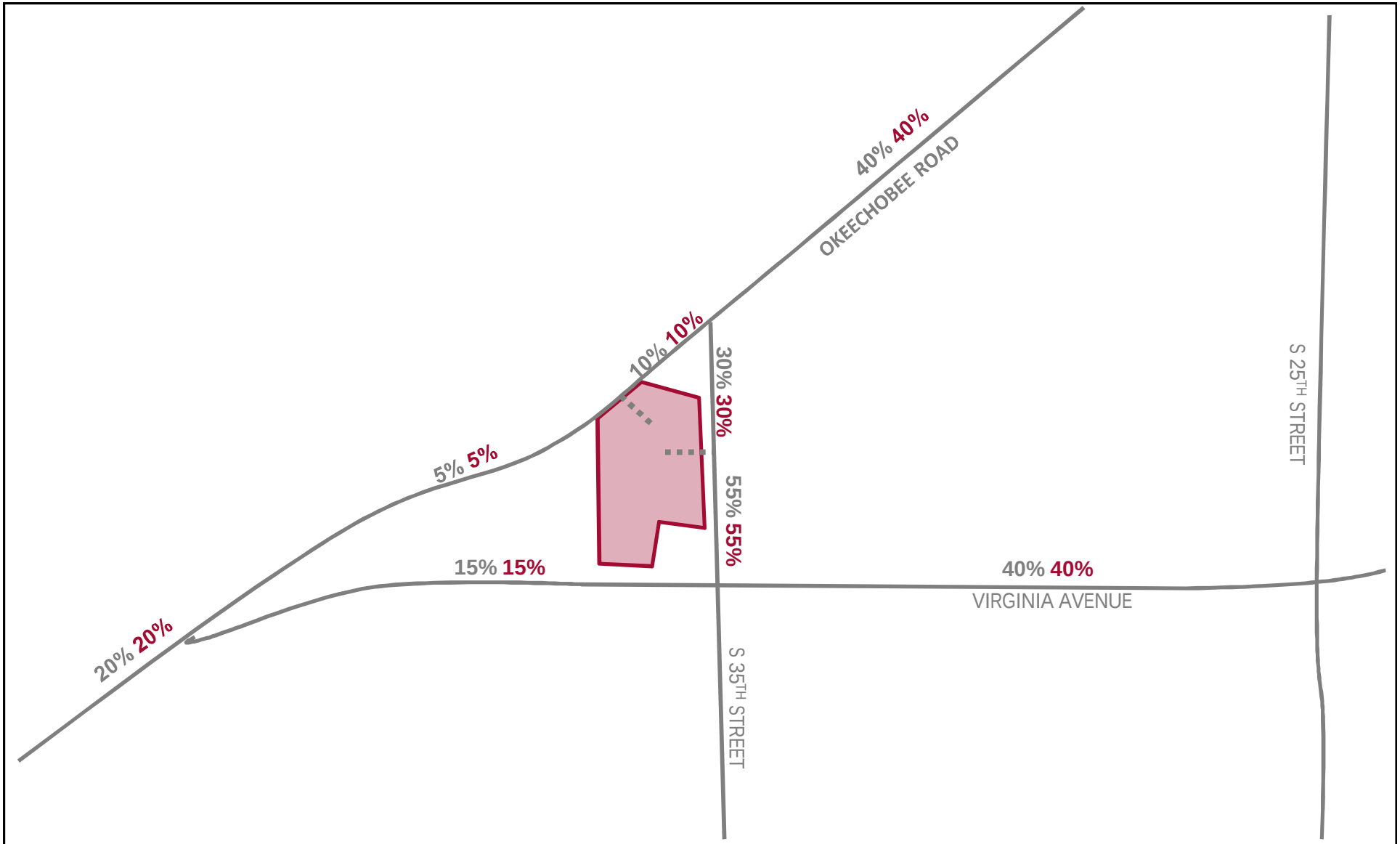
NORTH	-	40 percent
EAST	-	40 percent
WEST	-	20 percent

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

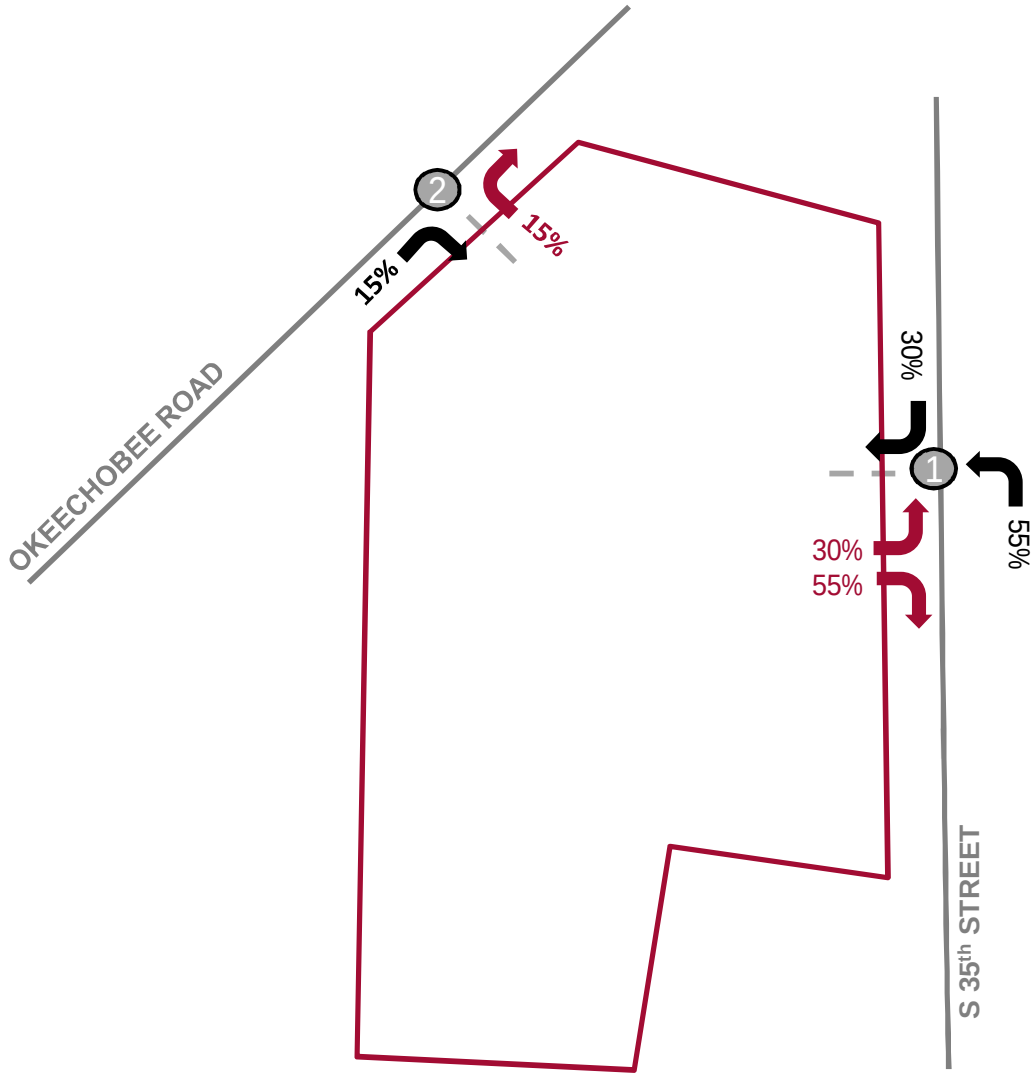
FIGURE 2
TRAFFIC ASSIGNMENT
MISTY CREEK PRESERVE
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SITE ACCESS

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.



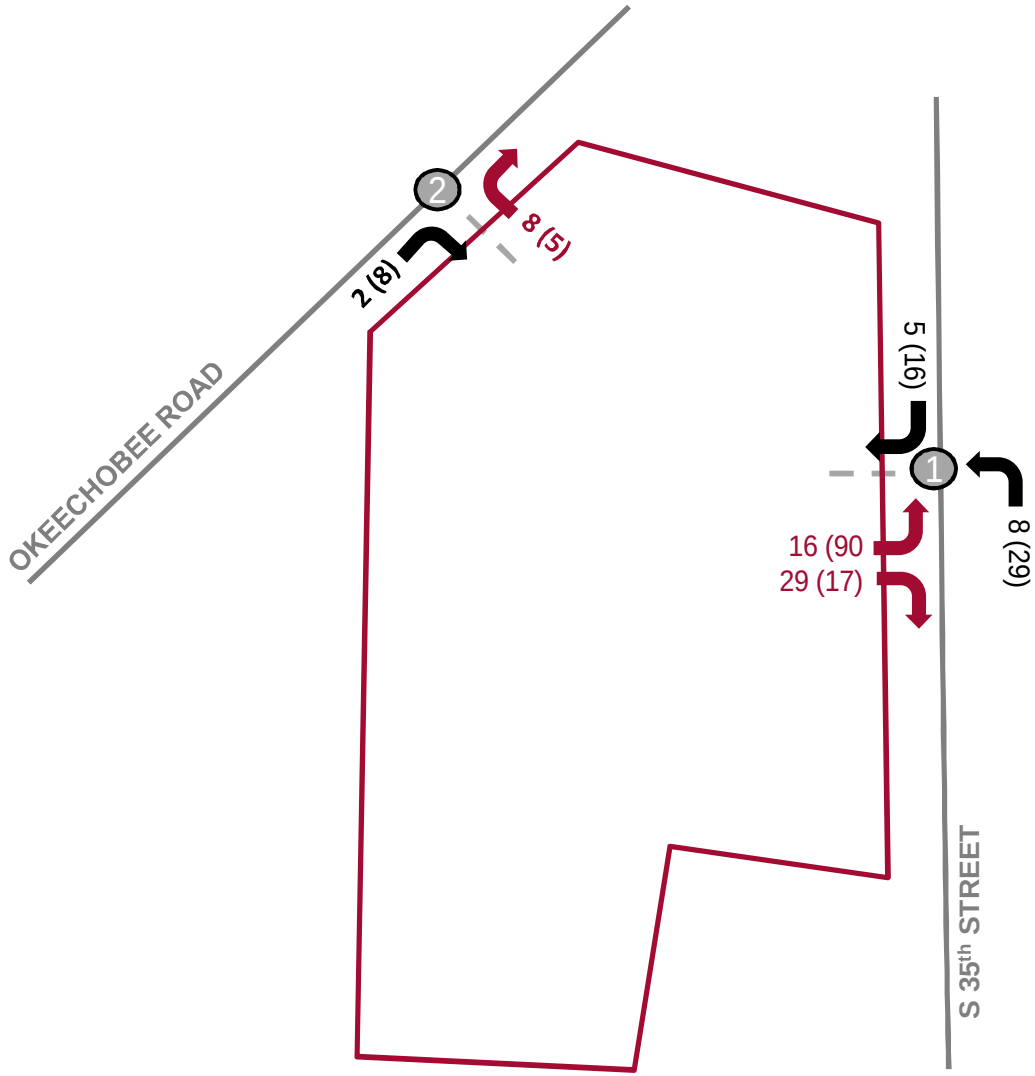
NORTH

LEGEND

XX% Inbound Assignment
XX% Outbound Assignment

FIGURE 3
DRIVEWAY ASSIGNMENT
MISTY CREEK PRESERVE
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NORTH

LEGEND

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

FIGURE 4
DRIVEWAY VOLUMES
MISTY CREEK PRESERVE
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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

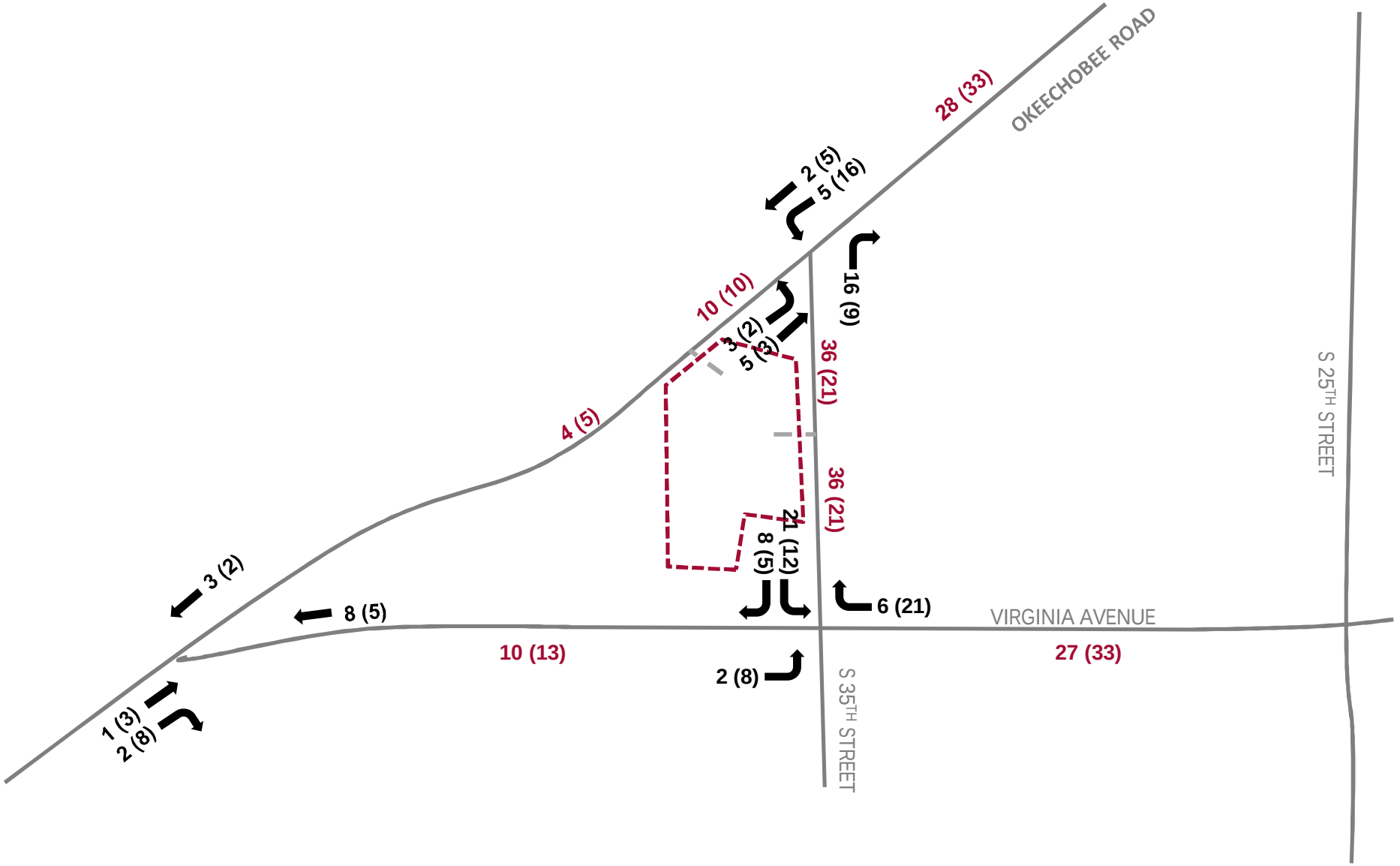
Table 8: Future Total Intersection Analysis LOS and Delay

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

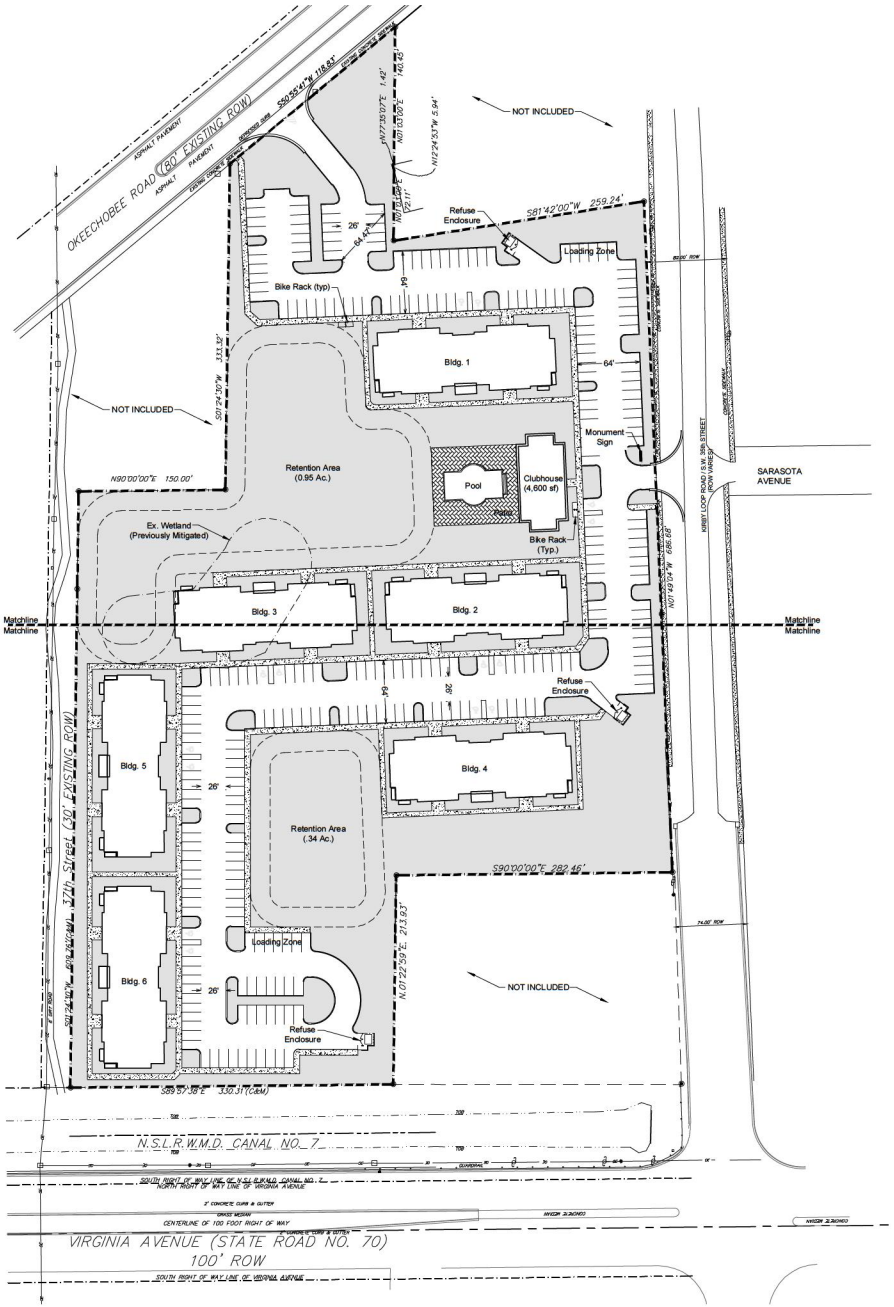
FIGURE 5
PROJECT TRAFFIC VOLUMES
MISTY CREEK PRESERVE
KH 140011001

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:

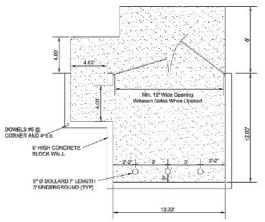
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

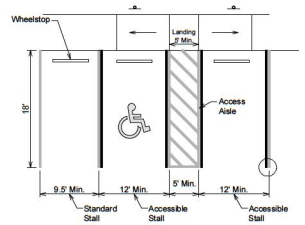
LESS AND EXCEPT:

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

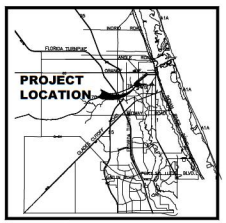
1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the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

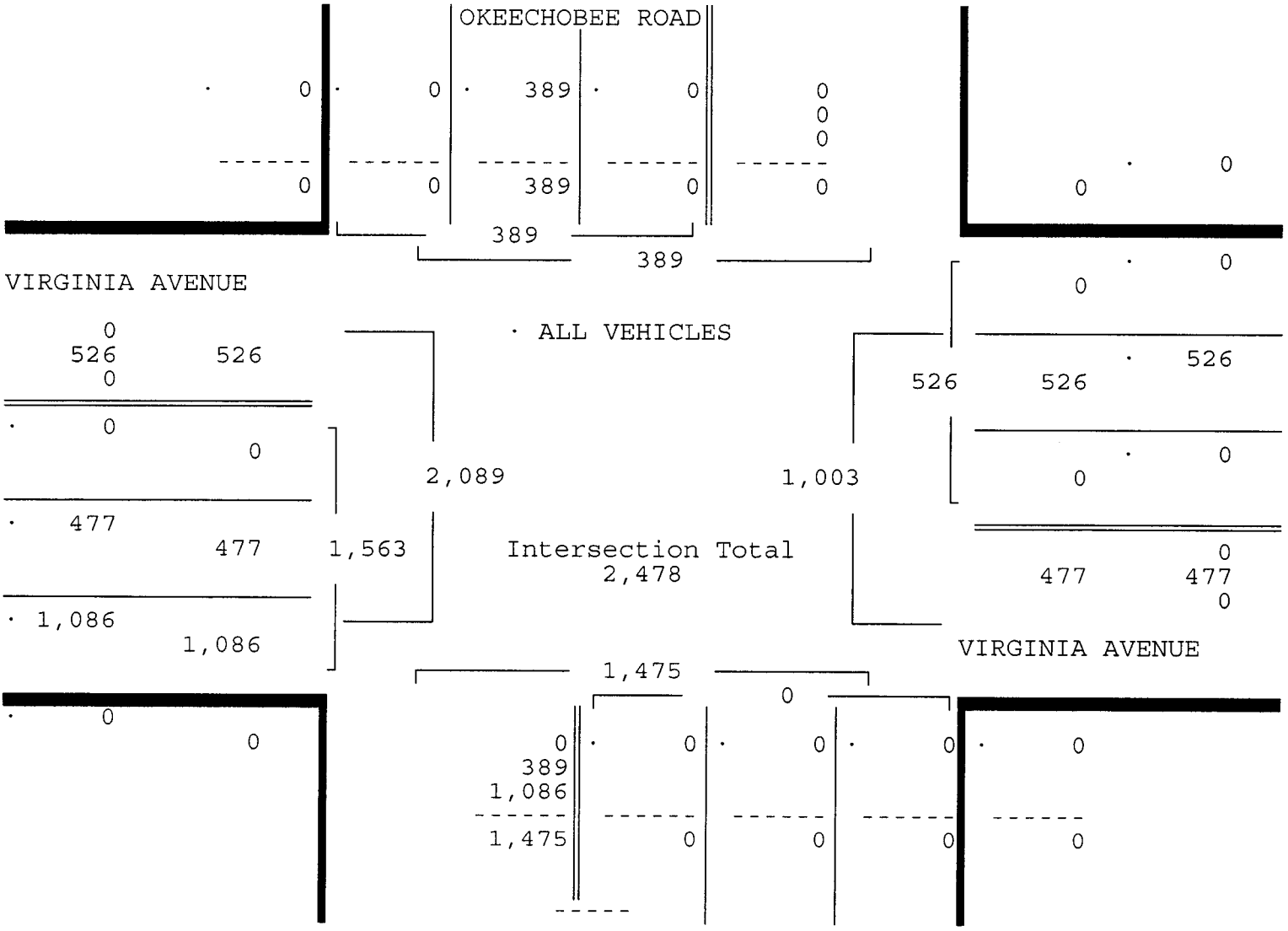
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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.

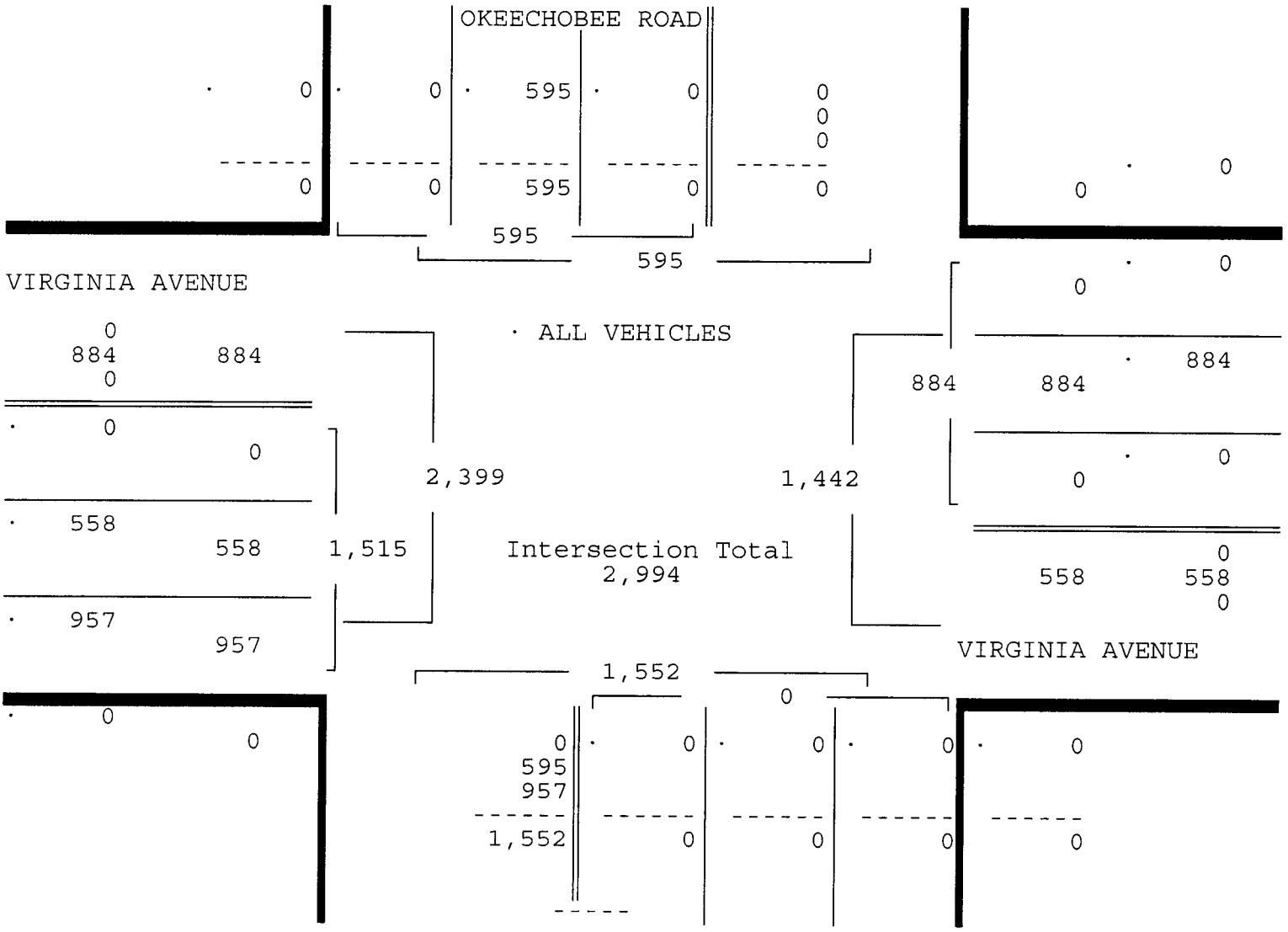
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

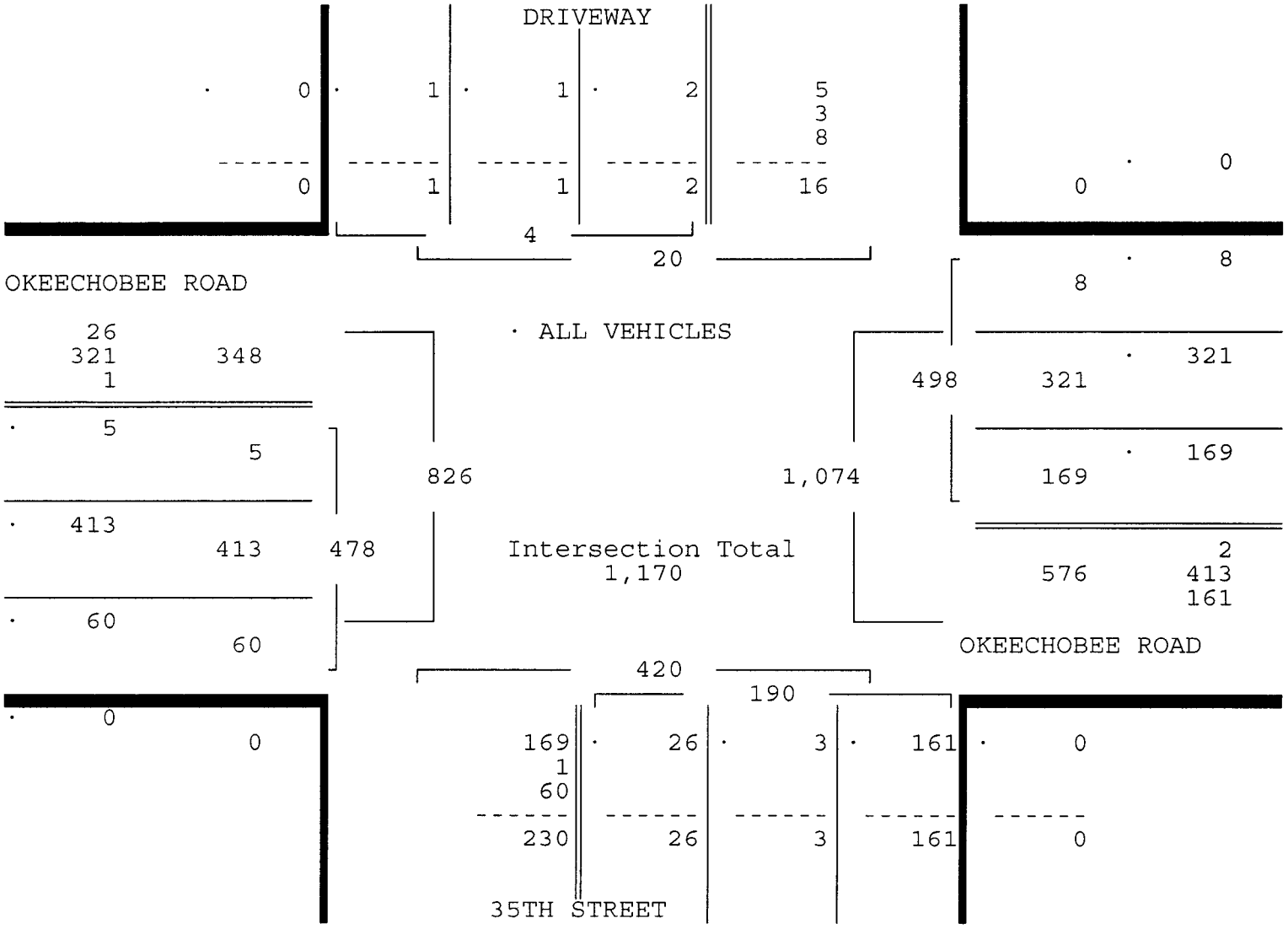
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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				



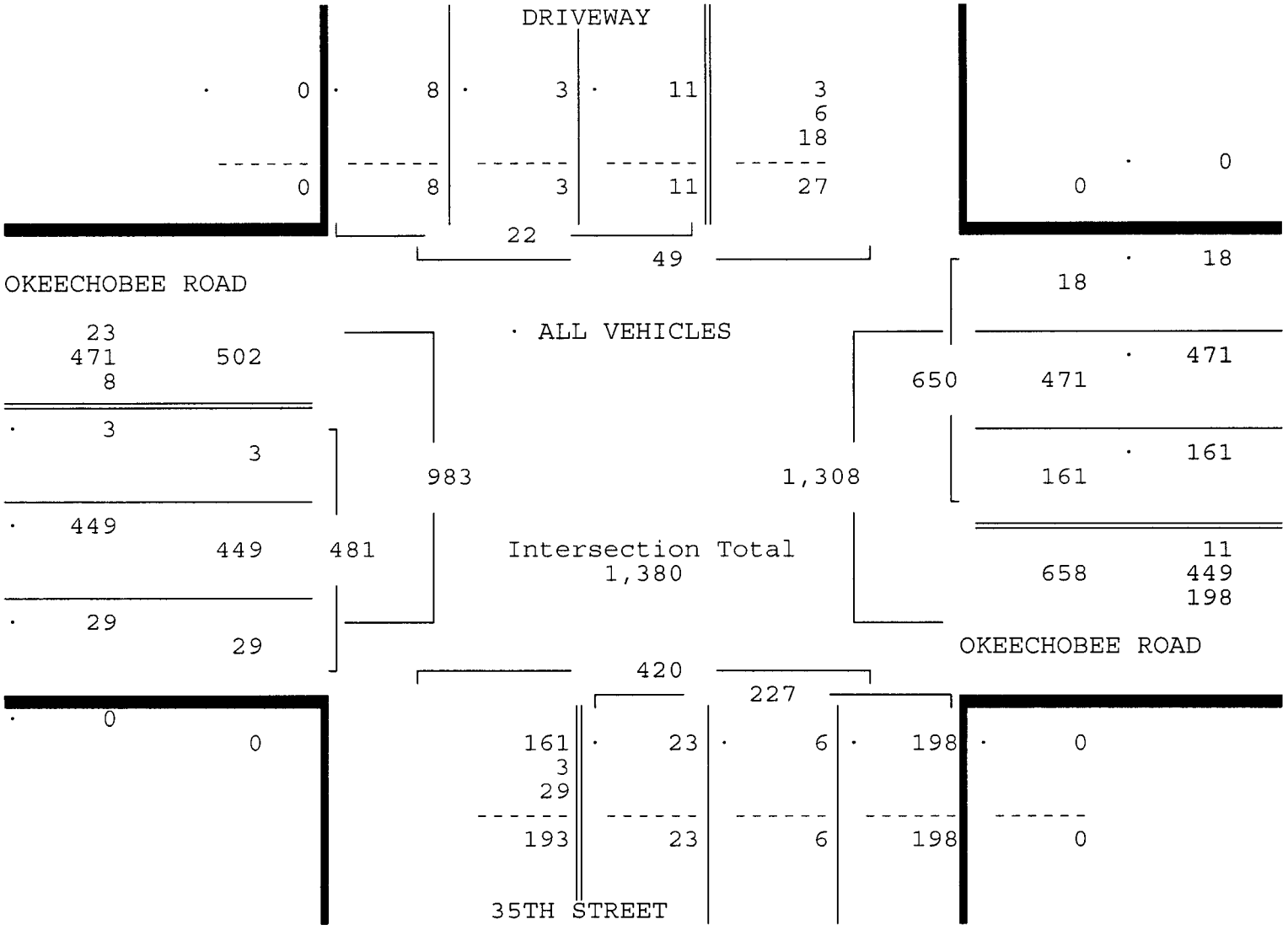
OKEECHOBEE ROAD & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

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.

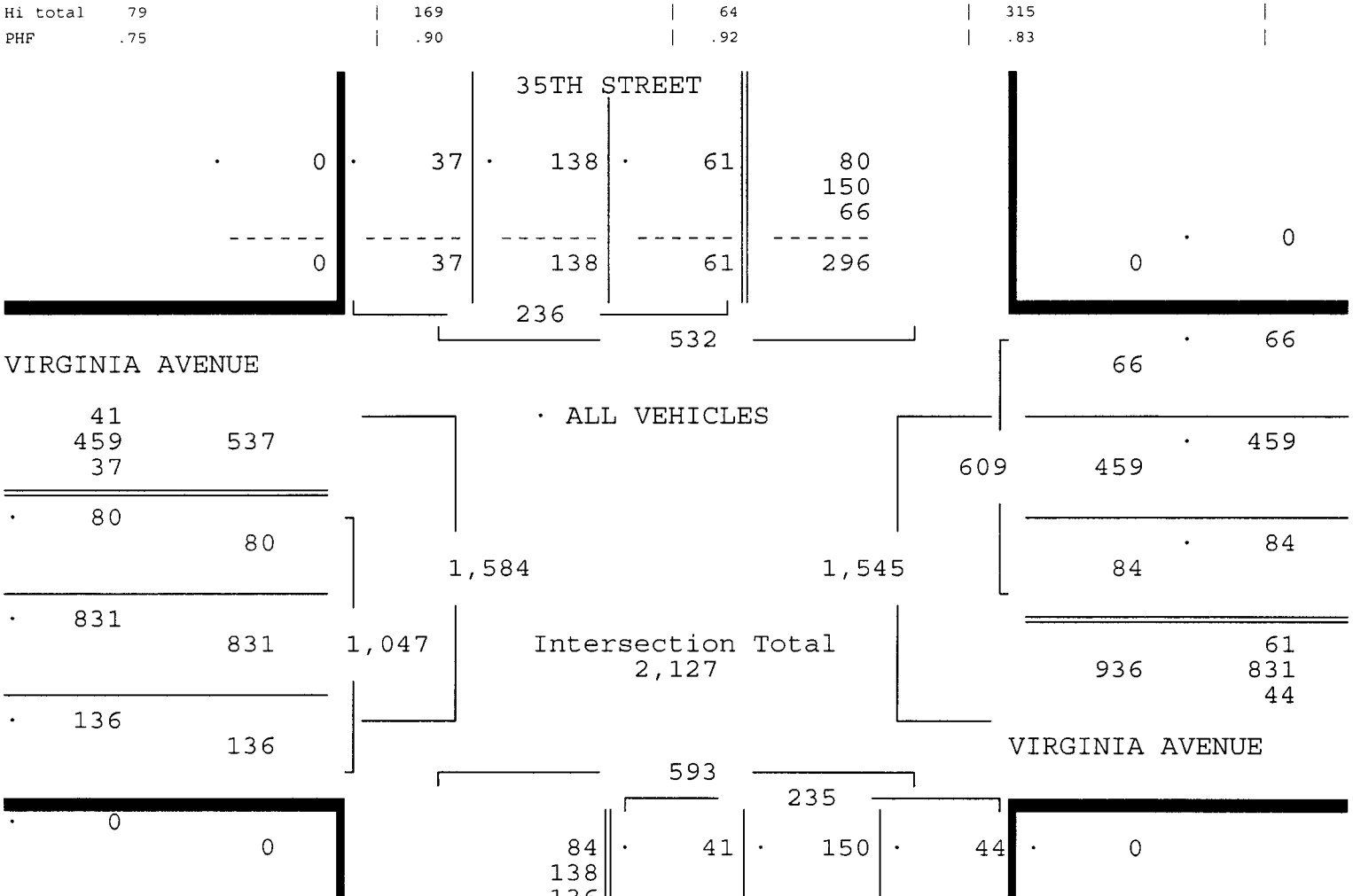
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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.

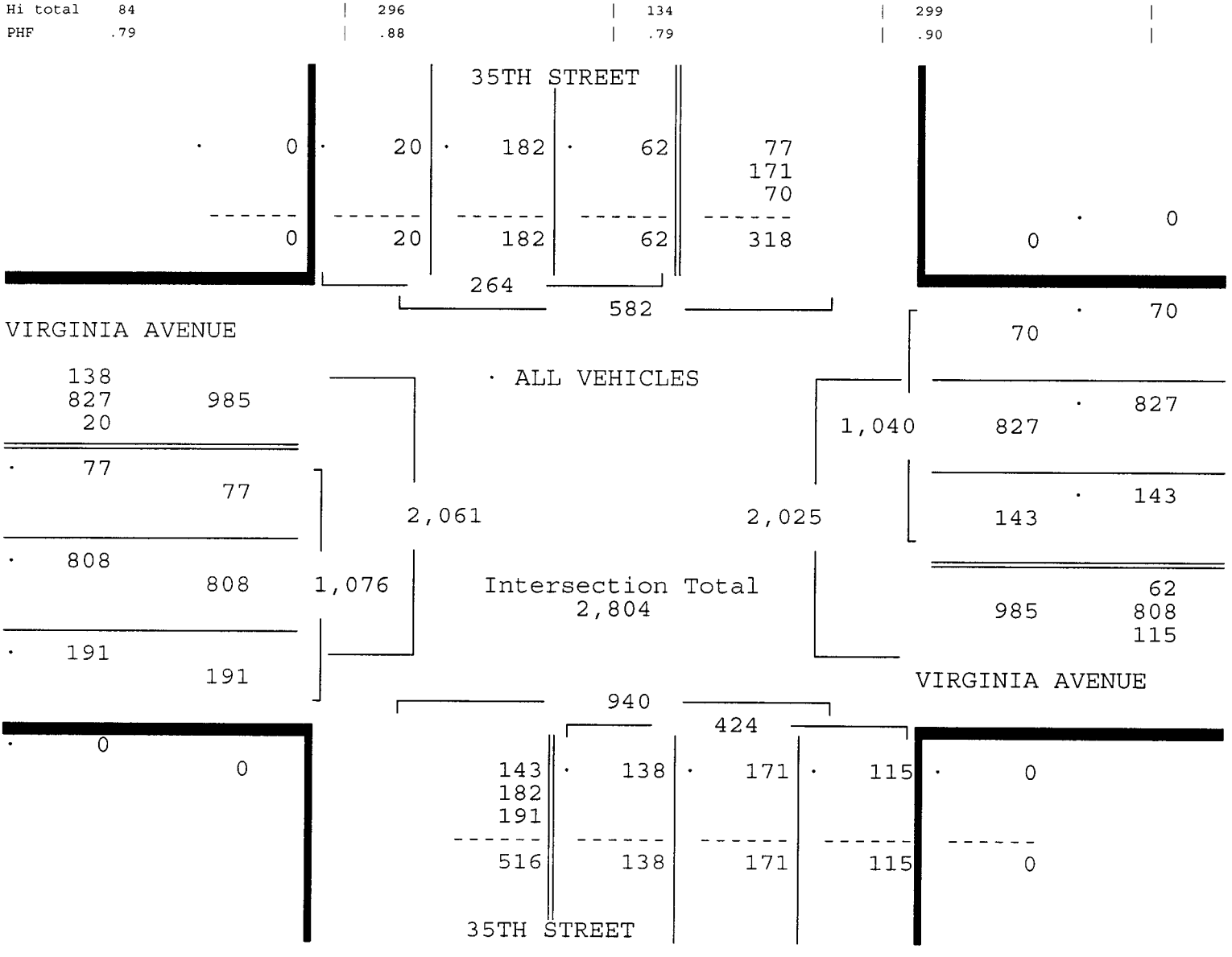
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

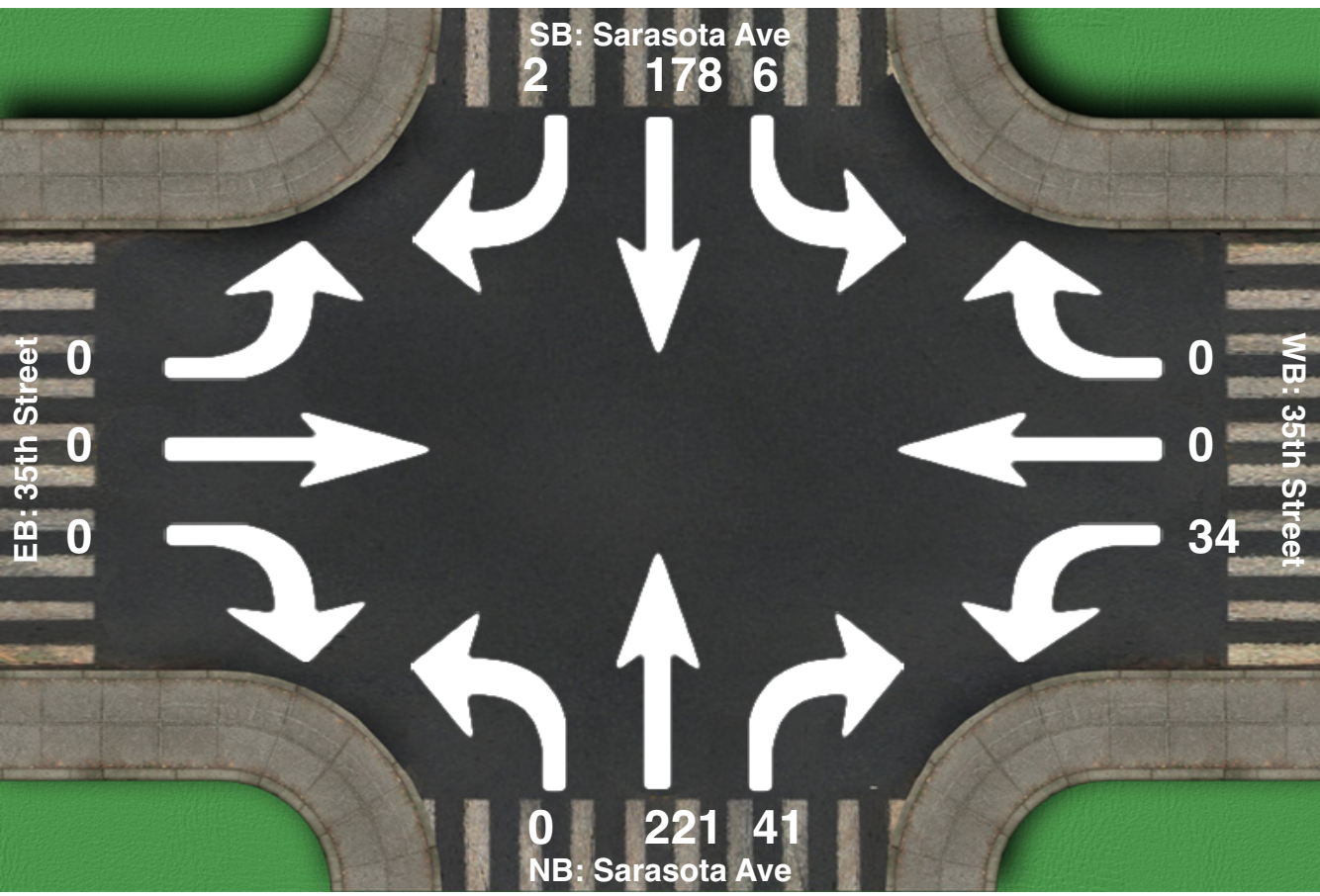
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	6	178	2	34	0	0	0	221	41	0	0	0	482

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

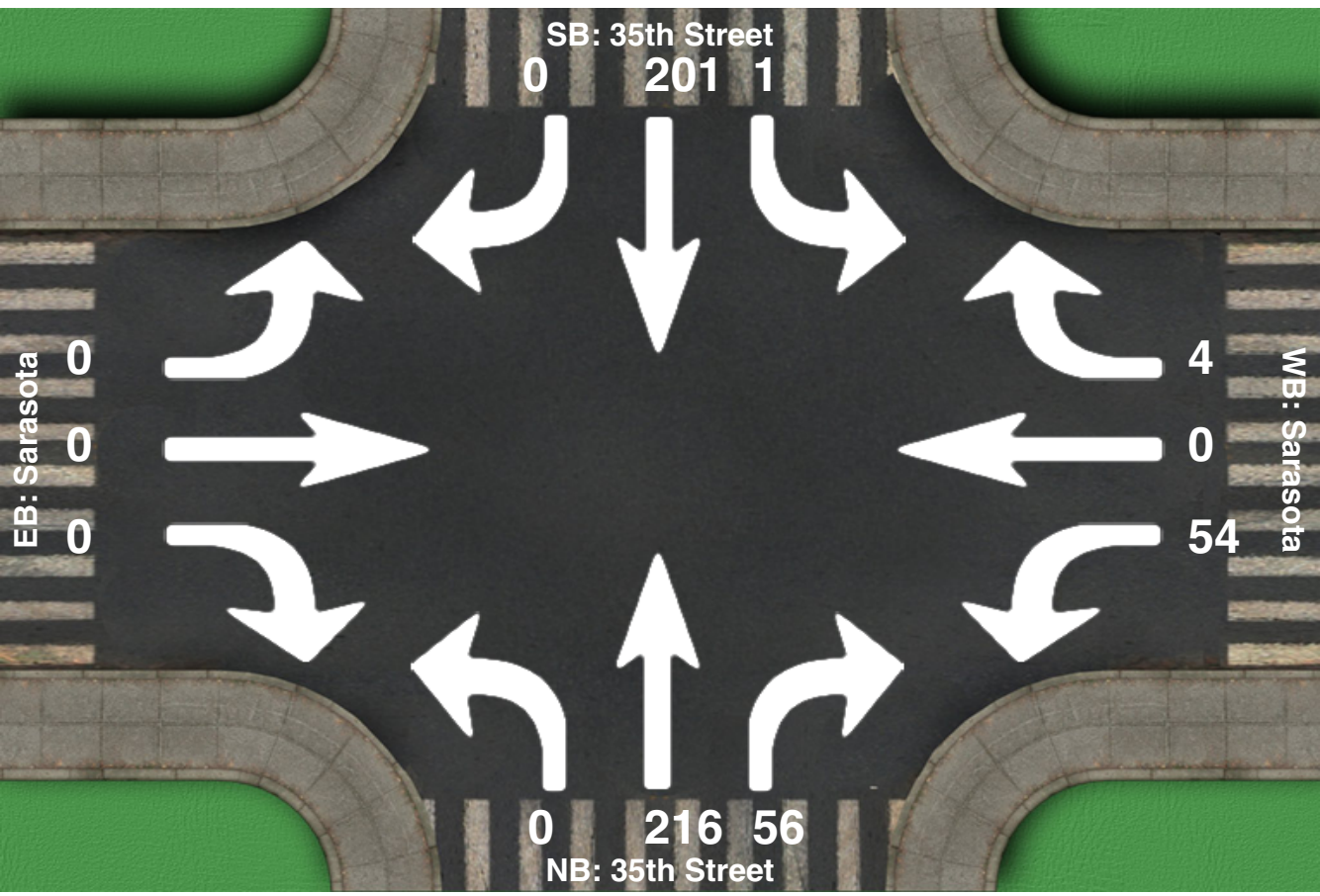
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	1	201	0	54	0	4	0	216	56	0	0	0	532

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

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2018

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

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Traffic Counts and Level of Service Report
Fall 2018

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

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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
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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
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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

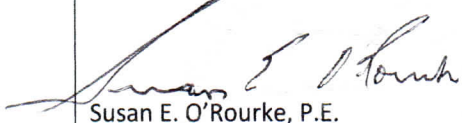
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

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

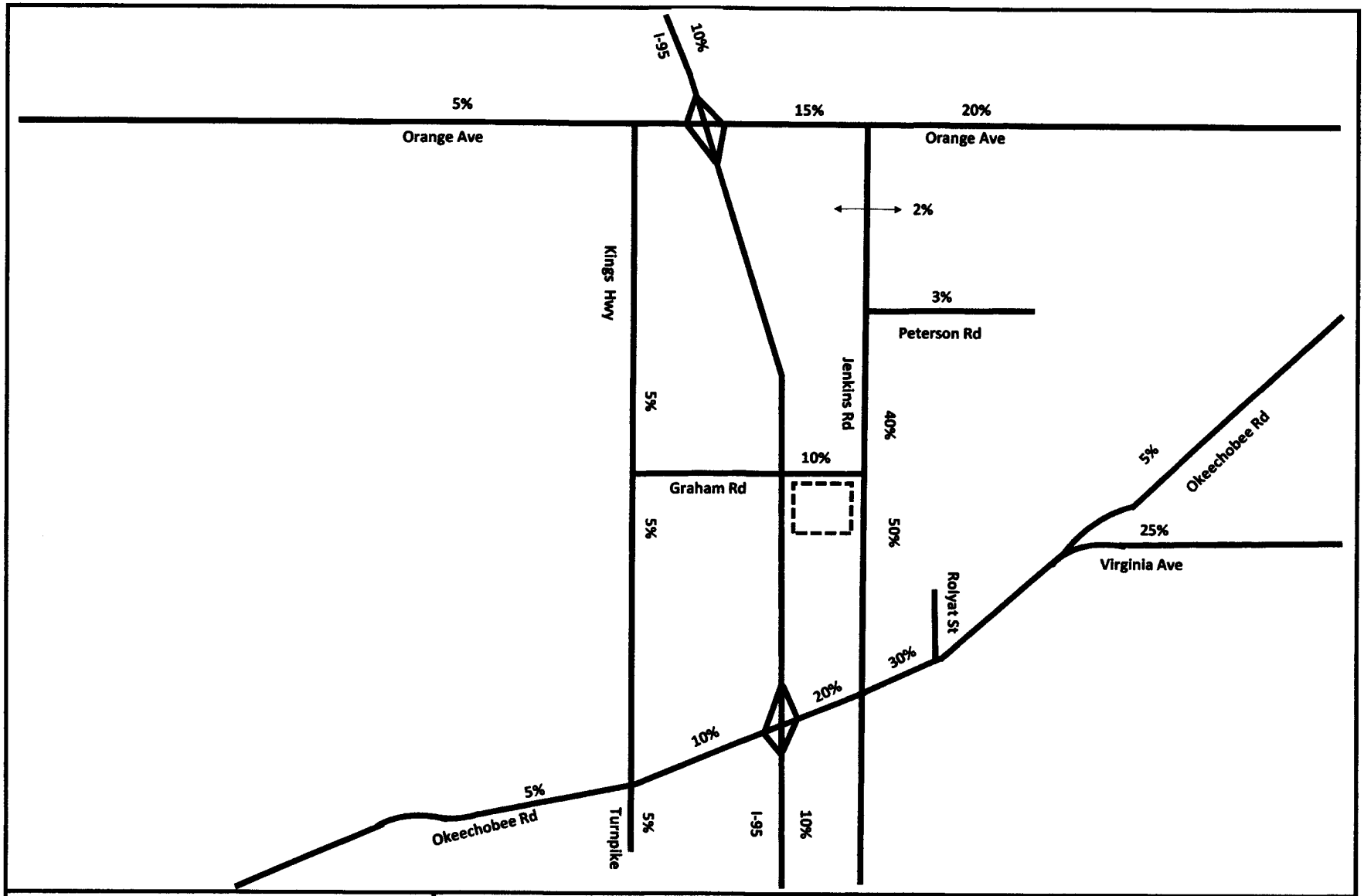
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

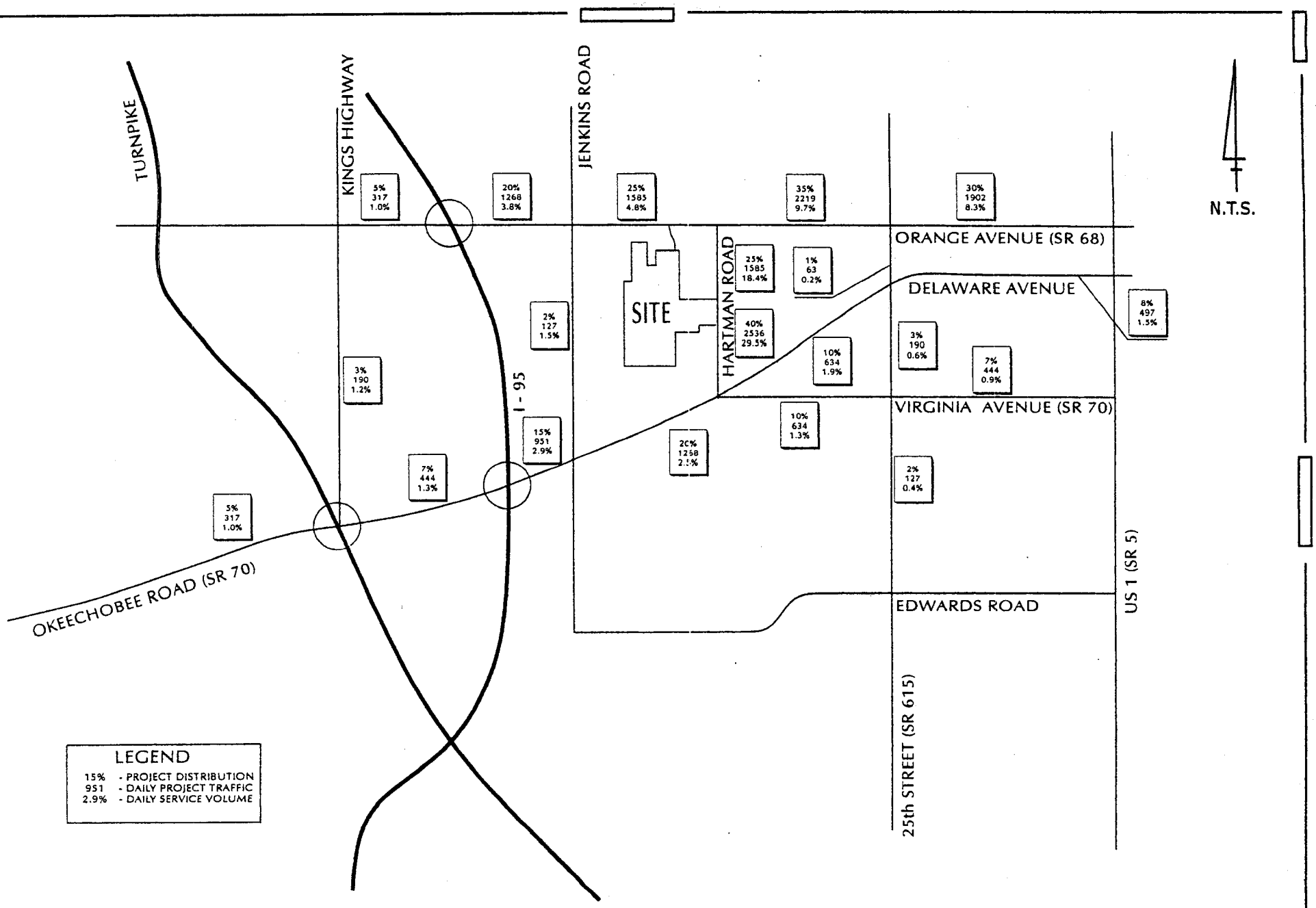
AM Peak Hour Trip Generation

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%

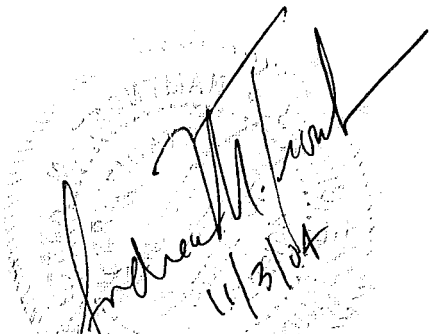
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

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

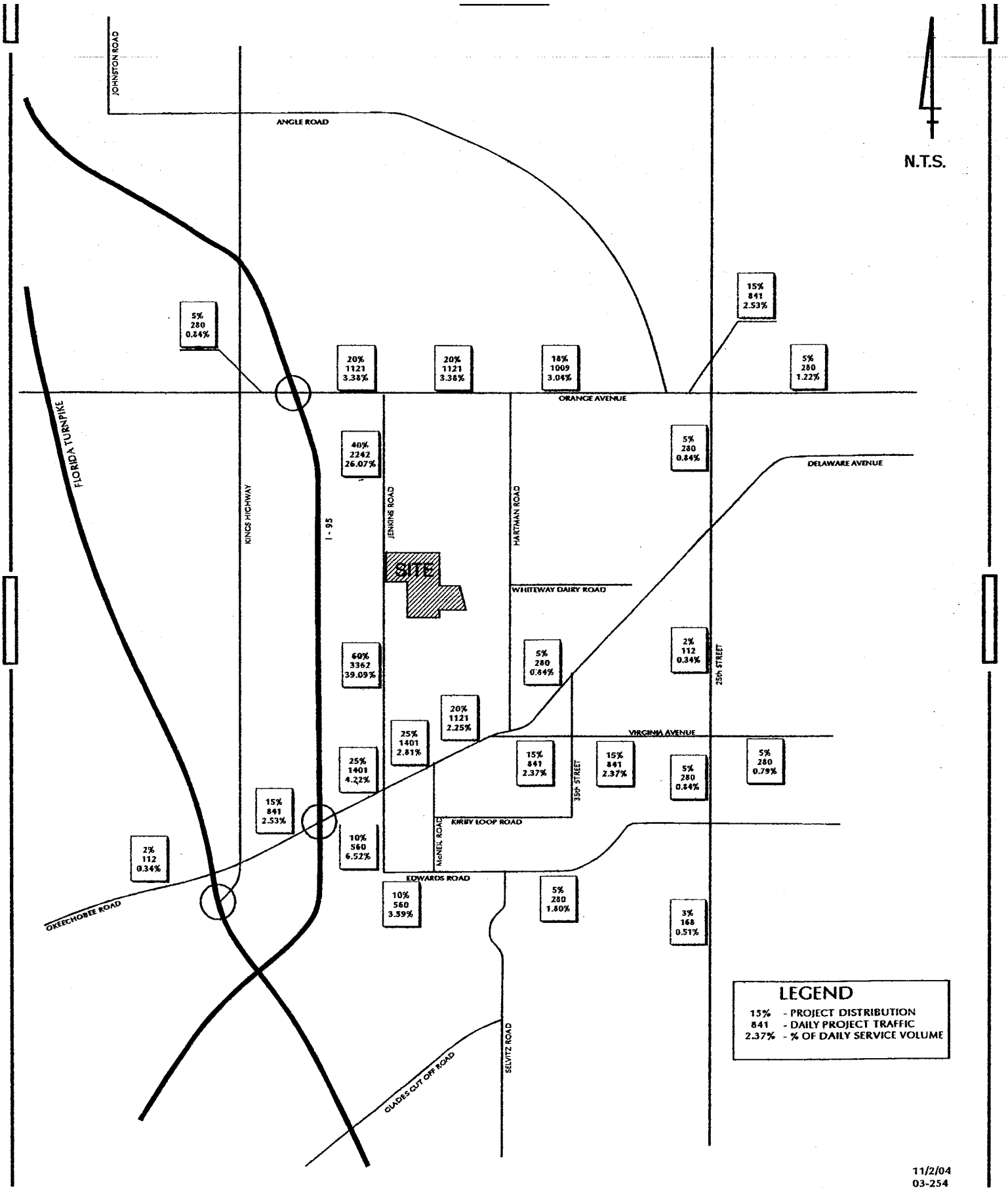
AM Peak Hour

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:

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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

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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

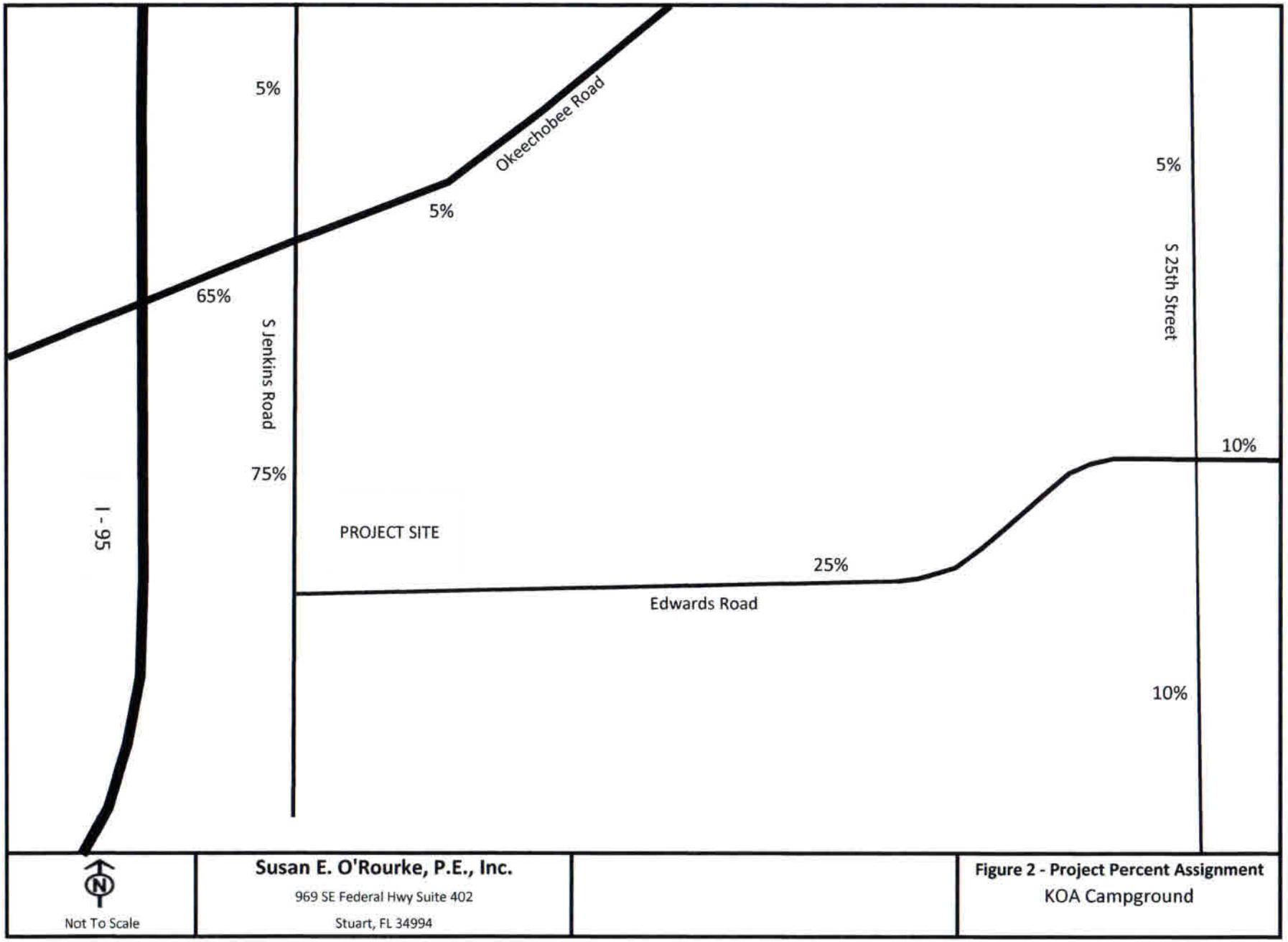
AM

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
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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.

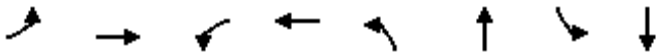
APPENDIX G: SYNCHRO OUTPUT SHEETS

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	

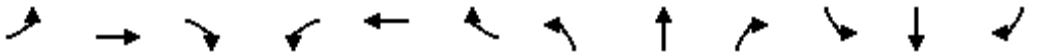
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

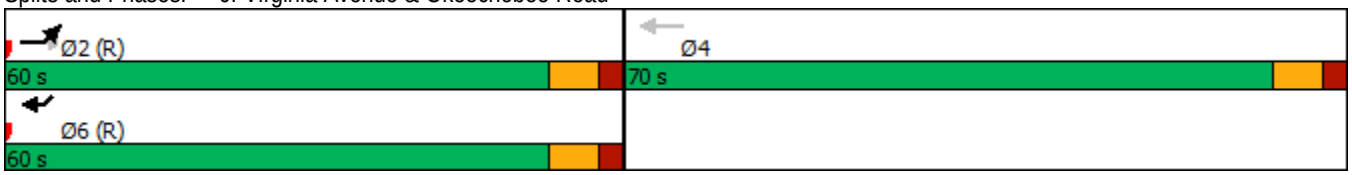
Intersection Summary			
HCM 2000 Control Delay	26.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	57.0%	ICU Level of Service	B
Analysis Period (min)	15		

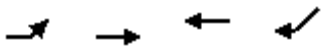
c Critical Lane Group

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	

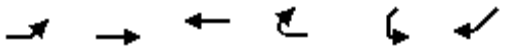
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

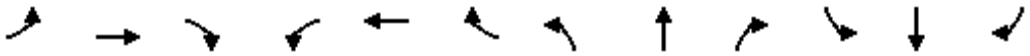
Intersection Summary



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

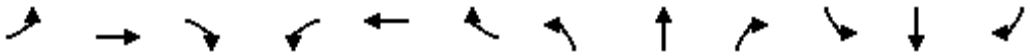
Intersection Summary				
Average Delay	4.3			
Intersection Capacity Utilization	44.9%	ICU Level of Service		A
Analysis Period (min)	15			



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

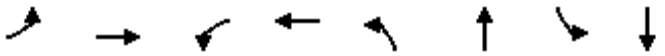
Intersection Summary				
Average Delay	0.6			
Intersection Capacity Utilization	28.1%	ICU Level of Service	A	
Analysis Period (min)	15			

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	

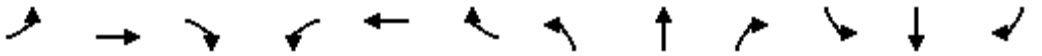
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

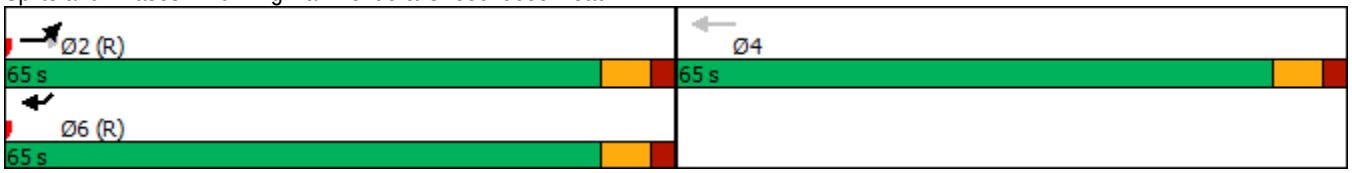
Intersection Summary			
HCM 2000 Control Delay	21.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.47		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	63.7%	ICU Level of Service	B
Analysis Period (min)	15		

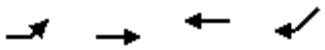
c Critical Lane Group

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	

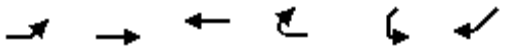
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

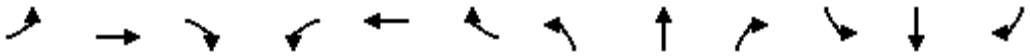
Intersection Summary



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

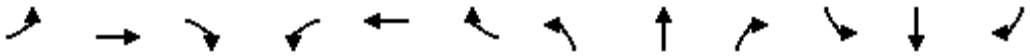
Intersection Summary				
Average Delay	5.1			
Intersection Capacity Utilization	51.3%	ICU Level of Service		A
Analysis Period (min)	15			



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

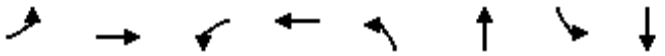
Intersection Summary				
Average Delay	0.8			
Intersection Capacity Utilization	25.4%	ICU Level of Service		A
Analysis Period (min)	15			

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	

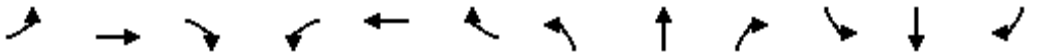
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

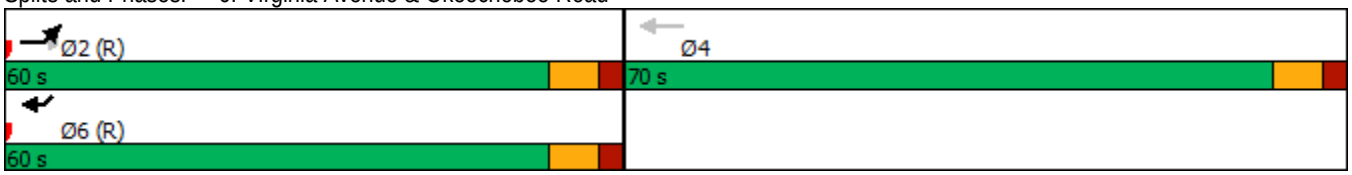
Intersection Summary			
HCM 2000 Control Delay	30.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.41		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

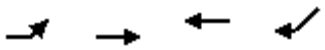
c Critical Lane Group

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	

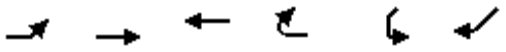
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

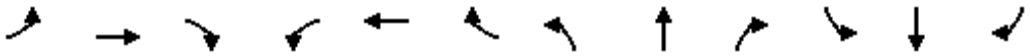
Intersection Summary



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

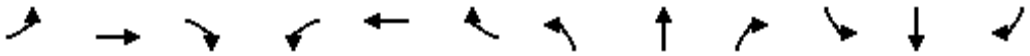
Intersection Summary				
Average Delay	5.3			
Intersection Capacity Utilization	50.4%	ICU Level of Service		A
Analysis Period (min)	15			



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

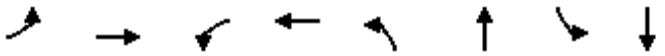
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.2%	ICU Level of Service		A
Analysis Period (min)	15			

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

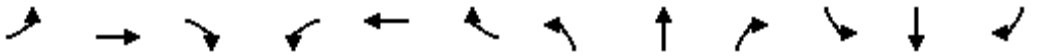




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	86	1243	159	1091	202	420	73	237
v/c Ratio	0.26	0.45	0.50	0.38	0.85	0.51	0.48	0.30
Control Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Length 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	

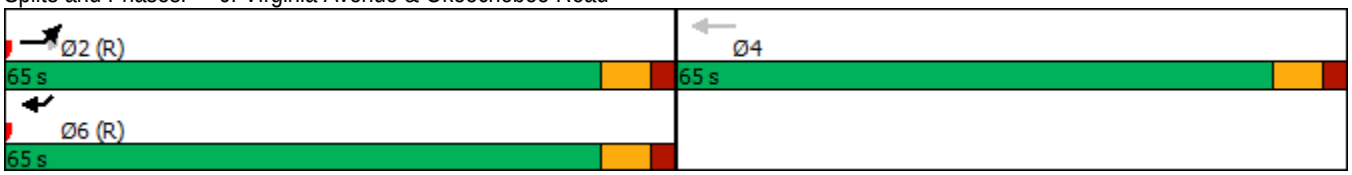
Intersection Summary			
HCM 2000 Control Delay	23.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

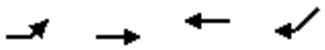
c Critical Lane Group

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	

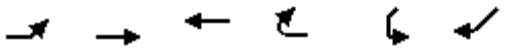
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

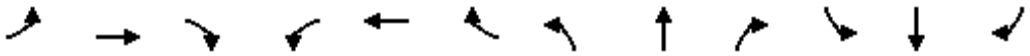
Intersection Summary



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

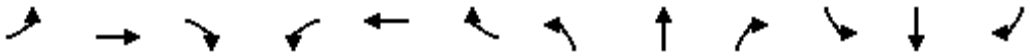
Intersection Summary				
Average Delay	7.1			
Intersection Capacity Utilization	57.5%	ICU Level of Service		B
Analysis Period (min)	15			



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

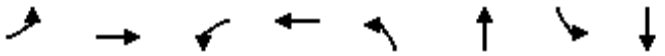
Intersection Summary				
Average Delay	0.9			
Intersection Capacity Utilization	27.4%	ICU Level of Service		A
Analysis Period (min)	15			

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	

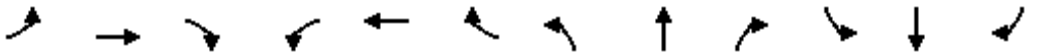
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

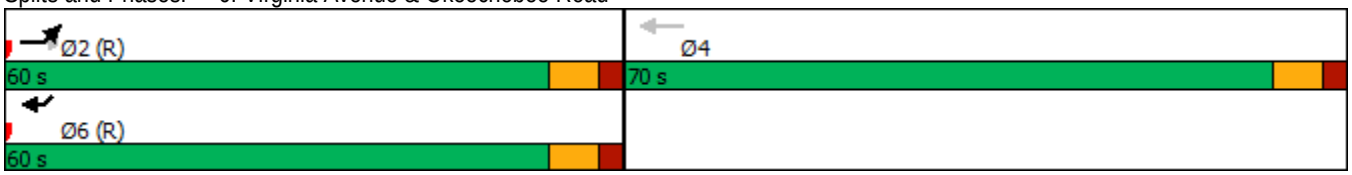
Intersection Summary			
HCM 2000 Control Delay	31.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.43		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

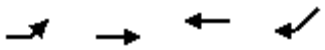
c Critical Lane Group

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	

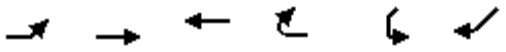
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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	

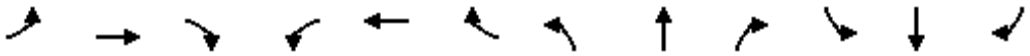
Intersection Summary			
HCM 2000 Control Delay	16.6	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	40.9%	ICU Level of Service	A
Analysis Period (min)	15		

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

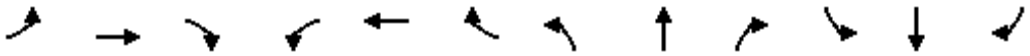
Intersection Summary				
Average Delay	5.7			
Intersection Capacity Utilization	51.6%	ICU Level of Service		A
Analysis Period (min)	15			



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

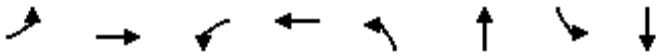
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.3%	ICU Level of Service		A
Analysis Period (min)	15			

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

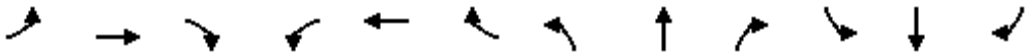




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	95	1243	159	1113	202	420	85	242
v/c Ratio	0.29	0.45	0.50	0.39	0.86	0.51	0.56	0.31
Control Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Length 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	

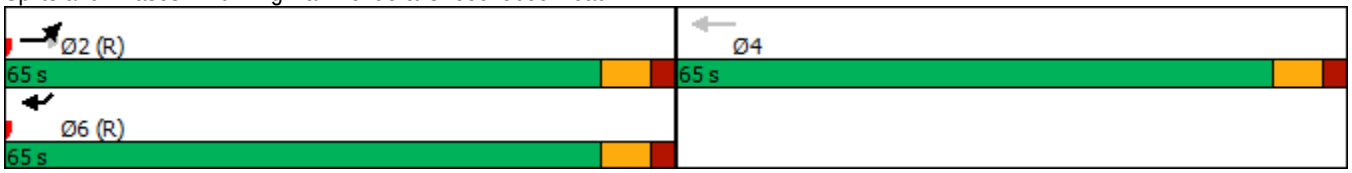
Intersection Summary			
HCM 2000 Control Delay	23.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

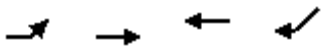
c Critical Lane Group

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	

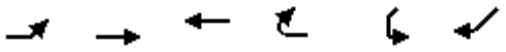
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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	

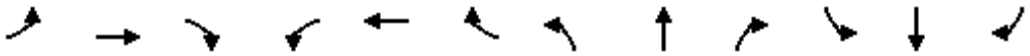
Intersection Summary			
HCM 2000 Control Delay	29.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	57.1%	ICU Level of Service	B
Analysis Period (min)	15		

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

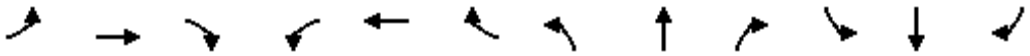
Intersection Summary				
Average Delay	8.2			
Intersection Capacity Utilization	58.4%	ICU Level of Service		B
Analysis Period (min)	15			



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

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Future Land Use Map Amendment - Misty Creek Preserve

NOTICES PROVIDED PURSUANT TO: 22-142

NOTICE BY NEWSPAPER: 12-1-2019

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Planner

SIGNATURE: **DATE:** 12/5/2019

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
ATTN: CITY CLERK
100 NORTH US 1
FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, Joe Heynen, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

DECEMBER 1, 2019

Subscribed and sworn to before on DECEMBER 2, 2019:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

Publication Cost: $315
Ad No: GCI0321531
Customer No: 980457
PO#:

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant Sections 166.041 (3)(a) and 163.3184 of Florida State Statutes, will on Monday, December 16, 2019 hold a public hearing for the first reading (transmittal hearing) of the enactment of the proposed Ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, at their meeting which begins at 6:30 p.m., to consider review and approval of the following:

ORDINANCE 19-073 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 TWELVE (12) PARCELS GENERALLY LOCATED AT OR NEAR 1919 SOUTH 35TH STREET FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); 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 Cone & Graham Inc, and Applicant/Representative Brian Nolan, AICP, ASLA of Lucido & Associates, for a Future Land Use Map Amendment for twelve (12) parcels of land, 10.31 +/- acres in total, to change the Future Land Use designation 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, 2417-343-0006-000-2 from General Commercial (GC), Medium Density Residential (RM).

Legal description of the parcel is as follows:

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.

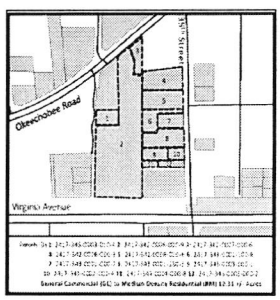
LESS AND EXCEPT:

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.

Display Map of Subject Property



All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk

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

Meeting Date: 03/02/2020

Re: Zoning Atlas Amendment, Design Review - Misty Creek Preserve - 1919 South 35th Street

---

SUBJECT:

Legislative 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. SECOND 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: 02/19/2020

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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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

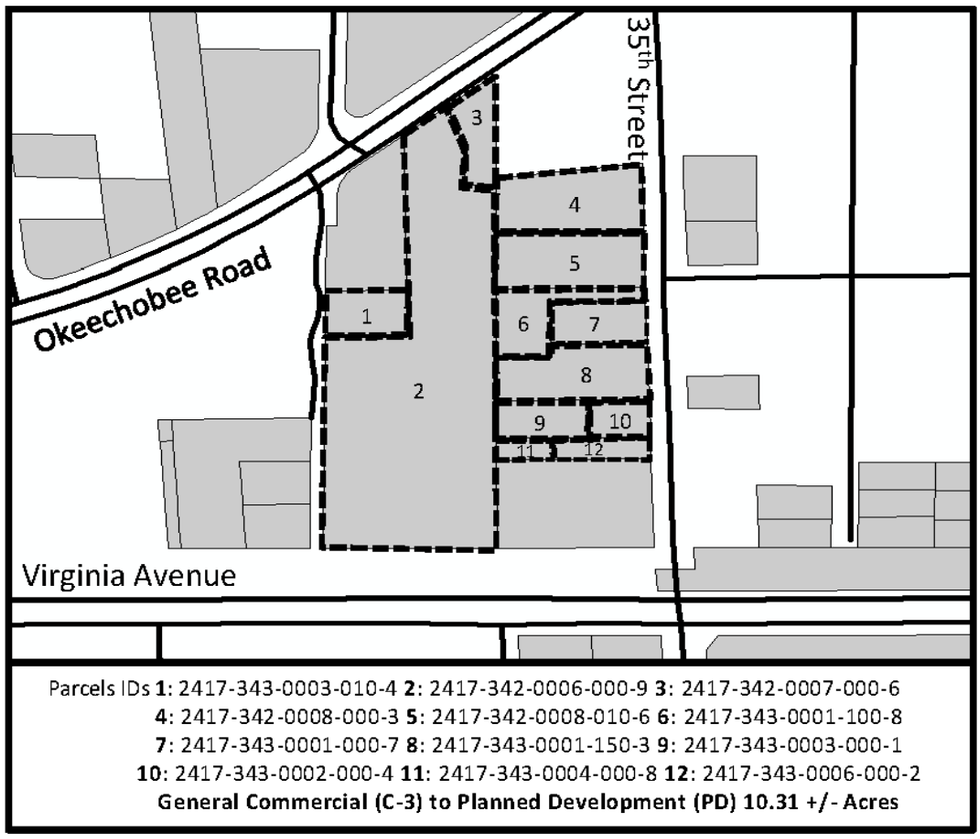
ATTEST:

_____

Linda W. Cox
City Clerk

(CITY SEAL)

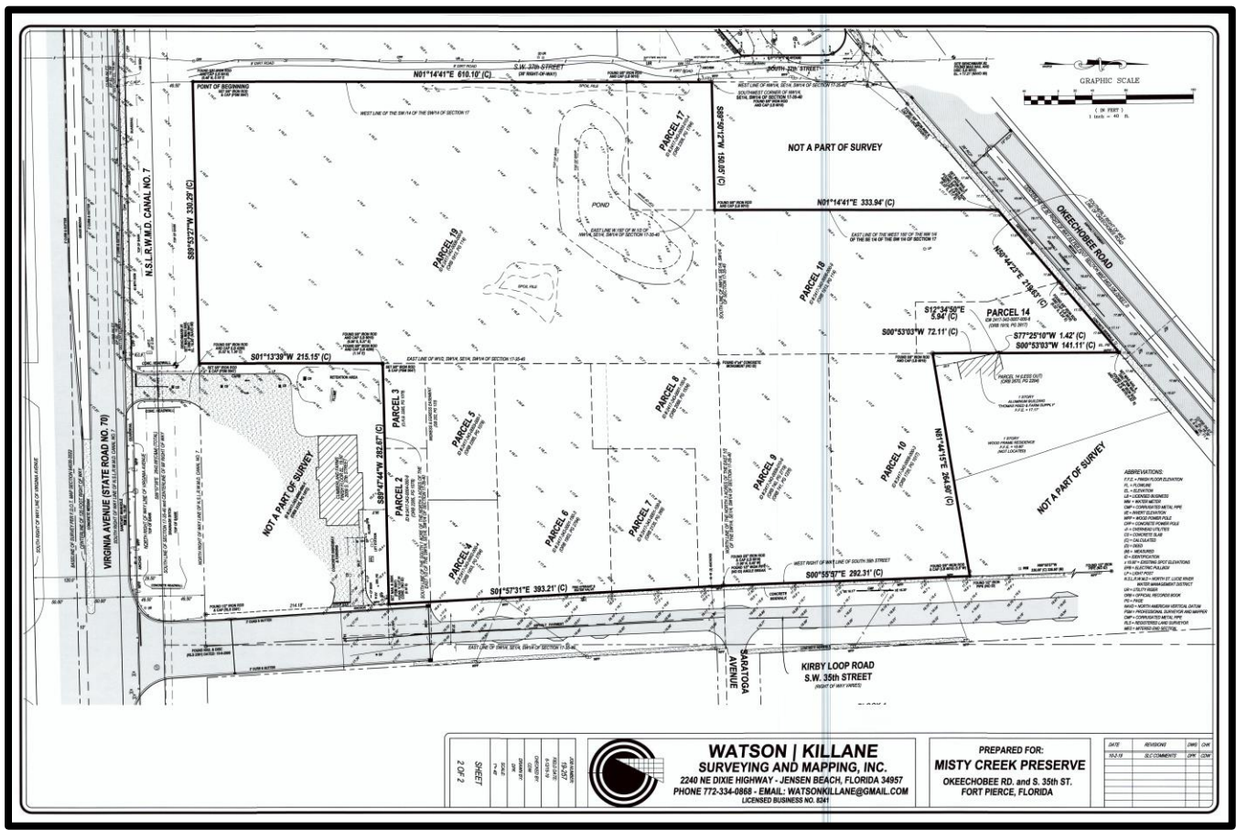
EXHIBIT A
Proposed Zoning Atlas Map Amendment
PD, Planned Development



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
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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



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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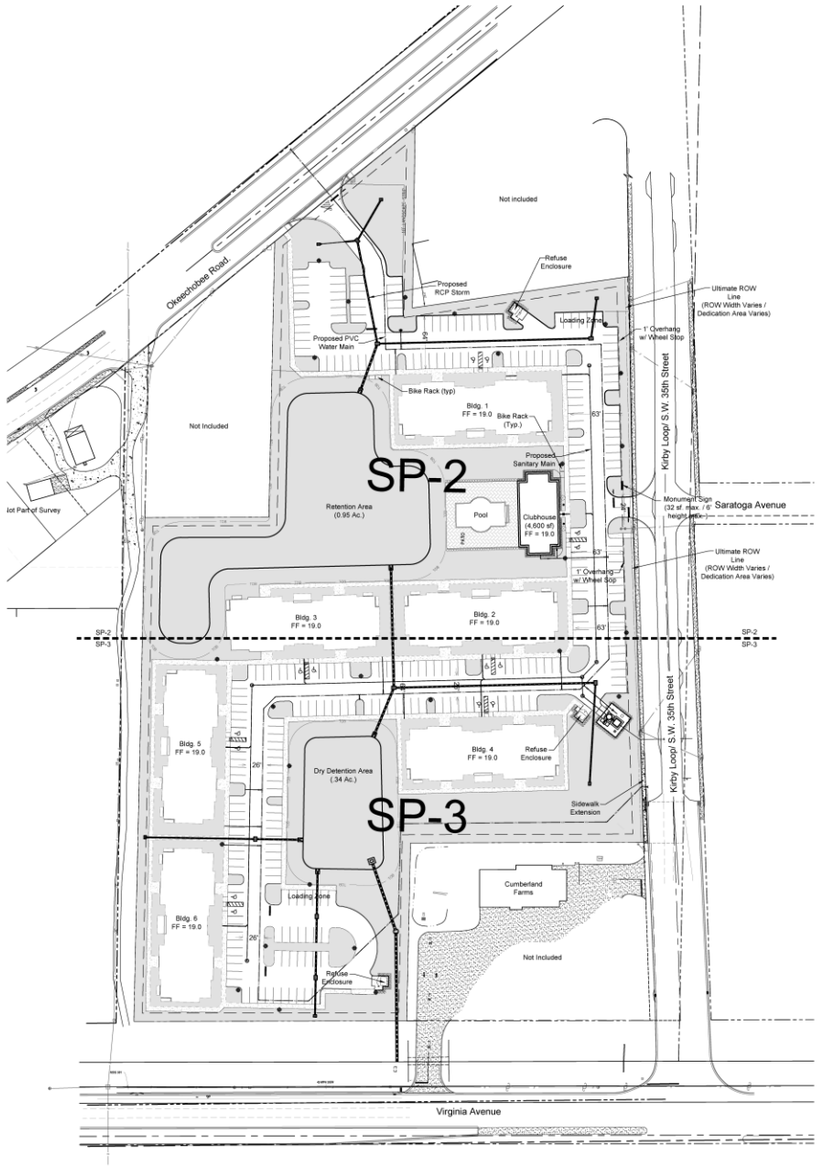
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Draft Ordinance No. 20-003
Page 8

Exhibit C
Planned Development
Overall Site Plan



Meets and Bound Legal Description:

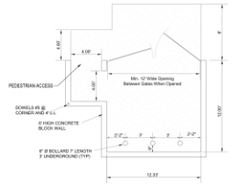
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

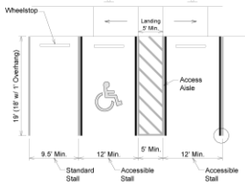
LESS AND EXCEPT:

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

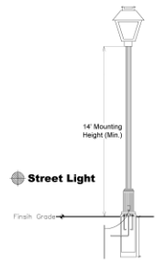
Vehicle Parking Required:	238 Spaces
Multi-Family:	
1.5 spaces per unit @ 144 units = 216 spaces	
Accessible Spaces Req'd: 7 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	282 Spaces
ADA Spaces Provided: 14 Spaces	
Bicycle Parking Req'd:	18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

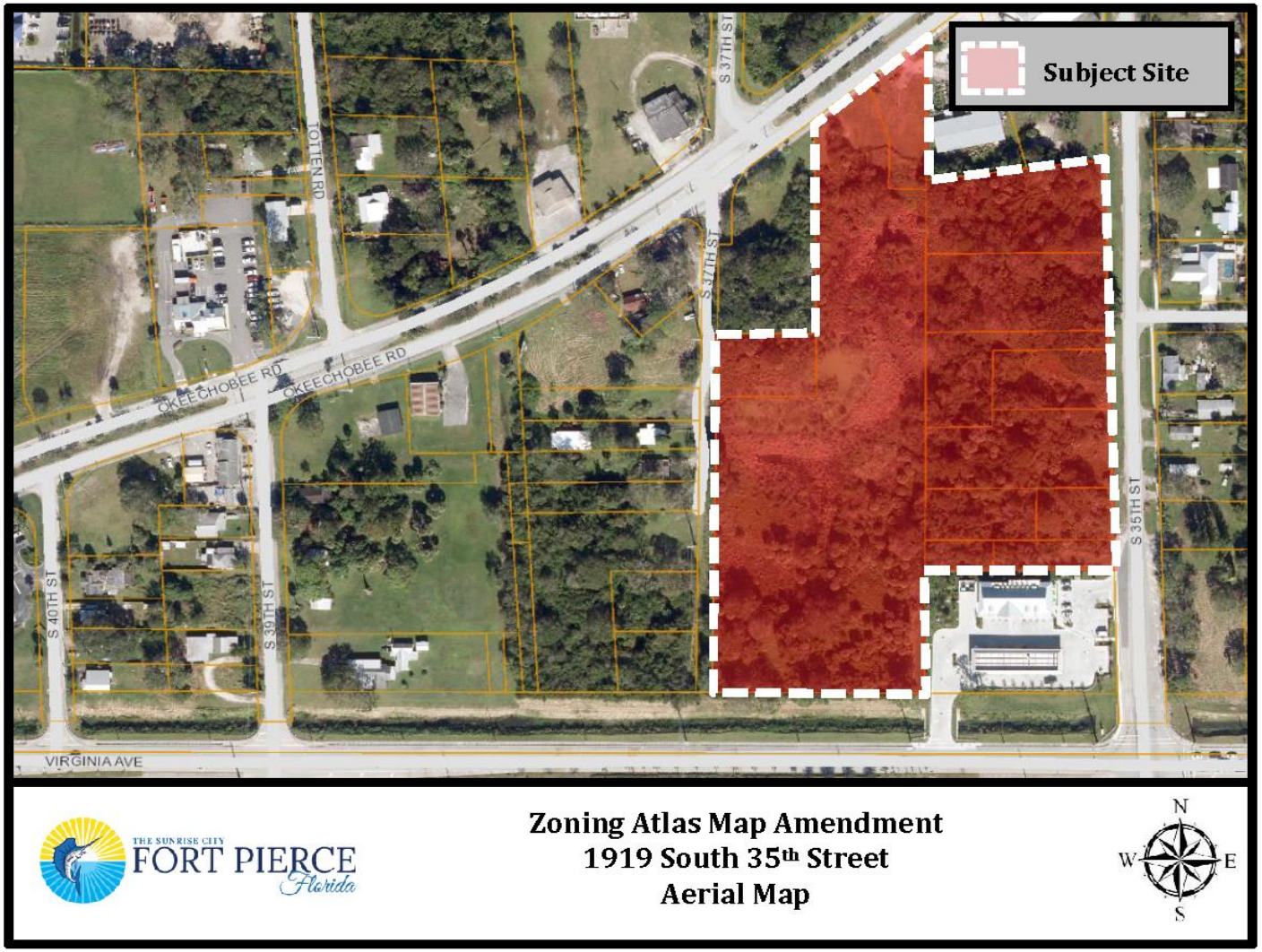
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Misty Creek Preserve Rezoning, Development Review Design Review

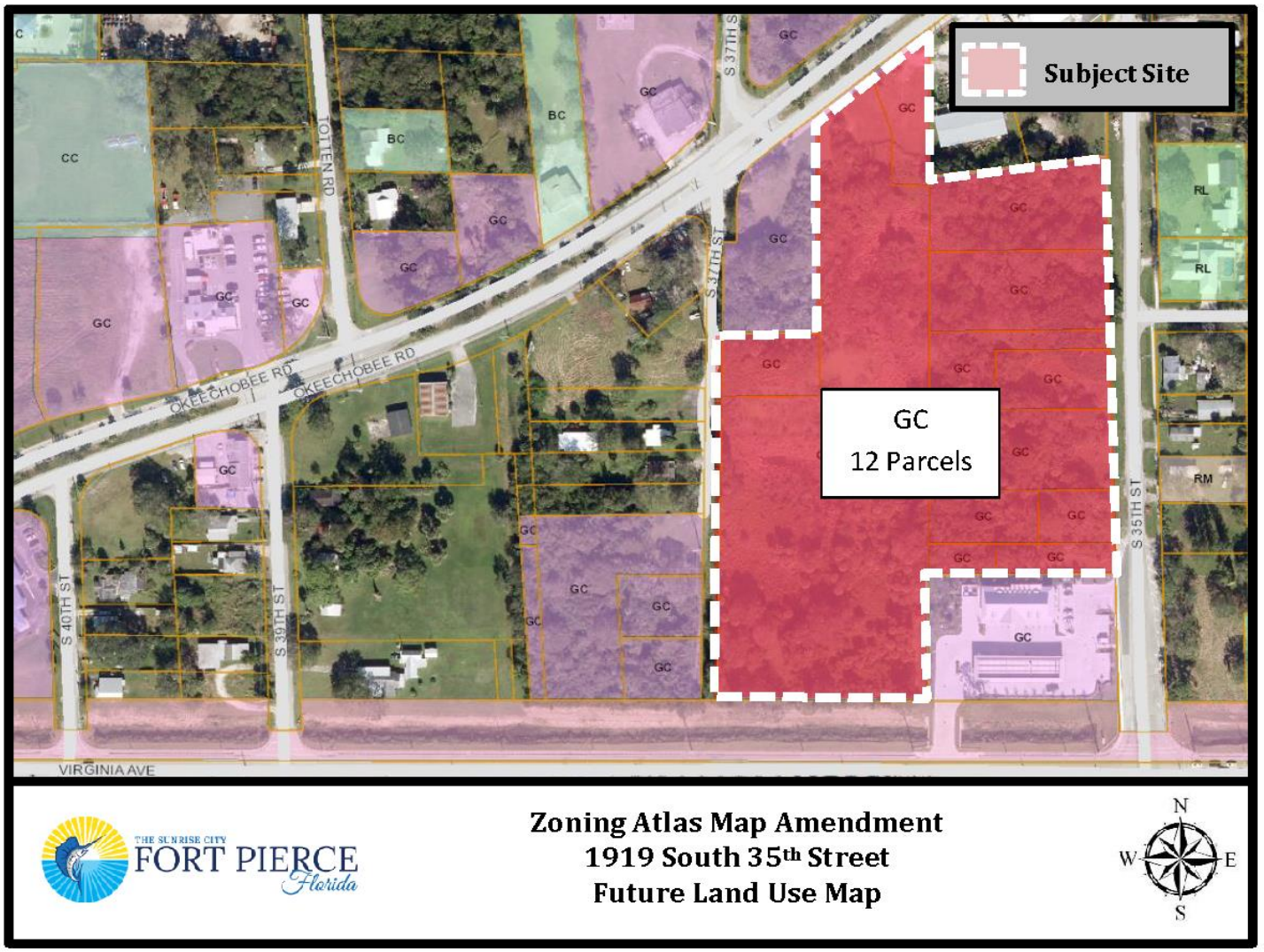


1919 South 35th Street

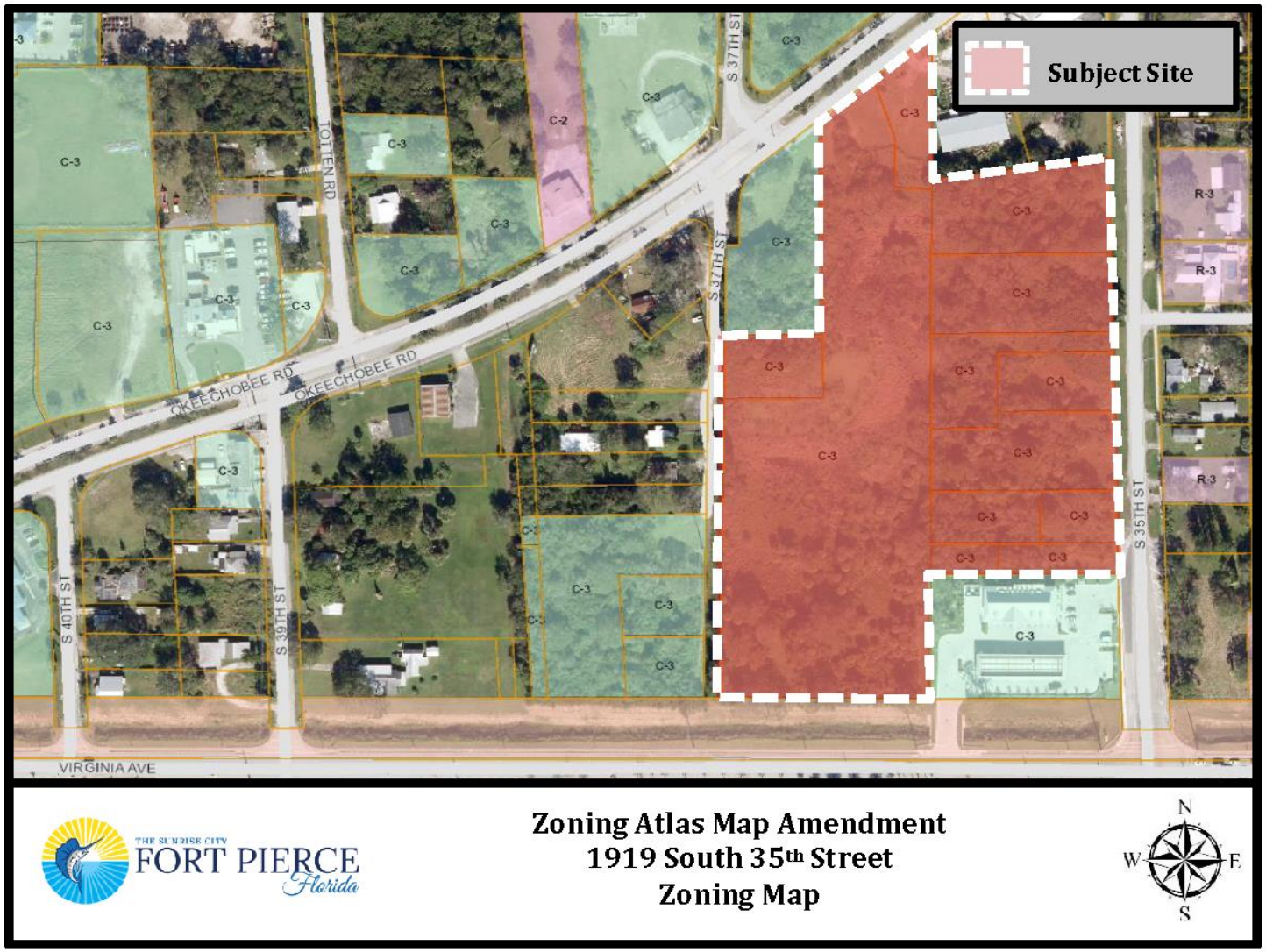
Site Map


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

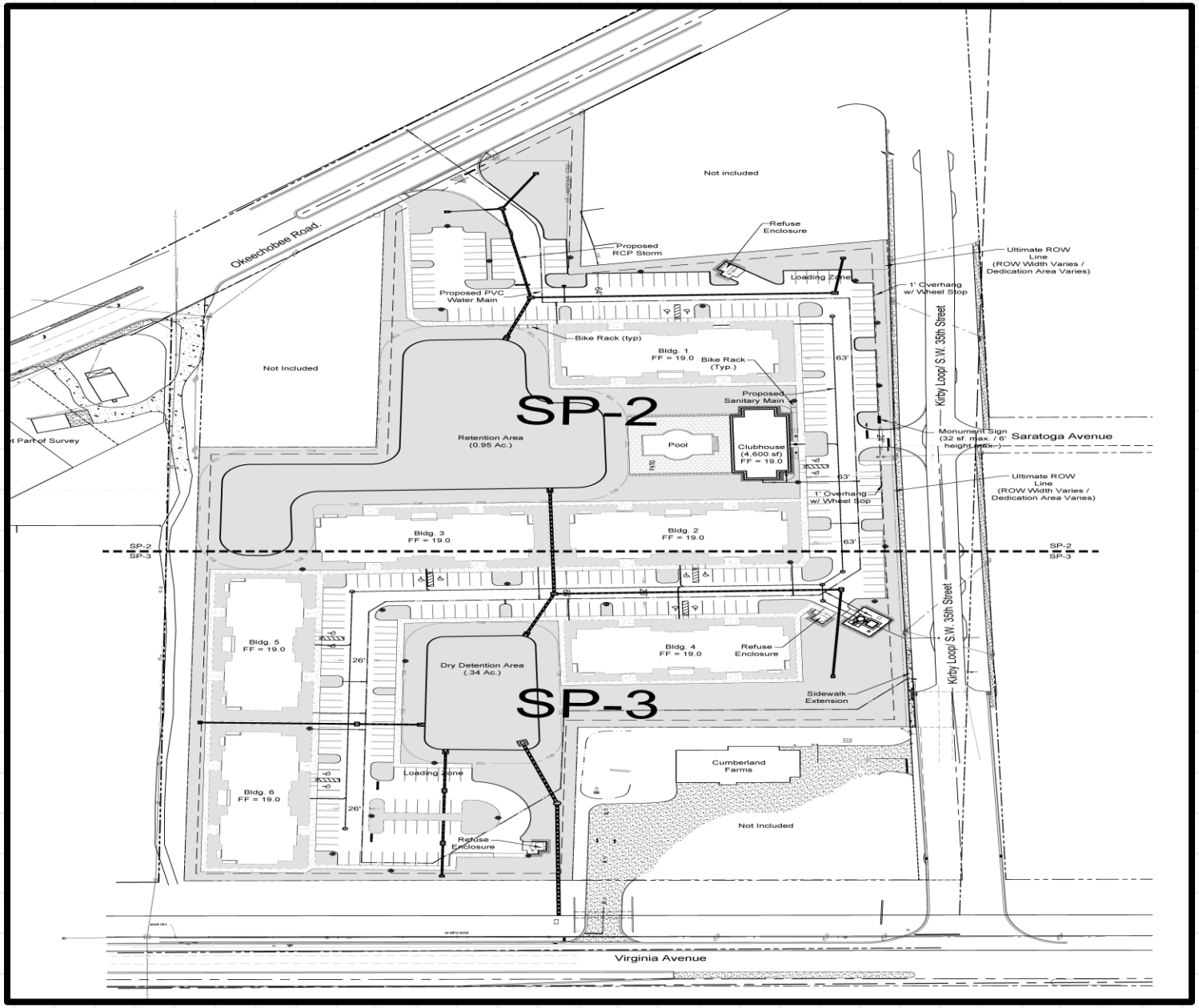

Subject Site
OKEECHOBEE RD
OKEECHOBEE RD
TOTTEN RD
S 37TH ST
S 37TH ST
S 35TH ST
S 40TH ST
S 39TH ST
VIRGINIA AVE
C-3
C-2
R-3
THE SUNRISE CITY
FORT PIERCE
Florida
Zoning Atlas Map Amendment
1919 South 35th Street
Zoning Map
N
W
E
S

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.

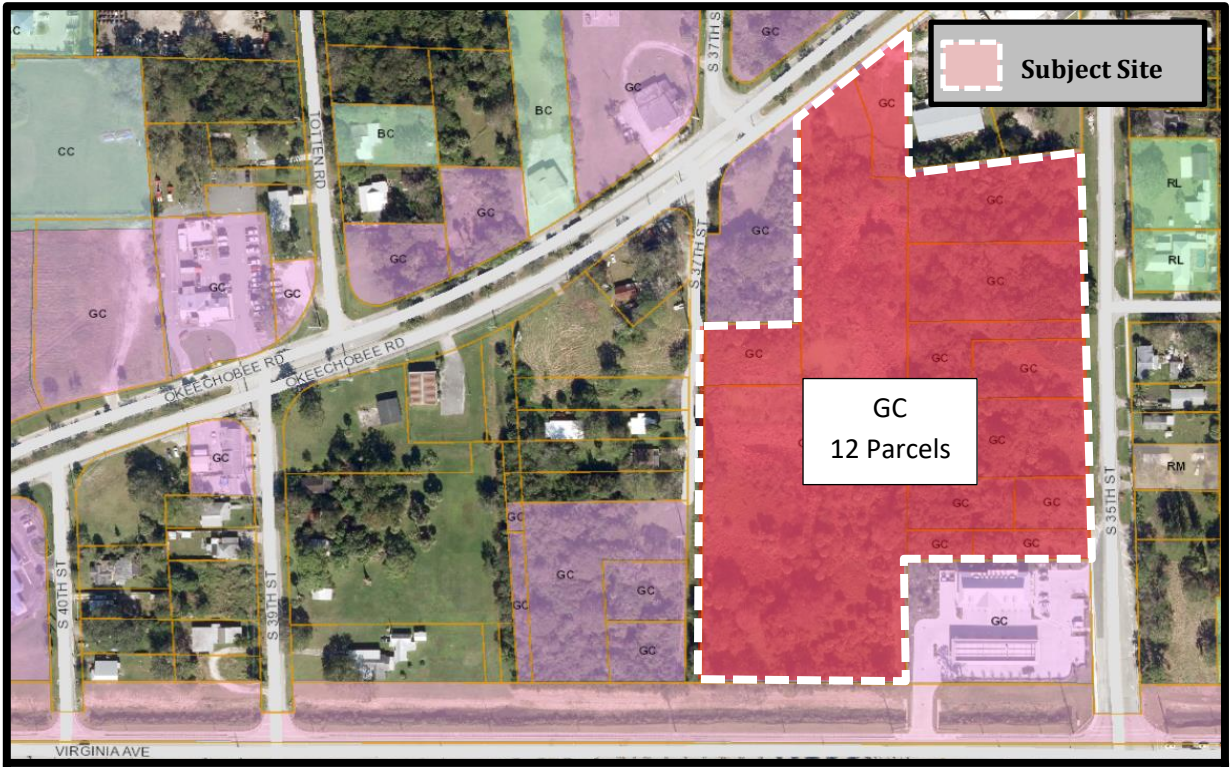
9. A Landscape Bond pursuant to City Code 22-180 shall be required before the Final Certificate of Occupancy is approved for the site.



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Atlas Map Amendment
1919 South 35th Street
Aerial Map

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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.

_____

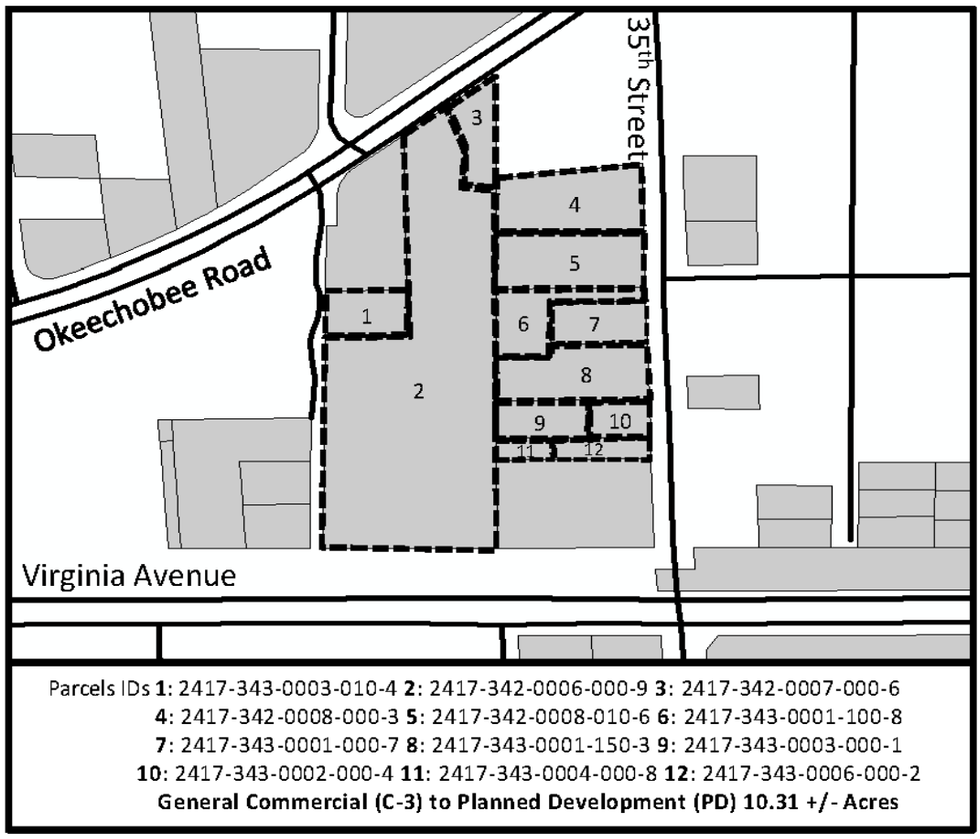
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

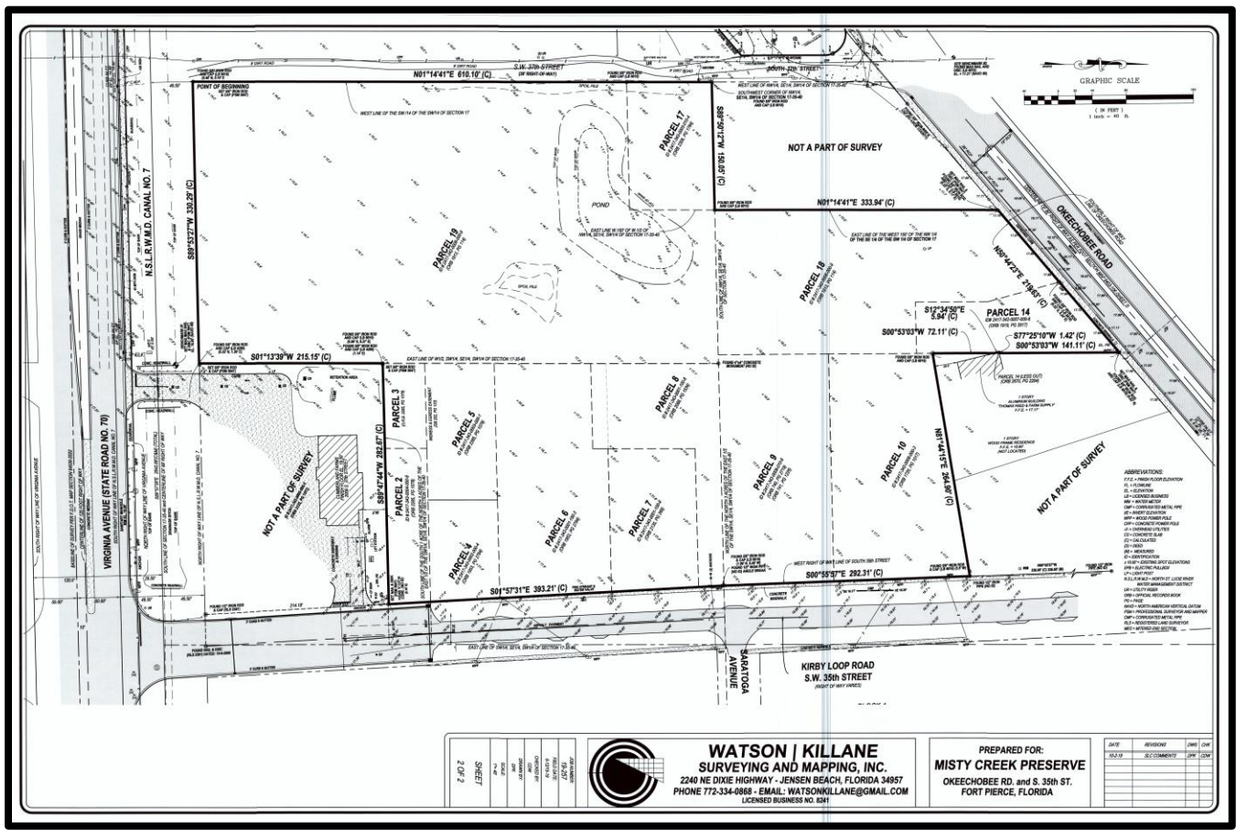
(CITY SEAL)

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

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:

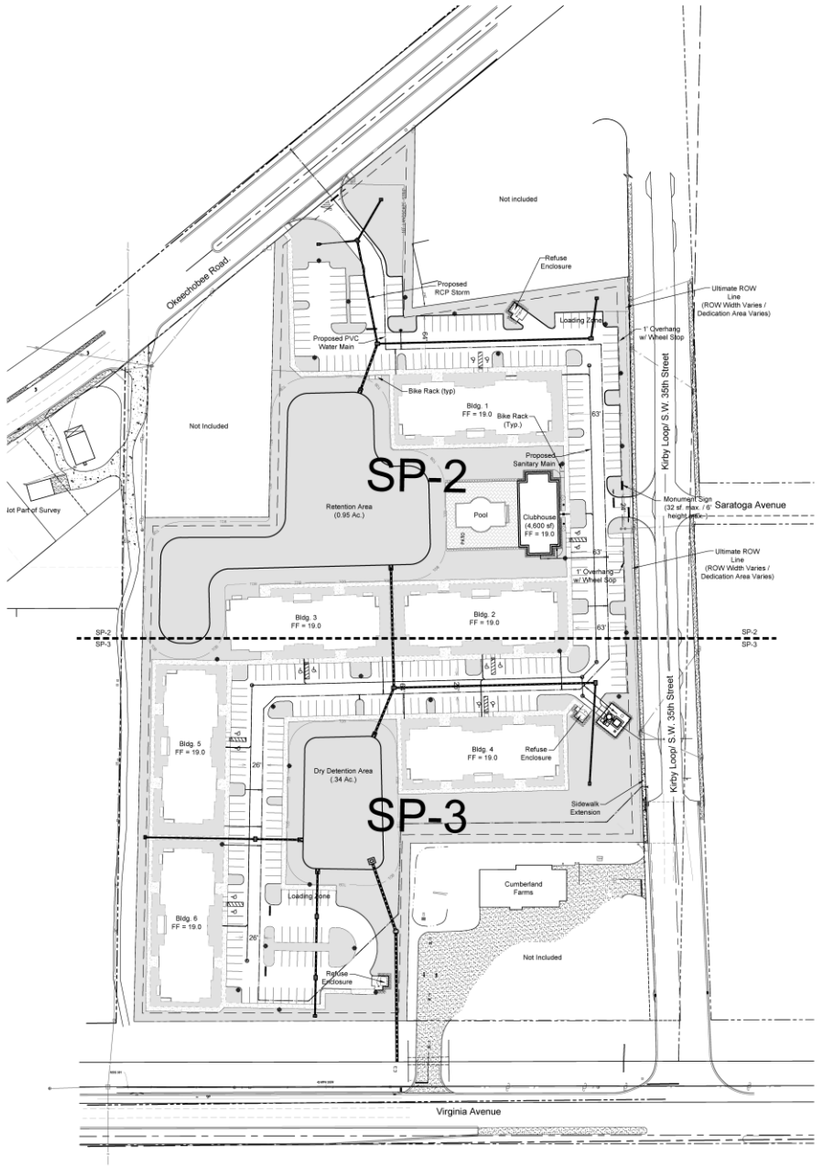
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION

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.

Draft Ordinance No. 20-003
Page 8

Exhibit C
Planned Development
Overall Site Plan



Meets and Bound Legal Description:

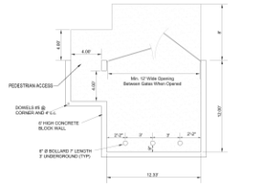
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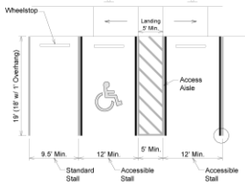
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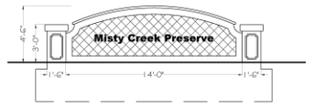
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Typical Refuse Enclosure Detail
NTS



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

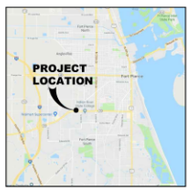
144-unit multi-family community consisting of six (6) 24-unit buildings, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Utilities to be provided by FPUA and will be installed under ground. Emergency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

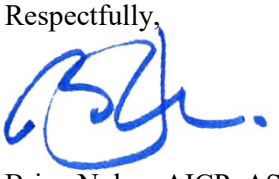
Response: Acknowledged.

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.

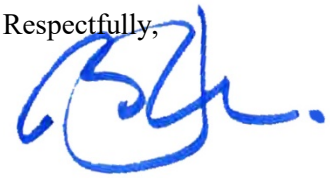
The RM Future Land Use classification allows a gross density ranging from 6.5 DU's/ac. to 12 DU's/ac. However, pursuant to Sections 22-72(b) and 22-72(C)(2), the subject is entitled to a Density Bonus of up to three (3) DU's/ac. due to the proximity of an existing transit stop to the subject (within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

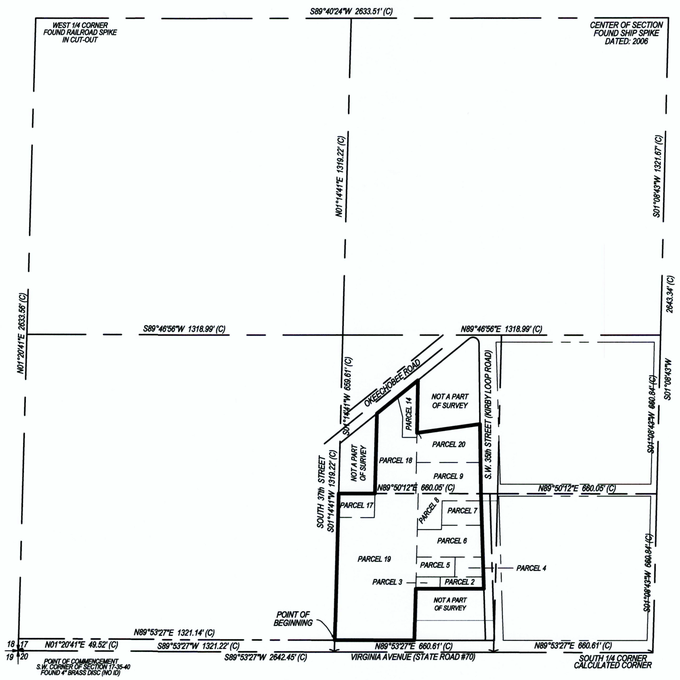
PARCEL 14:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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)

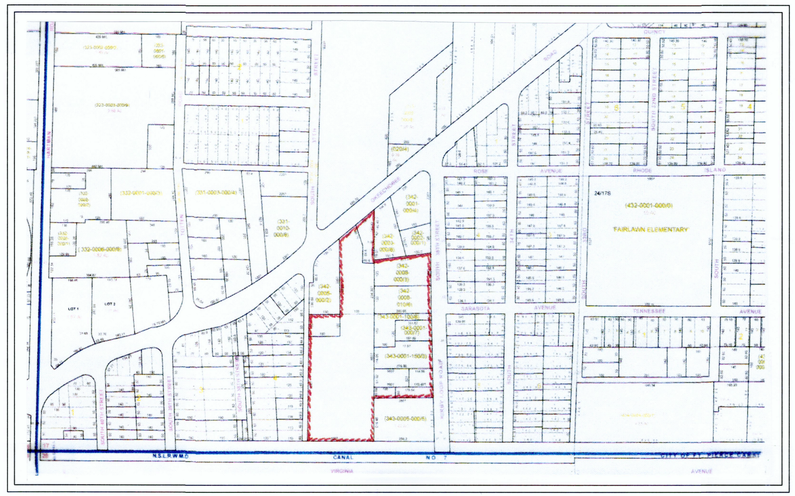
LESS AND EXCEPT:
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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)

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

INGRESS & EGRESS EASEMENT (OR 252, PG 183)

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

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

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

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

N81°44'15"E 364.90' (C)

S89°47'44"W 282.67' (C)

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

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

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

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

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

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

S01°57'31"E 393.21' (C)

WEST RIGHT OF WAY LINE OF SOUTH 35th STREET

S00°55'57"E 292.31' (C)

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

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

FOUND 1/2" IRON PIPE (NO ID)

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

FOUND 1/2" IRON PIPE (NO ID)

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

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

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

214.18'

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

SARATOGA AVENUE

VIRGINIA AVENUE (STATE ROAD NO. 70)

SOUTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

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

CENTERLINE OF 120 FOOT RIGHT OF WAY

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

NORTH RIGHT OF WAY LINE OF VIRGINIA AVENUE

S89°57'39"E 2642.66'(CAM) (TOTAL)

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

NOT A PART OF SURVEY

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

GUMBERLAND FARMS
FUEL STATION
2009 S. 37th STREET

CONCRETE DRIVEWAY & PARKING

RETENTION AREA

FLUME

CONCRETE SIDEWALK

ASPHALT PAVEMENT

CONCRETE HEADWALL

CONC. HEADWALL

CURB INLET
OUTLET EL. 14.50'

CURB INLET
OUTLET EL. 15.07'

R.C.P.

MES

CB

INLET

DI

SIGN

ANCHOR

WPP

LP

WM

CMP

FH

WV

UR

GUARDRAIL

CONCRETE MEDIAN

SANITARY MANHOLE
RIM EL. 18.08'

TOP OF BANK

2' CURB & GUTTER

GRASS MEDIAN

45 MPH SIGN

120.0'

50.00'

50.00'

49.50'

49.50'

29.50'

10'

24'

24'

49.50'

ABBREVIATIONS:

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

SHEET 2 OF 2

SCALE: 1"= 40'

DRAWN BY: DPK

CHECKED BY: CDW

FIELD DATE: 6-12/16-19

JOB NUMBER: 19-257

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

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

Misty Creek Preserve
Planned Development

Site and Landscape Plan

City of Fort Pierce, Florida

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

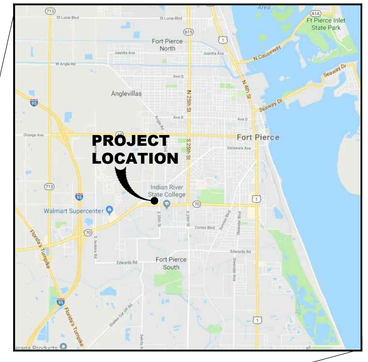
Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

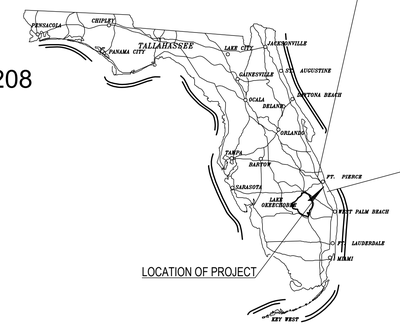
Civil Engineer
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

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

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

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

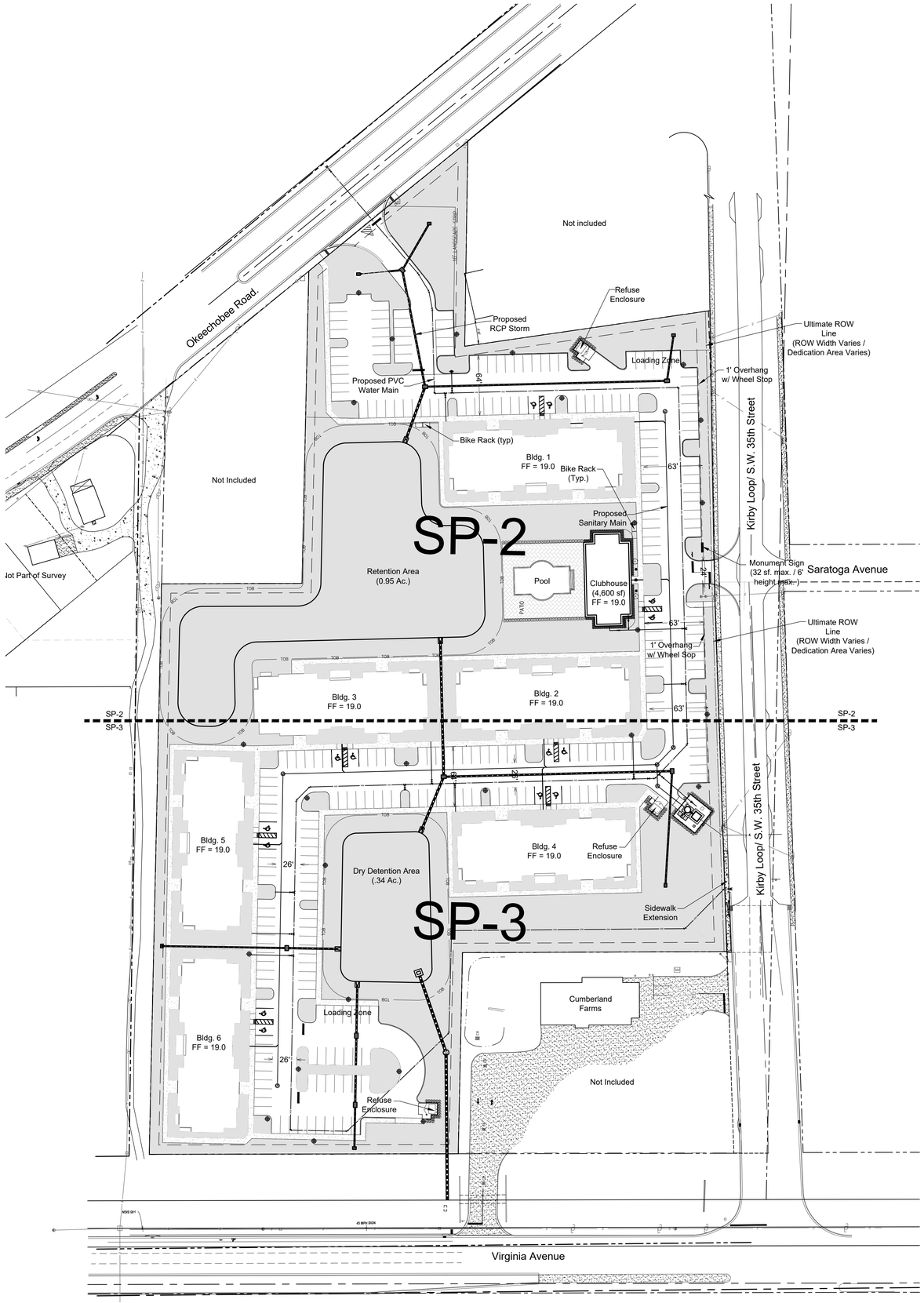




Sheet Index

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

lucido&associates



Meets and Bound Legal Description:

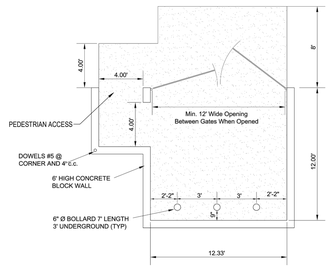
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

LESS AND EXCEPT:

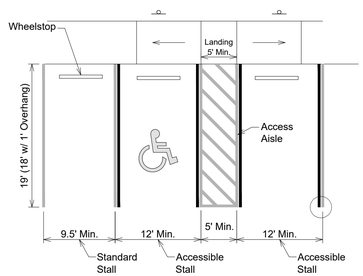
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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



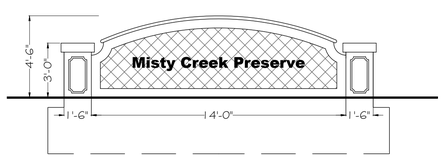
Typical Refuse Enclosure Detail

NTS



Typical Parking Stall Detail

NTS



Typical Project ID Sign Detail

NTS

Site Data

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

Building and Lot Data

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

Parking Requirements

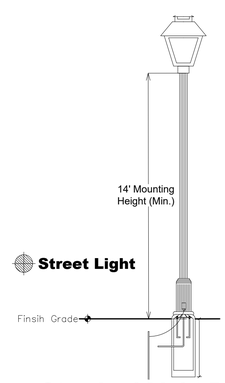
Vehicle Parking Required:	238 Spaces
Multi-Family:	
1.5 spaces per unit @ 144 units = 216 spaces	
Accessible Spaces Req'd: 7 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	282 Spaces
ADA Spaces Provided: 14 Spaces	
Bicycle Parking Req'd:	18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

General Notes

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

Project Description

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



Street Light

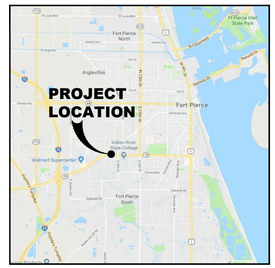
Standard Light Pole Detail

NTS

lucido & associates

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

Key / Location:



Project Team:

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

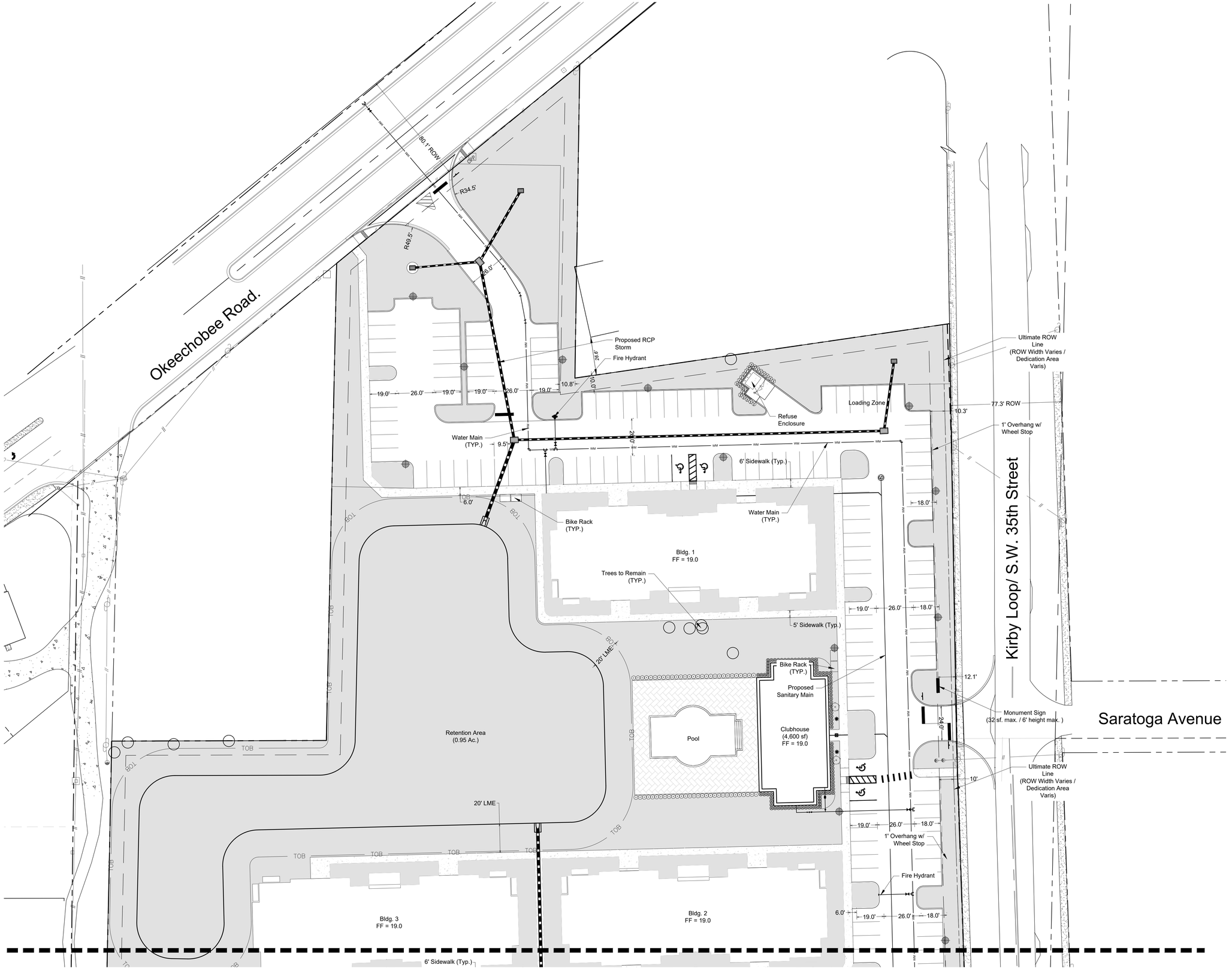
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REG. # 1018
Thomas P. Lucido

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

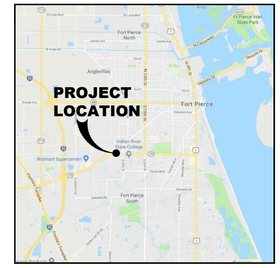
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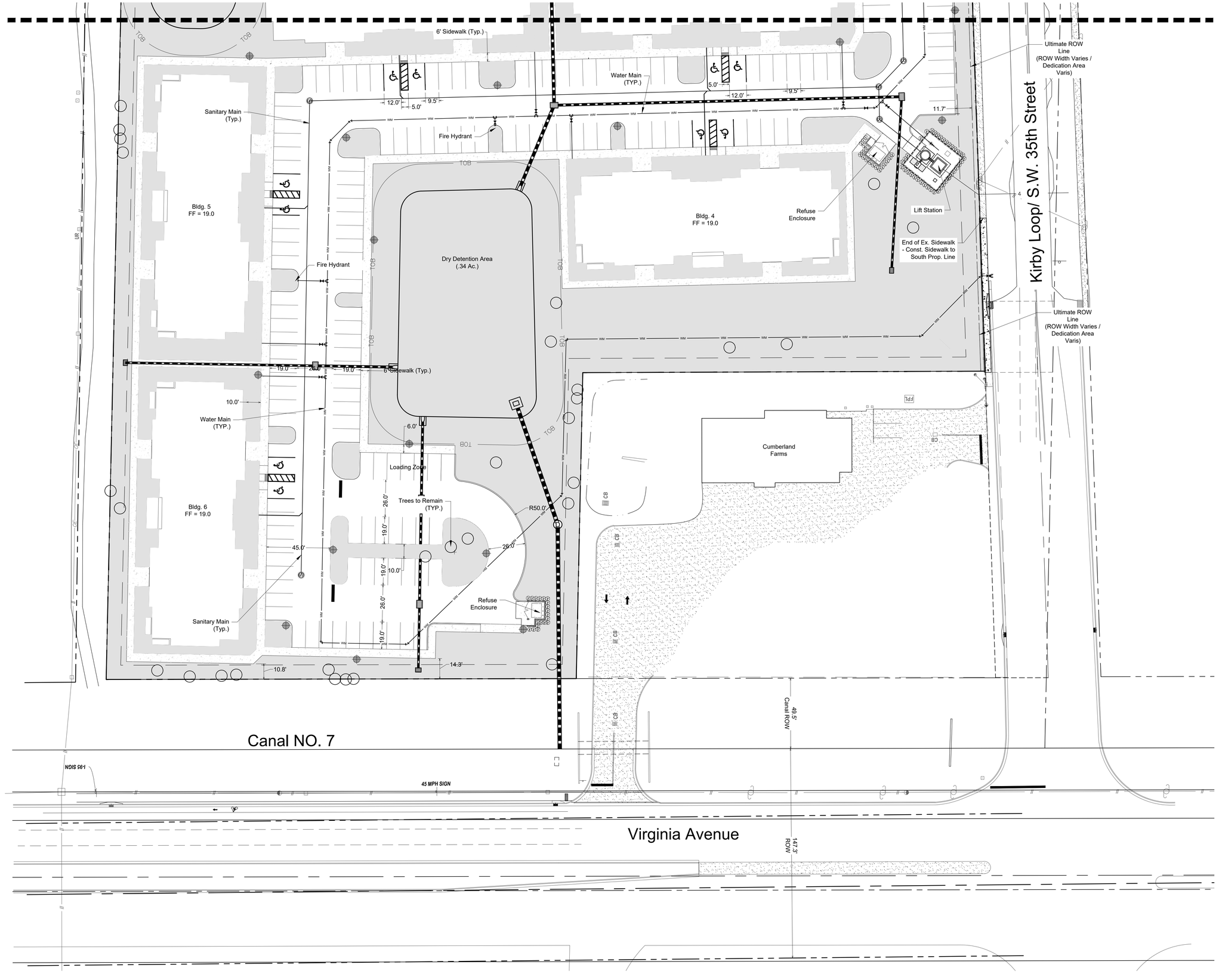
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
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Project Number	19-310	
Municipal Number	---	
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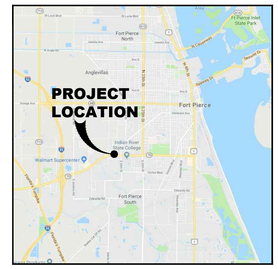
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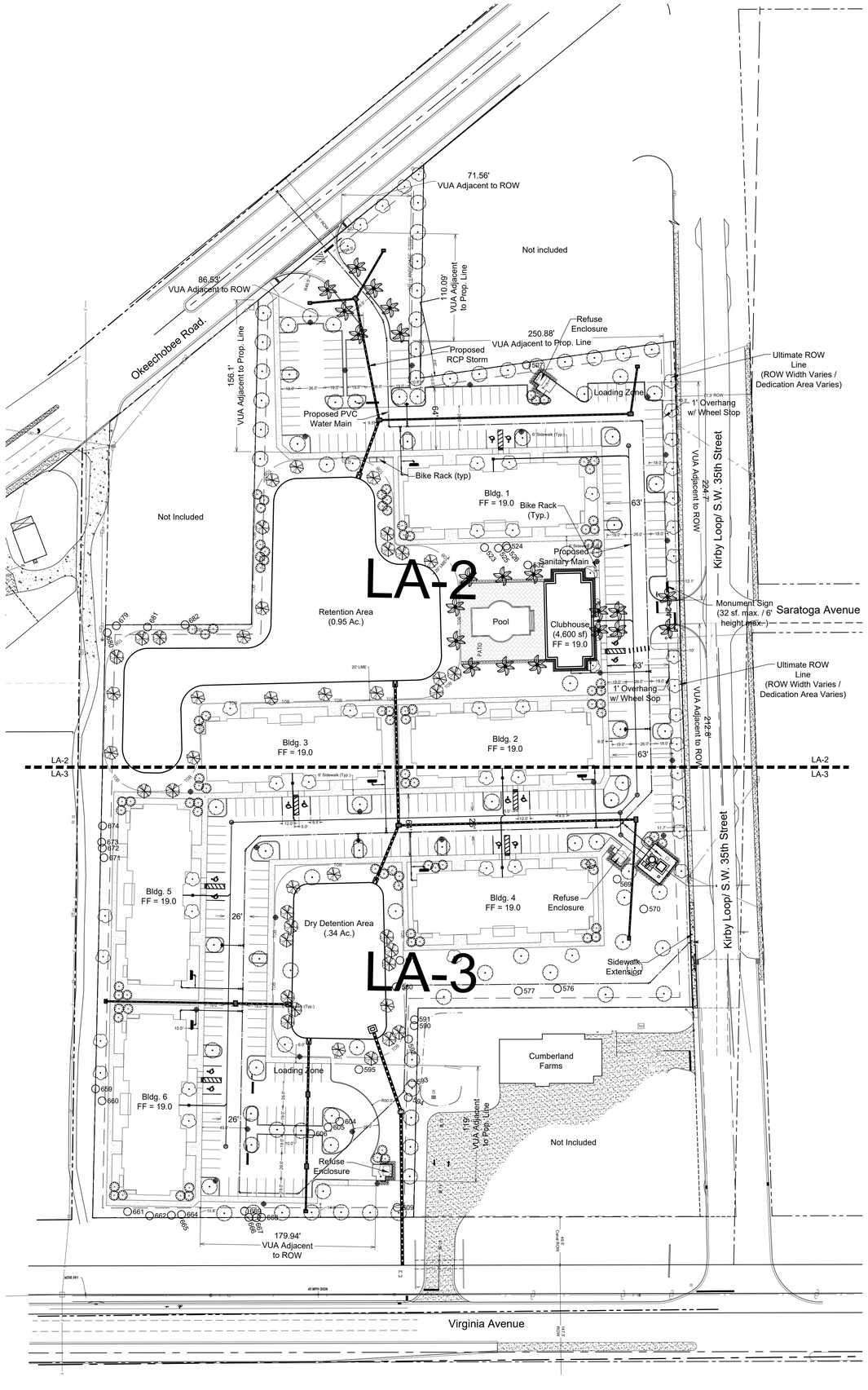
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
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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

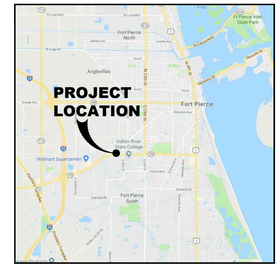
PLANT SCHEDULE SITE TOTAL

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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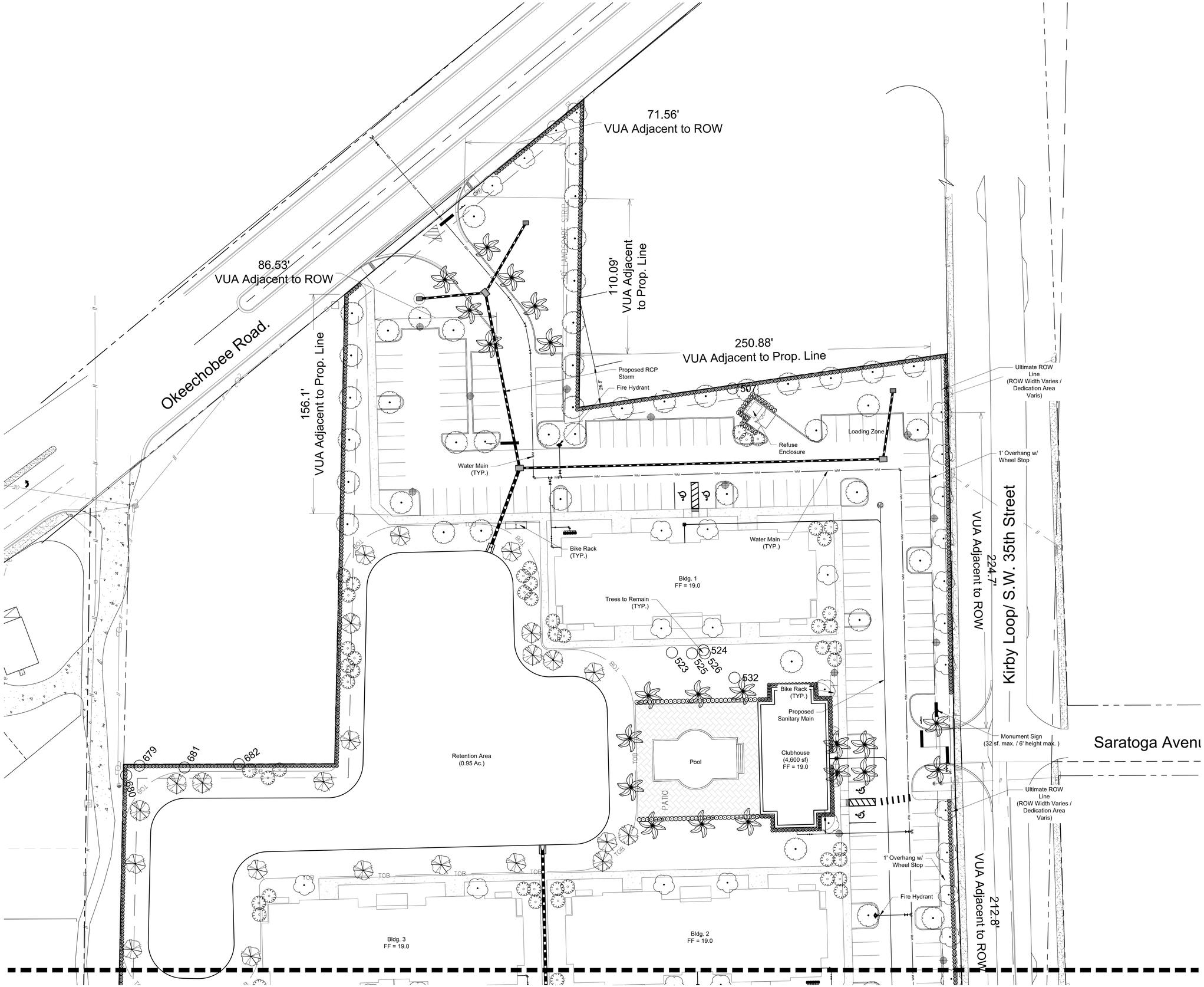
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 1**
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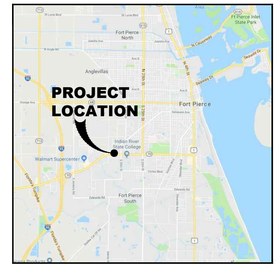
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Drawing Name: J:\Projects Active\19-310 Okeechobee Road Multi-Family\Site Plan\ Oct 24, 2019 - 9:49am 19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24.19.dwg



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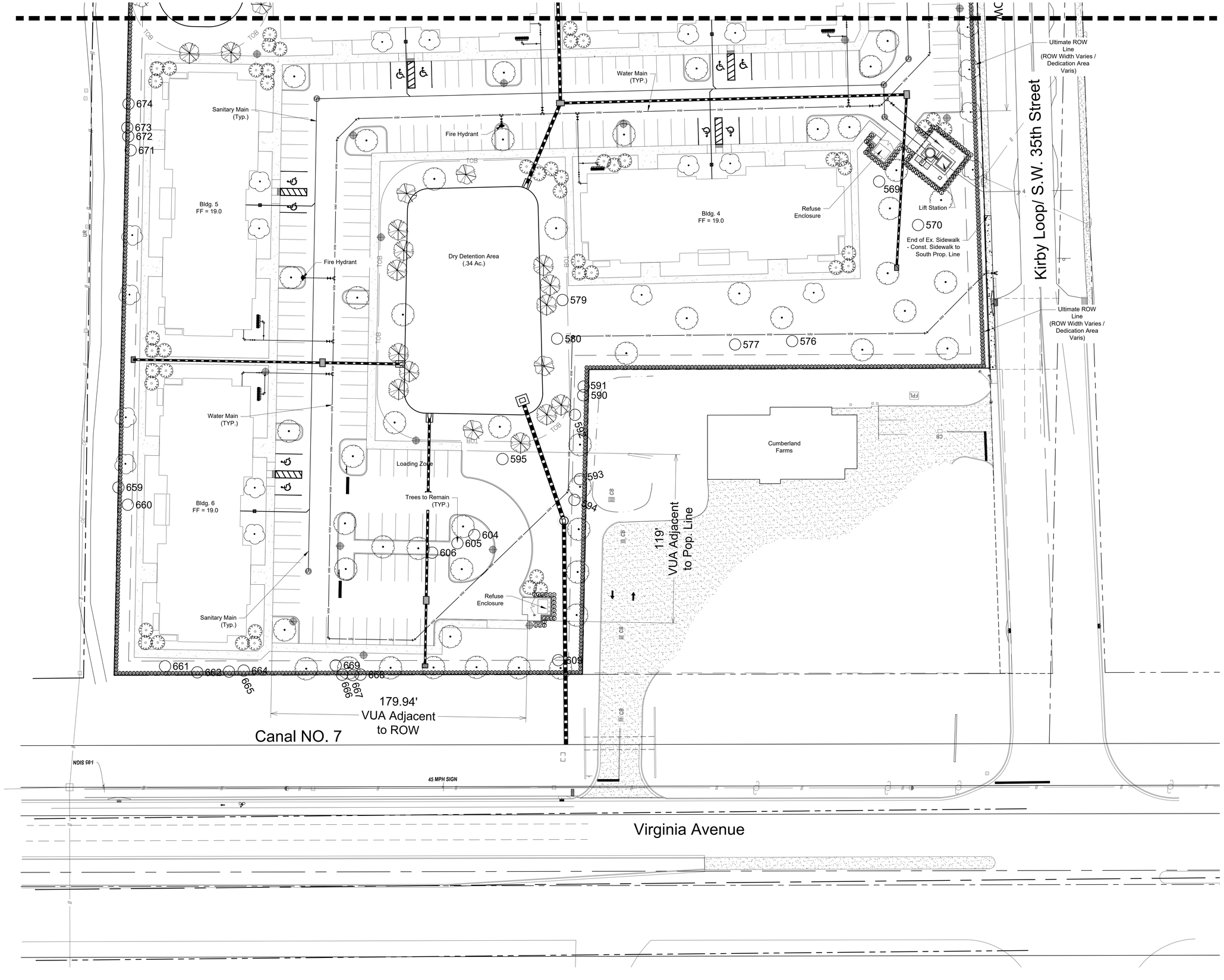
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Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 2**
Project Number	19-310	
Municipal Number	---	
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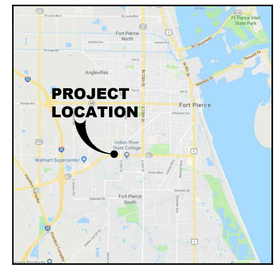
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Drawing Name: J:\Projects Active\19-310 Okeechobee Road Multi-Family\Site Plan\ Oct 24, 2019 - 9:49am 19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24.19.dwg



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

Key / Location:



Project Team:

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

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Landscape Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

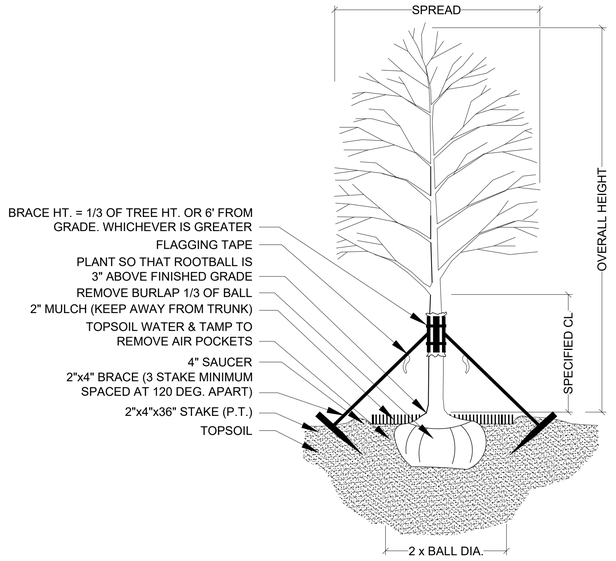
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**LA 3**
Project Number	19-310	
Municipal Number	---	
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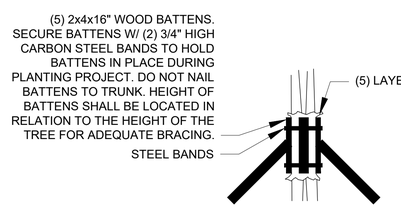
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Oct 24, 2019 - 9:49am 19-310 Okeechobee Road Multi-Family\Site Plan\



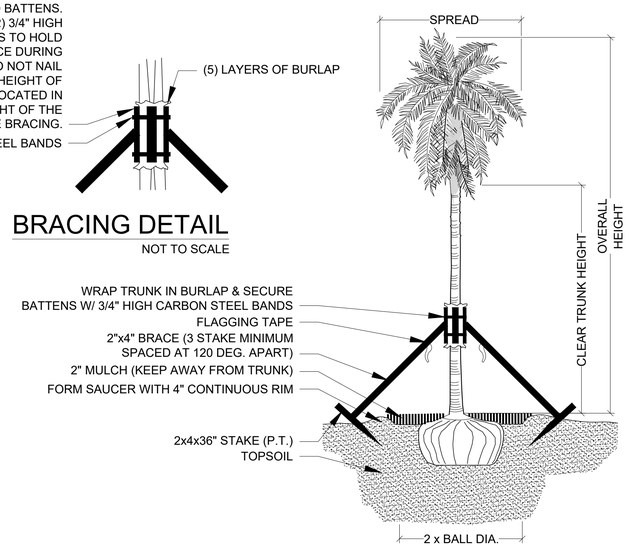
TREE PLANTING & STAKING

NOT TO SCALE



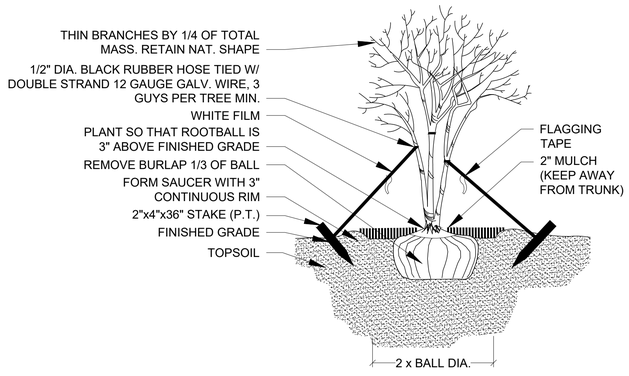
BRACING DETAIL

NOT TO SCALE



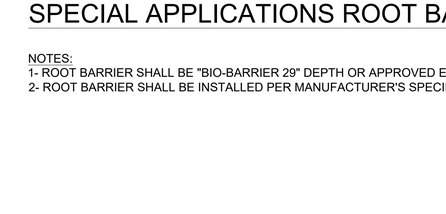
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



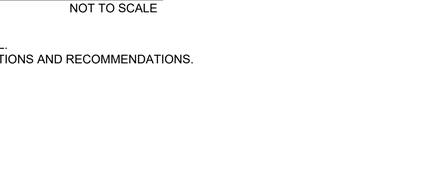
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



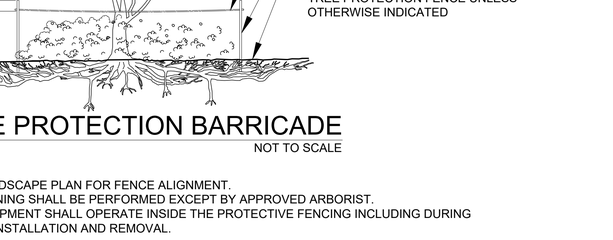
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

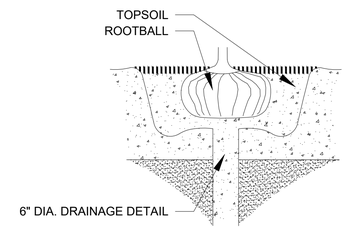


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

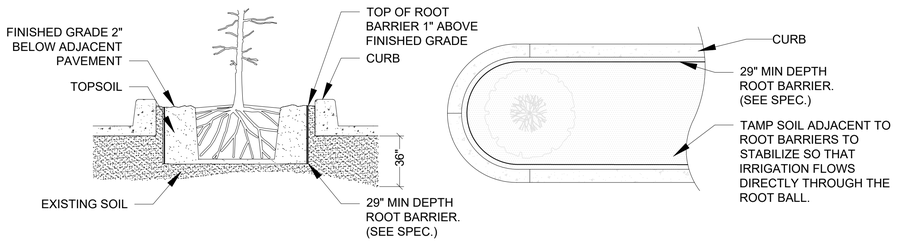
NOT TO SCALE

- *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

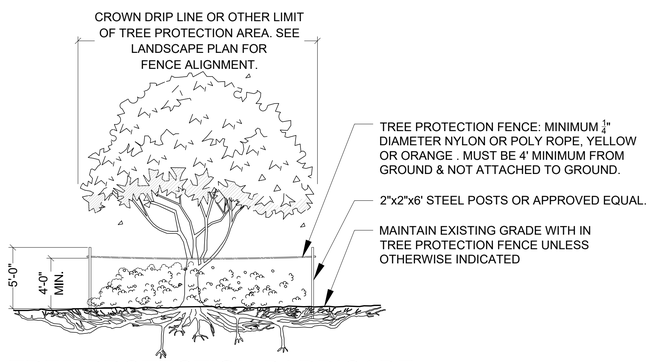
NOT TO SCALE



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.

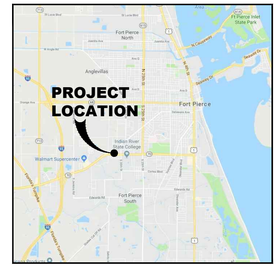
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

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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NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

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Sheet **LA 4**

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: MATERIALS

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

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

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

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

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

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

2.02 INSPECTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

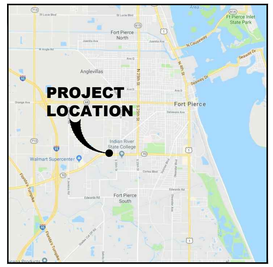
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final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

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

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

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

Key / Location:



Project Team:

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

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

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

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

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

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

Misty Creek Preserve

Fort Pierce, Florida

Planned Development Landscape Specifications

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 30'

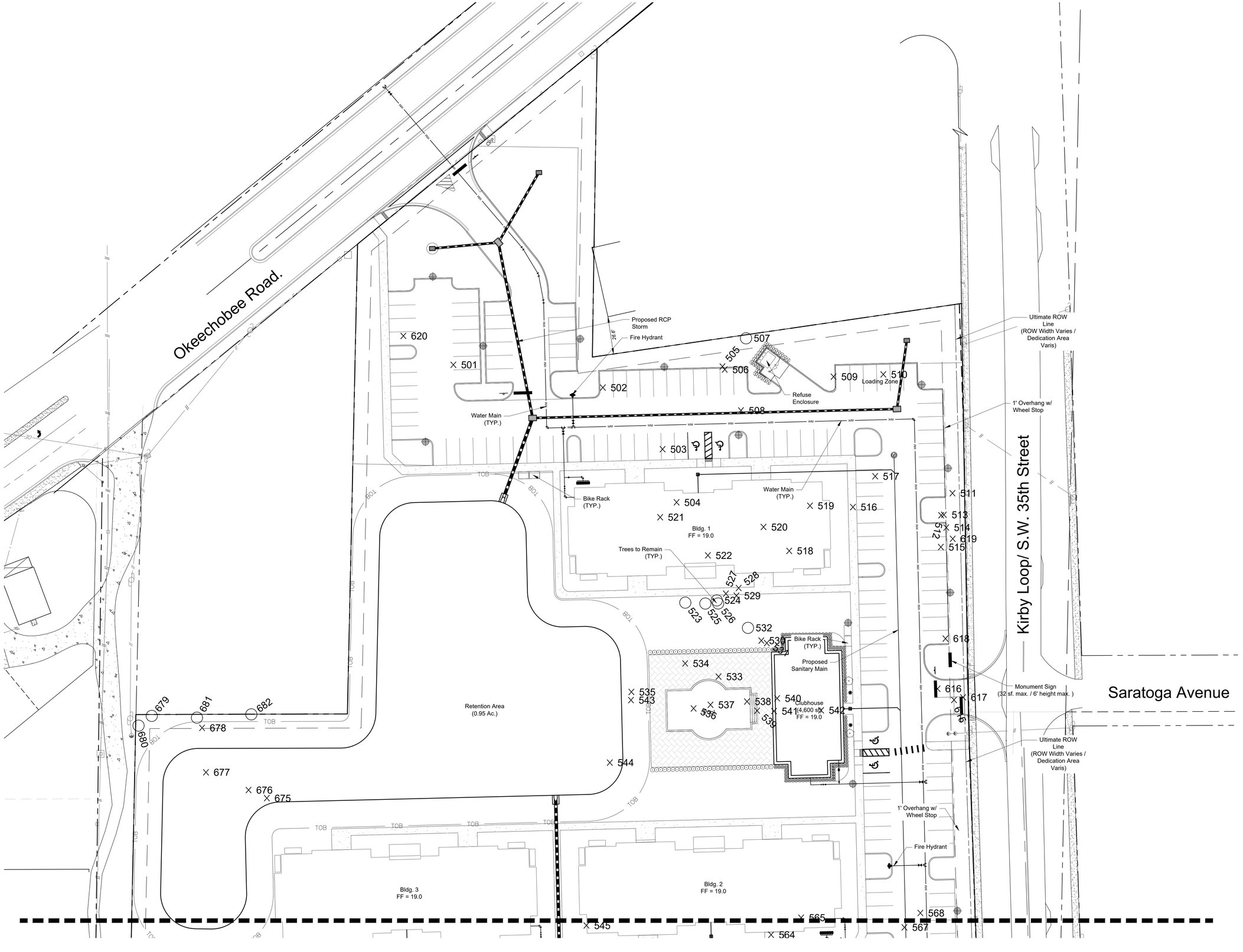
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REG. # 1018
Thomas P. Lucido

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

Sheet
LA 5

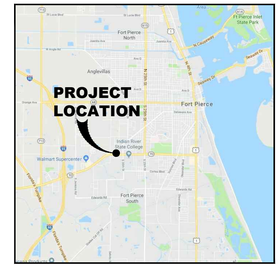
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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

Date	By	Description
07.22.19	RM	Initial Submittal
08.26.19	RM	Staff Comments

NORTH

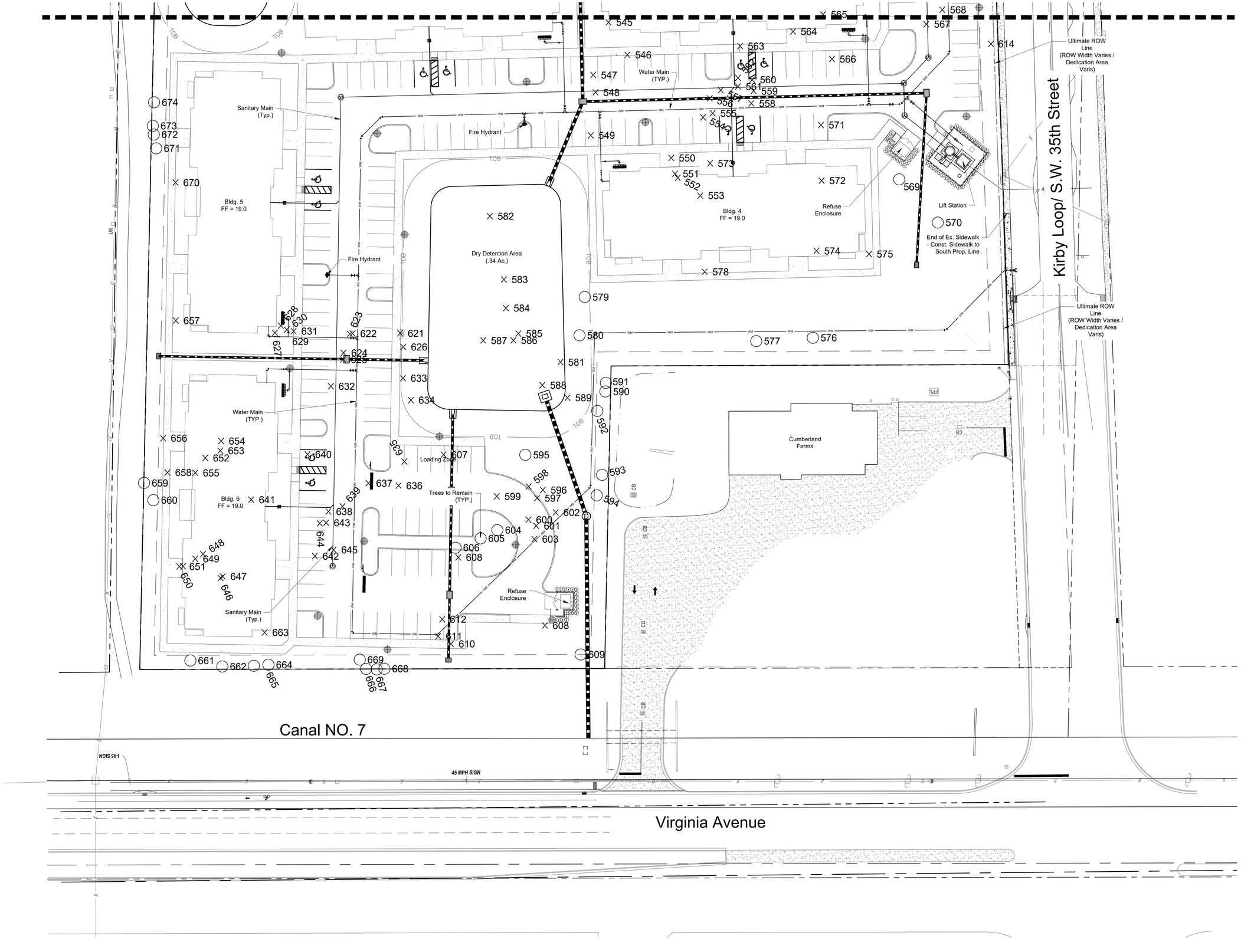
SCALE: 1" = 30'

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REG. # 1018
Thomas P. Lucido

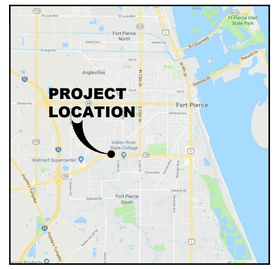
Designer	RM	Sheet
Manager	BN	**TP 1**
Project Number	19-310	
Municipal Number	---	
Computer File	19-310 Okeechobee Road_BN_UPDATEDSURVEY_7.24	

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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	
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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"

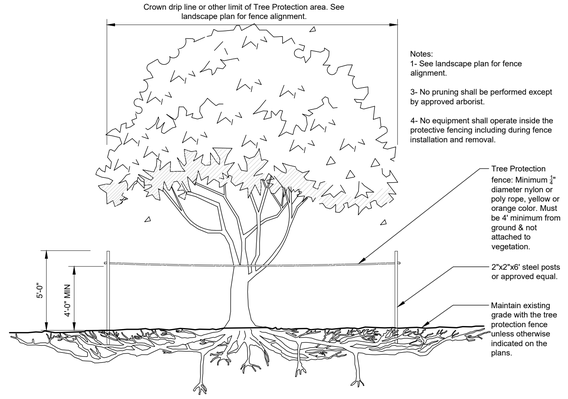
Mitigation Notes:

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.



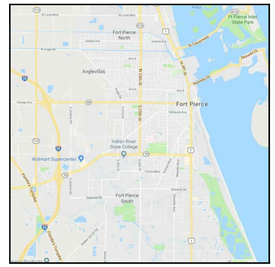
TREE PROTECTION BARRICADE

SCALE: NOT TO SCALE

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Misty Creek Preserve

Fort Pierce, Florida

Planned Development Tree Mitigation Plan

Date	By	Description
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08.26.19	RM	Staff Comments

NORTH

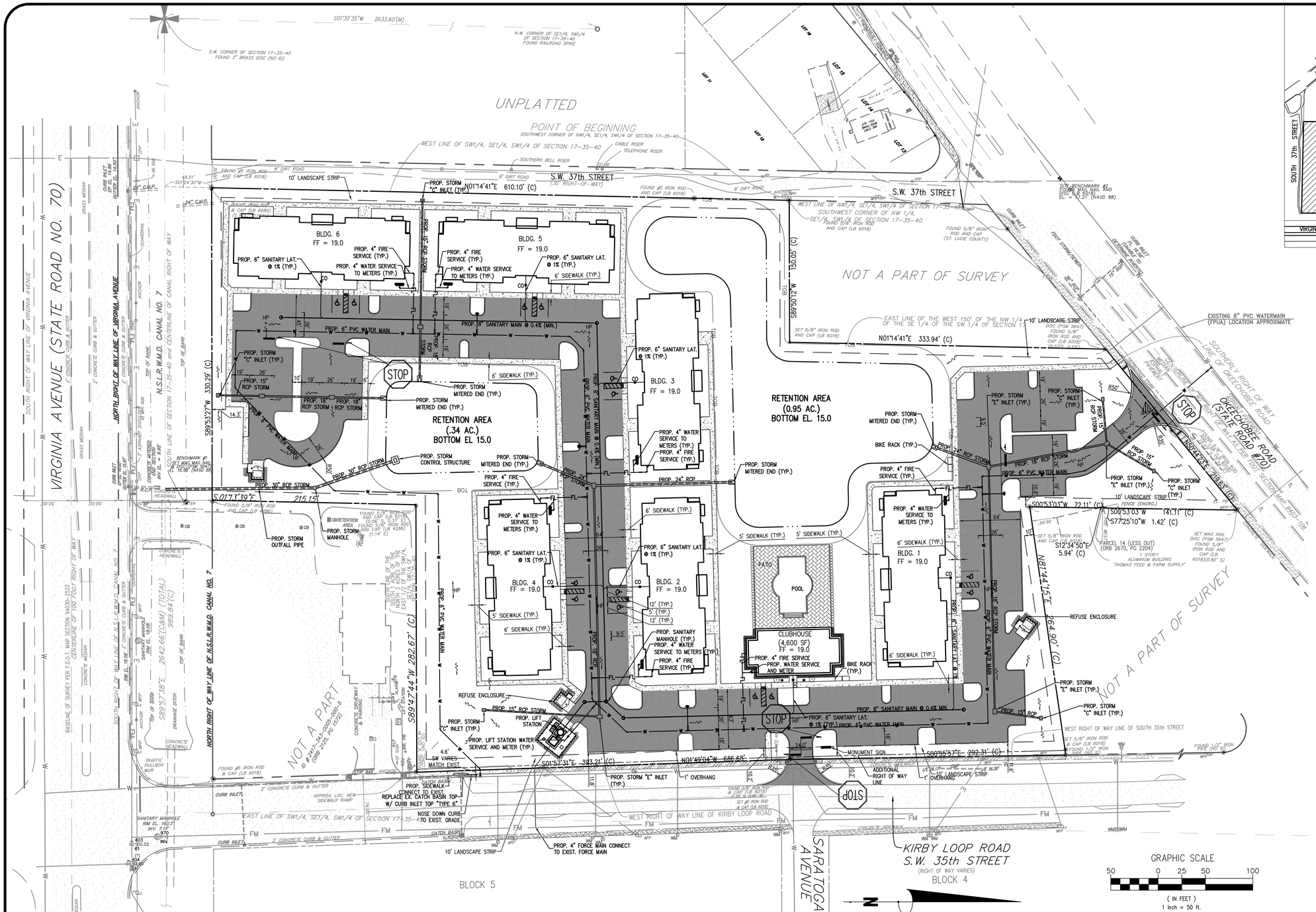
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REG. # 1018
Thomas P. Lucido

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

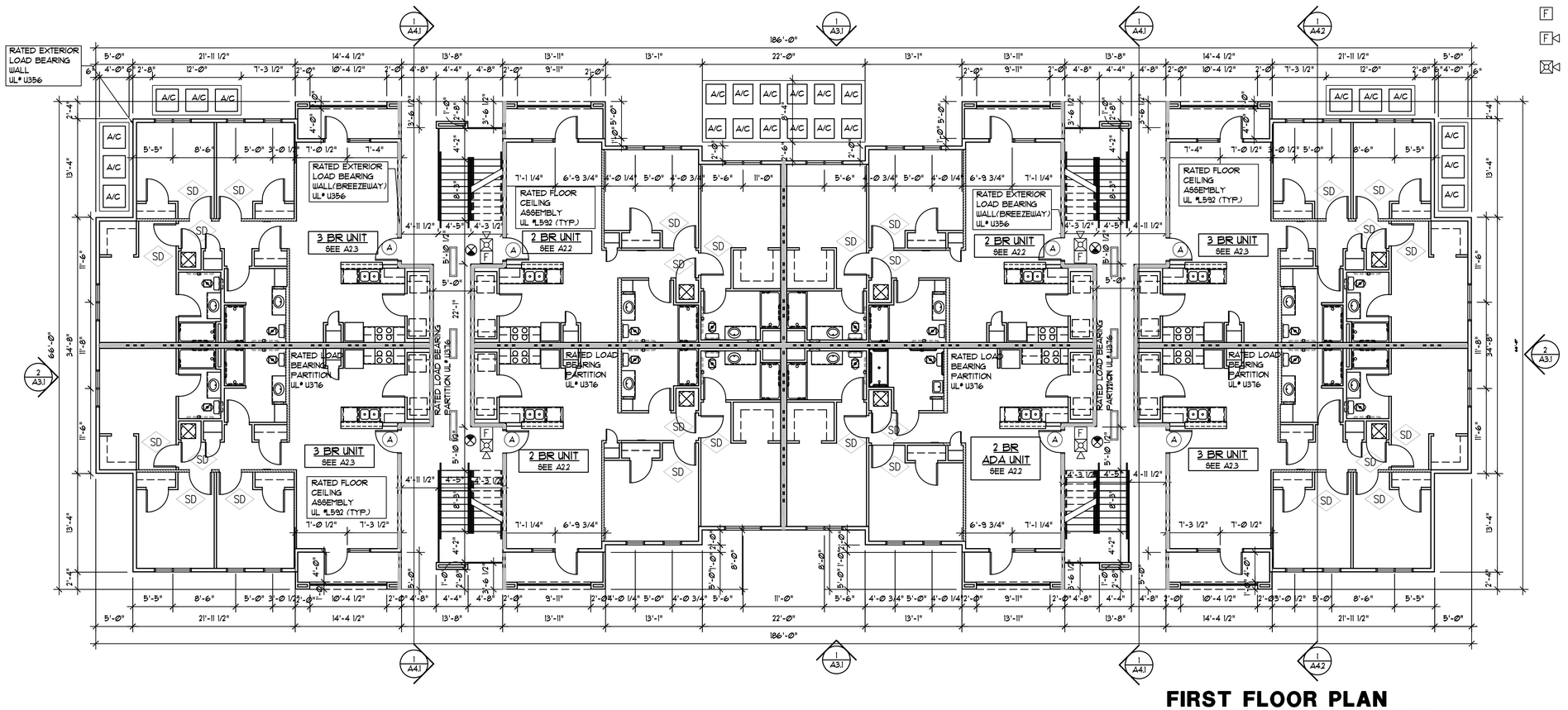
General Notes & Scope

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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St. Petersburg, FL. 33704
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www.architectonicsstudio.com

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

Proposed Bldg 5
1st Floor Plan

Revisions:

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

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

a1.1



Street Elevation Building

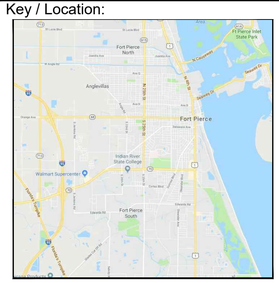
Architectonics Studio



lucido & associates

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

Key / Location:



N.T.S.

Project Team:

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

Misty Creek Preserve

Fort Pierce, Florida

Transit Stop Exhibit

Date	By	Description
08.26.19	RM	Staff Comments

NORTH

SCALE: 1" = 150'

0 75' 150' 300'

REG. # 1018
Thomas P. Lucido

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

Sheet

Exhibit

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

MISTY CREEK PRESERVE

Environmental Assessment

Prepared For:
Lucido & Associates

Prepared By:
EW Consultants, Inc.

July 2019

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

I. INTRODUCTION -

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

II. GENERAL PROPERTY DESCRIPTION –

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

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

III. SOIL TYPES –

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

IV. EXISTING LAND COVER TYPES –

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

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

Upland Inventory

422 Brazilian Pepper

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

740 Disturbed Lands

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

Other Surface Waters

524 Lakes Less than 10 Acres

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

V. WILDLIFE AND PRELIMINARY LISTED SPECIES EVALUATION -

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

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

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

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

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

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

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

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

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

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

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

APPENDIX A

Figure 1: Location Map

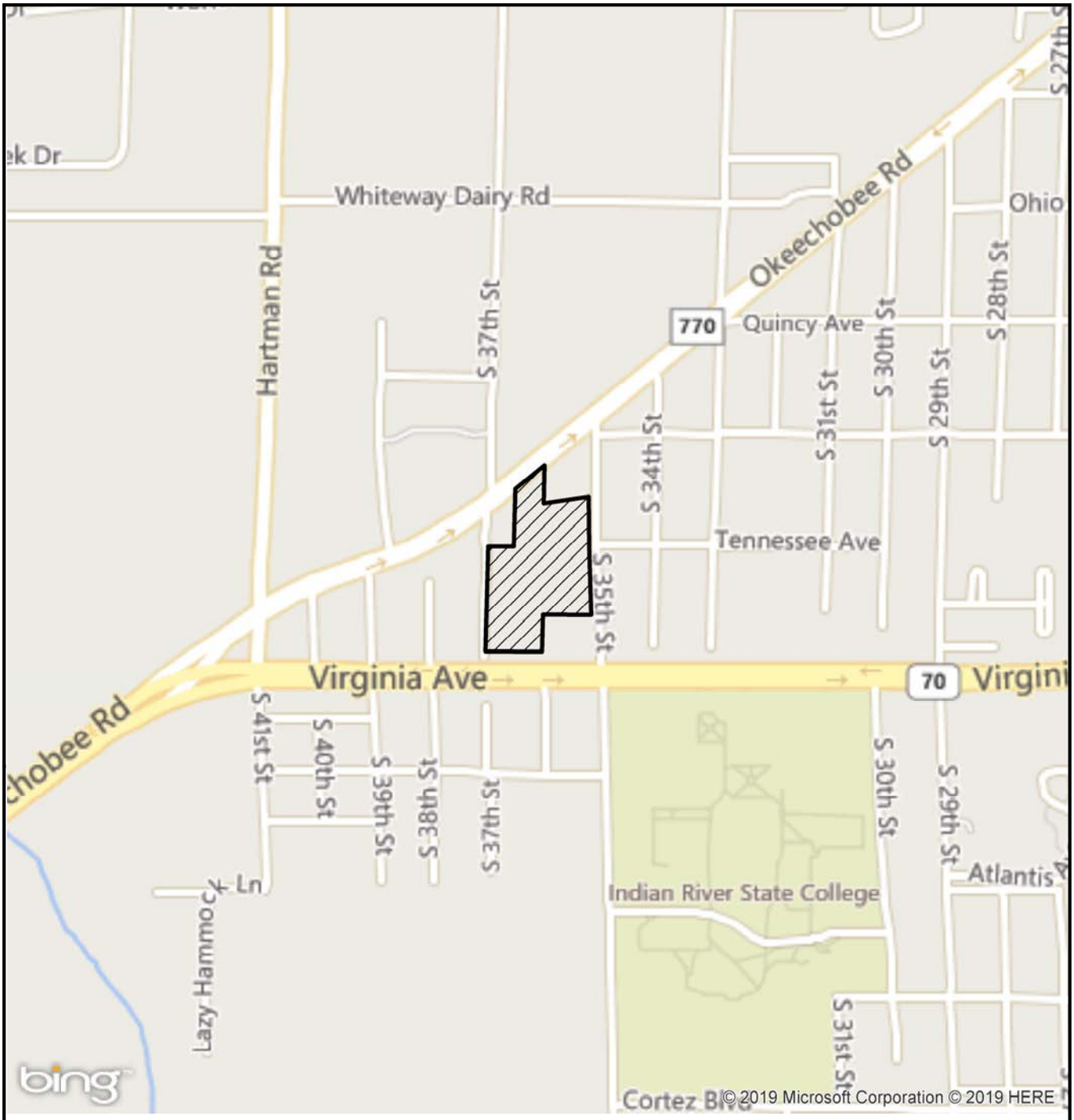
Figure 2: USGS Quadrangle Map

Figure 3: 2018 Aerial Photograph

Figure 4: FLUCCS MAP

Figure 5: Wading Bird Colonies

Figure 6: Bald Eagle Nests



LEGEND

▨ - SITE (10.3+/- AC)

0 1,000 Feet

N

MISTY CREEK PRESERVE
LOCATION MAP

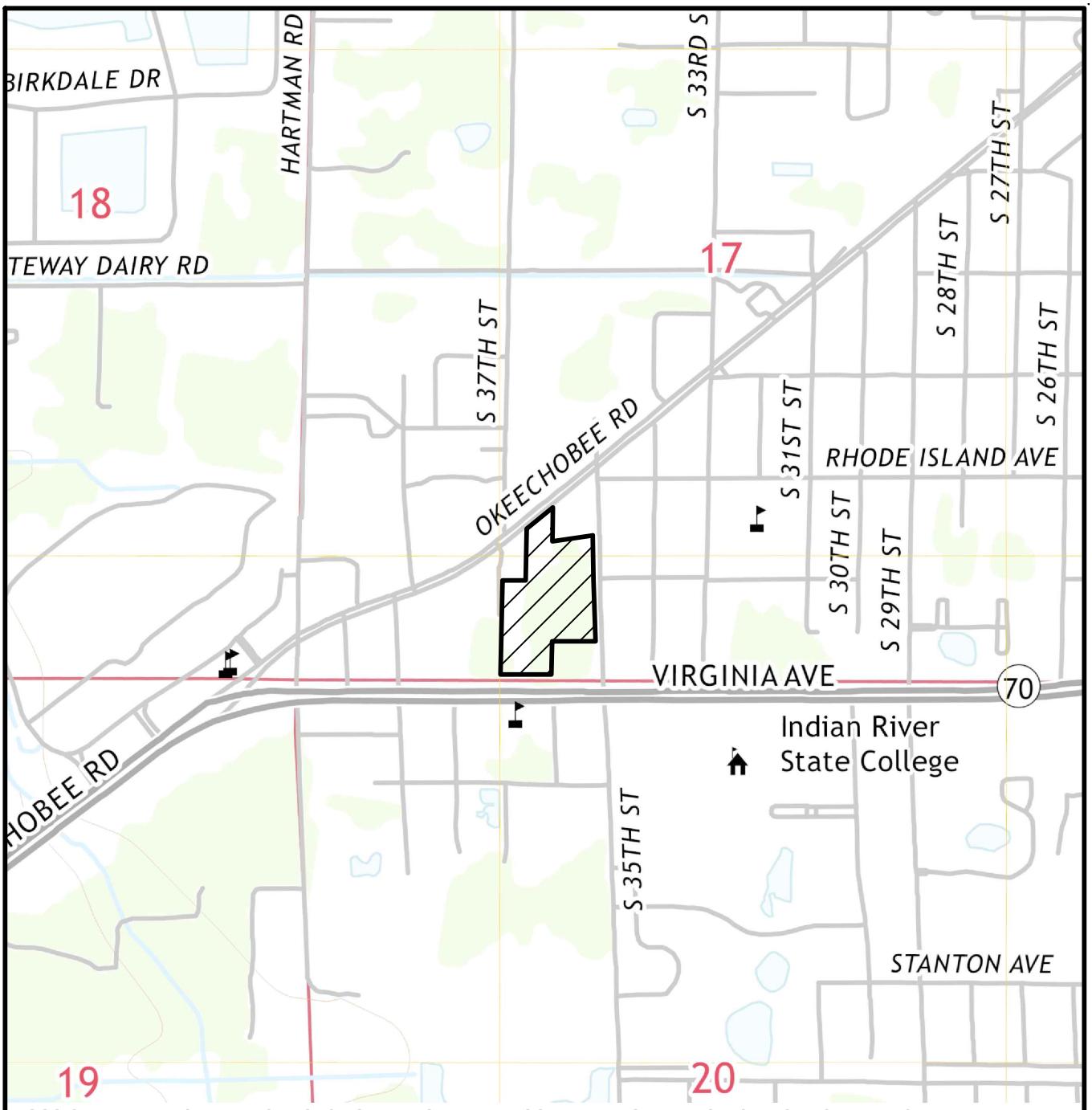
EW CONSULTANTS, INC.

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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

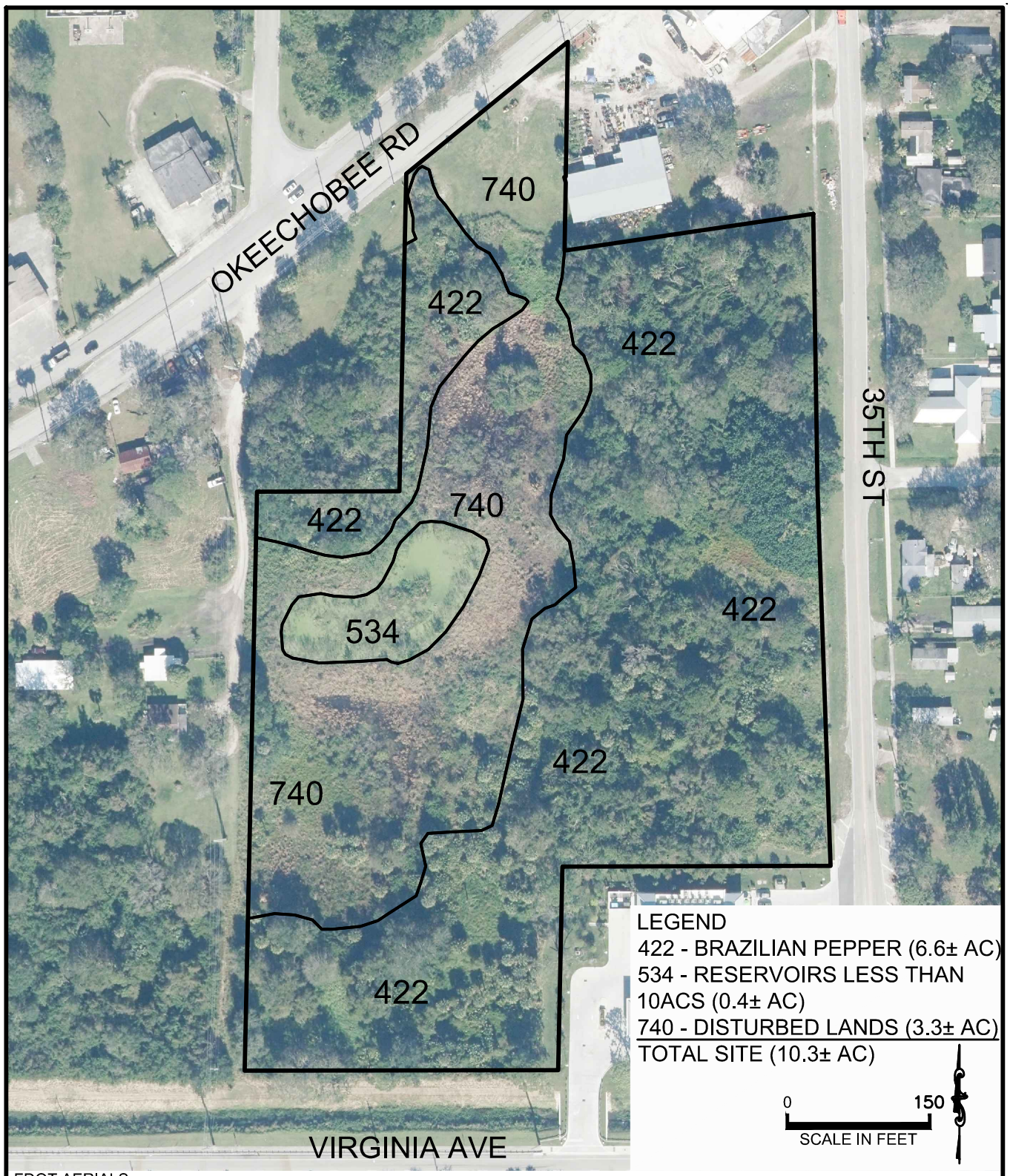
AERIAL

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FIGURE
3

Misty Creek Preserve.dwg AERIAL



FDOT AERIALS
DATED 2018

MISTY CREEK PRESERVE

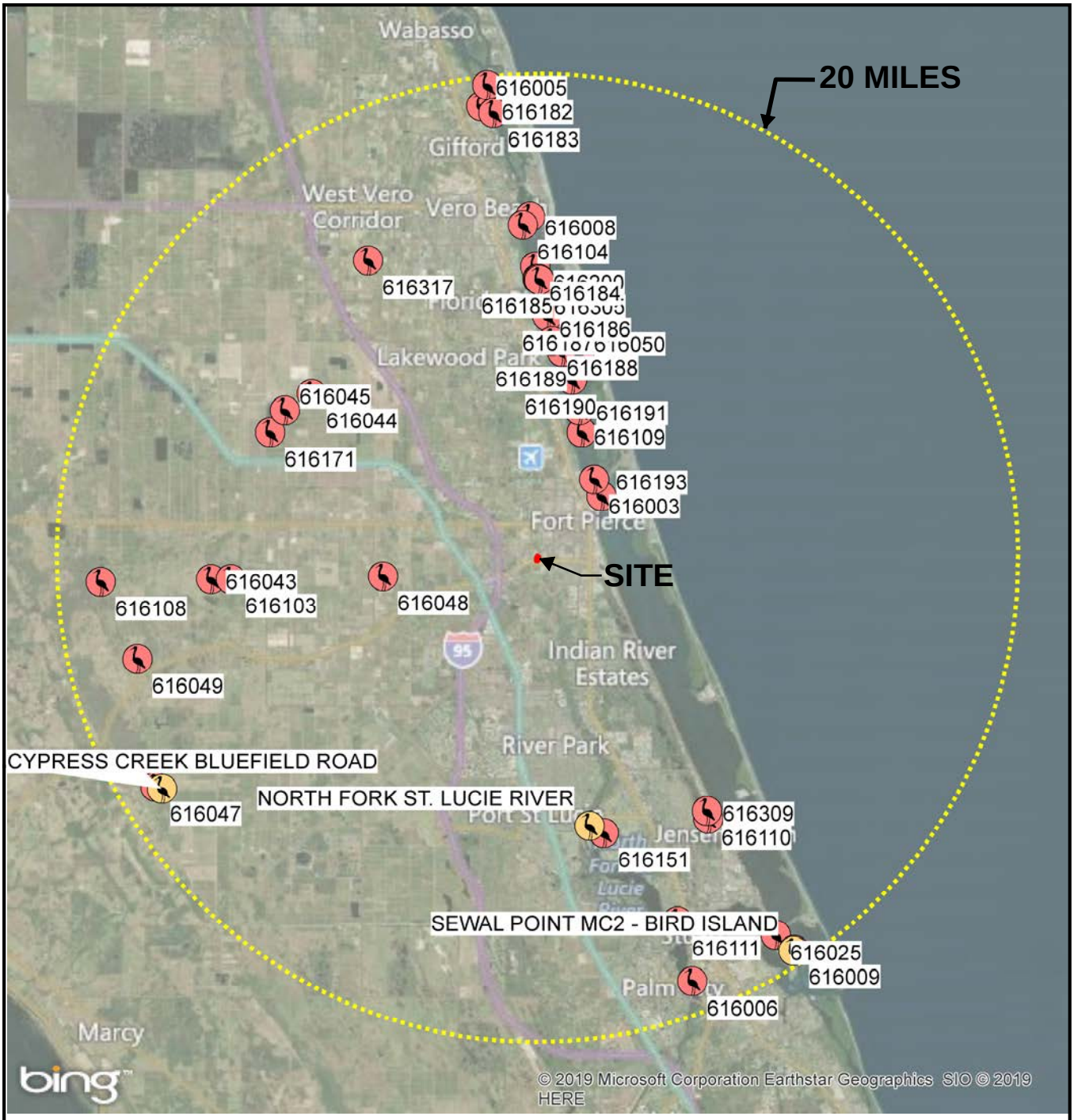
FLUCCS

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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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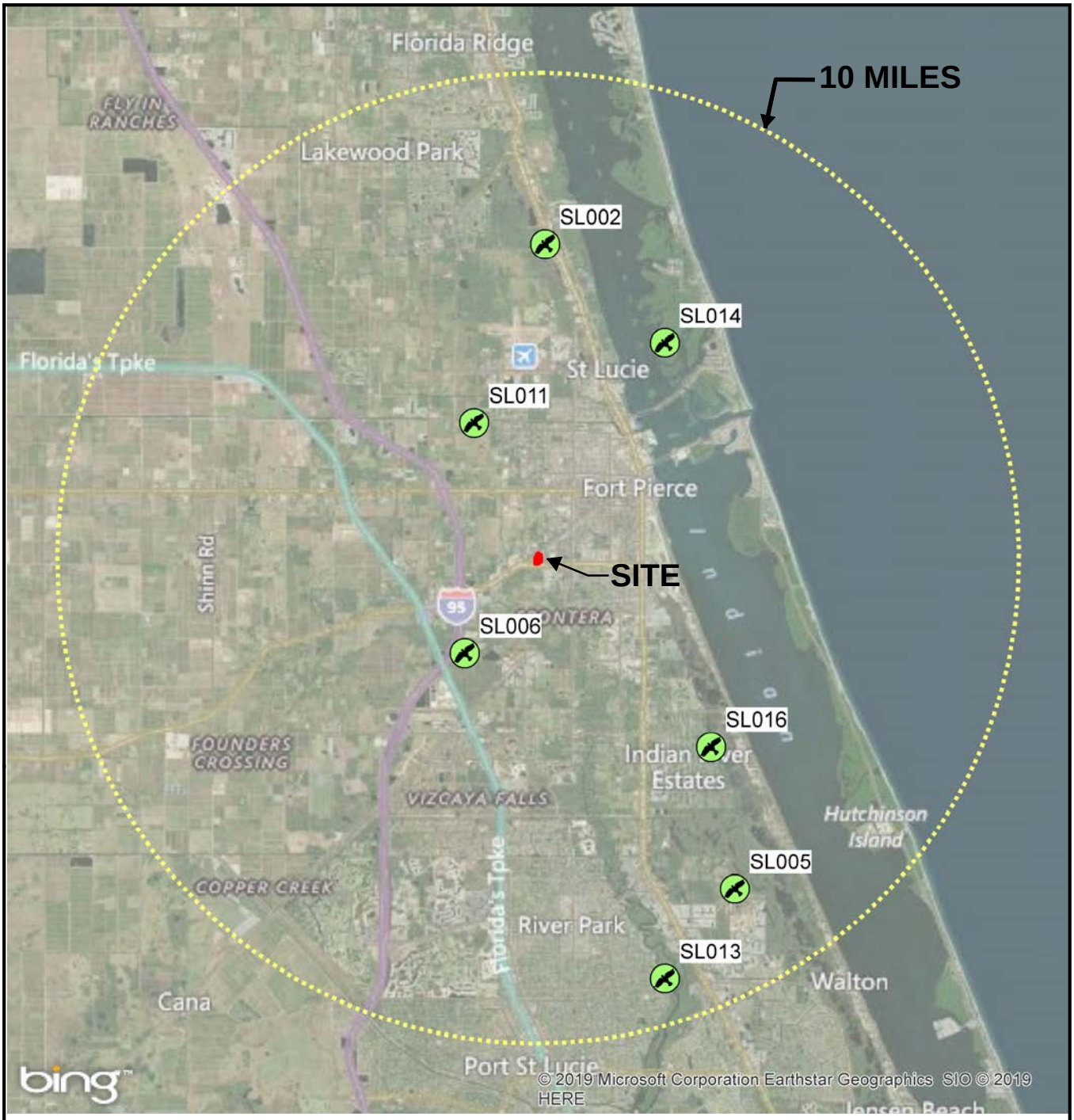
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FIGURE

5



LEGEND

FFWC EAGLE NESTING 2016

0 3 Miles

N

MISTY GARDENS
EAGLE NESTING MAP

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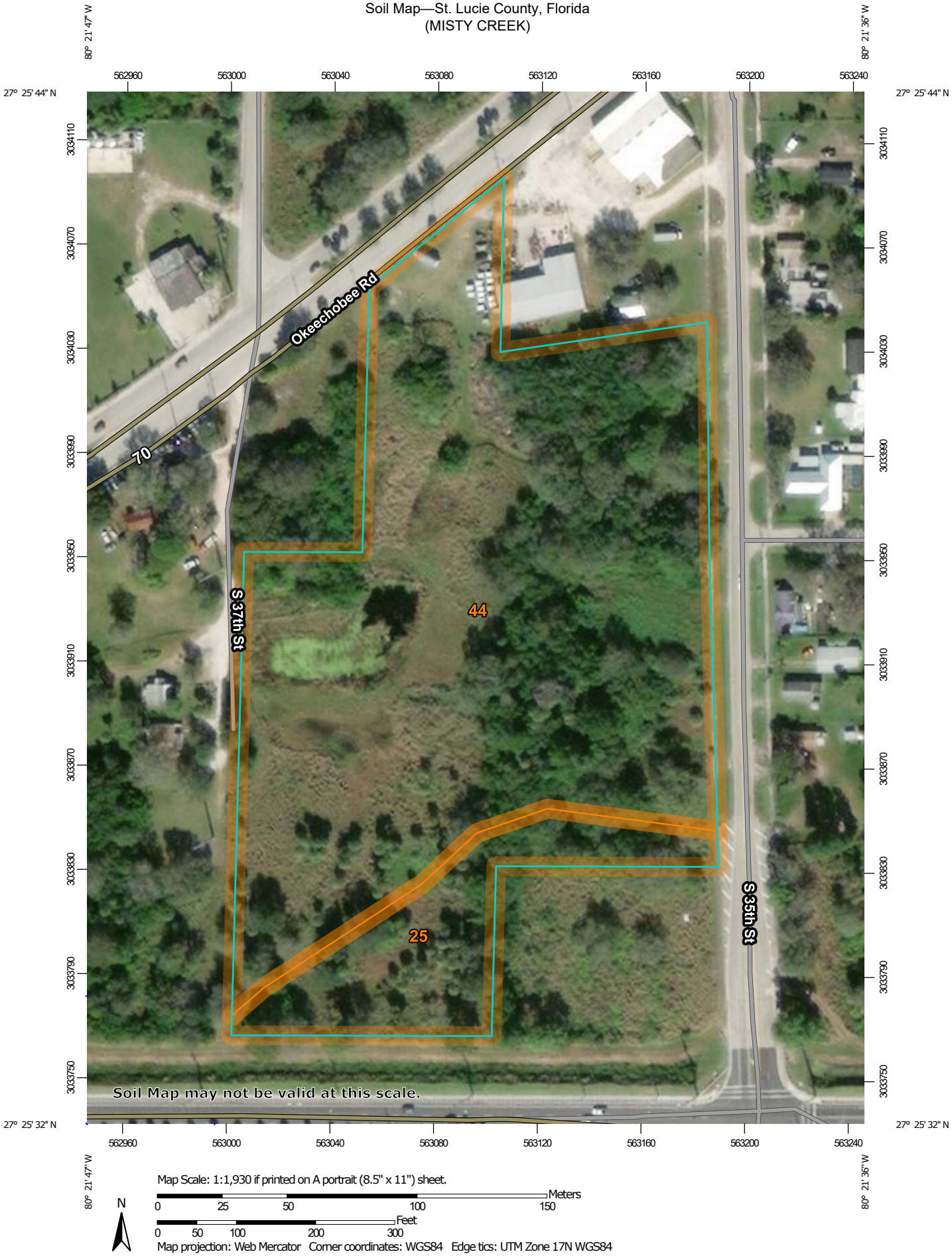
FIGURE

6

APPENDIX B

USDA Soils Report

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



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

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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

MAP LEGEND

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

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

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

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE
FORT PIERCE, FL

PREPARED FOR:
CONE & GRAHAM, INC.

Kimley»Horn

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

TRAFFIC IMPACT ANALYSIS

MISTY CREEK PRESERVE

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
CA 00000696
Kimley-Horn and Associates, Inc.
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Adam B. Kerr, P.E.
Florida Registration Number 64733

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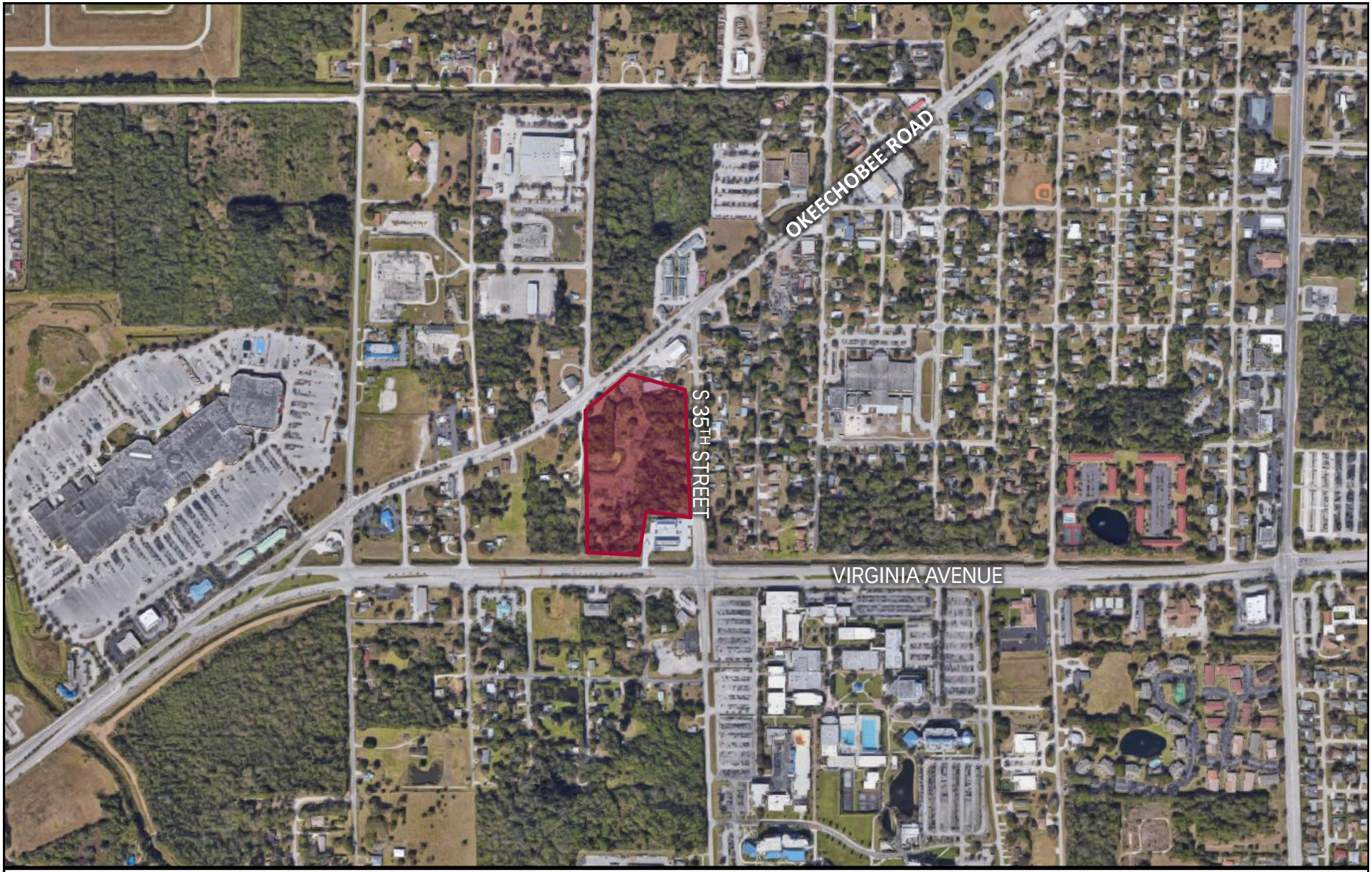
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INTRODUCTION

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

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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:

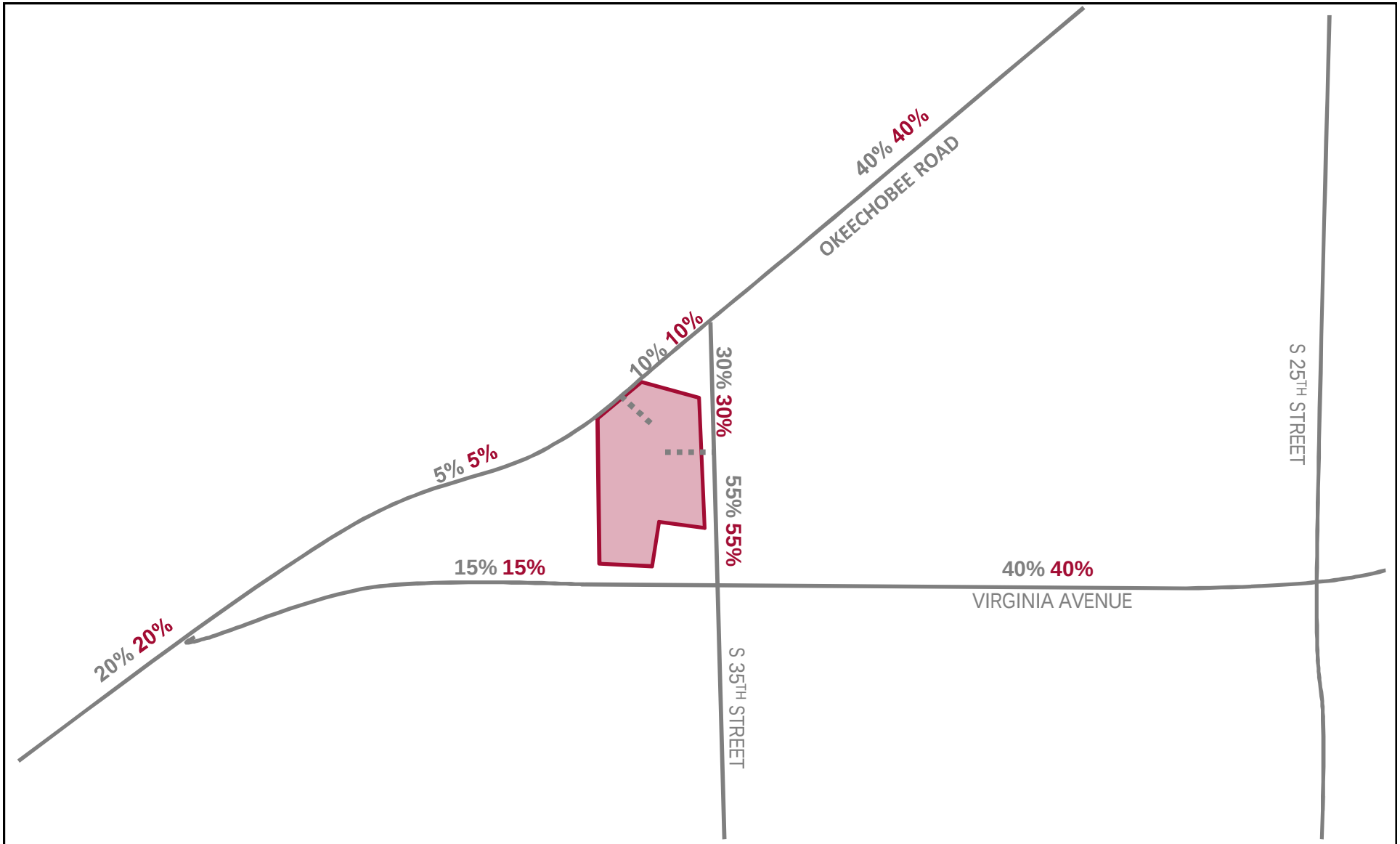
NORTH	-	40 percent
EAST	-	40 percent
WEST	-	20 percent

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

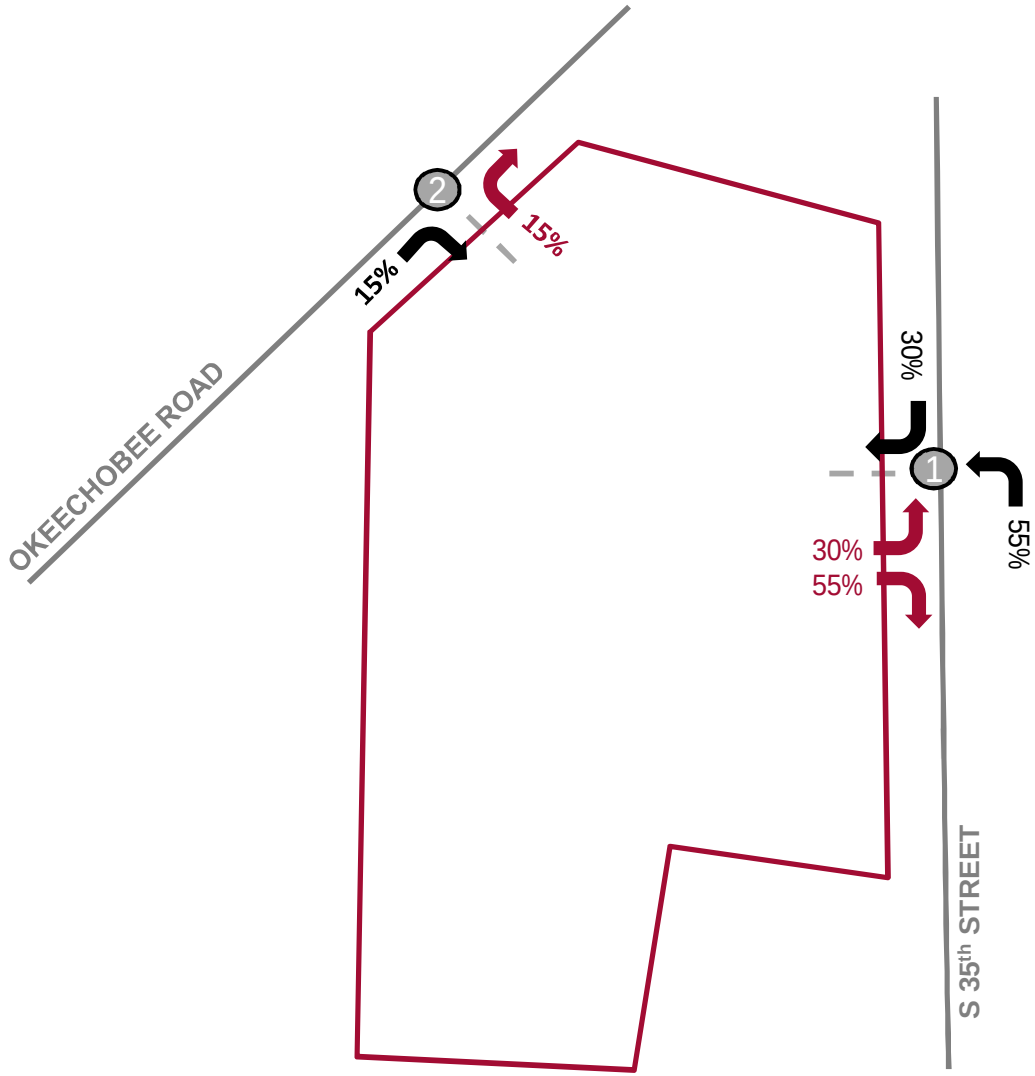
FIGURE 2
TRAFFIC ASSIGNMENT
MISTY CREEK PRESERVE
KH 140011001

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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.



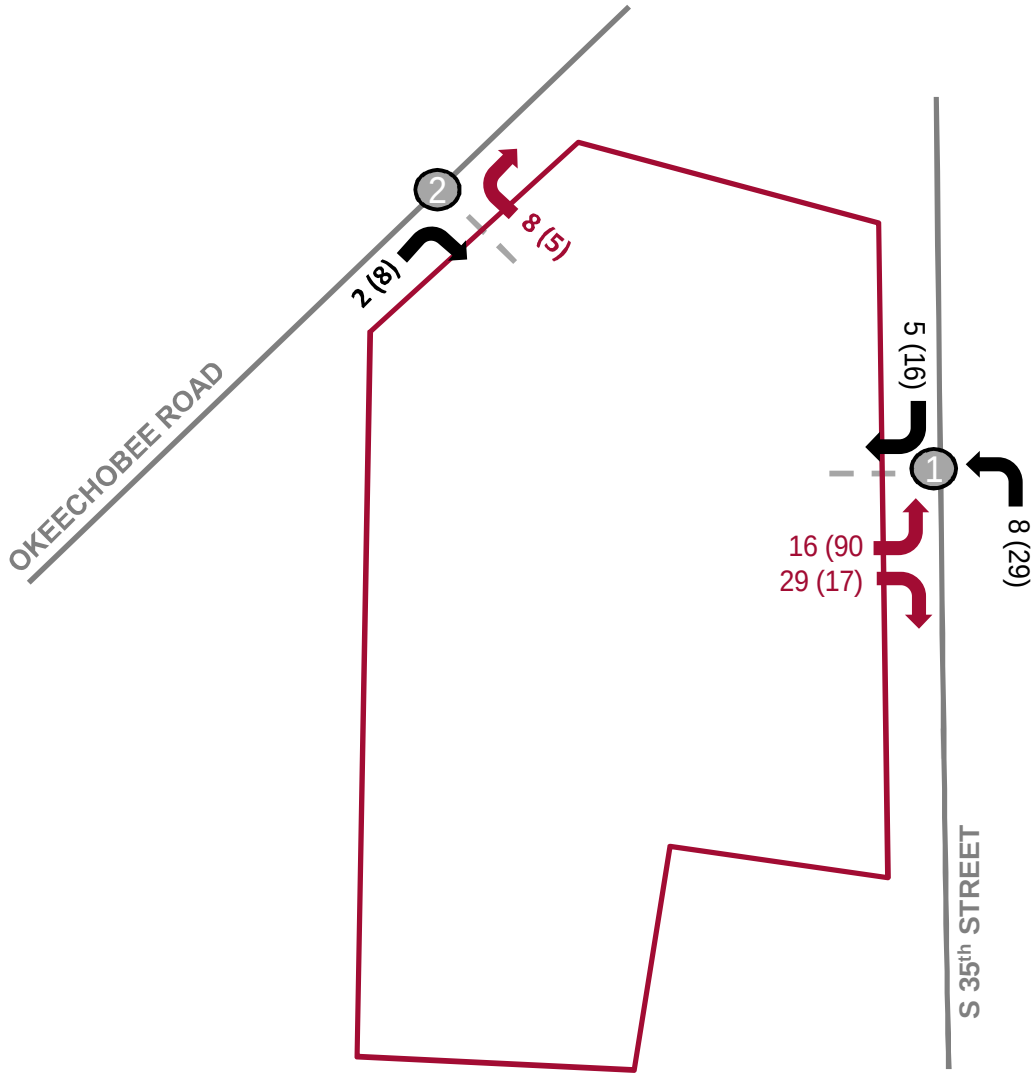
NORTH

LEGEND

XX% Inbound Assignment
XX% Outbound Assignment

FIGURE 3
DRIVEWAY ASSIGNMENT
MISTY CREEK PRESERVE
KH 140011001

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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

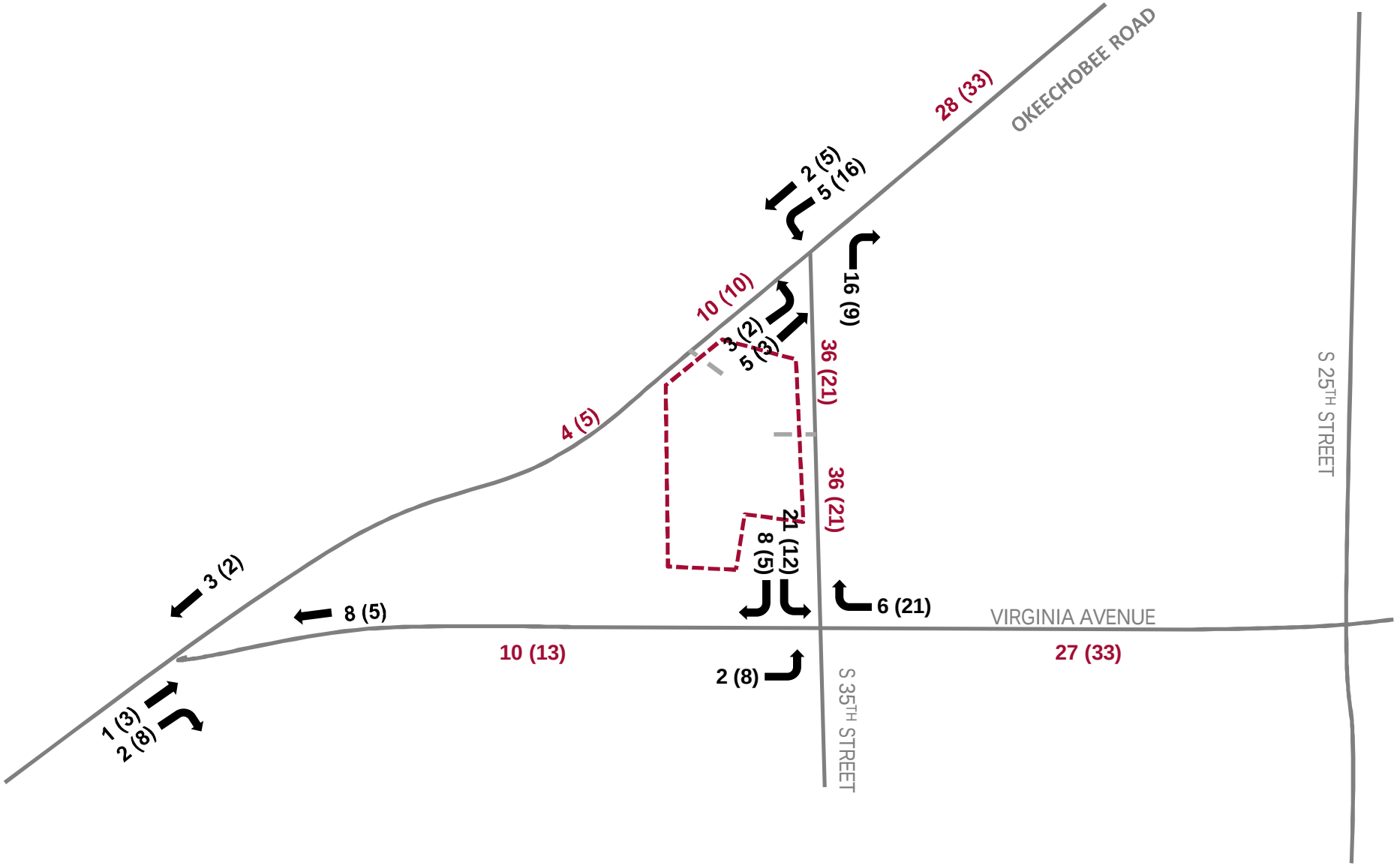
Table 8: Future Total Intersection Analysis LOS and Delay

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

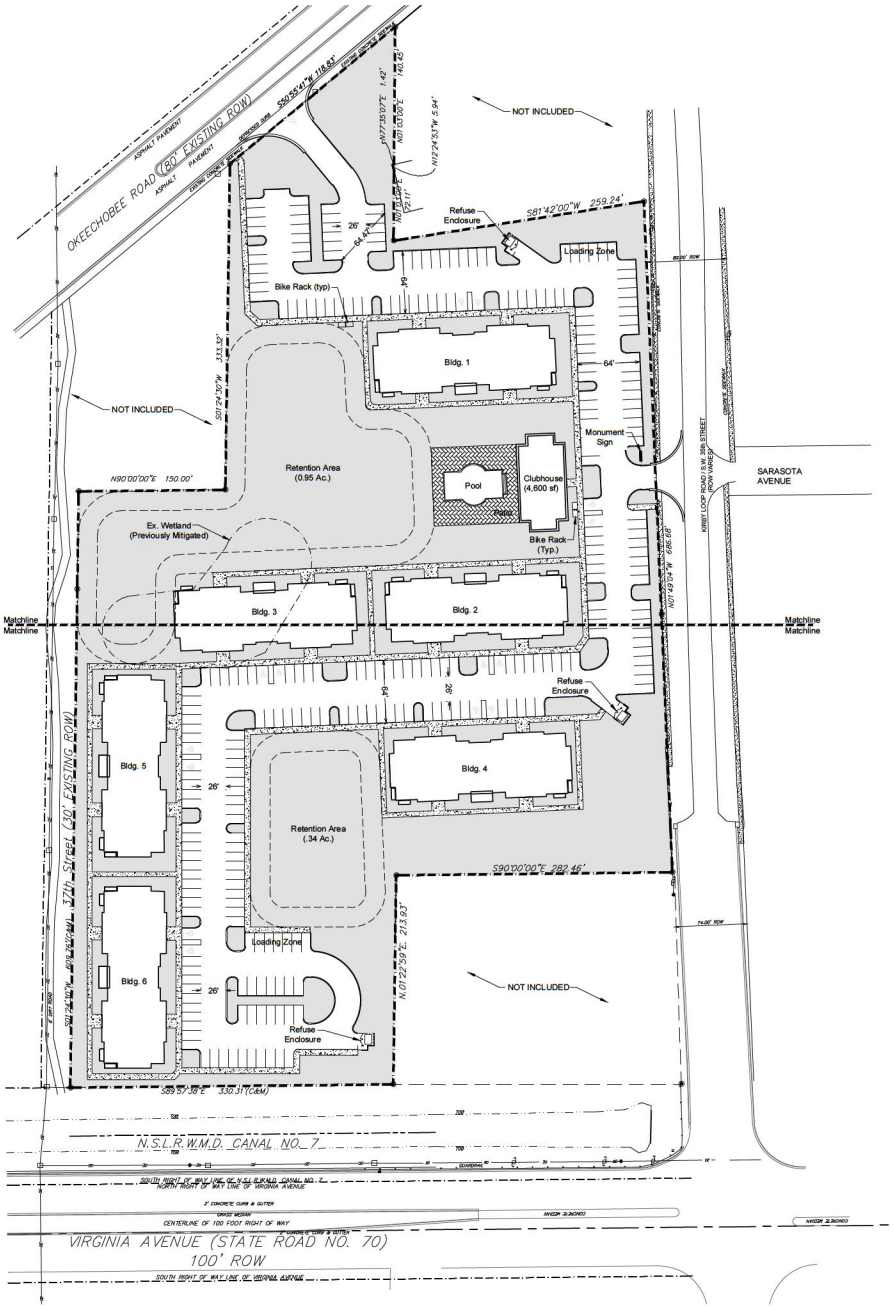
FIGURE 5
PROJECT TRAFFIC VOLUMES
MISTY CREEK PRESERVE
KH 140011001

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:

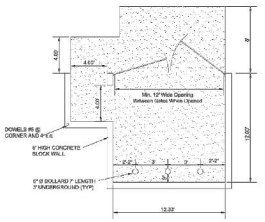
A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

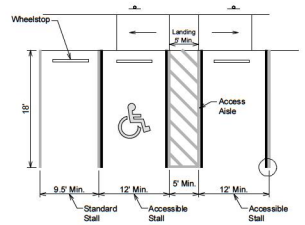
LESS AND EXCEPT:

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

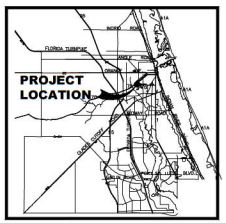
1. In accordance with Sections 22-72(b) and 22-72(c)(2) of the City Code of Ordinances, Applicant is entitled to a Density Bonus of three (3) dwelling units-per-acre, due to the location of an existing transit stop within a 1/4-mile radius of the project site. At this time, Applicant is not seeking the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

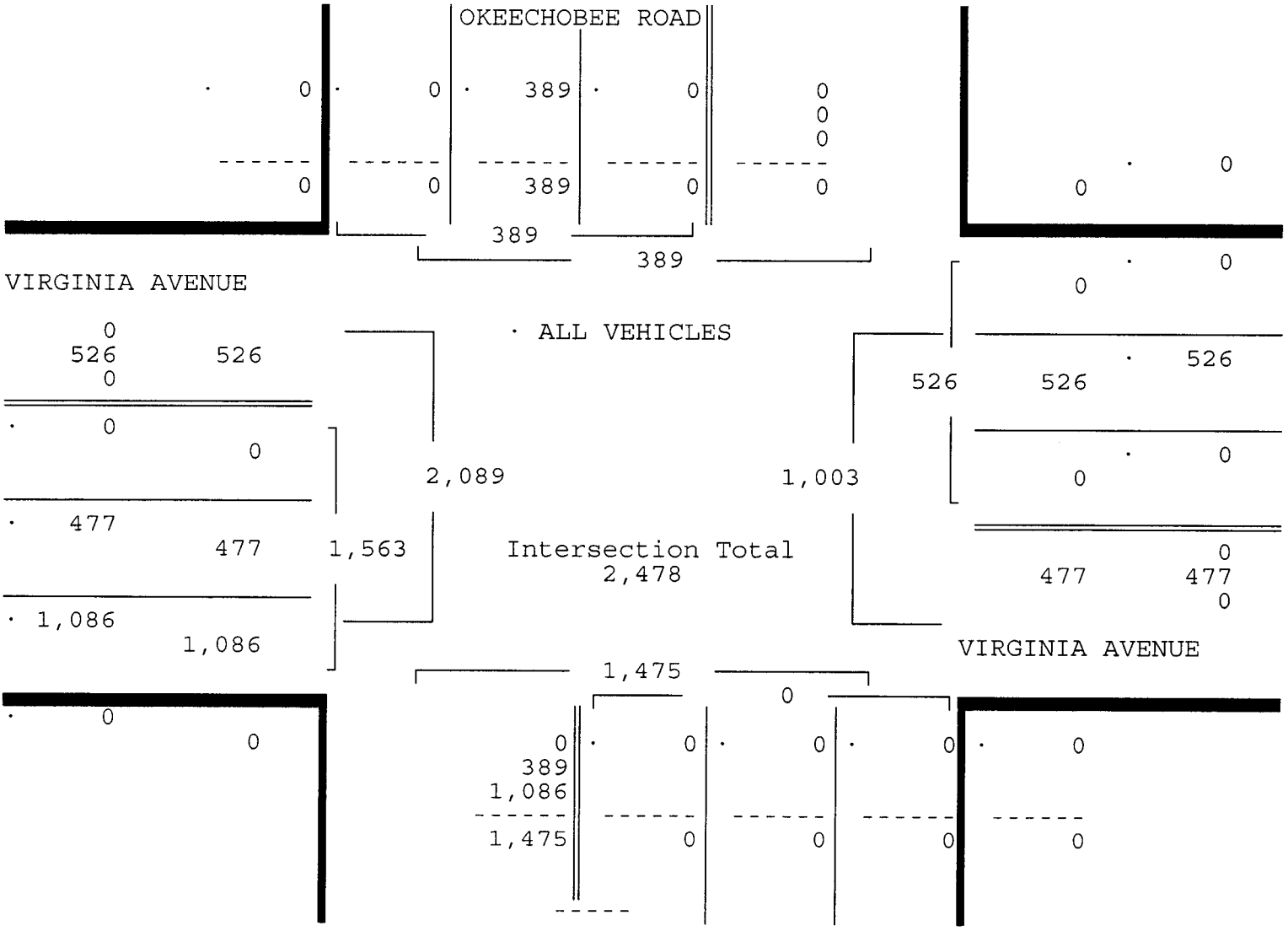
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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.

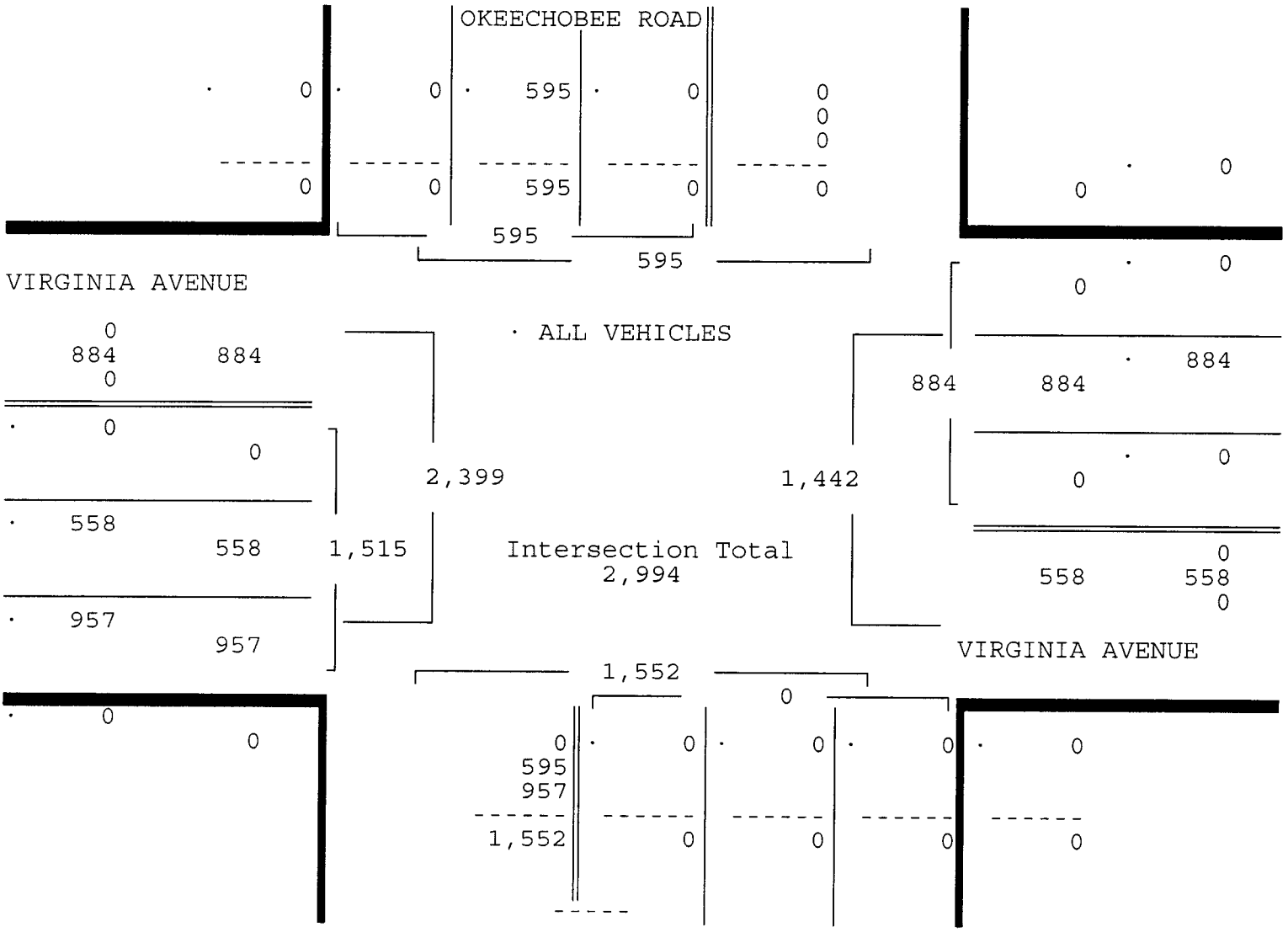
VIRGINIA AVENUE & OKEECHOBEE ROAD
FT PIERCE, FLORIDA
COUNTED BY: S. SALVO & L. PALOMINO (V)
NOT SIGNALIZED

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

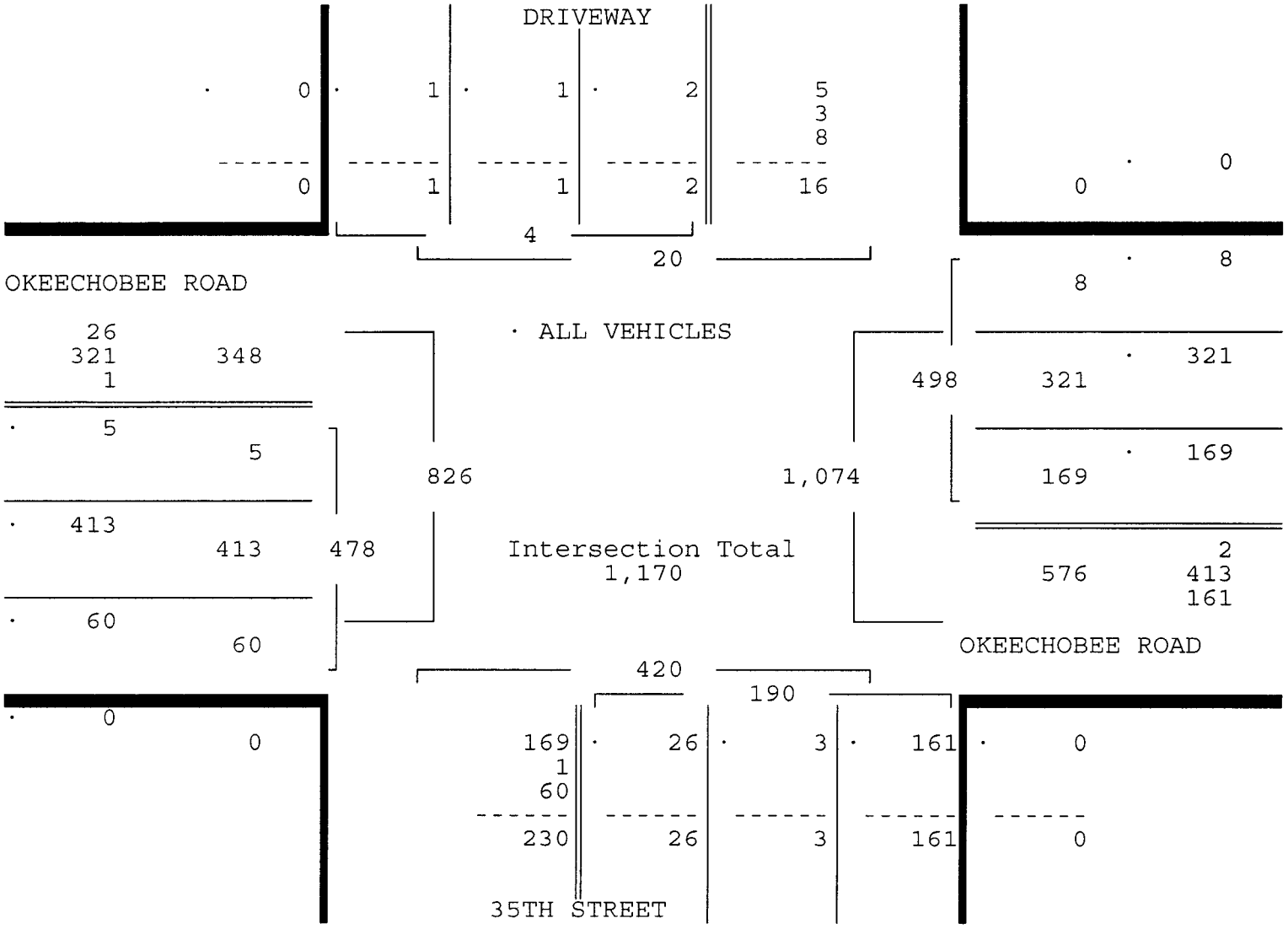
TRAFFIC SURVEY SPECIALISTS, INC.
85 SE 4TH AVENUE, UNIT 109
DELRAY BEACH, FLORIDA
PHONE (561)272-3255

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				



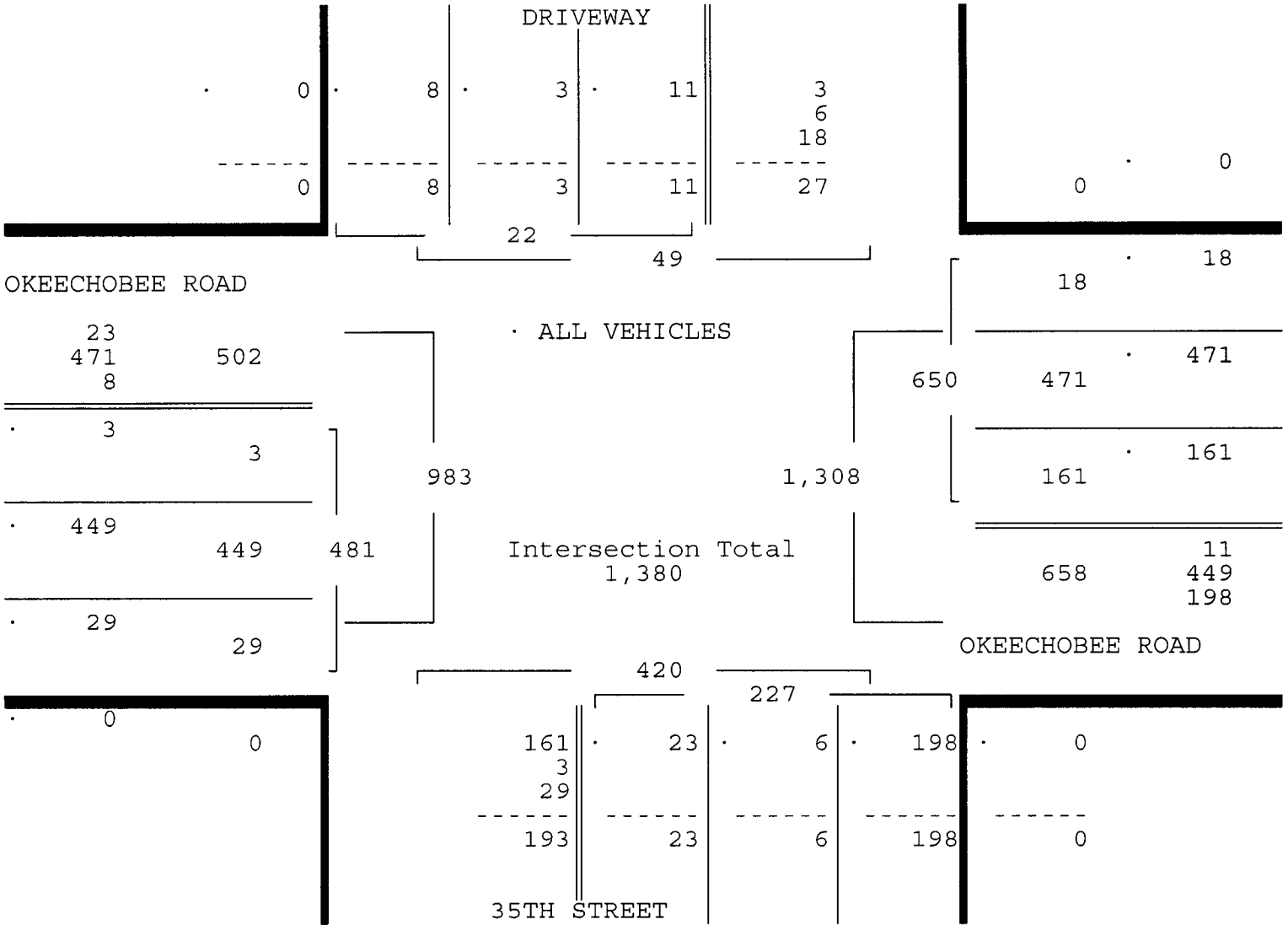
OKEECHOBEE ROAD & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

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.

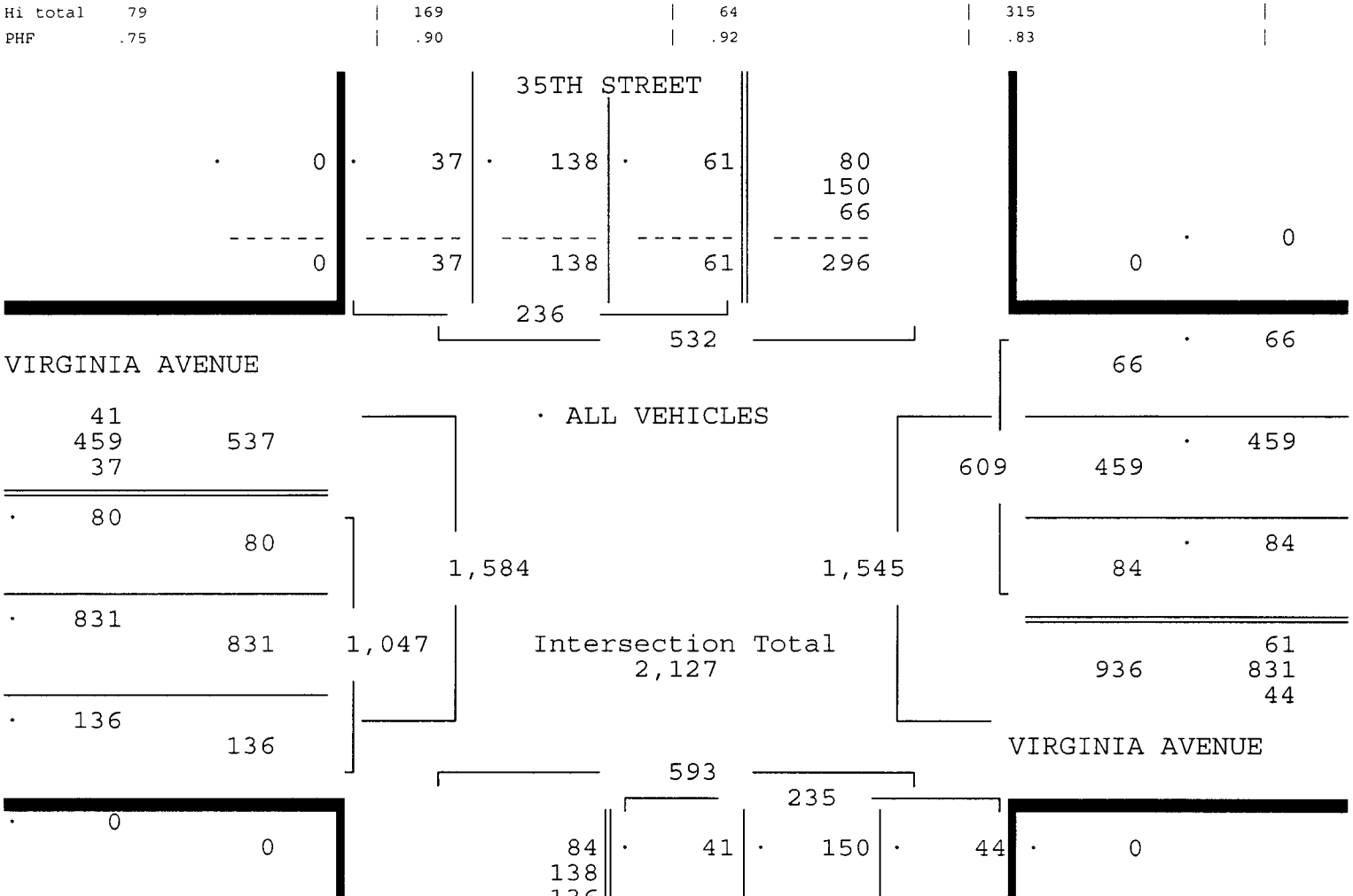
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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.

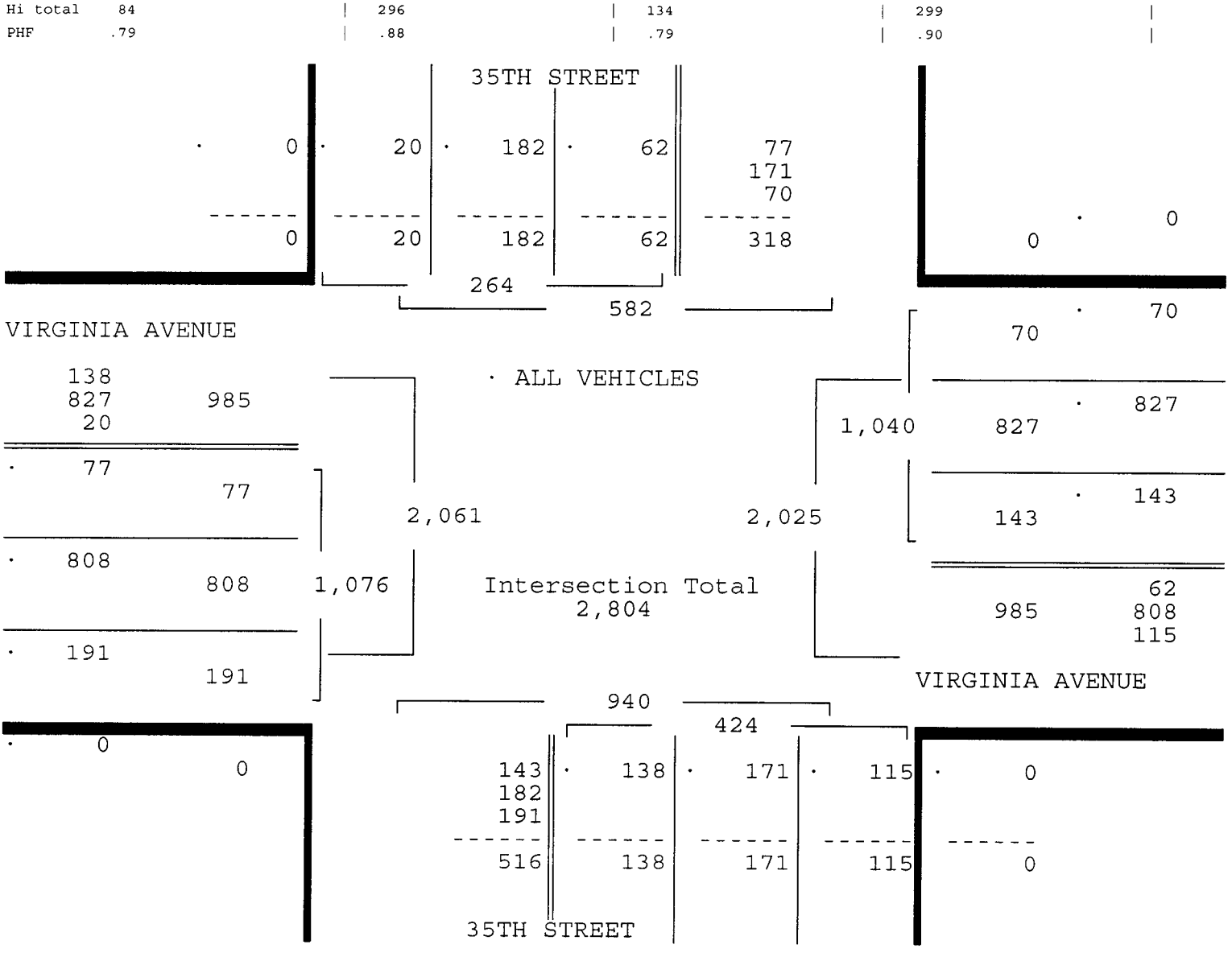
VIRGINIA AVENUE & 35TH STREET
FT PIERCE, FLORIDA
COUNTED BY: SEBASTIAN SALVO (V)
SIGNALIZED

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

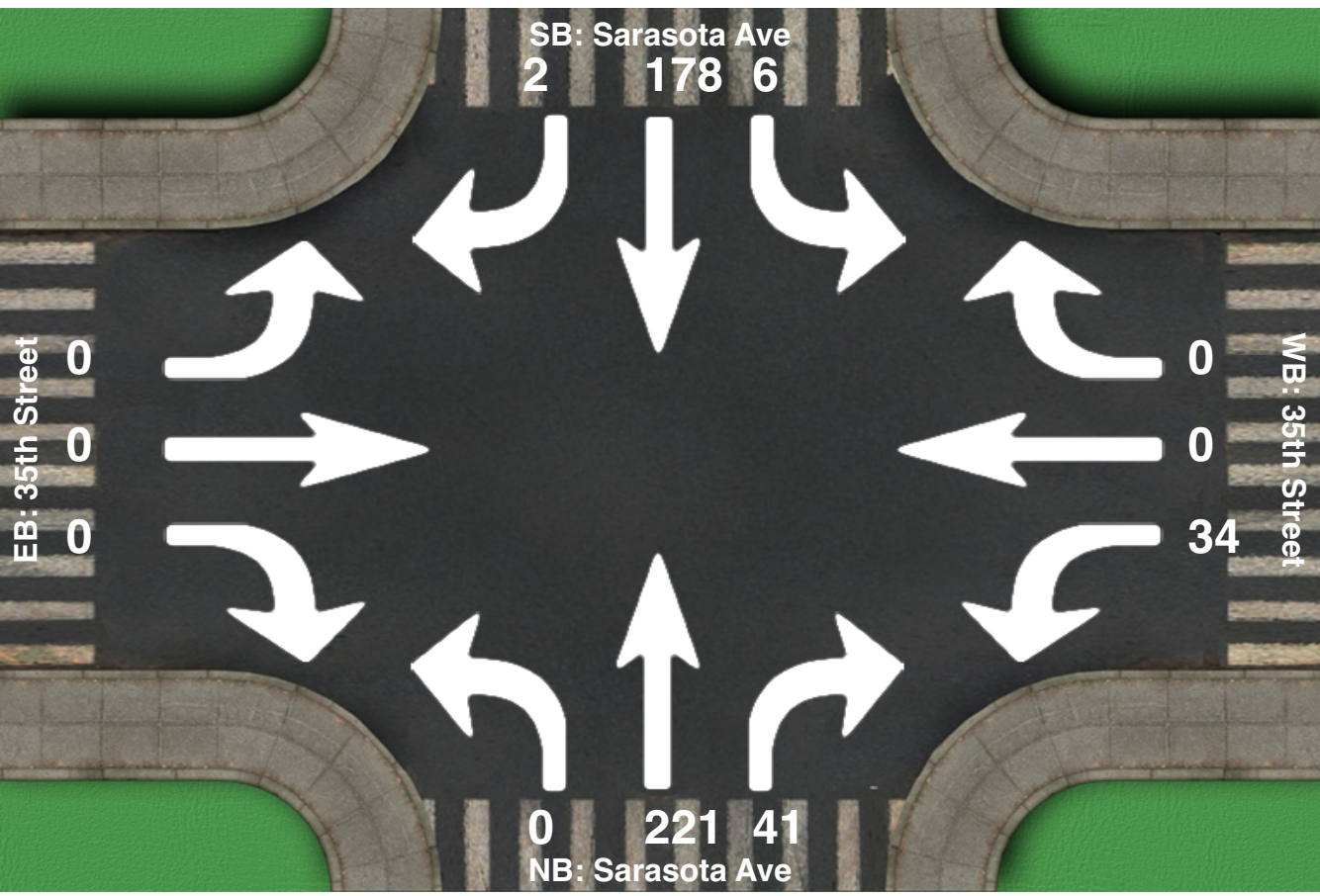
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	6	178	2	34	0	0	0	221	41	0	0	0	482

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

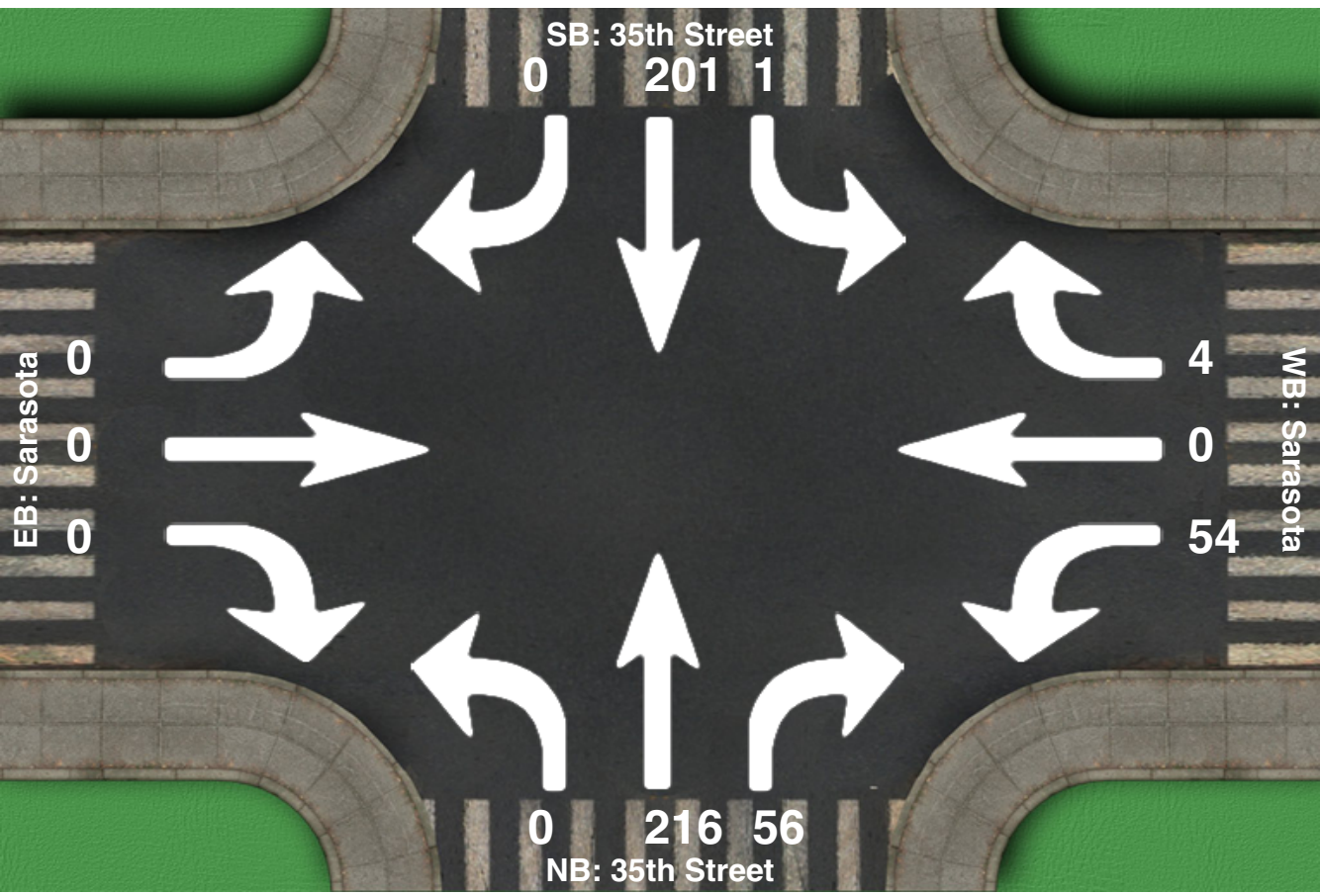
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	1	201	0	54	0	4	0	216	56	0	0	0	532

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

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

Traffic Counts and Level of Service Report
Fall 2018

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

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

* Volumes shown were adjusted using FDOT Seasonal Factors

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

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

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2018

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

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Traffic Counts and Level of Service Report
Fall 2018

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

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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
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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
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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
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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
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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

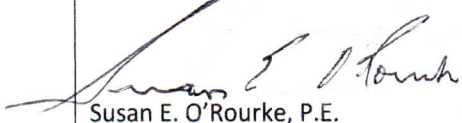
Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/06/2018 License #: 42684

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

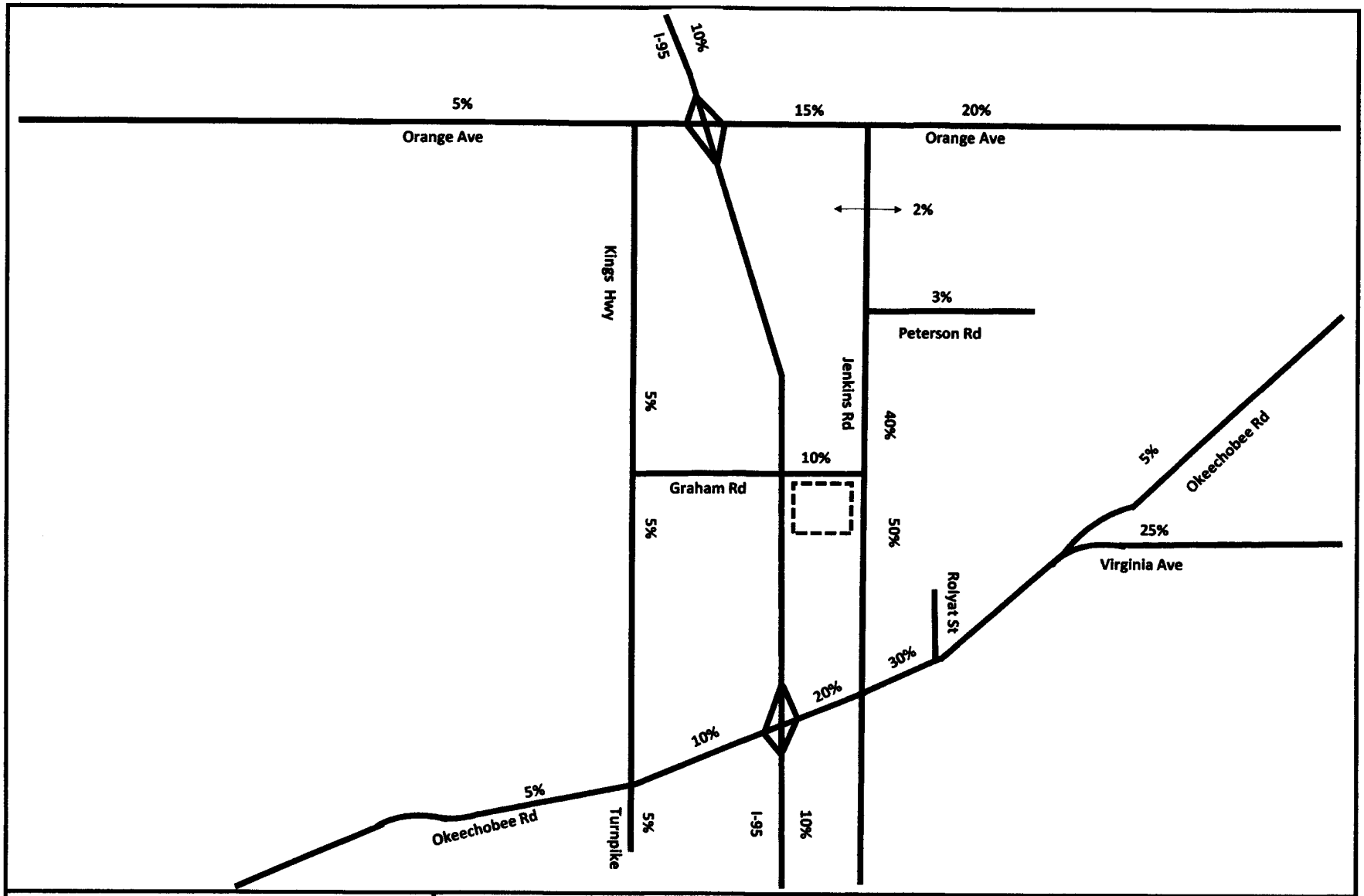
Description	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Gross Trips			Net AM Trips		
					In	Out	In	Out	Total	In	Out	Total
Sporting Goods Superstore	861	48,867	SF	T = 0.34(X)	80%	20%	14	3	17	14	3	17
Automobile Care Center	942	15,035	SF	T = 1.96(X)	73%	27%	21	8	29	21	8	29
Recreational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

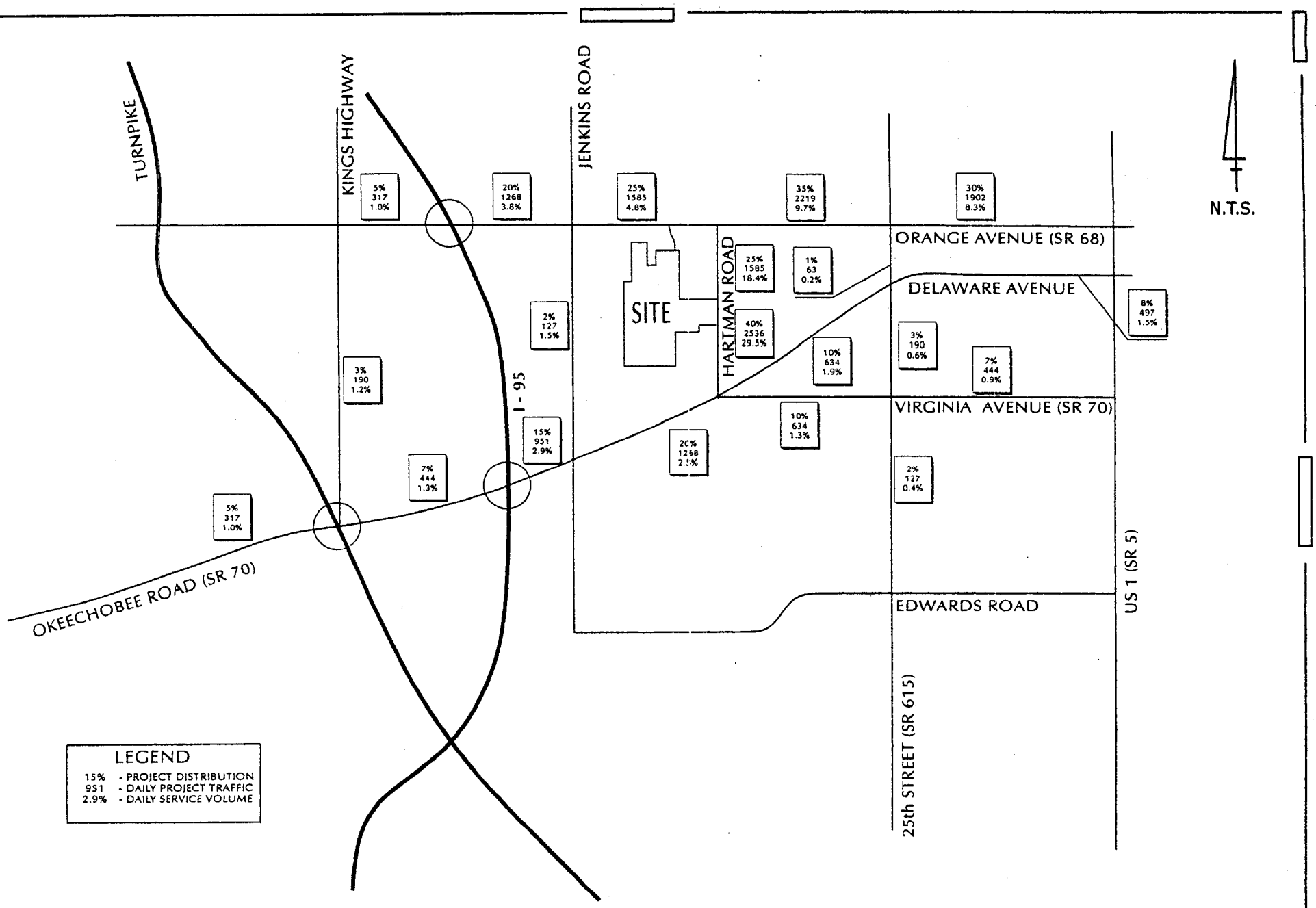
AM Peak Hour Trip Generation

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%

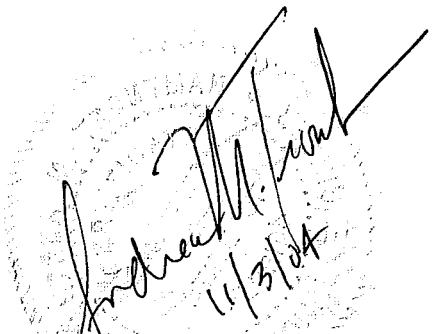
CELEBRATION POINTE (UNITED HOMES)
TRAFFIC IMPACT ANALYSIS

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

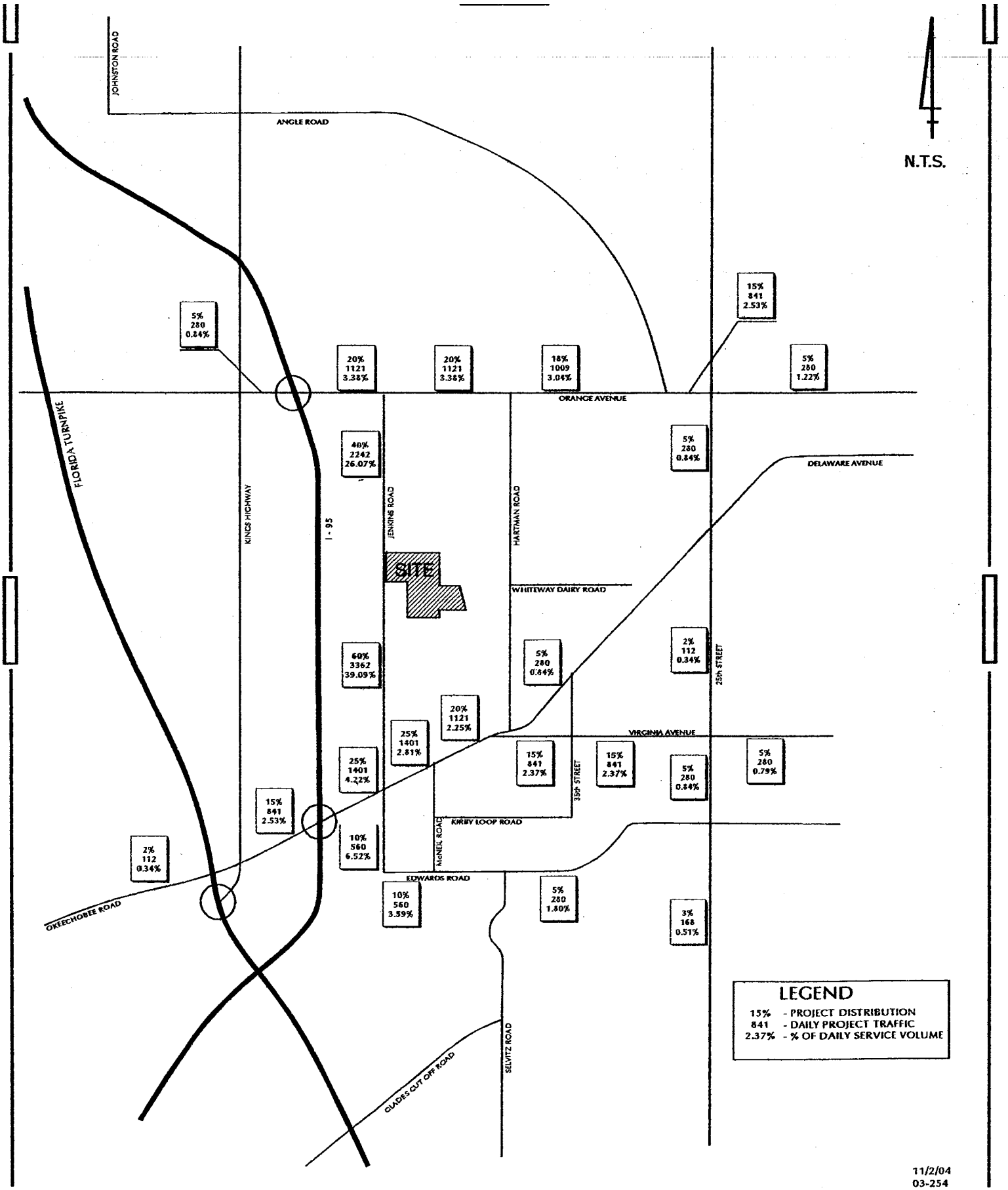
AM Peak Hour

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

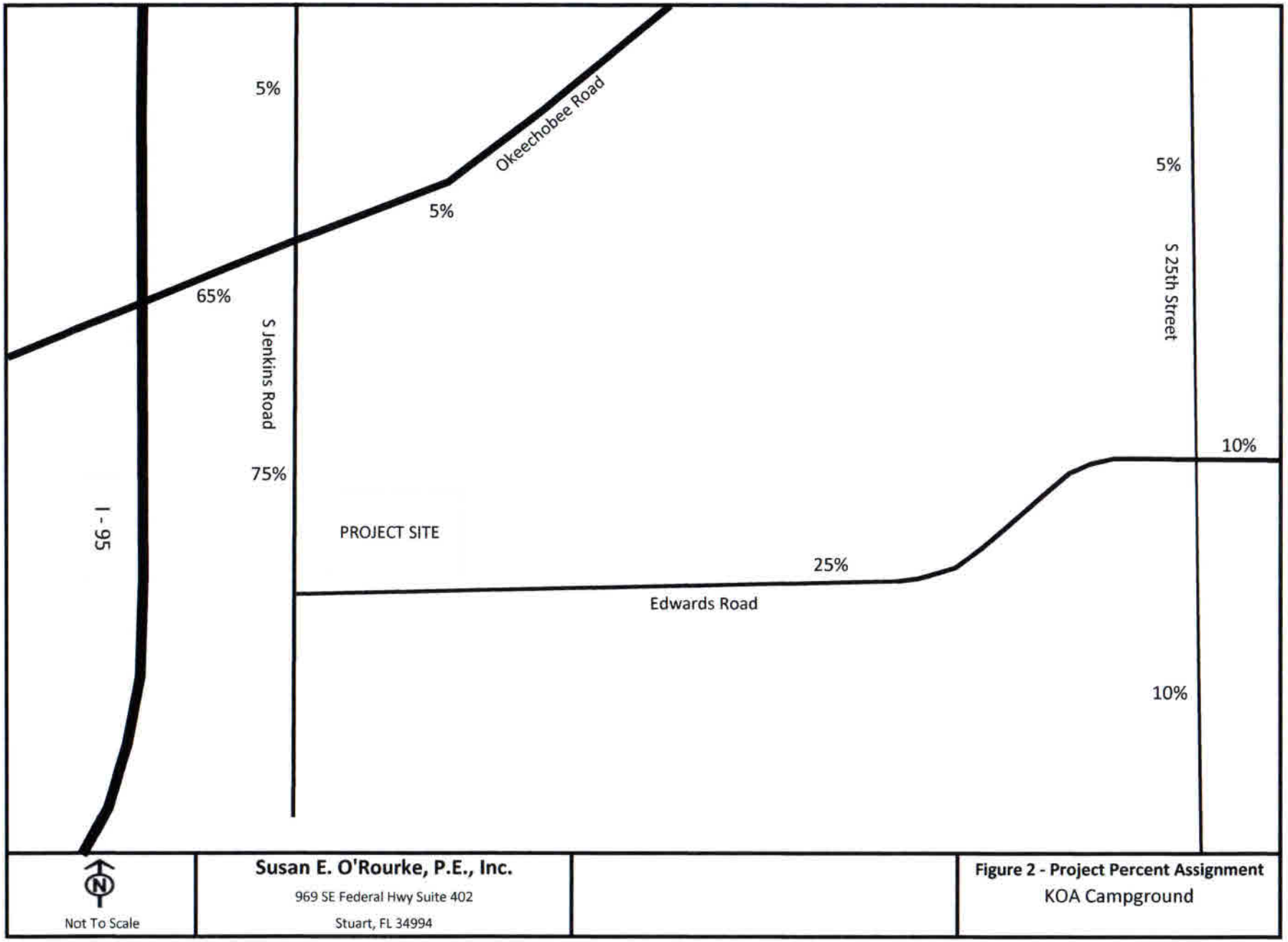
AM

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.

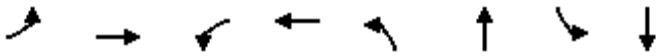
APPENDIX G: SYNCHRO OUTPUT SHEETS

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	

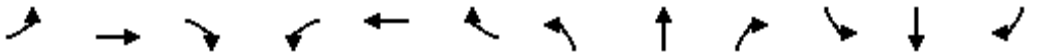
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

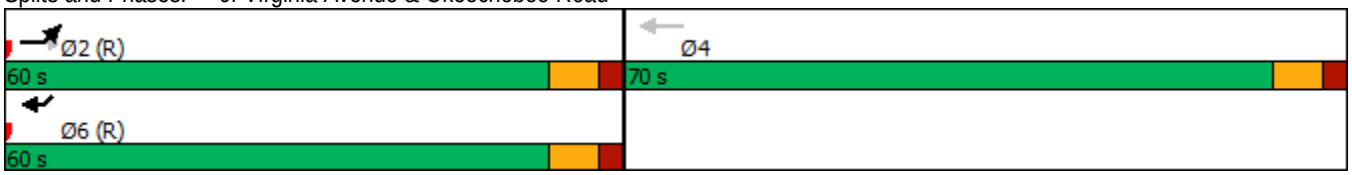
Intersection Summary			
HCM 2000 Control Delay	26.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.34		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	57.0%	ICU Level of Service	B
Analysis Period (min)	15		

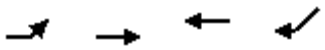
c Critical Lane Group

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	

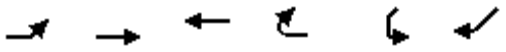
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

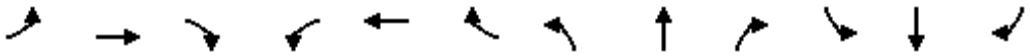
Intersection Summary



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

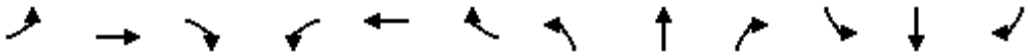
Intersection Summary				
Average Delay	4.3			
Intersection Capacity Utilization	44.9%	ICU Level of Service		A
Analysis Period (min)	15			



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

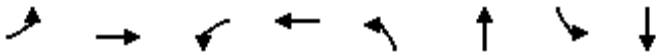
Intersection Summary				
Average Delay	0.6			
Intersection Capacity Utilization	28.1%	ICU Level of Service	A	
Analysis Period (min)	15			

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	

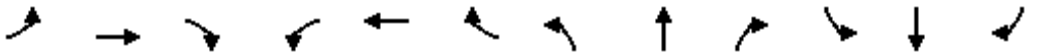
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

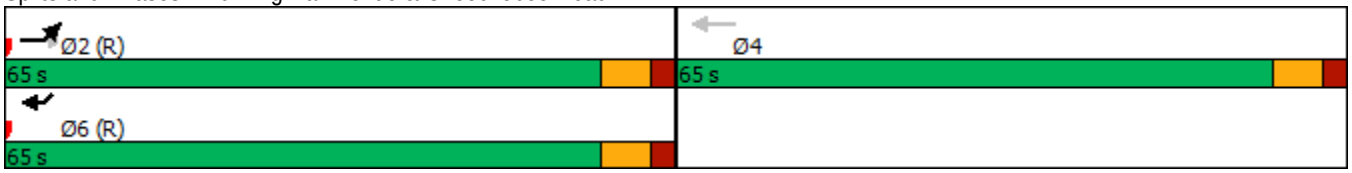
Intersection Summary			
HCM 2000 Control Delay	21.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.47		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	63.7%	ICU Level of Service	B
Analysis Period (min)	15		

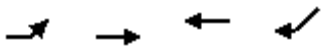
c Critical Lane Group

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	

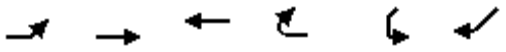
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

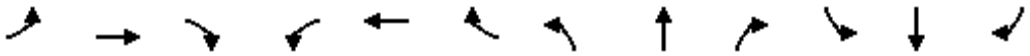
Intersection Summary



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

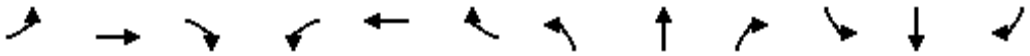
Intersection Summary				
Average Delay	5.1			
Intersection Capacity Utilization	51.3%	ICU Level of Service		A
Analysis Period (min)	15			



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

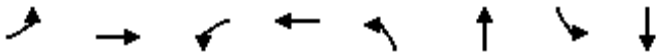
Intersection Summary				
Average Delay	0.8			
Intersection Capacity Utilization	25.4%	ICU Level of Service		A
Analysis Period (min)	15			

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	

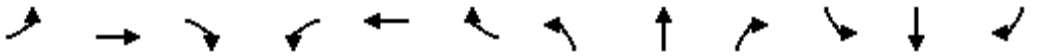
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

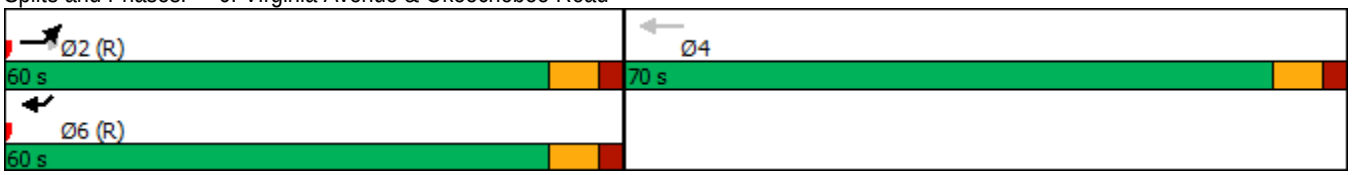
Intersection Summary			
HCM 2000 Control Delay	30.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.41		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

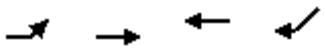
c Critical Lane Group

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	

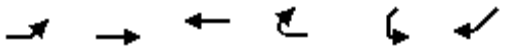
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

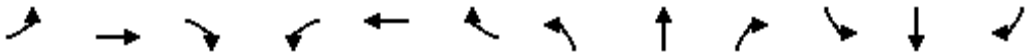
Intersection Summary



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

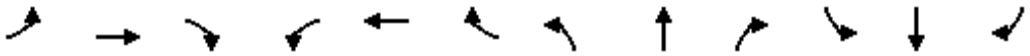
Intersection Summary				
Average Delay	5.3			
Intersection Capacity Utilization	50.4%	ICU Level of Service		A
Analysis Period (min)	15			



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

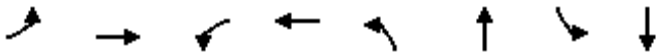
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.2%	ICU Level of Service		A
Analysis Period (min)	15			

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

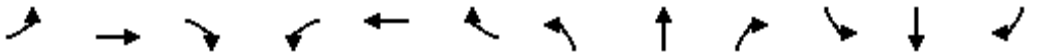




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	86	1243	159	1091	202	420	73	237
v/c Ratio	0.26	0.45	0.50	0.38	0.85	0.51	0.48	0.30
Control Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	6.9	9.9	13.4	15.7	78.8	34.3	56.4	41.9
Queue Length 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	

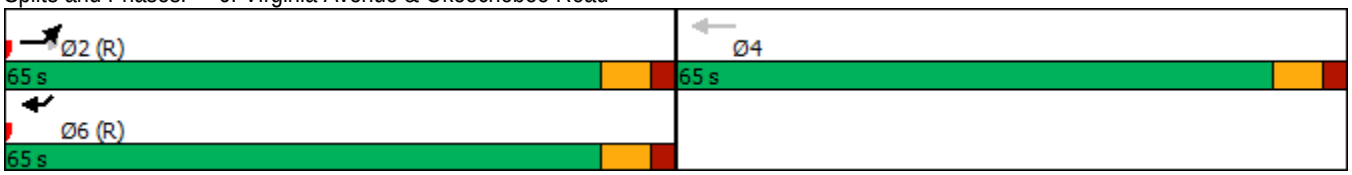
Intersection Summary			
HCM 2000 Control Delay	23.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

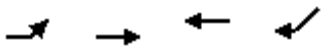
c Critical Lane Group

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	

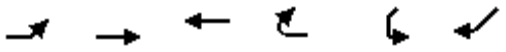
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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

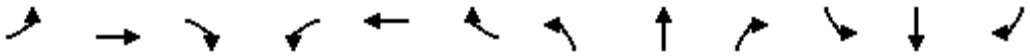
Intersection Summary



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

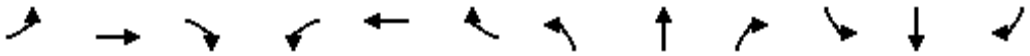
Intersection Summary				
Average Delay	7.1			
Intersection Capacity Utilization	57.5%	ICU Level of Service		B
Analysis Period (min)	15			



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

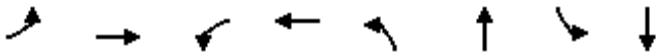
Intersection Summary				
Average Delay	0.9			
Intersection Capacity Utilization	27.4%	ICU Level of Service		A
Analysis Period (min)	15			

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	

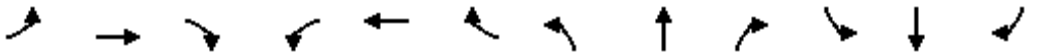
Splits and Phases: 3: S 35th Street & Virginia Avenue





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	

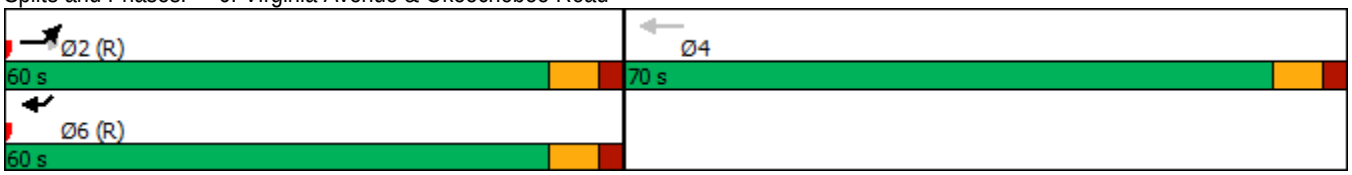
Intersection Summary			
HCM 2000 Control Delay	31.2	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.43		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	62.3%	ICU Level of Service	B
Analysis Period (min)	15		

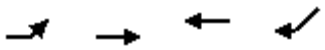
c Critical Lane Group

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	

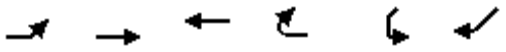
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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	

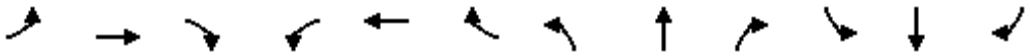
Intersection Summary			
HCM 2000 Control Delay	16.6	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	40.9%	ICU Level of Service	A
Analysis Period (min)	15		

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

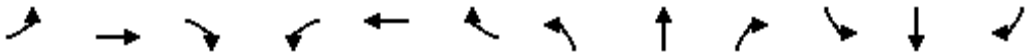
Intersection Summary				
Average Delay	5.7			
Intersection Capacity Utilization	51.6%	ICU Level of Service		A
Analysis Period (min)	15			



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

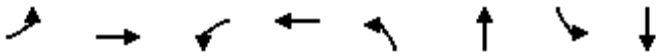
Intersection Summary				
Average Delay	0.7			
Intersection Capacity Utilization	31.3%	ICU Level of Service		A
Analysis Period (min)	15			

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

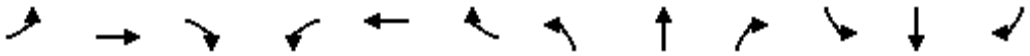




Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	95	1243	159	1113	202	420	85	242
v/c Ratio	0.29	0.45	0.50	0.39	0.86	0.51	0.56	0.31
Control Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	7.9	9.8	13.4	15.8	80.7	34.3	61.0	41.6
Queue Length 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	

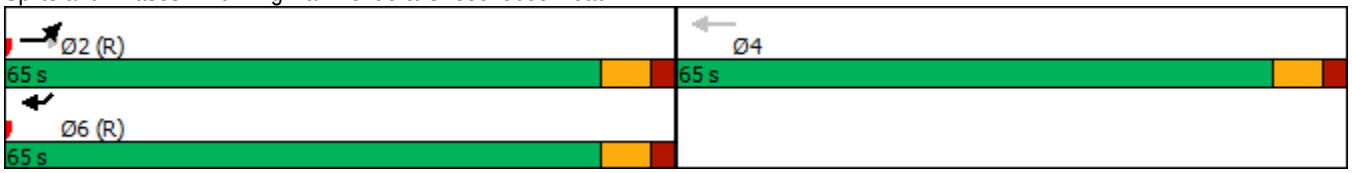
Intersection Summary			
HCM 2000 Control Delay	23.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	19.6
Intersection Capacity Utilization	70.8%	ICU Level of Service	C
Analysis Period (min)	15		

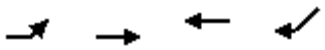
c Critical Lane Group

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	

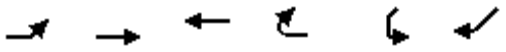
Splits and Phases: 6: Virginia Avenue & Okeechobee Road





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	

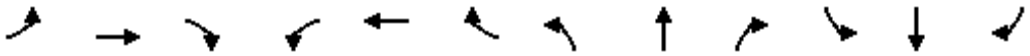
Intersection Summary			
HCM 2000 Control Delay	29.5	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.53		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	14.6
Intersection Capacity Utilization	57.1%	ICU Level of Service	B
Analysis Period (min)	15		

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

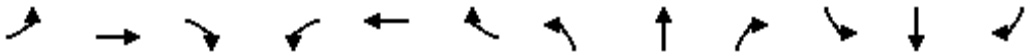
Intersection Summary				
Average Delay	8.2			
Intersection Capacity Utilization	58.4%	ICU Level of Service		B
Analysis Period (min)	15			



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:

_____

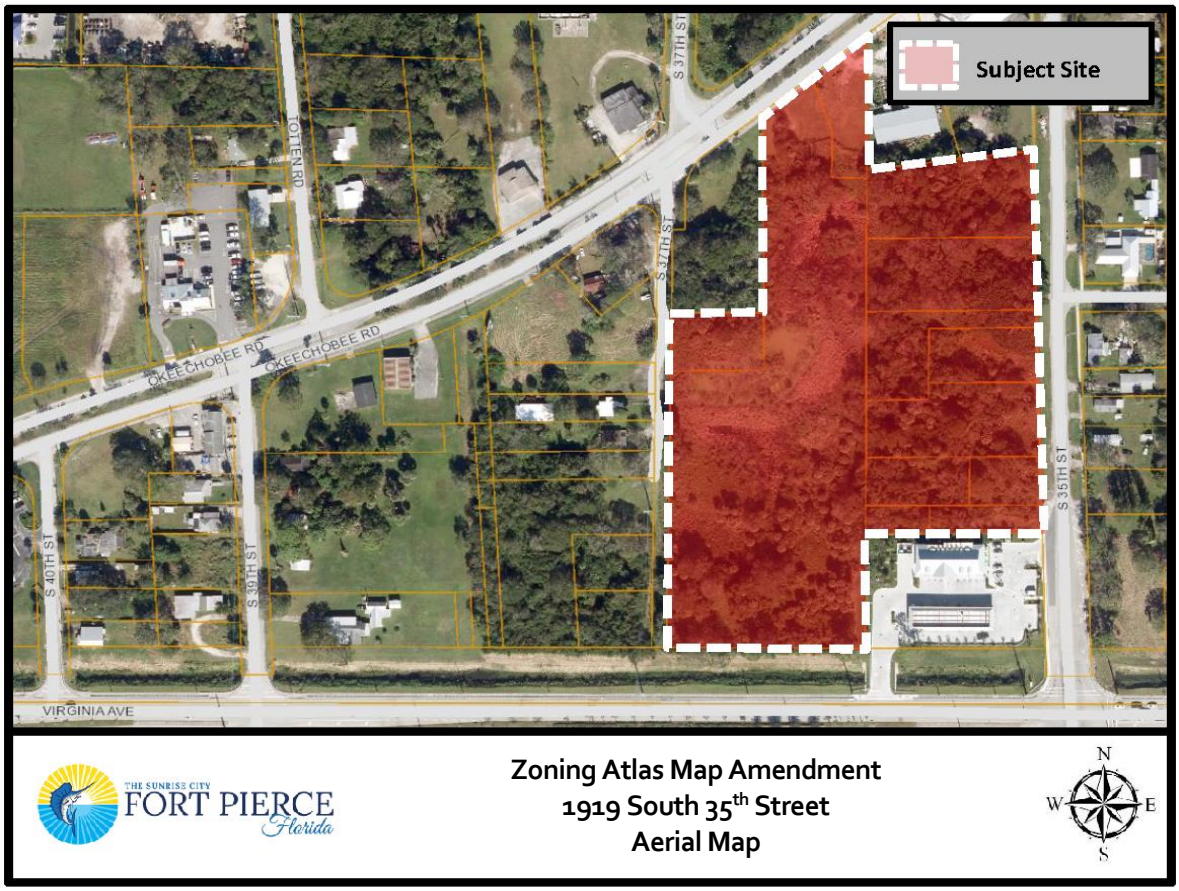
_____

_____

_____ _____

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

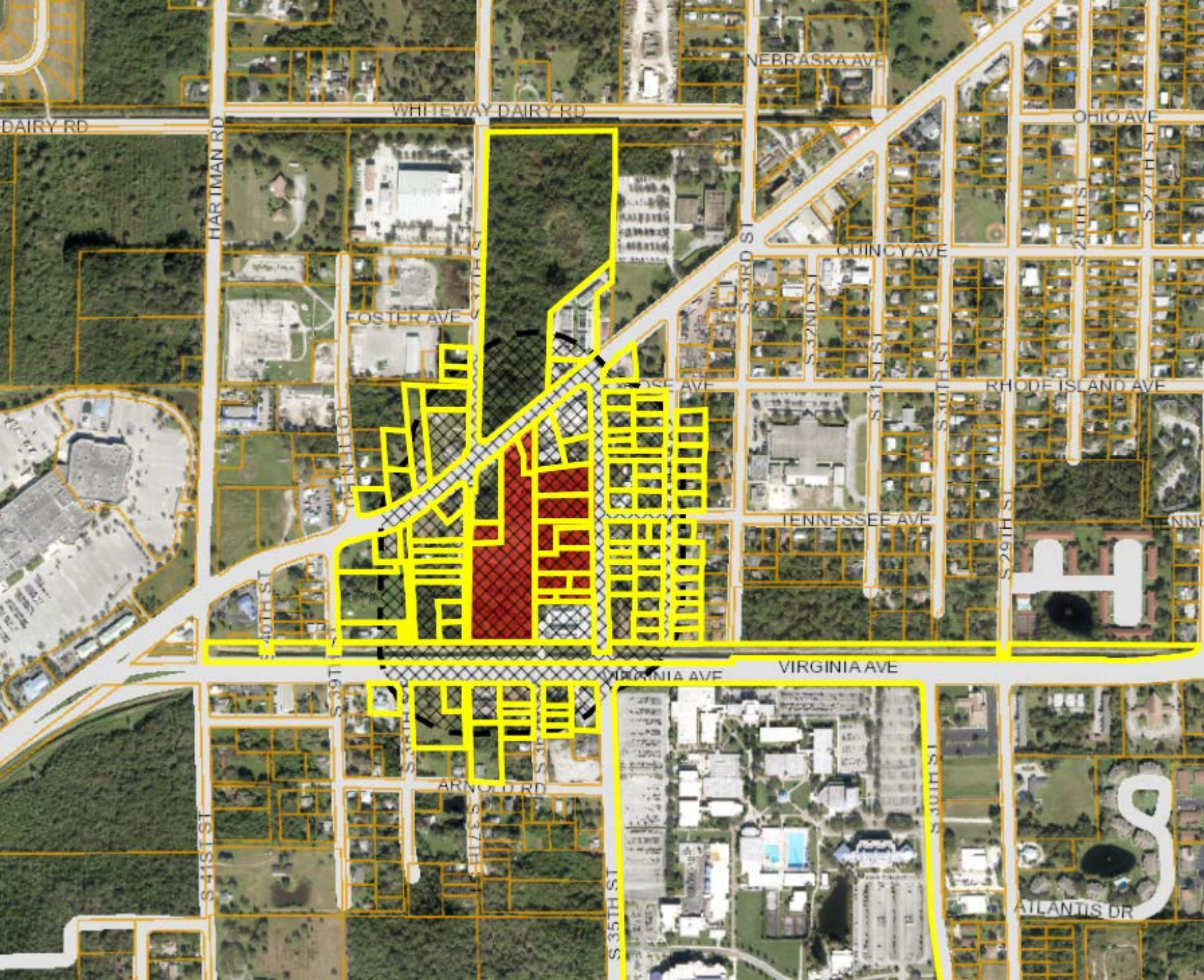
KISS Realty Holdings LLC 64
1063 SW 25th Place
Boynton Beach; FL 33426-7426

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. c.**

Meeting Date: 03/02/2020

Re: Text Amendment - Chapter 3 & Chapter 22 - Four Fifths Vote

---

SUBJECT:

Legislative Hearing - Ordinance 20-006 Text Amendment of Chapter 3 and Chapter 22 Eliminating the Four-Fifths Vote requirement of City Commission when certain applications are recommended for denial by Planning Board or 20% of surrounding community owners object to application. FIRST READING

SUMMARY:

Text Amendment - Chapter 3 & Chapter 22 - Four Fifths Vote

RECOMMENDATION:

Approval.

ALTERNATIVES:

Approval with modifications.
Disapproval.

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee
Peter Sweeney, City Attorney

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Draft Ordinance
Staff Report
Proposed Text Amendment

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/26/2020 03:55 PM

Form Started By: Rebeca Guerra Started On: 02/19/2020 12:13 PM
Final Approval Date: 02/26/2020

ORDINANCE NO. 20-006

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 3, SECTION 3-9, ELIMINATING SUBSECTION 3-9(4) FOR THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT THAT THE PLANNING BOARD RECOMMENDS DISAPPROVAL OF A WAIVER OF DISTANCE FOR THE ISSUANCE OF AN ALCOHOL LICENSE FROM THE STATE OF FLORIDA; RENUMBERING CHAPTER 3, SECTION 3-9; AMENDING CHAPTER 22, SECTION 22-76, ELIMINATING SUBSECTION 22-76(2) FOR THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT THAT THE PLANNING BOARD RECOMMENDS DISAPPROVAL OF A CONDITIONAL USE OR IN THE CASE OF A PROTEST AGAINST AN APPLICATION SIGNED BY 20% OF THE OWNERS WITHIN 500 FEET OF SAID APPLICATION; RENUMBERING CHAPTER 22, SECTION 22-76; AMENDING CHAPTER 22, SECTION 22-128, ELIMINATING THE REQUIREMENT OF A FOUR-FIFTHS VOTE BY CITY COMMISSION IN THE EVENT OF A PROTEST AGAINST AN APPLICATION AMENDING THE TEXT OF THE ZONING ORDINANCE OR THE ZONING ATLAS THAT IS SIGNED BY 20% OF THE OWNERS OF EITHER THE LOTS INCLUDED IN SUCH PROPOSED CHANGE OR THOSE WITHIN 500 FEET OF THE AREA INCLUDED IN THE PROPOSED CHANGE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce 1960 approved Section 3-9, Waiver of Distance, which has been amended from time to time through July 5, 2011; and

WHEREAS, the City Commission of the City of Fort Pierce on June 15, 1981, approved Ordinance H-186 that amended Section 22-76, Procedure for the Review and Approval of Conditional Uses as well as Section 128, Amendment Procedures; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on January 14, 2020, to consider the land development code amendment and recommended approval of the amendment unanimously; and

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

SECTION 1. Section 3-9 is hereby amended so that the same shall read as follows:

Sec. 3-9. - Waiver of distance procedure.

Any person whose location or place of business does not meet the distance restrictions in subsection 3-7(b) and who is applying to the State of Florida, Division of Alcoholic Beverages and Tobacco for a license may have this distance waived in the following manner:

(1) A request for waiver may be initiated by filing an application in writing for such waiver in the office of the department of planning and development.

(2) The department of planning and development shall refer such application to the city planning board for review and report after conferring with affected city departments. Such recommendation and report shall be forwarded to the city commission within ninety (90) days of the receipt of a complete application.

(3) Upon receipt of the report from the planning board, the city commission shall conduct a public hearing thereon giving at least fifteen (15) days notice thereof in a newspaper having general circulation in the city.

~~(4) In case, however, that the planning board recommends disapproval of the application for waiver, such waiver shall not be granted by the city commission except by four-fifths vote thereof.~~

(~~5~~4) Before consideration of a request for waiver by the city commission pursuant to this section, notice by mail shall be given pursuant to section 22-14~~3~~2 of the City Code.

(~~6~~5) Before any action is taken upon any application as provided in this section, either by the planning board or the city commission, the applicant shall deposit with the city a fee established by the city commission by resolution to cover the approximate cost of the procedure and such sum is not refundable in any event.

SECTION 2. Section 22-76 is hereby amended so that the same shall read as follows:

Sec. 22-76. - Procedure for the review and approval of conditional uses.

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

(1) The city commission shall hold a public hearing in accordance with the provisions of section 14~~3~~2 prior to acting on the application for conditional use.

~~(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.~~

(~~3~~2) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

SECTION 3. Section 22-128 is hereby amended so that the same shall read as follows:

The following procedure shall apply to amendment of the text of the zoning ordinance or the zoning atlas:

(1) The department of planning and development shall refer the application to the city planning board together with a staff report which notes any inconsistency between the proposed amendment and the comprehensive plan or this chapter.

(2) The city planning board will review the proposed amendment within forty-five (45) days of the filing except that it may provide for a reasonable extension of time within which to consider the amendment upon a showing of good cause.

(3) The city planning board will recommend approval, modified approval or disapproval of the proposed amendment, and its recommendations with the proposed amendment shall then be submitted to the city commission. Prior to acting on the proposed amendment, the city commission will hold a public hearing in accordance with the provisions of section 22-14~~3~~2.

(4) In the event the city planning board recommends disapproval, ~~or in case of a protest against any said proposed change signed by twenty (20) per cent of the owners of either the lots included in such proposed change or those within five hundred (500) feet of the area included in such proposed change~~ such amendment shall not become effective except by a four-fifths vote by the city commission.

SECTION 4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Peter J. Sweeney
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 20-006 was duly advertised by title only in the St. Lucie News Tribune on Sunday, February 16, 2020 and on Sunday, March 1, 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 March 2, 2020; and was duly introduced, read by title only, and passed on second and final reading March 16, 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 16th day of March, 2020.

_____

Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____

Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nicholas C. Mimms, PE, City Manager
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Amendment to Chapter 3 – Alcoholic Beverages and Chapter 22 – Zoning
BOARD DATE:	March 2, 2020

STAFF REPORT

Text Amendment
Code of Ordinances
-Four-Fifths Vote-

The proposed Text Amendment seeks to eliminate multiple subsections of the Code of Ordinances that require City Commission to have a four-fifths concurring vote to approve an application. Currently, a supermajority vote of approval by the City Commission is mandated in the following cases:

- In the event of the Planning Board disapproves a Conditional Use or Alcohol Waiver of Distance application; or
- In the case of a protest against a Conditional Use, Alcohol Waiver of Distance, Text Amendment, or Zoning Atlas Amendment (i.e. Rezoning) application signed by 20% of the property owners within 500 feet of the area included in said application.

The subject code amendment was requested by the City Commission at the conclusion of the October 14, 2019, Conference Agenda meeting which involved a discussion of relevant sections of City Code that require a four-fifths concurring vote of approval. At said meeting, following a presentation by staff that included a comparison of cases when a four-fifth vote is required for other local governing bodies, the City Commission directed staff to remove specific instances where a four-fifth concurring vote of approval was currently required. Revised text of these sections is detailed in the subject report.

Specifically, the following three (3) sections of the Code of Ordinances have been modified:

1. Section 3-9. - Waiver of distance procedure;
2. Section 22-76. - Procedure for the review and approval of conditional uses; and
3. Section 22-128. - Amendment procedures.

On December 5, 2019, the Technical Review Committee unanimously voted to recommend approval of the proposed text amendment.

At their meeting on January 3, 2020, the Planning Board unanimously voted to recommend approval of the request, as presented.

Staff recommends that the City Commission approve the request.

Attachments:
Proposed text amendment
Draft Ordinance

PROPOSED TEXT AMENDMENT
FOUR-FIFTHS VOTE

Sec. 3-9. - Waiver of distance procedure.

Any person whose location or place of business does not meet the distance restrictions in subsection 3-7(b) and who is applying to the State of Florida, Division of Alcoholic Beverages and Tobacco for a license may have this distance waived in the following manner:

(1) A request for waiver may be initiated by filing an application in writing for such waiver in the office of the department of planning and development.

(2) The department of planning and development shall refer such application to the city planning board for review and report after conferring with affected city departments. Such recommendation and report shall be forwarded to the city commission within ninety (90) days of the receipt of a complete application.

(3) Upon receipt of the report from the planning board, the city commission shall conduct a public hearing thereon giving at least fifteen (15) days notice thereof in a newspaper having general circulation in the city.

~~(4) In case, however, that the planning board recommends disapproval of the application for waiver, such waiver shall not be granted by the city commission except by four-fifths vote thereof.~~

(~~5~~4) Before consideration of a request for waiver by the city commission pursuant to this section, notice by mail shall be given pursuant to section 22-14~~3~~2 of the City Code.

(~~6~~5) Before any action is taken upon any application as provided in this section, either by the planning board or the city commission, the applicant shall deposit with the city a fee established by the city commission by resolution to cover the approximate cost of the procedure and such sum is not refundable in any event.

Sec. 22-76. - Procedure for the review and approval of conditional uses.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 14~~3~~2 prior to acting on the application for conditional use.

~~(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners~~

~~within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.~~

(~~3~~2) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Sec. 22-128. - Amendment procedures.

The following procedure shall apply to amendment of the text of the zoning ordinance or the zoning atlas:

(1) The department of planning and development shall refer the application to the city planning board together with a staff report which notes any inconsistency between the proposed amendment and the comprehensive plan or this chapter.

(2) The city planning board will review the proposed amendment within forty-five (45) days of the filing except that it may provide for a reasonable extension of time within which to consider the amendment upon a showing of good cause.

(3) The city planning board will recommend approval, modified approval or disapproval of the proposed amendment, and its recommendations with the proposed amendment shall then be submitted to the city commission. Prior to acting on the proposed amendment, the city commission will hold a public hearing in accordance with the provisions of section 22-14~~3~~2.

(4) In the event the city planning board recommends disapproval, ~~or in case of a protest against any said proposed change signed by twenty (20) per cent of the owners of either the lots included in such proposed change or those within five hundred (500) feet of the area included in such proposed change~~ such amendment shall not become effective except by a four-fifths vote by the city commission.

City Commission Regular Meeting **12. d.**

Meeting Date: 03/02/2020

Re: Legislative Hearing - Ordinance 20-007 - Impact Fee Moratorium within Urban Infil and Redevelopment Area

Submitted For: Shyanne Helms, Communications + Economic Development Manager, City Manager

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SUBJECT:

Legislative Hearing - Ordinance 20-007 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

SUMMARY:

The proposed ordinance will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of 12 months. The concept of this moratorium was presented to the Fort Pierce Redevelopment Board on July 15, 2019 as part of the city's overall economic development strategy. This proposed ordinance was approved by the City of Fort Pierce Planning Board on February 11, 2020.

Urban infill and redevelopment projects are intended to improve existing neighborhoods and encourage investment within these areas. Unfortunately, there has been limited new construction in the FPRA boundaries over the past several years. According to the attached map, only $40,023 of impact fees were collected within the FPRA boundaries over the past three years compared to $1.1 million outside of the FPRA boundaries.

The intent of this moratorium is to assist businesses in the Fort Pierce Redevelopment Agency boundaries reduce their startup costs and to contribute to the sense of vitality that occurs when buildings are occupied. It is our hope that this moratorium will encourage and entice development within the FPRA boundaries. Since infill locations are within the urban core of our community, typically they already have much of the needed infrastructure. Unless extraordinary capital improvements are required, infrastructure costs can be substantially lower for infill development relative to a similar project in an undeveloped area.

RECOMMENDATION:

Staff recommends approval of Ordinance 20-007.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Shyanne Helms, Communications + Economic Development Manager

COORDINATED WITH:

Nicholas C. Mimms, City Manager
Peter J. Sweeney, City Attorney
Caleta Scott, Grants Administration Manager

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Proposed Ordinance 20-007 Impact Fee Moratorium

FPRA Impact Fee Study Map - November 2018 to November 2019

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:04 PM
Form Started By: Shyanne Helms		Started On: 02/12/2020 07:28 AM
Final Approval Date: 02/21/2020		

ORDINANCE NO. 20-007

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF 12 MONTHS WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 22-408, 22-415 THROUGH AND INCLUDING 22-419 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to promote Fort Pierce to encourage the investment of private resources in the urban core of our city by suspending the collection of City Impact Fees in an effort to stimulate and encourage new development within the boundaries of the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the moratorium of impact fees herein may place the City in a more competitive position, thus enhancing efforts by the City and the community to encourage economic development opportunities to create permanent employment expansion opportunities; and

WHEREAS, the City Commission finds the most effective economic stimulus that the City can provide is to offer incentives to new construction projects by removing the City-imposed development costs represented by city impact fees; and

WHEREAS, this is an integral part of the City's overall economic development strategy; and

WHEREAS, the City Commission will evaluate the impacts of suspending the City Impact Fee Program as herein provided for, and shall thereafter further consider changes in the Comprehensive Plan if and to the extent necessary so as to reflect the experience resulting from the temporary moratorium herein provided for; and

WHEREAS, such moratorium shall apply to all such new construction within the boundaries of the City's Designated Urban Infill and Redevelopment Area for which a building permit is issued subsequent to the adoption of this ordinance; and

WHEREAS, the moratorium will continue for one (1) year after its effective date, unless otherwise modified or repealed by the City Commission; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the power to enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals; and

WHEREAS, the City of Fort Pierce will continue to collect Impact Fees for St. Lucie County in accordance with established Interlocal Agreement(s).

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:;

SECTION 1. The imposition of Impact Fees, as provided by Code Sections 22-415 through and including Section 22-419, and the collection of said fees as provided by Code Section 22-408, are hereby suspended within the boundaries of the City's Designated Urban Infill and Redevelopment Area for a period not to exceed one (1)

year from the date of final passage hereof and shall be reinstated thereafter to full force and effect unless or until they should be modified or amended.

SECTION 2. All ordinances of parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof and shall remain in effect for a period of one (1) year, or for such shorter period as may hereafter be determined by the City Commission by subsequent ordinance, following such final passage and shall then cease to become effective unless otherwise extended by further ordinance.

SECTION 4. If any provision of this ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct, and independent provisions to the fullest extent possible.

APPROVED AS TO
FORM AND 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. 20-007 was duly advertised by title only in the St. Lucie News Tribune on February 16, 2020 and March 1, 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 March 2, 2020, 2020; and was duly introduced, read by title only, and passed on second and final reading on March 16, 2020, 2020, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 16th March, 2020.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

LEGEND

- Subject Properties (Impact Fees)
- Parcels Boundaries
- Existing FPRA/CRA Boundaries
- Current City Limits

Impact Fees

Within FPRA/CRA Boundaries : $40,023.89

City Limits outside of FPRA/CRA : $1,130,522.76

Combined Total : $1,170,546.65

This map is a conceptual tool utilized for project development only. Though the information provided by this map is accepted to be accurate for the City's administrative purposes, it is not to be used for technical purposes. Any information, including but not limited to software and data, received from the City of Ft Pierce in fulfillment of a public records request is provided "AS IS" without warranty of any kind. Any information provided by this map to be used for purposes other than reference must be confirmed by field survey.

FPRA/CRA IMPACT FEES STUDY MAP

NOVEMBER 1, 2018- NOVEMBER 1, 2019

City Commission Regular Meeting **13. a.**

Meeting Date: 03/02/2020

Re: 505 N 13th Street - Hearing Date

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Resolution No. 20-R13 determining that the structure located at 505 N 13th Street is unsafe and should be condemned and demolished. A hearing to determine this matter is scheduled before the City Commission on April 6, 2020.

SUMMARY:

In accordance with the City Charter, a hearing shall be scheduled to allow the owners, agents, or any person, firm or corporation having a lien on, or interest in, the building / structure to show cause, if any, why a building / structure should not be condemned and its removal or destruction required

This Resolution is to set the hearing date only and instruct the City Clerk to notify all interested parties of their right to be heard. No testimony or evidence will be presented at this time.

RECOMMENDATION:

Approve the Resolution to establish the hearing of this matter on April 6, 2020.

ALTERNATIVES:

Select an alternate date.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Building Department
City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

If demolition is completed by the City, funds will be provided by the CSI Fund.

Attachments

Resolution 20-R13
Google Earth Photo

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	02/21/2020 04:01 PM

Form Started By: Peggy Arraiz
Started On: 02/06/2020 04:18 PM
Final Approval Date: 02/21/2020

RESOLUTION NO. 20-R13

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **505 N 13TH ST** 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 ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE **CONDEMNED AND DEMOLISHED IN ACCORDANCE WITH THE CHARTER OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON APRIL 6, 2020 AT 6:30 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

WHEREAS, the building or structure located at 505 N 13TH Street, Fort Pierce, Florida, 34950 has been declared unsafe in accordance with Section 108 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

WHEREAS, the City Commission determines that unsafe buildings or structures are declared a nuisance and constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required;

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:

505 N 13TH ST

CLYDE KILLER`S A/D BLK 1 LOT 2-LESS S 2 FT- (OR 2330-1918)

Parcel ID: 2409-502-0001-020/5

is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

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, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure should not be condemned and its removal or destruction required.

BERACAH E ESTIMA
JEAN B MELLON (EST)
312 N 12TH ST
FT PIERCE, FL, 34950

SECTION 3. Should the interested parties fail to show cause as to why the building or structure should not be condemned and its removal or destruction required and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on April 6, 2020 at 6:30 PM in the City Commission Chambers located at 100 North US Highway 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing 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


Legend
505 N 13th St
Google Earth
© 2019 Google
© 2020 Google
N
8.15 ft

City Commission Regular Meeting **13. b.**

Meeting Date: 03/02/2020

Re: Parking Committee Appointment

SUBJECT:

Resolution 20-R14 appointing Marvin Grimsley as Commissioner Alexander's representative on the Fort Pierce Parking Committee.

SUMMARY:

Commissioner Alexander's original appointment determined she was unable to serve.

RECOMMENDATION:

Adopt 20-R14.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Commissioner Alexander

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-R14

Grimsley, Marvin

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:25 PM

Form Started By: Linda Cox Started On: 02/19/2020 12:34 PM

Final Approval Date: 02/21/2020

RESOLUTION NO. 20-R14

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A MEMBER TO THE PARKING COMMITTEE;** 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 a member of the Parking Committee, which was established via Resolution No. 19-R45; 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
Marvin Grimsley	Rufus Alexander	December 3, 2022

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 2nd day of March, 2020.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
PETER J. SWEENEY
CITY ATTORNEY

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Parking Committee

Name: MARVIN E GRIMSLEY	Phone: 772-971-5278
Home Address: 618 Dundas Ct. Ft. Pierce 34950 City/Zip Code:	How long at this address?
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: SLC schools	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☑ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☑ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☑ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No Contracting: ☐ Yes ☑ No Land Development: ☑ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume):	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☑ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by: Ruffus Alexander Applicant Email Address: MARVIN4815@gmail.com	
Date: 2/10/20 Applicant's Signature Marvin E Grimsley	

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting **13. c.**

Meeting Date: 03/02/2020

Re: YOCO Appointments

SUBJECT:

Resolution No. 20-R16 appointing Lita Moore as Commissioner Alexander's appointee to the Fort Pierce Youth Council.

SUMMARY:

Commissioner Alexander's original appointee via 20-R11 chose not to serve. Accordingly Commissioner Alexander is recommending Ms. Moore for appointment.

RECOMMENDATION:

Adopt 20-R16

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Commissioner Rufus Alexander

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

20-R16

Lita Moore

Form Review

Form Started By: Linda Cox Started On: 02/25/2020 02:20 PM

Final Approval Date: 02/25/2020

RESOLUTION NO. 20-R16

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 is hereby appointed by the City Commission to serve as a member of the Youth Advisory Council, which was established via Resolution No. 19-R43 and amended via Resolution No. 20-R10; said term to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed. The appointment made by Commissioner Alexander via Resolution 20-R11 elected not to serve.

Name	Appointed by:	Term Expires
Lita Moore	Rufus Alexander	February 18, 2021

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 2nd day of March, 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

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.

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.

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

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

City Commission Regular Meeting **13. d.**

Meeting Date: 03/02/2020

Re: KFPB Appointments

SUBJECT:

Submittal of applications to serve on the Keep Fort Pierce Beautiful Committee to fill the expired term of Matt Samuel representing St. Lucie County.

SUMMARY:

Mr. Samuel's term has expired, and he is seeking reappointment. All current applications on file are submitted for consideration.

RECOMMENDATION:

Reappoint a member to the committee.

ALTERNATIVES:

Seek additional applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Caleta Scott, Grants Administration

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Greener, Nicole

Samuel, Matt

Attendance

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	02/21/2020 04:24 PM

Form Started By: Linda Cox Started On: 02/19/2020 12:42 PM

Final Approval Date: 02/21/2020

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: COMMUNITY REDEVELOPMENT / KEEP FT PIERCE BEAUTIFUL

Name: Nicole Greener	Phone: (772) 237 9318
Home Address: 2005 N 33rd ST FT PIERCE FL 34947 City/Zip Code:	How long at this address? 34 yrs
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Business owner / Cleaning/fitness	
Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No If yes, in what capacity? organize fitness workshops; outdoors or various venues at no cost to public	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Fitness / Cleaning	
Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address: 466Fit@gmail.com
Date: 1/29/2020	Applicant's Signature Nicole Greener

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: KFPBAB

Name: MATTHEW SAMUEL	Phone: 772-577-1286
Home Address: 4041 Greenwood DR. City/Zip Code: Fort Pierce · 34982	How long at this address?
Are you a citizen of the United States? ☒ Yes ☐ No	
Occupation: Retired	
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No If yes, in what capacity?	
Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No If yes, state the business and location:	
Do you have special training or knowledge in the area of: Architecture: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Real Estate Brokering: ☐ Yes ☒ No Contracting: ☐ Yes ☒ No Land Development: ☐ Yes ☒ No Other: Describe your education, background, training and knowledge – (feel free to attach a resume): Retired 2013 St. Lucie Co Fire Dist 36 YEARS	
Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No If yes, please specify: KFPBAB	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
Referred by:	Applicant Email Address:
Date: 10/9/19	Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD & TREE BOARD
ATTENDANCE RECORD 2017

BOARD MEMBERS	1/10/2017	2/14/2017	3/14/2017	4/11/2017	5/9/2017	6/13/2017	7/11/2017	8/8/2017	9/12/2017	10/10/2017	11/13/2017
Helms, Shyanne - Chair	P	P	P	P	P	P	P	P	P	x	P
Adair, Charlene	P	P	P	P	P	P	P	P	P	x	x
Goz, Jorge	N/A	N/A	N/A	P	P	P	P	P	P	x	P
Samuel, Matthew		P	P	P	P	P	P	P	P	x	P
Vanderhorst, Janey	P	P	P	P	P	P	P	P	P	x	P
Walker, Shirley	P	P	P	P	P	P	P		P	x	P
Wright, Martha	P	P	P	P	P	P	P	P	P	x	P
Zezeck, Jane	P	P	P	P	P	P	P	P	P	x	P

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD & TREE BOARD
ATTENDANCE RECORD 2018

BOARD MEMBERS	1/9/2018	2/13/2018	3/13/2018	4/10/2018	5/8/2018
Helms, Shyanne - Chair	E	x	P	P	E
Adair, Charlene	P	x	P	P	P
Goz, Jorge	P	x	P	P	E
Samuel, Matthew	P	x	E	P	P
Vanderhorst, Janey	P	x	P	P	E
Walker, Shirley	P	x	P	P	P
Wright, Martha	P	x	P	P	P
Zezeck, Jane	P	x	P	P	P

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

6/12/2018	7/10/2018	8/14/2018	9/11/2018	10/9/2018	11/13/2018
P	P	P	P	x	x
P	P	P	P	x	x
P	P	P	P	x	x
P	P	P	P	x	x
E	P	E	E	x	x
P	P	P	P	x	x
P	P	P	P	x	x
P	P	P	P	x	x

KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD & TREE BOARD
ATTENDANCE RECORD 2019

BOARD MEMBERS	1/8/2019	2/12/2019	3/12/2019	4/9/2019	5/14/2019	6/11/2019
Helms, Shyanne - Chair	P	P	P	P	P	P
Adair, Charlene	P	P	E	P	P	P
Goz, Jorge	P	E	P	P	P	P
Samuel, Matthew	P	P	P	P	P	P
Sweat, Leah	P	P	P	P	P	P
Vanderhorst, Janey	P	P	P	P	P	P
Walker, Shirley	P	P	P	P	P	P
Wright, Martha	P	P	P	P	P	P
Zezeck, Jane	P	P	P	P	P	P

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

7/9/2019	8/13/2019	9/10/2019	10/8/2019	11/12/2019
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	P	P	X	X
P	E	P	X	X
P	P	P	X	X
P	E	P	X	X

BOARD MEMBERS	1/14/2020	2/11/2020	3/10/2020	4/14/2020	5/12/2020	6/9/2020
Helms, Shyanne - Chair	P	P				
Adair, Charlene	P	P				
Goz, Jorge	P	P				
Samuel, Matthew	P	P				
Sweat, Leah	U	P				
Vanderhorst, Janey	P	P				
Walker, Shirley	P	P				
Wright, Martha	P	P				
Zezeck, Jane	P	P				

P - Present
E - Excused
U - Unexcused
X- Meeting Canceled

7/14/2020	8/11/2020	9/8/2020	10/13/2020	11/10/2020
				x
				x
				x
				x
				x
				x
				x
				x
				x

City Commission Regular Meeting **15. a.**

Meeting Date: 03/02/2020

Re:

SUBJECT:

Reports

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Purchase Orders

City Manager's Report

Form Review

Form Started By: Linda Cox Started On: 02/27/2020 08:38 AM

Final Approval Date: 02/27/2020

Purchase Order Approvals between $10,000 and $50,000 by the City Manager February 1, 2020 to February 28, 2020

1. Purchase Orders

a. Approval of the 2019 Bullet Proof Vest Program (BVP) Blanket Purchase Order Request to *GT Distributors, Austin, TX*, in an amount not to exceed $39,676.48.

b. Approve Construction Management of Florida, Inc. as the best and most responsive bidder to RFP No. 2020-011for an amount not to exceed $18,800.00 for rehabilitation of 2211 N 17th Street funded by the State Housing Initiatives Partnership (SHIP).

c. Approve purchase for Upland Software, Inc: Annual Software Maintenance Renewal in the amount not to exceed $20,731.20.

d. Approve purchase for Geographic Technologies Group: GIS Roadmap in the amount not to exceed $10,000.00

e. Approve Smarsh, Annual Archiving Platform Renewal in the amount not to exceed $33,252.00.

f. Approve increase in blanket Purchase Order 200463 for an additional $7,000.00 with CRS Plumbing, Fort Pierce, FL for the total Purchase Order amount not to exceed $16,999.00.

OK

2/26/20

MARCH 2020

FORT INSIDER





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14 INDIAN HILLS GOLF COURSE

15 FORT PIERCE CITY MARINA

16 SUNRISE THEATRE

19 UPCOMING EVENTS

VOLUNTEER

KEEP FORT PIERCE BEAUTIFUL

GREAT AMERICAN CLEANUP



SATURDAY, MARCH 7, 2020

8:00 AM TO 12:00 PM

FORT PIERCE REC. CENTER
903 S. 21ST STREET



- FREE FOOD
- PRIZES
- BOUNCE HOUSE
- FREE GOODY BAG
- FREE T-SHIRT

REGISTER ONLINE:
CITYOFFORTPIERCE.COM
OR CALL 772.467.3794



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KEEP AMERICA BEAUTIFUL AFFLIATE

FPUA
COMMUNITY PROUD

KEEP AMERICA BEAUTIFUL INC.

FORT PIERCE, FL
THE SUNRISE CITY

THE HIGHWAYMEN FESTIVAL

BY CALETA SCOTT, MANAGER, GRANTS ADMINISTRATION DIVISION



The City of Fort Pierce's 5th Annual Highwaymen Heritage Trail Art Show and Festival was a huge success! Hundreds of people from all over Florida came out to enjoy the beautiful day along Moore's Creek in the historic Lincoln Park neighborhood.
The Festival featured many Original and Second-Generation Highwaymen sharing stories and selling art, as well as tribute booths for several of the deceased Highwaymen artists. Visitors of all ages hopped on the trolley from the AE Backus Museum to enjoy the festival, participated in the free onsite painting class by Intuitive Art Studio and grooved to Will Vaughn and the Southern Soul Society. The guided trail tour allowed 150 people to take the award-winning Highwaymen Heritage Trail, many of them Fort Pierce first-timers! climbed the rock wall, participated in the free onsite painting class, rode the trolley to the A.E. Backus Museum and ate some delicious local cuisine.

This year's 5th grade Highwaymen Art Contest featured 62 beautiful works of art from local elementary schools. The students learned about the Highwaymen history in Fort Pierce and were encouraged to paint landscape scenes symbolic to the Highwaymen style. The contest entries were judged by the Arts and Culture Advisory Board, and the winners were selected.

This year's 1st Place winner was from St. Anastasia Catholic School, receiving $300 for their art department. The 2nd Place winner was from Fairlawn Elementary, winning $250 for their art department and a student from Frances K Sweet came in 3rd place, winning $200 for their school's art department. Students with winning entries receive an engraved medallion commemorating the event, a certificate of achievement and a $25 gift card. All the contest entries were displayed in a special exhibit at the Festival.

Save the date for our 6th Annual Highwaymen Heritage Trail Art Show and Festival on Saturday, February 20, 2021 from 10am – 4pm along beautiful Moore's Creek; we hope to see you there!

5th Annual Highwaymen Heritage Art Show & Festival
5th Grade Art Contest Winners


Elena Cazares with City Manager, Nick Mimms


Brandon Leitenbauer


Trinity Hanson

1st Place - Elena Cazares, St. Anastasia Catholic School
2nd Place - Brandon Leitenbauer, Fairlawn Elementary
3rd Place – Trinity Hanson, Frances K. Sweet Elementary
Honorable Mention - Julia Pereira, C.A.S.T











ROLL CALL

Coffee with a Cop, Wawa edition. The Fort Pierce Police Department held their first Wawa gas station "Coffee with a Cop" at the Fort Pierce Wawa on January 23, 2020. While some patrons came in and out of the coffee bar area with military precision and timing in order to get to work on time with their coffee, others were more leisurely and took a few moments to have some great conversation with the officers that were there. And great conversation (over coffee) is the exact reason why officers like to do Coffee with a Cop events. It gives the community an opportunity to spend a few minutes chatting with their local law enforcement officers.



SPECIAL OLYMPICS FLORIDA

The Fort Pierce Police Department kicked off their 2020 fundraising for Special Olympics Florida on Friday 2/21/2020 by hosting a "Cops on Donut Shops" event at the Dunkin Donuts located at 2102 South US-1, Ft. Pierce from 8:00 a.m. to 10:30 a.m. Officers collected donations from high above as the patrons of Dunkin Donuts passed by below their raised vantage point. As an incentive, the management of this Dunkin Donuts offered a free glazed donut to customers who donated to Special Olympics Florida during this event.



School Crossing Guard Appreciation Day

On February 7, 2020, School Crossing Guard Appreciation Day, the Fort Pierce Police Department celebrated all of our School Crossing Guards who protect our children every morning and afternoon as they make their way to and from school. They are a very important part of the department as they are responsible for the safety of school children walking to and returning from school. The Department's Crossing Guards are assigned to high traffic intersections near schools and they monitor the traffic flow to identify safe gaps in which pedestrians can safely cross streets.

Monthly Awards and Recognition

Officer Martin Ortiz was nominated as one of Treasure Coast Crisis Intervention Teams's 2019 Officers of the Year! In 2019, Officer Ortiz used his CIT training and experience to recognize individuals in crisis and connect them with the appropriate programs and mental health professionals, ultimately resolving many of these incidents without the need for use of force. These consumers, with various cultural and socioeconomic backgrounds, were involved in crisis ranging from narcotics influence to suicide attempts and their ages ranging from juveniles to the elderly. As a Fort Pierce Police Department Field Training Officer, many of these incidents were successfully resolved in the presence of the officers that he was training. His trainees were able to witness the characteristics of an exemplary Crisis Intervention Officer that they will be able to model throughout their careers. Congratulations Officer Martin Ortiz.



Our officer and community partners were honored at the St. Lucie County Chamber of Commerce Monthly Networking Breakfast, held at the Gator Trace Golf & Country Club. Congratulations to Officer James Pulliam and Accreditation Specialist Akeem Johnson as they were selected as the Fort Pierce Police Department's February 2020 Officer and Civilian Personnel of the Month. Pictured (left to right): Pete Ferguson of Goodfella's Pest Management, Officer James Pullman, Fort Pierce Police Chief Diane Hobley-Burney, Accreditation Specialist Akeem Johnson, and President/CEO of the St. Lucie County Chamber of Commerce Terissa Aronson.

CONSTRUCTION SPOTLIGHT



OHIO & US 1 REALIGNMENT

On-going construction activities are underway. The contractor has completed the mast arm installation, underground signal conduit installation, drainage, first lift of asphalt, sidewalk, curb, and driveway construction. Landscaping and sod to be installed in the next few weeks or as soon as the irrigation meter is installed. Construction completion scheduled for April 2020

MELODY LANE SEAWALL



Substantial construction is complete and the contractor is conducting clean-up operations of the staging area. Melody Lane is scheduled to re-open to northbound traffic at the end of the day on February 28, 2020



South 7th Street Reconstruction:

The first lift of asphalt has been installed along South 7th Street with final lift of asphalt to be constructed once Comcast has completed the undergrounding of their facilities. Expected final construction completion March 16, 2020.

Intracoastal Waterway Dredging:

The Army Corps of Engineers has requested the City to dredge a section of the IWW to the east of Tern Island. Gator Dredging is scheduled to commence dredging operations Monday February 24, 2020.

North 17th Street:

The City Commission approved the recommendation of award to PAV-CO Contracting, Inc. in the amount of $1,701,756.80. The contract was revised based on the review with the Mitigation Bureau of the Florida Division of Emergency Management. A pre-construction site walkthrough will be held at the end of the month with the contractor, FPUA and Engineering Department to develop a construction schedule. We anticipate issuing a Notice to Proceed in March.

WHAT'S NEW?



JERSEY MIKE'S

Located in the Sabal Palm Plaza, Jersey Mike's is now open for their first location in Fort Pierce. Staff training was ongoing during this site visit when the photo was taken prior to the ribbon cutting and grand opening.





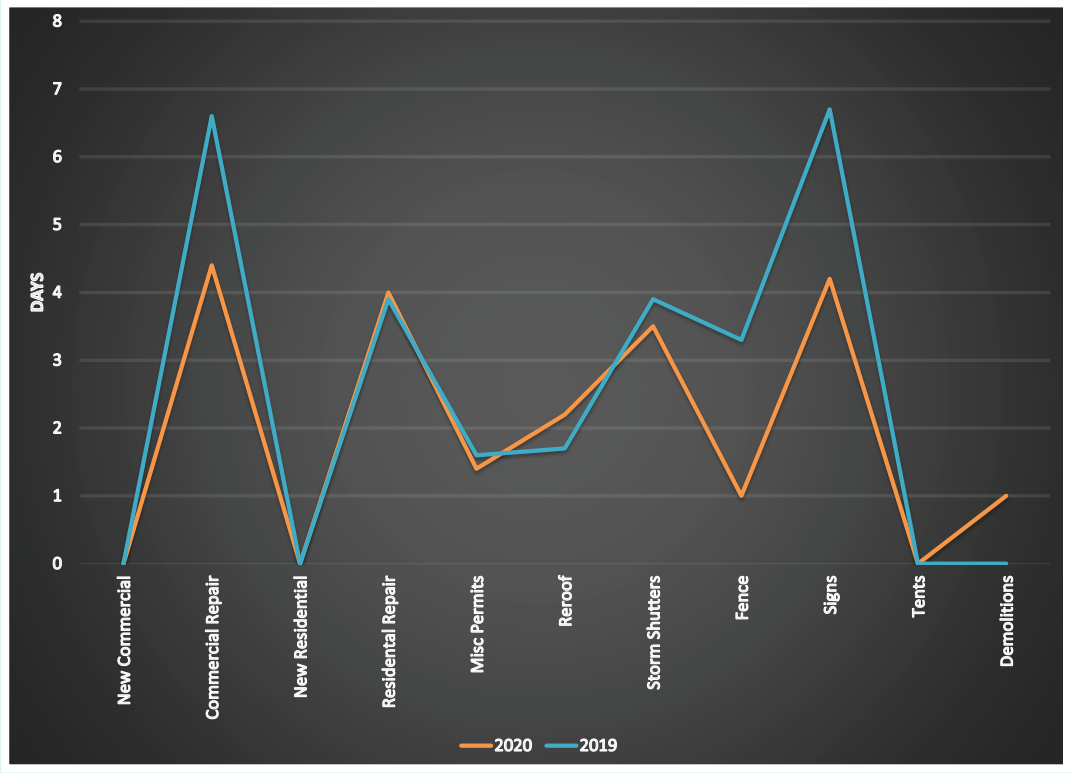
RENOVATED

4 unit apartment buildings located at 209 N 9th St & 903 Avenue B were recently purchased by a new owner. The new owner has completely renovated the buildings inside and out. These pictures were taken during the final inspection. The reconstruction is so remarkable it's hard to believe that these are the same buildings that were there before!

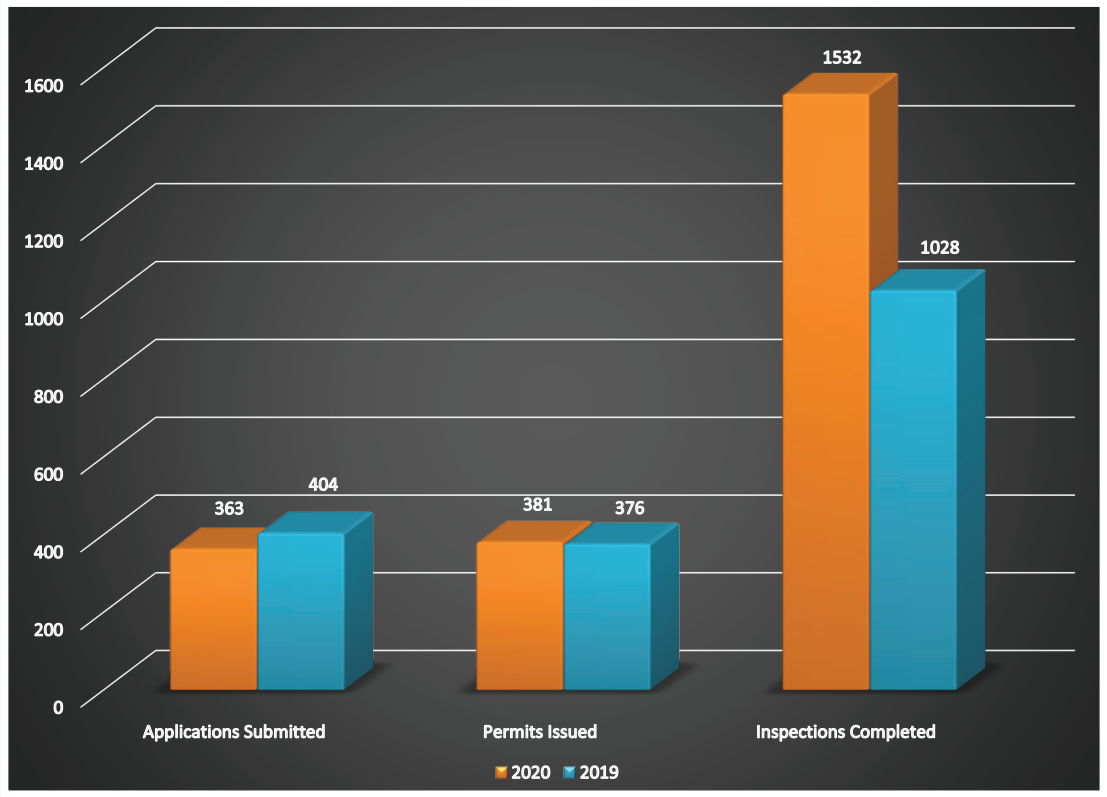
BUILDING CHARTS FOR JANUARY 2020

PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



ACTIVITY REPORT





BY ANDY AVERY, PUBLIC WORKS INSPECTOR

Public Works implemented our monthly safety meetings in April 2019 held in our conference room. Our first safety meeting was held on April 18, 2019. It was titled *"It's On You."*

This safety meeting was a huge success explaining the importance of PPE (Person Protective Equipment). The group met every third Thursday of the month at 7:30 am. The meetings last 45 minutes to an hour. This time is best suited for staff so that after the meeting they can return to their regular job duties.

During 2019 here below is a list of our Safety Officers that have served.

Jeff Pederson, Henry Duhart John Viola, Gil Arbelo, Kyle Booth, Roger Guadamuz, Ramon Perez, Frankie Aponte, Chris Dimaio, Nick Reigler, Willie Reden, Delroy Mc Kenzie, Robert Coleman, Frank Ferrick, Michael Amilca, Jose Velez, Omar- Luis Munoz, Anthony Blue.

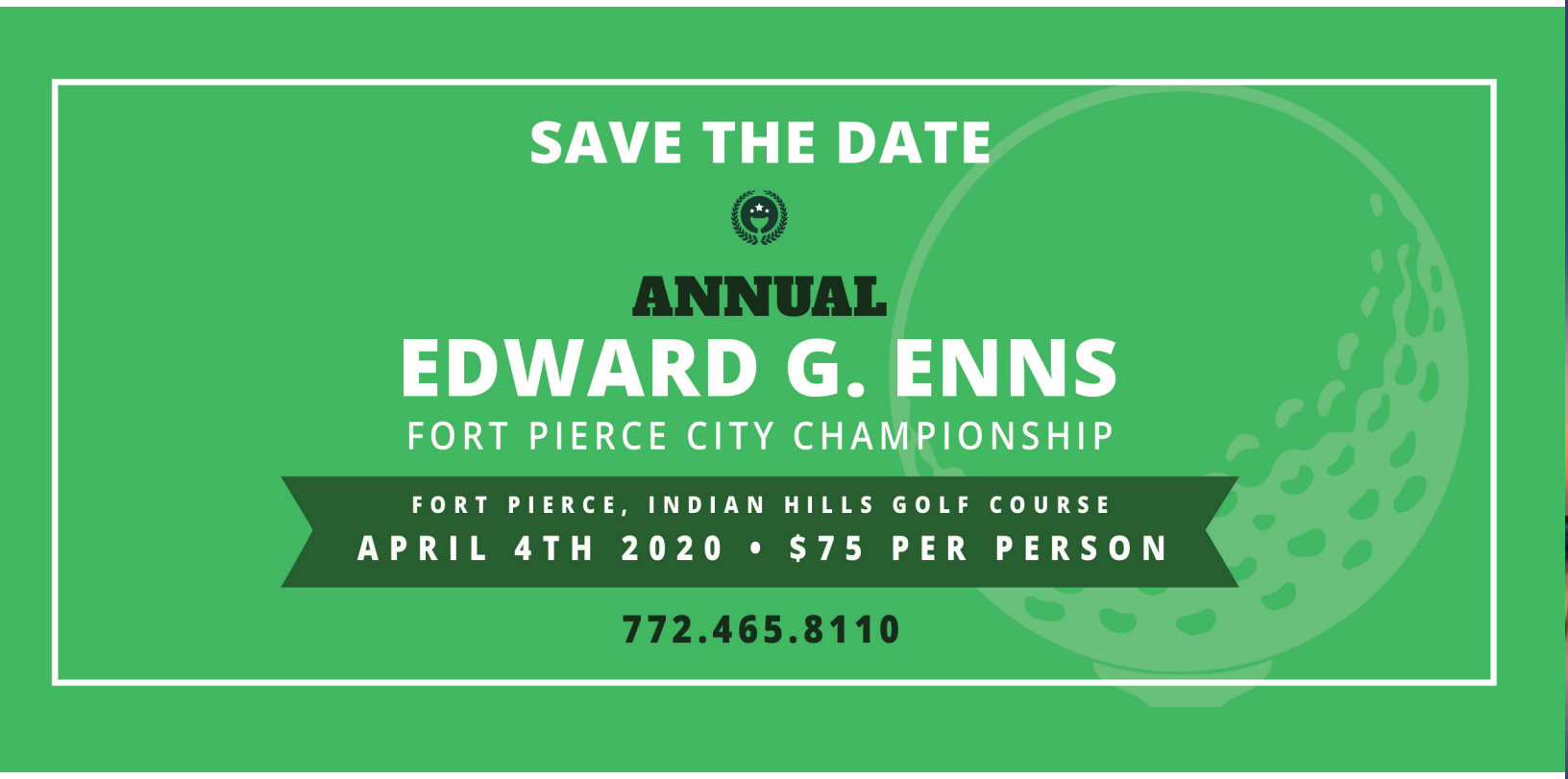
These employees have volunteered to serve as a Safety Officer for their perspective Divisions. Each of their terms lasts a period of four months. During this time they attend monthly Safety Meetings held in our conference room where we discuss many different scenarios concerning safety. With these three groups per year we have a broader look on safety through many different sets of eyes. Many of these officers have brought ideas and concerns to the group for discussion. They then take the safety class to their divisions and share what they have learned with their peers. They help with looking for areas of improvement in their divisions along with maintaining their SDS books(Safety Data Sheets) and safety protocols. The true idea of safety is when nothing bad happens. One of our mottos is that "We all want to go home the way we came". This safety group has also broadened the Public Works Department to get to know each other on a more personal level. Communication and knowledge is key to a successful group of people getting the work done efficiently and safely. What a great group of people with many years of knowledge and experience. People who are respected take pride in their jobs. We are building working relationships that are lasting ones. We can now say we have people who are more comfortable talking to each other in other divisions. We now have a better understanding of each others job duties and responsibilities in other divisions.

"It's On You."



RIVER WALK CENTER SALES REPORT JANUARY 2020

CLASSES	$ 946.04
PARK PERMITS	$ 1062.50
SPECIAL EVENTS	$ 2,205.00
FACILITY	$ 6,224.44
TOTAL	**$ 10,437.98**



DANIEL VISCONTI, IHGC MANAGER

We have had a nice start to our fiscal year already, with golf revenue up approximately $60,000 over the same time period as last year! We look forward to continued mild weather during March and April to help us recover turf more quickly in the spring. We look forward to another aggressive summer of maintenance which will help us achieve healthier turf grass, better coverage and fewer weeds throughout the entire course!

Please save the date for our annual Edward G. Enns City Championship on April 4th. The one day event held on Saturday is one of our premiere events of the year! Commencing with Breakfast at 7:00 am, followed by an 8:30 shotgun start and lunch and awards afterward. All players will receive a custom head cover, breakfast, range balls and a pasta buffet lunch provided by Big Apple Pizza! We'll have special prizes for our flight winners along with several raffle prizes!! We will begin to accept registration forms on March 1st, so don't miss it!!

Word of mouth is our greatest form of advertising, so we ask if you've played here and enjoyed the changes we're making, please tell a friend....or two! If there's something we can improve upon...tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

INDIAN HILLS SALES REPORT	12/2019	1/2020
GOLF ROUNDS	4080	3740
GOLF FEES	$122,853.46	$111,885.06
RANGE TOKENS	$2,972.28	$2,308.83
MEMBERSHIP PASS	$8.861.00	$3,156.57
FOOD & BEVERAGES	$8,372.50	$7,962.19
MERCHANDISE	$4,468.02	$5,458.09
TOTAL	**$147,527.26**	**$130,770.74**



CITY MARINA FINANCIAL REPORT

	NOVEMBER	DECEMBER	JANUARY
Dockage Reservations	136	211	161
Monthly Dockage	$133,279.74	$125,397.06	$157,676.93
Transient Dockage	$48,032.40	$51,730.87	$46,093.05
Electricity	$4,843.14	$4,963.73	$5,415.32
Retail	$9,659.90	$13,572.34	$13,769.83
Gas Sales	$0	$0	$0
Diesel Sales	$72,206.01	$63,764.85	$60,179.66
TOTALS	**$268,021.19**	**$259,428.85**	**$283,134.79**

COMING SOON

With Genessa & The Selena Experience, Escobar and her band bring Selena's hits to life, including Como la Flor and Dreaming of You.
No matter what style of music you prefer, chances are good there's a show coming soon to Sunrise Theatre that seems like it was scheduled just for you. As an iconic fixture in Fort Pierce's downtown area, Sunrise Theatre has a reputation for truly serving the community, with a diverse lineup to reflect that promise. It's been nearly a century since the Sunrise first opened its doors. Today, the theatre brings in shows that are unlike anything else you will see around the Treasure Coast, in a venue that's equally unique. These three shows coming up at Sunrise are not to be missed. Mark your calendars and get your tickets A.S.A.P. — you won't regret it!

The legend himself, Charlie Daniels, is coming to the Treasure Coast! An Evening with The Charlie Daniels Band Sunday, March 8, 2020, at 7 p.m. The legend himself, Charlie Daniels, is coming to the Treasure Coast! Born in North Carolina in 1936, Daniels has been playing music for over 60 years and shows no signs of slowing down. Throughout the decades, his hit songs have made the rock, country, pop and Christian charts. A skilled musician, Daniels plays guitar, fiddle and mandolin. Early in his career, he formed a rock 'n' roll band, which led him to be a well-known fixture in the country and Southern rock music scenes.

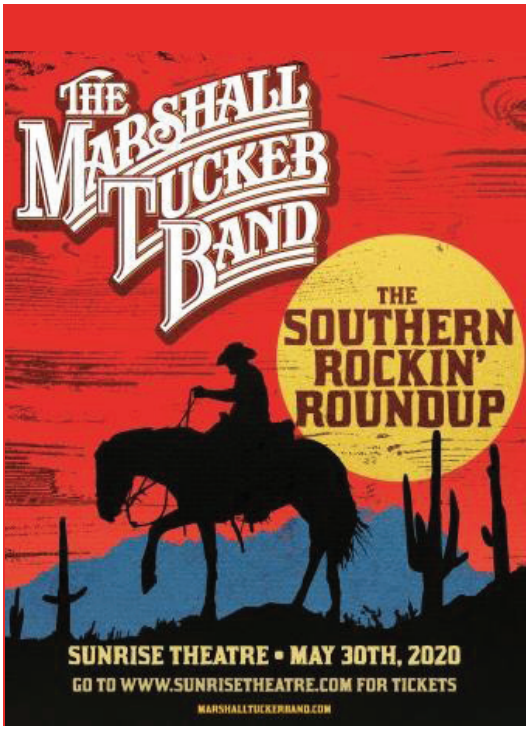


His Charlie Daniels Band is best-known for their chart-topping country hit, The Devil Went Down to Georgia, released on their 1979 album, Million Mile Reflections. That song became a platinum single, topped the country and pop charts, earned a Grammy Award and three CMA trophies, was featured on the soundtrack of Urban Cowboy — and propelled that album to triple-platinum sales levels.

Over the years, Daniels has also become known for being a supporter of the U.S. military, and he has taken several trips to perform for the troops. A member of both the Grand Old Opry and the Country Music Hall of Fame, Daniels is chairman of the board for The Journey Home Project, a nonprofit that helps causes that benefit U.S. veterans.

Genessa & The Selena Experience Friday, March 20, 2020, at 7 p.m. Genessa Escobar honors the late Latina singer Selena, keeping her music and her energy alive a quarter-century after her passing. Escobar and an incredible group of musicians formed Genessa & The Selena Experience in New York City to mark the 20th anniversary of Selena's death. The group's musical history spans decades and genres. Escobar serves as lead vocalist, and singing Selena's songs has allowed her to bring her childhood dreams and memories to life on stage.





As a young Colombian-American girl, Escobar's musical influences were varied — she listened to everything from Gwen Stefani to Mariah Carey. Then, she discovered Selena in the early 90s, realizing that she saw part of herself reflected in that music. Escobar's love and admiration of Selena's work only grew stronger upon her passing, and Selena's style, stage presence and music then became a "religion" for the young performer.

Before Genessa & The Selena Experience, Escobar was a member of the all-girl pop group 3rd Faze, appeared on American Idol and It's Showtime at the Apollo and fronted several popular New York cover bands. She was also featured as a background vocalist for UK pop artist Cheryl Cole's album, 3 Words. With Genessa & The Selena Experience, Escobar and her band bring Selena's hits to life, including Como la Flor and Dreaming of You.

Whether you're just discovering The Psychedelic Furs with Elettrodomestico or you've been a fan since the beginning, don't miss this chance to see them in your hometown!

The Psychedelic Furs with Elettrodomestico Saturday, April 18, 2020, at 8 p.m. The British new-wave band The Psychedelic Furs with Elettrodomestico is bringing their iconic hits to the Sunrise! Co-founded by brothers Tim and Richard Butler in their family's living room back in 1977, The Psychedelic Furs are known for hits such as Here Come The Cowboys, Heartbreak Beats, All That Money Wants and House.

The band had a solid following in both the United Kingdom and the United States by the mid 1980s. Then filmmaker John Hughes propelled the band into the mainstream. If you watched Pretty in Pink back in the 80s, you know The Psychedelic Furs and the song of the same name.

After a hiatus during the 1990s, the post-punk band started touring again and continues to gain new fans of all ages. Recently, The Ghost in You — a hit single back in 1984 — enjoyed a second wave of popularity, thanks to the Netflix show Stranger Things. Whether you're just discovering The Psychedelic Furs with Elettrodomestico or you've been a fan since the beginning, don't miss this chance to see them in your hometown!

The Sunrise schedule is jam-packed with shows, and they're adding more all the time. Check their website or stop by for more information. Visit the Sunrise Theatre website for a complete listing of confirmed shows and membership information. Or call the Sunrise box office at 772-461-4775.



SUNRISE THEATRE FINANCIAL REPORT

Date	Show	Ticket Sales	Bar	Miscellaneous	Total Revenue
1/11/2020	Righteous Brothers	71,829.00	1,789.00	113.60	73,731.60
1/23/2020	Jack Hannah's Into The Wild	34,206.00	932.00	381.76	35,519.76
1/24/2020	The Greatest Love/Whitney Houston	23,888.75	1,161.00		25,049.75
1/25/2020	The Temptations	75,400.00	2,094.00	197.29	77,691.29
1/26/2020	Michael Bolton	56,598.00	1,292.00	136.64	58,026.64
	RENTALS				
1/10/2020	Top of the World/Carpenters Tribute	22,239.00	917.00		23,156.00
1/11/2020	Treasure Coast History Festival	N/A	88.00	400.00	488.00
1/16/2020	Health Care Fair	N/A	1,634.00	1,652.00	1,652.00
1/18/2020	Memories of Elvis	30,878.00		51.22	30,929.22
	BLACK BOX				
1 ~31/20	Soul Jam - BB	155.00	237.00		392.00
1 ~31/20	Jazz Jam - BB	2,105.00	720.00		2,825.00
1 ~31/20	Comedy Corner - BB	7,590.00	1,558.00		9,148.00
	TOTALS	$324,888.75	$12,422.00	$2,932.51	$340,243.26



UPCOMING COMMUNITY EVENTS

EVENT	DATE	TIME	LOCATION
FORT PIERCE FARMER'S MARKET	EVERY SATURDAY	8:00 AM - 1:00 PM	MARINA SQUARE
GREEN MARKET	EVERY WEDNESDAY	12:00 PM - 6:30 PM	MARINA SQUARE
AVENUE D MARKET	EVERY FRIDAY AND SATURDAY	8:00 AM - 10:30 PM	AVENUE D PLAZA
FRIDAY FEST	3/6	5:30 PM - 9:00 PM	MARINA SQUARE
GREAT AMERICAN CLEANUP	3/7	8:00 AM - 12:00 PM	FORT PIERCE REC CENTER
BLESSING OF THE FLEET	3/7	10:00 AM - 1:00 PM	SOUTH CAUSEWAY PARK
VENDOR WORKSHOP	3/1	10:00 AM - 12:00 PM	CITY HALL
COFFEE WITH THE MAYOR	3/20	8:00 AM - 9:00 AM	FORT PIERCE YACHT CLUB
ARTWALK	3/20	ALL DAY	DOWNTOWN FORT PIERCE
SANDY SHOES FESTIVAL	3/21	10:00 AM - 8:00 PM	VETERANS MEMORIAL PARK



Mission Statement

To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work.

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